Agenda
Planning Commission

City of Kalamazoo

Monday, July 8, 2024 7:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of Minutes from the Planning Commission meeting on June 6th, 2024

D. COMMUNICATIONS AND ANNOUNCEMENTS

E. PUBLIC HEARINGS

1. **A public hearing to consider a rezoning from Driesenga & Associates, Inc. on behalf of Friendship Village to amend the Friendship Village Planned Unit Development (PUD) located at 1400 & 1402 N Drake Rd and on the western One-Thousand Four-Hundred-Forty (1,440) feet of 4300 Beech Avenue.**

F. DISCUSSION/ACTION ITEMS

G. REPORTS

1. City Planner's Report

2. 2024 Site Plan Review List

H. PUBLIC COMMENTS

I. CITY COMMISSION LIAISON COMMENTS

J. PLANNING COMMISSIONER COMMENTS

K. ADJOURNMENT

City of Kalamazoo
PLANNING COMMISSION
Meeting Minutes
June 6, 2024
DRAFT

Members Present: Mitchell Curtiss; Shardae Chambers; Jennifer Swan; Gregory Milliken, Chair; Christine Dascenzo; Ian Smith, Wendell Tolber

Members Excused: Brian Pittelko; Michelle Audette-Bauman

City Staff: Christina Anderson, City Planner; Bobby Durkee, Assistant City Planner; Beth Cheeseman, Executive Administrative Assistant; Charlie Bear, Assistant City Attorney; Jae Slaby, Neighborhood Activator

A. CALL TO ORDER/ROLL CALL

Commissioner Milliken called the meeting to order at 7:01 p.m.

Planner Durkee proceeded with roll call and determined there was a quorum.

B. ADOPTION OF FORMAL AGENDA

Planner Durkee announced that there was one change to the agenda. Attorney Bear planned to give a presentation on Robert's Rules of Order under the City Planner's Report.

Commissioner Swan, seconded by Commissioner Curtiss, moved approval of the June 6, 2024 Planning Commission agenda as amended. With a voice vote, the motion carried unanimously.

C. APPROVAL OF MINUTES

Commissioner Swan, seconded by Commissioner Chambers, moved approval of the May 2, 2024 minutes as presented. With a voice vote, the motion carried unanimously.

D. COMMUNICATIONS AND ANNOUNCEMENTS

Planner Durkee shared that an overview of potential changes to Chapter 8 would be presented at the July Planning Commission meeting with the public hearing scheduled for August.

E. PUBLIC HEARINGS

Commissioner Milliken explained the process of public comment for in-person and call-in comments.

1. Recommendation to the City Commission for approval of a sub-plan to the 2025 Master Plan for the Imagine Westwood 2024 Neighborhood Plan.

Neighborhood Activator, Ms. Jae Slaby, explained that the Imagine Westwood 2024 Plan is the City's ninth neighborhood plan. The Imagine Westwood planning process explored how a neighborhood

functions and what its identity is when it crosses borders and encompasses both the City and Township. The Neighborhood Plan includes five goals: 1) Increasing connectivity for all users, 2) Enhancing the public realm, 3) Championing community building, 4) Promoting a safe community, and 5) Fostering a sustainable and resilient neighborhood. City staff have started standardizing these goals, but each Neighborhood has unique strategies to meet each goal. Ms. Slaby shared that Fray's park plays a key focal point in the identity of the Westwood Neighborhood. It bridges the City and Township together. Westwood hosted most of their engagement events throughout the year at Fray's Park. She stated that Westwood had the second highest attendance for National Night Out for the last two years. The Neighborhood Association used the event to gather feedback for the Plan with the majority attending being from the Township. Ms. Slaby said it was very important to collaborate with the Township Planner and the Oshtemo Planner as they explored economic development tools to make the W. Main Street corridor thrive for business and residents. She explained that Fray's Park played a role in all five goals. Ms. Slaby stated that now is a great time to start building a strong relationship with the Township. This Neighborhood Plan allows them to open that conversation.

Mr. Ron Huster, Township resident and Chair of the Westwood Neighborhood Association, came forward to speak to the Neighborhood Plan. He emphasized the need for everyone to work together to make a big difference for their neighborhood. Mr. Huster shared the example of working together with Chick Fil-A for traffic management, and also the process of getting speed humps on Picadilly. He shared that they collected a lot of data for the Neighborhood Plan through engagement. When people are out relaxed, having fun, they will tell you things they won't tell you on a survey. Mr. Huster felt that the Neighborhood Plan was about getting everyone involved in a team to make it work.

Public Comments

Ms. Denise Hartsough, Kalamazoo Township Planning Commissioner, came forward to give an official statement from the Kalamazoo Township Planning Commission. She said they had voted on the following statement.

> *While the effort expended by the City of Kalamazoo on the Imagine Westwood Neighborhood Plan 2024 is appreciated, the Planning Commission of Kalamazoo Township reminds the authors and City of Kalamazoo Planning Commission that while there are ideas worth considering in their document, planning for that large majority of the Westwood Neighborhood that is in the township is done by the township and is guided by the township's Master Plan.*

Vice Mayor Hess, Westwood resident, thanked Jae Slaby for her passion, persistence, and for continuing to work with the neighborhood and township. She stated that the dialogue was important. Vice Mayor Hess shared that she learned the history of Westwood through this process. Ms. Julie Mack, a writer for MLive, did an extensive history of the Westwood Neighborhood, and it has been an educational process for everyone. She emphasized the need for the City and Township to work together because neighborhood elementary schools and the high school reside in the Township. The kids who live in the City attend those schools and they feel that safe routes to school and traffic calmed in those locations are important. Working with the W. Main corridor is also important. Vice Mayor Hess said she looks forward to working with the Township, and she supports the Neighborhood Plan 100%. She also shared

that Ms. Marti Nuyen was the heart and soul of making sure the plan got to the Planning Commission. Vice Mayor Hess stated that they both affirm the plan.

There were no call-in comments.

Commissioner Dascenzo asked if they approve the plan, how would it be acted upon with the split jurisdiction. Ms. Slaby said the projects are done by the residents. At the end of the day, it is a City Plan in the City of Kalamazoo Master Plan, but they didn't want to leave out a majority of the neighborhood. She said they looked at how they could model the Westwood Wiggle in other areas of the neighborhood to allow students to travel safely to school within the neighborhood. At one of their meetings, a resident brought up a concern about promoting No Mow May without recognizing the education needed for residents in order to identify invasive species. Based on that comment, Ms. Slaby was able to eliminate the idea of promoting No Mow May. Instead, she spoke with area organizations to understand their capacity to do workshops with Westwood to provide education on native planting, pollinator habitats, and invasive species. Ms. Slaby shared that in terms of enforcement, they can only enforce within City limits. She spoke about encouraging continued partnerships with the County Planner, Kalamazoo County Road Commission, Metro, and MDOT to help achieve some things outside of the City limits.

Commissioner Milliken shared that his biggest question was the geography of this neighborhood. He noted that the Chair of Neighborhood Association is a Township resident, and that the majority of feedback came from Township residents. Commissioner Milliken believed the Association and Neighborhood Plan was representative of the multi-jurisdictional geography. He thought the Plan was wonderful, and he hoped the Township viewed it that way. Commissioner Milliken admitted he was a little disappointed by the Township's statement. He could see their perspective, big brother coming in and telling them what to do, however, he hoped they would view it as here is the neighborhood saying this is what we want to do. Ms. Slaby shared that when their planner did a survey for their Master Plan, a majority of responses were from Westwood residents. She was able to cross-reference those comments to see how they lined up with the Neighborhood Plan. Ms. Slaby shared that Ron Huster, Association Chair, is a township resident, and Marti Nuyen, Chair of the Steering Committee, is a City resident. Even in the Neighborhood Association, it was a cross-jurisdictional effort.

Commissioner Dascenzo, seconded by Commissioner Chambers, moved to recommend approval to the City Commission of the subplan to the 2025 MP for Imagine Westwood 2024.

Commissioner Dascenzo felt they did a good job of clarifying how well it aligns with the City Master Plan and a good enough job of how it aligns with the Township Master Plan. She stated her support since it was clearly supported by the neighborhood.

Commissioner Curtiss thought they gave a thorough report. He said he didn't want it to seem like an overstep of their jurisdiction, but he thinks it was about wanting to include all voices. If they looked at plans that only addressed City residents in the Westwood neighborhood and made improvements or policies that would only occur in City limits but affect everyone in the neighborhood, that would be unfair to township residents. Commissioner Curtiss reported feeling comfortable with the plan that was put forward.

Commissioner Milliken stated that the Plan was consistent with the Master Plan. He praised making the Neighborhood Plan format more consistent. He believed it would make implementation easier.

A roll call vote was taken, and the motion passed unanimously.

F. DISCUSSION/ACTION ITEMS

1. Vote on Commission Officers – Chair, Vice Chair, and Secretary

Planner Durkee reviewed the roles of the officers.

Chair

Commissioner Dascenzo, seconded by Commissioner Chambers, nominated Commissioner Milliken for the role of Chair.

Commissioner Milliken said it would be his last year on the Planning Commission.

A voice vote taken, and the motion passed unanimously.

Vice Chair

Commissioner Dascenzo, seconded by Commissioner Chambers, nominated Commissioner Pittelko for the role of Vice Chair.

A voice vote taken, and the motion passed unanimously.

Secretary

Commissioner Swan, seconded by Commissioner Dascenzo, volunteered for the role of Secretary.

A voice vote was taken, and the motion passed unanimously.

G. REPORTS:

1. City Planner's Report

Assistant City Attorney, Charlie Bear, gave a presentation on Robert's Rules of Order. He gave background on the originator of the rules, Henry Martyn Robert. Attorney Bear reviewed motions, deliberation/discussion, making changes to motions, voting (or not), postponing action, reconsideration, and recess and adjournment.

Commissioner Curtiss asked about the conflicts of interest section. He was concerned that too many of the Commissioners would live within the 300' notice area (especially with large rezonings) and have to recuse themselves. Commissioner Milliken stated that chances are good that when they rezone residential, 70% of the City will be involved as well as many of their own parcels. He felt that because it was such a broad brush, it's still their obligation to perform their duty and vote. It's not like pinpointing certain parcels. Attorney Bear agreed with Commissioner Milliken. There would be some interest in a portion of a broad rezoning, but there is a duty to vote on matters as well. There would be a lot of areas with which they wouldn't be conflicted. Commissioner Curtiss had been wondering if they would have to break motions into pieces, but it made sense to him that a broad brush creates low stakes.

Commissioner Dascenzo asked if recusals affect quorum. Attorney Bear said they do not affect quorum.

Commissioner Chambers noted that the motion to postpone something is not the motion to table. She wondered when it is appropriate to table. Attorney Bear shared that doesn't come up often. It can be used if there is something that comes up that needs to be addressed right away - as an emergency. He shared that he has occasionally seen a need for a motion to suspend the rules. That motion basically lets you take things out of order. He gave an example of a couple in a meeting for a variance that needed to get home to their children. They were moved from the end of the agenda to the beginning of the agenda.

Attorney Bear gave information about resources for Robert's Rules of Order.

2. Site Plan List

   No questions.

H. PUBLIC COMMENTS:

Mr. Ron Huster thanked the Planning Commission for approving the Neighborhood Plan. He noted that the City and Township affect each other. The Neighborhood has decided they are all Westwood, it doesn't matter if you live in the City or the Township. He felt this was a great step forward for the neighborhood, and a step forward with the Township. Everyone will benefit from the things coming from the City.

No phone comments.

I. CITY COMMISSION LIAISON COMMENTS

Commissioner Praedel welcomed the new Planning Commissioners. He felt it was impressive that there are available people with the expertise and passion to serve. He thanked the Westwood residents who have been a part of the neighborhood planning efforts. Commissioner Praedel reported a great Committee of the Whole meeting on June 3. It was an update from the Foundation for Excellence. At the last City Commission meeting, the City Manager presented the 2023 Annual Report on Planning Activities. It was full of all the great work that you've done. He said he is frequently asked about projects going on in the

community. For those interested, they can bookmark the webpage www.kalamazoocity.org/community/projects to read about projects and anticipated timelines.

J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Chambers thanked City staff for their neighborhood planning efforts and bringing the two governments together. She also welcomed the two new Commissioners.

Commissioner Dascenzo expressed appreciation to people involved in getting kids through the year and into summer.

Commissioner Tolber thanked everyone for their warm welcome. He looked forward to partnering with them.

Commissioner Milliken confirmed that the July meeting would be on Monday, July 8. He also gave a welcome to the new Planning Commissioners. Commissioner Milliken thanked the Neighborhood Association and staff for their work. He announced that the Kik pool was open.

K. ADJOURNMENT

Commissioner Milliken adjourned the meeting at 8:21 pm.

Date: **7/8/2024**
Item: **E.1.**

Planning Commission Staff Report

City of Kalamazoo

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Bobby Durkee, AICP, Assistant City Planner

DATE: July 8, 2024

SUBJECT: **A public hearing to consider a rezoning from Driesenga & Associates, Inc. on behalf of Friendship Village to amend the Friendship Village Planned Unit Development (PUD) located at 1400 & 1402 N Drake Rd and on the western One-Thousand Four-Hundred-Forty (1,440) feet of 4300 Beech Avenue.**

BACKGROUND:

A Planned Unit Development (PUD) is a zoning district overlay for a specific project or development which aims for a greater public benefit, not typically achieved by standard zoning regulations. The Friendship Village PUD today spans across 3 parcels and is a mixture of independent living and skilled nursing care for senior residents. The original PUD for Friendship Village has been amended previously. Looking ahead, Friendship Village is eyeing some redevelopment and expansion of their services. The scale of changes is significant enough to require an amendment to the PUD approvals from the Planning Commission and the City Commission. A list of proposed changes and improvements include:

Phase I is items 1 - 10 with an October 2025 estimated start date. Phase II is items 11-17 without a firm start date.
1. Demolition of an existing maintenance building, a guard shack, and two freestanding garages
2. New construction of single-story skilled nursing addition (40 units, 48 beds). Note, these licensed beds will be relocated from the existing skilled nursing wing.
3. New construction of single-story freestanding maintenance building
4. New construction of one single-story multiple stall parking garage (10 stalls)
5. New construction of a 3-story freestanding independent living building, including underground parking (80 units)
6. Remodel of common space on all 3 floors of the existing Assisted Living building common areas, includes living room, dining room, activity kitchen, tv room, storage and other ancillary spaces.
7. Remodel of a few existing spaces in the Rehab building where new skilled nursing is attached
8. Remodel of the main town center commons area to incorporate new dining venues
9. Revisions to the campus loop road and some surface parking areas

10. New construction of site improvements, such as sidewalks, landscaping, outdoor amenity spaces, and new surface parking areas
11. Demolition of existing 3-story independent living wing (loss of 60 units)
12. Demolition of existing single-story skilled nursing wing (loss of 28 units, 41 beds)
13. New construction of two 3-story independent living additions (110 units total)
14. New construction of four additional single-story garden homes with basement
15. Remodel of main commercial kitchen at main town center commons area
16. New construction of two additional single-story multiple stall parking garages (24 stalls)
17. New construction of site improvements, such as sidewalks, landscaping, outdoor amenity spaces, and new surface parking areas

This work represents a total increase of 76 units and 19 beds more than the 1997 PUD plan.

The Friendship Village PUD has a history that dates back to May 1972 when the first PUD at 1400 N Drake was first approved. The PUD was for a mixture of independent and full care nursing uses. The development finished in the following years with an amendment to that plan in 1974. The original PUD was 23.3 acres where the large central building was constructed. The development continued to grow through the 1980s and 90s, adding to their facilities more parking, skilled nursing and independent living. In 1997, Friendship Village amended the PUD to propose an expansion of the uses with additional land to the east. Friendship Village acquired that parcel, which is 1402 N Drake. The 1997 amendment was approved and expanded the area of the original PUD to 53.4 acres. Development has continued since that date and today the full scope of the PUD plan was built out, including some minor expansion that's minimal enough to not require a Commission level amendment to the PUD. This PUD plan has a City Commission required condition, with a recorded deed restriction, for a one hundred thirty-two (132) foot wide natural buffer at the eastern end of 1402 N Drake.

This 132 foot deeded buffer is shown on the PUD plan as approved in the 1997 PUD. However, there appears to have been a mix-up for a portion of its northern section is now within the Garden Homes PUD to the north and east of the Friendship Village PUD. Friendship Village proposed to place a storm water pond in the neighboring PUD

The last bit of history of the Friendship Village PUD is the Garden Homes PUD to the northeast at 4300 Beech Avenue. This PUD was also originally approved in the 1970s but for single family homes in a development called West Winds. Only a portion of West Winds, off of Grand Prairie, was built. The future phases were never developed and the remainder of the parcel was purchased by Friendship Village. Friendship Village then amended the West Winds PUD for the existing 50 independent living homes within that separate adjacent PUD. Today both PUD's the GARDEN HOMES PUD & FRIENDSHIP VILLAGE PUD are owned by Friendship Village and, to the casual observer, all appear to be one campus.

This story is important to highlight an overlap between these PUD's and their complicated history. In the 2007 PUD plan, the parcel lines, not PUD borders, were adjusted and a portion of the northern portion of 1402 N Drake was approved in the Garden Home PUD. The additional impact of this overlap is that it includes the northern 225 feet of the original 132-foot wide

buffer of 1402 N Drake which was subsequently absorbed by the Garden Homes PUD. The Garden Homes PUD showed the current land cover and development within that deeded buffer as trail and open space. The Friendship Village PUD plan proposed using this area for a future storm water pond. While the pond is shown on the neighboring PUD it is under the same ownership and City staff has confirmed a storm water pond there is technically feasible. To amend this original deeded buffer, Friendship Village would have to amend the deed restriction. City staff recommends a condition that the City Commission allow the property owner to amend the area of the 132-foot buffer, to line up with the current PUD boundary. This action would allow Friendship Village to use that space for a future storm water basin. To permit this change and update the deed restriction, a condition on the approval to amend the deed restriction would be needed from the City Commission. This is supported since the current stormwater ordinance typically requires additional volume to be kept on site than at the time of the original campus approval. Providing more space in the plan provides the necessary capacity to align with these standards at the time of construction.

The applicant has provided additional information, included with this staff report, which clarifies this overlap and border comparison. Friendship Village is PUD I on that plan and the Garden Homes are PUD II and are also shown for clarity.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:
Complete Neighborhoods - residential areas that support the full range of people's daily needs
Economic Vitality - A supportive infrastructure for growing businesses and stabilizing the local economy for the benefit of all.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement
Collaborate (two-way conversation) - the community will have a chance to shape the project by providing feedback.
Discussion:

Engagement/Communication Tools

Per the City Public Participation Policy, PUD plans must be presented to the community through a outreach meeting. Since a portion was also in the NFP Overlay and subject to a future site plan review, two outreach actions were required. The applicant addressed both items with one communication and one meeting. Friendship Village provided a mailer to residences within 300 feet, both in and outside of City limits, with information on the project and an invitation to an open house hosted by Friendship Village. This open house was held on Thursday, June 27th in the afternoon. At the informational session, Friendship Village held small group informational sessions with the development and ownership team. At that meeting, groups were able to spend time reviewing project details and discussing it's impact on the surrounding community. A copy

of the mailer sent to neighbors within 300 feet is attached to this staff report. These mailers were sent out on June 14th.

The City of Kalamazoo provided a public notice hearing for all properties within 300 feet of the properties that the PUD is within. Since the PUD line did not match the property lines, the public notice was on the border of the entire 4300 Beech Avenue parcel. These letters were mailed out the week of June 17th. A public notice was also published in the Kalamazoo Gazette on Sunday, June 23rd.

FINDINGS:

The Planning Commission's role is to make a recommendation to the City Commission regarding the proposed zoning changes, in this case associated with a PUD. When considering the request, the following should be considered per Chapter 8 of Appendix A Zoning Ordinance & Article 6.3 of the Chapter 50 Zoning Ordinance:

- Consistency with the City's Master Plan.
- Development that can be conveniently, efficiently, and economically served by existing and planned utilities and services.
- Design flexibility that results in greater public benefits than could be achieved using conventional district regulations
- Preservation of environmental and historic resources.
- A mix of attractive and functional residential and nonresidential developments that are compatible with surrounding development.

As an existing PUD the PUD Overlay standards of approval are the criteria reviewed against 50-6.3 C (4) and are listed in Appendix A 8.3 C (4). The standards of approval by the City Commission shall find the zone district designation and PUD Plan complies with the following standards:

Staff review of standards are in bold.

1. A comparison of the proposed development parameters with the standards of the underlying district and the otherwise applicable standards of this chapter with justification for deviation from the underlaying or otherwise applicable standards.

This comparison table is provided on the PUD plan. The comparison table for the PUD plan is done against the Residential, Multi-Dwelling District (RM-15) zone district which occupies the majority of the land area of the PUD today. Per 1.8 C of the Appendix A Zoning Ordinance, the majority of the land area of a property shall be the zoning of a property. The Zoning Ordinance at the time of approval had no such provision and 1402 N Drake was zoned the equivalent of the current Residential, Single Dwelling Zone (RS-5) . The majority of the land area within the 1997 PUD and the proposed amendment is RM-

15. The comparative table demonstrates that the development meets the dwelling unit and setback standards for the RM-15 zone, except for the proposed maintenance building which would have a five-foot setback.

2.The development is comprehensively planned and integrated, compact, and, where possible, linked by pedestrian ways to surrounding properties.
The Friendship Village PUD is an existing development and reflects these characteristics already. The multiple land uses, larger facility and independent living homes are all interconnected by a large winding trail system, in addition to the adequate ring road, parking and vehicular driving roads within the PUD. The development has direct access to Drake Road at a fully signaled intersection. The PUD does have stub streets that dead end at the eastern border of the PUD, No new street connections are proposed. The PUD maintains a single point of access to Drake Road as the uses near the residential dead end streets are for woodland or other common facility space. The existing deed restriction does not permit construction traffic to use Iriquois Trail at the eastern border.

3. The development is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.
The PUD has been in place for over 50 years. There are no new uses proposed. However, there is a new building for independent living units proposed to the east with eighty residential units. The main building complex is shown to feature demolitions and reconstructions. The building height maximum shown for the new independent living building on 1402 Drake to be forty-seven (47) feet. The new building would be offset by the existing 132 foot deeded setback strip in addition to permitting additional room for any fire access or outdoor amenities. The PUD plan shows a setback of greater than 150 feet from the eastern property line and is in significant excess of the 25-foot setback for the RS-5 or the 20 feet for the RM-15 rear yard setback. The amended PUD plan proposes a rear setback of 25 feet along this line, which is within the 132 foot deeded strip as well. For these reasons, there is no impact anticipated on the character or value of surrounding properties.

4. Signs
The applicant proposes to have no PUD sign plan and will be subject to the residential sign standards in the Zoning Ordinance, per the underling RM-15 zoning.

5. Public Facilities
5 a. The PUD Plan demonstrates a safe and adequate on-site transportation circulation system that is integrated with the off-site transportation circulation system of the City.
The circle road will be upgraded and access points simplified for a smoother flow. The new independent living building and residences fit into the flow well. The Fire Marshal and City Traffic Engineer have been provided the plans and traffic study. The traffic analysis was reviewed by the City Traffic Engineer, and he determined the public roads can handle the additional capacity.

5 b. The PUD Plan demonstrates a safe and adequate on-site system of potable water and

wastewater lines that can accommodate the proposed development, that are efficiently integrated into off-site potable water and wastewater public improvement plans.
The applicant has been in touch with the sanitary division via email on early concept design and there is sufficient capacity. The Water Department has provided a utility service letter outlining that there is sufficient capacity to serve the development with a looped main. There is sufficient capacity in the system to serve the additional units.

5 c. Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads is planned and programmed for the development proposed in the PUD Plan, and the development is conveniently located in relation to schools and police protection services.
There are schools, sufficient capacity for utilities and public safety facilities all within the vicinity of the use.

5d. The circulation system is designed to provide safe, convenient access to all areas of the proposed development using the minimum practical roadway length. Access is provided by a public right-of-way, private vehicular or pedestrian way or a commonly owned easement Internal pathways are provided to form a logical, safe and convenient system for pedestrian access to dwelling units and common areas, with appropriate linkages off-site.
The existing PUD features many of these features with the existing roadway and trail system. The new building will be off of the ring road and the PUD plan proposes an improvement of the routing which features multiple entrances near the exit to Beech Avenue.

5e. Will the circulation system be designed to provide safe, convenient access to all areas of the proposed development using the minimum practical roadway length?
Yes. The existing roadways serve access needs well currently. The design for the new buildings, the ring road improvements can all serve to improve these existing sufficient conditions.

5f. Will access be provided by a public right-of-way, private vehicular or pedestrian way or a commonly owned easement (Internal pathways should provide a logical, safe, and convenient system for pedestrian access to dwelling units and common areas, with appropriate linkages off-site)?
Yes, this is an existing development and no changes are proposed for the public street connections to the PUD.

5g. Will roadways be designed to permit access by emergency vehicles to all lots and/or units?
Yes, the Public Safety Department has been provided the PUD plan and finds the layout and proposed layout sufficient.

5 h. Will the principal vehicular access points be designed to provide for smooth traffic flow, minimizing hazards to vehicular, pedestrian, or bicycle traffic (Where a PUD-O district abuts a major collector, arterial road, or highway, direct access to the road or highway from individual lots, units, or buildings is not permitted, unless specifically approved as part of the PUD-O

district)?
They will be improved upon to provide a clean up of the vicinity near the Beech Street exit where multiple internal roads meet. The new alignment will improve circulation to the existing PUD site. The city traffic engineer finds that the existing public roads and signals can support the expansion of intensity created by the PUD traffic.

OPEN SPACE

6. Will a minimum of 35% of the gross land in the PUD Plan is reserved for common recreation and usable open space?
Yes. The planned open space is 64.7%

NATURAL RESOURCES & ENVIRONMENTAL PROTECTION

7. Will the PUD Plan comply with the current regulatory standards of this Ordinance and other relevant City, state and
federal regulations related to natural resource and environmental protection?
Yes. The additional stormwater basin areas will help meet the current stormwater standards. The development has been in place for fifty years. The parking count is in excess of the 10% over 100% permitted by the recently amended parking maximum table. Per the developer statement and PUD history, the parking count as shown is supported by City staff. Considerations include shift changes, historical parking offerings in a PUD approved with a parking minimum, the amount of open space and needs for visitors.

PHASING

8. Will the PUD Plan include a phasing plan for the development?
Yes. Outlined in the developer statement with Phase I and Phase II. Phase I is estimated to begin construction on the items listed in this report and developer statement in 2025 and Phase II is a future undetermined date.

CONSISTENT WITH MASTER PLAN

9. Will the PUD Plan be consistent with the City's Master Plan?
Yes. The Future Land Use Plan shows the PUD as R-3 residential, which is the most intensive future land use category. The multifamily units, duplexes and intensity is consistent with this designation. Friendship Village provides housing choices for all residents to serve the needs of a broad population. Friendship Village offers housing and vital care services to seniors in Kalamazoo. The amendment is in close alignment with the approved plan and will add additional housing units and expanded care facilities.

COMPLIES WITH MASTER PLAN

10. Will the PUD Plan comply with all other relevant requirements of this Ordinance?
Staff finds that this PUD amendment aligns with the relevant requirements of this

Ordinance.

RECOMMENDATION:

It is recommended that the Planning Commission provide a favorable recommendation to approve the amendment to the Friendship Village PUD with the following condition:

That the property owner amend the existing buffer easement to remove the northern 225 feet to permit the future stormwater basin as shown on the approved PUD plan.

THE CITY OF Kalamazoo

Community Planning & Economic Development
245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007
(269) 337-8026 • www.kalamazoocity.org

06.14.2024

PLANNING COMMISSION APPLICATION

APPLICANT INFORMATION		
Name: Annie Gigowski (Driesenga & Associates, Inc.)	Mailing Address: 552 S 8th Street	
City: Kalamazoo	State: MI	ZIP Code: 49009
Phone: (616) 260-2627	Email: annieg@driesenga.com	Preferred Contact: ☑ Email ☐ Phone

PROPERTY OWNER INFORMATION		
If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.		
Name: Tim Cain, Executive Director (Friendship Village)	Mailing Address: 1400 North Drake Road	
City: Kalamazoo	State: MI	ZIP Code: 49006
Phone: (269) 381-1106	Email: caint@fvknet.com	Preferred Contact: ☐ Email ☐ Phone

PROPERTY INFORMATION	
Property Address(s): 1400 N Drake Road; 1402 N Drake Road	
Parcel Identification Number(s): 06-07-362-001, 06-07-386-002, 06-07-341-002	Zone District (kalamazoocity.org/maps): PUD; underlying zoning RS-5

TYPE OF REQUEST

- ☐ Rezoning
- ☐ Text Amendment
  (Chapter(s) _____, Section(s) _____)
- ☐ Special Use Permit
- ☑ Planned Unit Development (PUD)
- ☐ Preliminary Subdivision
- ☐ Right of Way Vacation

Description: Friendship Village, a senior living community, seeks to upgrade and expand their overall community to meet their current needs and the increasing demand in the region for senior housing. Please reference the attached PUD plan and supporting PUD Amendment Summary for additional information.

ATTACHMENTS

- ☐ $ _____ Fee
- ☑ Completed Review Sheet
- ☑ Other documents or engagement information

Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support

SIGNATURE	
Signature of Applicant:	Date: June 7, 2024
Signature of Owner *(if different than applicant)*: see attached letter of consent	Date:

PLANNING COMMISSION

PLANNED UNIT DEVELOPMENT (PUD) REVIEW SHEET

Proposed of Planned Unit Development: (may also provide on a separate sheet):

The proposed PUD Amendment consists of demolition, new construction, and remodeling of Friendship Village Kalamazoo, an existing senior living community.

Please reference the attached PUD Amendment Summary for additional information.

Development Parameters

Please reach out to staff if you have any questions.

Will the proposed uses for the development vary from the permitted uses and special uses for the underlying base zone district identified in the Code of Ordinances (https://ecode360.com/KA2666)?

The multi-use nature of the senior living community will remain consistent with the previously approved PUD. Non-exhaustive list includes: nursing home, assisted living facility, rehabilitation center, duplex, multi-unit dwelling, retail sales and service indoor, and dining.

Will the proposed development vary from the dimensional standard requirements in Chapter 5 and Chapter 50?

Please refer to the PUD Amendment Summary document for further details regarding deviations from the underlying zoning dimensional standards.

Will the development be comprehensively planned and integrated, compact, and, where possible, linked by pedestrian ways to surrounding properties?

The proposed improvements are designed to be comprehensively planned and integrated, ensuring a cohesive and unified campus. The phased approach to renovations and new construction allows for thoughtful integration with existing structures and amenities. The development emphasizes a compact design, particularly through the construction of multi-story buildings and the efficient use of space. Additionally, pedestrian connectivity is a priority, with improved and newly aligned pathways enhancing accessibility and completing a campus walking loop.

Will the development be compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties?

The development aims to maintain and enhance the value of surrounding properties. The architectural design and aesthetic of the new and renovated buildings will be in harmony with the existing structures, ensuring a cohesive look that blends with the surrounding community. Additionally, the introduction of amenities such as pickleball courts, a putting green, and resurfaced pedestrian pathways will increase the overall desirability of the community. Enhancements to landscaping and outdoor green spaces will further contribute to the beauty and appeal of both the Friendship Village campus and the neighboring properties. Through these efforts, the development will support and potentially enhance the value of the surrounding properties while maintaining the residential character of the area.

Signage

Will the proposed signage comply with Chapter 7, Signs or will a sign plan be submitted with this project?

Signage within the development will comply with Chapter 7, Signs; no additional sign plan will be submitted with the PUD Amendment.

Public Facilities

Will the PUD Plan demonstrate a safe and adequate on-site transportation circulation system that is integrated with the off-site transportation circulation system of the City?

The proposed improvements will demonstrate a safe and adequate on-site transportation circulation system that is well-integrated with the system of the City. The new alignment for the campus' ring road will improve traffic flow and ensure efficient circulation within the campus. Clear signage, well-defined pedestrian pathways, and resurfaced parking areas will enhance safety and ease of navigation for both vehicles and pedestrians on-site. Please reference the attached Trip Generation and Roadway Crash Analysis for additional information.

Will the PUD Plan demonstrate a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, that are efficiently integrated into off-site potable water and wastewater public improvement plans?

The proposed improvements will demonstrate a safe and adequate on-site system of potable water and wastewater lines capable of accommodating the proposed development. Detailed capacity planning and compliance with health, safety, and environmental standards will guarantee that the on-site systems can handle the increased demand from the new buildings and amenities.

Will the PUD provide adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads is planned and programmed for the development proposed in the PUD Plan, and is the development is conveniently located in relation to schools and police protection service?

The proposed improvements will connect to the existing CoK water supply on site, as well as sanitary sewer. Construction of water and sanitary will adhere to the CoK standard specifications. Adequate capacity has been confirmed with CoK engineering. Electrical supply will be improved with the integration of new generators. Fire protection will be coordinated with the Fire Department.

Will the improvements standards applicable to the public facilities that will serve the site comply with the relevant City regulations?

The proposed improvements will comply with all relevant City regulations. All improvements will adhere to current City building codes, zoning ordinances, and other pertinent regulations. Necessary permits and approvals will be obtained from the City's planning and building departments to ensure regulatory compliance. All plans will be submitted for review and approval by the appropriate City authorities.

Will the circulation system be designed to provide safe, convenient access to all areas of the proposed development using the minimum practical roadway length?

The campus features one main ring road providing safe, convenient access to all areas of the proposed development. A designated loading/delivery area is proposed, improving efficiency and enhancing safety.

Will access be provided by a public right-of-way, private vehicular or pedestrian way or a commonly owned easement (Internal pathways should provide a logical, safe, and convenient system for pedestrian access to dwelling units and common areas, with appropriate linkages off-site)?

No changes to the entrance are proposed at the public right of way at Beech Ave and Drake Road.

Will roadways be designed to permit access by emergency vehicles to all lots and/or units?

All roadways will be designed to permit access by emergency vehicles to all buildings. A fire access drive is proposed around the new building at the NE corner of the PUD.

Will the principal vehicular access points be designed to provide for smooth traffic flow, minimizing hazards to vehicular, pedestrian, or bicycle traffic (Where a PUD-O district abuts a major collector, arterial road, or highway, direct access to the road or highway from individual lots, units, or buildings is not permitted, unless specifically approved as part of the PUD-O district)?

Principal vehicular access points for the development will be designed to ensure smooth traffic flow and minimize hazards. Please reference the attached Trip Generation and Roadway Crash Analysis for additional information.

Open Space

Will a minimum of 35% of the gross land in the PUD Plan is reserved for common recreation and usable open space?

The proposed PUD Amendment will have 64.7% open space.

Natural Resources and Environmental Protection

Will the PUD Plan comply with the current regulatory standards of this Ordinance and other relevant City, state and federal regulations related to natural resource and environmental protection?

The PUD Plan will comply with all requirements related to natural resource and environmental protection. The site is currently undergoing or will have wetland delineation, woodland delineation, and endangered species assessment to ensure compliance.

Phasing

Will the PUD Plan include a phasing plan for the development?

The proposed improvements in the PUD Amendment will be phased. Please refer to the PUD Plan for more information.

Consistent with Master Plan

Will the PUD Plan be consistent with the City's Master Plan?

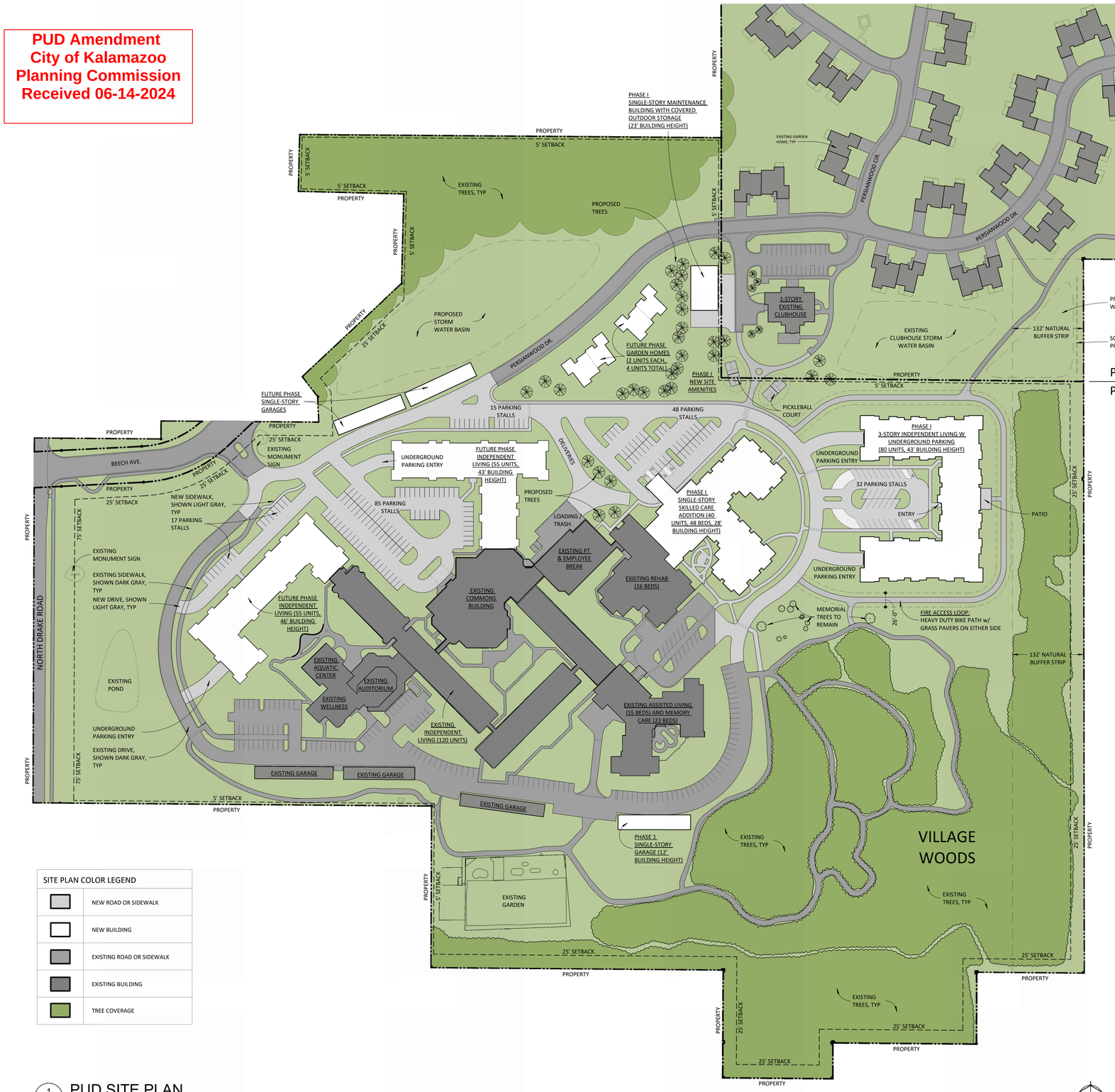
The proposed PUD plan for Friendship Village Senior Living Community embodies the principles of Smart Growth outlined in the City's master plan, contributing to the creation of a vibrant, sustainable, and inclusive community that aligns with the city's long-term vision for growth and development.

Complies with This Ordinance

Will the PUD Plan comply with all other relevant requirements of this Ordinance?

Yes, the PUD will comply with all other relevant requirements of this Ordinance.

PUD Amendment
City of Kalamazoo
Planning Commission
Received 06-14-2024



PUD 2 | FRIENDSHIP VILLAGE GARDEN RESIDENTIAL UNITS
PUD 1 | FRIENDSHIP VILLAGE

RM-15 DISTRICT STANDARDS

	REQUIRED	PROVIDED
MIN LOT AREA (SF)	4,000	2,174,066
MIN LOT AREA PER DWELLING UNIT (SF)	1,500	6,923.8
MAX UNITS	1,449	314
MAX UNIT DENSITY (UNITS/AC)	29.05	6.29
MIN LOT WIDTH	33'	PER PLAN
FRONT SETBACK	25'	PER PLAN
REAR SETBACK	25'	PER PLAN
SIDE SETBACK	5'	PER PLAN
MAX HEIGHT	35'	46'
MAX IMPERVIOUS COVERAGE (%)	60	19.2
MIN OPEN SPACE (%)	35	64.7

PUD SUMMARY

	1997 PUD	2007	2024 EXISTING	2024 PROPOSED
TOTAL AREA (AC)	53.4	49.9	49.9	49.9
OPEN SPACE (AC)	40.5	-	-	32.3
DENSITY (UNITS/AC)	4.46	-	3.61	6.29

UNITS & BEDS SUMMARY

	1997 PUD	2007	2024 EXISTING	2024 PROPOSED
SKILLED CARE - LONG-TERM	-	-	41	48
SKILLED CARE - REHAB	-	-	16	16
ASSISTED LIVING (AL)	66	-	55	55
ASSISTED LIVING MEMORY CARE (AL/MC)	-	-	23	23
HEALTH CENTER (1997)	57	-	-	-
INDEPENDENT LIVING (IL) (UNITS)	238	-	180	310
GARDEN HOMES (UNITS)	-	-	0	4
TOTAL BEDS	123	-	135	142
TOTAL UNITS	238	-	180	314

PARKING SUMMARY

	1997 PUD	2007	2024 EXISTING	2024 PROPOSED
SURFACE	272	-	336	372
GARAGE PARKING	78	-	51	67
UNDERGROUND	-	-	0	216
TOTAL SPACES PROVIDED	350	-	387	655
BICYCLE PARKING	-	-	-	31

PARKING (TABLE 7.2-1)	STANDARD	2024 PROPOSED	MAX
NURSING HOME/ASSISTED LIVING/ REHAB CENTER/ADULT FOSTER CARE	1 PER EMPLOYEE ON LARGEST SHIFT	195 EMPLOYEES	195
	1 PER FACILITY VEHICLE	15 FACILITY VEHICLES	15
	1 PER 5 BEDS	142 BEDS	142
RESIDENTIAL: SENIOR HOUSING	0.75 PER DWELLING UNIT	314 UNITS	236
TOTAL			588

BICYCLE PARKING (TABLE 7.3-1)	STANDARD	2024 PROPOSED	MIN
NURSING HOME/ASSISTED LIVING/ ADULT FOSTER	1 PER 7 EMPLOYEES	195 EMPLOYEES	28
RESIDENTIAL	1 PER 5 DWELLING UNITS	314 UNITS	63
TOTAL			91

SITE PLAN COLOR LEGEND	
	NEW ROAD OR SIDEWALK
	NEW BUILDING
	EXISTING ROAD OR SIDEWALK
	EXISTING BUILDING
	TREE COVERAGE

1 / M0.0 PUD SITE PLAN
1" = 80'-0"

0' 40 80 160

APPLICANT: FRIENDSHIP VILLAGE
CIVIL ENGINEER: DRIESENGA & ASSOCIATES, INC.
ARCHITECT: POPE DESIGN GROUP
DEVELOPER: LIFE CARE SERVICES

pai DESIGN LLC

FRIENDSHIP VILLAGE KALAMAZOO
PUD SITE PLAN
KALAMAZOO, MI | 06/14/24 | 41722-23214

FRIENDSHIP VILLAGE
LCS DEVELOPMENT™

Autodesk Docs://41722-23214 Friendship Village/41722-23214_Friendship Village_R23.rvt

DRIESENGA & ASSOCIATES, INC.
Engineering · Surveying · Testing

552 S 8th Street
Kalamazoo, Michigan 49009
Ph. (269) 544-1455
www.driesenga.com

June 14, 2024 *via email only*

Mr. Bobby Durkee
CITY OF KALAMAZOO
245 North Rose Street
Kalamazoo, MI 49007

Re: Friendship Village Kalamazoo (DAI #2350964.1A)
Sections 7 & 18, T2NS, R11W, City of Kalamazoo, Kalamazoo County, Michigan

Dear Bobby,

Attached you will find the proposed amended PUD plan for the Friendship Village development in the City of Kalamazoo. At the end of this document is an exhibit illustrating the area of the Friendship Village PUD Amendment, natural feature overlay, natural buffer, and transfer of acreage to the Garden Residential Units PUD in 2007. Below is a summary of changes made to the plan since the approved plan dated 4/24/1997.

Developer's Statement:

- This project consists of demolition, new construction, and remodeling of Friendship Village Kalamazoo, an existing senior living campus in Michigan. Helping seniors since 1975, this campus is nestled among over 70 acres of beautiful woods and groomed courtyards. In its current configuration, Friendship Village has 352 units; 180 units of Independent Living, 50 Independent Living garden homes, 55 Assisted Living apartments, 23 Memory Care apartments, 28 Skilled Nursing units, and 16 Rehab units.

  To meet the continued demand for senior living housing needs, provide needed building upgrades, and remain competitive in the marketplace, Friendship Village plans to grow the campus in coming years. In alignment with the City's vision for sustainable growth and community enhancement, the proposed development will contribute to the revitalization of the area, create additional employment opportunities, and stimulate economic growth within the community.

  The underlying zoning district for the development is Residential, Multi-Dwelling (RM-15). The proposed amended PUD adheres to the RM-15 district standards except in the following ways:

  1. Standard: *50.7.2 Required vehicular off-street parking spaces. Table 7.2-1*
     The multi-use development requires a maximum of 588 parking spaces. This amendment proposes an 11% increase for the following reasons: the senior living community is finding that numerous residents are multiple vehicle owners. The increase of parking is provided in underground enclosed areas which helps address climate concerns and the increased potential fall risks for this population in winter months. Occasional events throughout the year prove a temporary increase in visitors and additional parking is needed to accommodate this.

     Since employee parking needed in PUD 2 is temporary in nature, as residents in the duplexes may call for nursing or maintenance assistance as needed, the provided parking at PUD 1 accounts for the total employees of the entire Friendship Village campus (PUD 1 and PUD 2). The parking summary shown on the attached PUD Site Plan does not account for any

parking areas contained within PUD 2.

2. Standard: *Apx. A. 8.3. Specific Standards and Applications for Development Approval. C. Planned Unit Development Overlay (PUD-O) 11. Minor Deviations a) Height* and *Apx. A 5.1 Residential District Standards Table 5.1-1*
   The district permits a maximum height of 35'. The PUD Amendment proposes a 31% increase, with a maximum height of 46'. This is more than the permitted minor deviation of a 10% increase, at 38.5'. The proposed deviation considers the average grade plane around a structure in future conditions at the northwest of the site where grades drop approximately 10'. Height has been calculated from the average grade plane to the midpoint between the eave and peak.

3. Standard: *50-7.3 Required minimum bicycle parking. Table 7.3-1*
   The multi-use development requires a minimum of 91 bicycle parking spaces. A reduction is requested due to the nature of the population. Currently, very few residents on campus are using bicycles. The proposed bicycle parking spaces meets the requirement per employee use and provides an additional 3 spaces. The bicycle parking spaces will be distributed throughout the campus.

4. Standard: *Apx. A. 5.1 Residential District Standards*
   As requested by planning staff, in lieu of a property line along the N-S PUD boundary between PUD 1 and PUD 2, a 5' setback was provided.

A natural buffer is located on the east 132' of PUD 1. As referenced in the Planning Commission Staff Report, case #2007.05, in 2007 the Garden Residential Units PUD (PUD 2) was approved to acquire the north 225' from PUD 1 and associated tree removals were approved with the understanding that a greater number of trees would be planted to replace them. This amendment proposes a stormwater management basin located in the east 132' of PUD 2, with screening to be provided along the east property line. The proposed screening will be an improvement to its current condition. A stormwater maintenance agreement will be provided to detail how stormwater is managed across PUD 1 and PUD 2.

Summary of Improvements:

1. Demolition of existing maintenance building, guard shack, and two free-standing garages
2. New construction of single-story skilled nursing addition (40 units, 48 beds). Note, these licensed beds will be relocated from the existing skilled nursing wing.
3. New construction of single-story free-standing maintenance building
4. New construction of one single-story multiple stall parking garage (10 stalls)
5. New construction of a 3-story free-standing independent living building, including underground parking (80 units)
6. Remodel of common space at all 3 floors of the existing Assisted Living building. Commons includes living room, dining room, activity kitchen, tv room, storage and other ancillary spaces.
7. Remodel of a few existing spaces in the Rehab building where new skilled nursing is attaching
8. Remodel of main town center commons area to incorporate new dining venues
9. Revisions to the campus loop road and some surface parking areas
10. New construction of site improvements, such as sidewalks, landscaping, outdoor amenity spaces, and new surface parking areas
11. Demolition of existing 3-story independent living wing (loss of 60 units)
12. Demolition of existing single-story skilled nursing wing (loss of 28 units, 41 beds)
13. New construction of two 3-story independent living additions (110 units total)

14. New construction of four additional single-story garden homes with basement
15. Remodel of main commercial kitchen at main town center commons area
16. New construction of two additional single-story multiple stall parking garages (24 stalls)
17. New construction of site improvements, such as sidewalks, landscaping, outdoor amenity spaces, and new surface parking areas

Phasing:

- This project is broken into phase 1 and a future phase. Phase 1 includes items 1 through 10 above. Items 11-17 from above will occur in a future phase. Refer to site plan for additional information. Anticipated construction start date of October 2025 for Phase 1.

Total Density / Unit Count and Open Space:

- The total acreage of the Friendship Village PUD is 49.9 acres. In 2007, 3.4 acres (north 225') were transferred from the original Friendship Village PUD (PUD 1) to the Friendship Village Garden Residential Units PUD (PUD 2). Open space in the currently proposed PUD layout is now 32.3 acres (64.7%).

  Overall, the total proposed density of the entire project is being increased by 76 units and 19 beds in comparison to the 1997 PUD. These numbers are still far below the allowed maximum units. Please refer to the PUD Plan for more information.

Natural Features Protection:

- The Friendship Village – Kalamazoo (FVK) properties at 1400 North Drake Road and 1402 North Drake Road are located within the City of Kalamazoo's Natural Features Protection (NFP) overlay zoning district. With the proposed site development changes, these properties qualify for three (3) potential features on these sites: Trees, Woodlands, and Natural Heritage Sites.

  The FVK Ownership team has hired ISA certified arborists from Davey Resource Group (DRG) to review the existing site, identify any trees within the proposed development sites on both property that meet the City of Kalamazoo's NFP "Protected Trees" list, and evaluate/measure the existing woodland area. DRG will provide mapping and a report for all of the elements to meet the NFP's standards. In addition, once the proposed limits of development are established on the tree and woodland mapping, DRG will again visit the site to establish the critical root zone limits of the trees to remain along the development boundaries.

  The FVK Ownership team has also hired a Michigan Natural Features Inventory (MNFI) scientist from Michigan State University Extension to visit the properties twice in 2024 to review and verify if any of the threatened, rare, or endangered species from the State of Michigan's Natural Features Inventory list are present on the site. Currently, there are three (3) potential plants species from the MNFI list that the scientist will be looking for on site. The scientist will provide two (2) reports to the FVK Ownership team. The first will be after an early June site visit on whether any MNFI plant species are visible/detected on site. The second will be an early July site visit to confirm whether any MFNI plant species are visible/detected on site.

  After the DRG report and initial MNFI report are available, the FVK Ownership team will plan to meet with the City of Kalamazoo's NFP Board to review the information and determine if any zoning variances will be required for the proposed development projects. Any impacts to the established natural features will be replaced and restored in accordance with the standards of the Natural Features Protection Review Board.

Public Participation:

- Public Outreach will be achieved by providing letters to all property owners within 300' of the subject property along with providing notice to and coordinating with the Westwood Neighborhood Association. Online means for advertising the meeting will also be utilized, such as posting to the Westwood Neighborhood Association's social media page. An informational meeting will be hosted at Friendship Village to gain feedback and foster engagement. Additional information on requested approvals and dates of public hearings will be provided at the neighborhood meeting. The PUD Site Plan can be viewed at Friendship Village's campus. Attached is the notification letter and the list of residents this letter will be sent to.

Traffic Study:

- Please see attached Trip Generation and Roadway Crash Analysis by Progressive AE, Inc.

Please let me know if you have any questions or comments.
Thank you.

Sincerely,
DRIESENGA & ASSOCIATES, INC.

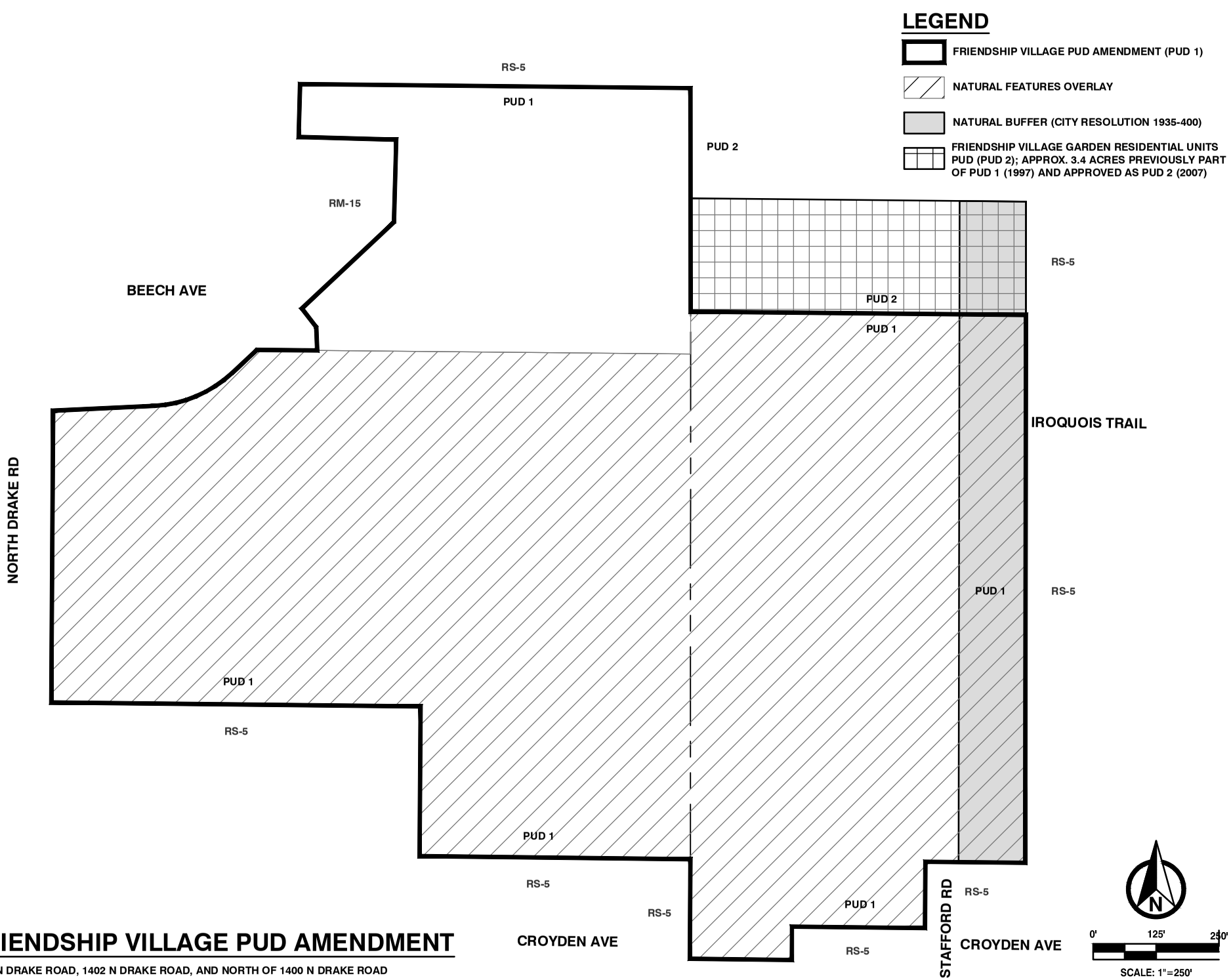
Annie Gigowski, Project Manager

Attachments:

1. Planning Commission Application
2. Planned Unit Development Review Sheet
3. Letter of Consent
4. Friendship Village PUD Site Plan 2024-06-14
5. NFP Overlay Preliminary Woodland Removals Plan
6. Trip Generation Analysis – Revised 2024-06-14
7. Geotechnical Report
8. Water Availability Letter – 1400 N Drake Friendship Village
9. Sanitary Sewer Capacity – Email Correspondence
10. Shared Access Agreement
11. Friendship Village Public Notice
12. Resident Addresses

CC: Tim Cain, David Riser – Friendship Village (via email only)
Steve Zbylicki, Nick Herrick, Randy Kuser, Katie Kuisle – LCS Development (via email only)
Samuel Michael, Amy Maldonado, Anna Lory – Pope Design Group (via email only)
Rachel Hughes-Nilsson, PLA, ASLA – OCBA (via email only)
John Tenpas, P.E. – Driesenga & Associates, Inc. (via email only)
File

C:\Users\annie.gigowski\DAI Dropbox\`Kalamazoo\Projects\2023\2350964.1A\docs\Municipal-Zoning\2024-06-14 Final PUD Amendment to City of Kalamazoo\PUD Amendment Summary To City of Kalamazoo 20240614.docx

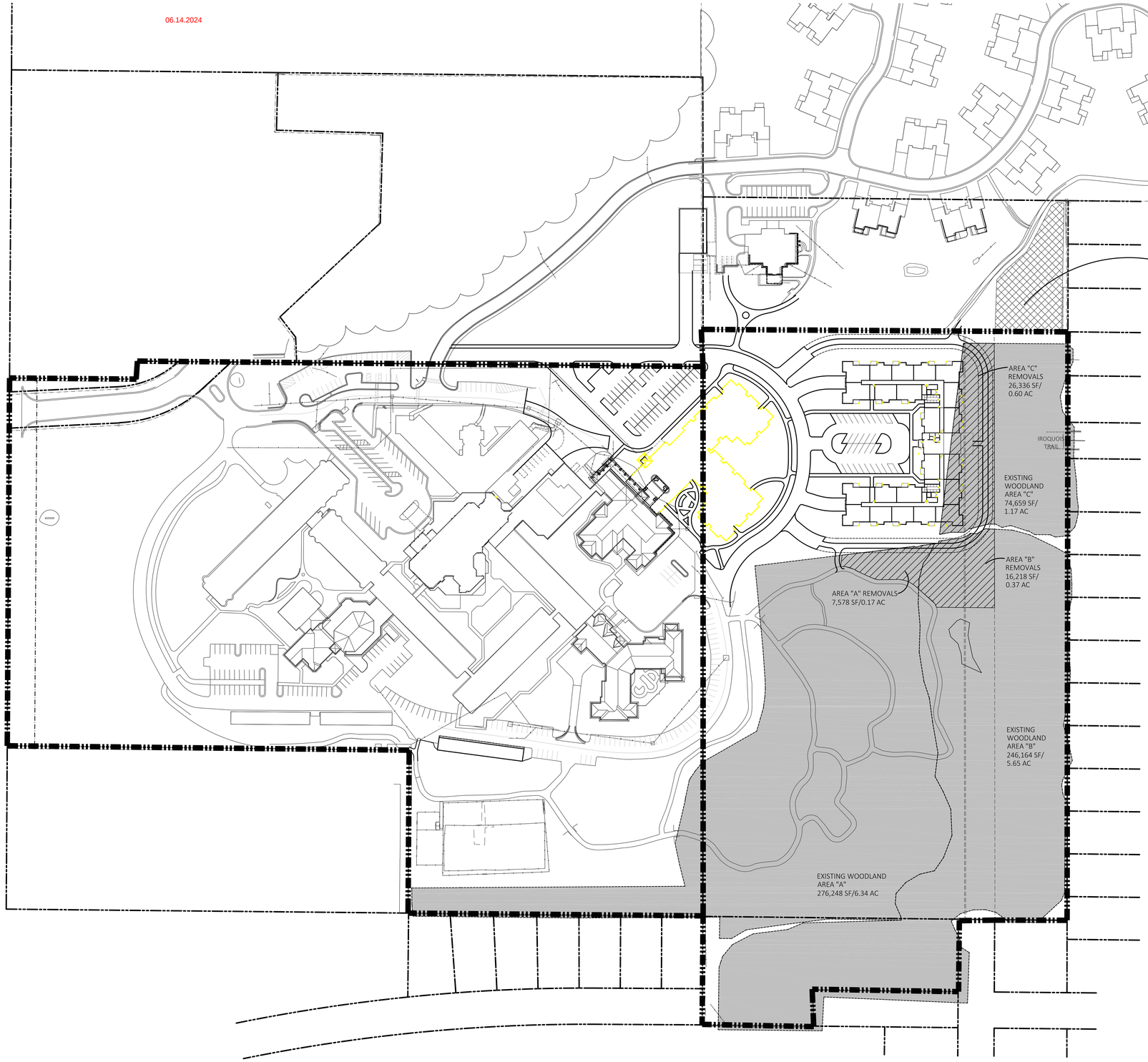


FRIENDSHIP VILLAGE PUD AMENDMENT

1400 N DRAKE ROAD, 1402 N DRAKE ROAD, AND NORTH OF 1400 N DRAKE ROAD

File: C:\Users\tomasgigowski\DAI Dropbox\Kalamazoo\Projects\2023\2350964.1A\dwg\2350964.1A - PUD Amendment Exhibit and Open Space Calcs.dwg

06.14.2024



Preliminary NFP Overlay Woodland Information		
	1400 N. Drake	1402 N. Drake
Overall Parcel Size	23.29 acres	20.03 acres
Overall Wooded Area	0.86 acres	12.30 acres
Percentage of Property containing woodlands	4%	61%
Preliminary Woodland Removals	0 acres	1.14 acres
Percentage of Woodlands estimated for removals	0%	9%

PRELIMINARY WOODLAND LEGEND

SYMBOL	DESCRIPTION
	EXISTING WOODLAND
	AREA OF EXISTING WOODLAND TO BE REMOVED
	AREA OF EXISTING NATURAL BUFFER TREES TO BE REMOVED (NOT LOCATED WITHIN NFP OVERLAY)
	PRELIMINARY WOODLAND DELINEATION
	PROPERTY LINE
	NFP OVERLAY ZONING BOUNDARY LINE

pai DESIGN LLC

LCS DEVELOPMENT - FRIENDSHIP VILLAGE CAMPUS REPOSITIONING, IL & SKILLED ADDITIONS
NFP OVERLAY PRELIMINARY WOODLAND REMOVALS PLAN

KALAMAZOO, MI | 06/14/24 | 41722-23214

OCBA LANDSCAPE ARCHITECTS
141 E. Michigan Avenue, Suite 500
Kalamazoo Michigan 49007
Phone (269) 381-3357
Fax (269) 381-2944

Landscape Architecture
Urban Planning
Parks & Recreation
Campus & Institutional Planning
Camp Planning & Design

FRIENDSHIP VILLAGE
Senior Living Community
40 YEARS YOUNG

LCS DEVELOPMENT

Autodesk Docs://41722-23214 Friendship Village/41722-23214_Friendship Village_R23.rvt

progressive|ae

June 14, 2024

Tim Cain
Friendship Village – Kalamazoo
1400 North Drake Road
Kalamazoo, MI 49006

Re: Trip Generation and Roadway Crash Analysis for Friendship Village of Kalamazoo, Michigan

Dear Mr. Cain,

Progressive AE, Inc. has been contracted to complete a trip generation assessment based on the guidelines found in *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*. This includes projecting the new vehicular trips expected to be generated by the proposed development as well as a comprehensive analysis of the anticipated impacts to the surrounding roadway network and assessment of alternative transportation modes.

INTRODUCTION
Friendship Village of Kalamazoo is proposing to construct additional independent living apartments and assisted living beds on their existing site at 1400 North Drake Road in Kalamazoo, Michigan. Table 1 below shows the existing land use and the proposed land use:

Table 1: Existing / Proposed Land Use

Land Use	Existing	Proposed	Total Future
Assisted Living Beds	135	7	142
Independent Living	180	134	314

The proposed site is located at 1400 North Drake Road in Kalamazoo, Michigan, as shown in Figure 1. An existing driveway on Beech Avenue provides access to the proposed development.

Figure 1: Study Area

TRIP GENERATION

The *Trip Generation Manual*, 11th Edition, from the Institute of Transportation Engineers (ITE), was used to calculate the anticipated traffic that the proposed site may generate. Trips are measured individually for inbound and outbound movements; therefore, a visit to the site by a resident or visitor, for instance, generates two (2) trips – one (1) inbound and one (1) outbound.

Based on the land use descriptions provided within the ITE Trip Generation Manual, the most applicable land use codes for the proposed site are listed in Table 2. Trips for the site were calculated for the typical weekday morning and afternoon peak hours based on the number beds/units for each land use. Table 2 shows the typical peak hour trips expected to be generated by the existing currently and Table 3 shows the proposed developments anticipated trips.

Table 2: Existing Trip Generation Summary

Land Use	ITE Code	Size	A.M.			P.M.		
			Total	Enter	Exit	Total	Enter	Exit
Assisted Living	254	135 Beds	24	15	9	32	13	19
Multifamily Housing (Low-Rise)	220	180 Units	79	19	60	98	62	36
		Total	**103**	**34**	**69**	**130**	**75**	**55**

Source: ITE Trip Generation Manual, 11th Edition

Table 3: Future Trip Generation

Land Use	ITE Code	Size	A.M.			P.M.		
			Total	Enter	Exit	Total	Enter	Exit
Assisted Living	254	142 Beds	26	15	11	34	13	21
Multifamily Housing (Low-Rise)	220	314 Units	120	29	91	156	98	58
		Total	**146**	**44**	**102**	**190**	**111**	**79**

Source: ITE Trip Generation Manual, 11th Edition

As shown in Table 2, the existing site should be generating approximately 103 weekday morning peak hour vehicle trips (34 inbound, 69 outbound) and 130 weekday afternoon peak hour trips (75 inbound, 55 outbound) onto the roadway system.

The proposed development is anticipated to generate 146 weekday morning peak hour vehicle trips (44 inbound, 102 outbound) and 190 new weekday afternoon peak hour trips (111 inbound, 79 outbound) onto the roadway system. This results in 43 more trips in the morning peak hour (10 inbound, 33 outbound) and 60 more trips in the afternoon peak hour (36 inbound, 24 outbound) compared to the existing development.

CRASH ANALYSIS

Using Michigan Traffic Crash Facts, a crash trend analysis for the past five (5) years was conducted along North Drake Road between Grand Prairie Road and West Main Street. Results from that analysis revealed that 337 crashes were reported during the analysis period. Throughout the analysis area, there were a total of seven (7) "A" injuries, eight (8) "B" injuries, 37 "C" injuries, and 285 property damage only crashes. There were no fatalities, two (2) pedestrian crashes, and no bicycle crashes reported. Table 4 below summarizes the crashes at each intersection on Drake Road.

Table 4: Crash Analysis

Intersection	CRASH TYPES								Total
	Single Motor Vehicle	Head-On	Head-On Left-Turn	Angle	Rear-End	Sideswipe - Same Direction	Sideswipe - Opposite Directions	Other	
Drake Rd and Grand Prairie Rd	7	0	0	5	7	0	5	0	**24**
Drake Rd and Beech Ave	3	0	0	1	5	0	0	0	**9**
Drake Rd and Croyden Ave	5	1	0	6	18	2	1	3	**36**
Drake Rd and Centerbury Ave	3	0	0	1	0	2	0	0	**6**
Drake Rd and Sunnydale Ave	2	0	0	3	1	2	0	0	**8**
Drake Rd and W Main St	5	7	12	45	115	54	6	10	**254**
Total	**25**	**8**	**12**	**61**	**146**	**60**	**12**	**13**	**337**

This analysis clearly shows the majority of crashes occurring at Drake Road and Main Street, with the prevailing crash type being rear-end crashes. This is the intersection with the most traffic in the area, so a higher number of crashes is to be expected. Rear-end crashes are typically the most common type of crash type at a signalized intersection and typically do not result in serious injuries. A potential treatment for reducing rear end crashes would be to add signal backplates with retroreflective borders to each signal at this location. Signal backplates enhance signal visibility for drivers during the day and night, which can increase drivers' awareness of the signal phase and increase driver compliance with the signal.

The second highest crash type observed was side-swipe crashes, which typically do not result in serious injuries. This high crash rate is likely caused by the dual left-turn lanes at each approach. Drivers can lose their target lane through the intersection during a dual left-turn and a sideswipe crash can occur. A typical treatment for this is to add dashed lane lines through the intersection to better delineate each lane, where this treatment has been done to each approach at this location.

The third most frequent crash type at Drake Road and Main Street is angle crashes, which tend to create some of the worst injuries in crashes. Angle crashes are typically caused by a driver running a red light and a potential solution would be to implement signal backplates to enhance signal visibility as well as more conservative yellow and all red clearance times for the traffic signal, if they have not been updated recently.

CONCLUSION

Based on the analyses performed, the proposed development will have minimal impact on existing traffic operations along adjacent roadways. The site is anticipated to generate 43 more trips in the morning peak hour (10 inbound, 33 outbound) and 60 more in the afternoon peak hour (36 inbound, 24 outbound) compared to its existing land uses. The anticipated number of trips to be generated is less than 100 new peak-hour trips. Due to the low trip generation, crash rates are not anticipated to increase on N Drake Road due to the new development.

The proposed project's trip generation is anticipated to be minimal and does not warrant a traffic impact study.

Sincerely,

Christopher E. Zull

Digitally signed by Christopher E. Zull
DN: C=US, E=zullc@progressiveae.com, O=Progressive AE, CN=Christopher E. Zull
Date: 2024.05.31 08:23:43-04'00'

Christopher E. Zull, PE
Transportation Practice Leader

JPE/ecy
P:\75800003\03 WIP\C1 PRE DESIGN\Traffic Study\Reports\2024 05 30 Kalamazoo Village Trip Gen Analysis.docx

NOTICE OF PUBLIC MEETING

FRIENDSHIP VILLAGE KALAMAZOO CAMPUS ADDITIONS & NEW BUILDINGS

06.14.2024

DATE: 27 June, 2024

TIME: 4:30 – 6:30 PM

PLACE: Friendship Village Kalamazoo
Kiva Building (see attached map)
1400 North Drake Road
Kalamazoo, MI 49006

PARKING: Parking is available near the Kiva building. See attached map for parking locations.

CONTACT INFORMATION:

Tim Cain, Executive Director, Friendship Village Kalamazoo
269-381-0560, caint@fvknet.com

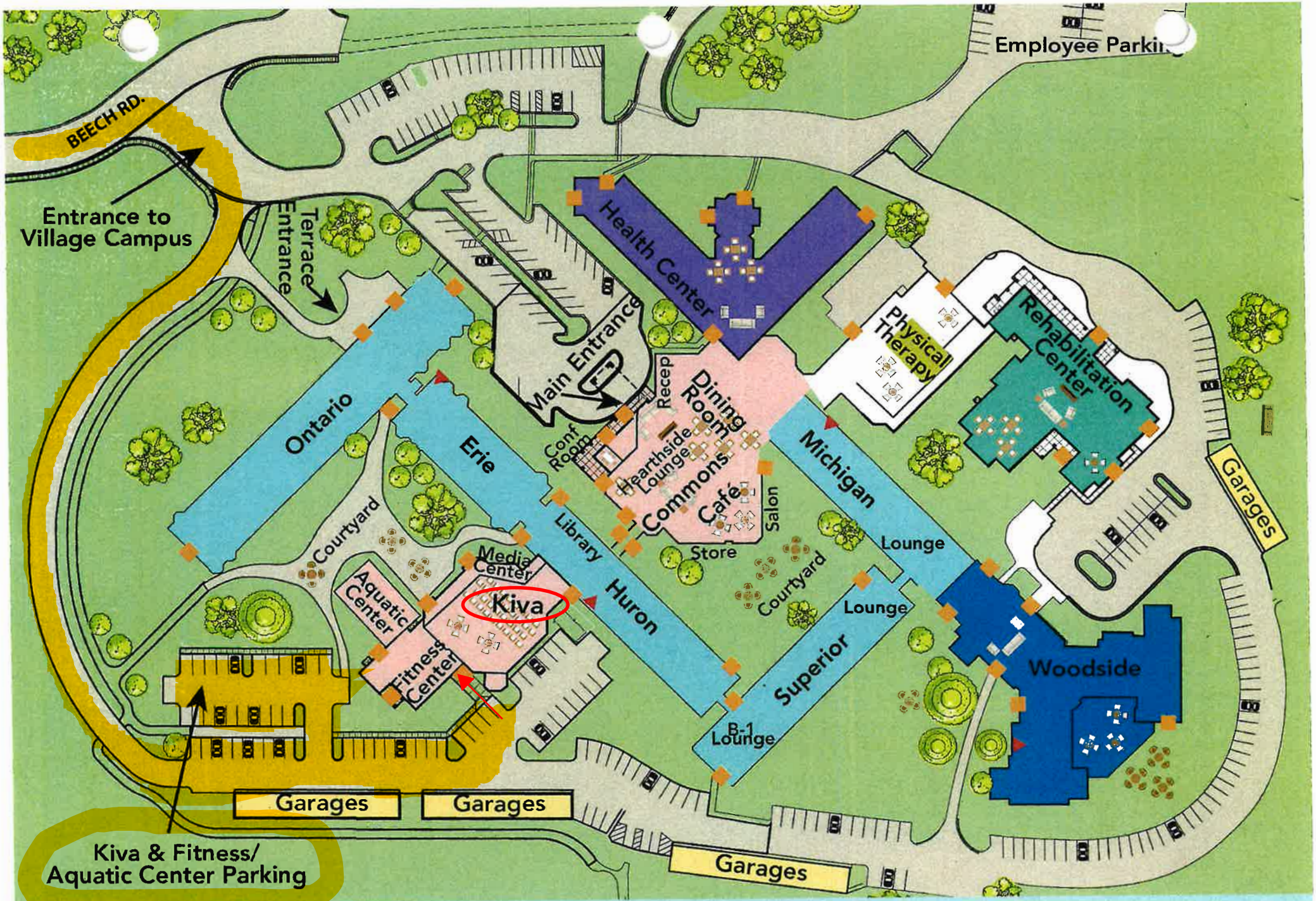
AGENDA:

Please stop by at any time to participate in small group informational sessions with members of the development and ownership team. Each group will spend time reviewing project details, discussing its impact on the community and other stakeholders, and discovering any potential neighborhood concerns.

ACCOMMODATIONS:

Accommodations are available upon request for individuals with disabilities. If you need an accommodation, please contact: Tim Cain, 269-381-0560, caint@fvknet.com

LCS DEVELOPMENT™ pai DESIGN LLC DRIESENGA & ASSOCIATES, INC. Engineering · Surveying · Testing OCBA LANDSCAPE ARCHITECTS


BEECH RD.
Entrance to Village Campus
Terrace Entrance
Employee Parking
Health Center
Physical Therapy
Rehabilitation Center
Main Entrance
Recep
Dining Room
Conf Room
Hearthside Lounge
Commons
Café
Salon
Store
Ontario
Erie
Michigan
Courtyard
Library
Media Center
Aquatic Center
Kiva
Fitness Center
Huron
Courtyard
Lounge
Lounge
Superior
B-1 Lounge
Woodside
Garages
Garages
Garages
Garages
Kiva & Fitness/ Aquatic Center Parking
Elevator
Exit
Note: The first floor of Superior and Michigan are Woodside residences.

June 14, 2024

Mr. Bobby Durkee
City of Kalamazoo
245 N Rose St.
Kalamazoo, MI 49007

Subject: Agreement on Grounds Management, Maintenance, and Shared Access to Site Amenities

Dear Bobby,

In response to the City of Kalamazoo's request, Friendship Village Kalamazoo (FVK) is pleased to formalize our commitment to the management, maintenance, and shared access to the amenities at our senior living community. This letter serves as a formal agreement between Friendship Village Kalamazoo and the City of Kalamazoo, encompassing the following properties:

- 1400 N Drake Road (PIN 06-07-362-001)
- 1402 N Drake Road (PIN 06-07-366-002)
- 4300 Beech Ave (PIN 06-07-341-002)

1. Grounds Management and Maintenance:

a. Responsibility: Friendship Village Kalamazoo agrees to manage and maintain the grounds across all three properties to promote safety, cleanliness, and aesthetic appeal.

b. Maintenance Activities: Regular activities will include, but are not limited to, lawn mowing, tree and shrub pruning, pathway maintenance, and snow removal. Further details concerning stormwater infrastructure can be found in the stormwater maintenance agreement.

c. Standards: Maintenance shall adhere to the standards set forth by the City of Kalamazoo to ensure a high-quality environment for all residents and visitors.

2. Shared Access to Site Amenities:

a. Site Amenities: Friendship Village Kalamazoo will ensure that all residents, staff, and approved visitors have shared access to the walking paths, gardens, pickleball courts and other amenities across the properties.

b. Access Hours: Access to these amenities will be available daily during regular business hours unless otherwise specified by Friendship Village Kalamazoo in coordination with the City of Kalamazoo.

c. Usage Guidelines: All users of these amenities are expected to adhere to the guidelines and rules to maintain a respectful and enjoyable environment.

3. Communication and Coordination:

a. Point of Contact: Friendship Village Kalamazoo will designate a point of contact responsible for coordinating with the City of Kalamazoo on issues related to grounds management and amenity access.

4. Duration and Review:

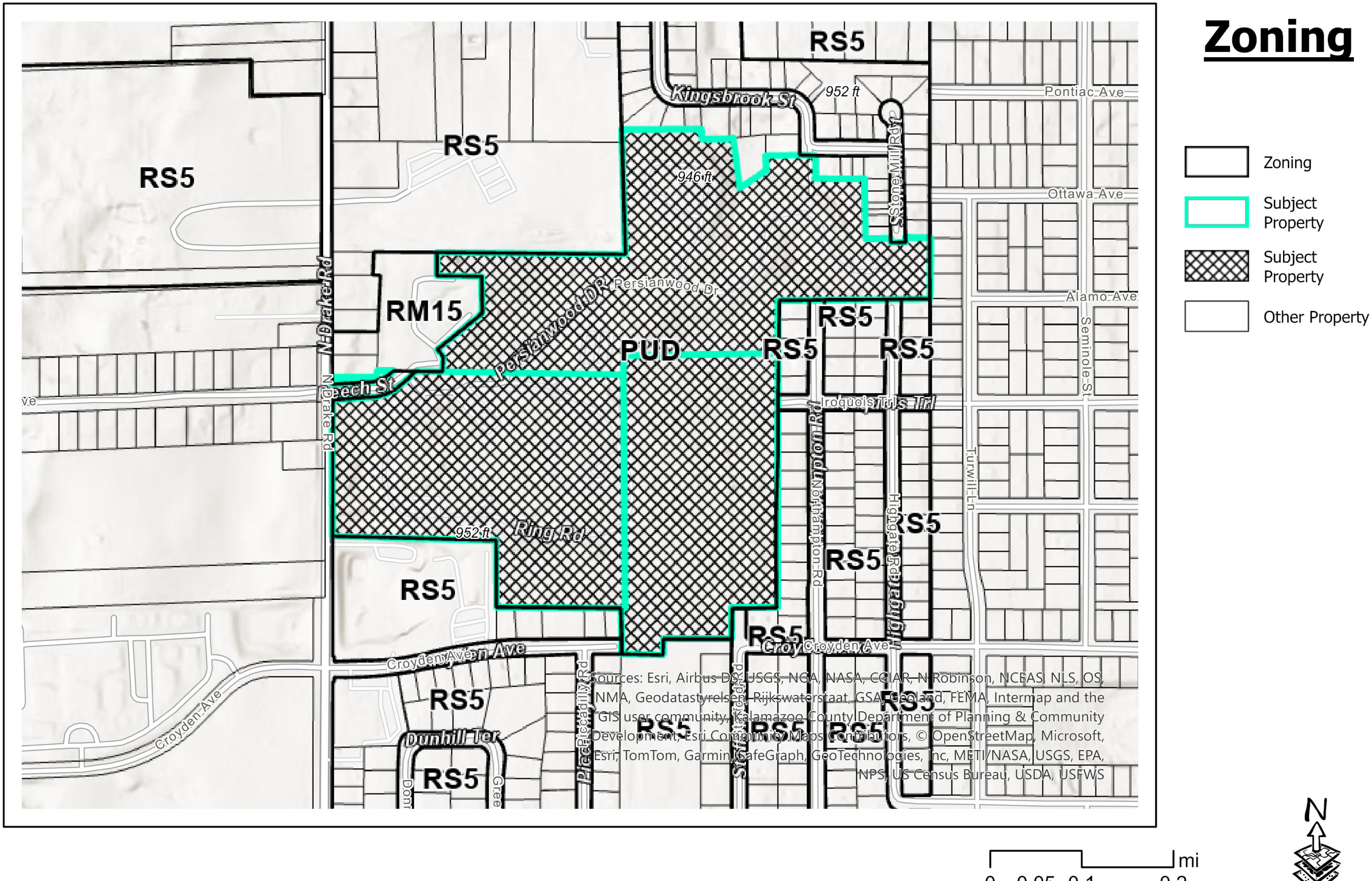
a. Effective Date: This agreement is effective as of June 14, 2024.

By signing below, Friendship Village Kalamazoo agrees to the terms outlined in this letter.

David Riser, Associate Executive Director

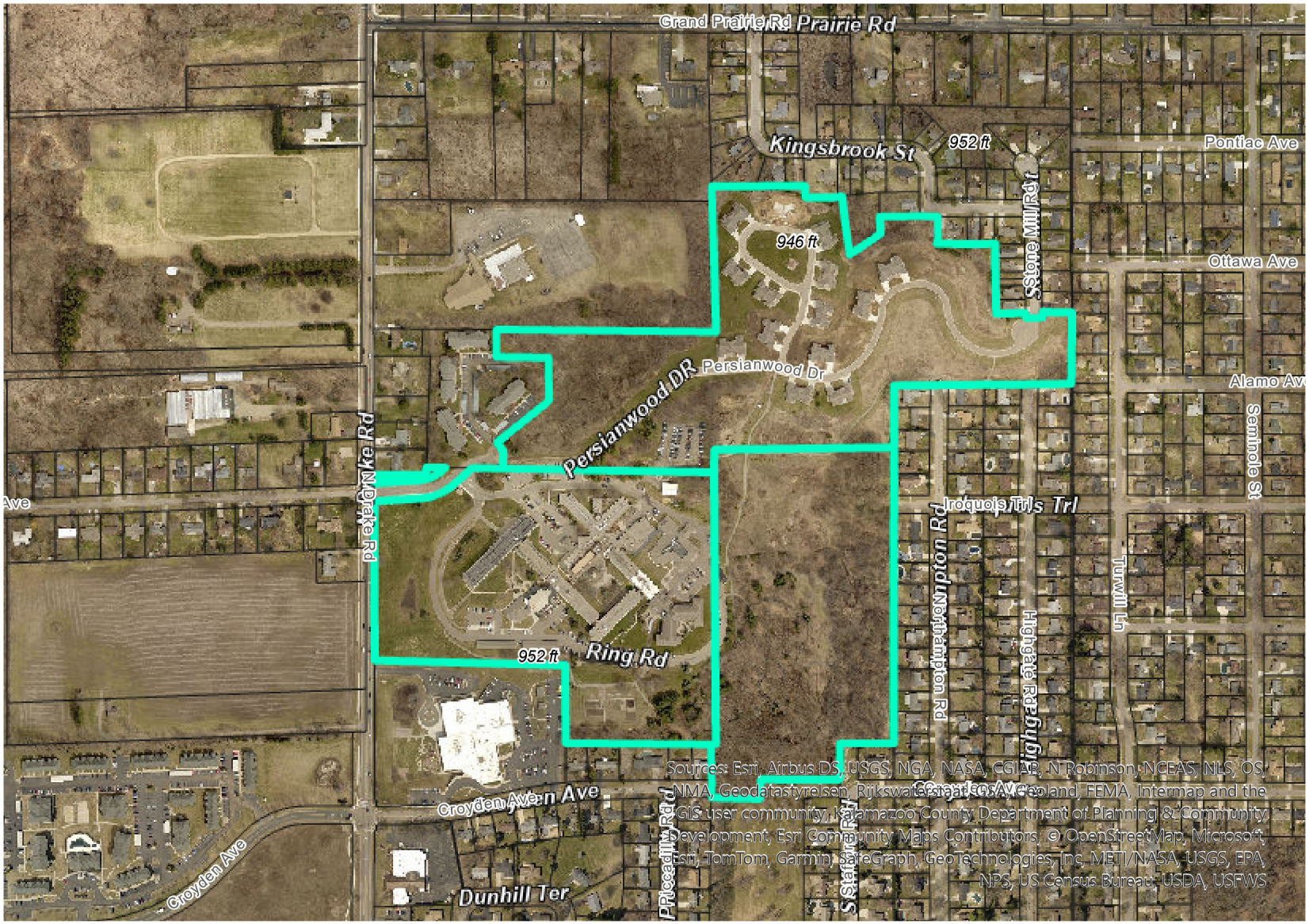
P.C. #2024.08 - 1400 & 1402 N Drake & 4300 Beech

Amendment to the Friendship Village Planned Unit Development (PUD)



2024.08 - 1400 & 1402 N Drake & 4300 Beech

Amendment to the Friendship Village Planned Unit Development (PUD)



Aerial View

- Subject Property
- Other Property

2018

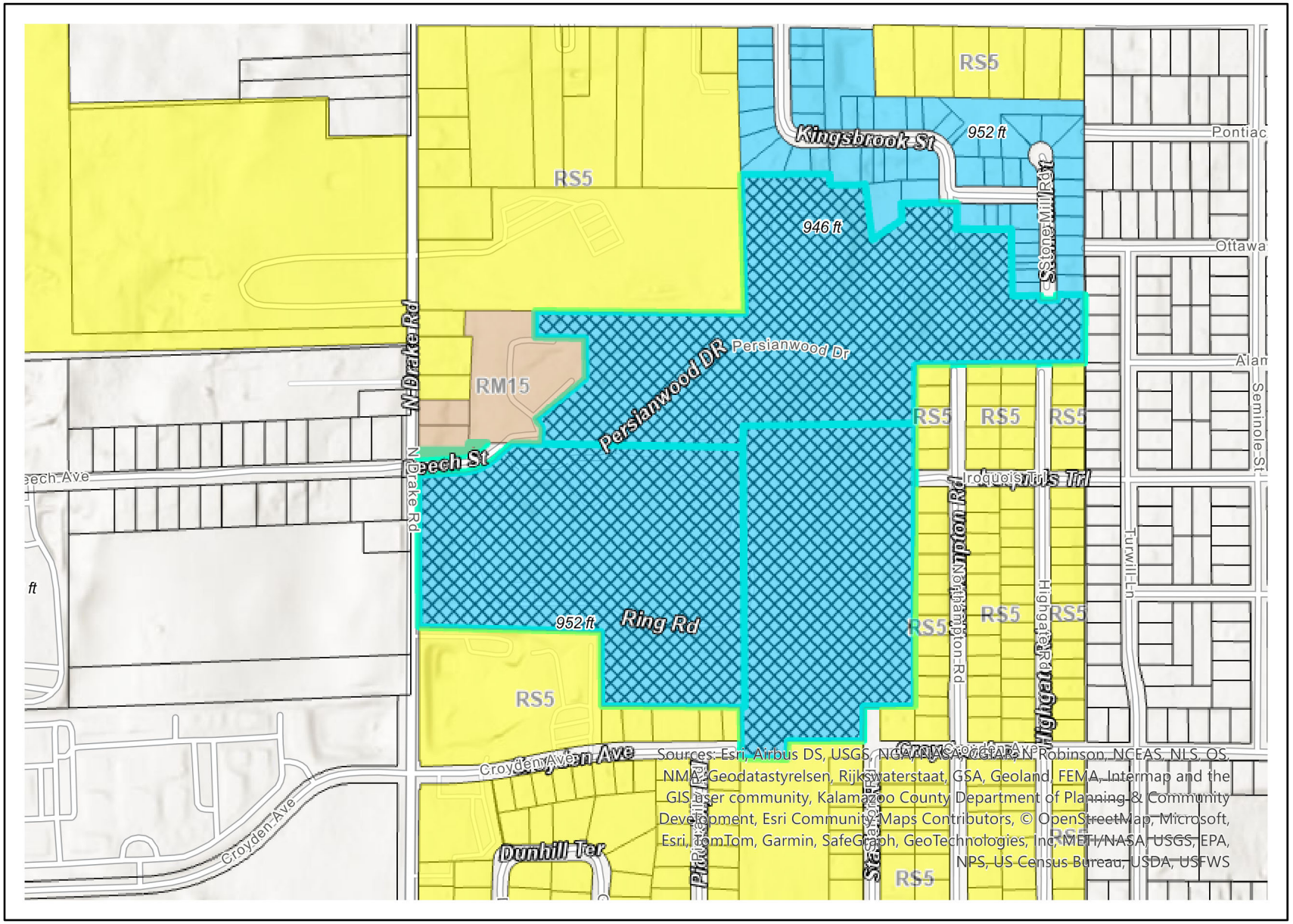
- Red: Band_1
- Green: Band_2
- Blue: Band_3

0 0.05 0.1 0.2 mi

N

P.C. #2024.08 - 1400 & 1402 N Drake & 4300 Beech

Amendment to the Friendship Village Planned Unit Development (PUD)



Current Zoning

Zoning

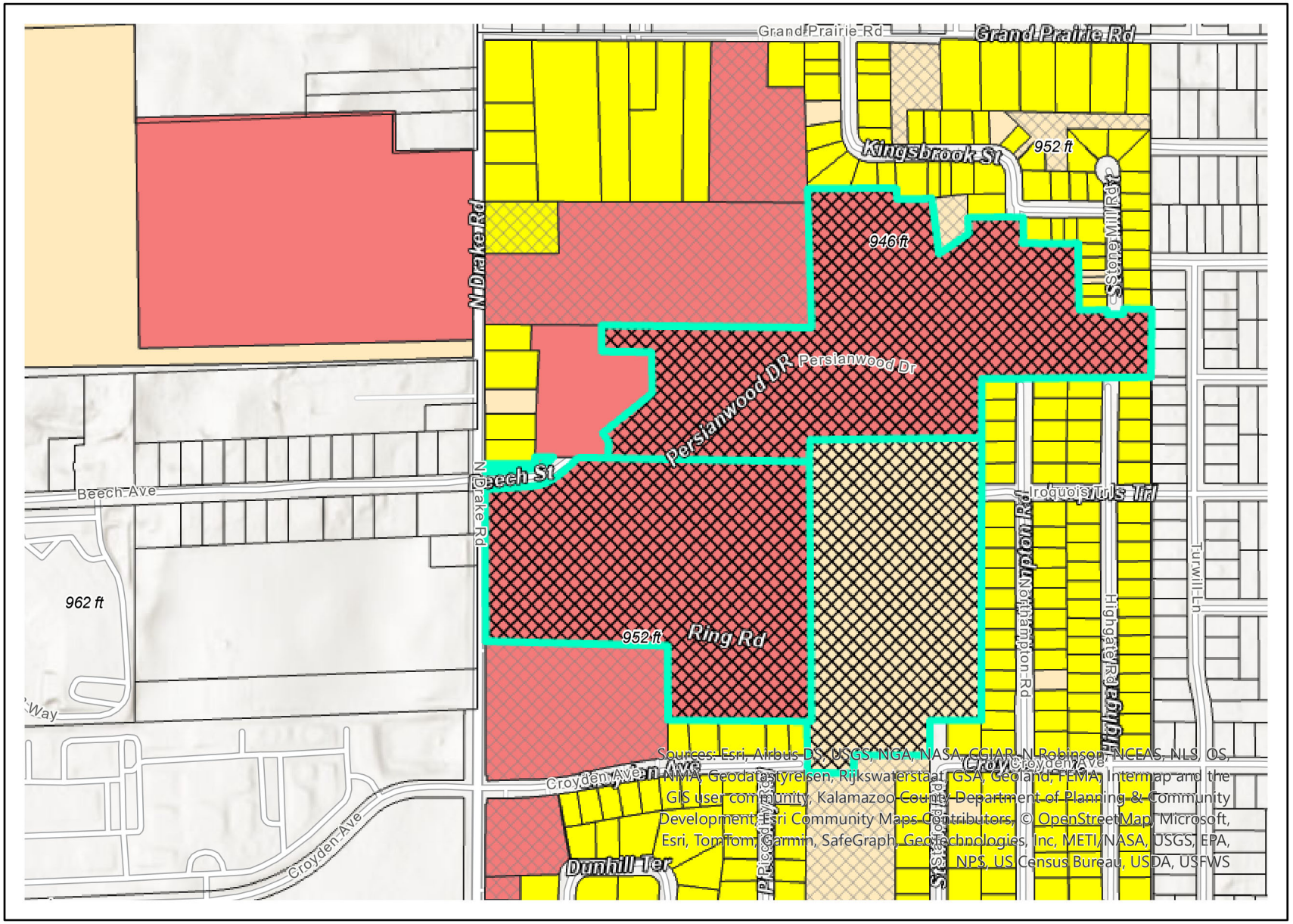
- PUD
- RM15
- RS5
- Subject Property
- Subject Property
- Other Property

0 0.05 0.1 0.2 mi

N

2024.08 - 1400 & 1402 N Drake & 4300 Beech

Amendment to the Friendship Village Planned Unit Development (PUD)



Current Land Use

- Subject Property
- Subject Property
- Other Property
- Tax Exempt

Property Class

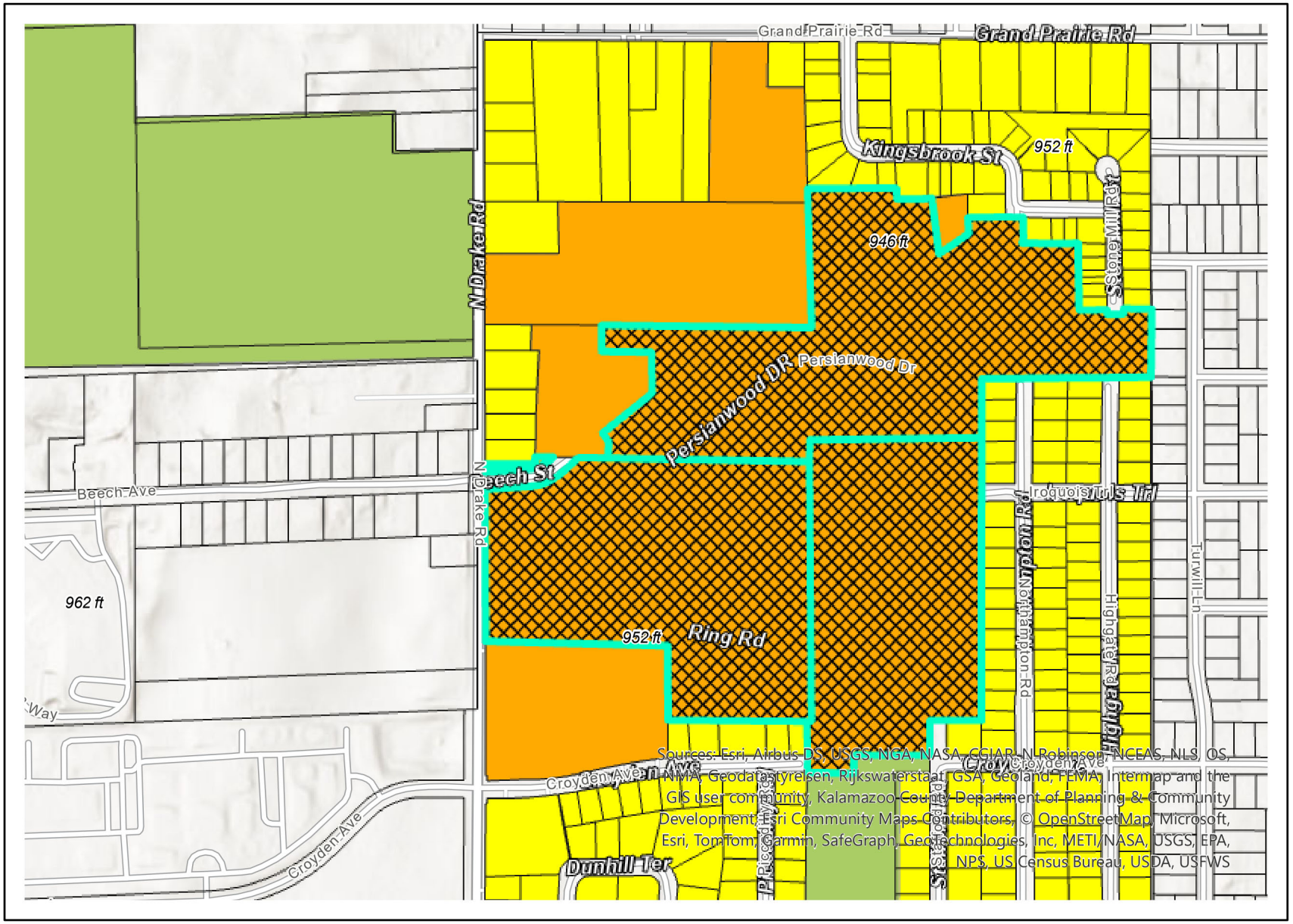
- Commercial
- Residential
- Vacant

0 0.05 0.1 0.2 mi

N

2024.08 - 1400 & 1402 N Drake & 4300 Beech

Amendment to the Friendship Village Planned Unit Development (PUD)



Future Land Use

- Subject Property
- Subject Property
- Other Property

Future Land Use

- Open Space/ Parks
- R1-Residential
- R3-Residential

0 0.05 0.1 0.2 mi

N

Year 2024 Full Site Plan	Project Address	Project Description	Applicant	Property Owner	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date	Final Inspect.	Process Issues
PSP24-001	3100 Stadium Drive	Cell Tower Antenna Co-Location	SBA Network Services LLC	City of Kalamazoo	8/29/2023	9/6/2023	9/8/2023	1/4/2024	$360	2/6/2024	NFP	Site Plan Approved	3/1/2024	5/1/2024	
PSP24-002	266 E Michigan Avenue	Proposed Building Addition and Addition of Residential Units (Coney Island)	266 E Michigan Ave Kalamazoo LLC	266 E Michigan Ave Kalamazoo LLC	10/27/2023	11/1/2023	11/3/2023	1/17/2024	$500	2/14/2024	HDC	Site Plan Approved	4/30/2024		
PSP24-003	708 N Burdick Street	Redevelopment of Existing Structure into Mixed-Used Building with Residential / Office Space	708 N Burdick St LLC	708 N Burdick St LLC	11/30/2023	12/20/2023	20/23/2023	1/10/2024	$500	2/21/2024	N/A	Site Plan Approved	3/14/2024		
PSP24-004	3419 S Burdick Street	Cell Tower Antenna Co-Location	Crown Castle USA	T-Mobile Central USA LLC	11/1/2023	11/29/2023	12/1/2023	1/24/2024	$250	2/21/2024	NFP (Administrative)	Site Plan Approved	5/1/2024	5/31/2024	
PSP24-005	2156 Race Street	Southside Park Improvements	City of Kalamazoo Parks & Rec	City of Kalamazoo	8/4/2023	8/23/2023	8/25/2024	1/25/2024	$500	2/28/2024	NFP (Administrative)	Site Plan Approved	4/9/2024		
PSP24-006	2501 Millcork Street	Redevelopment for a Community Center and Accessory School Use (El Concilio)	Abonmarche Byce	Hispanic American Council	11/8/2023	1/10/2024	1/12/2024	2/2/2024	$500	2/28/2024	N/A	Site Plan Approved	3/22/2024		
PSP24-007	1109 Engleman Avenue	Quadplex Development for Transitional Sober Living Housing (Reach Sober Living)	Abonmarche Byce	Reach Sober Living	9/28/2023	10/11/2023	10/13/2023	2/7/2024	$500	3/6/2024	N/A	Site Plan Approved	5/8/2024		
PSP24-008	825 Portage Street	New Development for a Community Center (Boys and Girls Club)	Hurley & Stewart	Boys & Girls Club of Greater	11/14/2023	12/6/2023	12/8/2023	2/23/2024	$500	3/27/2024	ZBA - Variances approved 2/8/2024	Project Under Review			
PSP24-009	1727 E Main Street	Phased Commercial Redevelopment	Pastor Lavan Carr	Carr, Lavan Dyke & Kerry Ann Graham	1/16/2024	1/24/2024	1/26/2024	3/5/2024	$250	4/3/2024	N/A	Withdrawn - Will Re-Apply			
PSP24-010	1019 Miller Road	Redevelopment of Existing Building for Commercial Use (Truth & Parks Innovator Exchange).	Nicole R. Triplett	Black Wall Street Kalamazoo	1/2/2024	1/17/2024	1/19/2024	3/5/2024	$500	4/3/2024	N/A	Project Under Review			
PSP24-011	1102 Lake Street	Site Work and Building Addition (Mills Street Market)	Tyler Bourdo	Patel, Kirit	8/29/2023	9/13/2023	9/15/2023	3/15/2024	$500	4/10/2024	ZBA - Variances approved 12/18/2023	Project Under Review			
PSP24-012	3600 Alvan Road	New Lighting and Pavement Expansion for the Existing Truck Yard (Old Dominion Freight Lines)	Manhard Consulting	Old Dominion Freight Line Inc.	12/7/2023	1/3/2024	1/5/2024	4/4/2024	$500		N/A	Pre-Process			Waiting on Env. Information
PSP24-013	3700 E Cork Street Court	Development of a Four-Story Hotel	Steve Aldridge	Doerr Protection Trust	11/2/2023	11/29/2023	12/1/2023	5/7/2024	$500	5/29/2024	N/A	Project Under Review			
PSP24-014	1727 E Main Street	Commercial Redevelopment and Upper Floor Residential	Brian Peterson with Pastor Lavan Carr	Carr, Lavan Dyke & Kerry Ann Graham	1/16/2024	1/24/2024	1/26/2024	5/30/2024	$300	6/26/2024	N/A	Project Under Review			
PSP24-015	3625 W Michigan Avenue	Multi-Family Residential Development	Greg Dilone Jr.	Kalamazoo Realty Holdings, LLC	10/20/2023	11/15/2023	11/17/2023	5/28/2024	$610	6/26/2024	NFP	Project Under Review			
PSP24-016	1500 N Pitcher Street	Building Demo, Overhead Utility Bridge Removal, Underground Power Feed under Pitcher, and Site Work	Hurley & Stewart	Graphics Packaging International. LLC	5/1/2024	5/8/2024	5/10/2024	6/6/2024	$500	7/10/2024	N/A	Project Under Review			Need CC Approval for Undergound Easement prior to Site Plan Approval
PSP24-017	700 River Street	Development of 10 homes with 5 drive entrances along Bridge Street / Ampersee.	Hurley & Stewart	City of Kalamazoo	11/30/2024	12/6/2023	12/8/2023	6/17/2024	$500	7/17/2024	ZBA - Variances approved 03/19/2024	Project Under Review			
								TOTAL	**$6,770**						