

Agenda

Zoning Board of Appeals

City of Kalamazoo



Thursday, May 13, 2021

7:00 PM

Virtual Meeting

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of Minutes from the Zoning Board of Appeals meeting on April 8, 2021

D. COMMUNICATIONS AND ANNOUNCEMENTS

E. PUBLIC HEARINGS

1. ZBA #21-05-05: 2636 Bronson Blvd. Nicole and Greg Tiongson are requesting: 1) A dimensional variance from Chapter 6, Section 6.3 A 2, to authorize replacing seven foot tall fencing in the front yard along Bronson Boulevard and eight foot fencing along the alley to the south, where fencing in the front yards is limited to four feet under the Zoning Ordinance; and 2) A dimensional variance from Chapter 6, Section 6.3 A 3b, to authorize the new fencing to be 100% opaque (solid, no gaps between boards) like the existing fence, where the Zoning Ordinance states front yard fencing may have a maximum of 75% opacity.
2. ZBA #21-05-06: 1503 S. Burdick St. Tomas Minto is requesting a use variance from Chapter 4, Section 4.2 Q3, to authorize two dwelling units on the ground floor of an existing building, where retail or other commercial floor space is required for the entire ground floor in Zone CN-1.
3. ZBA #21-05-07: 3110 Oakland Dr. Consumers Credit Union is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 K.8 c), to authorize a small portion of the parking lot in the northwest corner of the site to extend within the critical root zone of an existing 42-inch maple tree.

4. ZBA #21-05-08: 225 Parsons St. PlazaCorp Realty Advisors is requesting a dimensional variance from Chapter 50-5.6 C(2), of two stories to authorize the construction of a five story hotel to be combined with the former Gibson Guitar facility where three stories is the maximum height permitted for the Live Work -2 District.

F. DISCUSSION/ACTION ITEMS

G. REPORTS

H. PUBLIC COMMENTS

I. CITY COMMISSION LIASON COMMENTS

J. PLANNING COMMISSIONER COMMENTS

K. ADJOURNMENT

**MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
April 8, 2021 - 7:00 p.m.**

This meeting will be conducted electronically in order for members, staff, and the public to comply with the Emergency Order Under MCL 333.2253 – Gathering Prohibition and Mask Order issued by Elizabeth Hertel, Director of the Michigan Department of Health and Human Services, on March 2, 2021.

Vice Chair Carroll called the meeting to order at 7:00 p.m.

Vice Chair Carroll noted the meeting was being streamed live on Facebook and the City's YouTube channel.

Members Present: Christina Doane, City of Kalamazoo, MI; Jeff Carroll, City of Kalamazoo, MI; Beth van den Hombergh, City of Kalamazoo, MI; Remi Harrington, City of Kalamazoo, MI; Jeremy Terpening, City of Kalamazoo, MI

Members Absent: Chris Flach, Matt Lager – abstained from the meeting

City Staff: Pete Eldridge, Assistant City Planner; Deanna Benthin, Recording Secretary, Clyde Robinson, City Attorney

MINUTES:

Ms. Van den Hombergh, moved to approve the minutes of March 11, 2021 as submitted, seconded by Mr. Terpening.

Motion approved by voice vote unanimously.

NEW BUSINESS:

Mr. Eldridge commented Agenda item F will be removed from the agenda permanently since the ZBA does not have a City Commission Liaison.

PUBLIC HEARINGS: Vice Chair Carroll stated the public had the ability to call in to 269-226-6573 to leave comments for properties on the agenda. He summarized the process and explained the Zoning Board of Appeals public hearing rules of procedures. For each request, the secretary will read the application into the public record. The applicant or their representative will have 10 minutes to present their comments, followed by public comments received via phone will be aired for the panelist and audience. Then the public hearing would

be closed on the request. The Board would then conduct the finding of facts. The Board must approve the Finding of Fact. Therefore, the first vote you here is not a ruling on the request, but the Finding of Fact, then the Board discusses the request in order to determine a ruling. The Board reserves the privilege to ask questions of persons who have already spoken even though the public comment portion is now closed. Once discussion has ended the Board moves onto a roll call vote. A full board consists of six members and four affirmative votes are required to grant a motion for a non-use or use variance.

Ms. Doane read the application for 120, 124 and 128 West Dutton Street, Parcel #: 06-22-145-004, 06-22-145-003 and 06-22-145-019:

ZBA #21-04-04: 120, 124 and 128 West Dutton St.: An application for a variance to the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Jeremy Cole/State Wide Rentals, LLC owner of 120, 124 and 128 W. Dutton Street, which is situated in Zone RM-36, Residential – Multi Dwelling District. The applicant is requesting a variance from Chapter 12, Section 12.3 (Definition of Bed and Breakfast), to authorize a Bed and Breakfast business at 120, 124 and 128 W. Dutton Street, where the principal residence of the operator is in one of the dwellings but the other two adjacent dwellings will not have an operator living on-site as required by the definition. Bed and Breakfast is defined as “an establishment located within a detached house that is the principal residence of the operator, where short-term lodging is offered for compensation and that includes the service of one or more meals to guests”.

Please note that this request will not change the zoning classification of the property. This is a request for a variance only regarding the items described above. There were 126 notices of public hearing sent, and zero responses were received.

Jeremy Cole, business address of 606 Bryant Street, stated he's the owner of the properties located in the RM 36 zone district where a Bed & Breakfast' is allowed, he is only asking for relief from having an operator live in each of the dwellings. Mr. Cole stated he'll live in 124 W. Dutton and have another person live on the 3rd floor of 128 W. Dutton. At one time these structures were before the Building Board for demolition, he's renovated them completely. He has two reasons for the request, the first being COVID-19, if forced to have an operator in each building, they'd have guests and an operator. Granting the variance will allow him to be in 124 W. Dutton and manage the properties that are 12 to 15' apart. The second reason is because the parking, there's three houses and two driveways, this will take up less parking and allow for non-redundant operators. It's a permitted use so they'll continue if denied, just with an operator in each property.

Mr. Eldridge made staff comments on other similar cases before the Board, the first one was on was for a short-term rental in the RS-5 zone on Inkster Avenue, but was the request was withdrawn. Then came the 2026 S. Westnedge Avenue property which was a short-term request as well in the RM-15 zone. The property had unique circumstances as well as being on a commuter corridor. The property at 830 S. Rose Street was about three blocks away from the W. Dutton Street properties was in RM 36 zone and was permitted, they asked for a request to not having a separate operator in the house next door. The same as the request before them tonight. The most recent request was for Winchester Place in the RD 19 zone, for a use variance, asking for a short-term rental variance that wasn't allowed and was denied. West

Dutton Street's request is for a Bed & Breakfast, which means you are providing services to the guests. These are small lots, close to one another. City Staff doesn't have any problems with this concept of a Bed & Breakfast usage. The intent of the ordinance is to have someone responsible on site, if Mr. Cole isn't on site then the other operator will be on site.

Vice Chair Carroll questioned the three lots and were there three variance requests. Mr. Eldridge stated the variance applies to all three properties for the Bed & Breakfast, if one property is sold, then the Bed & Breakfast is nullified. If the properties are all three sold together, then they can continue.

Ms. Doane questioned if they can ask for an operator to be on one of the three properties. Mr. Eldridge stated an operator must be present at one of the three properties. The operator must reside in one of the properties.

Ms. Harrington asked how the homes are bundled together, are they three separate Bed & Breakfast uses?

Mr. Eldridge stated they are a group of properties to function as a Bed & Breakfast. Owned by the same management and operates as one entity. It ties the properties together, it's not necessary to combine the properties.

There was one written comment from 123 W. Dutton Street, Mr. Robert Vergeson, he had no issues with the Bed & Breakfast, only concerns with the parking.

Attorney Robinson commented if the variance is granted it runs with the land. If a parcel is sold off, he spoke to different selling scenarios, all three homes could be sold, or one of the two end homes are sold, if the middle home is sold. However, the Board may want to add a condition that this variance is only applicable so long as all the parcels are in common ownership. It would protect the neighborhood and the owner.

Vice Chair Carroll questioned if the middle house sold, how would the condition work. Attorney Robinson commented the condition would drop off, that having two adjacent parcels would be the same also.

Ms. Harrington asked why their discussing and putting conditions on ownership. Attorney Robinson stated because the variance runs with the land, they need one operator in each house, and a future issue with where the driveway is on the middle property. They discussed having to have an operator on site. Ms. Harrington clarified how are they able to impose a condition on an owner. Is it because Mr. Cole is the single owner, and three different owners could own them in the future? Attorney Robinson clarified in order to take advantage of one proprietor for three properties he has to have them all together.

Mr. Eldridge stated that's why Staff is speaking in favor, the owner of a Bed and Breakfast has to be on site. The condition Attorney Robinson referred to was it's only applicable when all parcels remain under one common ownership.

There were no comments from the public.
Vice Chair Carroll closed the public hearing.

FINDING OF FACT

Ms. Van den Hombergh moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 120, 124 and 128 W. Dutton Street shall include all information included in the notice of public hearing dated March 24, 2021.
- 2.) One hundred twenty-six notices of public hearing were sent, and one response was received, Mr. Vergeson of 123 W. Dutton Street.
- 3.) A public hearing was held before the board and public comments were accepted.
- 4.) The Zoning Board of Appeals received documents on the request including lot diagrams with boundaries and drawings, aerial photographs, site plans, elevations, and a letter.
- 5.) The Finding of Fact shall include those documents just described and also all facts and comments made during the public hearing, which are summarized to include without limitation, the following: Jeremy Cole, owner of the three properties purchased in 2017, he's asking that the Bed & Breakfast definition allow for one operator between the three buildings. The applicant expressed concern over COVID-19 and parking and suggested that would be alleviated with having less people in the residences. City Staff shared a list of recent variances of this nature and mentioned with a Bed & Breakfast you provide a service for your guest. The intent of the ordinance is to have a person always on site. Attorney Robinson suggested adding a condition that the residences remain under common ownership if they are sold.

Mr. Terpening seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Vice Chair Carroll stated he was in favor of the request, referring to the common rights of the land. As long as the common ownership remains.

Ms. van den Hombergh moved to approve the application, requesting a variance from Chapter 12, Section 12.3 (Definition of Bed and Breakfast), to authorize a Bed and Breakfast business at 120, 124 and 128 W. Dutton Street, where the principal residence of the operator is in one of the dwellings but the other two adjacent dwellings will not have an operator living on-site as required, conditioned as only applicable as the parcels stay under common ownership, seconded by Mr. Terpening.

Ms. Doane stated she's in favor the worst-case scenario, the new owner would have to apply for a variance.

Motion approved by roll call vote unanimously.

Yes: Doane, van den Hombergh, Terpening, Harrington, Carroll

OTHER BUSINESS:

ADJOURNMENT:

The meeting was adjourned at 7:42 p.m.

Submitted By _____ **Date** _____
Recording Secretary

Reviewed By _____ **Date** _____
City Staff

Approved By _____ **Date** _____
Chair



Zoning Board of Appeals Staff Report

City of Kalamazoo

Date: **5/13/2021**

Item: **D.1.**

TO: City of Kalamazoo Planning Commission

FROM: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: May 13, 2021

SUBJECT: ZBA #21-05-05: 2636 Bronson Blvd. Nicole and Greg Tiongson are requesting: 1) A dimensional variance from Chapter 6, Section 6.3 A 2, to authorize replacing seven foot tall fencing in the front yard along Bronson Boulevard and eight foot fencing along the alley to the south, where fencing in the front yards is limited to four feet under the Zoning Ordinance; and 2) A dimensional variance from Chapter 6, Section 6.3 A 3b, to authorize the new fencing to be 100% opaque (solid, no gaps between boards) like the existing fence, where the Zoning Ordinance states front yard fencing may have a maximum of 75% opacity.

BACKGROUND:

The property is improved with a 3,355 square foot dwelling and an attached garage. The property contains landscaped areas and inground pool south of the house. The Tiongsos have lived here for the last 18 years. There is a slight grade changes of approximately four feet from the north end of the property to the south. The property is bounded by Edgemoor Avenue to the north, Bronson Boulevard to the east, an alley to the south and an alley to the west where the driveway is located. It is surrounded on all sides by rights-of-way.

The fence currently runs from the house along Bronson Boulevard and around the alleys to the garage. There is not fencing in the front yard along Edgemoor Avenue. The request is to replace dilapidated fencing along Bronson Boulevard and the south alley where fencing is located in the front yard. The second request is from the opacity requirement to allow solid fence to be reinstalled in these front yards. The fence lines on both of these frontages are located on the hillside and are setback from the Bronson Boulevard and the alley and do not create a vision obstruction.

The Tiongsos would like to maintain the privacy of what they use as a rear yard by replacing the existing solid wood fence. This fence also provides the required barrier around the pool.

STRATEGIC VISION ALIGNMENT:

Master Plan:

The Future Land Use Map designates the subject property as R-1, Residential - Low Density. This request touches on the Master Plan Goal of Complete Neighborhoods by encouraging investing in maintenance, preservation, and improvements of residential properties.

COMMUNITY ENGAGEMENT:

Inform – the community will be made aware of the project.

The Nicole and Greg Tiongson are reaching out to adjacent property owners regarding the proposed project.

City sent letters to all property owners within 300 feet

FINDINGS:

There is no fiscal impact to the City related to the fencing project proposed.



Community Planning and Economic Development
245 N. Rose Street, Ste. 100
Kalamazoo, MI 49007
PH: (269) 337-8044
FAX (269) 337-8429
www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

April 27, 2021

**RE: ZBA #21-05-05
2636 Bronson Boulevard
Parcel #06-28-418-013**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Nicole and Greg Tiongson owners of 2636 Bronson Boulevard, which is situated in Zone RS-5, Residential – Single Dwelling District.

The applicants are requesting: **1)** A dimensional variance from Chapter 6, Section 6.3 A 2, to authorize replacing seven foot tall fencing in the front yard along Bronson Boulevard and eight foot fencing along the alley to the south, where fencing in the front yards is limited to four feet under the Zoning Ordinance; and **2)** A dimensional variance from the Chapter 6, Section 6.3 A 3b, to authorize the new fencing to be 100% opaque (solid, no gaps between boards) like the existing fence, where the Zoning Ordinance states front yard fencing may have a maximum of 75% opacity.

Please note that this request will not change the zoning classification of the property. This is a request for variance only regarding the items described above.

The meeting will be held on Thursday, May 13, 2021 at 7 p.m. Due to COVID-19 this public meeting will be held electronically and streamed live on the [City's Facebook page](#) and [YouTube Channel](#). Check www.kalamazoocity.org for details on providing public comments.

To examine documents related to this request or provide written comments, please contact Pete Eldridge at eldridgep@kalamazoocity.org or call (269) 337-8806. The agenda will be posted at <https://www.kalamazoocity.org/boards>

Sincerely,

Peter C. Eldridge, AICP

Assistant City Planner



Zoning Board of Appeals (ZBA) Application Form

Community Planning & Development Department

415 Stockbridge

Kalamazoo, MI 49001

Phone: 269-337-8026

www.kalamazoocity.org

Your fully completed application, fee, and all related documents must be submitted to the Community Planning & Development Department **at least four (4) weeks prior** to the Zoning Board of Appeals meeting.

Applicant: Name Nicole + Greg Tiongson
 Address 2636 Bronson Blvd.
 City, State, Zip Kalamazoo MI 49008
 Phone 269.599.4163 Cell _____
 Fax _____ Email tiongson@mac.com

Owner: Name Nicole + Greg Tiongson
 Address 2636 Bronson Blvd.
 City, State, Zip Kalamazoo MI 49008
 Phone 269.599.4163 Cell _____
 Fax _____ Email tiongson@mac.com

(If the applicant is not the property owner, a letter signed by the owner agreeing to the variance must be included with the application.)

Property Information

Street or Street Address 2636 Bronson Blvd.
 This property is located between Edgewood Ave street and Bronson Blvd. street, on the
☐ north ☒ south ☐ east ☒ west side of the street. -corner
 CCN# 06-28-418-013 Zone RS-5

Type of Request

☐ **Interpretation** of Chapter(s) _____ Sections(s) _____
 Paragraph(s) _____ of the City of Kalamazoo Zoning Ordinance.

☐ **Use Variance:** Applicant must demonstrate that if the Zoning Ordinance is applied strictly, unnecessary hardship to the applicant will result. All Use Variance Requirements must be met. (See *Requirements List*.)

☒ **Dimensional Variance:** Applicant must demonstrate that if the Zoning Ordinance is applied strictly, practical difficulties to the applicant will result. All Dimensional Variance Requirements must be met. (See *Requirements List*.)

☐ **Appeal of an Administrative Decision**

Description Variance related to 16.3A(2) and 16.3A(3b)
See attached

Attachments

- ☒ \$300.00 Fee
- ☒ Brief narrative (less than one type-written page) describing the nature of the request (2 copies)
- ☒ Sketch plan of the property in questions (2 copies)
- ☒ Additional attachments as needed e.g. (pictures, architectural drawings, petitions, etc. (2 copies)

Signature of Applicant

Date

8 April 2021

Signature of Owner (if different than applicant)

Date



We are requesting a variance to code 6.3A (2) and 6.3A (3b). Our property is 100% “fronted” by city streets or alleys. The property layout, house, in-ground pool, and existing fence all predate the current ordinance. This ordinance, as it is currently written, uniquely impacts our property within the neighborhood. The ordinance as it is written effectively eliminates the possibility of the private use of any portion of our property. The fence enclosing our “backyard” runs from the back corner of the house along Bronson Blvd., alley #1 and alley #2. This currently is a standard 7 ft. privacy fence (with the exception of the section along alley #1 where the fence is raised to 8ft. to shield mechanicals from street view & render them inaccessible from the alley).

We would like to replace the existing fence with new fencing panels and posts of the same dimensions, following the same footprint as the existing fence. The fence line along Bronson Blvd. encloses a swimming pool and sits within our property lines, running parallel to a public sidewalk. The entire Bronson Blvd. side property is graded such that the fence is on a hillside that runs up toward the house, in-ground pool and back yard. Following the code would leave the pool exposed from not only a privacy standpoint, but also a safety standpoint. A four foot 75% opaque fence (required by code for frontage) would make the pool easily accessible to anyone passing by on the sidewalk. In order to keep the pool safely enclosed, the city code requires that pools be enclosed with fencing at least 4ft. above grade with vertical poles or boards not more than 2in. apart and not accessible by any climbable stationary object. (City code 34.10A & A2) Looking at the products commonly available at the local supply stores, the fencing that meets the code 6.3A 2&3B (Not greater than 4ft. and 75% opacity) does NOT meet the code related to fencing for pools. All samples of fencing meeting the requirement for frontage has vertical rods/boards spaced at over 3in. between each vertical rod/board and horizontal supports that would make the fence easily climbable. Additionally, with the nature of the hillside, the entire yard behind the fence would render the fence less than the required 4ft. from grade.

We believe that replacing the existing fence with a new fence of the same dimensions and footprint is not only in keeping with the safety ordinances related to the pool, but also as more than 50% of the property along Edgemoor Ave. and Bronson Blvd. are unfenced, the spirit of only enclosing back yard spaces with privacy fencing. Additionally, it is not possible to simultaneously adhere to the two ordinances regarding fencing around pools and fencing along a frontage as they are in conflict with one another in their dimension requirements.



Intersection of Edgemoor Ave. & Bronson Blvd.
Standard height privacy fence

Standard height privacy panels along Bronson Blvd.
Type to enter text

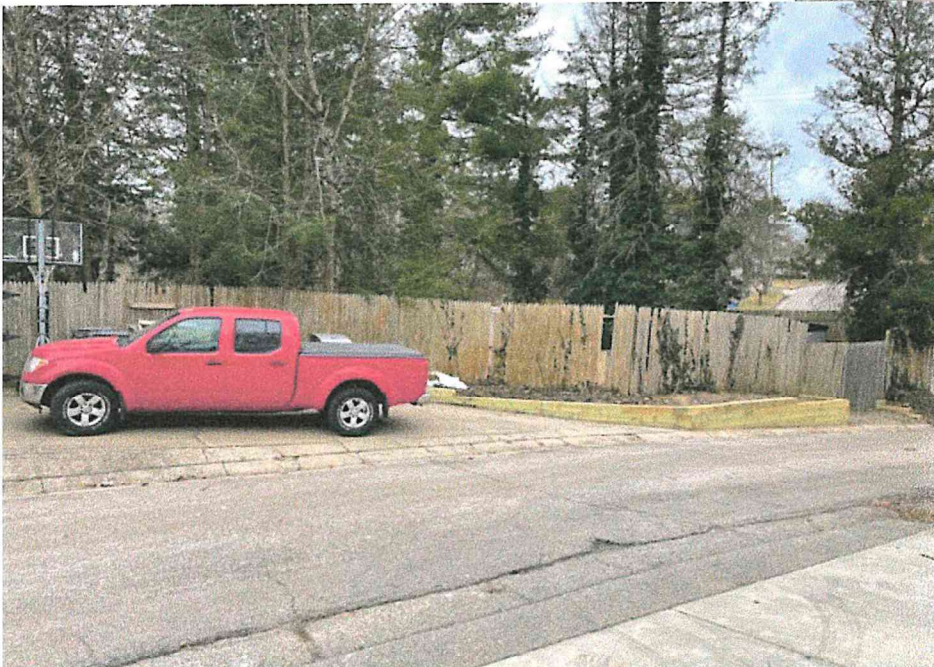


Standard height privacy panels along Bronson Blvd.



Alley #1 Fence runs perpendicular to Bronson. These panels are currently 8 ft.

Intersection of alley #1 & #2. Due to the sloping nature of the yard, the tops of the larger panels along Alley #1 match up with the tops of the standard height panels along alley #2. the utility gate section is currently set lower.



Alley #2 with standard height privacy fence.



We are requesting a variance to code 6.3A (2) and 6.3A (3b). Our property is 100% “fronted” by city streets or alleys. The property layout, house, in-ground pool, and existing fence all predate the current ordinance. This ordinance, as it is currently written, uniquely impacts our property within the neighborhood. The ordinance as it is written effectively eliminates the possibility of the private use of any portion of our property. The fence enclosing our “backyard” runs from the back corner of the house along Bronson Blvd., alley #1 and alley #2. This currently is a standard 7 ft. privacy fence (with the exception of the section along alley #1 where the fence is raised to 8ft. to shield mechanicals from street view & render them inaccessible from the alley).

We would like to replace the existing fence with new fencing panels and posts of the same dimensions, following the same footprint as the existing fence. The fence line along Bronson Blvd. encloses a swimming pool and sits within our property lines, running parallel to a public sidewalk. The entire Bronson Blvd. side property is graded such that the fence is on a hillside that runs up toward the house, in-ground pool and back yard. Following the code would leave the pool exposed from not only a privacy standpoint, but also a safety standpoint. A four foot 75% opaque fence (required by code for frontage) would make the pool easily accessible to anyone passing by on the sidewalk. In order to keep the pool safely enclosed, the city code requires that pools be enclosed with fencing at least 4ft. above grade with vertical poles or boards not more than 2in. apart and not accessible by any climbable stationary object. (City code 34.10A & A2) Looking at the products commonly available at the local supply stores, the fencing that meets the code 6.3A 2&3B (Not greater than 4ft. and 75% opacity) does NOT meet the code related to fencing for pools. All samples of fencing meeting the requirement for frontage has vertical rods/boards spaced at over 3in. between each vertical rod/board and horizontal supports that would make the fence easily climbable. Additionally, with the nature of the hillside, the entire yard behind the fence would render the fence less than the required 4ft. from grade.

We believe that replacing the existing fence with a new fence of the same dimensions and footprint is not only in keeping with the safety ordinances related to the pool, but also as more than 50% of the property along Edgemoor Ave. and Bronson Blvd. are unfenced, the spirit of only enclosing back yard spaces with privacy fencing. Additionally, it is not possible to simultaneously adhere to the two ordinances regarding fencing around pools and fencing along a frontage as they are in conflict with one another in their dimension requirements.



Intersection of Edgemoor Ave. & Bronson Blvd.
Standard height privacy fence

Standard height privacy panels along Bronson
Blvd. Type to enter text

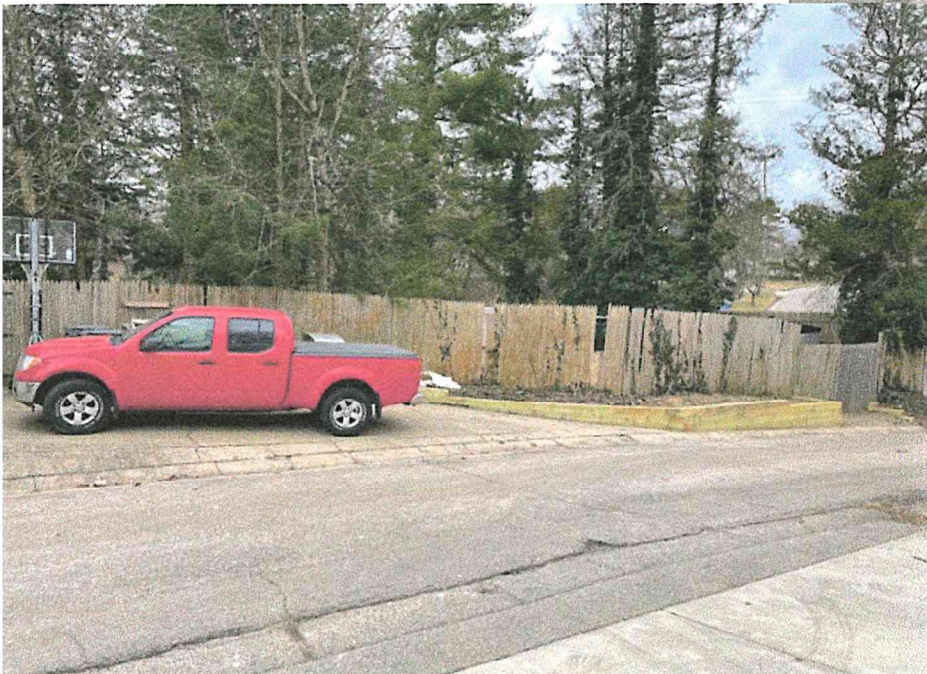


Standard height privacy panels along Bronson
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Alley #1 Fence runs perpendicular to Bronson. These panels are currently 8 ft.

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Alley #2 with standard height privacy fence.

2636 Bronson Blvd - Zone RS-5

Legend

- Parcel
- Parcel Addresses



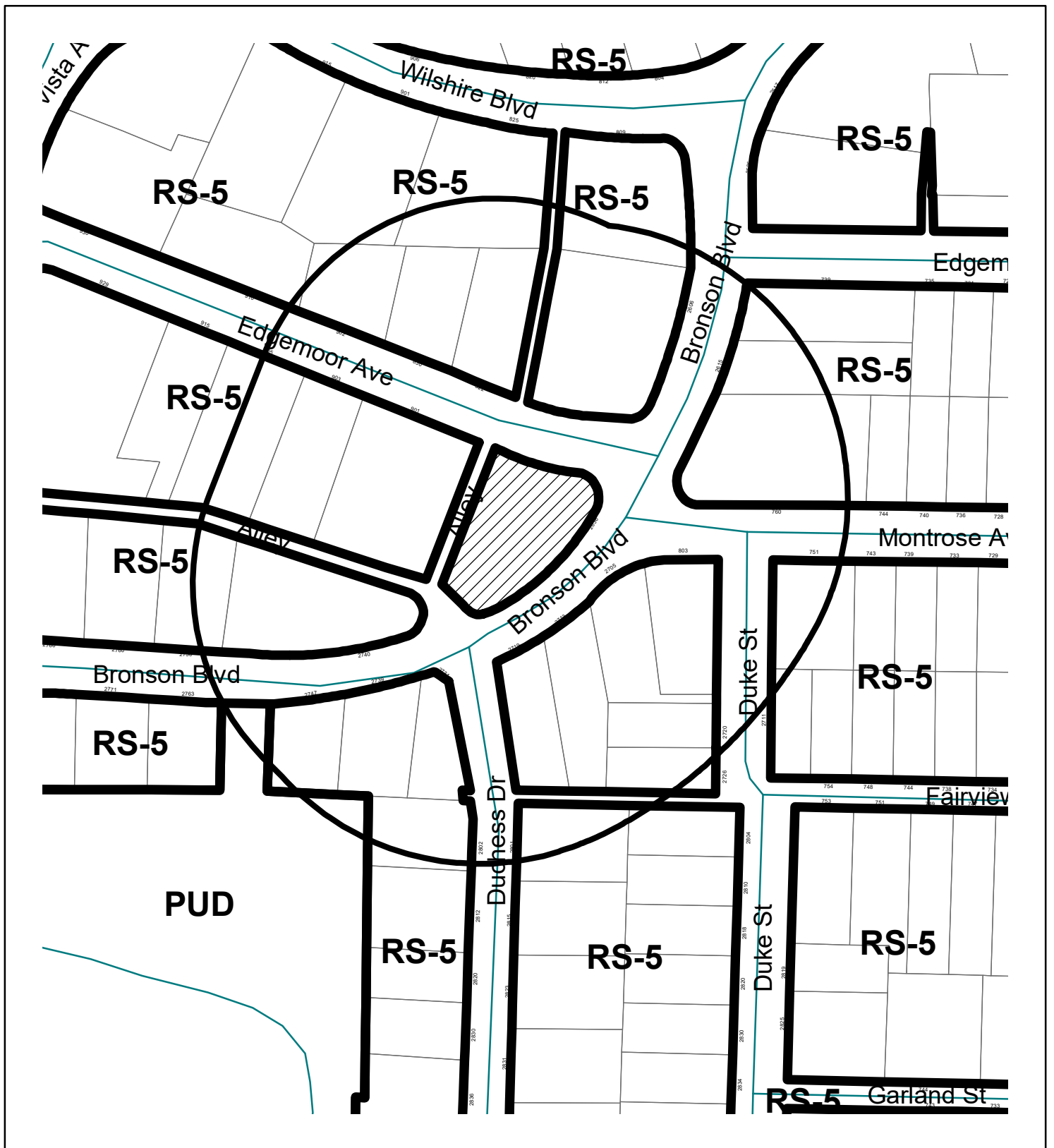
0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





300' Mailing Boundary
2636 Bronson Blvd.



0 2040 80 Feet



Zoning Board of Appeals Staff Report

City of Kalamazoo

Date: **5/13/2021**

Item: **D.2.**

TO: City of Kalamazoo Planning Commission

FROM: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: May 13, 2021

SUBJECT: ZBA #21-05-06: 1503 S. Burdick St. Tomas Minto is requesting a use variance from Chapter 4, Section 4.2 Q3, to authorize two dwelling units on the ground floor of an existing building, where retail or other commercial floor space is required for the entire ground floor in Zone CN-1.

BACKGROUND:

The property has a 1,800 square foot two-story mixed use building. There are two commercial spaces on the ground floor and one residential unit on the second floor. Mr. Minto is in the process of purchasing this property which he would like to convert into three residential units.

The south unit (former beauty shop) is approximately 500 square feet. The ground level of the main building is 864 square feet and has a kitchen and a full bath. The unit on the second floor is 432 square feet and is already registered and inspected as a rental unit. The site has eight paved parking spaces and a 342 square foot garage.

There are other residential uses within the Commercial – Neighborhood (CN-1) District to the east along Richardson Avenue, across S. Burdick Street to the west and directly to the south.

Outside of Downtown 1 and Node Districts, the City has supported variance requests for ground floor residential in existing commercial and mixed use districts.

STRATEGIC VISION ALIGNMENT:



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.

This proposed project touches on the Complete Neighborhood Strategic Goal as it will provide additional housing units and possibly one accessible dwelling unit which would add to the available housing stock in Kalamazoo. Economic Vitality is also

touched on as this promotes the re-use of the underutilized commercial space in this building.

Master Plan & Neighborhood Plan:

The Future Land Use Map designates the subject property as Neighborhood Edge. This category allows for a mix of small-scale commercial developments which serve the immediate neighborhood and for low and medium density residential uses.

This request touches on the Master Plan Goal of Complete Neighborhoods by adding to the variety of housing types available.

COMMUNITY ENGAGEMENT:

Inform – the community will be made aware of the project.

Tomas Minto is reaching out to adjacent property owners regarding the proposed project and the Edison Neighborhood Association.

City sent letters to all property owners within 300 feet.

FINDINGS:

This project will not result in any fiscal impact on the City.



Community Planning and Economic Development
245 N. Rose Street, Ste. 100
Kalamazoo, MI 49007
PH: (269) 337-8044
FAX (269) 337-8429
www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

April 27, 2021

RE: ZBA #21-05-06
1503 S. Burdick Street
Parcel #06-22-382-003

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Tomas Minto for the property at 1503 S. Burdick Street, which is situated in Zone CN-1, Commercial – Neighborhood District.

The applicant is requesting a use variance from Chapter 4, Section 4.2 Q3, to authorize two dwelling units on the ground floor level of the existing building, where retail or other commercial floor space is required for the entire ground floor level in Zone CN-1.

Please note that this request will not change the zoning classification of the property. This is a request for variance only regarding the item described above.

The meeting will be held on Thursday, May 13, 2021 at 7 p.m. Due to COVID-19 this public meeting will be held electronically and streamed live on the [City's Facebook page](#) and [YouTube Channel](#). Check www.kalamazoocity.org for details on providing public comments.

To examine documents related to this request or provide written comments, please contact Pete Eldridge at eldridgep@kalamazoocity.org or call (269) 337-8806. The agenda will be posted at <https://www.kalamazoocity.org/boards>

Sincerely,

Peter C. Eldridge, AICP

Assistant City Planner



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo-city.org

ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION			
Name: Tomas Minto		Mailing Address: 219 W Walnut	
City: Kalamazoo	State: MI	ZIP Code: 49007	
Phone: 269-779-7111	Email: minto.tomas@gmail.com	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY OWNER INFORMATION			
<i>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.</i>			
Name: Alice Covell		Mailing Address: 11657 Floria RD	
City: Delton	State: MI	ZIP Code: 49046	
Phone: 269-623-4378	Email: alice@covellharwood.com	Preferred Contact: ☐ Email ☒ Phone	
PROPERTY INFORMATION			
Property Address(s): 1503-05 S. h Burdick Street			
Parcel Identification Number(s): 06-22-382-003		Zone District (kalamazoo-city.org/maps):	
TYPE OF REQUEST			
☐ Dimensional Variance from Chapter(s) _____, Section(s) _____ ☒ Use Variance to allow <u>residential use of</u> <u>entire property.</u>		☐ Appeal of an Administrative Decision ☐ Interpretation of Zoning Ordinance, Chapter(s) _____, Section(s) _____ ☐ Temporary Use Approval	
Reason for Request: Attached			
ATTACHMENTS			
☒ \$ 375.00 Fee		☒ Type Plan detailing variance request, plat, site plan, sketch plan can all be used.	
☒ Review Sheet for Request Type		☒ Optional: Photos of property, architecture plans, etc.	
<i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant: Tomas Minto		Date: 04/13/2021	
Signature of Owner (if different than applicant): Alice Covell		dotloop verified 04/13/21 4:39 PM EDT 9XNG-NIOG-LFZH-VFZR	



(1503 Left, two units, upstairs and down - 1505 Right, single unit)

Commercial space is in low demand due to the impact of covid 19, meanwhile quality affordable housing continues to be at a significant shortage.

1503-05 South Burdick Street

Minto & Deboer Property Management, LLC

219 W. Walnut Kalamazoo MI 49007

Introduction

Minto & Deboer Property Management LLC, are seeking to acquire multi-family housing in the Kalamazoo area with a focus on long term investment, historic preservation and quality housing. 1503-05 South Burdick is currently under contract to purchase and we are seeking approval to use the first floor of this home as residential housing. Commercial space is at a low demand and quality affordable housing in the Kalamazoo area is at a shortage. Currently the property is zoned to only allow for commercial operations on the ground level. Such as offices, takeout food, or other low impact business.

A variance of use is required to move forward on this project, the ability to use the entire property as residential instead of just the second floor. Currently the second floor is occupied by a long term tenant. We hope to be able to provide housing for others as well.

Project Overview

About the home: 1503-05 South Burdick Street is a 1950's bungalow home with a small addition of a single story commercial unit on the south wall. Previously occupied by a hair salon, and the first floor of the home being used as office space. Both units have been rendered vacant from the effects of Covid on the local economy and the continuing loss in demand for small commercial spaces around kalamazoo.

What we would change: Our project seeks to use the full space of the original home and the addition to the south for high quality, yet affordable rental housing. The main home is already set up as a two unit with full bathrooms and kitchens. While cosmetic improvements need to be made (such as paint and carpet), no changes that would require a permit are required. The commercial space to the south will require a kitchen and shower to be installed to meet rental code, requiring an electrical and plumbing permit as a couple more outlets above the counters need to be added along with supply and drain lines for the shower and kitchen sink. A half bath is already in place in the unit.

What we need: We are seeking feedback from the surrounding property owners, stakeholders, and neighborhood association(s) to ensure that this project meets the vision and direction of the community. Along with the city Master Plans and Neighborhood Plans in place or being worked on.

Additional options for the smaller unit to the south: currently half of the room has been raised about 6 inches over a concrete slab, the front entrance is ground level and the rear is raised to meet the half of the floor that is raised. With the unit so close to ground level and no stairs it would make a great candidate for a handicap accessible unit. More study and planning is needed on exactly what that type of conversion would look like.

Pictures below and more details attached:

1503-05 South Burdick Street, Kalamazoo MI 49001, Mixed use zoned property.



Outdated Kitchen in 1505 lower unit



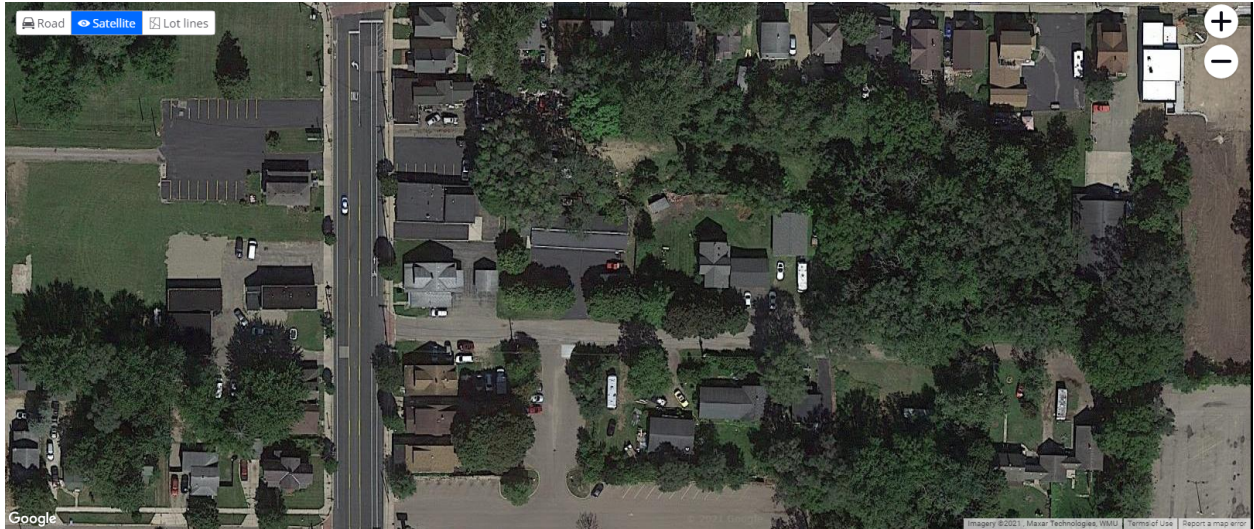
1503 Where the kitchen would be added to make a one bed/one bath unit.

Minto & DeBoer - 219 W. Walnut Kalamazoo MI 49007

1503-05 South Burdick Street, Kalamazoo MI 49001, Mixed use zoned property.

Surrounding Area

1503-05 sits on the end of a quiet no outlet street with other homes, commercial use buildings sit across the street and to the north. The block is mostly made up of single family homes, some of them being converted into two and three unit rental housing.



Conclusion

Minto & DeBoer is seeking a variance to provide additional housing. We feel this will complement the surrounding community. We believe this fits the original purpose of the property, is an acceptable use of the property today and will help the city meet the demand for housing. With off street parking and units already divided this property could make a smooth transition back to quality affordable housing without disruption or change to the surrounding area.

Additional pictures of the home below:

1503-05 South Burdick Street, Kalamazoo MI 49001, Mixed use zoned property.



South View of Home



North View of Home

Minto & DeBoer - 219 W. Walnut Kalamazoo MI 49007



ZONING BOARD OF APPEALS

USE VARIANCE REVIEW SHEET

General Information

Project Description (may also provide on a separate sheet):

Attached

Review Criteria for Use Variances

ZBA will review all Dimensional Variance requests using the following criteria. Please reach out to staff if you have questions.

Does the Ordinance deprive the applicant from using the property for a permitted use, which is a right enjoyed by other property owners in the same zone district?

Neighboring property directly to the south is fully residential and the remaining buildings on the side of this street are all residential other than one garage that is not used as commercial space. To the east of the house are all additional residential properties. To the north is one chimerical office space and then back to houses. To the west, across the street, are houses being used as offices.

Is there a hardship that is unique to the land or structure that is not applicable to other land or structures in the same zone district?

Due to the short term impact of COVID-19, and the longer trend of adding commercial space downtown, demand down the Burdick corridor is at a very low. While the property in the future may be a viable commercial space, that timeline is unknown and it would seem to be more than a year away before small shops begin to recover. It will be years more before there is a strong demand for such a small commercial space along Burdick.

Are the special circumstances created by actions of the applicant?

The economic climate in and around Kalamazoo has created the need for quality affordable housing. We have a few properties around Kalamazoo and are familiar with managing multi-unit homes. We remain fully compliant with all of our properties.

Will the granting of the variance be the minimum action necessary for the use of the land or structure that will meet the spirit of this Ordinance?

Yes, the granting of this variance will allow us to make full use of the property and provide quality housing. We are not seeking to change the overall footprint of the home. The first floor of the home was originally built and used as a home, later to be used as offices. The addition to the south was added later and used as a salon. The second floor of this home is currently occupied by a long term tenant and zoned as residential.

Will the granting of the variance negatively affect adjacent land?

The surrounding community is made up of mostly homes, both single-family and multi-family, so it will match accordingly. There is plenty of parking on the property to accommodate 2 or more spaces per unit.

Will the granting of the variance be generally consistent with the purpose and intent of this Ordinance?

The intent of the ordinance appears to provide support and flexibility so that the community can grow, adapt and change with time as needs change. The request does not change the overall structure.

1503 S. Burdick St. - Zone CN-1

Legend

-  Parcel
- Parcel Addresses



0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



1503 S. Burdick St. - Zone CN-1

Legend

- Parcel
- Parcel Addresses



0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Zoning Board of Appeals Staff Report

City of Kalamazoo

Date: **5/13/2021**

Item: **D.3.**

TO: City of Kalamazoo Planning Commission

FROM: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: May 13, 2021

SUBJECT: ZBA #21-05-07: 3110 Oakland Dr. Consumers Credit Union is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 K.8 c), to authorize a small portion of the parking lot in the northwest corner of the site to extend within the critical root zone of an existing 42-inch maple tree.

BACKGROUND:

This property is just over one acre in area and is located within the Commercial – Neighborhood Zone and Natural Features Protection Overlay. Consumers Credit Union has been working with the City of Kalamazoo and the surrounding property owners to assemble this land and acquire the small parcel on the corner of Parkview Avenue and Oakland Drive for the last couple years.

Consumers Credit Union submitted plans for the Site Plan Review in December of 2020. The proposed plan includes the Consumers Credit Union, office space, restaurants and three residential units. In total, 6,800 square feet of retail, office and restaurant spaces is proposed. Two buildings are planned, one will be located along the north property line and the second will be located along the frontage on Oakland Drive. The far west side of the parking lot will have an ATM drive thru lane and there will be a pedestrian plaza constructed at the corner of Parkview Avenue and Oakland Drive.

This project complies with the site development standards of the ordinance except for the encroachment of the parking lot into the critical root zone of a 42-inch maple tree located west of the proposed parking lot. The variance requested was reviewed by the Natural Features Protection Review Board on April 27, 2021. The recommendation from the NFP Review Board is attached.

STRATEGIC VISION ALIGNMENT:



Inviting Public Places - Vibrant streets, exceptional parks, and welcoming activities.



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.



Environmental Responsibility - A green and health City.

Inviting Public Places – Pedestrian plaza being created at the corner of Oakland Drive and Parkview Avenue as part of this development

Complete Neighborhoods- New neighborhood-oriented businesses will be created with the credit union branch, two retail spaces and two restaurant spaces.

Economic Vitality – This mixed-use development creates more business opportunities in our community.

Environmental Responsibility – This property is subject to the Natural Features Protection Ordinance. The site has been designed to meet all ordinance requirement except the encroachment of the parking lot into the critical root zone area. In addition, upgraded storm water capture will eliminate storm water runoff into Woods Lake from this site.

Master Plan:

The Future Land Use Map designates the subject property as Commercial.

The proposed development will provide 6,800 square feet of new commercial space.

COMMUNITY ENGAGEMENT:

Inform – the community will be made aware of the project.

The Consumers Credit Union is reaching out to adjacent property owners regarding the proposed project and the Oakwood Neighborhood Association.

City sent letters to all property owners within 300 feet.

FINDINGS:

This development will add to the commercial tax base of the City.



Community Planning and Economic Development
245 N. Rose Street, Ste. 100
Kalamazoo, MI 49007
PH: (269) 337-8044
FAX (269) 337-8429
www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

April 28, 2021

**RE: ZBA #21-05-07
3110 Oakland Drive
Parcel #06-29-474-110**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Consumers Credit Union owner of 3110 Oakland Drive, which is situated in Zone Commercial – Neighborhood District and the Natural Features Protection Overlay.

The applicant is requesting a variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 K.8 c), to authorize a small portion of the parking lot in the northwest corner of the site to extent within the critical root zone of an existing 42-inch maple tree.

Please note that this request will not change the zoning classification of the property. This is a request for variance only regarding the item described above.

The meeting will be held on Thursday, May 13, 2021 at 7 p.m. Due to COVID-19 this public meeting will be held electronically and streamed live on the [City's Facebook page](#) and [YouTube Channel](#). Check www.kalamazoocity.org for details on providing public comments.

To examine documents related to this request or provide written comments, please contact Pete Eldridge at eldridgep@kalamazoocity.org or call (269) 337-8806. The agenda will be posted at <https://www.kalamazoocity.org/boards>

Sincerely,

Peter C. Eldridge, AICP

Assistant City Planner



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo.org

ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION		
Name: Bosch Architecture		Mailing Address: 8065 Vineyard Parkway
City: Kalamazoo	State: Michigan	ZIP Code: 49009
Phone: 269-321-5151	Email: nloeks@boscharch.com	Preferred Contact: ☒ Email ☐ Phone
PROPERTY OWNER INFORMATION		
<i>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.</i>		
Name: Consumers Credit Union		Mailing Address: 7200 Elm Valley Drive
City: Kalamazoo	State: Michigan	ZIP Code: 49009
Phone: 800-991-2221	Email: scott@consumerscu.org	Preferred Contact: ☒ Email ☐ Phone
PROPERTY INFORMATION		
Property Address(s): 3110 Oakland Drive		
Parcel Identification Number(s): 06-29-474-110		Zone District (kalamazoo.org/maps): CN-1/NFP
TYPE OF REQUEST		
☒ Dimensional Variance from Chapter(s) _____, Section(s) <u>NFP Slope Setback</u> ☐ Use Variance to allow _____ ☐ Appeal of an Administrative Decision ☐ Interpretation of Zoning Ordinance, Chapter(s) _____, Section(s) _____ ☐ Temporary Use Approval		
Reason for Request: To allow construction of supporting elements to buildings- dumpster enclosure and parking lot.		
ATTACHMENTS		
☒ \$ <u>300</u> (mailed) Fee ☒ Type Plan detailing variance request, plat, site plan, sketch plan can all be used.		
☒ Review Sheet for Request Type		☐ Optional: Photos of property, architecture plans, etc.
<i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>		
SIGNATURE		
Signature of Applicant: 		Date: 4/15/2021
Signature of Owner (if different than applicant):		Date:



April 15, 2021

Peter Eldridge
Zoning Administrator
City of Kalamazoo Community Planning and Development
245 N. Rose Street
Kalamazoo, MI 49007

Re: Variance Request
Consumers Credit Union
3110 Oakland Drive

Dear Peter,

We are requesting a Dimensional Variance from sections 50-6.2 (F) (2) (a) Disturbance (No disturbance is allowed within a CRZ) and 50-6.2 (H) (3) (b) Permitted Activities in the setback.

Both sections above are within the NFP overlay district ordinance regarding trees and setbacks.

Currently the parcel has two separate buildings that are both intended to be demolished. Also, the existing paved area is intended to be demolished. Consumers Credit Union worked with the Oakwood Neighborhood Association and the City of Kalamazoo to develop a plan for redevelopment of the corner. The new development involves reusing the existing foundation of the Bacchus building and building a new two-story retail/residential building. Also, there will be a new two-story building placed at the southeast corner of the parcel that will contain the credit union and a lease space.

The hardship on this property is the new parking calculations require 37 parking spaces and that is shown on the plan. However, the slope setback and critical root zone extends into the proposed parking area. The parking area is smaller and further away from the existing edge of pavement, which will be beneficial to the CRZ of the existing tree. Also, there are only certain locations the dumpster can go within the ordinance and it is placed in the only allowable space.

We are requesting a variance to be able to construct the dumpster and minimal parking area in the slope setback area. Also, the new parking area is within the CRZ and we are requesting relief from that.

If you have any questions, please feel free to contact me via email (nloeks@boscharch.com) or phone (269-207-1744).

Sincerely,

A handwritten signature in black ink, appearing to read "N. Loeks".

Nicholas J. Loeks, PE



ZONING BOARD OF APPEALS

DIMENSIONAL VARIANCE REVIEW SHEET

General Information

Specific Project Details (may also provide on a separate sheet):

The project involves the demolition of a 910 SF building, demolition of the ex. Bacchus bldg, and removal of ex. paving materials. The site will be redeveloped to include 2 new bldgs. A 2-story bank/office bldg. will be constructed in the SE corner of the site with a pedestrian plaza/green space located at the corner of Oakland and Parkview. The 2nd bldg., a 1-story 6344 SF multi-tenant bldg., will house retail, office and restaurant spaces, and will be constructed on a portion of the Bacchus foundation located along the northern property line. All proposed construction activity will be contained within the limits of the current development, and as a result, all ex. trees and slopes in the NW portion of the site will be preserved. We are requesting a dimensional variance for construction of a small portion of the parking lot within the critical root zone of an existing 42" maple.

Review Criteria for Dimensional Variances

ZBA will review all Dimensional Variance requests using the following criteria. Please reach out to staff if you have questions.

Are there conditions, like unusual topography, the shape of the lot or structure that are not commonly found on other lots or structures in the same zone district that make this request unique?

Approximately 25% of the site contains a protected slope exceeding 20% containing trees preventing construction from extending past current limits of development.

Are there special circumstances which are not the result of the actions of the applicant or property owner of the land that impact the project?

The area mentioned above is included in the NFP overlay zone.

Does the Ordinance deprive the applicant of rights enjoyed by other property owners in the same zone district?

The NFP protected area limits the area available for development.



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(269) 337-8026 • www.kalamazoo.org

Is this the minimum action which will make it possible to use the lot or structure in a manner that does not negatively impact the public and meets the spirit of this Ordinance?

Yes. The site plan has been carefully designed to respect the zoning restrictions placed on the site with respect to percentages of building, paved areas and open green space. The site design as currently presented, reduces the overall amount of paving from the current development and actually increases the distance of unpaved area around the existing tree.

Will the granting of the variance negatively affect adjacent land?

No. The site design, as currently planned, will reduce the amount of paving within the critical root zone and should improve the long term health of the adjacent tree (s).

Will the granting of the variance be generally consistent with the purpose and intent of this Ordinance?

Yes

Additional Criteria for Variance Requests for Required Landscaping

Does existing landscaping, screening or wetlands planned to be preserved meet the intent of the Ordinance?

Yes

Does the landscaping proposed by the applicant meet the intent of this section?

Yes. All zoning requirements are being met in addition to construction requiring no removal of existing trees.



Are there steep changes in topography that would limit the benefits of landscaping?

There are steep changes in topography being preserved on site, but existing trees along with proposed landscaping will minimize visual impact of proposed buildings.

Are the proposed building and parking lot locations setback beyond the required setback?

No. Building setbacks comply with the minimums set forth in the ordinance.

Are there abutting lands developed or could be developed in the near future with a use other than residential?

The property directly to the west is zoned CN-1

Do similar landscaping conditions exist which would result in no added benefit if additional landscaping or screening was provided?

N/A

INTER-OFFICEMEMO

To: NFP Review Board

From: Jamie McCarthy, NFP staff liaison

Date: May 3, 2021

Subject: Variance request for 3110 Oakland Drive

BACKGROUND

Bosch Architecture, on behalf of its client Consumers Credit Union ("Consumers"), went before the NFP Review Board on April 27 seeking a recommendation for two dimensional variances. The project is seeking relief from the slope protection standard and tree standard of the NFP code as described in Chapter 50-6.2(L) and 50-6.2(F). The project involves complete or partial demolition of two buildings on the property, construction of a new building for Consumers Credit Union, and construction of a new structure on an existing foundation along the northern property boundary for residential and retail uses.

The northwest portion of the property meets the definition of a protected slope, limiting development on the site near the slope. There is also a silver maple in the northwest corner of the property where pavement cannot be placed within the critical root zone (CRZ). The NFP Review Board considered the applicant's hardship claim in meeting both the parking requirement (37 spaces) and locating the dumpster such that it is not in the front/side yard of parcel. The current design shows the dumpster located in the slope setback area and pavement in the CRZ.

The NFP Review Board reviewed the case, the constraints at the site, and evaluated the conditions for granting relief, as described in Chapter 50-6.2(L). The board determined that the request for relief from the CRZ standard meets the variance conditions by seeking the minimum relief required for reasonable use, not causing substantial detriment to the public good or substantially impairing the intent of NFP ordinance, and the relief is balanced by preservation and management objectives at the site. By paving and installing curbs along this section of the CRZ and slope, the board determine the project would improve existing erosion issues near the maple tree and steep slope. Additionally, the existing condition of the site has pavement in the CRZ of this tree and the proposed site plan will pull back some of the paved area away from the CRZ. The board also found that the condition of the tree and soils within the CRZ (see attached photos) is already in very poor condition and future work in the area would not likely lead to worse conditions.

The board did not recommend a variance from the slope protection standard. The board asked the applicant to consider alternative parking arrangements or a parking variance to allow the dumpster to be located elsewhere on the parcel, outside of the slope setback.

RECOMMENDATION

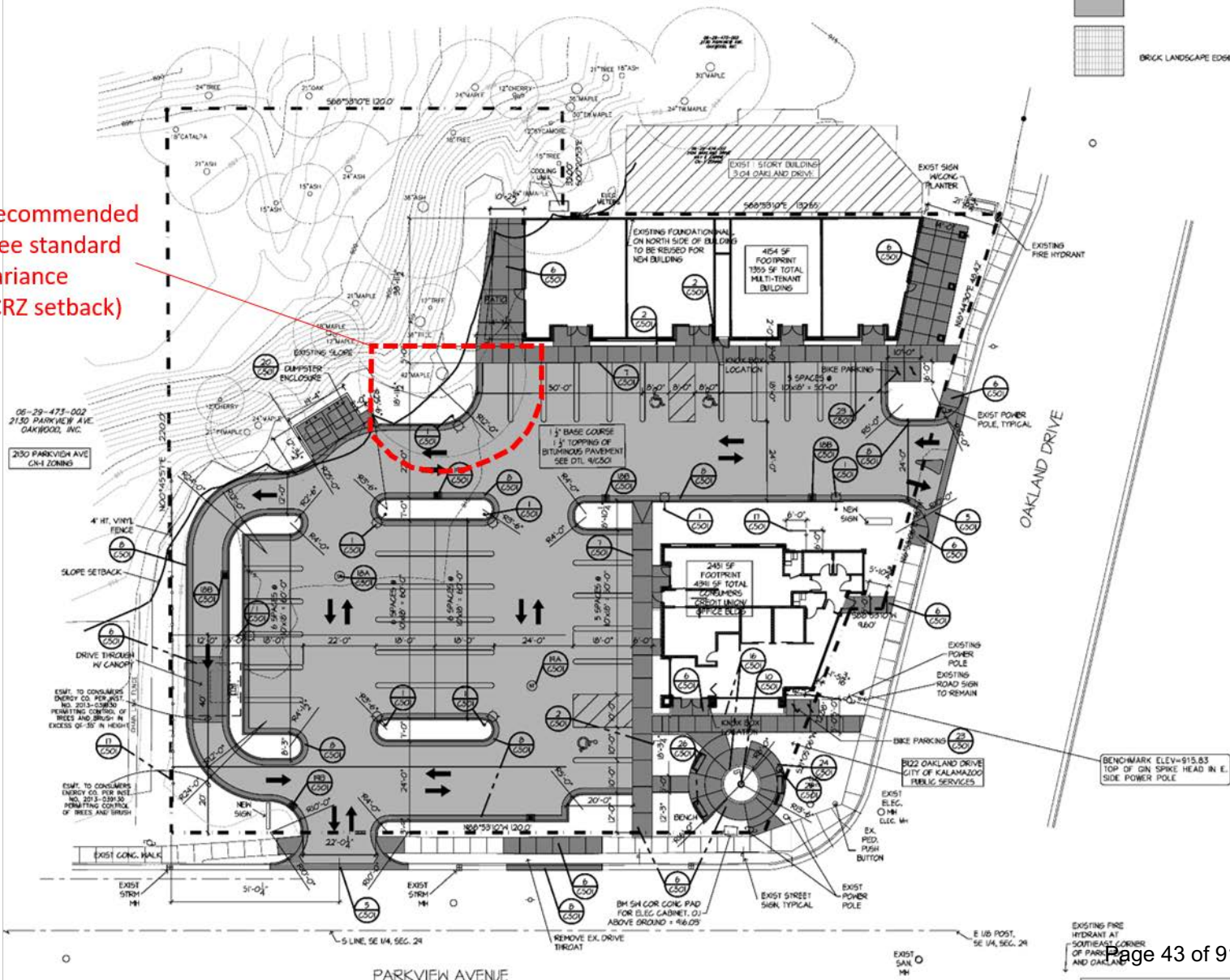
It is recommended that the ZBA grant a dimensional variance requested by Bosch Architecture for the property at 3110 Oakland Drive allowing encroachment of pavement into the CRZ on the northwest corner of the parking lot.

ATTACHMENTS

Map
Site Photos

06-29-473-002
2130 PARKVIEW AVE.
OAKWOOD, INC.

2130 PARKVIEW AVE
CN-1 ZONING

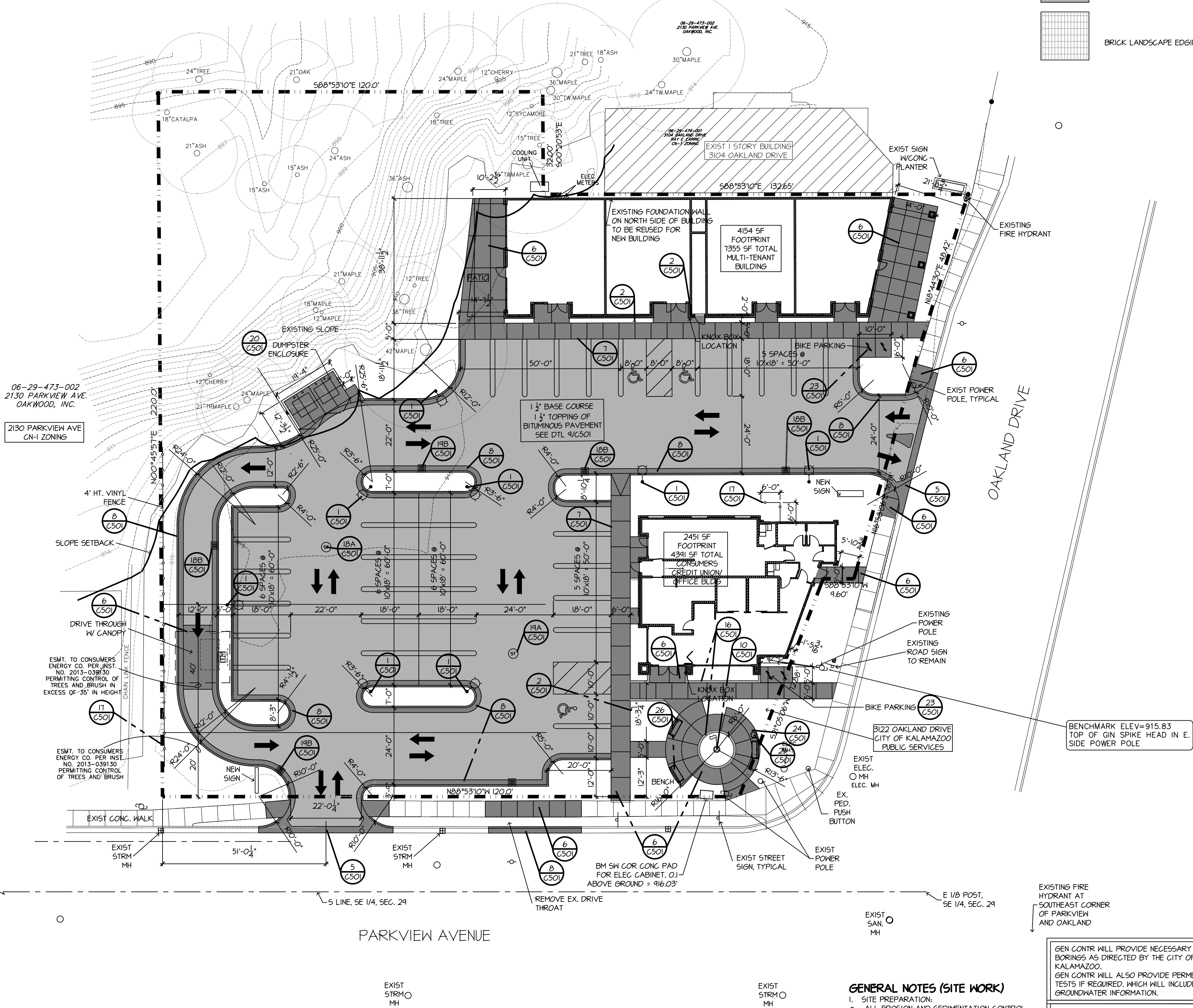
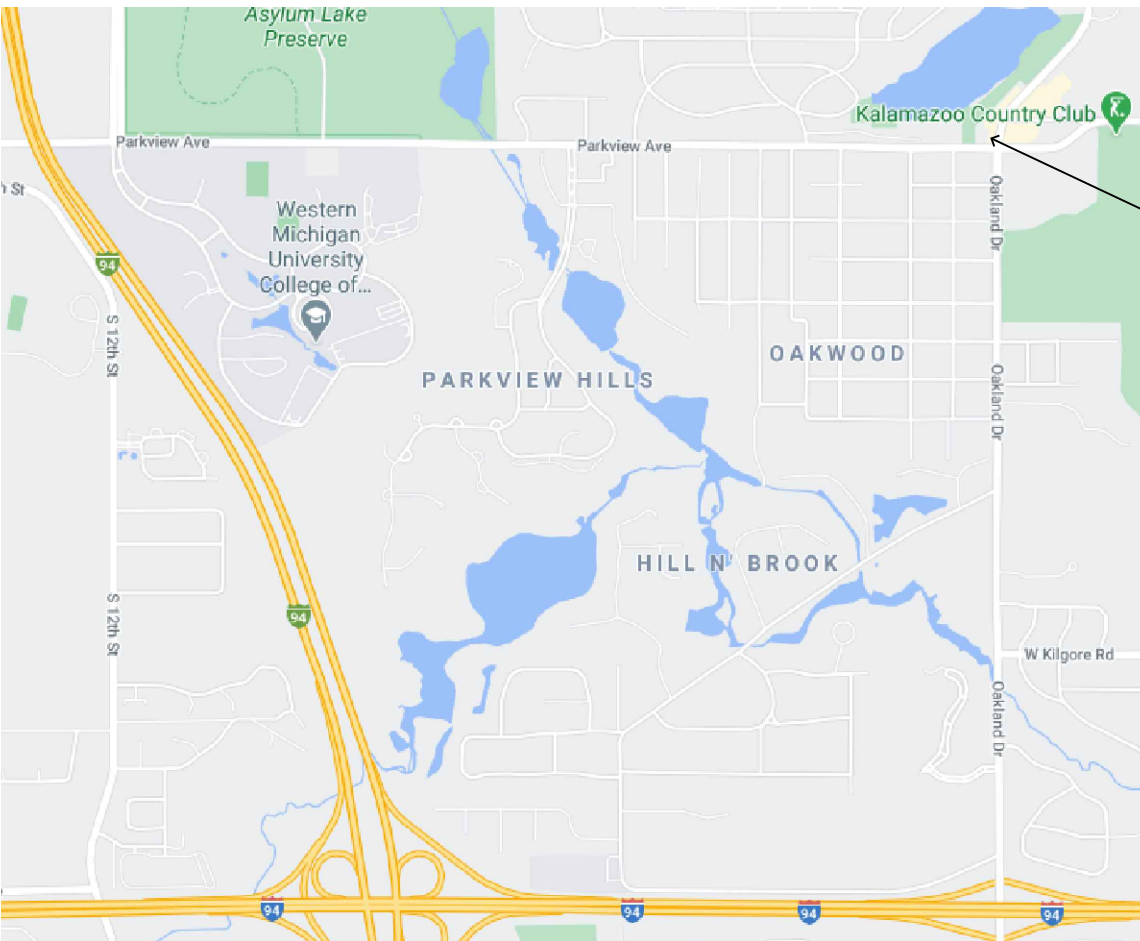






LEGAL DESCRIPTION:

THAT PARCEL OF LAND IN SECTION 29, TOWN 2 SOUTH, RANGE 11 WEST BEGINNING AT A POINT 118.4 FEET WEST AND 48 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29; THENCE NORTH 52 FEET; THENCE NORTH 88 DEG 53 MIN 10 SEC WEST 120 FEET PARALLEL WITH THE SOUTH LINE OF SECTION 29; THENCE NORTH 100 FEET; THENCE SOUTH 88 DEG 53 MIN 10 SEC EAST 120 FEET PARALLEL WITH THE SOUTH LINE OF SECTION 29; THENCE SOUTH 32 FEET; THENCE SOUTH 88 DEG 53 MIN 10 SEC EAST 132.65 FEET PARALLEL WITH THE SOUTH LINE OF SECTION 29; THENCE SOUTH 10 DEG 44 MIN 30 SEC WEST 48.42 FEET; THENCE SOUTH 16 DEG 58 MIN 06 SEC WEST 16.74 FEET; THENCE NORTH 88 DEG 53 MIN 10 SEC WEST 46.23 FEET PARALLEL WITH THE SOUTH LINE OF SECTION 29 TO THE POINT OF BEGINNING; EXCLUDING ANY PART LYING IN THE OAKLAND DRIVE RIGHT-OF-WAY. ALSO, SECTION 29-2-II THAT PARCEL OF LAND IN SECTION 29, TOWN 2 SOUTH, RANGE 11 WEST COMMENCING AT A POINT 118.4 FEET WEST AND 16 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THIS SECTION 120 FEET; THENCE NORTH 134 FEET; THENCE EAST 120 FEET; THENCE SOUTH 134 FEET TO PLACE OF BEGINNING, EXCLUDING THE SOUTH 14 FEET. ALSO EXCLUDING ANY PART LYING IN THE PARKVIEW AVENUE RIGHT-OF-WAY. ALSO, SECTION 29 125 RIIM, COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 29, T25, R11K, THENCE WEST 118.4 FEET ALONG THE SOUTH LINE OF SECTION 29; THENCE NORTH 30.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88.0 FEET; THENCE EAST 86.65 FEET PARALLEL WITH THE SOUTH LINE OF SECTION 29 TO A POINT WHICH LIES 20.0 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF OAKLAND DRIVE AS ORIGINALLY ESTABLISHED; THENCE SOUTHWESTERLY 13.14 FEET TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SECTION 29; SAID POINT ALSO BEING 60 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 60.0 FEET PARALLEL WITH THE SOUTH LINE OF SECTION 29 TO THE POINT OF BEGINNING. CONTAINING 4.712 SQ. FT. (0.11 ACRES) OF LAND, MORE OR LESS. ALSO, SECTION 29 125 RIIM, COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 29, T25, R11K, THENCE NORTH 88 DEG 53 MIN 10 SEC WEST 118.4 FEET ALONG THE SOUTH LINE OF SECTION 29; THENCE NORTH 30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEG 53 MIN 10 SEC WEST 120 FEET PARALLEL WITH THE SOUTH LINE OF SECTION 29; THENCE SOUTH 14 FEET TO A POINT 16 FEET NORTH OF THE SOUTH LINE OF SECTION 29, SAID POINT BEING ON THE NORTH LINE OF PARKVIEW AVENUE AS ORIGINALLY ESTABLISHED; THENCE SOUTH 88 DEG 53 MIN 10 SEC EAST 200.2 FEET PARALLEL WITH THE SOUTH LINE OF SECTION 29 TO THE WEST RIGHT-OF-WAY LINE OF OAKLAND DRIVE AS ORIGINALLY ESTABLISHED; THENCE NORTH 120 DEG 20 MIN 0 SEC EAST 206.74 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF OAKLAND DRIVE AS ORIGINALLY ESTABLISHED; THENCE NORTH 88 DEG 53 MIN 10 SEC WEST 10 FEET PARALLEL WITH THE SOUTH LINE OF SECTION 29; THENCE SOUTHWESTERLY 13.14 FEET TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SECTION 29, SAID POINT ALSO BEING 60 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 60.0 FEET PARALLEL WITH THE SOUTH LINE OF SECTION 29 TO THE POINT OF BEGINNING. EXCLUDING ALL PORTIONS OF ABOVE DESCRIBED PARCEL LYING WITHIN THE RECONFIGURED RIGHT-OF-WAYS (INCLUDING SIDEWALKS) OF PARKVIEW AVENUE AND OAKLAND DRIVE.



GENERAL NOTES (SITE WORK)

- SITE PREPARATION:
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PERFORMED BY THE CONTRACTOR IN COMPLIANCE WITH PART 41 OF PUBLIC ACT 451 OF 1994.
 - ORGANIC TOPSOIL SHALL BE STRIPPED FROM THE CONSTRUCTION AREA AND STOCKPILED AS INSTRUCTED BY THE G.C. FOR LATER USE.
- EARTHWORK:
 - CALL 1-800-482-1171 BEFORE BEGINNING EXCAVATION.
 - EXCAVATION SHALL BE LEVEL TO EXACT DEPTHS AND DIMENSIONS INDICATED ON DRAWINGS.
 - CONSTRUCTION OF FOUNDATIONS AND SLABS-ON-GRADE WILL BE ON COMPACTED FILL IN MOST AREAS. LAYERED COMPACTION SHALL BE PERFORMED TO A MINIMUM DENSITY OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM DESIGNATION D-1557 VALUES.
 - PLACE A MIN. 6 INCHES OF BANK RUN SAND COMPACTED TO 95% OF MAXIMUM DENSITY UNDER ALL FLOOR SLABS ON GRADE.
 - SOIL TESTING WILL BE CONTRACTED AND PAID FOR BY THE GENERAL CONTRACTOR.
 - SITE SHALL BE FINE GRADED BEFORE PLACING TOP SOIL OR GRANULAR BASE MATERIAL.
 - EXTERIOR SURFACE DRAINAGE SHALL BE AWAY FROM BUILDINGS, 5% 10'-0" OUT FROM BLDG.
 - ALL TOPOGRAPHICAL INFORMATION WAS FURNISHED BY EXIST AND ASSUMED CORRECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW GRADES PRIOR TO COMMENCEMENT OF ANY WORK. THIS OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY MISSING OR ERRONEOUS INFORMATION.



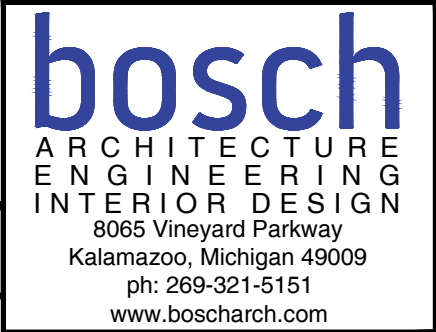
CONCRETE/BITUMINOUS SURFACE KEY	
	BITUMINOUS SURFACE
	CONCRETE SURFACE
	BRICK LANDSCAPE EDGING (11/C501)

SITE INFORMATION	
1. PARCEL ADDRESS:	3110 OAKLAND DRIVE KALAMAZOO, MI 49008 PIN: 06-24-414-110
2. OWNER:	CONSUMERS CREDIT UNION 1200 ELM VALLEY DRIVE KALAMAZOO, MI 49004
3. ARCHITECT:	BOSCH ARCHITECTURE 8065 VINEYARD PKWY KALAMAZOO, MI 49004 (269) 321-5151
4. SURVEY:	EXCEL ENGINEERING
5. ZONING:	CN-1 / NFP
6. PROPOSED LAND USE:	CREDIT UNION
7. TOTAL SITE AREA:	45,051 SF
8. LAND USE PERCENT (%):	OPEN: 35.7% BUILD: 14.6% PAVEMENT: 44.7%
9. BUILDING TYPE(S):	4391 SF CREDIT UNION 1355 SF MULTI-TENANT BLDG.
10. MAXIMUM BUILDING HEIGHT:	35' MAXIMUM 30' ACTUAL

- PARKING REQUIRED:
 - OFFICE SPACE: (1) STALL REQUIRED PER 300 SF NET RETAIL SPACE: (1) STALL REQUIRED PER 330 SF NET RESTAURANT SPACE: (1) STALL REQUIRED PER 5 PATRONS @ MAX. CAPACITY PLUS (1) STALL PER 2 EMPLOYEES @ LARGEST SHIFT
 - RESIDENTIAL SPACE: (1) STALL PER UNIT NO MORE THAN 100% OF MAX. PARKING PERMITTED
- CONSUMERS CREDIT UNION OFFICE BUILDING - II STALLS REQUIRED:
 - MAIN LEVEL (CONSUMERS CREDIT UNION + LEASE SPACE):
1115 SF / 300 = 6 STALLS REQUIRED
 - SECOND FLOOR LEASE SPACE (OFFICE):
1355 SF / 300 = 5 SPACES
 - MULTI-TENANT BUILDING - 26 STALLS REQUIRED
1040 SF RESTAURANT SPACE:
40 PATRONS / 5 = 8 STALLS REQUIRED
4 EMPLOYEES / 2 = 2 STALLS REQUIRED
 - 886 SF RETAIL SPACE:
886 SF / 330 = 3 STALLS REQUIRED
 - 935 SF RETAIL SPACE:
934 SF / 330 = 3 STALLS REQUIRED
 - 846 SF RESTAURANT SPACE:
25 PATRONS / 5 = 5 STALLS REQUIRED
4 EMPLOYEES / 2 = 2 STALLS REQUIRED
- RESIDENTIAL SPACE:
3 UNITS = 3 STALLS REQUIRED
- TOTAL STALLS REQUIRED: 31 STALLS
TOTAL STALLS PROVIDED: 31 STALLS
(MAXIMUM PARKING ALLOWED 41 STALLS)
- BIKE PARKING REQUIRED:
 - OFFICE SPACE: (1) SPACE REQ. PER 1 EMPLOYEES
 - RESTAURANT SPACE: (1) SPACE REQ. PER 15 PATRONS @ MAX. CAPACITY
 - RESIDENTIAL SPACE: (1) SPACE REQ. PER 5 UNITS
- CONSUMERS CREDIT UNION OFFICE BUILDING:
CONSUMERS CREDIT UNION 3 EMPLOYEES
FIRST FLOOR LEASE SPACE: 2 EMPLOYEES
SECOND FLOOR LEASE SPACE: 2 EMPLOYEES
1 EMPLOYEES / 1 = 1 SPACE REQUIRED
- MULTI-TENANT BUILDING - 6 SPACES REQUIRED
1040 RESTAURANT SPACE:
40 PATRONS / 15 = 3 SPACES REQ.
- 886 SF RETAIL SPACE:
2 EMPLOYEES / 1 = 24 SPACES REQ.
- 935 SF RETAIL SPACE:
2 EMPLOYEES / 1 = 24 SPACES REQ.
- 846 SF RESTAURANT:
25 PATRONS / 15 = 2 SPACES REQ.
- UPPER LEVEL RESIDENTIAL:
3 UNITS / 5 = 6 SPACES REQ.

Consumers Credit Union Parkview
3110 Oakland Drive
Kalamazoo, Michigan 49008

ISSUED	
2021-03-31	SITE PLAN SUBMITTAL



JOB NUMBER
16020

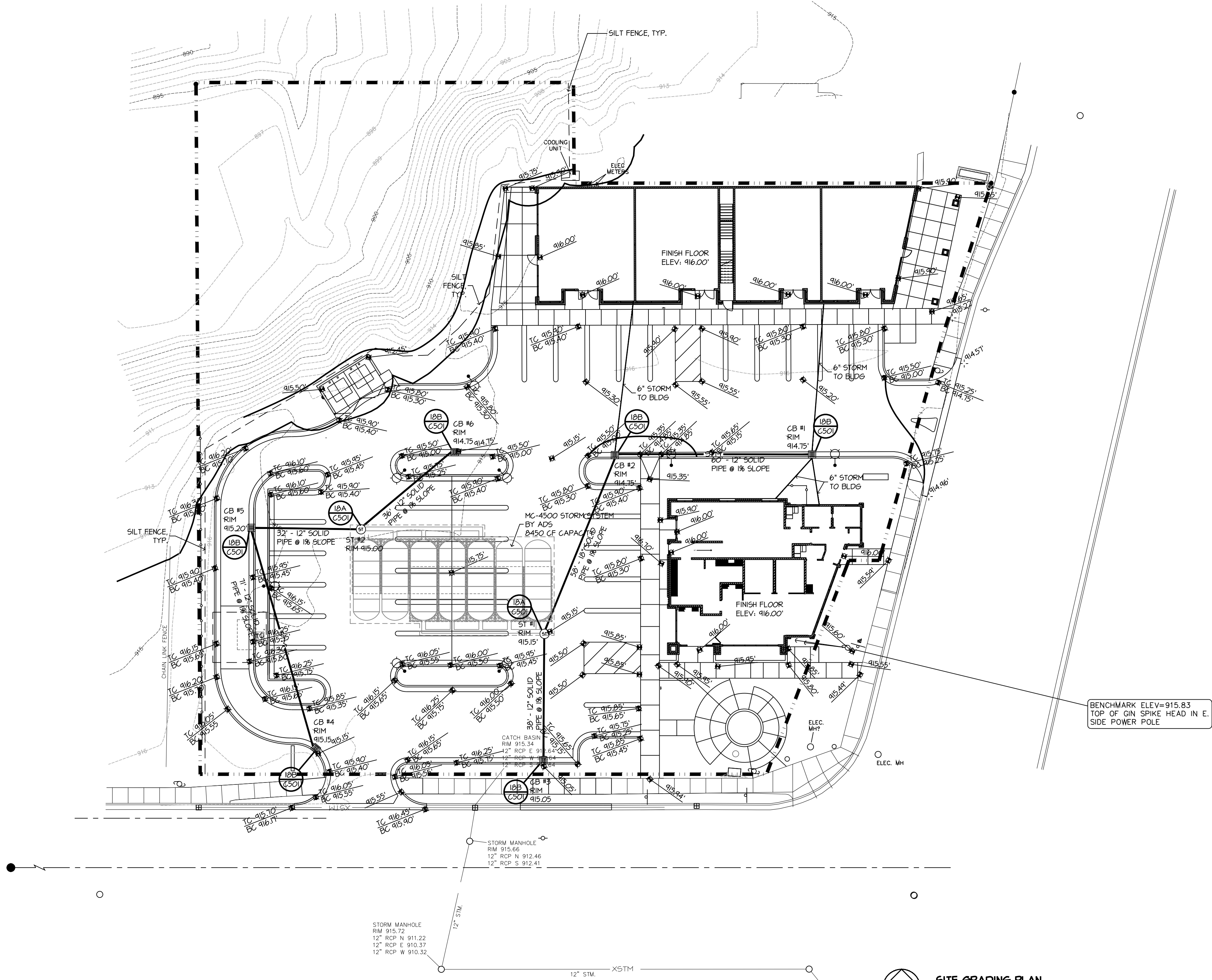
SITE DEVELOPMENT PLAN

C001

- SOIL EROSION CONTROL NOTES**
1. ALL SITE INFRASTRUCTURE WILL BE CONSTRUCTED AT ONCE. PHASING OF THE OF THE OVERALL DEVELOPMENT WILL NOT OCCUR DURING THIS APPROVAL. NO TEMPORARY RETENTION AREAS WILL BE USED ON THIS SITE. DURING CONSTRUCTION, RUNOFF WILL INFILTRATE THROUGH THE GROUND SURFACE.
 2. PERMANENT SPOIL PILES WILL NOT BE NEEDED FOR THIS PROJECT. CONTRACTOR TO VERIFY CUT/FILL WITH EXCAVATOR. ALL CUT TO BE TAKEN OFF SITE AT THE TIME OF EXCAVATION, IF REQUIRED.
 3. EXIST CATCH BASINS AS NOTED ON THIS PLAN WILL BE PROTECTED WITH WOVEN GEOTEXTILE FILTER FABRIC DURING CONSTRUCTION. SEE PLAN FOR CATCH BASIN LOCATIONS. REFER TO DETL 11/C501.
 4. A SILT FENCE WILL BE USED WHERE ELEVATIONS WITHIN THE PROPERTY LINE WILL TEMPORARILY BE HIGHER OR LOWER THAN NEIGHBORING PROPERTIES IN ORDER TO CONTAIN SOIL APPROPRIATELY. SEE PLAN FOR APPROXIMATE LOCATIONS. SILT FENCE LOCATIONS TO BE VERIFIED BY ON SITE CONTRACTOR. REFER TO DETAIL 11/C501 FOR SILT FENCE DETAILS.
 5. A CONSTRUCTION ACCESS DRIVE SHOULD BE USED TO ACCESS THE SITE FROM THE EXISTING DRIVEWAY AS TO HELP RETAIN SOIL ON SITE AND REDUCE AMOUNT OF SOIL TRACKED OFF SITE BY CONSTRUCTION VEHICLES. REFER TO DETAILS 14 & 15/C501.

- STORM SEWER STRUCTURES**
- CB #1 RIM = 914.75'
N INV 12" SOLID PIPE = 909.75'
- CB #2 RIM = 914.75'
E INV 12" SOLID PIPE = 909.15'
SW INV 18" SOLID PIPE = 909.00'
- CB #3 RIM = 915.05'
N INV 12" SOLID PIPE = 909.40'
- ST #1 RIM = 915.15'
NE INV 18" SOLID PIPE = 908.40'
S INV 12" SOLID PIPE = 909.00'
N INV 12" ADS PIPE = 908.15'
- CB #4 RIM = 915.15'
N INV 12" SOLID PIPE = 910.15'
- CB #5 RIM = 915.20'
S INV 12" SOLID PIPE = 909.45'
E INV 12" SOLID PIPE = 909.35'
- CB #6 RIM = 914.75'
SW INV 12" SOLID PIPE = 909.35'
- ST #2 RIM = 915.00'
N INV 12" SOLID PIPE = 909.00'
NE INV 12" SOLID PIPE = 909.00'
E INV 12" ADS PIPE = 908.00'

- STORM WATER DESIGN**
1. SITE RISK ZONE DESIGNATION - COMMON STORAGE
 2. BUILDING RISK DESIGNATION - "LOW RISK".
 3. SITE SIZE - LESS THAN 5 ACRES.
 4. STORM WATER STRATEGY - GROUND WATER DISCHARGE "INFILTRATION".
 5. SITE USE:
OVERALL DRAINAGE AREA 45,051 SF
NEW BUILDINGS 6,605 SF
NEW OTHER IMPERVIOUS 22,392 SF
LANDSCAPE AREA 16,060 SF
- USE 2 YR/24 HR RAINFALL (2.31") OVER ALL SURFACES FOR THE COMPOSITE RUNOFF METHOD.
- COMPOSITE RUNOFF COEFFICIENT METHOD
USE 0.9 FOR ALL IMPERVIOUS SURFACES
USE 0.1 FOR NEW LANDSCAPING AND LAWN AREAS
(28,941 SF IMPERV / 45,051 SF SITE AREA) X 0.9 = 0.514
(16,060 SF OPEN / 45,051 SF SITE AREA) X 0.1 = 0.036
COMPOSITE RUNOFF COEF. = 0.514+ 0.036= 0.615
- TOTAL AREA TO BE DRAINED = 45,051 SF
- 45,051 SF * 0.615 * (2.31"/12) = 5,412 CF REG.
- 150% OVERSIZE SYSTEM FOR NFP OVERLAY
5,412 CF x 1.5 = 8,204 CF STORAGE REQUIRED
- IMPERVIOUS SURFACE TO BE DRAINED TO 2 NEW CATCH BASINS. SOLID PIPE FROM BASINS TO 2 NEW STORMCEPTOR (OR EQUIVALENT) AND DRAIN INTO STORMTECH MC-4500 DRAINAGE SYSTEM**
6. MANAGEMENT PRACTICE - INFILTRATION THROUGH STORMTECH MC-4500 SYSTEM COLLECTED BY NEW CATCH BASINS AND PIPES TO STORMTECH LEACHING SYSTEMS.
 7. STORMWATER INFILTRATION SYSTEM
DESIGN BY ADS CONSISTS OF (35) MC-4500 CHAMBERS AND END CAPS
- 8480 CF HANDLED BY SYSTEM > 8204 CF REQUIRED**



TYPICAL MATERIALS, SYMBOLS AND INDICATIONS	
(M) MANHOLE	EXIST SPOT GRADE
(S) STORM SEWER MANHOLE	FINISH GRADE
(S) SANITARY SEWER MANHOLE	FIRE HYDRANT
(P) PHONE CO MANHOLE	WATER VALVE
(E) ELEC CO MANHOLE	WATER METER
(W) WATER MANHOLE	GAS VALVE
(C) CATCH BASIN/CURB INLET	UNDERGROUND GAS MARKER
(U) UTILITY POLE W/ LIGHT	GAS METER
(U) UTILITY POLE	BASKETBALL NET
(L) LIGHT POLE	MAIL BOX
(F) FLAG POLE	PARKING METER
(Y) YARD LAMP + POLE	SIGN
(P) PHONE BOOTH	SOIL BORING
(M) MONITOR WELL	CONCRETE BOLLARD
(E) ELECTRIC BOX / TRANSFORMER	EXIST TREE TO REMAIN
(A) AIR CONDITIONING UNIT	NEW TREE
(T) UNDERGROUND TELEPHONE MARKER	TREE TO BE REMOVED
(T) UNDERGROUND TELEPHONE MARKER	

SITE GRADING PLAN
SCALE: 1" = 20'

ISSUED
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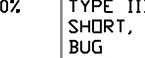
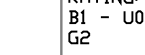
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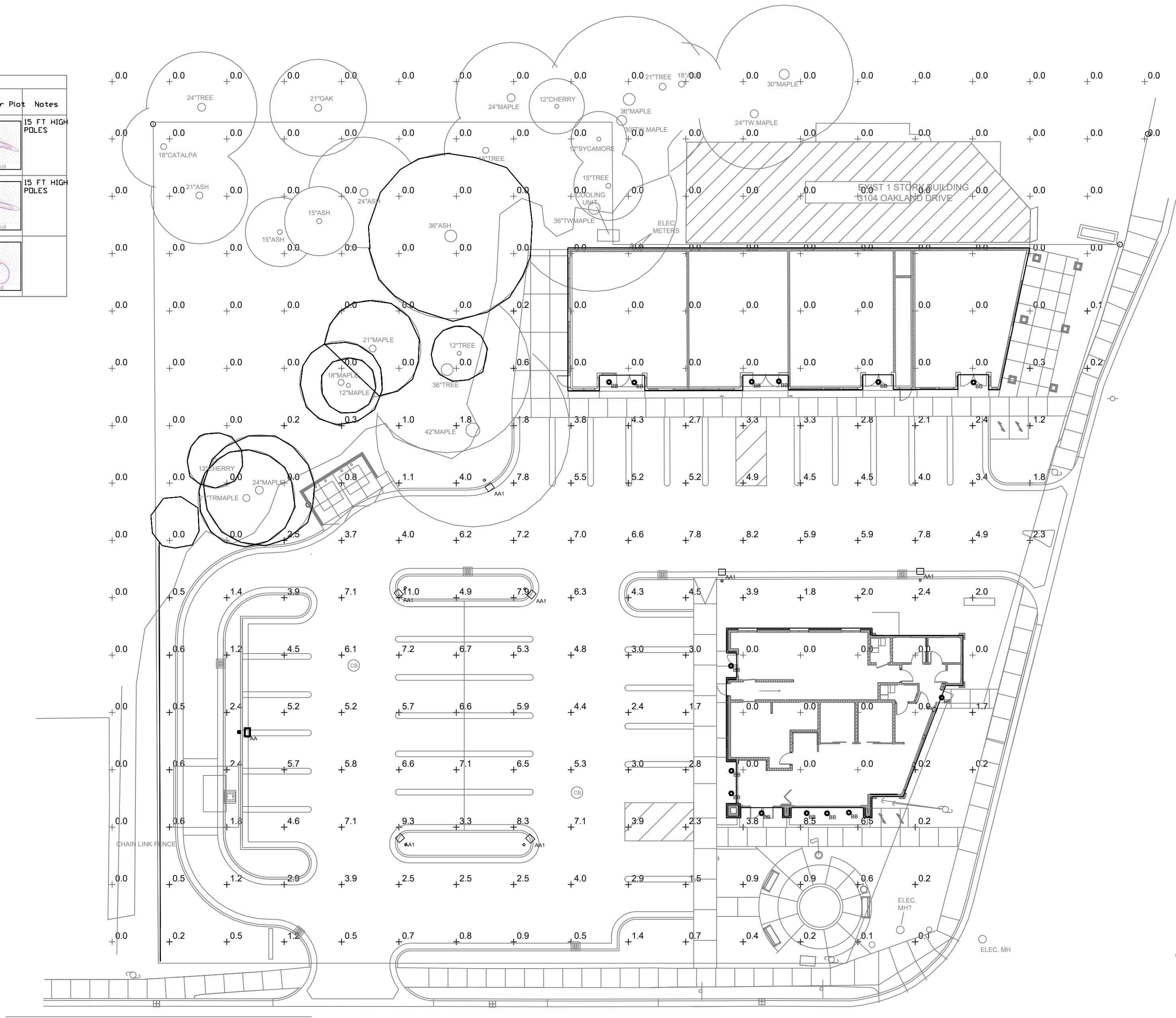
SITE GRADING
PLAN

C002

3110 Oakland Drive
Kalamazoo, Michigan 49008



Schedule																	
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	AA		1	Lithonia Lighting	DSX0 LED P3 40K T3M MVDLT HS	DSX0 LED P3 40K T3M MVDLT with houselide shield		1	DSX0_LED_P3_40K_T3M_MVDLT_HS.sies	6649	1	1	71	100%	TYPE III SHORT, BUG RATING B1 - U0 G2		15 FT HIGH POLES
	AA1		7	Lithonia Lighting	DSX1 LED P4 40K T4M MVDLT	DSX1 LED P4 40K T4M MVDLT		1	DSX1_LED_P4_40K_T4M_MVDLT.sies	14181	1	1	125	100%	TYPE IV SHORT, BUG RATING B2 - U0 G3		15 FT HIGH POLES
	BB		14	Lithonia Lighting	WFB LED 40K MVDLT 8" ROUND WAFER 4000K 120-LED 277V	WFB LED 40K MVDLT 8" ROUND WAFER 4000K 120-LED 277V		1	WFB_LED_40K_MVDLT_90CRI.sies	1629	1	1	19.67	100%	DIRECT, SC=0+125, SC=90+123		



 **SITE PHOTOMETRIC PLAN**
SCALE: 1" = 20'

Consumers Credit Union Parkview
3110 Oakland Drive
Kalamazoo, Michigan 49008

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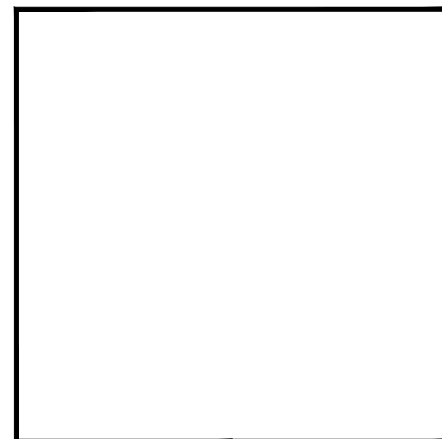
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SITE
PHOTOMETRIC
PLAN

C004

- 3110 Oakland Drive
Kalamazoo, Michigan 49008

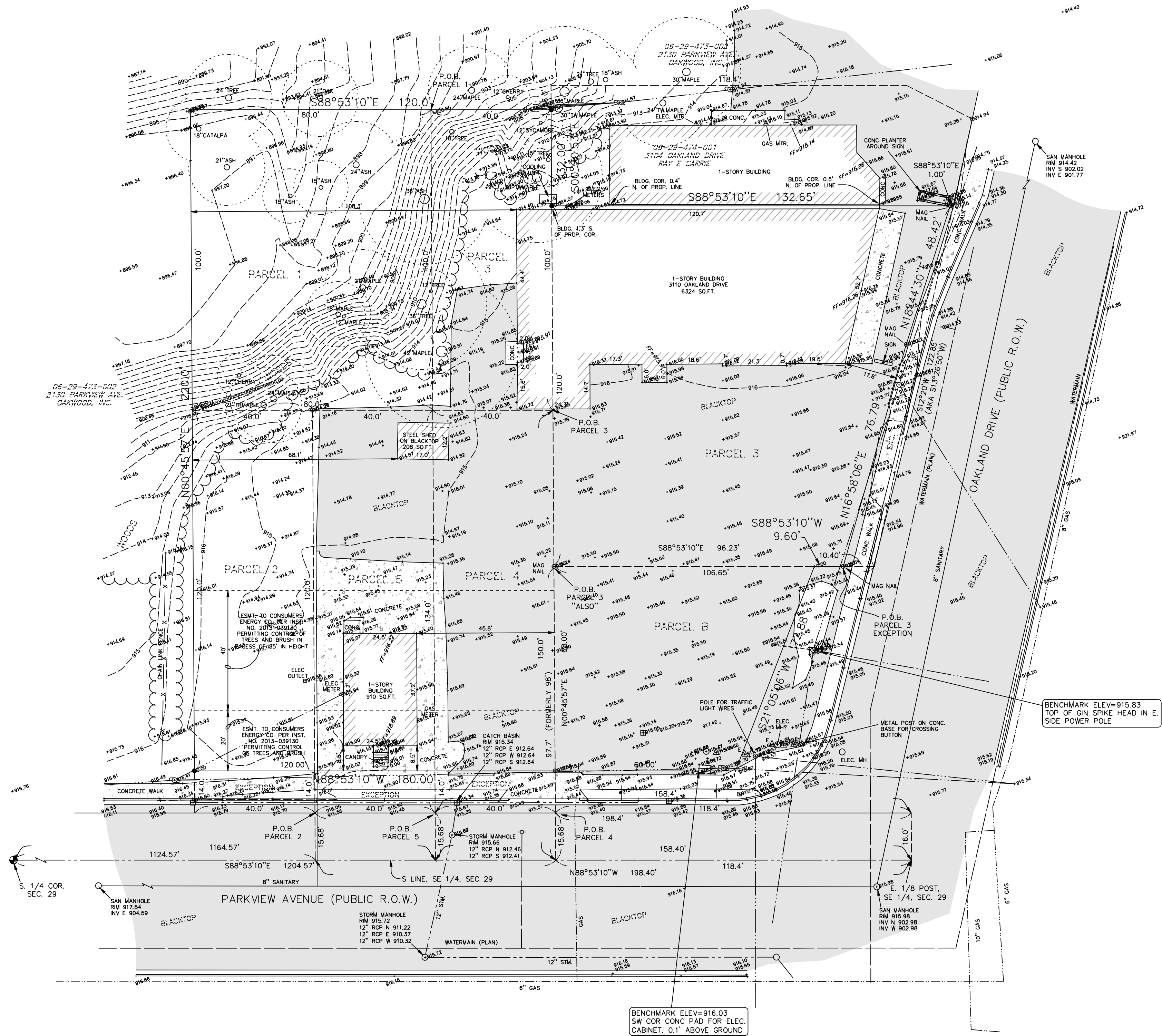
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 $CD001$ $CD001$



Notes:

1. Bearings are based on the South line of the SE 1/4, Section 29 = S88°53'10"E.
2. Legal Descriptions and recorded easement information is based on Devon Title Agency Commitment No. 898694, with an effective date of June 13, 2016.
3. This parcel contains 45,057 square feet (1.034 acres).
4. Vertical Datum is NAVD88.
5. No portion of this property lies within a Special Flood Hazard Area, as identified by the Federal Insurance Administration, Department of Homeland Security. This property lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as identified on Flood Insurance Rate Map Community Panel No. 26077C0188D, dated February 17, 2010, published by the Federal Emergency Management Agency.
6. A zoning report related to the subject property has not been furnished to the surveyor at the time of the survey.
7. Utility structures visible on the ground surface have been located and shown per actual measurements. Underground utility lines have been shown per available records and should not be interpreted as the exact location nor the only utilities in this area. However, lacking excavation, the exact location of underground utility features cannot be accurately, completely and reliably depicted.

PARCEL 2 (PARCEL B):

COMMENCING AT THE SOUTHEAST CORNER OF THE THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWN 2 SOUTH, RANGE 11 WEST; THENCE WEST 118.40 FEET ALONG THE SOUTH LINE OF SAID SECTION 29; THENCE NORTH 30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68 FEET; THENCE EAST 86.65 FEET PARALLEL WITH THE SOUTH LINE OF SECTION 29 TO A POINT WHICH LIES 20.0 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF OAKLAND DRIVE AS ORIGINALLY ESTABLISHED; THENCE SOUTHWESTERLY 73.19 FEET TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 29, SAID POINT ALSO BEING 60 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 60 FEET, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING.

Parcel 2 Description based on furnished Driesenga & Associates, Inc., Job No. 1850689.5A, dated 11/5/2018

PRELIMINARY

0' 10' 20'
SCALE: 1" = 20'
LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
- ✕ = SET "X" IN CONC.
- = MAG NAIL
- ⊙ = MONUMENT
- ⚡ = UTILITY POLE & GUY WIRE
- ⚡ = BURIED ELEC. LINE MARKER
- ⊠ = ELEC. HANDHOLE
- ⊠ = LIGHT POLE
- ⚡ = SIGN
- ⚡ = HYDRANT
- ⚡ = VALVE
- ⊠ = CATCH BASIN
- = MANHOLE
- = FENCE LINE
- = OVERHEAD WIRES



Land situated in the City of Kalamazoo, County of Kalamazoo, State of MI, described as follows:

Parcel 1:

Commencing on the North and South 1/8 line of the Southeast Quarter of Section 29, Town 2 South, Range 11 West at a point 258 feet North of the South line of said Section; thence West parallel to the South line of said Section, 118.4 feet; thence South parallel to said 1/8 line 8 feet; thence West parallel to the South line of said Section, 40 feet, for the place of beginning of the premises hereinafter described; thence continuing West 80 feet; thence South 100 feet; thence East 80 feet; thence North 100 feet to the place of beginning.

Commonly known as: 3108 Oakland Dr
Tax ID Number: 06-29-473-003

Parcel 2:

Commencing at a point 198.40 feet West and 16 feet North of the East eighth post on the South line of Section 29, Town 2 South, Range 11 West; thence West parallel with the South line of said Section, 40 feet; thence North parallel with the East eighth line 134 feet; thence East parallel with the South line of said Section, 40 feet; thence South parallel with the East eighth line 134 feet to the place of beginning.

Except all that part of the Southeast 1/4 of Section 29, Town 2 South, Range 11 West, described as: Commencing at the South 1/4 corner of said Section 29; thence South 88°53'10" East 1124.57 feet, along the Southerly line of said Section 29, to a point 198.40 feet North 88°53'10" West of the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 29; thence North 00°45'57" East 15.68 feet to the Northerly right of way line of Parkview Avenue, for the place of beginning of this description; thence North 88°53'10" West 40.00 feet, along said Northerly right of way line; thence North 00°45'57" East 14.00 feet; thence South 88°53'10" East 40.00 feet; thence South 00°45'57" West 14.00 feet, to the place of beginning.

Commonly known as: 2122 Parkview
Tax ID Number: 06-29-473-004

Parcel 3:

Commencing at a point 118.40 feet West and 150 feet North of the eighth post of the South line of Section 29 in Town 2 South of Range 11 West; thence West parallel with the South line of said Section 29, 40 feet; thence North 100 feet; thence East 40 feet; thence South 100 feet to the place of beginning.

Also beginning at a point 118.4 feet West and 98 feet North of the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 29, Town 2 South, Range 11 West, running thence North 120 feet; thence East parallel with the South line of said Section, 133.65 feet to the West line of Oakland Drive; thence South 12 degrees 20 minutes West along the Westerly line of Oakland Drive 122.65 feet; thence West parallel with the South line of said Section 106.65 feet to the place of beginning.

Except all that part of the Southeast 1/4 of Section 29, Town 2 South, Range 11 West, described as: Commencing at the South 1/4 corner of said Section 29; thence South 88°53'10" East 1204.57 feet, along the Southerly line of said Section 29, to a point 118.40 feet North 88°53'10" West of the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 29; thence North 00°45'57" East 97.70 feet (formerly described as 98 feet North); thence South 88°53'10" East 96.23 feet to the place of beginning of this description; thence North 16°58'06" East 76.79 feet; thence North 18°44'30" East 48.42 feet; thence South 88°53'10" East 1.00 feet, to the Westerly right of way line of Oakland Drive; thence South 13°26'50" West 122.85 feet, along said Westerly right of way line, to a line bearing South 88°53'10" East from the place of beginning; thence North 88°53'10" West 10.40 feet along said line to the place of beginning.

Commonly known as: 3110 Oakland Dr
Tax ID Number: 06-29-474-002

Parcel 4:

Commencing at a point 118.40 feet West and 16 feet North of the East eighth post of the South line of Section 29, Town 2 South, Range 11 West and running thence West parallel with said South line of said Section, 40 feet; thence North 134 feet; thence East 40 feet; thence South 134 feet to the place of beginning.

Except all that part of the Southeast 1/4 of Section 29, Town 2 South, Range 11 West, described as: Commencing at the South 1/4 corner of said Section 29; thence South 88°53'10" East 1204.57 feet, along the Southerly line of said Section 29, to a point 118.40 feet North 88°53'10" West of the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 29; thence North 00°45'57" East 15.68 feet to the Northerly right of way line of Parkview Avenue, for the place of beginning of this description; thence North 88°53'10" West 40.00 feet, along said Northerly right of way line; thence North 00°45'57" East 14.00 feet; thence South 88°53'10" East 40.00 feet; thence South 00°45'57" West 14.00 feet to the place of beginning.

Commonly known as: 2214 Parkview Ave
Tax ID Number: 06-29-474-004

Parcel 5:

Commencing at a point 158.4 feet West and 16 feet North of the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 29, Town 2 South, Range 11 West; thence West parallel with the South line of said Section 40 feet; thence North 134 feet; thence East 40 feet; thence South 134 feet to the place of beginning.

Except all that part of the Southeast 1/4 of Section 29, Town 2 South, Range 11 West, described as: Commencing at the South 1/4 corner of said Section 29; thence South 88°53'10" East 1164.57 feet, along the Southerly line of said Section 29, to a point 158.40 feet North 88°53'10" West of the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 29; thence North 00°45'57" East 15.68 feet, to the Northerly right of way line of Parkview Avenue, for the place of beginning of this description; thence North 88°53'10" West 40.00 feet, along said Northerly right of way line; thence North 00°45'57" East 14.00 feet; thence South 88°53'10" East 40.00 feet; thence South 00°45'57" West 14.00 feet to the place of beginning.

Commonly known as: 2118 Parkview Ave
Tax ID Number: 06-29-474-005

TOPOGRAPHICAL SURVEY

FOR: BOSCH ARCHITECTURE
ATTN: JOHN LOVELY
8065 VINEYARD PARKWAY
KALAMAZOO, MI 49009

RE: 3110 OAKLAND DR

IN: PART OF THE SE 1/4, SECTION 29, T2S, R11W,
CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

REVISIONS:

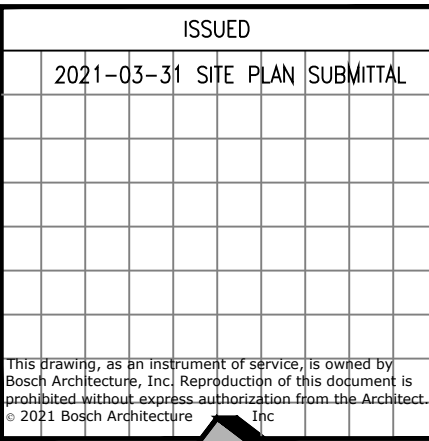
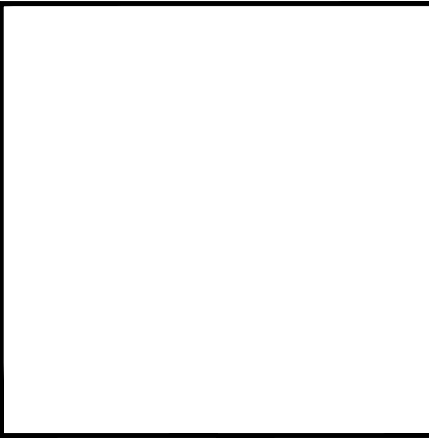


DRAWN BY:	SBL/BAB/JJS	FILE NO.:	S191695
APPROVED BY:	BMF	SHEET	1 OF 1
DATE:	08/13/2019		

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Consumers Credit Union Parkview

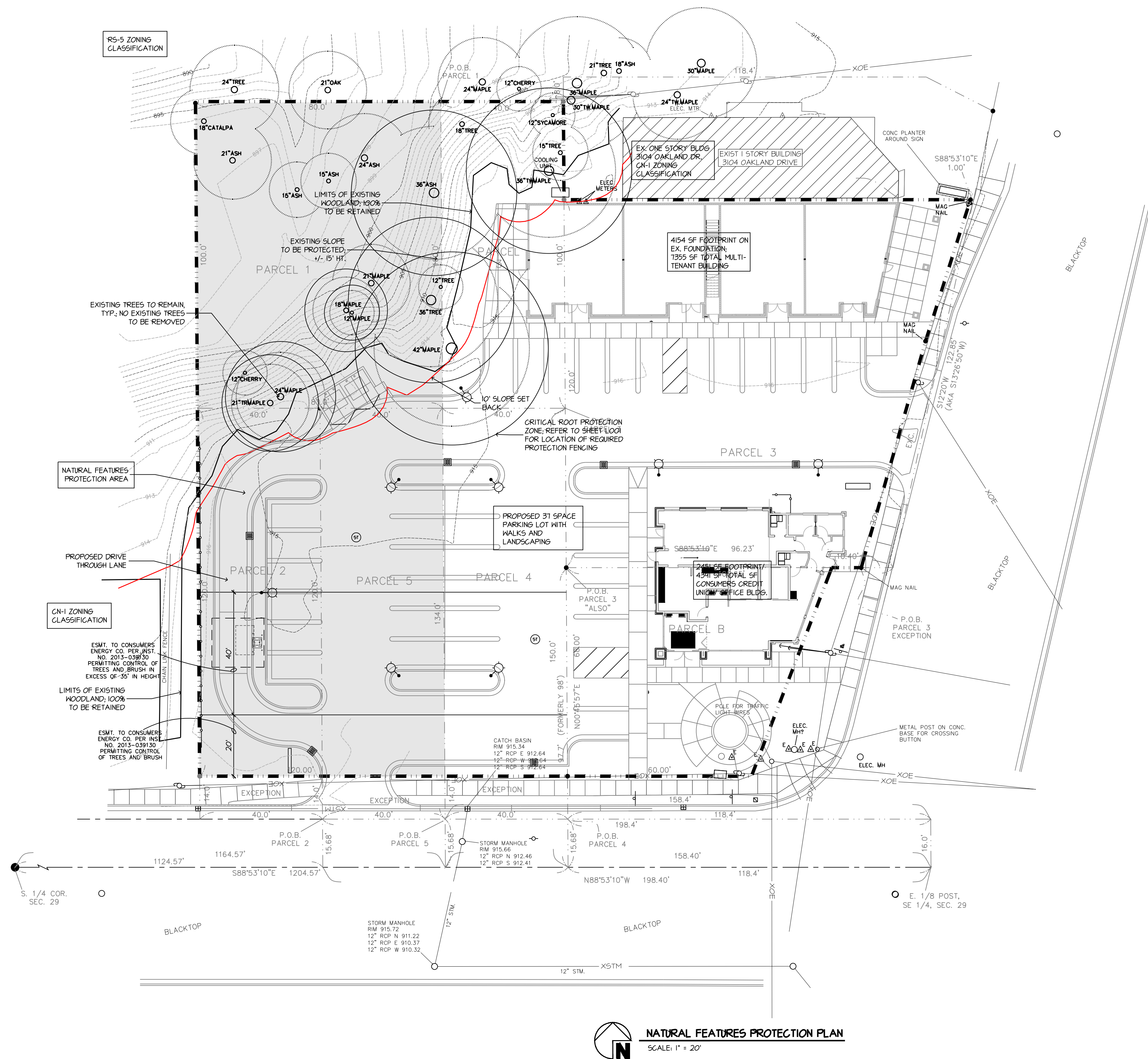
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Kalamazoo, Michigan 49008



JOB NUMBER
16020

SITE
SURVEY

TS001



- NFP GENERAL NOTES**
1. SLOPE:
 - a. A SLOPE IS PROTECTED IF THE SLOPE IS 20% OR GREATER AND FACE CONTAINS A WOODLAND, IS WITHIN 500' OF A WETLAND OR WATER SOURCE, OR ANY PORTION OF THE SLOPE EXTENDS ONTO ADJACENT PARCELS.
 - b. A MINIMUM 10' SLOPE SETBACK IS REQUIRED OR HALF THE HEIGHT OF THE SLOPE, WHICHEVER IS GREATER.
 - c. NO CONSTRUCTION IS PERMITTED WITHIN THE SLOPE SETBACK AREA. NO RUN OFF MAY BE DIRECTED TOWARD THE SLOPE. NO BMP'S ARE PERMITTED WITHIN THE SETBACK, AND NO NEW UNDERGROUND UTILITIES WITHIN THE SETBACK.
 2. TREES:
 - a. NO DISTURBANCE IS PERMITTED WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES. THIS IS MEASURED OUT AT BREAST HEIGHT 18" FOR EACH INCH OF TRUNK DIAMETER.
 - b. CONSTRUCTION FENCING IS REQUIRED AROUND THE CRITICAL ROOT ZONE- REFER TO SHEET L001 FOR REQUIRED FENCING LOCATION.
 3. NEW PLANTINGS:
 - a. NATIVE SPECIES (WILD TYPE AND NATIVAR) MUST BE USED FOR SITE LANDSCAPING WITHIN NFP OVERLAY.

Consumers Credit Union Parkview
3110 Oakland Drive
Kalamazoo, Michigan 49008

ISSUED
2021-03-31 SITE PLAN SUBMITTAL

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16020

NATURAL
FEATURES
PROTECTION PLAN

NFP001

Provide a complete site lawn and planting bed irrigation system, consisting of valves, water lines, sprinkler heads, drip tubing, and controller to adequately cover all lawn and plant beds. Plant beds to be in-line drip irrigation tubing, valved separately from the lawn zones. Controller to be installed on the exterior wall with the ability to be locked, with outlet supplied by electrician. Need to have the ability for all winterization to be done completely from the exterior of the building. The system into 1" backflow prevention device supplied and installed by plumber. Poly pipe MAY be substituted for PVC pipe specified in details. Sleeves not in irrigation control, sleeves installed by Electric contractor. Irrigation to be installed from back of curb to back of curb around entire site including right of way areas.

ELECTRO-MECHANICAL CONTROLLERS

Model A: ESP-400
The controller shall be of a hybrid type that combines electro-mechanical and microelectronic circuitry capable of fully automatic or manual operation. The controller shall be housed in a wall-mountable, weather resistant plastic cabinet with a key-locking cabinet door (outdoor models only) suitable for either indoor or outdoor installation.

The controller shall have a base unit with 4 stations as well as three expansion slots capable of receiving station modules of three stations each to create a controller of up to 13 stations. Station 13 shall be called an "auxiliary station" and shall have the capability of bypassing an active rain sensor or of functioning as a normal station output. Station timing shall be from 0 minutes to 6 hours. Run time resolution shall be in 1-minute increments from 0 to 54 minutes and 10 minutes from 1 to 6 hours. The LCD shall display "No Run Times" or equivalent icon for 230 VAC models if no run time has been entered for any station in any program.

The controller shall have three separate and independent programs which can have different start times, station timing and watering days. Each program shall have up to 4 start times available. The controller shall stack multiple start times in sequence to prevent hydraulic overload. The LCD shall display "No Start Times" or the equivalent icon for 230VAC models if no start time has been entered for any program. The controller shall be capable of operating two 24 VAC solenoid valves per station plus a master valve or remote pump start relay. The controller shall operate on 120 VAC ± 20% at 60Hz (230VAC ± 20% at 50Hz for international models). The controller shall have an electronic, diagnostic, circuit breaker that shall sense a station with an electrical overload or short circuit and shall bypass that station and continue operating all other stations.

The controller shall have a 365-day calendar with a permanent day off feature that allows a day(s) of the week to be turned OFF on any cycle (odd/even/1-3/day cycle). A day set to "Permanent OFF" shall override the normal repeating schedule and shall display the words "Day Always Off/Day Off" in the LCD screen. The controller shall have a seasonal adjust feature adjustable from 0% to 200% in increments of 10%. Seasonal adjust shall affect all programs simultaneously. If seasonal adjust is set to 0% the LCD shall display "SEASONAL ADJ." (equivalent icon for 230 VAC models).

The controller shall have a 12-hour AM/PM or 24 hour military (for 230VAC models) clock with a midnight day change over. The controller shall have a sensor circuit for connection to a rain sensor or to an underground moisture sensor system that will interrupt a scheduled watering under "wet" or "moist" conditions. The controller shall have an indicator on the LCD screen and one LED light to indicate that a sensor is connected and active and that watering has been temporarily disabled.

The controller shall have access to a variety of "hidden features" by turning the dial to a specific location on the dial and pushing the ON OFF buttons simultaneously. These features shall include: 1) save a custom default program 2) retrieve a custom default program 3) bypass an active rain sensor on the Auxiliary Station 4) allow the Auxiliary station to be interrupted by an active rain sensor 5) Clear memory 6) Set a day to "Permanently Off" 7) Set master valve/pump start circuit by station 8) Set programmable delay between station.

The controller shall have the following manual operations and manual advances for semi-automatic control:

1. Run a single valve
2. Run multiple manually stacked valves
3. Run a semi-automatic program
4. Run a test on all valves (all stations with any time assigned regardless of the program) from 1 to 10 minutes

The controller shall have a removable, battery programmable front panel (uses a 9 volt battery (not included) for conveniently programming the controller away from the installation site or for teaching irrigation scheduling.

The controller shall have the capacity for the program to be erased allowing the user to start programming with a blank controller. The controller shall have multiple knockouts, sizes and locations, including the back of the cabinet, to facilitate installation and provide a clean professional look. The controller shall have a factory default program that runs 10 minutes every day beginning 8 hours after power resumption.

The controller shall have a reset button to reset the controller in the case of micro-controller block-up due to power surges or frequent interruption to the power supply.

The controller shall be as manufactured by Rain Bird Corporation, Azusa, California.

5000 Plus Series Full and Reversing Full Port Circle Sprinkler Specifications

The full and/or part circle sprinkler shall be a single stem, water lubricated, gear drive type. The sprinkler shall have a flow shut-off device that is integrated into the flow path of the rotor as well as adjustable arc coverage of 40 to 360 degrees. Arc adjustment can be performed with or without the sprinkler in operation and shall require only a flat-blade screwdriver.

The sprinkler shall have a smoothed flow path entrance to enhance the flow characteristics of the rotor. In addition, the sprinkler shall feature a flow path to nozzle bore transition radius to minimize pressure loss and assure peak nozzle radius is achieved.

The sprinkler shall have a pressure activated multi-function wiper seal that positively seals against the pop-up stem to keep debris out of the rotor and to clean debris from the pop-up stem as it retracts. This wiper seal shall prevent sprinkler from sticking up, and be capable of sealing the sprinkler cap to sprinkler body under normal operating pressures.

The sprinkler shall have a screen installed in the pop-up stem to filter inlet water, protect the drive from clogging and simplify its removal for cleaning and flushing of the system. It shall have a 3/4" (FNT) bottom inlet.

The sprinkler shall have a standard green rubber cover and a strong stainless steel retract spring for positive pop up down. Pop-up height as measured from the top of the cap at normal installation to the middle of the nozzle orifice shall be 4".

The sprinkler shall have 12 interchangeable nozzles: 8 Rain Curtain nozzles for superior coverage and 4 Low Angle nozzles for reduced radius of throw and superior wind resistance with all nozzles containing Micro-Ramp for superior close-in watering. The angle of trajectory shall be 25 degrees for the Rain Curtain nozzles and 10 degrees for the low angle nozzles. The sprinkler shall come with a stainless steel adjusting screw capable of reducing the radius up to 25%.

The sprinkler shall be as manufactured by Rain Bird Corporation, Azusa, California.

SPRAY HEADS

1802, 1803, 1804, 1806, and 1812 Pop-up Full or Part Circle Spray Sprinkler

The sprinkler body, stem, nozzle, and screen shall be constructed of heavy-duty ultra-violet resistant plastic. It shall have a heavy-duty stainless steel retract spring for positive pop-up down and a ratcheting system for easy alignment of the pattern. The sprinkler shall have a soft elastomer pressure activated cone-molded wiper seal for cleaning debris from the pop-up stem as it retracts into the case to prevent the sprinkler from sticking up and to minimize "flow-by".

The sprinkler shall have a matched precipitation rate (MPR) plastic or brass nozzle with an adjusting screw capable of regulating the radius and flow. The sprinkler shall be capable of housing protective, non-clogging filter screens or pressure compensating screens (PCS) under the nozzles. The filter screen shall be used in conjunction with the adjusting screw for regulating. The 6" (15 cm) and 12" (30 cm) models shall have both a side and bottom 1/2" (12.7mm) Female National Pipe Thread inlet (FNT) for ease of installation.

The sprinkler shall have a Pop-Top (TM) Flush Plug pre-installed. The plug shall prevent debris from clogging the sprinkler during installation and allow for system to be flushed before nozzle. The plug shall be bright orange in color and constructed of polypropylene material.

The sprinkler shall be as manufactured by Rain Bird Corporation, Azusa, California

ELECTRIC REMOTE CONTROL VALVES

100-PGA 150-PGA 200-PGA Electric Remote Control Plastic Globe/Angle Valve With Optional PRS-D Pressure Regulating Feature

The electric remote control valve shall be a normally closed 24 VAC 50/60 Hz (cycles/second) solenoid actuated globe/angle pattern design.

The valve pressure rating shall not be less than 150 PSI (10.35) Bars.

The valve body and bonnet shall be constructed of high impact, weather resistant PVC with stainless steel screws.

The valve shall have manual open/close control (internal bleed) for manually opening and closing the valve without electrically energizing the solenoid. The valve's internal bleed shall prevent flooding of the valve box.

The valve shall have a fully-encapsulated, one-piece solenoid. The solenoid shall have a captured plunger with a removable retainer for easy servicing and a leverage handle for easy turning. This 24 VAC 50/60 Hz solenoid shall open with 1/16 VAC minimum at 150 PSI (10.35 bar). At 24 VAC, average inrush current shall not exceed 0.41 amps. Average holding current shall not exceed 0.28 amps.

The valve shall have a flow control stem for accurate manual regulation and/or shut off of outlet flow. The valve must open or close in less than 1 minute at 150 PSI (10.35 bar), and less than 30 seconds at 20 PSI (1.38 bar).

The valve construction shall provide for all internal parts to be removable from the top of the valve without disturbing the valve installation. The body shall have a removable O-ringed plug for installation in either globe or angle configuration.

The valve shall be as manufactured by Rain Bird Corporation, Azusa, California.

DRIP IRRIGATION COMPONENTS

A. Rain Bird Control Zone Kits

1. General Information
 - a. Provide control zone kits manufactured by Rain Bird as indicated on construction drawings.
 - b. Control zone kit assemblies for dripline irrigation zones must include control valve, filtration, and pressure regulation components sized to meet the hydraulic demands and flow requirements of the zones that they service.
2. Rain Bird Low Flow Control Zone Kit for dripline zones with flows from 0.2 to 5.0 GPM (0.8 to 18.9 lpm), including low flow valve (LFV) and pressure regulating filter (PRF).
 - a. Available model numbers:
 - 1) XCZ-OT5-PRF 3/4" (14 mm) Low Flow valve and 3/4" (14 mm) PR Filter
 - 2) XCZ-LF100-PRF 1" (25 mm) Low Flow valve and 3/4" (14 mm) PR Filter
 - 3) XCZ-OT5-PRF 3/4" (14 mm) Low Flow Anti-siphon valve and 3/4" (14 mm) PR Filter
 - b. Low Flow Valve (LFV) component specifications include:
 - 1) Valve body and bonnet constructed of high impact, weather-resistant plastic, stainless steel and other chemical/UV resistant materials
 - 2) Diaphragm with a double-knife seal, constructed of durable Buna-N rubber with a clog-resistant metering orifice
 - 3) Energy-efficient, low-power, encapsulated solenoid with captured plunger and 40 mesh (200 micron) solenoid filter
 - 4) External bleed for manual system flushing during start-up, internal bleed for manual zone activation during maintenance operations
 - 5) Inlet pressure rating: 20 to 120 PSI (1.4 to 8.3 bar)
 - 6) Female threaded inlet and outlet connections
 - 7) Anti-siphon valve configuration includes listed features and incorporates atmospheric vacuum breaker with IAPMO and A.S.S.E. listing approval
- c. Pressure Regulating Filter (PRF) combines filtration and pressure regulation in one integrated unit for protection of downstream components of drip irrigation system. PRF component specifications include:
 - 1) Compact "Y" filter body and cap configuration constructed of glass-filled, UV-resistant polypropylene, with 120 PSI (8.3 bar) operating pressure rating. Maximum dimensions of filter body Height: 4 1/2" (114 cm), Length: 5 1/2" (14 cm), Width: 2" (51 cm)
 - 2) Standard 200 mesh (75 micron) filter screen constructed of durable polyester fabric attached to propylene frame. Screen is serviceable for cleaning purposes by unscrewing cap from filter body and removing filter element.
 - 3) Normally-open pressure regulating device with preset outlet pressure of approximately 30 PSI (2 bar). Pressure regulating device allows full flow with minimal pressure loss unless inlet pressure is greater than preset level. As inlet pressure increases above preset level, internal spring compresses to reduce downstream pressure.
 - 4) Male threaded 3/4" (14 mm) inlet and outlet connections.

(or)

3. Rain Bird Medium Flow Control Zone Kit for dripline zones with flows from 3.0 to 15.0 GPM (11.4 to 56.8 lpm), including Rain Bird DV or ASVF valve and pressure regulating filter (PRF).
 - a. Available model numbers:
 - 1) XCZ-100-PRF 1" (25 mm) DV valve and 1" (25 mm) PR Filter
 - 2) XCZ-100-PRF 1" (25 mm) Anti-siphon Valve and 1" (25 mm) PR Filter
 - b. DV Valve component specifications include:
 - 1) Valve body and bonnet constructed of high impact, weather-resistant plastic, stainless steel and other chemical/UV resistant materials
 - 2) Diaphragm with a double-knife seal, constructed of durable Buna-N rubber with a clog-resistant metering orifice
 - 3) Energy-efficient, low-power encapsulated solenoid with captured plunger and 40 mesh (200 micron) solenoid filter
 - 4) External bleed for manual system flushing during start-up, internal bleed for manual zone activation during maintenance operations
 - 5) Inlet pressure rating: 20 to 120 PSI (1.4 to 8.3 bar)
 - 6) Female threaded inlet and outlet connections
 - 7) Anti-siphon valve configuration includes listed features and incorporates atmospheric vacuum breaker with IAPMO and A.S.S.E. listing approval
- c. Pressure Regulating Filter (PRF) combines filtration and pressure regulation in one integrated unit for protection of downstream components of drip irrigation system. PRF component specifications include:
 - 1) Compact "Y" filter body and cap configuration constructed of glass-filled, UV-resistant polypropylene, with 120 PSI (8.3 bar) operating pressure rating. Maximum dimensions of filter body Height: 4 1/2" (114 cm), Length: 5 1/2" (14 cm), Width: 2" (51 cm)
 - 2) Standard 200 mesh (75 micron) filter screen constructed of durable polyester fabric attached to propylene frame. Screen is serviceable for cleaning purposes by unscrewing cap from filter body and removing filter element.
 - 3) Normally-open pressure regulating device with preset outlet pressure of approximately 40 PSI (2.8 bar). Pressure regulating device allows full flow with minimal pressure loss unless inlet pressure is greater than preset level. As inlet pressure increases above preset level, internal spring compresses to reduce downstream pressure.
 - 4) Male threaded 1" (25 mm) inlet and outlet connections.

(or)

4. Rain Bird Medium Flow Commercial Control Zone Kit for dripline zones with flows from 3.0 to 20.0 GPM (11.4 to 75.7 lpm), including PVC ball valve, Rain Bird PESB valve, and Rain Bird pressure regulating quick-check basket filter.
 - a. Available model numbers:
 - 1) XCZ-100-B-COM 1" (25 mm) PVC ball valve, 1" (25 mm) Rain Bird PESB valve, and 1" (25 mm) PRB-GKCH pressure regulating basket filter
 - b. PESB valve assembly component specifications include:
 - 1) 1" (25 mm) PVC full-port ball valve with female threaded inlet and outlet connections
 - 2) PESB valve body and bonnet constructed of durable glass-filled nylon, stainless steel and other chemical/UV resistant materials
 - 3) Diaphragm constructed of a durable Buna-N rubber material reinforced with nylon
 - 4) One-piece solenoid with captured plunger and 40 mesh (200 micron) solenoid filter
 - 5) External bleed for manual system flushing during start-up, internal bleed for manual zone activation during maintenance operations
 - 6) Inlet pressure rating: 20 to 200 PSI (1.4 to 13.8 bar)
 - 7) Female threaded inlet and outlet connections
 - c. Pressure Regulating Quick Check Basket Filter combines filtration and pressure regulation in one integrated unit for protection of downstream components of drip irrigation system. Pressure regulating basket filter component specifications include:

- 1) Basket style body and jar-top cap constructed of heavy-duty glass-filled, UV-resistant polypropylene, with 150 PSI (10.3 bar) operating pressure rating. Maximum dimensions of filter body Height: 6 1/2" (165 cm), Length: 6 1/2" (165 cm), Width: 3 1/2" (89 cm)
- 2) Indicator incorporated into filter cap that changes color from green to red during operation when the filter element requires cleaning.
- 3) Standard 200 mesh (75 micron) filter screen constructed of stainless steel attached to propylene frame. Screen is serviceable for cleaning purposes by unscrewing cap from filter body and removing filter element.
- 4) Normally-open in-line pressure regulating device, constructed of durable, UV resistant, non-corrosive material able to accommodate an inlet pressure rating of not less than 150 PSI (10.3 bar), with preset outlet pressure of approximately 40 PSI (2.8 bar). Pressure regulating device allows full flow with minimal pressure loss unless inlet pressure is greater than preset level. As inlet pressure increases above preset level, internal spring compresses to reduce downstream pressure.
- 5) Male threaded 1" (25 mm) inlet and outlet connections.

B. Rain Bird XF Series Dripline Components

1. General Information
 - a. Provide flexible dual-layered pressure-compensating inline XF Series Dripline manufactured by Rain Bird, with emitter spacing and dripline row spacing as indicated on construction drawings.
 - b. Provide insert or compression fittings manufactured by Rain Bird that are compatible with inline emitter tubing as indicated on construction drawings.
2. Rain Bird XFD On-Surface Dripline with pressure-compensating inline emitters.
 - a. Available Rain Bird XFD On-Surface Dripline model numbers for POTABLE water systems; brown colored dripline tubing with emitter flow rates and spacing as shown:
 - 1) Rain Bird XFD-06-12; 0.6 GPH (2.3 lph) emitters spaced 12" (305 cm) on-center
 - 2) Rain Bird XFD-06-18; 0.6 GPH (2.3 lph) emitters spaced 18" (45.1 cm) on-center
 - 3) Rain Bird XFD-06-24; 0.6 GPH (2.3 lph) emitters spaced 24" (61 cm) on-center
 - 4) Rain Bird XFD-04-12; 0.4 GPH (3.4 lph) emitters spaced 12" (305 cm) on-center
 - 5) Rain Bird XFD-04-18; 0.4 GPH (3.4 lph) emitters spaced 18" (45.1 cm) on-center
 - 6) Rain Bird XFD-04-24; 0.4 GPH (3.4 lph) emitters spaced 24" (61 cm) on-center
 - b. Available Rain Bird XFD On-Surface Dripline model numbers for NON-POTABLE water systems; purple colored dripline tubing with emitter flow rates and spacing as shown:
 - 1) Rain Bird XFD0-06-12; 0.6 GPH (2.3 lph) emitters spaced 12" (305 cm) on-center
 - 2) Rain Bird XFD0-06-18; 0.6 GPH (2.3 lph) emitters spaced 18" (45.1 cm) on-center
 - 3) Rain Bird XFD0-06-24; 0.6 GPH (2.3 lph) emitters spaced 24" (61 cm) on-center
 - 4) Rain Bird XFD0-04-12; 0.4 GPH (3.4 lph) emitters spaced 12" (305 cm) on-center
 - 5) Rain Bird XFD0-04-18; 0.4 GPH (3.4 lph) emitters spaced 18" (45.1 cm) on-center
 - 6) Rain Bird XFD0-04-24; 0.4 GPH (3.4 lph) emitters spaced 24" (61 cm) on-center
- c. Dripline tubing material specifications and features include:
 - 1) XFD tubing, brown in color, conforming to an outside diameter (O.D.) of 0.634 inches (16 mm) and an inside diameter (I.D.) of 0.536 inches (13.6 mm) and wall thickness of 0.044 inches (1.2 mm)
 - 2) XFD0 tubing, purple in color, conforming to an outside diameter (O.D.) of 0.634 inches (16 mm) and an inside diameter (I.D.) of 0.536 inches (13.6 mm) and wall thickness of 0.044 inches (1.2 mm)
 - 3) Factory installed, pressure-compensating, inline emitters welded to the inner circumference of the polyethylene tubing at spacing specified by model number
 - 4) Inline emitters designed to pressure-compensate by lengthening the emitter's turbulent flow path (Rain Bird patent pending)
 - 5) Consistent flow rate from each installed inline emitter when emitter inlet pressure is supplied between recommended operating range of 8.5 to 60 PSI (0.7 to 4.1 bar)
 - 6) Required filtration for XF Series dripline tubing and emitters is 120 mesh (125 micron)

PART 3 - EXECUTION

3.01 INSPECTIONS AND REVIEWS

- A. Pre-construction Site Inspection
 1. Verify construction site conditions and note irregularities affecting work of this section. Report irregularities in writing to Owner's Representative prior to beginning work. Commencement of work implies acceptance of existing site conditions.
- B. Utility Locates ("Call Before You Dig")
 1. Arrange and coordinate Utility Locates with local authorities prior to construction.
 2. Repair underground utilities that are damaged during construction. Make repairs at no additional cost to contract price.

3.02 DRIPLINE LAYOUT OF WORK

- A. Stake out dripline irrigation system. Items staked include manifold/header pipe and tubing, sleeves, control zone assemblies, flush valves, air relief valves, and check valves.
- B. Dripline Irrigation System Layout Review: Dripline irrigation system layout review will occur after staking has been completed. Notify Owner's Representative one week in advance of review. Modifications will be identified by Owner's Representative at this review.

3.03 DRIPLINE EXCAVATION, TRENCHING, AND BACKFILL

- A. Excavate and install pipes at minimum cover indicated in drawings or specifications. Excavate at appropriate width for connections and fittings.
- B. Minimum cover for dripline components (distance from top of pipe to finish grade):
 1. Buried PVC manifold and supply header pipe to dripline grid layouts: 12" (305 cm) to top of pipe.
 2. Buried dripline lateral pipe downstream PVC manifold and supply header pipe: 4" (10 cm) to top of pipe
 3. On-grade dripline lateral pipe downstream PVC manifold and supply header pipe: Secure to finish grade with approved tubing stakes. Install and test prior to installation of landscape fabric and mulch.
 4. Backfill only after buried lines have been reviewed, tested, and approved.
- C. Excavated material is generally satisfactory for backfill. Use backfill free from rubbish, vegetable matter, frozen materials, and stones larger than 2" (50 mm) in maximum diameter. Remove material not suitable for backfill. Use backfill free of sharp objects next to pipe.
- D. Dress backfilled areas to original grade. Incorporate excess backfill into existing site grades. Dispose of excess backfill off site.
- E. Contact Owner's Representative for trench depth adjustments where utilities conflict with irrigation trenching and pipe work.

3.04 ASSEMBLING PIPE AND FITTINGS

- A. General:
 1. Keep pipe free from dirt and debris. Cut pipe ends square, deburr and clean as recommended by pipe manufacturer.
 2. Keep ends of assembled pipe capped. Remove caps only when necessary to continue assembly.
- B. PVC Pipe and Fittings:
 1. Use only strap-type friction wrenches for threaded plastic pipe.
 2. PVC Solvent Weld Pipe and Fittings:
 - a. Use appropriate primer and solvent cement. Join pipe in manner recommended by pipe and fitting manufacturers and in accordance with accepted industry practices.
 3. Cure for thirty (30) minutes before handling and twenty-four (24) hours before pressurizing or installing with vibratory plow.
 4. Snake pipe from side to side within trench.
- C. PVC Threaded Connections:
 - a. Use only factory-formed threads. Field-cut threads are not permitted.
 - b. Apply thread sealant in manner recommended by component, pipe and sealant manufacturers and in accordance with accepted industry practices.
- D. Dripline Tubing and Fittings:
 1. Use only Rain Bird XF-Series Insert Fittings or Rain Bird Easy Fit Compression Fittings for Rain Bird XF-Series dripline tubing connections or transitions as recommended by the Manufacturer's representative for the specific site and system conditions.
 2. Dripline Insert Fittings:
 - a. Install dripline tubing and fittings in manner recommended by manufacturer and in accordance with accepted industry practices.
 3. Dripline Compression Fittings:
 - a. Install dripline tubing and fittings in manner recommended by manufacturer and in accordance with accepted industry practices.

3.05 INSTALLATION OF DRIPLINE IRRIGATION COMPONENTS

A. Control Zone Kit Assembly:

1. Flush mainline pipe before installing Control Zone Kit assembly.
2. Locate where shown on drawings. Connect control wires to remote control valve wires using specified wire connectors and waterproof sealant. Provide connectors and sealant per manufacturer's recommendations.
3. Install a maximum of four (4) Low Flow or Medium Flow Control Zone Kits per standard rectangular valve box. Install a maximum of one (1) Medium Flow Commercial Control Zone Kits per standard rectangular valve box. Install a maximum of one High Flow Commercial Control Zone Kits per jumbo rectangular valve box.
 - a. Locate valve boxes at least 1' (305 cm) from, and align with, nearby walls or edges of paved areas.
 - b. Group Control Zone Kit assemblies together where practical. Align grouped valve boxes in uniform patterns. Allow at least 12" (305 cm) distance between valve boxes.
 - c. Brand controller letter and station numbers on valve box lid in 2" (50 mm) high letters.
6. Lateral Piping and Dripline Tubing:
 1. Install lateral piping and dripline tubing at locations and in grid patterns as indicated on drawings and installation details, and in strict accordance with manufacturer recommendations.
 2. Thoroughly flush PVC lateral piping, supply headers, and dripline tubing immediately upon installation.
 3. Air Relief Valve Kit Assembly: Install at all high points in dripline tubing grid as shown and directed on drawings and installation details.
 4. Flush Point Assembly: Install in flush header or at ends of each dripline zone segment as shown and directed on drawings and installation details. Install at least 12-inches from and align with adjacent walls or edges of paved areas.
- 3.06 PROJECT RECORD (AS-BUILT) DRAWINGS
 - A. Document field changes from original design and construction documents. Maintain on-site and separate from original construction documents, one complete set of documents labeled "Project Field Documents." Keep documents current. Do not permanently cover work until accurate "record drawings" information is recorded.
 - B. Record pipe network alterations on a daily basis. Record work that is installed differently than shown on construction documents. Record accurate reference dimensions, measured from at least two permanent reference points, of each control zone kit assembly, each dripline zone boundary, each air relief valve assembly, each flush point assembly, and other dripline irrigation components enclosed within valve box.
 - C. Obtain from Owner's Representative one set of drawings or CAD files prior to construction completion. Duplicate information contained on "Record Documents" maintained on-site using technical drafting pen or AutoCAD. Label each sheet "Record Drawing".
- D. Provide "Record Drawings" to Owner's Representative. Completion of Record Drawings is required prior to final construction review at completion of irrigation system installation.

3.07 WINTERIZATION AND SPRING START-UP

- A. Winterize irrigation system in fall following completion, or partial completion, of irrigation system construction. Start-up irrigation system in spring following completion, or partial completion, of irrigation system construction. Repair any damage caused in improper winterization at no additional cost to Owner. Coordinate winterization and start-up with landscape maintenance personnel.
- 3.08 MAINTENANCE
 - A. Maintain irrigation system for duration of 30 calendar days from formal written acceptance by Owner's Representative. Make periodic examinations and adjustments to irrigation system components in order to achieve the most efficient and uniform application of water.
 - B. Following completion of Contractor's maintenance period, Owner will be responsible for maintaining system in working order during remainder of guarantee/warranty period, for performing necessary minor maintenance, for protecting against vandalism, and for preventing damage after landscape maintenance operation.

3.09 CLEANUP

- A. Remove from site machinery, tools, excess materials, and rubbish upon completion of work.

Valve Box Specifications

VB-6RND SERIES 6" Round Valve Boxes

Valve boxes shall be used as durable, rigid enclosures for valves or other irrigation system components requiring subsurface protection for installation or maintenance. The valve box shall be made of HDPE resin that is resistant to UV light, weather, moisture, and chemical action of soils.

The body shall have two openings molded into the sides.

The valve box shall have corrugated sides.

Lids shall have beveled edges to prevent or minimize potential damage from lawn equipment.

The valve box shall be manufactured by Rain Bird Corporation, Glendora, California.

VB-10RND 10" Round Valve Boxes

Valve boxes shall be used as durable, rigid enclosures for valves or other irrigation system components requiring subsurface protection for installation or maintenance. The valve box shall be made of structural form HDPE resin that is resistant to UV light, weather, moisture, and chemical action of soils.

The body shall have knock-outs molded into the sides that can easily be removed. The knock-outs shall remain an integral part of the body unless to run pipes or wires through the valve box.

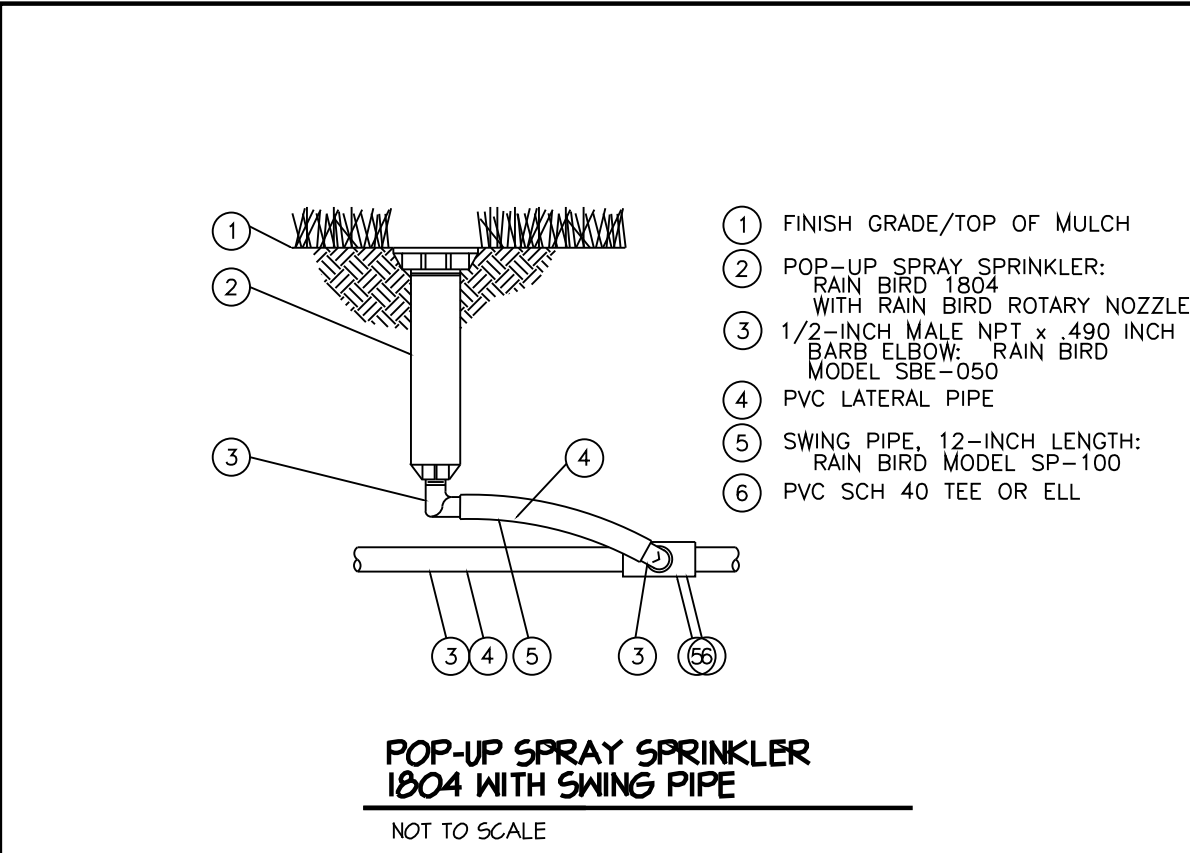
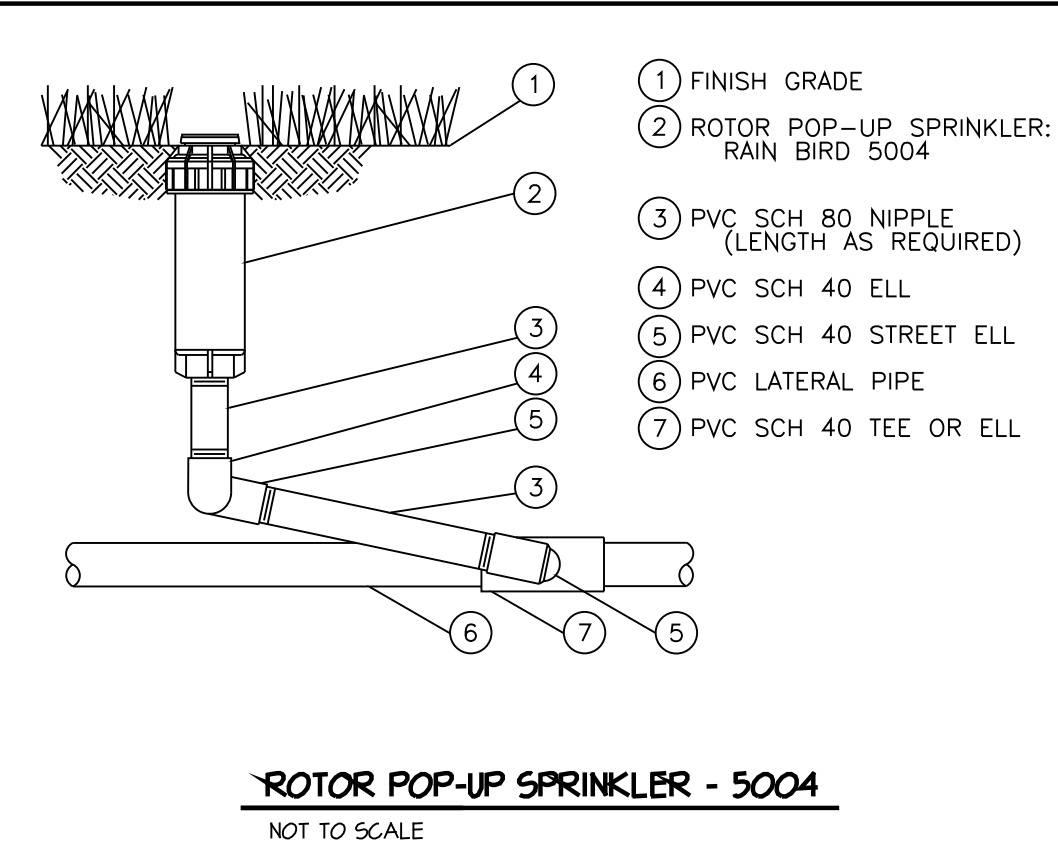
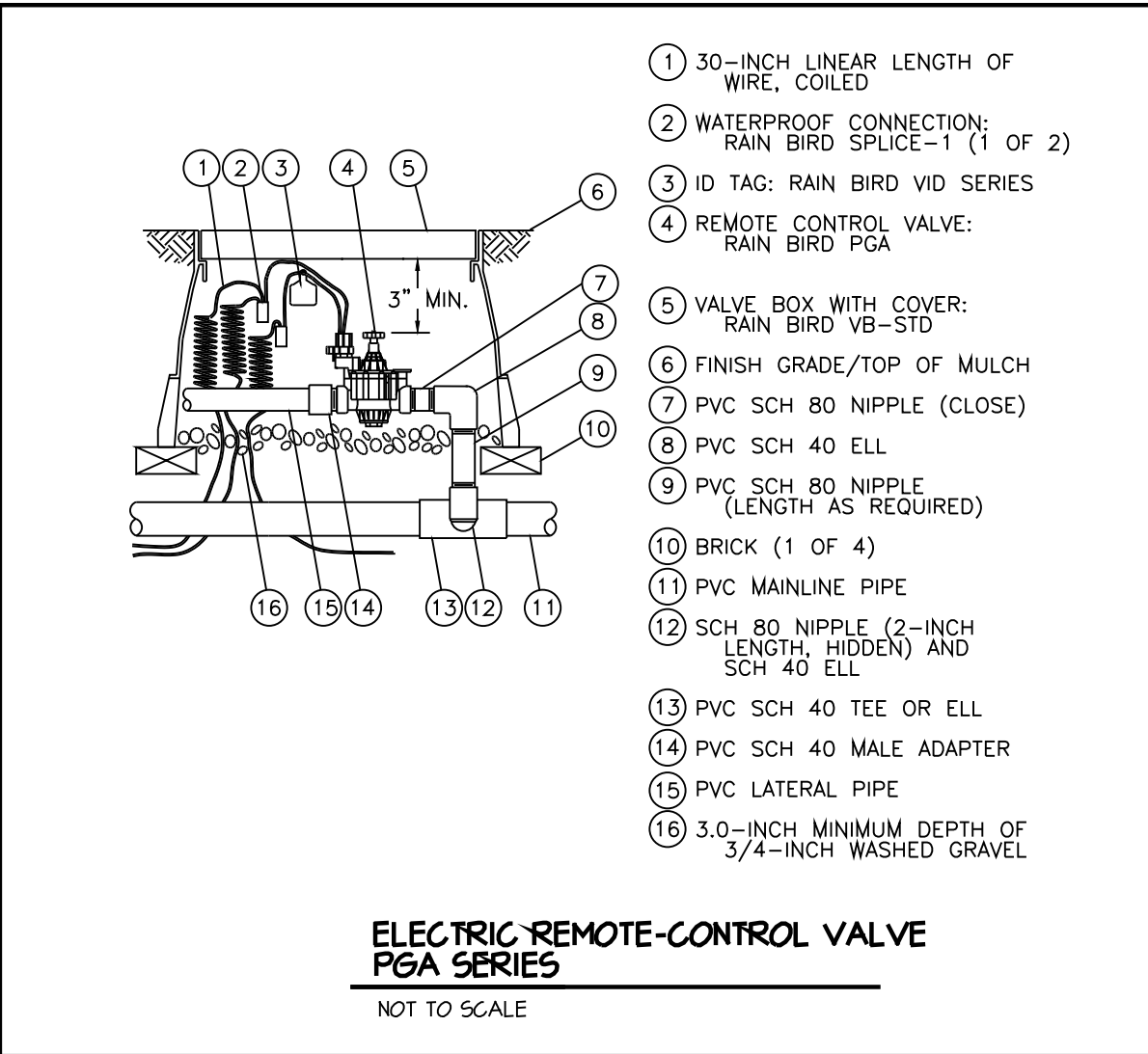
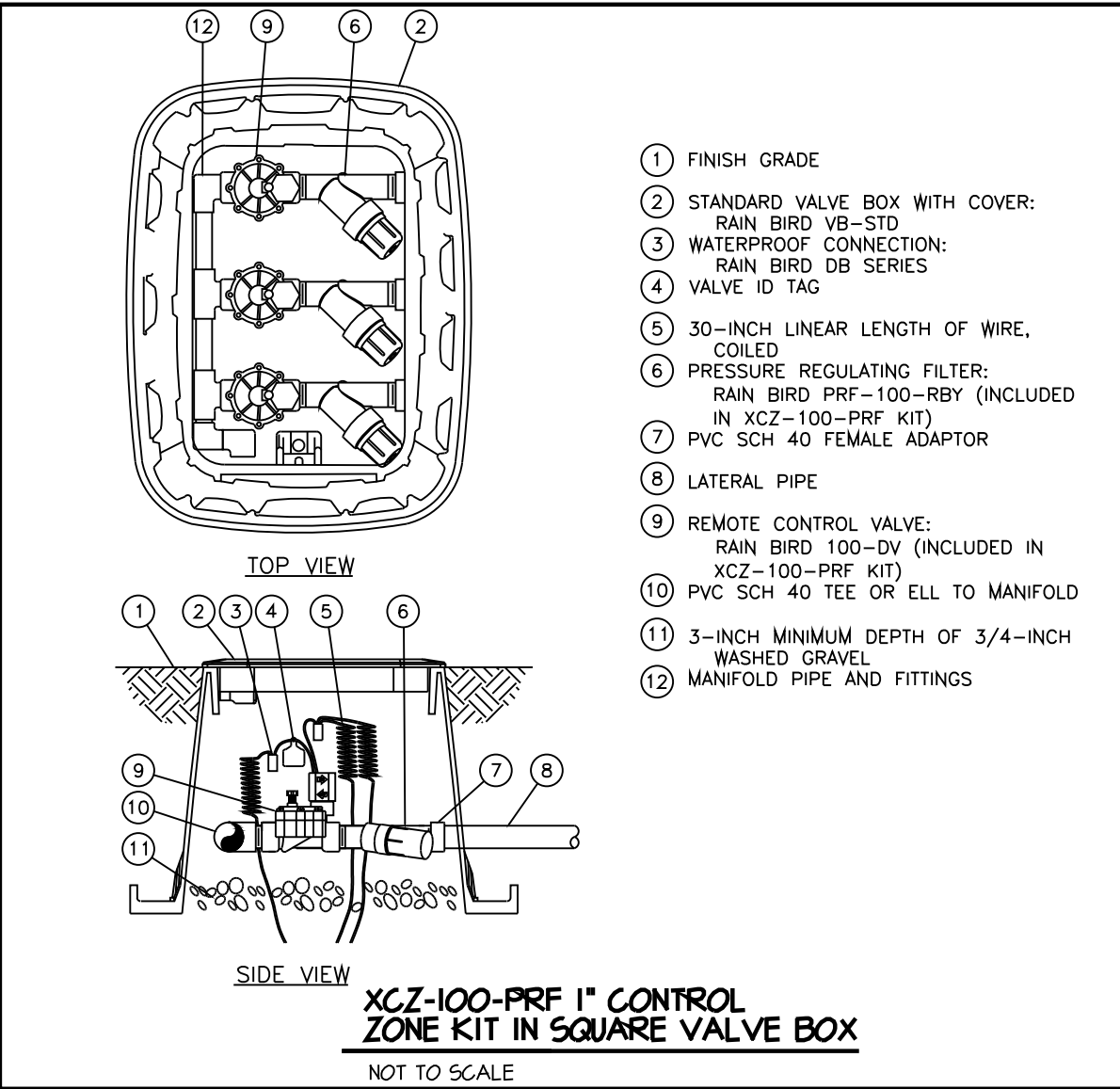
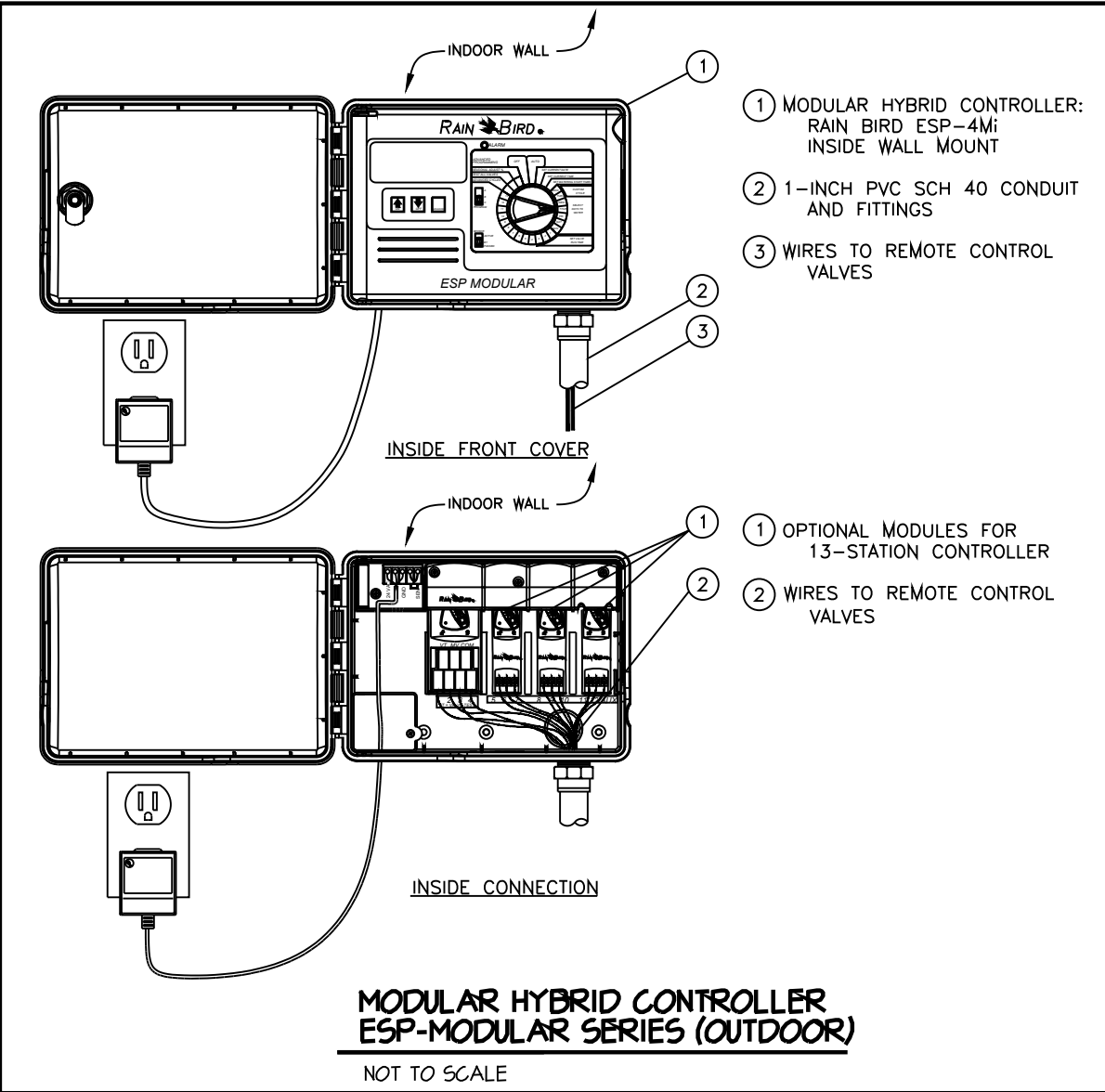
The valve box shall have corrugated sides. The valve box shall have a stepped feature on the bottom that securely interlocks two boxes together when mated bottom - to - bottom for use in a deep installation.

There shall be no hole in the valve box lid unless the bolt-hole knock-out is removed in order to use the locking bolt. Lids shall have beveled edges to minimize potential damage from lawn equipment. Lids shall be clearly marked with the words "Irrigation Control Valve" molded onto the top. Lids shall have a marking area measuring at least 6" by 2" that is suitable for branding or other means of identification.

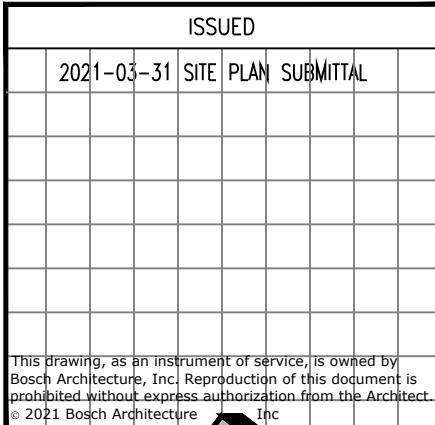
The locking bolt, washer, and clip shall be made of stainless steel.

The valve box shall be manufactured by Rain Bird Corporation, Azusa, California.

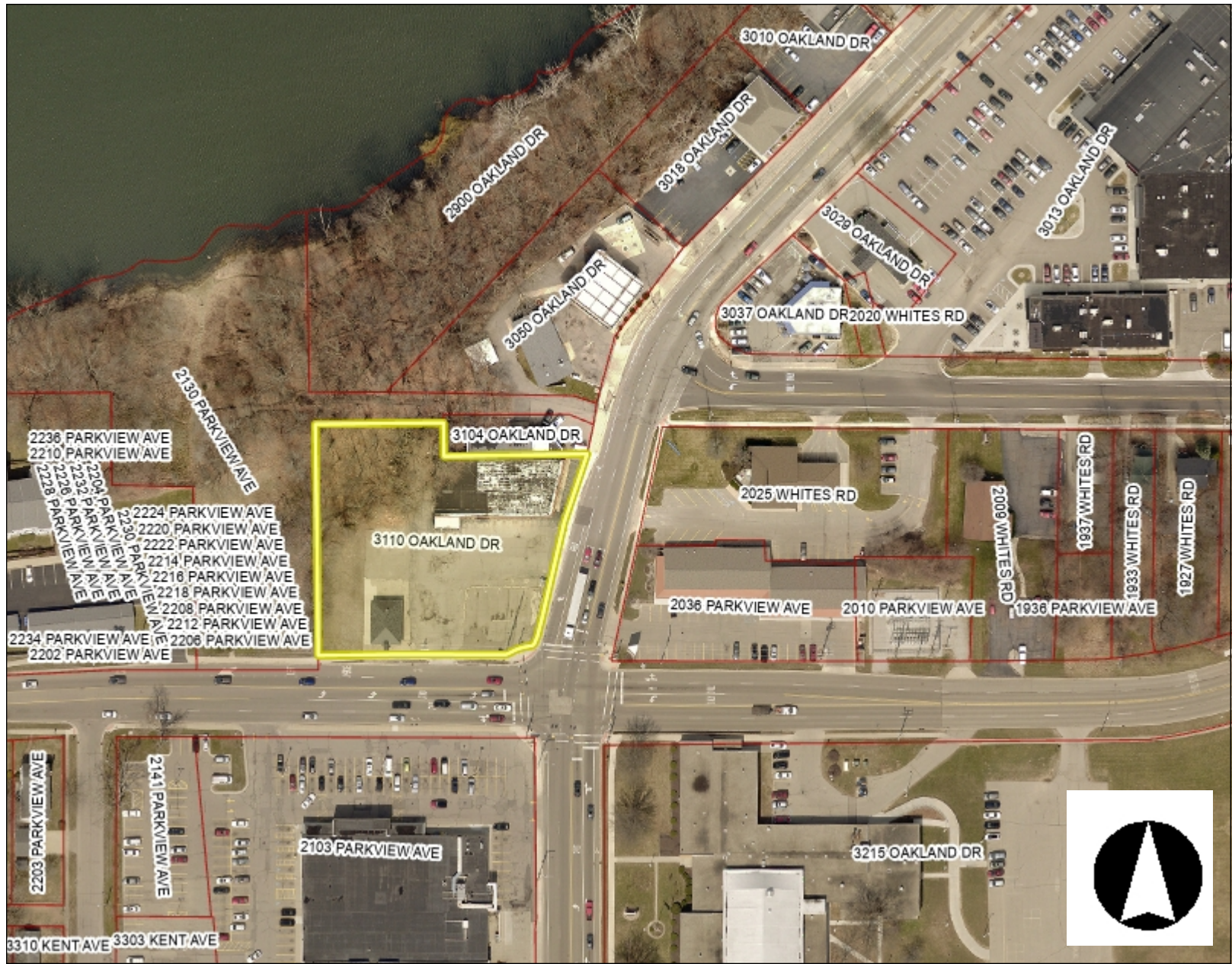
The valve box shall be manufactured by Rain Bird Corporation, Azusa, California.



Consumers Credit Union Parkview
3110 Oakland Drive
Kalamazoo, Michigan 49008



3110 Oakland Dr. - Zone CN-1



0.1 0 0.04 0.1 Miles

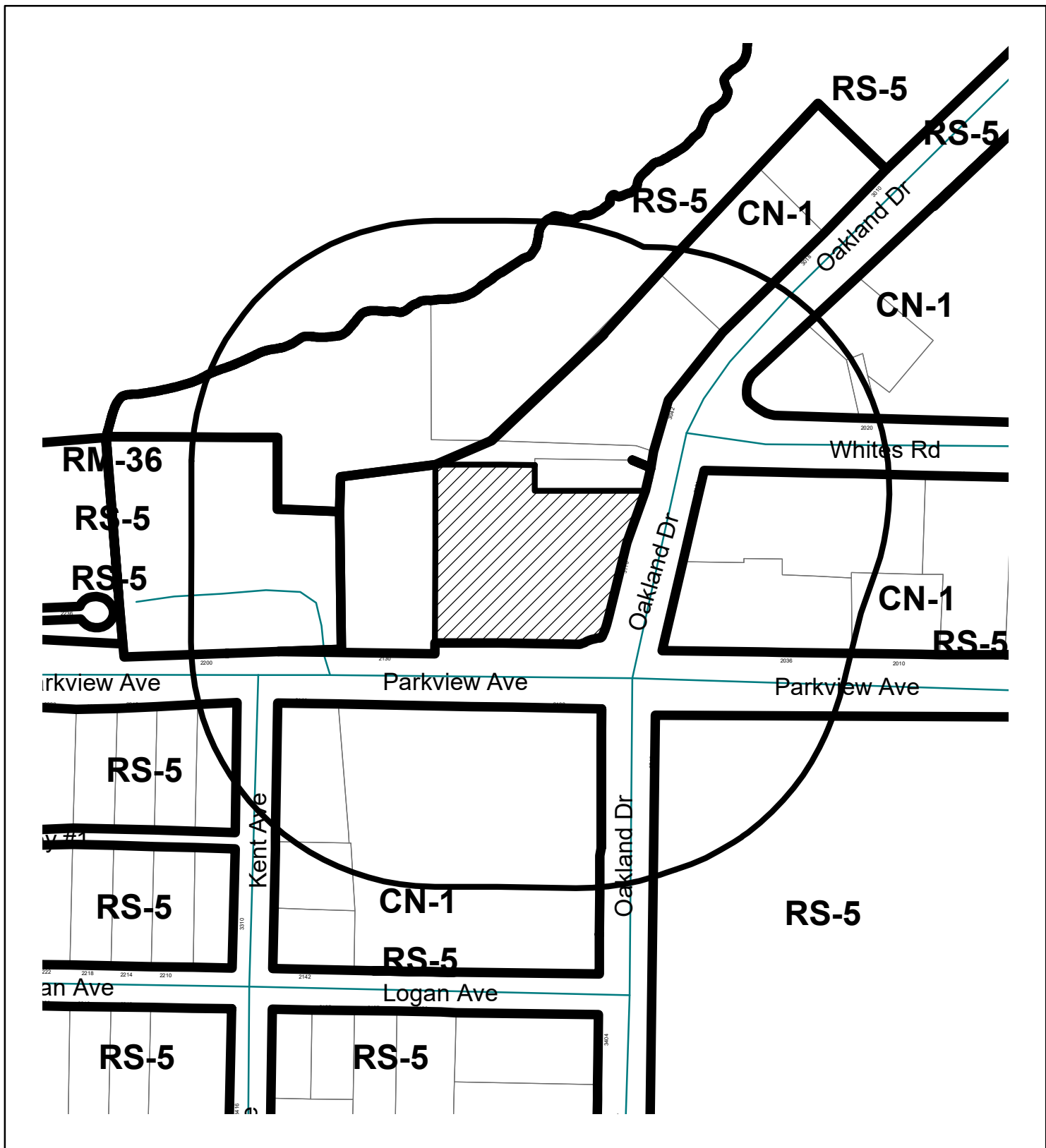
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Parcel
- Parcel Addresses





300' Mailing Boundary
3110 Oakland Drive



0 20 40 80 Feet



Zoning Board of Appeals Staff Report

City of Kalamazoo

Date: **5/13/2021**

Item: **D.4.**

TO: City of Kalamazoo Planning Commission

FROM: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: May 13, 2021

SUBJECT: ZBA #21-05-08: 225 Parsons St. PlazaCorp Realty Advisors is requesting a dimensional variance from Chapter 50-5.6 C(2), of two stories to authorize the construction of a five story hotel to be combined with the former Gibson Guitar facility where three stories is the maximum height permitted for the Live Work -2 District.

BACKGROUND:

This 3.4 acre parcel has a storied history as the Gibson Guitar factory. PlazaCorp is looking to add to the tenancy of this 134,000 square foot facility which includes the Heritage Guitar factory and Forensic Fluids. PlazaCorp is partnering with the Hard Rock Hotel Group to bring a Reverb Hotel to the site. The proposed project has significant design challenges to work with the historic elements of the site. They have been working with the State Historic Preservation Office and National Parks Service. They have preliminary approval on renovation plans without the hotel and are in now in the process of preparing to send the expansion plans for review which include the space for the hotel, while maintaining the historic character of the overall project and accentuating the historic features including the smoke stack.

The site occupies the entire block between E. Bush Street to the north and Parsons Street to the south. The proposed hotel will be five stories in height and will be located toward the center of the block and integrated in with the existing facility. The Live Work -2 District allows for up to three stories in height for sites not on a collector street. The applicant has pointed out that if this site was on a collector street it would be allowed to have five stories.

STRATEGIC VISION ALIGNMENT:



Economic Vitality - A supportive infrastructure for growing businesses and stabilizing the local economy for the benefit of all.



Environmental Responsibility - A green and health City.

This development project aligns with Economic Vitality with supporting the growth of a variety of businesses and industries in the community. Jobs being created will also provide opportunity to local workforce. This project also touches on the Strategic Vision goal of Environmental Responsibility as this development project is focused on preservation of historic character of the Gibson facility.

Master Plan Neighborhood Plan:

The Future Land Use Map designates the subject property as Neighborhood Edge. This designation promotes mixed-use development such as retail, office, restaurants and other service-oriented businesses. The development will bring targeted investment into the northside and create jobs. Developer has noted they are working with neighborhood organizations on job training programs.

COMMUNITY ENGAGEMENT:

Inform (one-way conversation) – the community will be made aware of the project.

The PlazaCorp is reaching out to adjacent property owners regarding the proposed project and has been in contact with the Northside Association for Community Development.

City sent letters to all property owners within 300 feet.

FINDINGS:

This development project will add to the commercial tax base of the City.



Community Planning and Economic Development
245 N. Rose Street, Ste. 100
Kalamazoo, MI 49007
PH: (269) 337-8044
FAX (269) 337-8429
www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

April 27, 2021

**RE: ZBA #21-05-08
225 Parsons Street
Parcel #06-15-139-001**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by PlazaCorp Realty Advisors owners of the property at 225 Parsons Street, which is situated in Zone LW-2, Live Work – 2 District.

The applicant is requesting a dimensional variance from Chapter 50-5.6 C(2), of two stories to authorize the construction of a five story hotel directly north of the former Gibson Guitar Factory where three stories is the maximum height permitted for the Live Work -2 District.

Please note that this request will not change the zoning classification of the property. This is a request for variance only regarding the item described above.

The meeting will be held on Thursday, May 13, 2021 at 7 p.m. Due to COVID-19 this public meeting will be held electronically and streamed live on the [City's Facebook page](#) and [YouTube Channel](#). Check www.kalamazoocity.org for details on providing public comments.

To examine documents related to this request or provide written comments, please contact Pete Eldridge at eldridgep@kalamazoocity.org or call (269) 337-8806. The agenda will be posted at <https://www.kalamazoocity.org/boards>

Sincerely,

Peter C. Eldridge, AICP

Assistant City Planner



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007
(269) 337-8026 • www.kalamazoo-city.org

ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION		
Name: 225 Parsons, LLC		Mailing Address: 200 West Michigan, Suite 201
City: Kalamazoo	State: Michigan	ZIP Code: 49007
Phone: 269220-3060	Email: andy@plazacorp.net	Preferred Contact: ☐ Email ☒ Phone
PROPERTY OWNER INFORMATION		
<i>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.</i>		
Name:		Mailing Address:
City:	State:	ZIP Code:
Phone:	Email:	Preferred Contact: ☐ Email ☐ Phone
PROPERTY INFORMATION		
Property Address(s): 225 Parsons Street, Kalamazoo, Michigan 49007		
Parcel Identification Number(s): 06-15-139-001		Zone District (kalamazoo-city.org/maps): LW-2
TYPE OF REQUEST		
☒ Dimensional Variance from Chapter(s) 50, Section(s) 5.6 (c) (figure 5.6-5)		
☐ Appeal of an Administrative Decision		
☐ Interpretation of Zoning Ordinance, Chapter(s) 50, Section(s) _____		
☐ Temporary Use Approval		
☐ Use Variance to allow _____		
Reason for Request: Applicant desires a variance to allow five-stories where only three are allowed per-ordinance.		
ATTACHMENTS		
☐ \$ 300 Fee		
☒ Type Plan detailing variance request, plat, site plan, sketch plan can all be used.		
☒ Review Sheet for Request Type		☒ Optional: Photos of property, architecture plans, etc.
Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support		
SIGNATURE		
Signature of Applicant: <i>Andy Plazac</i>		Date: 4/15/21
Signature of Owner (if different than applicant): <i>(Authorized Agent)</i>		Date:



April 15, 2021

Regarding: Variance Application for Height, 5 Stories when 3 allowed, 225 Parsons Project

Dear Zoning Board of Appeals and City Planning Staff:

225 Parsons, LLC (also known as PlazaCorp Realty Advisors), the owner of the 225 Parsons Project ("The Project") is planning to continue redevelopment of the building located at 225 Parsons Street. The planned redevelopment includes improvements that pay tribute to over 100 years of musical instrument making history in this building (as a former home to Gibson Guitar and current home of Heritage Guitars), and include restaurant, entertainment, hotel, and museum uses (in addition to existing and additional commercial uses).

225 Parsons, LLC is partnering with Hard Rock Hotel Group to bring their Reverb Hotel brand to the property. Reverb describes itself as "Hard Rock Hotel's affordably cool and contemporary hotel connecting today's traveler through music, local culture and events". The number of rooms to make the hotel feasible requires additional square footage and therefore, two additional floors in the hotel section of redevelopment. Without this variance the project will not be feasible to move forward.

Preserving the historic integrity while repurposing the building with various synergistic uses is a primary focus of this project. This also creates a challenge in a large multidimensional project. We are consulting with a nationally recognized architect, Hopkins Burns Architects, and the State Historic Preservation Office and National Parks Service for confirmation the proposed redevelopment plan, including the additional height, the historic standards.

We've attached a recent press release from Hard Rock that summarizes the hotel component and highlights relevant aspects of the development. This project represents over \$44 Million and the retention of over 120 existing jobs and the creation of over 100 new jobs (in addition to over 85 temporary construction jobs).

The developer has been and will continue to be in contact with adjacent property occupants to review the project and answer questions. We have also been in communication with key community members regarding the further development of community job training programs and connection to jobs at this site and other job opportunities in the community.

This project is in alignment with the City of Kalamazoo's master plan and targets investment in the Northside neighborhood to enhance the quality of life for residents and overall vibrancy of the community. The developer is working with neighborhood organizations regarding job training programming and connection to jobs within this project and other development projects in the community.

We respectfully request that you consider a variance of two additional stories so that this project can move forward.

Thank you for your time and consideration,



Andrew Wenzel

Executive Vice President/Director of Development

PlazaCorp Realty Advisors

Hard Rock Hotels® Announces Development Plans For REVERB By Hard Rock™ Kalamazoo

Hard Rock to Redevelop Iconic Gibson Mandolin-Guitar Manufacturing Co. Site for New Hotel Property



NEWS PROVIDED BY

Hard Rock International →

Mar 01, 2021, 09:05 ET

HOLLYWOOD, Fla., March 1, 2021 /PRNewswire/ -- Hard Rock Hotels announced plans for development of a new addition to the REVERB by Hard Rock portfolio, their business casual hotel concept designed to be an energetic cultural hub for connection, creation and inspiration among music fans, locals, and travelers alike. REVERB by Hard Rock Kalamazoo will embody the brand's modern, urban design package, featuring traveler-friendly integrated technology, smart rooms, shared spaces designed for collaboration, and will offer programming highlighting local music, food and entertainment.

Working in partnership with PlazaCorp Realty Advisors and Dora Hotel Company, REVERB by Hard Rock Kalamazoo is expected to be built on the renowned Gibson Mandolin-Guitar Manufacturing Company site, keeping a keen eye on maintaining the historic parts of the property.

"PlazaCorp has a long history of redeveloping historic places and creating reimagined spaces and this project does just that," said Andy Wenzel, Executive Vice President of PlazaCorp Realty Advisors. "Our partnership with Hard Rock connects the deep music history of this site with their appreciation of exciting and creative spaces, historic music events and artifacts. This transformational project provides new jobs and investment in the neighborhood and is made



possible by our local, state and federal development partnerships contributing incentive support. We look forward to sharing this redeveloped site with the community and music lovers far and wide."

This new build and conversion of the original Gibson manufacturing building, which has an anticipated completion date of Fall 2023, will include a wide range of amenities for guests to enjoy including a Body Rock Fitness gym, a bar, brewery/restaurant, banquet facility, intimate auditorium, museum and "signing room" where many historic artists signed contracts with Gibson. Additionally, REVERB Kalamazoo will allow travelers to experience signature features that can be expected across all REVERB properties including locally curated city guides, modernized hotel amenities and room features, advanced technology and increased sustainability efforts.

"We are incredibly excited about our partnership with PlazaCorp Realty Advisors and Dora Hotel Company, allowing REVERB to expand to a prime city in Michigan," said Todd Hricko, Senior Vice President of Hotel Development at Hard Rock International. "REVERB Kalamazoo is the perfect new location for the REVERB by Hard Rock brand, with several announcements in other major U.S. cities set to be made within the year."

"We are honored to join PlazaCorp and the city of Kalamazoo on another exciting project that incorporates the history of the city. Having the opportunity to collaborate with an exceptional brand such as Hard Rock ensures this will be a one-of-a-kind," said Tim Dora, President of Dora Hotel Company.

In partnership with industry leaders across the hospitality, technology and sustainability space, REVERB properties aim to highlight Hard Rock's traditional music-centric theme as seen in every hotel but with its own unique spin, celebrating modern music lovers while encouraging them to connect and create in a new city. Through enhanced common spaces designed to encourage teamwork, to smart rooms that allow travelers a customizable stay, REVERB features all amenities necessary for guests to feel alive and energized by the unforgettable, unlike-anything-else experience that REVERB provides.

To learn more about REVERB by Hard Rock, visit <https://reverb.hardrockhotels.com/>. Those looking to join REVERB's band of fans on social media can follow the brand on Instagram and Facebook. For more information or to book a stay at any of the Hard Rock Hotel properties, 

please visit www.hardrockhotels.com

About REVERB by Hard Rock™:

REVERB by Hard Rock is a new select service hotel designed for the modern music lover; a sanctuary for the eclectic, a place where fans meet and experience a melting pot of music culture. The hotel features a modern, urban design package, traveler-friendly integrated technology and programming focused on local music, food and lifestyle. Hard Rock has been celebrating the spirit of music for almost five decades; with REVERB they shine the spotlight directly on the fans.

About Hard Rock®:

Hard Rock International (HRI) is one of the most globally recognized companies with venues in 69 countries spanning 240 locations that include owned/licensed or managed Hotels, Casinos, Rock Shops® and Cafes. HRI also launched the Hard Rock Digital joint venture in 2020 to focus on online and retail sportsbook and interactive gaming.

Beginning with an Eric Clapton guitar, Hard Rock owns the world's most valuable collection of music memorabilia at more than 86,000 pieces, which are displayed at its locations around the globe. In 2020, Hard Rock International was honored as one of Forbes Magazine's Best Employers for Diversity. In 2019 and 2020, Hard Rock was named Forbes Magazine's Top Employers for Women. Hard Rock destinations are located in international gateway cities, including its two most successful flagship properties in Florida and home to the world's first Guitar Hotel® in South Florida, Global Gaming's 2020 Property of the Year. The brand is owned by HRI parent entity The Seminole Tribe of Florida. For more information on Hard Rock International visit www.hardrock.com or shop.hardrock.com.

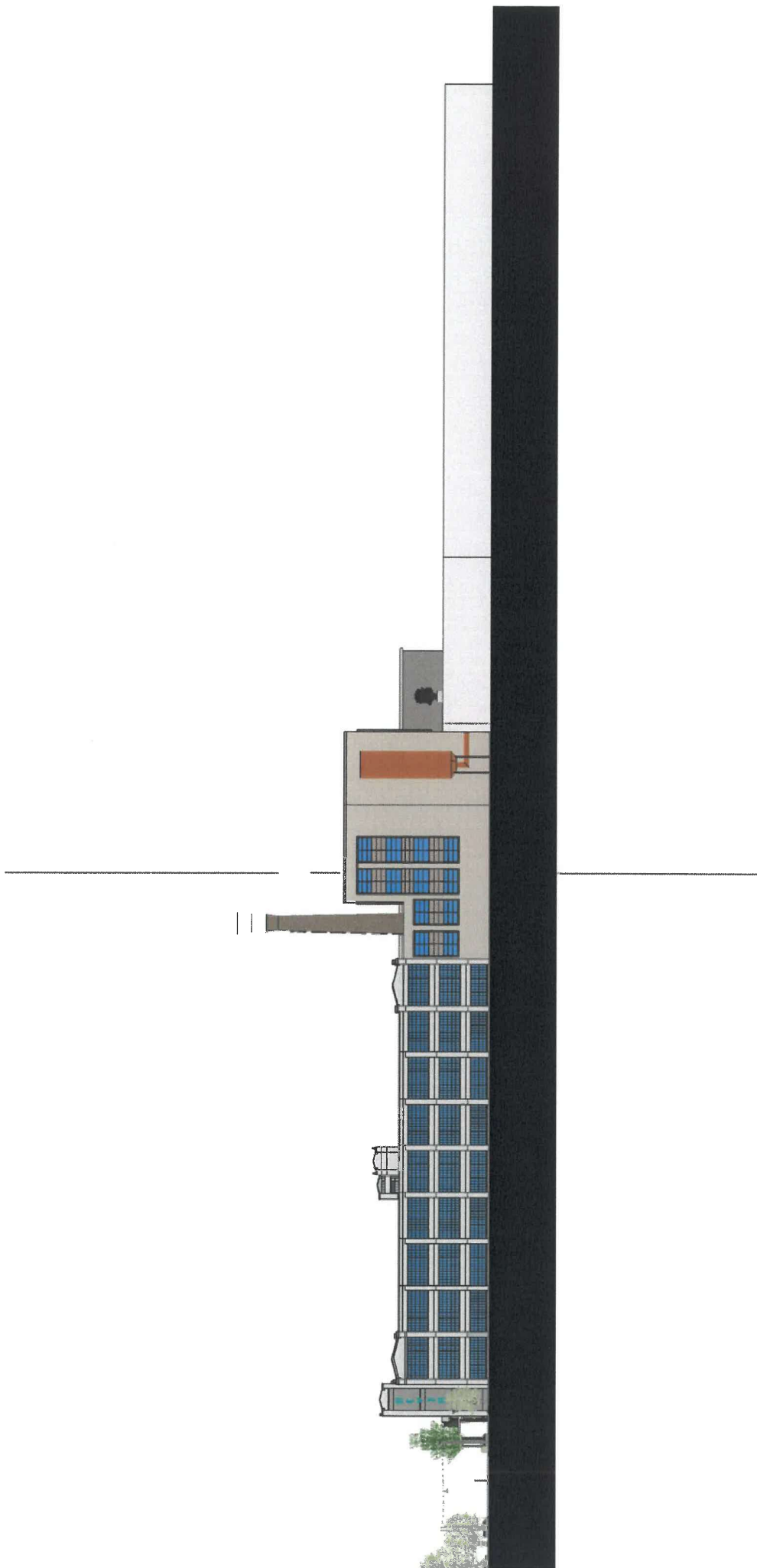
SOURCE Hard Rock International

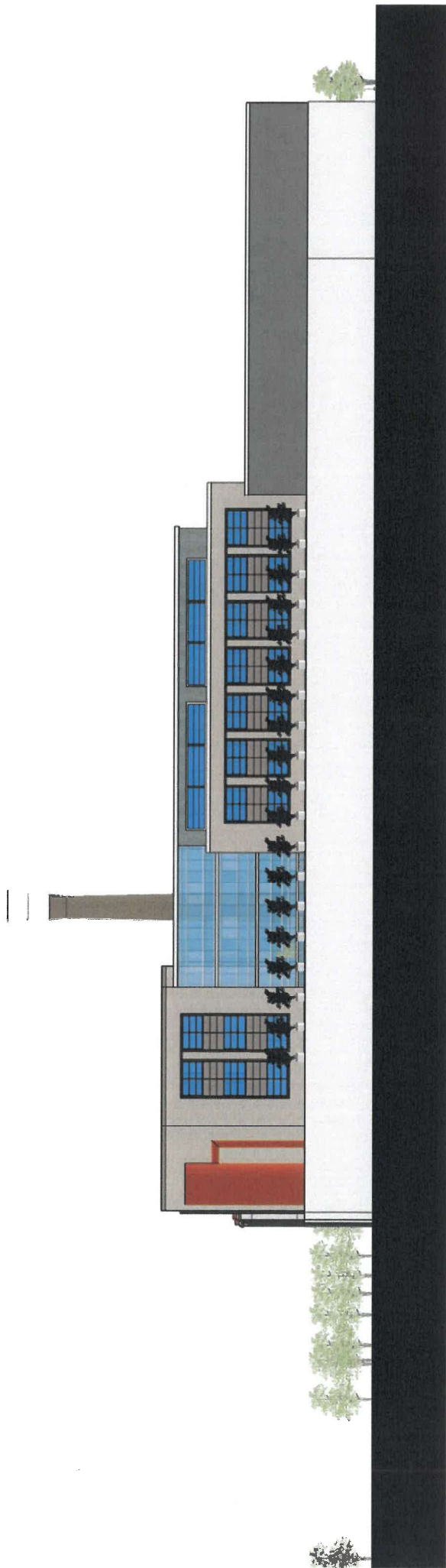


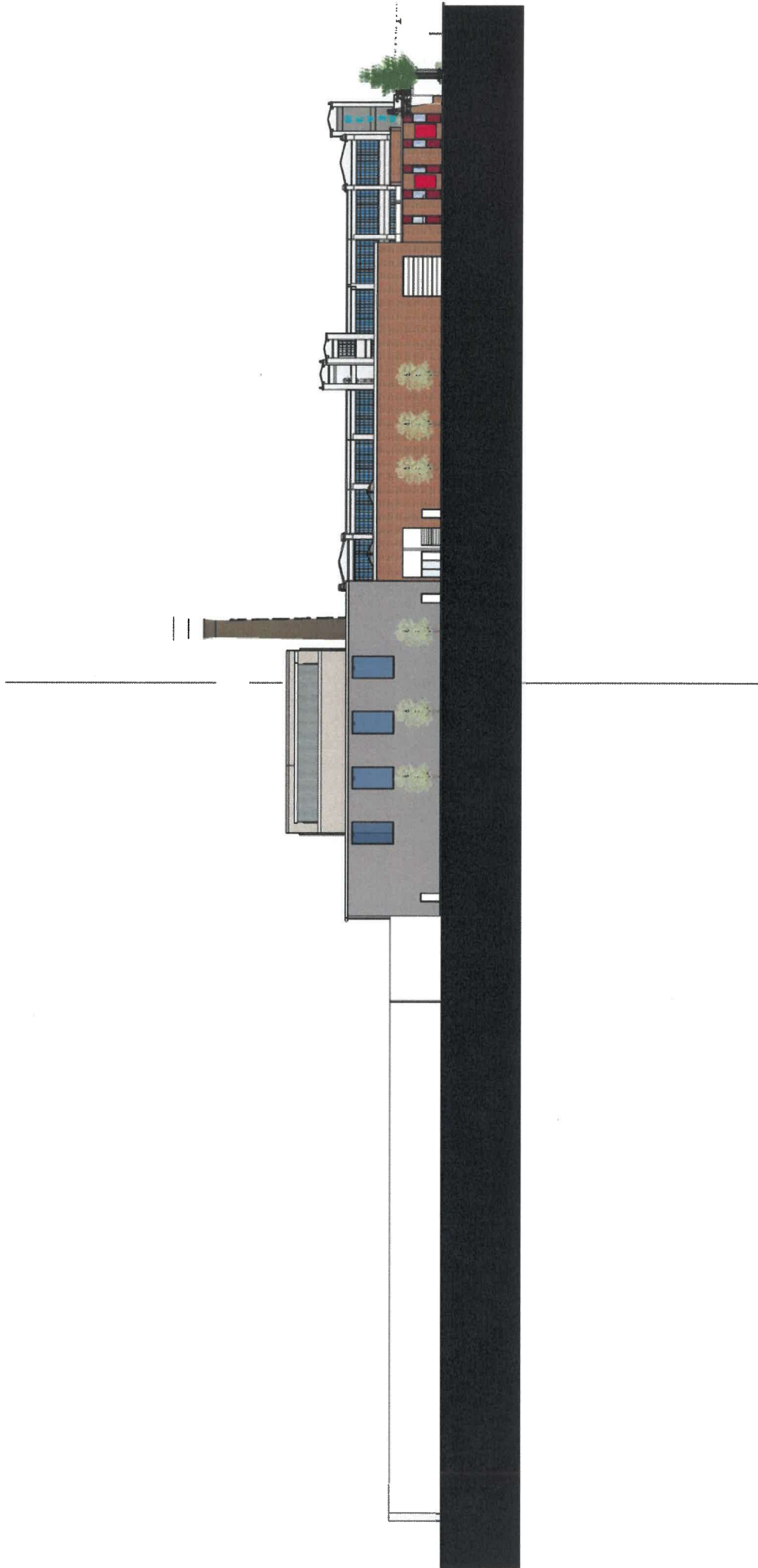




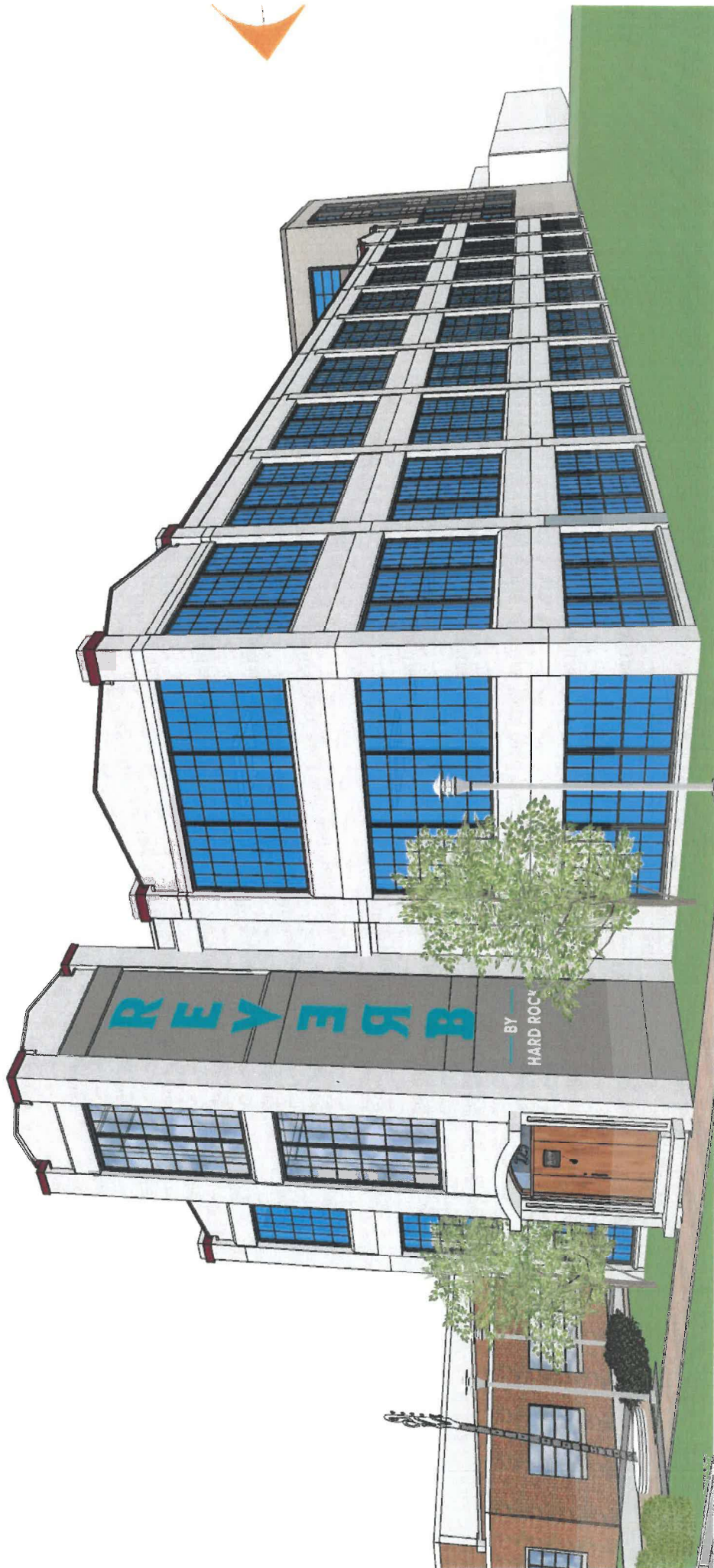






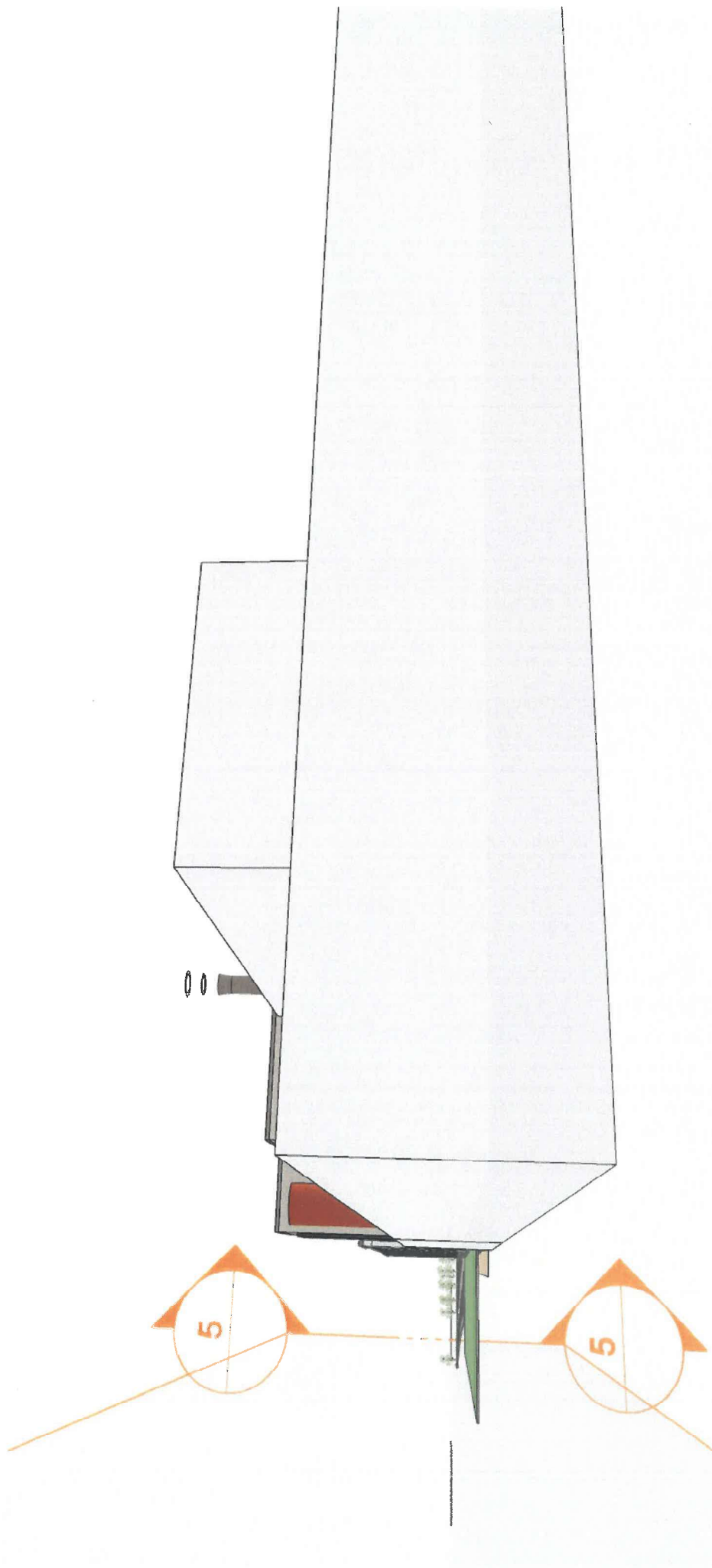


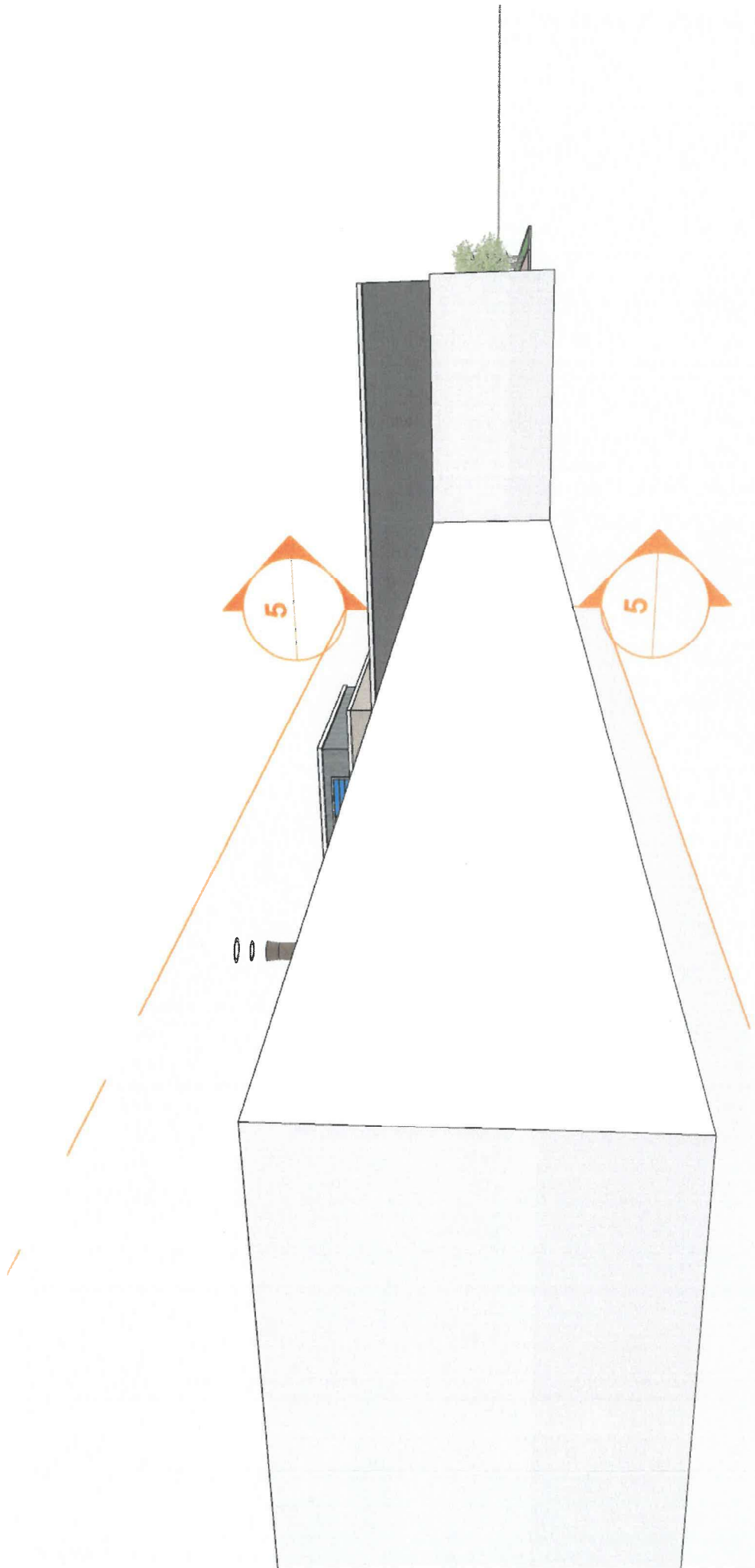






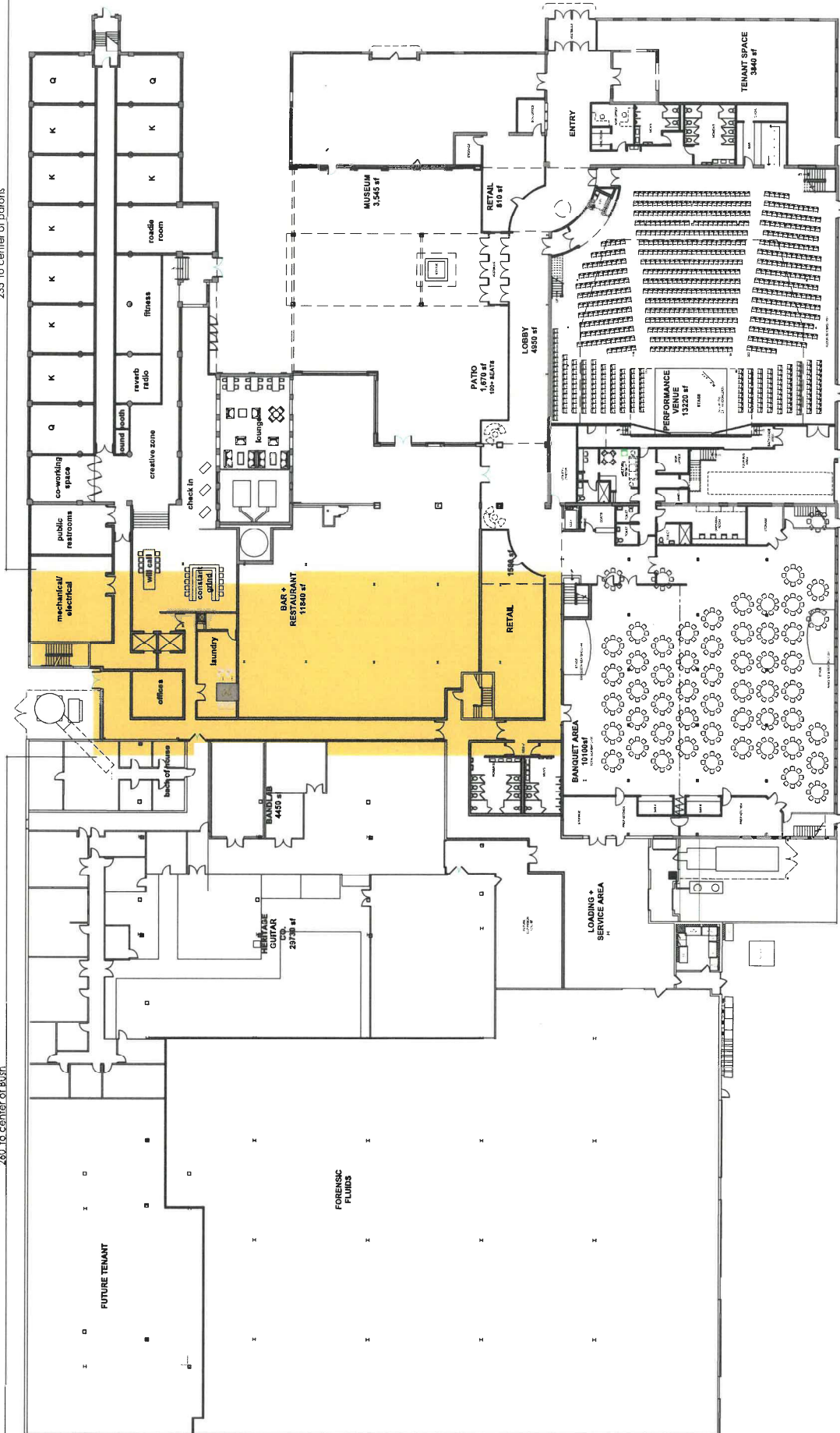






240' to center of Bush

235' to center of patrons



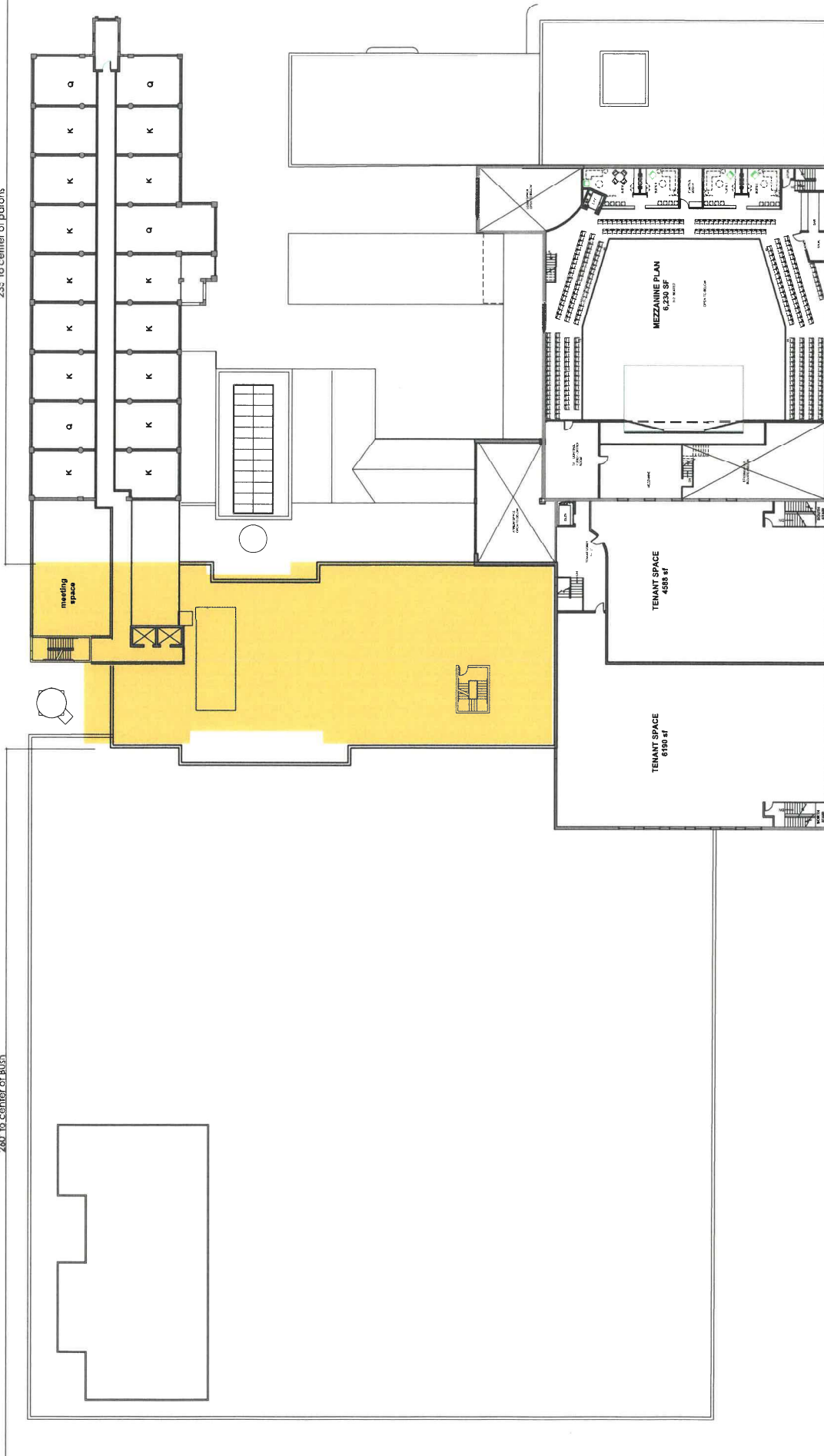
225 PARSONS
FIRST FLOOR PLAN 1/16" = 1'-0"

PLAZACORP

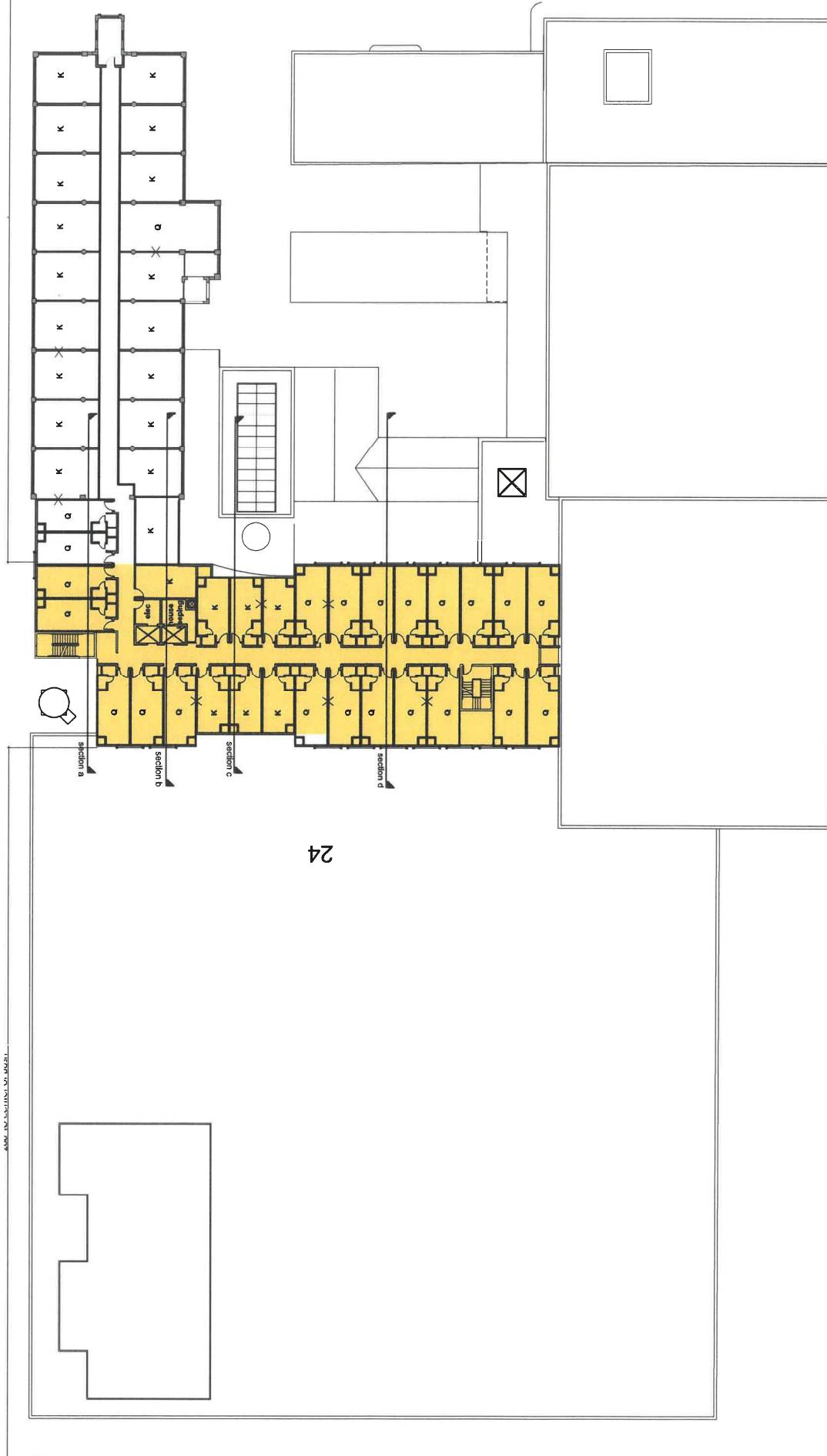
300 N. LAUREL ST. SUITE 100
ANN ARBOR, MI 48106-1772
313.761.1772

260' to center of Bush

235' to center of Parsons



225 PARSONS
SECOND FLOOR PLAN 1/16" = 1'-0"



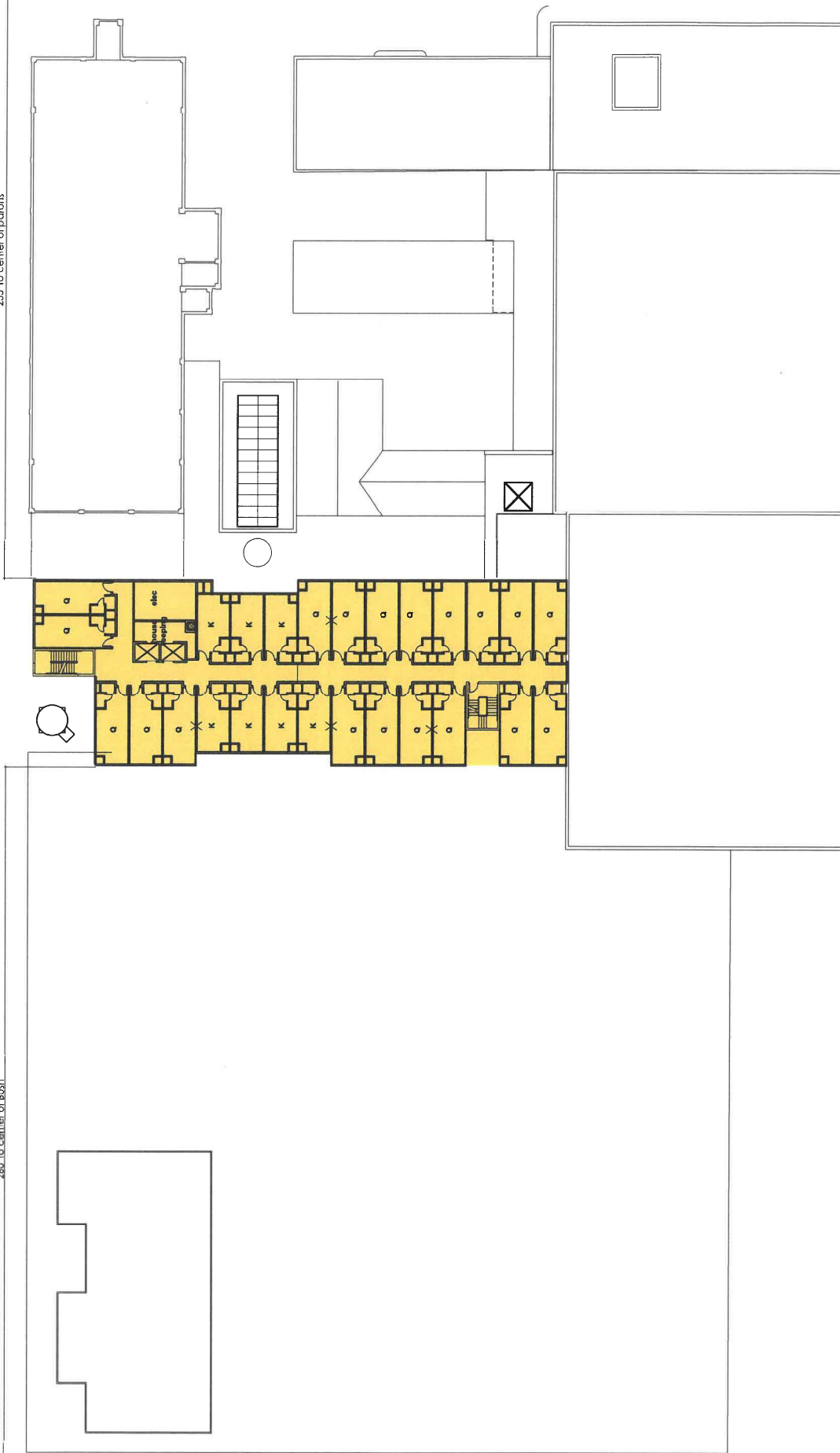
PLAZACORP
300 WALL STREET, 24TH FLOOR
 NEW YORK, NY 10005
 212.412.2700

225 PARSONS
 THIRD FLOOR PLAN 1/16" = 1'-0"



260' to center of Bush

235' to center of patrons

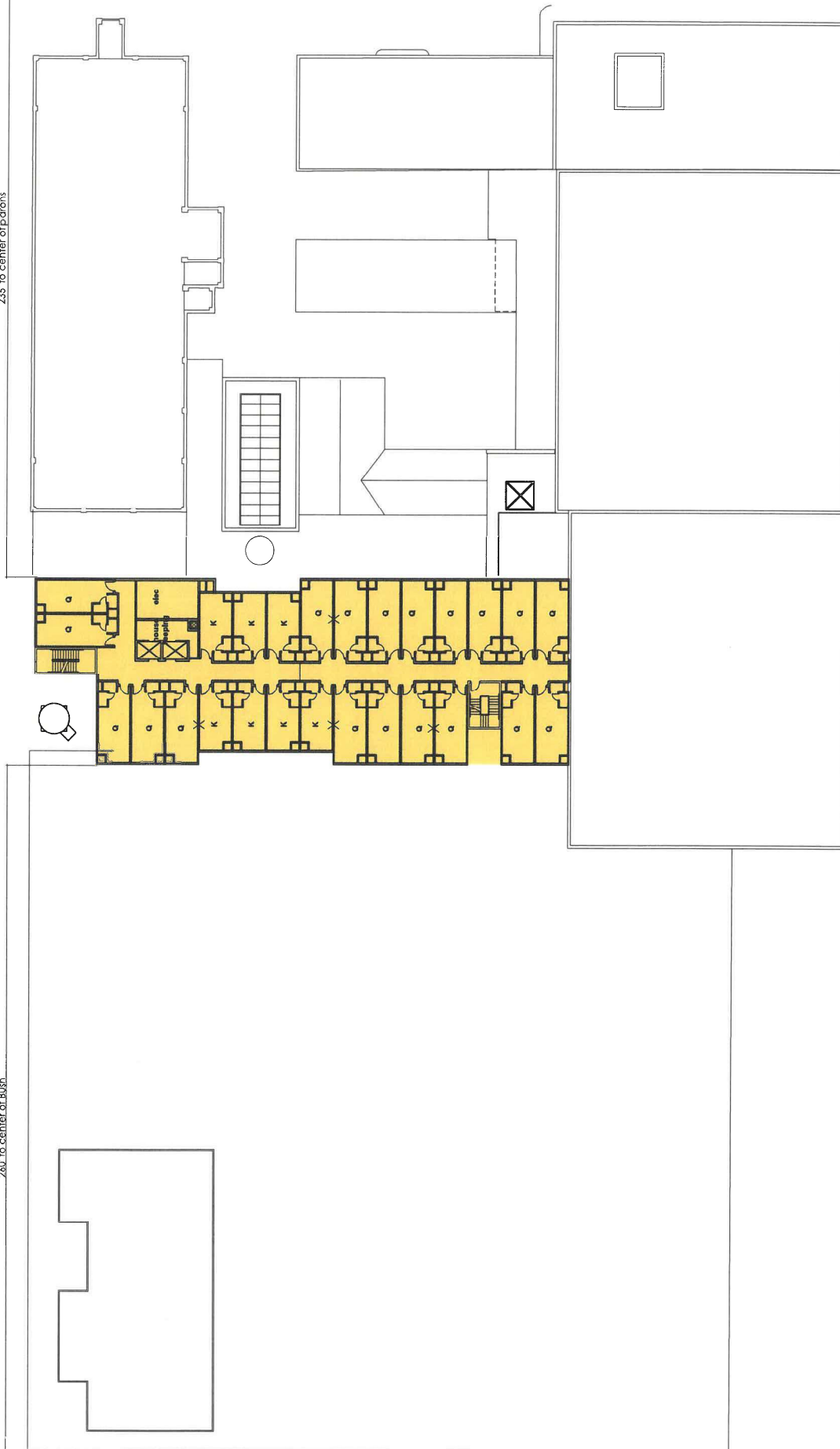


225 PARSONS
FOURTH/FIFTH FLOOR 1/16" = 1'-0"
PLAN

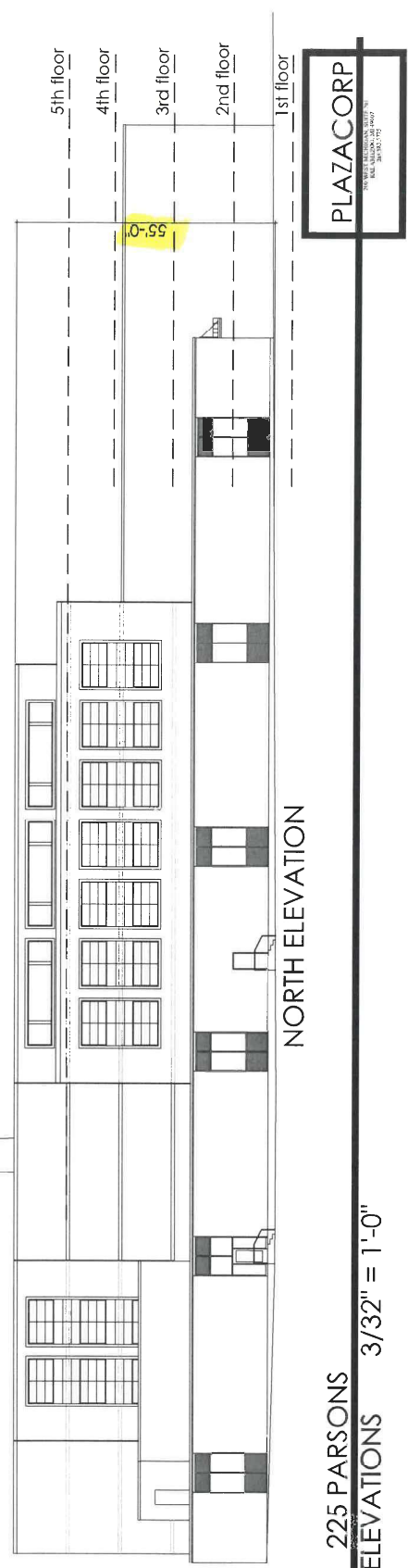
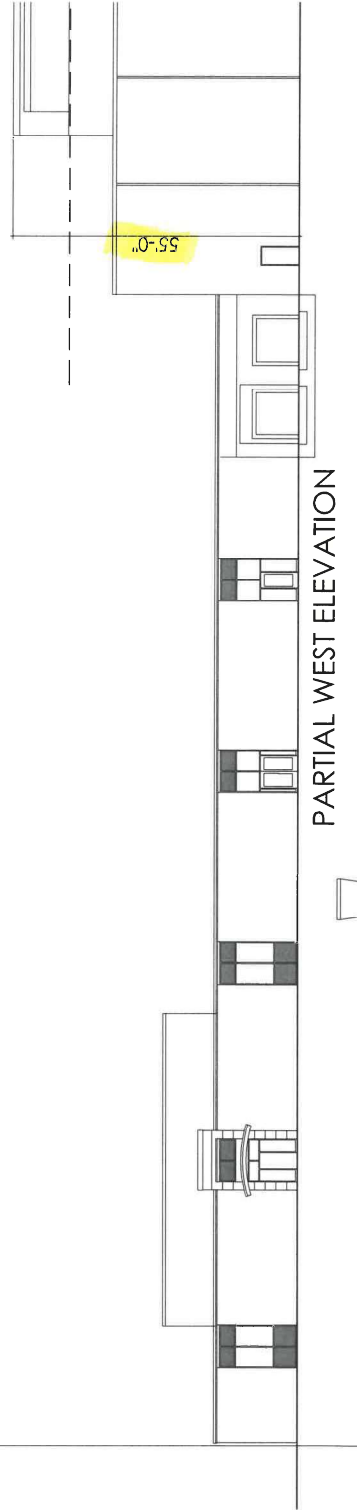
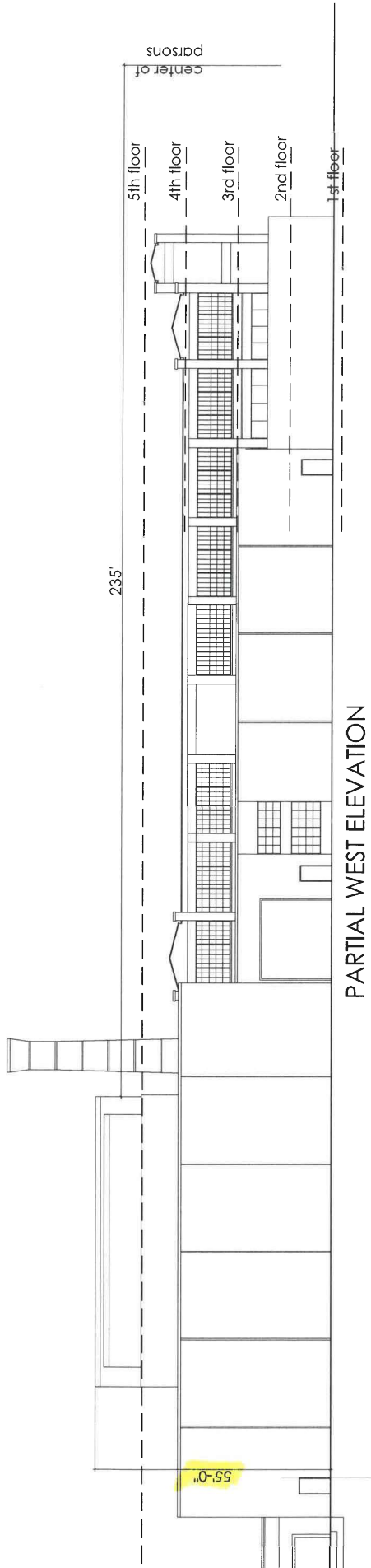
PLAZACORP
100 WALL STREET, SUITE 1000
NEW YORK, NY 10038
212.512.1775

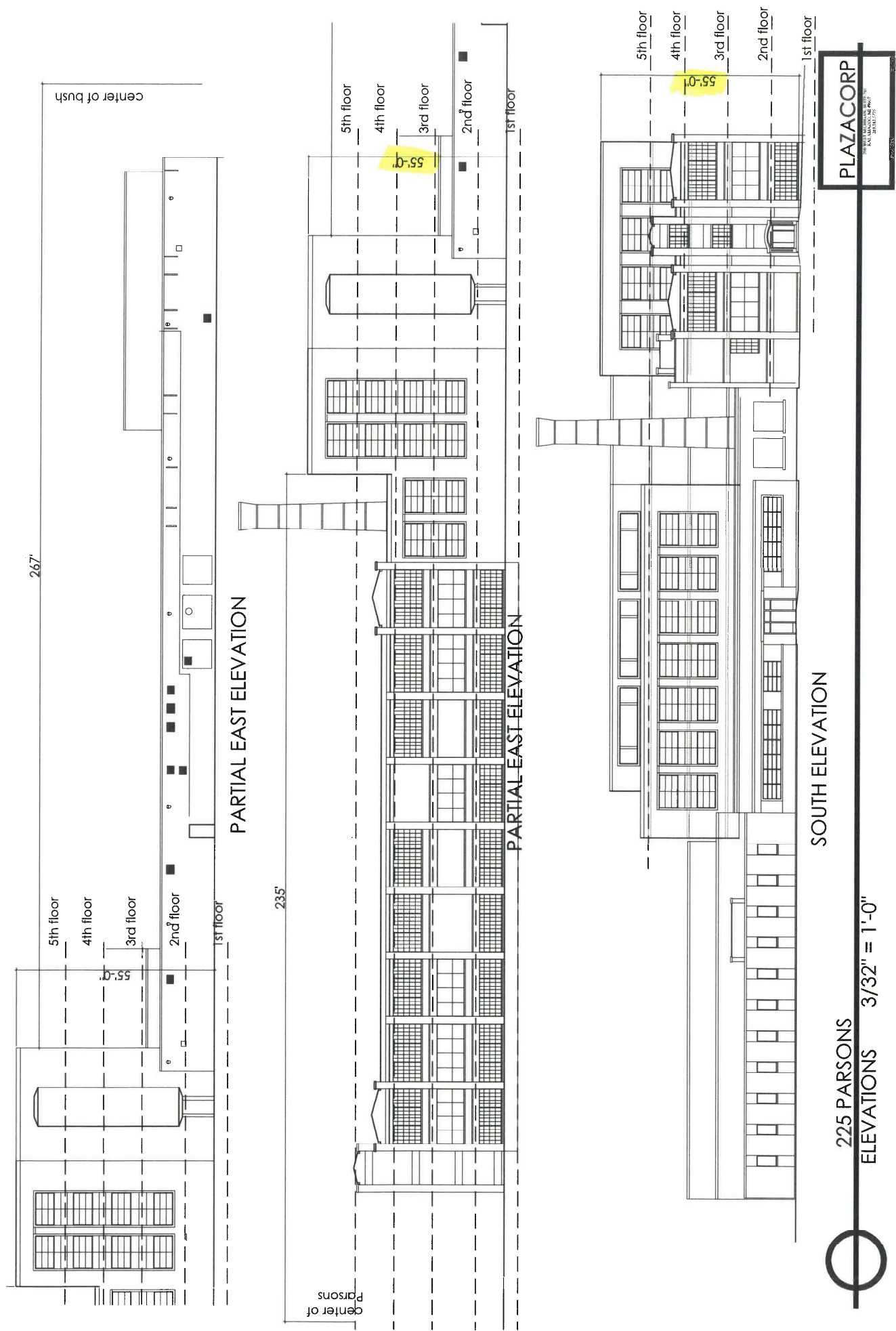
235' to center of pavers

260' to center of Bush



fourth floor





225 Parsons St. - Zone LW-2

Legend

Parcel



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION





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ZONING BOARD OF APPEALS

DIMENSIONAL VARIANCE REVIEW SHEET

General Information

Specific Project Details (may also provide on a separate sheet):

The project is at the former factory of Gibson Guitar and the current home of Heritage Guitars. At one time there were over 1,000 jobs on this site. This project will redevelop the existing building with a hotel facility, restaurant, museum, music venue, and other uses that will invite visitors to partake in the strong music history and offerings of the site. This project helps to retain existing jobs and create new jobs in the neighborhood. Capital investment into the project is approximately \$44 million.

Review Criteria for Dimensional Variances

ZBA will review all Dimensional Variance requests using the following criteria. Please reach out to staff if you have questions.

Are there conditions, like unusual topography, the shape of the lot or structure that are not commonly found on other lots or structures in the same zone district that make this request unique?

This is a historical property that encompasses the entire block. There is no ability to expand the site horizontally. The building history forms a part of music history and is unique within this zone district. The need to increase the height of the building is to provide for a hotel within the project. Without this component the project is not viable. The height increase is located in the center of the building away from adjacent parcels.

Are there special circumstances which are not the result of the actions of the applicant or property owner of the land that impact the project?

The building is a historical structure with a proud history as the former Gibson Guitar factory and current Heritage Guitars facility. The property is known by music history fans worldwide. The property owners are redeveloping the property to honor the history and to invite fans to be a part of this history. Because of the history, the project can not be moved to another site. The redevelopment of this site has a positive impact on adjacent parcels and is a catalyst to additional investment and new jobs.

Does the Ordinance deprive the applicant of rights enjoyed by other property owners in the same zone district?

Not applicable.



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Is this the minimum action which will make it possible to use the lot or structure in a manner that does not negatively impact the public and meets the spirit of this Ordinance?

The LW-2 node (not on a collector road) allows a total of three stories with maximum height at ground floor of 24 feet, and upper levels at 14 feet each. A three story building built at maximum allowed heights would be 52 feet tall. If this property were on a connector the five stories and a total height of 80 feet would be permitted under the ordinance. Since this is a historical property, we cannot move to a connector road. Therefore, we are requesting a variance to allow two stories over the ordinance but require only three feet more than what the ordinance would allow for a total height of 55 feet.

Will the granting of the variance negatively affect adjacent land?

We do not believe so. The increase in building height, since it is located on the interior of the overall building, is not very visible from the adjacent street views. The variance will provide for the continued redevelopment of the property bringing additional jobs and investment to the site.

Will the granting of the variance be generally consistent with the purpose and intent of this Ordinance?

We believe that the variance at this property will be consistent with the intent of the ordinance as it will be less than five percent (5%) over the height cap but will bring investment, energy and additional jobs to the property community.

Additional Criteria for Variance Requests for Required Landscaping

Does existing landscaping, screening or wetlands planned to be preserved meet the intent of the Ordinance?

Not Applicable.

Does the landscaping proposed by the applicant meet the intent of this section?

Not Applicable.



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Are there steep changes in topography that would limit the benefits of landscaping?

Not applicable.

Are the proposed building and parking lot locations setback beyond the required setback?

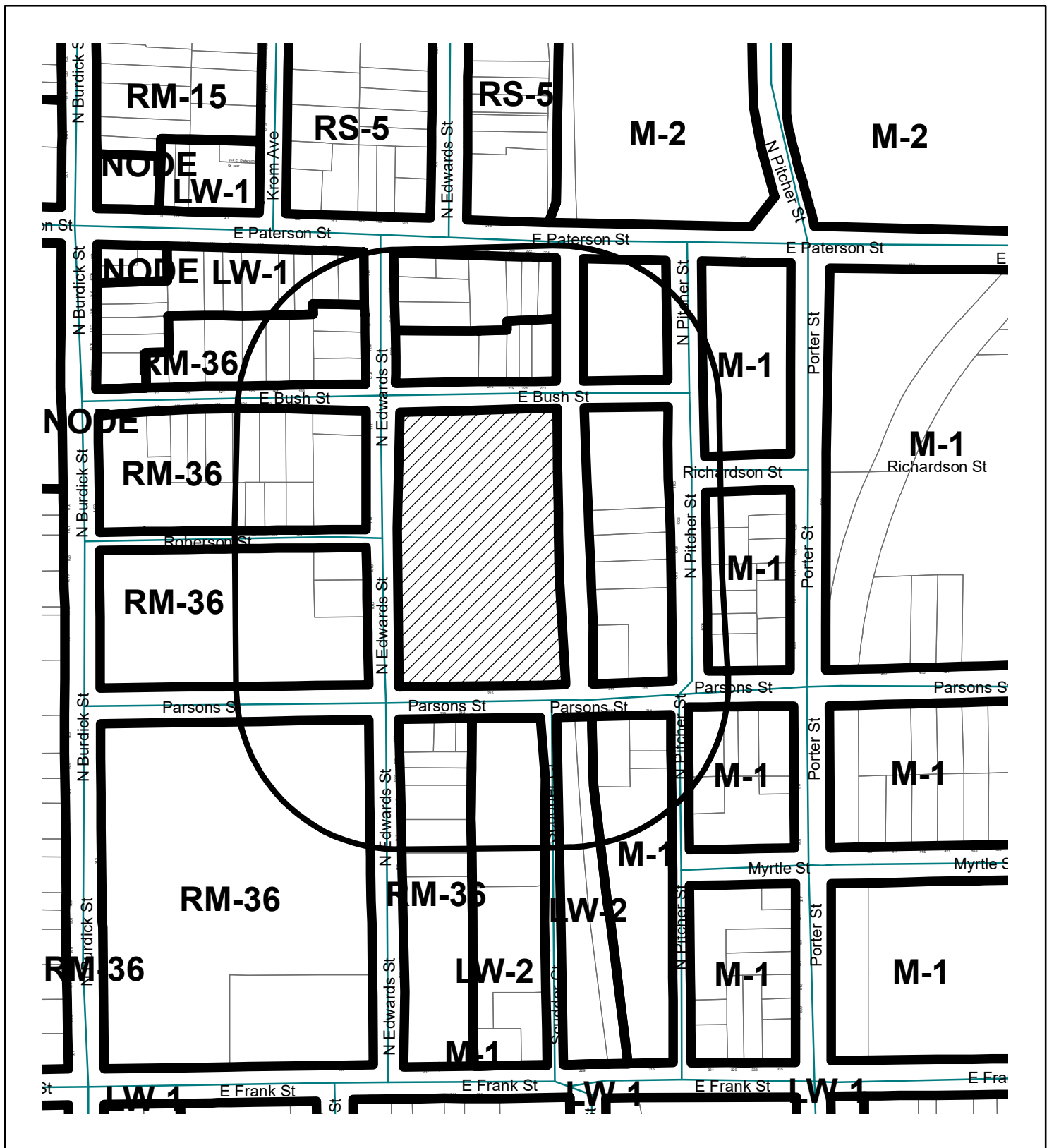
This is a historical building that has existed prior to setback regulations.

Are there abutting lands developed or could be developed in the near future with a use other than residential?

The building takes up the entire block. Other properties in the neighborhood could be developed for non-residential uses.

Do similar landscaping conditions exist which would result in no added benefit if additional landscaping or screening was provided?

Not applicable.



300' Mailing Boundary
225 Parsons Street



0 3570 140 Feet