



TO: Planning Commission

FROM: Bryan Myrkle, Community Development Director

SUBJECT: Fleet Services site plan review

DATE: July 31, 2021

The agenda for the August Planning Commission meeting includes a site plan review for Fleet Services, the heavy equipment repair business for which the City recently rezoned property at 1001 West Lawrence Avenue.

I have worked with Fleet Services to prepare a site plan that meets the requirements for development in the City; and the firm has made several adjustments to the initial plan to more closely adhere to our local rules.

Fleet Services proposes to develop the southeastern portion of the 9.06 acre site with two separate buildings – a shop building where the repair activities will take place, along with an office building. Placement of buildings at that end of the site will provide the greatest possible amount of space between the business and residential properties to the north and west.

Other primary aspects of the plan include a screened storage area behind the shop building, landscaping along the Lawrence Avenue frontage, and a combination of gravel driveways and a paved parking area.

The proposed driveway location has been approved by MDOT, which has jurisdiction along M-50, and the agency has issued a driveway permit. Signage identifying the



business is located appropriate along the road frontage, but outside the required corner clearance areas.

Due to the nature of the business, heavy equipment repair, interior driveways are gravel, rather than pavement. However, a 40x64 foot area in front of the proposed office building would be paved with concrete, and include 6 regular parking spaces and one ADA parking space, which exceeds our requirements for this size of industrial development by one space.

Fleet Services is proposing that its waste dumpster be located within the screened outdoor storage area. While that is not a typical placement, the arrangement would meet the requirements of our ordinance. Outdoor lighting is proposed to be downward-facing, as local regulations require.

Fleet Services is proposing to use a combination of new plantings and existing vegetation to meet zoning standards for beautification and screening neighboring properties. The plantings would include both pine trees and maple trees along Lawrence Avenue, and existing natural foliage would screen property to the southeast. This is somewhat less landscaping than called-for by the zoning ordinance, but the ordinance provides the Planning Commission some discretion when it comes to landscaping. Commissioners may recall that some neighbors expressed a preference that the site be left in a more 'natural' state at the time of rezoning, the Planning Commission may consider this level of landscaping to be adequate for the purposes of this development.

While I believe the site plan has addressed the core elements that the Planning Commission is required to review and approve, there remain certain omissions that



will need to be included before the site plan can be fully approved. These include notations regarding nearby zoning, the grading plan, certain off-site details (such as neighboring buildings), address and vicinity information, soil types and similar detail. While these items are not particularly relevant to the Planning Commission review, they are important for other departments within the City, and also important for maintaining a long-term record of development that will be useful in the future. Therefore, we are asking you to consider approving the site plan with an understanding that these details must be provided and approved by City staff prior to final adoption of the plan. The Planning Commission resolution that I have provided you includes this caveat.

Should you have any questions about this site plan information, please feel free to contact me at (517) 543-8853 or at bmyrkle@charlottemi.org.