



AGENDA
Committee on Development and Planning
Thursday, January 14, 2016 @ 3:30 p.m.
10th Floor Conference Room, City Hall

Councilmember Jody Washington, Chair
Councilmember Jessica Yorke, Vice Chair
Councilmember Judi Brown Clarke, Member

1. Call to Order

2. Public Comment on Agenda Items

3. Minutes

- December 14, 2015
- December 16, 2015

4. Discussion/Action:

- A.) RESOLUTION** – Set Public Hearing; Z-6-2015; 203 S Clippert Street; Rezoning from “A” Residential to “E-1” Apartment Shop District; Ferguson/Continental Lansing, LLC
- B.) RESOLUTION** – Set Public Hearing; SLU-6-2015; Parking Lot at 830/836 E Jolly Road; Community Mental Health Authority
- C.) RESOLUTION** – Set Public Hearing; SLU-7-2015; Parking Lot at 1434 E. Jolly Road; Stiles Landscaping

5) Other

6) Adjourn



MINUTES

**Committee on Development and Planning
Thursday, January 14, 2016 @ 3:30 p.m.
10th Floor Conference Room, City Hall**

CALL TO ORDER

The meeting was called to order at 3:35 p.m.

ROLL CALL

Council Member Jody Washington, Chair
Council Member Jessica Yorke, Vice Chair arrived at 3:38 p.m.
Councilmember Judi Brown Clarke, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Council Member Carol Wood
Susan Stachowiak, Planning and Neighborhood Development
Robert Burke, City Attorney
Mary Ann Prince
Christopher Stralkowski, Ferguson

PUBLIC COMMENT ON AGENDA ITEMS

MINUTES

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE MINUTES FROM DECEMBER 14, 2015 AS PRESENTED. MOTION CARRIED 2-0.

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE MINUTES FROM DECEMBER 16, 2015 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

RESOLUTION – Set Public Hearing; Z-6-2015; 203 S Clippert Street; Rezoning from “A” Residential to “E-1” Apartment Shop District; Ferguson/Continental Lansing, LLC

Ms. Stachowiak noted it was the former Red Cedar Golf Course with no current specific development proposal at this time. The rezoning is called for in the Master Plan and was the same zoning recently granted to SkyVue across Michigan Avenue. The rezoning will give them maximum density and 100' in height. It was clarified that the rezoning request is not for the entire red cedar property, just the north approximate 35 acres. The line separating it is the line of the flood way. The entire property is in the 100 year flood plain, and therefore will need a

SLU when there is a development project, and it was noted they cannot construct residential in the flood way per FEMA. The Committee reviewed the maps.

Council Member Wood reviewed another development (SkyVue) and there are differences in ownership documents. Ms. Stachowiak could not explain the differences. Mr. Burke stated he could research the property, but in some cases there are multiple entities. Council Member Washington asked that the information be provided at the Committee meeting on February 11, 2016.

Mr. Stralowski representing Ferguson assured the Committee they have been working with LEAP, DEQ, the City and the Drain Commissioner's office. He then briefly detailed the topography and how things must be constructed with a plinth which is a parking structure and water storage apparatus on the ground and the first level will be 8' 32" high.. He again assured the Committee it will meet all requirements placed on it by the City, Brownfields, MEDC, etc. The project received approval on January 4, 2016 from the DEQ.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR FEBRUARY 22, 2016. MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; SLU-6-2015; Parking Lot at 830/836 E Jolly Road; Community Mental Health Authority

Ms. Stachowiak informed the Committee that the building is the Community Mental Health Building at 812 E. Jolly, and the parking lot is east of the current driveway to the parking lot. The plan shows two homes owned by CMH that will be demolished and made in parking. Because they are proposing Residential a SLU is required. The Planning Board held a public hearing, and did not receive any complaints, only one resident that had concerns but were addressed at planning board. One condition being recommended is that lighting is kept low voltage and shielded, also landscaping. Community Mental Health Authority has agreed and also agreed to meet with other neighbors.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR FEBRUARY 22, 2016. MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; SLU-7-2015; Parking Lot at 1434 E. Jolly Road; Stiles Landscaping

The Committee reviewed the packet on the property which was the former Lansing Gardens. They will construction new parking and storage areas.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR FEBRUARY 22, 2016.

Council Member Wood spoke on behalf of Rejuvenating South Lansing and their support of the project.

MOTION CARRIED 3-0.

Adjourn at 4:11 p.m.

Submitted by,

Sherrie Boak, Recording Secretary,
Lansing City Council

Approved by the Committee on January 28, 2016

DRAFT



MINUTES

**Committee on Development and Planning
Monday, December 14, 2015 @ 5:00 p.m.
10th Floor Conference Room, City Hall**

CALL TO ORDER

The meeting was called to order at 5:03 p.m.

ROLL CALL

Council Member Tina Houghton, Chair
Council Member Judi Brown Clarke, Vice Chair
Councilmember Vincent Delgado, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Robert Burke, Assistant City Attorney
Eric Heller, Snethkamp
Gabriela Allum, LEAP
Tony Sasso, Snethkamp
Dave VanHaaren East Town

PUBLIC COMMENT ON AGENDA ITEMS

No Comment

MINUTES

MOTION BY COUNCIL MEMBER DELGADO TO APPROVE THE MINUTES FROM DECEMBER 2, 2015 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION Brownfield Plan #46C-Snethkamp

MOTION BY COUNCIL MEMBER DELGADO TO APPROVE THE BROWNFIELD PLAN 46(C) AMENDMENT FOR SNETHKAMP REDEVELOPMENT. MOTION CARRIED 3-0.

RESOLUTION Brownfield Plan #63 East Town Redevelopment Project

MOTION BY COUNCIL MEMBER DELGADO TO APPROVE THE BROWNFIELD PLAN 63 FOR EAST TOWN REDEVELOPMENT. MOTION CARRIED 3-0.

Adjourn at 5:05 p.m.

Submitted by,

Sherrie Boak, Recording Secretary,

Lansing City Council

Approved by the Committee on _____

DRAFT



MINUTES

**Committee on Development and Planning
Wednesday, December 16, 2015 @ 8:15 a.m.
10th Floor Conference Room, City Hall**

CALL TO ORDER

The meeting was called to order at 8:18 a.m.

ROLL CALL

Council Member Tina Houghton, Chair
Council Member Judi Brown Clarke, Vice Chair
Councilmember Vincent Delgado, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Council Member Washington
Robert Burke, Assistant City Attorney
Bill Rieske, Planning & Neighborhood Development
Karl Dorshimer, LEAP
Scott Gillespie
Nancy Mahlow, ENO
Joan Nelson, Allen Neighborhood
Robert Johnson, Planning & Neighborhood Development- arrived at 8:46 a.m. left at 9:01 a.m.

PUBLIC COMMENT ON AGENDA ITEMS

No Comment

MINUTES

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE MINUTES FROM DECEMBER 2, 2015 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION – ACT-15-2015; Sale of Parking Lot #24; 2000 Block of E. Michigan Avenue to 2000 Block LLC

Ms. Mahlow spoke about a concern with the height of the building and asked the Committee to take the surrounding neighborhoods into consideration. The neighborhood support 3 stories not 4 stories.

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Council Member Washington spoke on behalf of her discussions with the neighborhood and confirmed she was informed they have no concern, and support the project. Based on her understanding of the parking lot design and barrier should be sufficient.

Ms. Mahlow stated she had an email from the President of the neighborhood association who stated they only supported a story building and Council Member Houghton asked her to forward the email to Council Staff for the Committee.

Council Member Washington added that the residents would rather see development go up then out into the neighborhoods.

Ms. Nelson spoke in support of the project, speaking as a representative of the Allen Neighborhood. Ms. Nelson spoke in support of the recent willingness and response from Mr. Gillespie to the neighborhood. The consensus was the need for design changes, and it was evidently done. It was admitted there was a discussion on the height of the building but she supports the proposed 4 stories and agreed with Council Member Washington's comments.

Mr. Rieske outlined the application for "Setting the Public Hearing" for the sale of property under Act-15-2015 which is Parking Lot#24 and two alleys that the City is vacating. Council Member Brown Clarke asked about the alley and the notes on the map of "New Road". Mr. Rieske clarified that it is not a new road, but an existing alley that will be vacated and made part of the parking lot for new traffic circulation. Mr. Gillespie presented a layout of the proposed parking lot, which is currently 92 spaces and will increase to 117. This new layout will include traffic flow and with the new building being flush allow parking behind the building. Those spaces will not be rented or sold to tenants. Mr. Rieske included information that the fire department will have a review of the parking lot for a fire lane.

Council Member Washington asked what the property was appraised at and what the sale price was. Mr. Gillespie stated it was appraised at \$75,000 and the two parties agreed to \$50,000 with the condition that it will be completely redone. This will include new storm drains, repaved, new curbing, removal of all barriers, landscape, to name a few with a total cost of \$220,000- \$240,000. The question was asked if the contractor would use permeable concrete and Mr. Gillespie stated he currently has a concern with the life cycle of 5 years. He is currently in discussions with his engineers to consider an underground detention treatment. ON December 18th, 2015 he will be meeting with BWL about the option of burying the utilities from the existing poles at the rear of the parking lot. Council Member Washington asked what his plans were for a landscaping barrier for the residents, and Mr. Gillespie stated they had already started discussion on a year round buffer.

Council Member Houghton asked if the owner had thought about plans for bike parking, and Mr. Gillespie noted that after the last meeting where that was also suggesting he was researching inside bike racks for residents that are similar to the example given from Portland, but they are also looking at "art" bike racks for visitors. Council Member Delgado encouraged them to apply for the recent LEAP public arts grant fund for up to \$10,000 for community. Mr. Gillespie confirmed they had already started discussions. Council Member Delgado also mentioned a recent presentation he saw at a Tri County Regional Planning meeting where there were recommendations on aesthetics and landscaping. He was asked to forward the email to Council staff for distribution. Mr. Gillespie concluded by stating the traffic flow of the parking lot will allow for access, maintenance, and access to the current alley from the south of the lot to those residents.

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Council Member Houghton spoke in support of the project.

Mr. Johnson spoke in support of the 4-story project and other 4- story developments in the City.

Mr. Gillespie discussed briefly the recently proposed design of the project.

MOTION BY COUNCIL MEMBER BROWN CLARKE TO SET THE PUBLIC HEARING FOR ACT-15-2015 FOR THE JANUARY 25, 2016 COUNCIL MEETING. MOTION CARRIED 3-0.

Purchase Agreement between the City of Lansing and the 2000 Block LLC for Parking Lot #24

Mr. Burke confirmed he had looked at the purchase agreement, and believed it was the final, but would confirm everything is okay with his department. Mr. Gillespie stated it had gone through his attorney and the City Attorney office with some minor language updates. Council Member Delgado asked the applicant to provide the appraisal information and an itemized list of improvements to the Council at the time of the hearing.

Mr. Rieske reminded the Committee that the proposed 4-story structure is in compliance with the ordinance and overlay district.

MOTION BY COUNCIL MEMBER DELGADO TO RECEIVE AND PLACE ON FILE THE PURCHASE AGREEMENT FOR 2000 BLOCK; PARKING LOT #24. MOTION CARRIED 3-0.

Adjourn at 9:09 a.m.

Submitted by,

Sherrie Boak, Recording Secretary,
Lansing City Council

Approved by the Committee on _____

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-6-2015, 203 S. Clippert Street, rezoning from “A” Residential District to “E-1”
Apartment Shop District

was introduced by the Committee on Development & Planning, read a first and second time by its title and referred to the Committee on Development and Planning.

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-6-2015

Address: 203 S. Clippert Street

Parcel Number: PPN: 33-01-01-14-426-001

Legal Descriptions: COMMENCING 1.5 RODS EAST OF THE NW CORNER OF E 1/2 OF SE 1/4 SECTION 14, THENCE E ON 1/4 LINE SECTION 14 1295.25 FEET +/- TO E 1/4 POST SEC 14, S ON E LINE SECTION 14 660 FEET +/- TO SW CORNER LOT 23 SUPERVISORS PLAT NO 1, E 206.6 FEET TO E LINE OLIN STREET AT SW CORNER LOT 17, N ON E LINE OLIN STREET 100 FEET, E 259.5 FEET TO W LINE COOPER STREET, S ON W LINE COOPER STREET 100 FEET TO SE CORNER LOT 17, E 49.5 FEET TO E LINE COOPER STREET AT SW CORNER LOT 15, N ON E LINE COOPER STREET 100 FEET, E 416.5 FEET +/- TO W LINE RENIGER COURT, S ON W LINE RENIGER COURT 100 FEET TO SE CORNER LOT 15, E 50 FEET TO E LINE RENIGER COURT AT SW CORNER LOT 6, N ON E LINE RENIGER COURT 100 FEET, E 199 FEET +/- TO E LINE LOT 6 SUPERVISORS PLAT NO 1, S 50 FEET +/- TO POINT 22 R +/- W OF SW CORNER BLOCK 1 MOORES, CHURCH, SCOVELL SUBDIVISION, E 330 FEET +/- TO POINT 33 FEET W OF SW CORNER BLOCK 1 MOORES, CHURCH, SCOVELL SUBDIVISION, S ON W LINE MOORES, CHURCH, SCOVELL SUBDIVISION TO RED CEDAR RIVER, W'LY ALONG N'LY BANK RED CEDAR RIVER TO POINT 288.75 FEET E OF W LINE OF E 1/2 OF SE 1/4 SECTION 14, N TO S LINE E KALAMAZOO STREET, W'LY ALONG S'LY LINE E KALAMAZOO STREET TO POINT 24.75 FEET E OF W LINE OF E 1/2 OF SE 1/4 SECTION 14, N TO BEGINNING; SECTIONS 14 & 13 T4N R2W, CITY OF LANSING, INGHAM COUNTY, MI, from "A" Residential District to "E-1" Apartment Shop District.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2016, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.



OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

Virg Bernero, Mayor

TO: City Council President Judi Brown Clarke and Councilmembers
FROM: Mayor Virg Bernero
DATE: 1/7/16
RE: Resolution— SLU-6-2015—Parking Lot at 830/836 E. Jolly Road— Community
Mental Health Authority

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



Virg Bernero, Mayor

City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM
SLU-6-2015, Special Land Use Permit - Parking Lot - 830/836 E. Jolly

Date: January 6, 2016

The Lansing Planning Board, at its regular meeting held on January 5, 2016, voted (4-0) to recommend approval of a request by Community Mental Health Authority for a Special Land Use to construct a new parking lot at 830/836 E. Jolly Road. Parking lots are permitted in the "A" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

The Planning Board found, based on testimony, evidence and the staff report, that the proposed Special Land Use complies with all of the criteria established by Section 1282.02(f)(1-9) of the Zoning Ordinance for granting special land use permits. Based upon these findings, the Planning Board recommended approval of SLU-6-2015, with the condition that that parking lot lights do not exceed a height of 20 feet and are shielded to prevent glare onto adjacent properties.

At the Planning Board public hearing held on January 5, 2016, the applicant's representatives spoke in favor of the request and one resident that lives adjacent to the subject property expressed concerns about the proposed parking lot.

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

“Equal Opportunity Employer”

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2016, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

SLU-6-2015, Special Land Use, Surface Parking Lot in the "A" Residential District, 830/836 E. Jolly Rd.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

SLU-6-2015

Parking lot in the "A" Residential District
830/836 E. Jolly Road

WHEREAS, Community Mental Health Authority has requested a Special Land Use permit (SLU-6-2015) to permit a parking lot at 830/836 E. Jolly Road; and

WHEREAS, the property is zoned "A" Residential District, where parking lots are permitted subject to obtaining a Special Land Use permit; and

WHEREAS, a review was completed by staff evaluating the character, location and impact this proposal would have on the surrounding area and the impact on the environment, utilities, services and compliance with the Zoning Code and objectives of the Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing January 5, 2015, at which the applicant's representatives spoke in favor of his request and one resident that lives adjacent to the subject property expressed concerns about the proposed parking lot; and

WHEREAS, the Planning Board, at its January 5, 2016 meeting, voted (4-0) to recommend approval of SLU-6-2015 for a Special Land Use to construct a parking lot at 830 & 836 E. Jolly Road, based upon the findings of fact as outlined in this staff report, with the condition that parking lot lights do not exceed a height of 20 feet and are shielded to prevent glare onto adjacent properties; and

WHEREAS, the City Council held a public hearing regarding SLU-6-2015 on _____, 2016; and

WHEREAS, the Committee on Development and Planning has reviewed the report and parking lot recommendation of the Planning Board and concurs therewith.

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-6-2015, a Special Land Use permit to construct a parking lot at 830 & 836 E. Jolly Road, based upon the findings of fact as outlined in this staff report, with the condition that parking lot lights do not exceed a height of 20 feet and are shielded to prevent glare onto adjacent properties.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed parking lot is compatible with the essential character of the surrounding area, as designed.
2. The proposed parking lot will not change the essential character of the surrounding area.
3. The proposed parking lot will not interfere with the general enjoyment of adjacent properties.
4. The proposed parking lot will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed parking lot will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed parking lot can be adequately served by essential public facilities and services.
7. The proposed parking lot will not place any demands on public services and facilities in excess of current capacities.
8. The proposed parking lot is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed parking lot will comply with the requirements of the "A" Residential District.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-6-2015, 830 & 836 E. Jolly Road
Special Land Use Permit – Parking Lot

The Lansing City Council will hold a public hearing on Monday, _____, 2016, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, to consider SLU-6-2015. This is a request by Community Mental Health Authority for a Special Land Use to construct a parking lot at 830 & 836 E. Jolly Road. Parking lots are permitted in the "A" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

For more information please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, _____, 2016 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, , 2016, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing the Ordinance for rezoning:

SLU-6-2015: Special Land Use Permit, Parking Lot, 830/836 E. Jolly Road

GENERAL INFORMATION

APPLICANT/OWNER: Community Mental Health Authority
812 E. Jolly Road
Lansing, MI 48911

REQUESTED ACTION: Special Land Use permit to construct a surface parking lot
at 830/836 E. Jolly Road

EXISTING LAND USE: Single Family Residential Dwellings

EXISTING ZONING: "A" Residential District

PROPERTY SIZE & SHAPE: Rectangular Shape
830 E. Jolly: 66' x 297' = 19,602 square feet - .45 acres
836 E. Jolly: 66' x 297' = 19,602 square feet - .45 acres
Combined: 123' x 297' = 39,204 square feet - .9 acres

SURROUNDING LAND USE: N: Single Family Residential
S: Community Mental Health Facility
E: Single Family Residential
W: Community Mental Health Facility

SURROUNDING ZONING: N: "A" Residential District
S: "A" Residential District
E: "A" Residential District
W: "A" Residential District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the
subject property for low density residential use. E. Jolly Road
is designated as a minor arterial.

SPECIFIC INFORMATION

SLU-6-2015. This is a request by Community Mental Health Authority for a Special Land Use to construct a parking lot at 830 & 836 E. Jolly Road. Parking lots are permitted in the "A" Residential district, which is the zoning designation of the subject property. If a Special Land Use permit is approved by the Lansing City Council.

AGENCY RESPONSES:

BWL:

Building Safety: The Building Safety Office has no objections.

Development:

Fire Marshal:

Parks & Recreation: No issues with this.

Public Service:

Transportation: The Transportation and Non-Motorized Section of the Public Service Department supports the SLU to provide the parking needed for the proposed expansion, however, the applicant must demonstrate that the number of spaces proposed is what is needed and that other alternatives for parking on the current and adjacent parcels are not viable. Comments are as follows:

- 1) From an access management perspective, the elimination of the driveways on Jolly Road would be positive, though the benefits are modest due to the low volumes of residential driveways.
- 2) The calculation of the number of spaces required for the proposed expansion should be provided, based on parking utilization data from the existing site (not City ordinances or standard parking generation ratios).
- 3) An explanation of other alternatives considered to accommodate the parking on the existing adjacent Ingham County parcels should also be submitted.
- 4) From a land use compatibility standpoint, removing some of the last single family homes on the south side of Jolly Road, west of Pennsylvania Avenue reduces the long term viability of the remaining residential properties. It would be beneficial if the size of the proposed lot, if needed, could be reduced to allow for the houses to remain, albeit with reduced sized back yards.

ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

1. **Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent properties and the surrounding area?**

With some additional landscape, screening and buffering along the east and south property lines, the proposed parking lot, as depicted on the attached site plan, will be designed in a manner that is as harmonious as possible with the surrounding area. Staff still has some concerns about the basic "land use" aspect of the case. Placing a parking lot directly adjacent to residential homes is generally not a good land use practice, however, a substantial landscape, screening and buffering plan will help to mitigate any negative impacts on the adjacent residential neighbors. Such landscape, screening and buffering must be adequate to effectively protect the adjoining property owners from any negative effects that could be caused by the parking lot such as noise, light glare and unsightly views. Additionally, there is already a strong non-residential presence in the area. In fact, as evidenced by the attached aerial photo and zoning map, the majority of the residential properties in the area already adjoin a nonresidential use. Given the land use pattern that already exists in the area, the proposed parking lot will not be out of character with other properties in the vicinity in which it will be located.

2. **Will the proposed special land use change the essential character of the surrounding area?**

The proposed parking lot will not change the essential character of the area since it is merely an extension of the Community Mental Health site to the west of the subject properties. The proposed parking lot will provide an additional 83 parking spaces for CMH. While the new parking lot will encroach into the residential neighborhood to the east, its impact should be minimal given the land use pattern that already exists in the area. The existing CMH facility extends from Jolly Road south to a distance of approximately 800 feet. As evidenced by the attached aerial photograph, the majority of the residential properties in the area already adjoin either the CMH facility or the commercial properties that front along S. Pennsylvania Avenue and E. Jolly Road.

3. **Will the proposed special land use interfere with the enjoyment of adjacent property?**

The proposed parking lot could generate noise and light pollution that may negatively impact the quality of life for the adjoining residential property owners. A substantial landscape buffer along the east and south property lines of the site, along with controls on the lighting, can help to alleviate any negative impacts on the adjacent property owners. The proposed landscape plan is insufficient to mitigate the effects of the parking lot. In addition, it does not comply with the requirements of Section 1290.08 of the Zoning Ordinance which requires an 8 foot landscape buffer along all lot lines that adjoin residential properties. The landscape buffer must contain:

- At least five (5) shrubs for each twenty (20) linear feet, or fraction of buffer area. Shrubs shall be a minimum of 24 inches in height and spread at the time of planting. If a screen wall or fence is used for all or part of the buffer area, a minimum of one (1) shrub for each ten (10) linear feet or fraction of wall or

fence shall be placed on the exterior side of the wall or fence. The placement of shrubs in informal groupings is permitted.

- At least one (1) tree for each thirty (30) linear feet, or fraction of buffer area shall be provided. Trees shall be a minimum of two (2) caliper inches at the time of planting.

Parking lot lights should not exceed 20 feet in height and must be shielded downward to prevent glare from spilling onto the adjacent residential lots.

Installation of the required landscape, screening & buffering, coupled with restrictions on the lighting will ensure that the proposed parking lot is compatible with the surrounding land use pattern in the area.

4. **Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**

The proposed parking lot will add a significant amount of new impervious surface to the site. The storm-water run-off from the parking lot will be managed in accordance with all city codes and ordinances which primarily involves the installation of a detention basin south of the parking lot as shown on the attached site plan.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

The proposed landscape, screening and buffering will help to control the noise and light glare associated with a parking lot. Additional restrictions on the parking lot lights, as described above, will help prevent light glare from negatively impacted adjoining properties.

Staff does not anticipate any change in the amount of traffic in the area since this request is not introducing a new use into the area, but rather providing additional parking for an existing use.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

If the special land use permit is approved, a site plan demonstrating compliance with all paving, landscaping, soil erosion, sedimentation control and storm water management requirements would have to be approved by the City through the administrative site plan review process.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

No negative comments have been received from any of the reviewing departments or agencies with regard to impacts on public facilities and services. The proposed development will need to be reviewed through the City's site plan review process during which a storm water management will be reviewed by the city engineers.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The Design Lansing Comprehensive Plan designates the subject property for low density residential use. Since government facilities with associated parking are permitted by special land use permit in residential districts, the proposed use is consistent with the intent and purpose of the Zoning Ordinance and Comprehensive Plan.

9. **Will the proposed special land use meet the dimensional requirements of the district in which the property is located?**

With some slight modifications, the proposed parking lot as depicted on the attached site plan can comply with the dimensional requirements of the Zoning Ordinance. The required aisle width is 23 feet and the parking space depth requirement is 18.5 feet. An 8 foot landscape buffer is required along the east property line. The site plan is showing a 24 foot wide aisle, 18 foot deep parking spaces and a 7.4 foot wide buffer strip along the east property line. The parking spaces along the perimeter of the site can be reduced slightly to accommodate the 8 foot buffer along the east property lines. Since the property is zoned "A" Residential, no parking is permitted within the 20 foot front yard setback along both streets. This area, along with the required landscape buffers along the east and south property lines must be landscaped in accordance with Section 1290.08 of the Zoning Ordinance.

SUMMARY

SLU-6-2015. This is a request by Community Mental Health Authority for a Special Land Use to construct a parking lot at 830 & 836 E. Jolly Road. Parking lots are permitted in the "A" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

The proposal complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use is not harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will change the essential character of the surrounding properties.
3. The proposed Special Land Use may interfere with the general enjoyment of adjacent

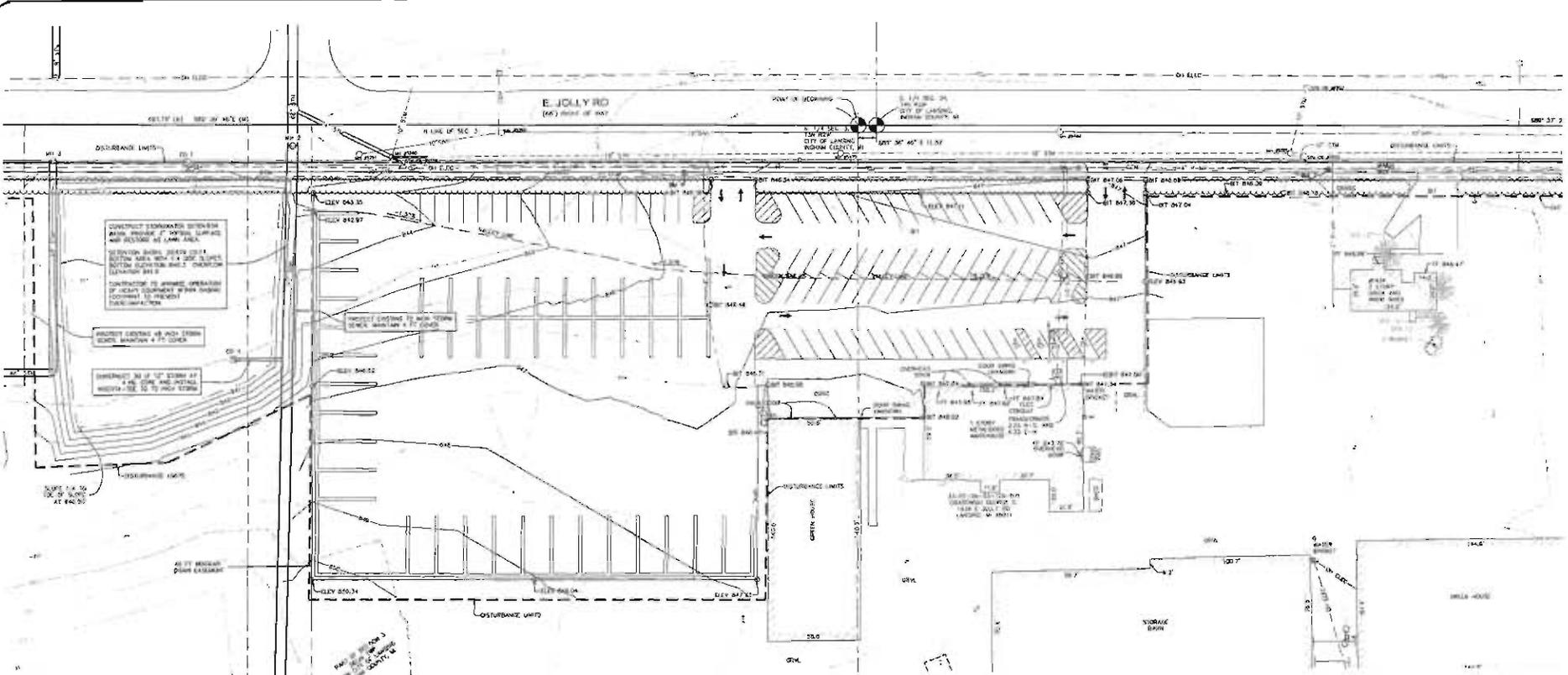
- properties.
4. The proposed Special Land Use does not represent an improvement to the lot as it currently exists.
 5. The proposed Special Land Use will not be hazardous to adjacent properties.
 6. The proposed Special Land Use can be adequately served by public services and utilities.
 7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
 8. The proposed Special Land Use is not consistent with the specific designations of the Zoning Code and the Design Lansing Comprehensive Plans.
 9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of SLU-6-2015 Use to construct a parking lot at 830 & 836 E. Jolly Road, based upon the findings of fact as outlined in this staff report, with the condition that parking lot lights do not exceed a height of 20 feet and are shielded to prevent glare onto adjacent properties.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



CONTRACTOR'S EXPANSION BETWEEN EXISTING DRIVEWAY AND PROPERTY LINE SHALL BE PERFORMED AS FOLLOWS:

1. CONTRACTOR SHALL REMOVE EXISTING DRIVEWAY AND RECONSTRUCT DRIVEWAY TO MATCH EXISTING DRIVEWAY.
2. CONTRACTOR SHALL REMOVE EXISTING DRIVEWAY AND RECONSTRUCT DRIVEWAY TO MATCH EXISTING DRIVEWAY.
3. CONTRACTOR SHALL REMOVE EXISTING DRIVEWAY AND RECONSTRUCT DRIVEWAY TO MATCH EXISTING DRIVEWAY.

CONTRACTOR'S & EXPANSION JOINT NOTES

1. PLACE 1" TYPED JOINT FILLER AT THE MAXIMUM INTERVAL OF 40' ON ALL CURB AND DRIVEWAY JOINTS.
2. PLACE 1" TYPED JOINT FILLER AT SPONGE POINTS OF CURB SETTING IN INTERSECTING STREETS.
3. PLACE 1" TYPED JOINT FILLER IN REPEATED CONTRACTOR JOINTS EVERY 20' OF CURB LENGTH.
4. PLACE EXPANSION JOINTS AT 40' MAXIMUM INTERVALS. (NO SHIP JOINT JOINTS ALLOWED)

REQUIREMENTS

FOR THE END OF ELECTRICITY VENTILATION ON SOUTH SIDE OF JOLLY RD. ELEVATION: 847.50 NAVD 83 DATUM.

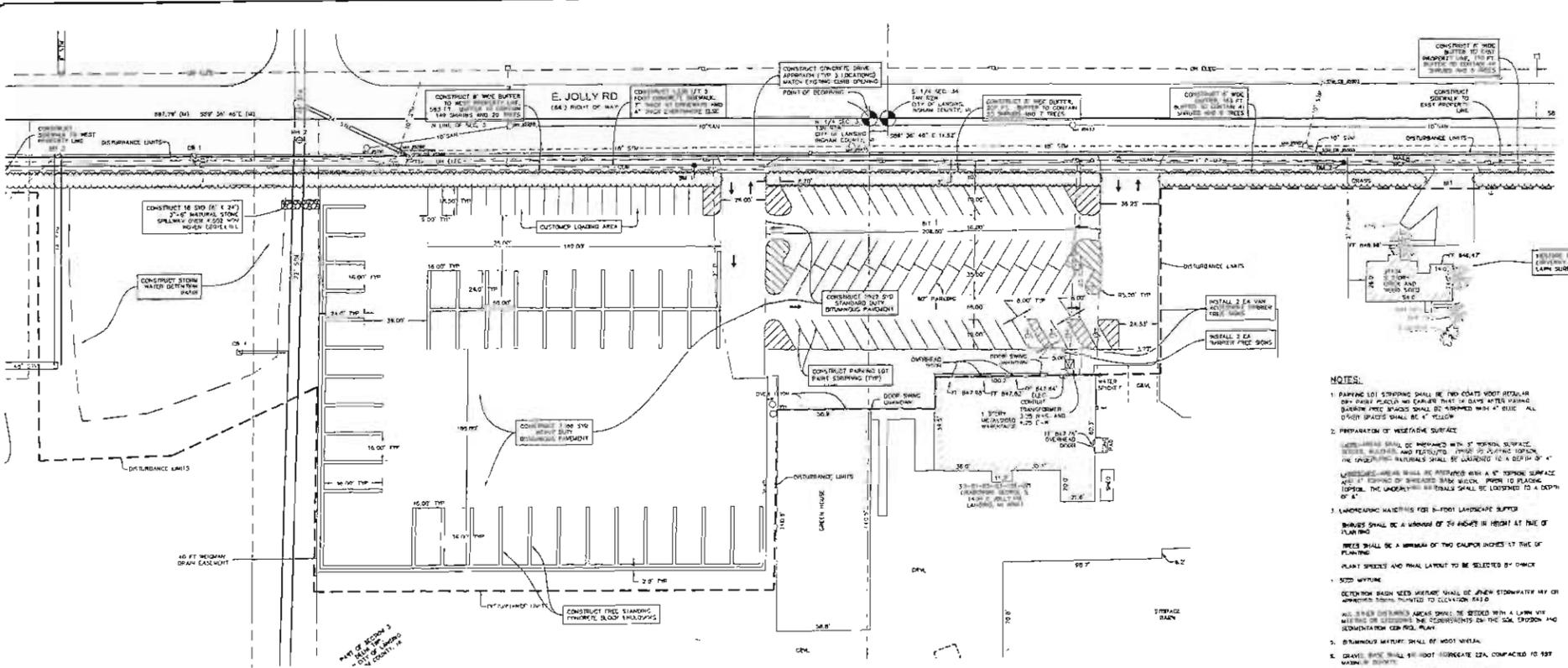
SEE 2000 AND 2001 SET OF JOLLY RD. ON SOUTH SIDE OF JOLLY RD. 40' WIDE SIDEWALK. ELEVATION: 847.50 NAVD 83 DATUM.

SEE 2000 AND 2001 SET OF JOLLY RD. ON SOUTH SIDE OF JOLLY RD. 40' WIDE SIDEWALK. ELEVATION: 847.50 NAVD 83 DATUM.

NOTES:

1. ALL DRIVEWAY CONTROL SHALL BE IN ACCORDANCE WITH MUTCD AND VERIFIED BY CITY OF LANSING TRANSPORTATION DEPARTMENT.

Structure Table	
ENGINE - 001	2000 - 2001
ENGINE - 002	2002 - 2003
ENGINE - 003	2004 - 2005
ENGINE - 004	2006 - 2007
ENGINE - 005	2008 - 2009
ENGINE - 006	2010 - 2011
ENGINE - 007	2012 - 2013
ENGINE - 008	2014 - 2015
ENGINE - 009	2016 - 2017
ENGINE - 010	2018 - 2019
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- NOTES:**
1. PARKING LOT STRIPING SHALL BE TWO COATS WITH STIPPLED GRAY PAINT. PAVEMENT SHALL BE COMPACTED WITH 10% OVERLAY. BARRIERS SHALL BE INSTALLED WITH 4" GAPS. ALL OTHER SPACES SHALL BE 4" GAPS.
 2. PREPARATION OF HESITATION SURFACE
 HESITATION SURFACE SHALL BE PREPARED WITH 1" TOPSOIL SURFACE. SEED, MULCH AND FERTILIZER SHALL BE APPLIED TO A DEPTH OF 4". THE UNDERLYING MATERIAL SHALL BE LAID TO A DEPTH OF 4".
 HESITATION SURFACE SHALL BE PREPARED WITH 1" TOPSOIL SURFACE AND 4" GAPS OF BRUSHED SAND MULCH. PRIOR TO PLACING TOPSOIL, THE UNDERLYING MATERIAL SHALL BE LAID TO A DEPTH OF 4".
 3. LANDSCAPING MATERIALS FOR 6-FOOT LANDSCAPE BUFFER
 BUFFER SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT AT TIME OF PLANTING.
 TREES SHALL BE A MINIMUM OF TWO CALIPER INCHES AT TIME OF PLANTING.
 PLANT SPECIES AND FINAL LAYOUT TO BE SELECTED BY OWNER.
 4. SOIL TESTING
 DETENTION BASIN NEED ANALYSIS SHALL BE PERFORMED WITHIN 90 DAYS OF APPROVED PERMITS TO CONSTRUCTION.
 5. ALL OTHER DISTURBED AREAS SHALL BE RESTORED WITH A LAWN WITH MULCH OR CELESTINE THE SUBSEQUENTS IN THE SOIL EXPOSURE AND RECONSTRUCTION OF PERMITS.
 6. BRANDED MATERIAL SHALL BE WOOD WALK.
 7. GRAVEL BASE SHALL BE 100% DEGRADATE L2A COMPACTED TO 95% MAXIMUM DENSITY.
 8. CONCRETE AND DRIVE APPROXIMATIONS AND SIDEWALKS SHALL BE 4000 PSI, 4" THICK.
 9. SOIL BASE UNDER SIDEWALKS AND DRIVE APPROXIMATIONS SHALL BE MOST CLASS 1 COMPACTED TO 95% MAXIMUM DENSITY.



REVISIONS

NO.	DATE	DESCRIPTION

DE ENGINEERING
 1210 N. CEDAR ST. SUITE B
 LANDSCAPE ARCHITECTS
 PH: (515) 784-2442

**STILES LANDSCAPE
 CML-LAYOUT**

PROJECT: STILES LANDSCAPE
 1210 N. CEDAR ST. SUITE B
 LANDSCAPE ARCHITECTS
 2023 100-1000

DATE: 11-20-23
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET: 1 OF 8

STILES LANDSCAPE 1434 E. JOLLY ROAD

SECC NOTES

- CONTRACTOR RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL (SECC) MEASURES DURING CONSTRUCTION. CONTRACTOR SHALL RESUME ALL DISTURBED AREAS IMMEDIATELY AFTER COMPLETION OF ALL NECESSARY CONSTRUCTION OF THE PROJECT. OWNER WILL BE RESPONSIBLE FOR CONTINUED MAINTENANCE OF ALL PERMANENT SECC CONTROL MEASURES AFTER SUBstantial COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SET EROSION CONTROL STRIPES (SECC) FOR RESTORATION AREAS INCLUDING BUT NOT LIMITED TO: ALL EXPOSED EROSION CONTROL AREAS. ALL EXPOSED EROSION CONTROL AREAS SHALL BE MAINTAINED UNTIL IMMEDIATELY AFTER RESTORATION.
- APPROVAL OF THIS SOIL EROSION PERMIT DOES NOT CONSTITUTE ANY EXEMPTION FROM ANY OTHER APPLICABLE FEDERAL, STATE, COUNTY, OR LOCAL REGULATIONS AND REQUIREMENTS THAT MAY APPLY TO THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- A COPY OF LATEST REVISIONS TO BE MAINTAINED ON-SITE AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL TEMPORARY SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION.

TRANSFER RESPONSIBILITIES

IF PERMITTEE SUBJECT TO THIS SOIL EROSION AND SEDIMENTATION CONTROL (SECC) PERMIT IS TRANSFERRED TO ANOTHER PARTY, THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND OPERATION OF ALL SECC MEASURES AND CONTROLS. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND OPERATION OF ALL SECC MEASURES AND CONTROLS. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND OPERATION OF ALL SECC MEASURES AND CONTROLS.

RESPONSIBILITIES OF PERMITTEE AND ITS AGENTS

THE PERMITTEE, CONTRACTOR, AND ANY AGENT EMPLOYED BY THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND OPERATION OF ALL SECC MEASURES AND CONTROLS. THE PERMITTEE, CONTRACTOR, AND ANY AGENT EMPLOYED BY THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND OPERATION OF ALL SECC MEASURES AND CONTROLS.

TEMPORARY SECC SPECIFICATIONS

- TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO ALL EXPOSED AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND OPERATION OF ALL SECC MEASURES AND CONTROLS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND OPERATION OF ALL SECC MEASURES AND CONTROLS.
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DESIGN CONTROL FILTER BAGS

- DESIGN CONTROL FILTER BAGS SHALL BE NON-FLAMMABLE, NON-TOXIC, AND NON-CORROSIVE.
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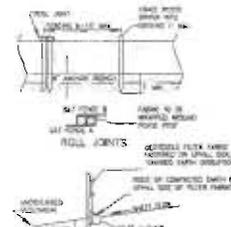
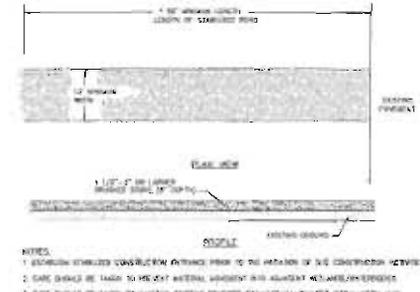
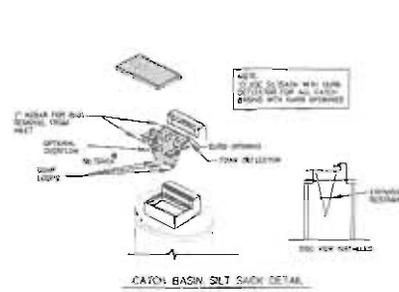
PERMANENT SECC SPECIFICATIONS

- PERMANENT SECC SHALL BE CONSTRUCTED PRIOR TO ALL EXPOSED AREAS.
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SOIL EROSION CONTROL MEASURES

- FOR SLOPES GREATER THAN 1:1, PERMITTEE SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND OPERATION OF ALL SECC MEASURES AND CONTROLS.
- FOR SLOPES GREATER THAN 1:1, PERMITTEE SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND OPERATION OF ALL SECC MEASURES AND CONTROLS.
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Specification No.	Material Name	Quantity	Unit	Price	Total
100	GRAVEL	100	CU YD	1.00	100.00
200	CONCRETE	100	CU YD	2.00	200.00
300	STEEL	100	LB	0.01	1.00
400	WOOD	100	CU YD	1.00	100.00
500	CEMENT	100	CU YD	1.00	100.00
600	BRICK	100	CU YD	1.00	100.00
700	ROCK	100	CU YD	1.00	100.00
800	GLASS	100	CU YD	1.00	100.00
900	PAINT	100	CU YD	1.00	100.00
1000	PLASTER	100	CU YD	1.00	100.00



REVISIONS

No.	Description	Date

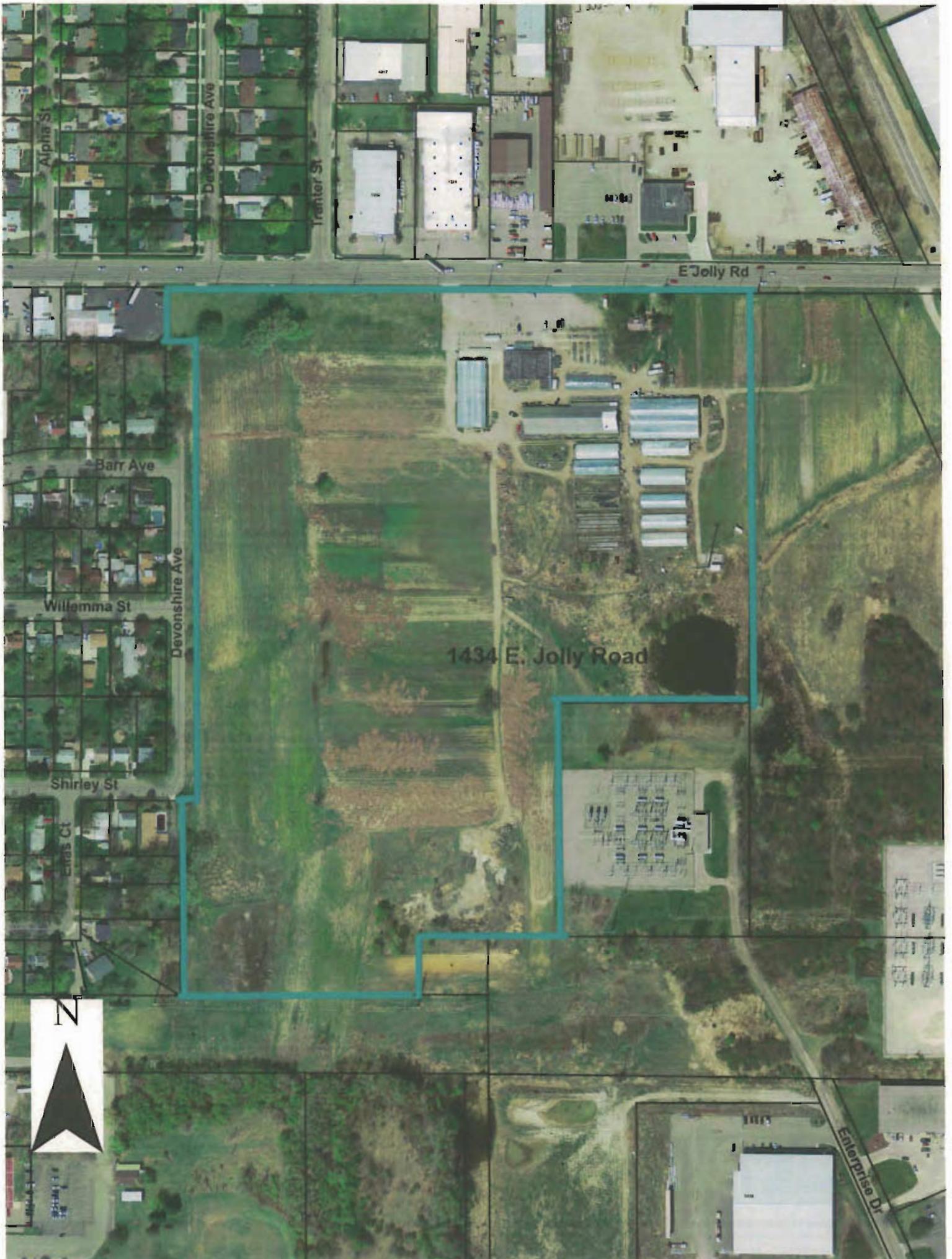
ENGINEERING

1234 N. GARDEN ST. SUITE 100
LANDERS, MINNESOTA 55004
TEL: (612) 881-1000

PROJECT
SOIL EROSION AND SEDIMENTATION CONTROL

SCALE: NONE
DATE: 11-20-00
REVISION BY: JWS
SHEET 8 OF 8

STILES LANDSCAPE 1034 E JOLLY ROAD



1434 E. Jolly Road

E Jolly Rd

Enterprise Dr

Alpha St

Devonshire Ave

Trenter St

Barr Ave

Willamma St

Devonshire Ave

Shirley St

Ends Ct

City of Lansing Zoning Map

Legend

roads_final

Parcels_2013

Vector.GIS.Zoning

Representation: Vector.GIS.Zoning_Rep

A Residential-Single

B Residential-Single

C Residential-2 Unit

NONE

CUP Community Unit Plan

D-1 Professional Office

D-2 Residential/Office

DM-1 Residential-Multiple

DM-2 Residential-Multiple

DM-3 Residential-Multiple

DM-4 Residential-Multiple

E-1 Apartment Shop

E-2 Local Shopping

F Commercial

F-1 Commercial

G-1 Business

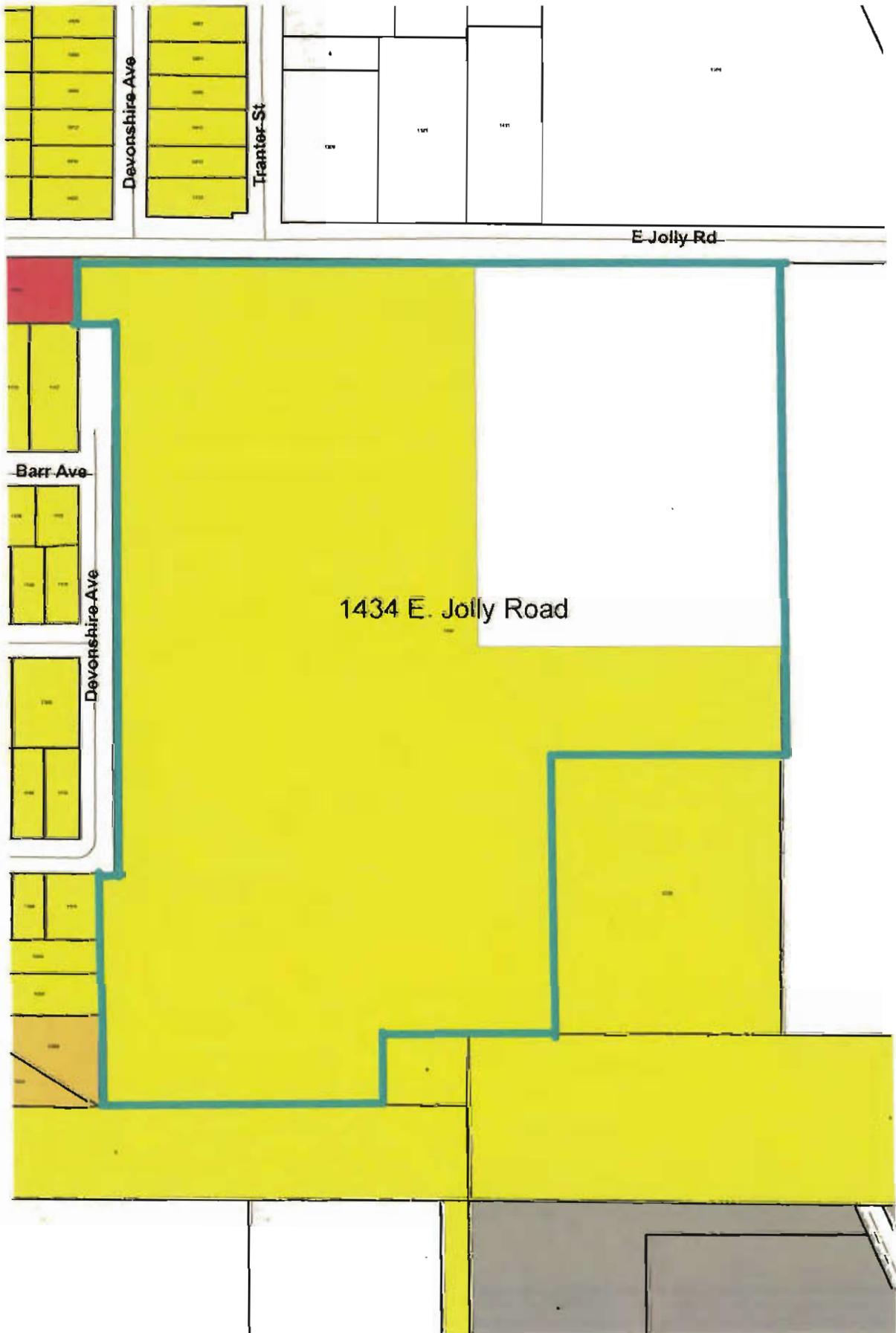
G-2 Wholesale

H Light Industrial

I Heavy Industrial

J Parking

ROW Right of Way





OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

Virg Bernero, Mayor

TO: City Council President Judi Brown Clarke and Councilmembers
FROM: Mayor Virg Bernero
DATE: 1/7/16
RE: Resolution— SLU-7-2015, 1434 E. Jolly Road— Parking Lot— Stiles
Landscaping

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



Virg Bernero, Mayor

City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM
SLU-7-2015, Special Land Use Permit - Parking Lot, 1434 E. Jolly

Date: January 6, 2016

The Lansing Planning Board, at its regular meeting held on January 5, 2016, voted (4-0) to recommend approval of a request by Stiles Landscaping for a Special Land Use to construct a new parking lot at 1434 E. Jolly Road. Parking lots are permitted in the "A" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

The Planning Board found, based on testimony, evidence and the staff report, that the proposed Special Land Use complies with all of the criteria established by Section 1282.02(f)(1-9) of the Zoning Ordinance for granting special land use permits. Based upon these findings, the Planning Board recommended approval of SLU-7-2015, with the condition that that parking lot lights do not exceed a height of 30 feet and are shielded to prevent glare onto adjacent properties.

At the Planning Board public hearing held on January 5, 2016, the applicant's representatives and one area resident spoke in favor of the request. In addition, one area resident expressed concerns about the proposed parking lot.

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

“Equal Opportunity Employer”

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

SLU-7-2015

Parking lot in the "A" Residential District
1434 E. Jolly Road

WHEREAS, Stiles Landscaping has requested a Special Land Use permit (SLU-7-2015) to permit a parking lot at 1434 E. Jolly Road; and

WHEREAS, the property is zoned "A" Residential District, where parking lots are permitted subject to obtaining a Special Land Use permit; and

WHEREAS, a review was completed by staff evaluating the character, location and impact this proposal would have on the surrounding area and the impact on the environment, utilities, services and compliance with the Zoning Code and objectives of the Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing January 5, 2015, at which the applicant's representatives and one area resident spoke in favor of his request and one area resident expressed concerns about the proposed parking lot; and

WHEREAS, the Planning Board, at its January 5, 2016 meeting, voted (4-0) to recommend approval of SLU-7-2015 for a Special Land Use to construct a parking lot at 1434 E. Jolly Road, based upon the findings of fact as outlined in this staff report, with the condition that parking lot lights do not exceed a height of 30 feet and are shielded to prevent glare onto adjacent properties; and

WHEREAS, the City Council held a public hearing regarding SLU-7-2015 on _____, 2016; and

WHEREAS, the Committee on Development and Planning has reviewed the report and parking lot recommendation of the Planning Board and concurs therewith; and

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-7-2015, a Special Land Use permit to construct a parking lot at 1434 E. Jolly Road, based upon the findings of fact as outlined in this staff report, with the condition that parking lot lights do not exceed a height of 30 feet and are shielded to prevent glare onto adjacent properties.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed parking lot is compatible with the essential character of the surrounding area, as designed.
2. The proposed parking lot will not change the essential character of the surrounding area.
3. The proposed parking lot will not interfere with the general enjoyment of adjacent properties.
4. The proposed parking lot will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed parking lot will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed parking lot can be adequately served by essential public facilities and services.
7. The proposed parking lot will not place any demands on public services and facilities in excess of current capacities.
8. The proposed parking lot is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed parking lot will comply with the requirements of the "A" Residential District.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-7-2015, 1434 E. Jolly Road
Special Land Use Permit – Parking Lot

The Lansing City Council will hold a public hearing on Monday, _____, 2016, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, to consider SLU-7-2015. This is a request by Brian Stiles of Stiles Landscaping for a Special Land Use to construct a parking lot/loading/storage area at 1434 E. Jolly Road. A parking lot/loading/storage area, as part of a landscape center, is permitted in the "A" Residential district, which is the zoning designation of the area of the site upon which it would be located, if a Special Land Use permit is approved by the Lansing City Council.

For more information please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, _____, 2016 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

GENERAL INFORMATION

APPLICANT/OWNER: Brian Stiles, Stiles Landscaping
4724 Aurelius Road
Lansing, MI 48910

REQUESTED ACTION: Special Land Use Permit to construct a surface parking lot/loading/storage area at 1434 E. Jolly Road (former Lansing Gardens)

EXISTING LAND USE: Commercial Greenhouse/Nursery

EXISTING ZONING: "A" Residential District

PROPOSED ZONING: No change

PROPERTY SIZE & SHAPE: Irregular Shape - See attached map (33.96 acres)

SURROUNDING LAND USE: N: Single Family Residential & Industrial
S: Vacant
E: Vacant/Industrial
W: Single Family Residential & Commercial

SURROUNDING ZONING: N: "A" Residential & "II" Light Industrial Districts
S: "A" Residential District
E: "A" & "C" Residential and "G-2" Wholesale Districts
W: "II" Light Industrial District

MASTER PLAN DESIGNATION: The Design Lansing Master plan designates the subject property for "Research & Development" use. E. Jolly Road is designated as a minor arterial.

SPECIFIC INFORMATION

This is a request by Brian Stiles of Stiles Landscaping for a Special Land Use to construct a parking lot/loading/storage area at 1434 E. Jolly Road. A parking lot/loading/storage area, as part of a landscape center, is permitted in the "A" Residential district, which is the zoning designation of the area of the site upon which it would be located, if a Special Land Use permit is approved by the Lansing City Council.

AGENCY RESPONSES:

- BWL: The Building Safety Office has no objections.
- Building Safety:
- Development:
- Fire Marshal:
- Parks & Recreation: This would not have any impact on Parks or the adjacent trail.
- Public Service: See attached.
- Transportation: The Transportation and Non-Motorized has no comments or requirements relative to the special land use request. This review was for the SLU only and does not constitute review or approval of the site plan or any other action or process required for the proposed improvements to the property.

ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

- 1. Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

The subject property is the site of the former Lansing Gardens and is now being used by Stiles Landscaping. The majority of the property is zoned "A" Residential. The northwest, approximately 540' x 680' of the site, is zoned "II" Light Industrial. With the exception of the westernmost greenhouse and associated parking, all of the existing buildings and parking lots are confined within the area of the site that is zoned "II" Light Industrial.

The applicant's proposal is to permit the construction of a new parking/storage/loading area just west of the westernmost greenhouse on the site. The proposal primarily includes numerous concrete block storage bins that would hold various landscape products such as mulch, rocks, patio stones, wood chips, etc. A commercial greenhouse/nursery is permitted in the "A" Residential district, with a special land use permit, and the parking lot, loading space/storage area for its products are considered accessory to that use. A special land use permit has not been granted for the site. It is considered legally nonconforming in that it was established on the site prior to annexation into the City. Since no special land use permit has been granted for the site, one is required for the proposed improvements.

The area to be improved extends 273 feet west of the existing parking lot in front of the westernmost greenhouse. This will leave approximately 300 feet between the storage/parking lot and the nearest residential properties to the west. A detention basin will be located west of the proposed storage/parking area. Given the distance between the proposed storage/parking lot in relation of the residential neighborhood, it is not anticipated that the proposed special land use will have any negative impacts on the surrounding area.

2. Will the proposed special land use change the essential character of the surrounding area?

The proposed storage/parking lot will not change the essential character of the area as it is merely an expansion of the existing commercial greenhouse/nursery facility at 1434 E. Jolly Road. Furthermore, it will be located far enough away from the residences to the west that it will not have any negative impacts on the character of that neighborhood.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

The proposed storage/parking lot is not anticipated to interfere with the enjoyment of adjacent properties. As noted above, it will be located approximately 300 feet from the residential neighborhood to the west. In addition, it will be screened by the walls surrounding the proposed storage/parking area as well as a landscape buffer that complies with the following requirements of Section 1290.08 of the Zoning Ordinance:

- At least five (5) shrubs for each twenty (20) linear feet, or fraction of buffer area. Shrubs shall be a minimum of 24 inches in height and spread at the time of planting. If a screen wall or fence is used for all or part of the buffer area, a minimum of one (1) shrub for each ten (10) linear feet or fraction of wall or fence shall be placed on the exterior side of the wall or fence. The placement of shrubs in informal groupings is permitted.
- At least one (1) tree for each thirty (30) linear feet, or fraction of buffer area shall be provided. Trees shall be a minimum of two (2) caliper inches at the time of planting.

Parking lot lights should not exceed 30 feet in height and must be shielded downward to prevent glare from spilling onto the adjacent residential lots.

Installation of the required landscape, screening & buffering, coupled with restrictions on the lighting will ensure that the proposed parking lot does not negatively impact the surrounding land uses.

4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?

Since the area of the site proposed for the new storage/parking lot is currently vacant, the

proposal is considered to be an improvement to the use and character of the property. The required landscape, screening and buffering will serve to screen the parking lot from the street and surrounding properties and enhance the appearance of the site.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

The parking/storage/loading area will not generate any nuisances or hazardous conditions. Lighting will be required to be shielded to prevent glare onto nearby properties and any noise generated by the storage/parking area should be minimal and confined to the day time.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

No negative comments have been received from any of the reviewing departments or agencies.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The proposed special land use is not expected to increase the demand on public services and facilities in excess of current capacity. While the proposed storage/parking lot is not anticipated to generate much, if any additional traffic, E. Jolly Road is designated as a minor arterial that is designed to accommodate a relatively high volume of traffic. The only other public service that will be impacted by this proposal is storm water management which will be reviewed during the site plan review process.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The Design Lansing Master plan designates the subject property for "Research and Development" use. While the proposal is not consistent with the specific designation of the Master Plan, it will not change the use of the property from what currently exists. The site will continue to be used for a commercial greenhouse/nursery. The proposed storage/parking area is merely intended to make its existing operations more efficient.

9. **Will the proposed special land use meet the dimensional requirements of the district in which the property is located?**

The proposed site plan demonstrates compliance with all dimensional requirements of the Zoning Ordinance.

SUMMARY

This is a request by Brian Stiles of Stiles Landscaping for a Special Land Use to construct a parking lot/loading/storage area at 1434 E. Jolly Road. A parking lot/loading/storage area, as part of a landscape center, is permitted in the "A" Residential district, which is the zoning designation of the area of the site upon which it would be located, if a Special Land Use permit is approved by the Lansing City Council.

Based on the findings contained in this staff report, the proposal complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services and utilities.
7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is consistent with the intent of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of SLU-7-2015 to construct a parking lot/loading/storage area at 1434 E. Jolly Road, based upon the findings of fact as outlined in this staff report, with the condition that new parking lot lights do not exceed 30 feet in height and are shielded downward to prevent glare from spilling onto the adjacent properties.

Respectfully Submitted,

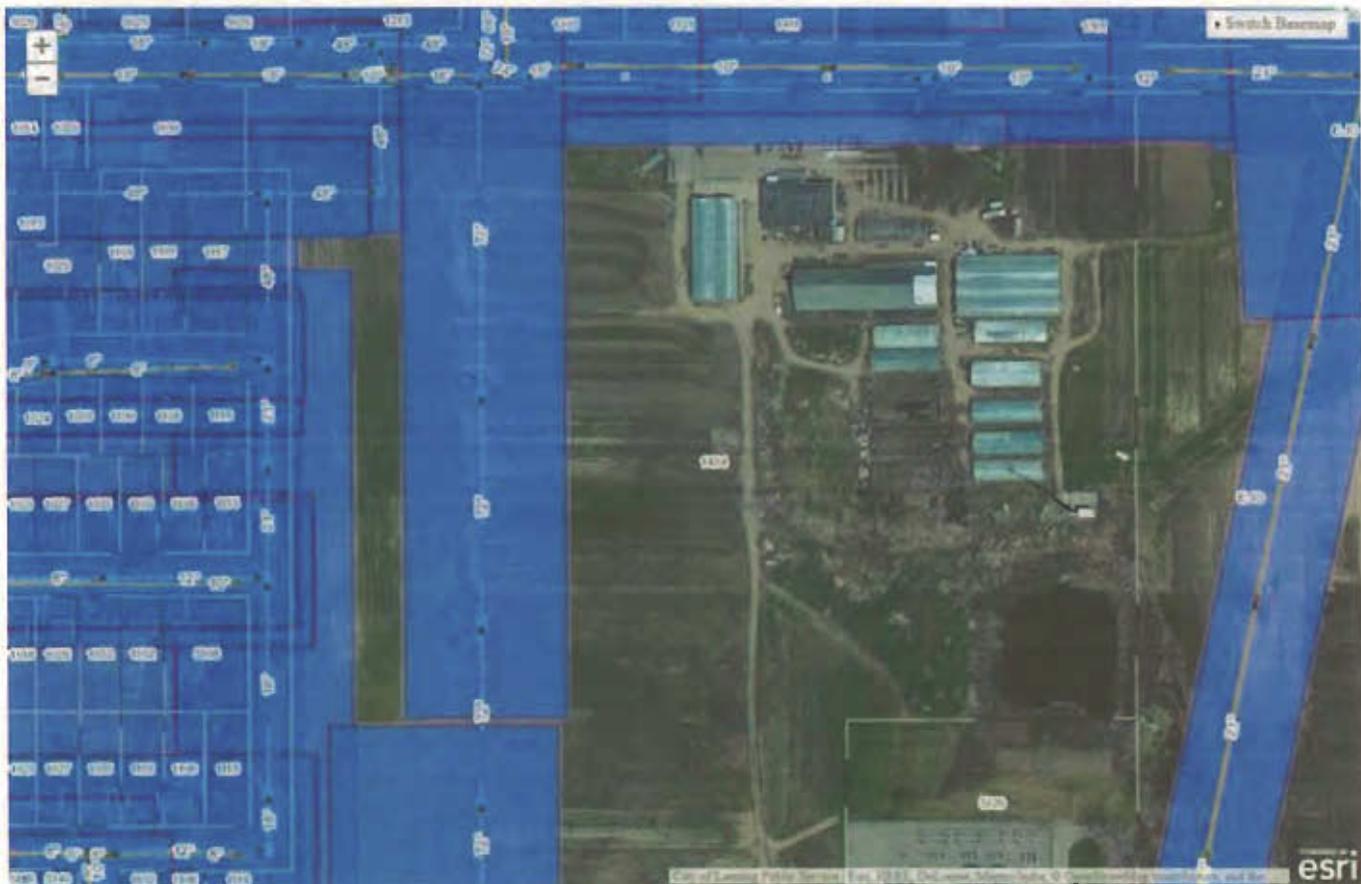
Susan Stachowiak
Zoning Administrator

Stachowiak, Susan

From: Danke, Dan
Sent: Wednesday, December 30, 2015 4:17 PM
To: Stachowiak, Susan
Cc: Johnson, Dean; Kilpatrick, Andrew; Parry, Ann
Subject: SLU-7-2015, Parking Lot at 1434 E Jolly Road
Attachments: SLU-7-2015.pdf; 4008.pdf; 9001.pdf

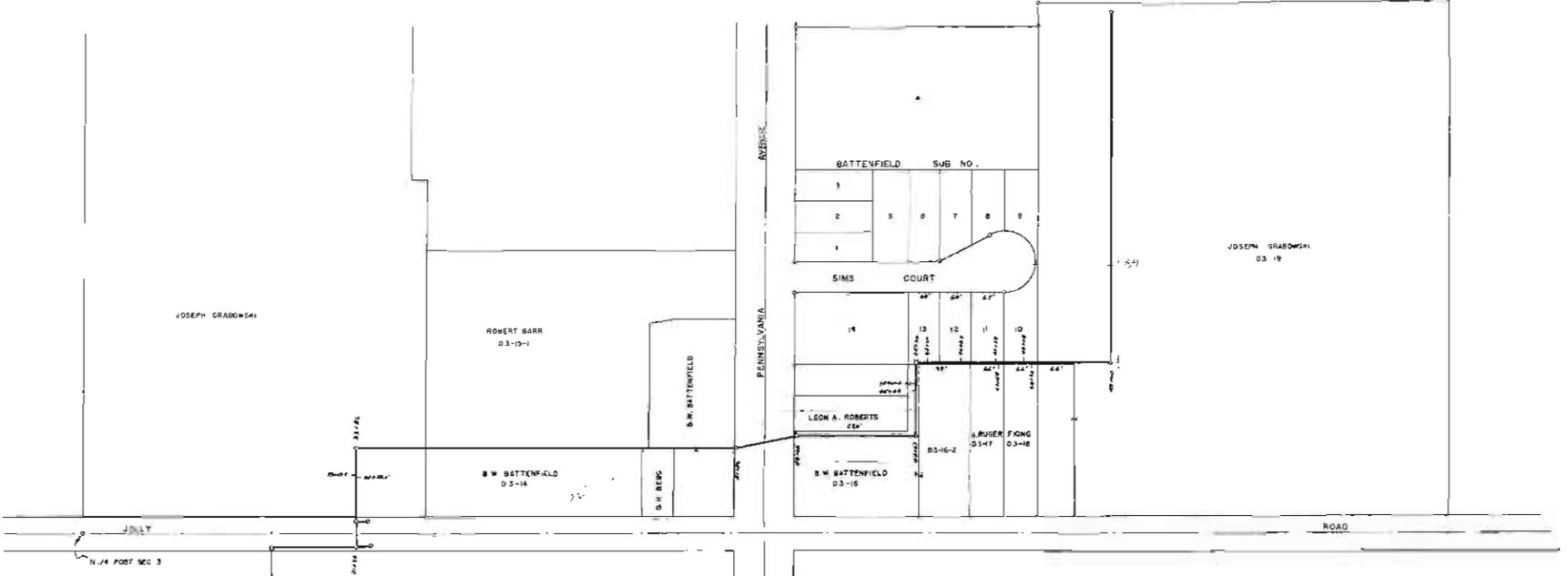
Public Service-Engineering & Infrastructure has reviewed SLU-7-2015 and has the following comments.

1. The Weigman Drain Relief storm sewer runs through the property in a 40-foot easement. The storm sewer will need to be protected. No encroachment on the easement will be allowed except those allowed by easement. Storm drainage and the connection to the Weigman Drain Relief storm sewer will be handled in the site plan process.
2. The Weigman Drain runs along the west side of the property in a 100-foot easement. The proposed development will not encroach this easement or impact this drain.



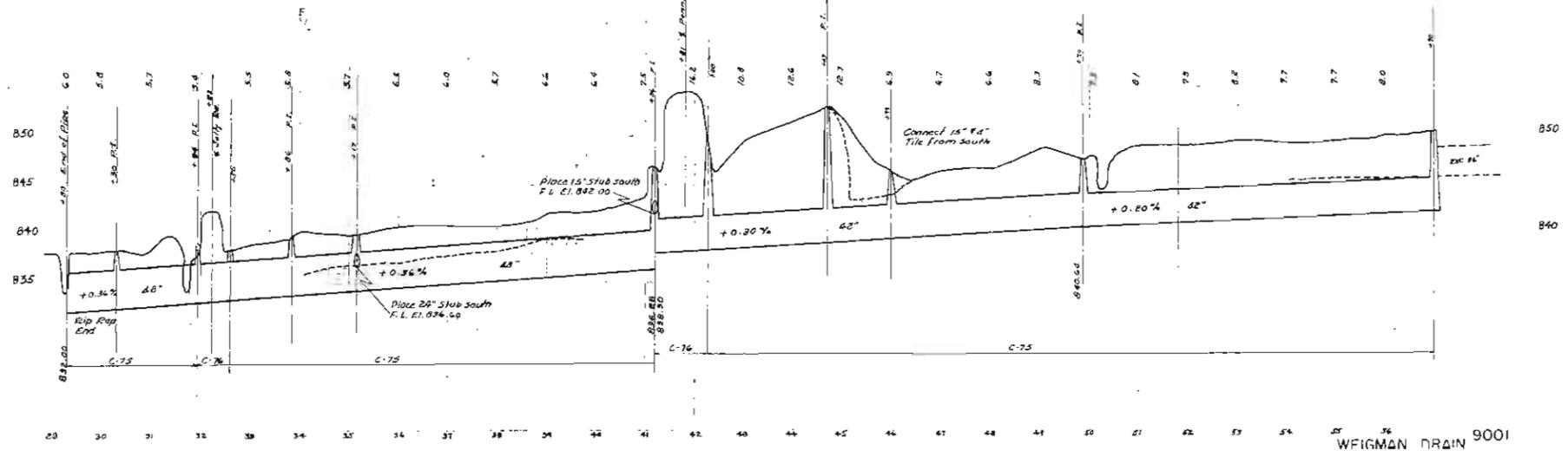
3. Sanitary service is available in Jolly Road.
4. Jolly Road is a major street. There is no sidewalk currently along the Jolly Road frontage of this property. Typically, sidewalk is required along the Jolly Road frontage as part of the City's Sidewalk Gap Closure Program. An easement maybe needed in order to construct the sidewalk. Sidewalk is proposed as part of the site plan.

Daniel E. Danke, P.E.



B.M. Top of pipe in concrete monument, N.E. corner Pennsylvania Ave. & July Road. Elev. 853.99

B.M. Top of pipe in concrete monument, left of 37th St. & 40th St. Elev. 857.24





CMHA-CEI
 ADMINISTRATIVE
 BUILDING
 BUILDING ADDITION

812 East Jolly Road
 Lansing, MI 48911



COMMUNITY MENTAL HEALTH AUTHORITY

812 East Jolly Road
 Lansing, MI 48911



7050 West Saginaw Street, Suite 200
 Lansing, Michigan 48917
 office: 517.372.8835
 fax: 517.372.8838
 www.bergmannvip.com

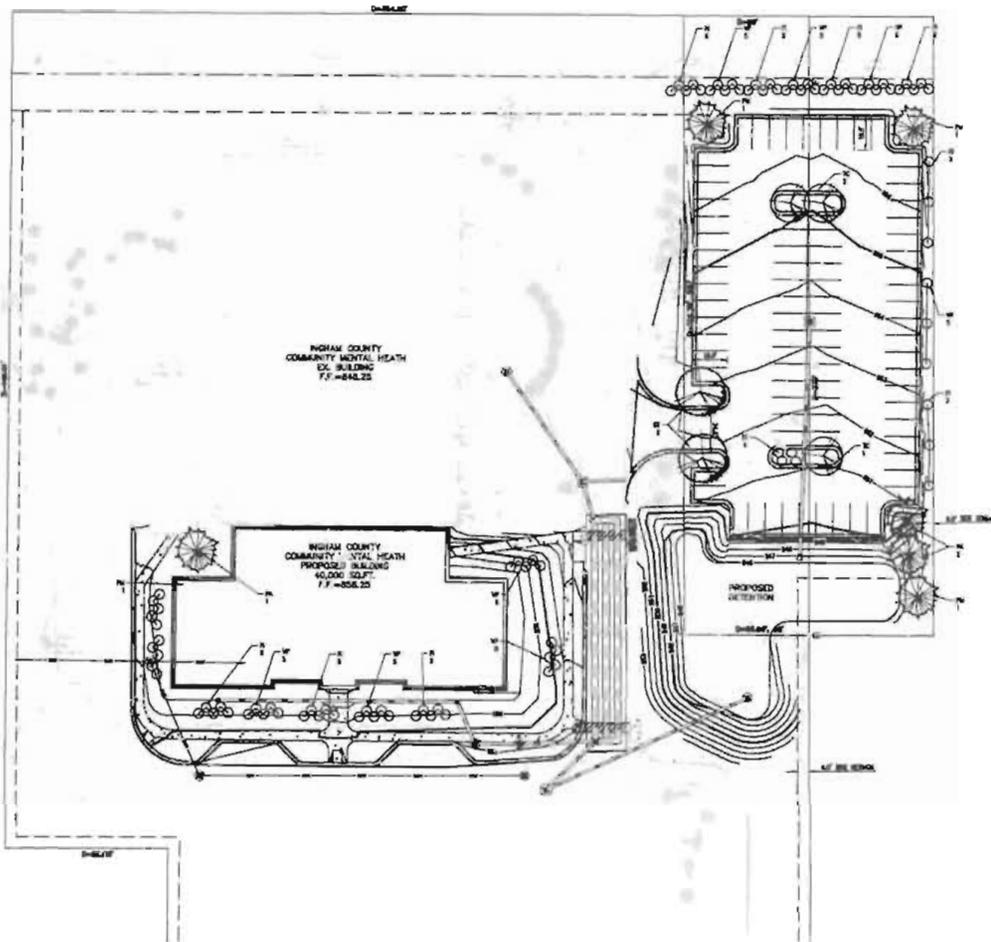


LOT PLAN



PROJECT	CMHA-CEI ADMINISTRATIVE BUILDING BUILDING ADDITION
DATE	10/15/10
SCALE	1" = 30' SCALE SH
DESIGNED BY	BERGMANN ASSOCIATES
CHECKED BY	BERGMANN ASSOCIATES
DATE	10/15/10
PROJECT NO.	10-001
CLIENT	CMHA-CEI
LOCATION	812 EAST JOLLY ROAD, LANSING, MI 48911
PREPARED BY	BERGMANN ASSOCIATES
DATE	10/15/10
PROJECT NO.	10-001
CLIENT	CMHA-CEI
LOCATION	812 EAST JOLLY ROAD, LANSING, MI 48911
PREPARED BY	BERGMANN ASSOCIATES
DATE	10/15/10

EXHIBIT A



LANDSCAPING NOTES:

1. ALL PLANTS MUST BE SPECIFIC VARIETIES SPECIES, VARIETY OF PERENNIALS AND SHRUBS.
2. ALL PLANTS MUST BE SUITABLE FOR USE IN THE SOIL AND CLIMATE CONDITIONS OF THE PROJECT.
3. ALL PLANTS MUST BE CORRECTED GROWN OR BULBS AND DELIVERED AS INDICATED IN THE PLANT LIST.
4. ALL TREES MUST BE BRANDED BRANDED AND FULL HEIGHT AND ALL PLANTS MUST BE BRANDED SPECIES.
5. MAINTAIN ALL PLANTINGS WITH BRANDED BRANDED BRANDED BRANDED TO A MINIMUM 10% OF THEIR HEIGHT.
6. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ALL BRANDED BRANDED BRANDED BRANDED FROM THE SITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULL MAINTENANCE ALL PLANT MATERIAL INCLUDING BUT NOT LIMITED TO: WATERING, WEEDING, PRUNING, FERTILIZING, ETC. AND LATER WHEN THE SOIL IS RECLAIMED BY THE SOIL.
8. ALL PLANT MATERIAL MUST BE PLANTED OR DELIVERED PRIOR TO THE COMMENCEMENT OF THE WORK. ALL PLANTS MUST BE PLANTED AT THE SITE AND REPLACED WITH SUFFICIENT TO THE SAME SPECIES QUANTITY AND SIZE WITHIN ALL PLANTING SPECIFICATIONS.
9. THE CONTRACTOR SHALL CORRECTLY BRANDED ALL PLANT MATERIAL WITH A MINIMUM OF 10% TO HAVE SURVIVED IN THE CASE OF THIS AGREEMENT. THE CONTRACTOR SHALL PROTECT ALL PLANTS AND BRANDED BEFORE THE USE OF THE CONTRACTOR'S EQUIPMENT.
10. CONTRACTOR SHALL PROTECT ALL PLANTS AND BRANDED BEFORE THE USE OF THE CONTRACTOR'S EQUIPMENT. CONTRACTOR SHALL PROTECT ALL PLANTS AND BRANDED BEFORE THE USE OF THE CONTRACTOR'S EQUIPMENT.
11. LOCATION OF PLANTS AND BRANDED MUST BE SHOWN ON THE PLAN AND MUST BE PLANTED AT THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTS AND BRANDED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTS AND BRANDED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTS AND BRANDED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTS AND BRANDED ON THE SITE.
12. ALL BRANDED PLANTS MUST BE PLANTED WITHIN 10% OF THEIR HEIGHT.
13. ALL BRANDED PLANTS MUST BE PLANTED WITHIN 10% OF THEIR HEIGHT.

PLANT LIST:

SYMBOL	PLANTING CODE	COMMON NAME	HEIGHT (FEET)	SPACING
☉	10	Little Leaf Linden	2.05' Ht.	8' x 8'
☉	11	Double Yellowed Birch	2.14' Ht.	8' x 8'
☉	20	Red Spruce	7' Ht.	8' x 8'
☉	21	Blue Spruce	7' Ht.	8' x 8'
☉	30	White Pine	10' Ht.	10' x 10'
☉	31	Canadian Hemlock	10' Ht.	10' x 10'



CMHA-CEI
ADMINISTRATIVE
BUILDING
BUILDING ADDITION

812 East Jolly Road
Lansing, MI 48911



812 East Jolly Road
Lansing, MI 48911

Bergmann
associates
architects // engineers // planners

2650 West Saginaw Street, Suite 209
Lansing, Michigan 48917
Office: 517.272.9875
Fax: 517.272.9893
www.bergmannpa.com

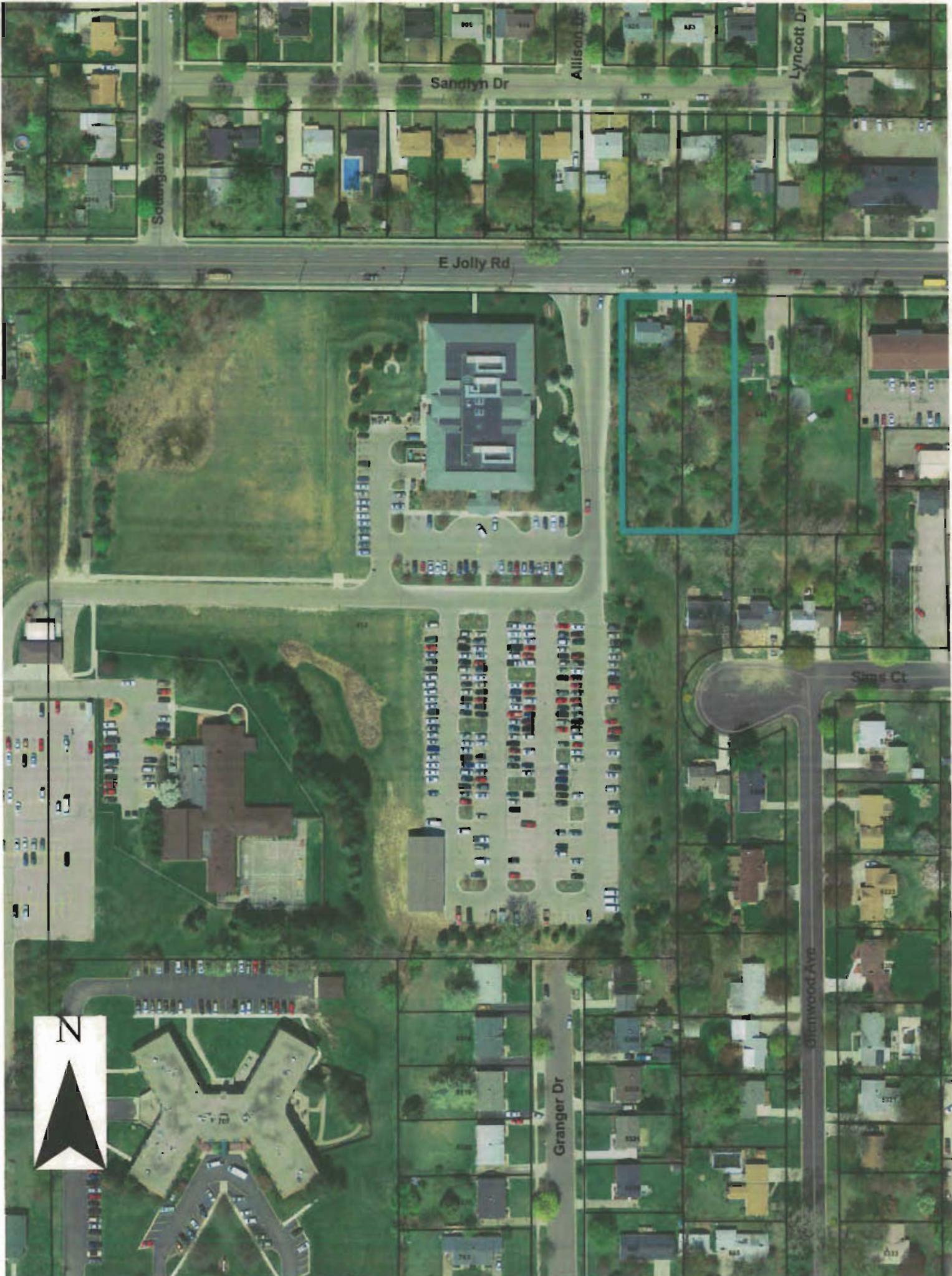
INTERVIEW			
NO.	DATE	INTERVIEWER	DATE
1	11/11/11	NOT APPLICABLE	

PRELIMINARY
LANDSCAPE
PLAN



Project Name: Ingham County Community Mental Health Building Addition
Drawing No: C130
Date: 11/11/11

C130



Solvangate Ave

Sandlyn Dr

Allison Dr

Lyncott Dr

E Jolly Rd

Slag Ct

Granger Dr

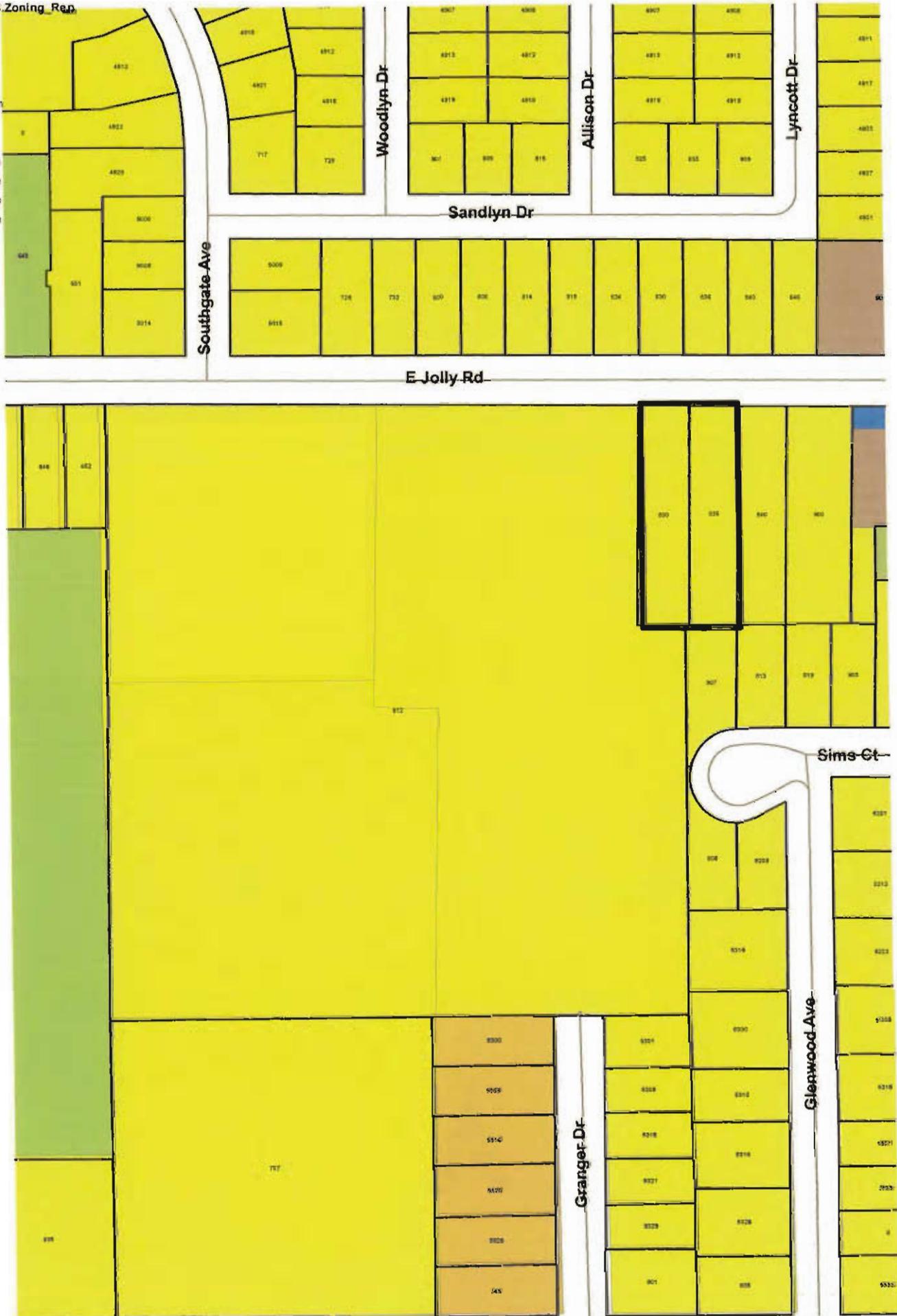
Greenwood Ave



Legend

- roads_final
- Parcels_2013
- Vector.GIS.Zoning
- Representation: Vector.GIS.Zoning_Rep
- A Residential-Single
- B Residential-Single
- C Residential-2 Unit
- NONE
- CUP Community Unit Plan
- D-1 Professional Office
- D-2 Residential/Office
- DM-1 Residential-Multiple
- DM-2 Residential-Multiple
- DM-3 Residential-Multiple
- DM-4 Residential-Multiple
- E-1 Apartment Shop
- E-2 Local Shopping
- F Commercial
- F-1 Commercial
- G-1 Business
- G-2 Wholesale
- H Light Industrial
- I Heavy Industrial
- J Parking
- ROW Right of Way

Zoning



City of Lansing Zoning Map



Legend
roads_final
floodway

35.3 acres
Area to be rezoned from "A" Residential
to "E-1" Apartment Shop District

Floodway line

Submitted On 7/5

