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**NOTICE
OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION
Thursday, July 28, 2016
7:00 p.m.
AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes – July 14, 2016
6. **PUBLIC HEARING: Special Exception Use (Kalamazoo Storage, LLC)**
Consideration of an application from Kalamazoo Storage, LLC for a special exception use and site plan review for a self-storage facility, pursuant to Section 41.405 of the Zoning Ordinance. The subject property is located at 7694 Stadium Drive, Kalamazoo, MI within the I-1: Industrial District. Parcel No. 3905-34-180-025.
7. Old Business
 - a. Landscape Ordinance
8. Any Other Business
9. Planning Commissioner Comments
10. Adjournment

Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

- a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.
- b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be board discussion prior to call for a motion.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment or Citizen Comment on Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 5/9/2000)
(revised 5/14/2013)

Policy for Public Comment
6:00 p.m. "Public Comment"/Portion of Township Board Meetings

At the commencement of the meeting, the Supervisor shall poll the members of the public who are present to determine how many persons wish to make comments. The Supervisor shall allocate maximum comment time among persons so identified based upon the total number of persons indicating their wish to make public comments, but no longer than ten (10) minutes per person. Special permission to extend the maximum comment time may be granted in advance by the Supervisor based upon the topic of discussion.

While this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 2/27/2001)
(revised 5/14/2013)

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD JULY 14, 2016

Agenda

PUBLIC HEARING: SPECIAL EXCEPTION USE – MERITAGE HOSPITALITY GROUP, ON BEHALF OF WM LIMITED PARTNERSHIP.

CONSIDERATION OF THE APPLICATION FROM MERITAGE HOSPITALITY GROUP, FOR A SPECIAL EXCEPTION USE AND SITE PLAN REVIEW FOR A RESTAURANT WITH A DRIVE THROUGH SERVICE WINDOW, PURSUANT TO SECTION 30.407 OF THE ZONING ORDINANCE. SUBJECT PROPERTY IS LOCATED AT 5455 WEST MAIN ST., KALAMAZOO, MI WITHIN THE C: LOCAL BUSINESS DISTRICT. PARCEL NO. 3905-13-401-020.

PUBLIC HEARING: SPECIAL EXCEPTION USE – DELTA DESIGN SYSTEMS, INC. ON BEHALF OF WEST MAIN PROPERTIES, LLC.

CONSIDERATION OF THE APPLICATION OF DELTA DESIGN SYSTEMS, INC. FOR A SPECIAL EXCEPTION USE AND SITE PLAN REVIEW FOR BOAT SALES WITH OUTDOOR DISPLAY AND STORAGE, PURSUANT TO SECTION 30.409 OF THE TOWNSHIP'S ZONING ORDINANCE. SUBJECT PROPERTY IS LOCATED AT 8500 WEST MAIN STREET, KALAMAZOO, MI WITHIN THE C:LOCAL BUSINESS DISTRICT. PARCEL NO. 3905-16-180-047.

PUBLIC HEARING: SPECIAL EXCEPTION USE - KALAMAZOO STORAGE, LLC - REQUEST THIS APPLICATION BE TABLED

CONSIDERATION OF THE APPLICATION FROM KALAMAZOO STORAGE, LLC FOR A SPECIAL EXCEPTION USE AND SITE PLAN REVIEW FOR A SELF-STORAGE FACILITY, PURSUANT TO SECTION 41.405 OF THE TOWNSHIP'S ZONING ORDINANCE. SUBJECT PROPERTY IS LOCATED AT 7694 STADIUM DRIVE, KALAMAZOO, MI WITHIN THE I1:INDUSTRIAL DISTRICT. PARCEL NO. 3905-34-180-025.

OPTIONAL SKETCH PLAN REVIEW: KALAMAZOO STORAGE, LLC.

PURSUANT TO SEC. 82.500, KALAMAZOO STORAGE, LLC REQUESTED PLANNING COMMISSION REVIEW OF A SKETCH PLAN FOR THE PURPOSE OF DISCUSSION REGARDING ACCESS TO STADIUM DRIVE.

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, July 14, 2016, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Millard Loy, Chair
Fred Antosz
Wiley Boulding Sr.
Dusty Farmer
Mary Smith
MEMBER ABSENT: Pam Jackson

Also present were Julie Johnston, Planning Director, James Porter, Attorney, and Martha Coash, Meeting Transcriptionist. Approximately eight other persons were in attendance.

Call to Order and Pledge of Allegiance

The meeting was called to order by Chairperson Loy at approximately 7:00 p.m. The "Pledge of Allegiance" was recited.

Agenda

Chairperson Loy asked if there were any additions, deletions or corrections to the Agenda.

Hearing none, the Chairperson called for a motion to approve the Agenda as presented.

Mr. Antosz made a motion to approve the agenda as requested. Mr. Boulding, Sr. supported the motion. The motion passed unanimously.

Public Comment on Non-Agenda Items

Chairperson Loy called for public comment on non-agenda items. Hearing none, he moved to the next item on the agenda.

Approval of the Minutes of June 23, 2016

The Chairperson asked if there were any additions, deletions or corrections to the Minutes of June 23, 2016.

Hearing none, Chairperson Loy asked for a motion to approve the minutes as presented.

Ms. Smith made a motion to approve the Minutes of June 23, 2016 as presented. Mr. Boulding, Sr. supported the motion. The motion was approved unanimously.

PUBLIC HEARING: SPECIAL EXCEPTION USE – MERITAGE HOSPITALITY GROUP, ON BEHALF OF WM LIMITED PARTNERSHIP.
CONSIDERATION OF THE APPLICATION FROM MERITAGE HOSPITALITY GROUP, FOR A SPECIAL EXCEPTION USE AND SITE PLAN REVIEW FOR A RESTAURANT WITH A DRIVE THROUGH SERVICE WINDOW, PURSUANT TO SECTION 30.407 OF THE ZONING ORDINANCE. THE SUBJECT PROPERTY IS LOCATED AT 5455 WEST MAIN STREET, KALAMAZOO, MI WITHIN THE C: LOCAL BUSINESS DISTRICT. PARCEL NO. 3905-13-401-020.

Chairperson Loy moved to the next item on the agenda and asked Ms. Johnston to review the application for a Special Exception Use and Site Plan Review from Meritage Hospitality Group.

Ms. Johnston said, already the site of a Wendy's restaurant constructed in 1976, the applicant is seeking special exception use permission and site plan approval for a new facility, to be built roughly in the same location on the property as the old structure. Since no record can be found of this property having obtained special exception use permission when initially developed, making the current status of the use legally non-conforming, the applicant needs to obtain the approval of the Planning Commission in order to operate and maintain a drive-through window.

She said the parcel is located on the south side of West Main Street, approximately 150 feet east of Maple Hill Drive, the 0.77 acre property lies within the Elk's Plat and is zoned as C: Local Business district. With around 120 feet of frontage on West Main Street, the property is accessed via a shared driveway that has direct access to West Main as well as Maple Hill Drive to the West. At 2,473 square feet in size, the proposed new Wendy's is approximately 228 square feet smaller than the existing restaurant, which has helped the applicant to improve things such as landscaping and site circulation compared to the current site layout.

Ms. Johnston said the site plan is in full compliance with the requirements of the Zoning Ordinance with regards to building setbacks, site lighting photometrics, and all other applicable standards.

She particularly noted that currently limited to approximately 18 feet in width, the new circulation aisle that runs along the west side of the building will be increased to 26 feet, greatly improving emergency vehicle access throughout the site. The applicant is also proposing to complete the pedestrian connection to the West Main sidewalk, which will allow those on foot to more safely and conveniently access the establishment.

She explained that per section 68.400 of the Zoning Ordinance, this site would typically require 30 parking spaces, based upon the size of the building. However, site improvements, including the construction of a new stormwater retention area along the south property line meant to alleviate the historical flooding that has happened off-site, means that the applicants only have room for 25 spaces. Section 68.600 of the Zoning Ordinance does allow the reviewing body to grant relief from the above-stated parking requirement without the need for a variance, provided there is some practical difficulty

that prevents compliance with the letter of the ordinance. Staff does support the granting of approval for five fewer spaces than required, especially since this is an already existing site, and some of the land that could theoretically be used for parking has instead been utilized for things such as improved stormwater runoff management, wider drive lanes, and enhanced landscaping compared to what's currently present on the site.

Ms. Johnston also noted the site plan includes numerous plantings around the building and also in some of the parking areas; the site as it currently exists has very little in the way of ornamental plantings.

She said, with any and all issues with the site plan having been resolved with the applicant through the preliminary review process, Staff was comfortable recommending Planning Commission approval of the site plan and special exception use, with the following conditions:

- Township Staff anticipates that this portion of West Main Street may one day be subject to more significant redevelopment. To better facilitate good planning and orderly growth at that time, Staff requested that the property owner provide the Township with a written statement expressing their willingness to be party to a cross-access and maintenance agreement, yet to be drafted, that would likely include the other nearby properties to the east of Maple Hill Drive.
- The Planning Commission formally approves the reduction in the number of parking spaces required from 30 down to 25.

Chairperson Loy asked if there were questions from Board Members.

In answer to a question from Ms. Smith regarding whether the plan meets the requirement for enough space for stacking for five cars, Ms. Johnston explained the new Ordinance requiring that has not yet been approved by the Township Board.

Chairperson Loy asked if the applicant wished to speak.

Mr. Alan Okon, Construction Manager for Wendy's, Dublin Ohio, said Wendy's is excited about this project which will replace the 1976 building with a new store that will be the first of its type in the U.S. They are anxious to build and showcase the new concept. The building footprint is a bit smaller to allow for site improvements including curbing, rainwater collection in the back of the property, and new landscaping. He noted the two parking spots behind the building are for employee parking and that they would be happy to provide signage to that effect to avoid the possibility of the public using them. They are pleased to encourage cross-access.

There were no questions from the Board and no one from the public wished to comment on this application.

It was the consensus of the Board that this was a long time coming and that the cutting edge building would be a good addition to the Township.

Ms. Smith made a motion to approve the Special Exception Use and Site Plan with the stipulation that the two Staff conditions are met as recommended. Mr. Antosz supported the motion. The motion carried unanimously.

PUBLIC HEARING: SPECIAL EXCEPTION USE – DELTA DESIGN SYSTEMS, INC. ON BEHALF OF WEST MAIN PROPERTIES, LLC. CONSIDERATION OF THE APPLICATION FROM DELTA DESIGN SYSTEMS, INC. FOR A SPECIAL EXCEPTION USE AND SITE PLAN REVIEW FOR BOAT SALES WITH OUTDOOR DISPLAY AND STORAGE, PURSUANT TO SECTION 30.409 OF THE TOWNSHIP'S ZONING ORDINANCE. THE SUBJECT PROPERTY IS LOCATED AT 8500 WEST MAIN STREET, KALAMAZOO, MI WITHIN THE C:LOCAL BUSINESS DISTRICT. PARCEL NO. 3905-16-180-047.

Chairperson Loy moved to the next item on the agenda, a Special Exception Use and Site Plan review request from Delta Design Systems, Inc. for Leaders Marine, and asked Ms. Johnston to review the application for Commissioners.

Ms. Johnston told the Board the applicant was seeking special exception use and site plan approval to expand the existing development at 8500 West Main Street. The property is zoned C: Local Business District, which allows outdoor sales of boats, vehicles and recreational equipment as a special exception use per Section 30.409. The property has four existing buildings: the main retail showroom that also includes offices, storage, a place for deliveries and service; a building for pre-owned sales; and two storage buildings. There is also outside storage of boats and trailers on the site. A new showroom, restaurant and drop-off service area is planned, which required relocation of two storage buildings.

She said the applicant plans to develop a new showroom building to expand from the sale of boats to the sale of motorcycles. In addition, the new showroom will include a restaurant that will cater to patrons who attend sale events at the site. A new service drop off area will be developed between the existing service building and the new showroom. Finally, a new parking area is planned to handle the additional traffic generated from the new showroom and additional pavement is planned for circulation around the outdoor boat storage area.

Ms. Johnston said a new septic system is planned to handle the restaurant use. The applicant will need to acquire the necessary permits from Kalamazoo County for the new system. New hydrants are also planned on site to assist with fire protection of the new buildings, as well as the relocated storage buildings. The applicant has also come into compliance with the Landscaping Ordinance to the best extent feasible considering this is an existing site.

Ms. Johnston said the application meets all other required Zoning Ordinance criteria.

She said the proposed expansion is compatible with the current use of the property and is consistent with the additional considerations reviewed for a special exception use. Staff recommended the Planning Commission approve the Special Exception Use and site plan with the following conditions:

- The boat storage racks found at the northern end of the property must be moved to be located within the building setback line. An enhanced 85-foot setback is required for a structures at this location.
- The boat dock that was planned to allow boat testing in the storm water retention area must be removed. No commercial activities can happen outside of the area of the property zoned for C: Local Business District uses.
- The applicant will revise the plan based on any final comments from the Township Engineer.
- A permit for the new septic system to handle the new on site restaurant will be acquired from Kalamazoo County Environmental Health.
- The applicant will work with Township staff to ensure proper plant species development on the landscaping plan.

Chairperson Loy asked if there were questions for Ms. Johnston.

In answer to a question from Ms. Farmer, Ms. Johnston said the motorcycles would be housed in the new 19,500 square foot showroom. The second story housing the restaurant is 17,000 square feet.

She also confirmed for Ms. Smith the location of the retention pond and that it would not include any docks.

Hearing no further questions, Chairperson Loy asked if the applicant wished to speak.

Mr. Scott Musser, Delta Design Systems, Inc., 8240 Stadium Drive, noted that Mr. Brent Resh and Mr. Matt Resh, owners of Leaders Marine were also in attendance. He said Leaders had acquired a franchise for Indian Motorcycle which requires a showroom that is a minimum of 7,000 square feet with its own door. He noted the restaurant would be vintage Native American themed.

Ms. Farmer asked if the conditions recommended by Staff were acceptable.

Mr. Musser indicated they were and that they would meet with the Township's Parks Director and Engineer to finalize plans.

Chairperson Loy asked if there were any comments from the public.

Mr. Bob Post, 517 N. 8th Street, asked if the retention pond in the area shown on the documents provided could be used for boat testing.

Ms. Johnston said it could be used for that and, if inside the area designated, would be part of normal operations. She also noted neighbors within 300 feet of the property had been notified of the application, but they would not need further notification if the retention pond is used for boat testing as that is already done on site.

Hearing no further comments, Chairperson Loy moved to Board Deliberations.

It was the consensus of the Board that there were no objections to the Special Exception Use or the site plan.

Mr. Antosz made a motion to approve the Special Exception Use for boat and motorcycle sales with outdoor display, contingent on the five staff recommendations. Ms. Smith supported the motion. The motion carried unanimously.

PUBLIC HEARING: SPECIAL EXCEPTION USE - KALAMAZOO STORAGE, LLC - REQUEST THIS APPLICATION BE TABLED CONSIDERATION OF THE APPLICATION FROM KALAMAZOO STORAGE, LLC FOR A SPECIAL EXCEPTION USE AND SITE PLAN REVIEW FOR A SELF-STORAGE FACILITY, PURSUANT TO SECTION 41.405 OF THE TOWNSHIP'S ZONING ORDINANCE. THE SUBJECT PROPERTY IS LOCATED AT 7694 STADIUM DRIVE, KALAMAZOO, MI WITHIN THE I1:INDUSTRIAL DISTRICT. PARCEL NO. 3905-34-180-025.

Chairperson Loy moved to the next item on the agenda and asked Ms. Johnston to review it for the Board.

Ms. Johnston said the applicant had initially intended to bring the plan for a self-storage facility proposed for the above-listed property before the Planning Commission to request special exception use permission and site plan approval to this meeting. While the applicant has been working with Township Staff to refine the site plan as a part of the typical review process, some issues do need to be resolved before a finished plan will be ready. Staff requested the Planning Commission table the application to allow more time for any outstanding matters to be addressed.

Attorney Porter asked that the item be tabled to a date certain to avoid re-posting.

Ms. Johnston noted the applicant felt tabling this request until the July 28 meeting would allow sufficient time to address the outstanding matters.

Ms. Farmer made a motion to table this item until July 28 at the request of the applicant. Mr. Antosz supported the motion. The motion carried unanimously.

OPTIONAL SKETCH PLAN REVIEW: KALAMAZOO STORAGE, LLC.
PURSUANT TO SECTION 82.500, KALAMAZOO STORAGE, LLC IS REQUESTING
THE PLANNING COMMISSION REVIEW A SKETCH PLAN FOR THE PURPOSES
OF DISCUSSION REGARDING ACCESS TO STADIUM DRIVE.

Chairperson Loy moved to the next item on the agenda and asked Ms. Johnston to review the request for the Board.

Ms. Johnston said although the applicant elected to have the Special Exception Use request and site plan review tabled until the Planning Commission's July 28th meeting, he would still like to discuss the project with the body, specifically his desire to maintain and use the existing Stadium Drive curb cut. This type of non-binding, conceptual review is allowed per section 82.500 of the Oshtemo Township Zoning Ordinance.

As indicated on the attached excerpt from the working draft of the site plan for this project, the applicant would like to have vehicle access to the site via a new driveway off Stadium Parkway and also by way of a pre-existing curb cut on Stadium Drive. Having driveways on both frontages, the applicant asserts, will improve the economic viability of the project without posing any significant safety issues.

Ms. Johnston said during the site plan review process, Township Staff asked the applicant to close the Stadium Drive curb cut, allowing vehicle access from Stadium Parkway only, which was constructed not only in order to serve otherwise landlocked properties to the north, but also to allow safer access to the two affected privately owned properties on Stadium Drive. This arrangement she said, would still allow the applicant sufficient vehicle access to the property while improving the public health, safety, and welfare of both the residents of Oshtemo Township, and any motorist or passenger that travels this stretch of road. The fewer direct access points onto a busy road such as Stadium Drive, which has a 55 mile per hour speed limit at this point, the safer general traffic conditions will be. She noted if a new application came before the Board today, such a curb cut would not be allowed.

She asked that the Planning Commission consider both perspectives, and offer any *non-binding* feedback to the applicant and Township Staff as to whether or not the body would be inclined to allow the Stadium Drive curb cut to remain open or have it closed as a condition of site plan and special exception use approval.

Chairperson Loy asked the applicant to speak.

Mr. Allen Frazier, Kalamazoo Storage, 2526 Miller Road, Kalamazoo, suggested the reason the Parkway was originally built was to keep from landlocking property.

Attorney Porter said the entire parcel was turned over to the Township. The road was built to serve the Township's property and to serve the property to the east because there was contamination from the company who owned it at that time. The Parkway was to serve that parcel.

Mr. Frazier said he was struggling with the line of sight safety issue raised by Staff, though he understands the desire to limit access as put forth in the Access Management Plan. He felt this specific drive has no visibility issue and so doesn't understand where the safety concern lies. His business requires visibility and that is a huge concern. He needs to keep his options open for future development and does not want to be locked into something that will limit them in the future. The plan is a three phase plan to begin with three storage unit buildings with the possibility, depending upon business, of two more phases of three buildings each for a total of nine. He noted the property has been vacant for 29 years and hasn't supported the tax rolls very well. He felt the taxes would likely be in the \$70-80,000 range when the business is developed.

There was an extended discussion between Commissioners and the applicant of other possibilities for driveway locations, the additional costs associated with ideas other than that proposed by the applicant, why the applicant felt there was such a need for visibility of the buildings from the road, what the applicant's plan is for phases 1-3, the Commissioners concern for safety for those driving trailers, vans, etc. being able to see when entering the property, the suggestion of an additional gate for security.

Mr. John Nichols, 2516 Miller Road, noted there would be a self-serve kiosk at the Stadium Drive entry which complicates revisions to the plan.

Mr. Boulding, Sr. suggested signing the entry from Stadium Drive as "entry only" with exit onto Stadium Parkway.

Mr. Frazier said he could entertain that as a compromise and noted he was not trying to be difficult, but the property is challenging because it is long and narrow, he has run the numbers and knows what can be afforded, and he needs flexibility for the back area in the future for a back-up plan. He would like to find a way to compromise.

Mr. Loy said the Commission has to follow the Access Management Plan and suggested Mr. Frazier come up with a plan and they could go from there.

Ms. Johnston said the application was in the process of Fire Department approval and wondered if there was 30 ft. separation between buildings.

Mr. Frazier said there are monitoring wells on the east side of the property that affect the distance available.

Attorney Porter said he did not think the Fire Department would approve the plan; fire trucks would have insufficient turning radius in order to get in to fight fires.

Chairperson Loy said he would hate to have to fight a fire over the top of a building due to insufficient access for the fire trucks. He said he sees a multitude of things that need to be worked out before they even get to the driveway.

Ms. Farmer agreed the applicant has his work cut out for him. The Board has an obligation to follow the Access Management Plan; they have to think about future development as well as individual businesses. If they veer away from the plan it will get muddled down the road. Then the purpose of the plan to make access safe will never come to fruition.

Chairperson Loy said a yes or no vote was not needed at this meeting; the plan needs to be looked at further and there is more than a little to look at. He said the Board did not want to dampen Mr. Frazier's spirit, but they hope he will work on the plan and consider the Board's thoughts. They will let the Fire Department address the fire truck access issue and will need a concrete plan to go forward. He would like to see him go forward with the property, but the plan needs more work.

Ms. Smith noted they had provided non-binding feedback as requested.

Any Other Business

There was no other business.

Old Business

Mr. Bob Post, 517 N. 8th Street, asked about a public hearing considering changes to the Ordinance regarding frontage/width requirements.

Ms. Johnston said the Planning Commission had approved the amended ordinance, sending the amendment to the Township Board who had held the first reading on this issue; the second reading would be during the Township's August 9 meeting.

PLANNING COMMISSIONER COMMENTS

Chairperson Loy noted the success of the first Music in the Park Sunday concert held in June and attended by about 250 people. The second concert in August will feature a blues band. Oshtemo Fun Days will be held on August 20.

Ms. Johnston told the Board Ms. Avery had resigned from the Planning Commission due to the request of her employer, MDOT, who felt there might be issues in the future that would cause a conflict of interest for her. The Township Supervisor is looking for a replacement.

ADJOURNMENT

Having exhausted the agenda, and with there being no further business to discuss, Chairperson Loy adjourned the Planning Commission meeting at approximately 8:25 p.m.

Minutes prepared:
July 16, 2016

Minutes approved:

Date: 7/21/2016



Meeting Date: July 28th, 2016

To: Planning Commission

From: Ben Clark, Zoning Administrator

Applicant: Allen Frazier, Kalamazoo Storage, LLC

Owner: General Electric

Property: 7694 Stadium Drive, parcel number 05-34-180-025

Zoning: I-1: Industrial

Request: Special exception use permission and site plan approval for a new nine structure self-storage facility

Section(s): 41.000—I-1: Industrial District; 60.000—Special Exception Uses

Project Name: Kalamazoo Storage

OVERVIEW

The subject property, located at the northeast corner of Stadium Drive and Stadium Park Way, is a currently vacant 8.1 acre parcel, once the site of a facility owned by General Electric. Possessed of a long, narrow shape and sitting on top of contaminated ground, the parcel has sat unused for a number of years, but the applicant has identified it as a suitable site for a self-storage business. This particular use—“[f]ully enclosed storage buildings and mini warehouses for separate enclosed storage primarily for but not limited to residential and office customers”—is allowed in the I-1 district as a special exception use, necessitating Planning Commission approval.

PROJECT SUMMARY

Proposing to develop approximately the southern 60% of the subject property, the applicant intends to build nine storage buildings in total, starting with the three southern-most structures and then gradually developing to the north in two subsequent “phases” of three buildings each. This will bring the extent of the development almost even with the Stadium Park Way cul-de-sac. It is unknown at this time if the applicant intends to one day expand even further to the north. Properties to the east, west, and south of the subject parcel are also zoned as I-1, while the large, vacant property to the north is classified as Rural Residential. Between the project area and the aforementioned residential property lies an approximately 700 foot-long wooded area located on the subject property, providing an ample buffer between the two usage classifications.

Once the location of another type of industrial use, the ground of the subject property contains a handful of contaminants identified by the Michigan Department of Environmental Quality (DEQ) as hazardous. While the DEQ has reviewed and approved a No Further Action Report from 2015 generated for the property, the state agency does retain the right, as detailed in a deed restriction placed on the property, to inspect the site and draw samples from six test wells that remain near the east property line. As such, the applicant has had to design the site around these six wells, ensuring that they will be accessible to DEQ inspectors.

GENERAL ZONING COMPLIANCE

This specific use is permissible as a special exception use in the I-1 district, with the explicit limitations that the storage buildings may be no closer than 30 feet from one another and that any outdoor storage areas require the express approval of the Planning Commission. The proposed site layout is in compliance with the 30 foot spacing rule and no outdoor storage is indicated.

Regarding other requirements not otherwise discussed in the following sections of this report, all relevant building setbacks are met for the storage buildings, including the 20 foot minimum setback from the Stadium Park Way right-of-way, which was decreased from the standard 70 feet due to a variance that was granted by the Oshtemo Zoning Board of Appeals at its May 24th, 2016 meeting. The applicant has also indicated that they intend to erect a 36 foot-tall automated office structure near the southern gate. This building does not meet the minimum side setback in its present location, being placed only 26 feet from the property line. The applicant has stated that the structure will be brought into compliance with the minimum setback.

A compliant lighting photometric plan was submitted with an earlier version of the site plan, but the general building layout has since changed, necessitating a new plan from the applicant.

SITE ACCESS, CIRCULATION, AND PARKING

Originally intending to have two driveways, one using the existing curb cut on Stadium Drive and the other approximately 700 feet north on Stadium Park Way, the applicant has since decided to close the Stadium Drive access point, and has been working with Staff to establish a new driveway across Township-owned property onto Stadium Park Way, approximately 80 feet north of the Stadium Drive intersection. This alternative arrangement will help to improve traffic safety along this stretch of Stadium Drive. While this use, which has direct access to only a local road (Stadium Park Way), is not subject to the driveway spacing standards included in section 67.000: *Access Management Guidelines* of the Zoning Ordinance, it does nevertheless comply with them and is sufficiently distanced from the Stadium Drive/Stadium Park Way intersection. Initially Staff had asked the applicant to relocate the north driveway so that it aligns with the access point on the other side of Stadium Park Way, but the applicant explained that, due to the presence of the test wells on the property, they had to preserve easy access to the test points, which largely dictated the site layout and driveway location.

Once on the site, motorists will maneuver between the buildings via a simple grid network of 30 foot-wide drive aisles while the western-most lane adjacent to Stadium Park Way is 20 feet-wide and indicated to have a one-way flow. In order to help ensure that motorists will adhere to the one-way circulation layout, Staff would like to see both pavement marking arrows and directional signage put into place at critical points. The end-drives are 40 feet-wide to the south and 24 feet-wide to the north.

There is only one dedicated parking space indicated on the site plan, adjacent to the automated office structure. A site plan note indicates that this is to be a barrier free space, but no striping has been drawn on the plan to indicate such.

LANDSCAPING

While all required landscape buffer areas have been designed and the necessary types of plantings are shown on the plan, species names and size at the time of planting are not indicated.

The applicant, intending to use chain-link fencing around the majority of the property, has indicated that a more visually appealing ornamental fence will be erected along the Stadium Drive frontage. Details of what kind of fencing will be placed here have yet to be presented to the Township.

ENGINEERING

While the Township Engineer is generally comfortable with the concept of the proposed stormwater retention facilities designed for this site, a detailed review is still pending, and some additional changes may need to be made.

One item of note is that the applicant is proposing to place a portion of the southern retention basin on Township property in order to achieve a more free-form shape. Staff is amenable to this idea, and is currently working towards providing the applicant with a drainage/access easement for the proposed driveway, pending Township Board approval. As a part of this easement agreement, the applicant will also mow the Township's parcel.

FIRE DEPARTMENT

The general layout of the site is acceptable to the Township Fire Department, although an existing fire hydrant on the east side of the property, currently not shown on the site plan but previously installed to serve both the subject property as well as the adjacent parcel to the east, must be moved, with its final location subject to the Fire Marshal's approval.

OTHER CONSIDERATIONS

Section 60.100 of the Zoning Ordinance provides additional review criteria for consideration when deliberating a Special Exception Use request.

A. Is the proposed use compatible with the other uses expressly permitted within the I-1: Industrial zoning district?

Somewhat commercial in nature, this proposed use does fit well into the I-1 district, which otherwise allows light industrial and office uses. The Planning Commission should give special consideration to the proposed 36 foot-tall automated office building, however. Although it is likely that it can be brought into compliance with the relevant setback standards, its indicated height may make it aesthetically incompatible with its surroundings.

B. Will the proposed use be detrimental or injurious to the use or development of adjacent properties or to the general public?

Of a fairly low intensity and at a low risk of generating nuisances for adjacent properties, Staff feels that the proposed project will not be detrimental or injurious to the use or development of adjacent properties or to the general public.

C. Will the proposed use promote the public health, safety, and welfare of the community?

With the closing of the old Stadium Drive curb cut, consideration of the public health, safety, and welfare of the community is being observed. However, the final determination as to what extent this will be the case cannot be determined until any outstanding fire safety and engineering concerns are addressed.

D. Will the proposed use encourage the use of the land in accordance with its character and adaptability?

Burdened with a handful of development challenges—namely the parcel’s narrow shape, its contaminated status, and the presence of test wells that may not be obstructed, Staff is confident that the proposed use is in accordance with the land’s character and adaptability. Not many perspective uses would find this parcel desirable to locate on, but the relative flexibility that goes along with self-storage facility layouts means that this particular use is a good fit for the property.

POSSIBLE ACTIONS:

Given that a handful of issues with the site plan have yet to be fully resolved, although the applicant is continuing to work with the Township to correct any items, the Planning Commission is presented with three possible actions:

1. Approval of the site plan and special exception use request, with conditions.
2. Tabling of the plan and special exception use request to a later specific date, allowing more time for any necessary site plan corrections.
3. Denial of the special exception use and site plan approval requests.

If the Planning Commission is inclined to grant site plan and special exception use approval, then Staff would recommend the following conditions be imposed:

1. A revised site plan is to be submitted to the Township within 30 days of approval, addressing any outstanding zoning, engineering, fire department, and landscaping concerns discussed in this report, including hydrant placement, stormwater retention design, office setbacks, photometrics, landscaping plantings, and pavement markings and signage.
2. The old Stadium Drive curb cut is to be closed, in cooperation with the Road Commission of Kalamazoo County.
3. The applicant will submit an ornamental fence design to the Township for the Stadium Drive frontage, which will be subject to Staff approval.
4. Site plan approval will be contingent up on the applicant successfully securing a stormwater/access easement from the Township.

5. Per Oshtemo Township's Non-motorized Plan, it is intended that there will one day be a sidewalk or other non-motorized facility constructed on this side of Stadium Drive. Rather than require the applicant to immediately build this facility as a condition of site plan approval, Staff recommends that the Township instead accept a signed and notarized form from the applicant, stating that they will not oppose any future special assessment districts established to fund sidewalk construction. Staff will supply the necessary documentation.

6. The applicant is to provide the Township with a written statement, attesting to their willingness to participate in the establishment of a *mutually agreeable* 66 foot-wide road easement either along or across the property at some point in the future to facilitate a future extension of Stadium Park Way. The location of this hypothetical easement has not been conceptualized or designed at this time.

Respectfully Submitted,



Ben Clark
Zoning Administrator

Attachments:

- Application
- Aerial map
- Site plan excerpts
- Building elevation illustrations



7275 W. Main Street, Kalamazoo, Michigan 49009-9334
 Phone: 269-216-5223 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS

Kalamazoo Storage LLC

7694 Stadium Drive

PLANNING & ZONING APPLICATION

Applicant Name : Allen Frazier

Company Kalamazoo Storage LLC

Address 2516 Miller Road
Kalamazoo, MI 49001

Oshtemo Charter Township
 7275 W MAIN ST
 KALAMAZOO, MI 49009
 Phone : 269-375-4260
 OSHTEMO.TOWNSHIP.ORG

E-mail allen@fultonexcavating.com

Telephone (269)207-3747 Fax (269)385-1005

Interest in Property prospective Owner

Received From: JAMES FULTON
 Date: 06/10/2016 Time: 12:21:59 PM
 Receipt 123468
 Cashier LINDAI

OWNER*:

Name General Electric Company

Address 3135 Easton Turnpike, E1F104
Fairfield, CT 06828

Email Marian.Whitman@gg.com

Phone & Fax _____

ITEM REFERENCE	AMOUNT
1042 PLANNING ESCROW	
PLANNING ESCROW	\$1,000.00
1088 SITE PLAN REVIEW	
SPR	\$600.00
1085 SPECIAL EXCEPTION USE	
SPECIAL EXCEPTION USE	\$300.00
<hr/>	
TOTAL	\$1,900.00
CHECK 47585	\$1,900.00
Total Tendered:	\$1,900.00
Change:	\$0.00

NATURE OF THE REQUEST: (Please check the appropriate item)

- Planning Escrow-1042 1,000
- Site Plan Review-1088 600
- Administrative Site Plan Review-1086
- Special Exception Use-1085 300
- Zoning Variance-1092
- Site Condominium-1084
- Accessory Building Review-1083
- Interpretation-1082
- Text Amendment-1081
- Sign Deviation-1080
- Other: _____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary):

Site Plan Review
see Attached plans

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

See Attached

PARCEL NUMBER: 3905- 34-180-025

ADDRESS OF PROPERTY: 7699 Stadium Drive

PRESENT USE OF THE PROPERTY: Vacant

PRESENT ZONING I-1 SIZE OF PROPERTY 8 acres

NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:

Name(s)

Address(es)

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshkemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.

Maureen E. Ullrich - Executive Counsel

6/7/16

Owner's Signature (* If different from Applicant)

Date

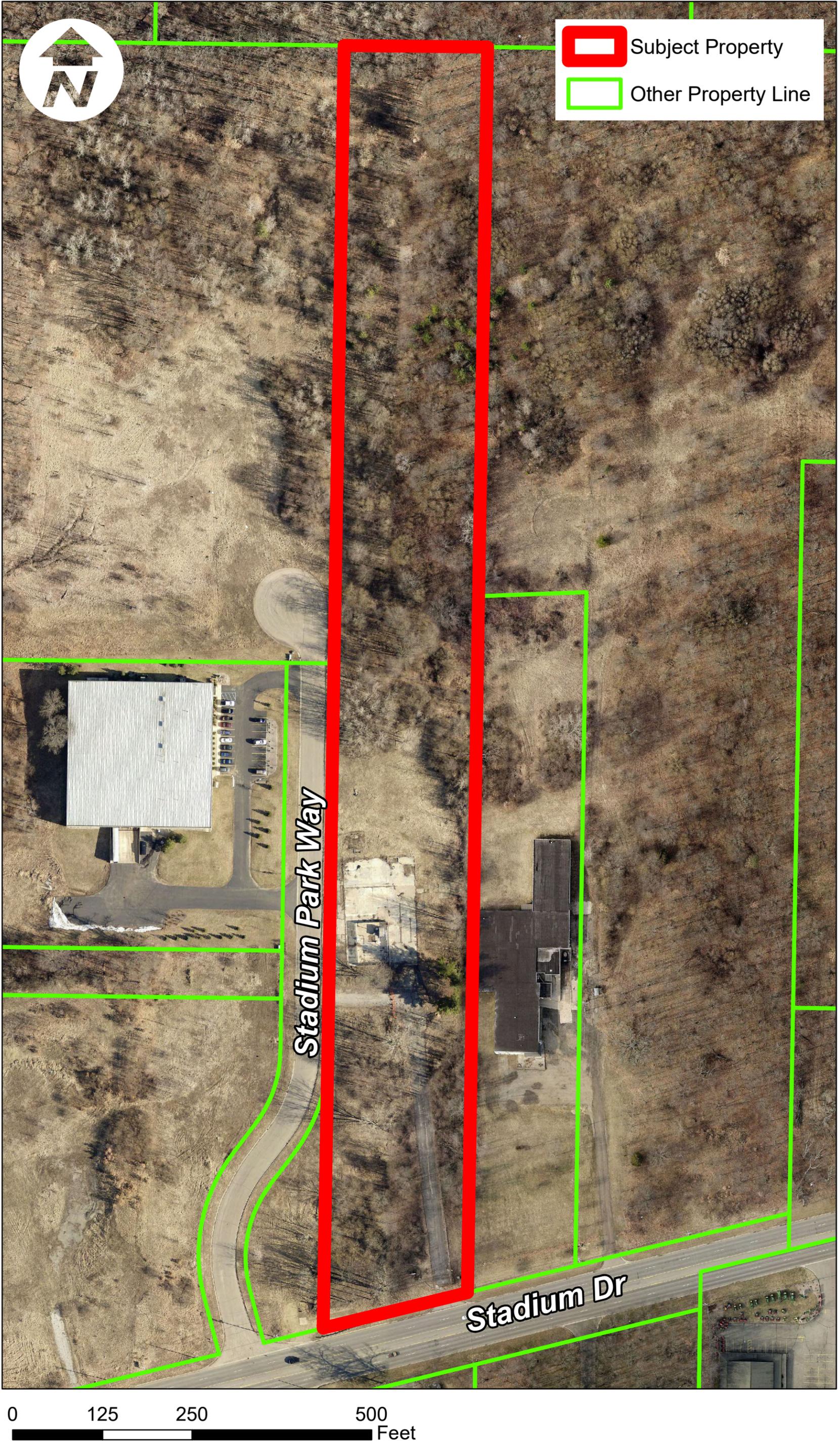
[Signature]
Applicant's Signature

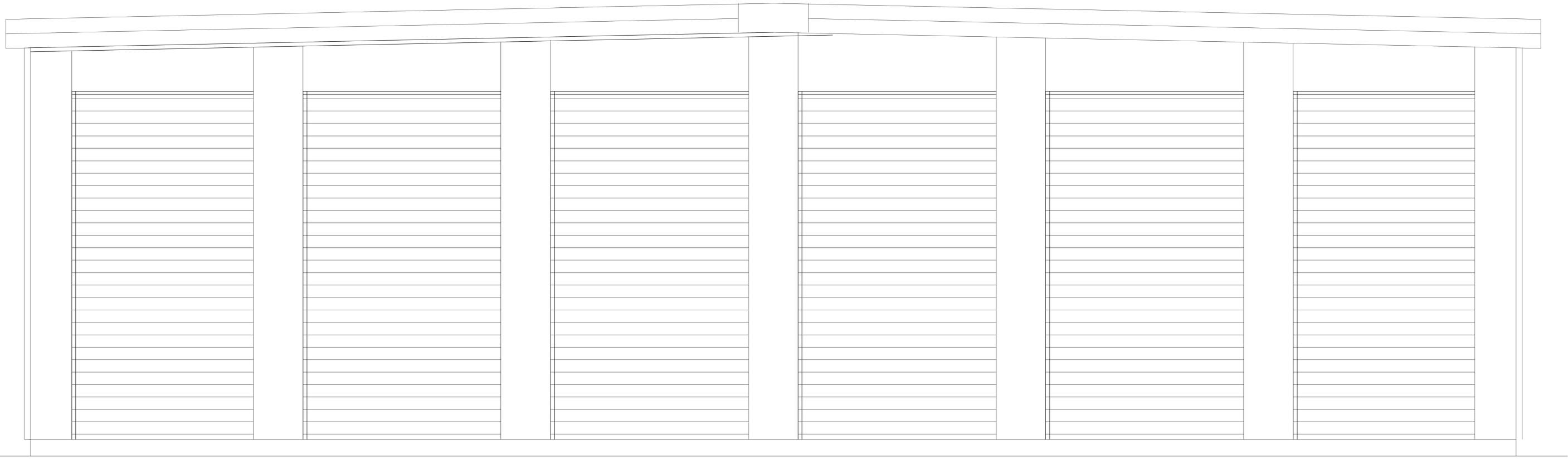
06/07/2016
Date

- Copies to:
- Planning -1
- Applicant -1
- Clerk -1
- Deputy Clerk -1
- Attorney -1
- Assessor -1
- Planning Secretary - Original

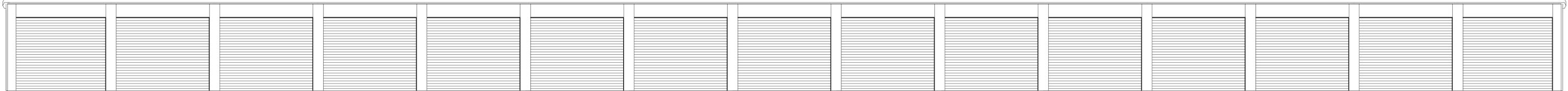
PLEASE ATTACH ALL REQUIRED DOCUMENTS

Kalamazoo Storage Proposed Location





END WALL ELEVATION



SIDE WALL ELEVATION

July 21, 2016



Mtg Date: July 28, 2016
To: Planning Commission
From: Julie Johnston, AICP
Subject: Landscape Ordinance

At the June 23, 2016 Planning Commission meeting, staff introduced an amended Landscaping Ordinance, as well as an alternate ordinance approach. While working on updates to the existing code, staff researched a number of landscaping ordinances throughout Michigan to see how other communities manage this requirement. These ordinances ran the gamut from requirements that were meticulously prescribed to ordinances that had very few specific conditions. The current Township landscaping requirements falls closer to those with detailed prescribed ordinances.

After this review, staff developed an alternate approach for your consideration. The table below explains some of the differences between the two codes:

	Current Landscaping Ordinance	Alternate Approach
Total site requirement	No	25 percent
Screening	No	Between incompatible land uses.
Buffer zones	Around entire site	No
Parking lots	Percentage based on number of spaces. Percentage requirement has tiers.	15 percent regardless of spaces (for lots over 10 spaces).
Street Rights of Way	Part of buffer zone around site	Yes – 20 feet for public, 15 for private.

There are essentially two main differences between the current Landscaping Ordinance and this alternate approach. The first is the percentage requirement for on-site landscaping. The alternate approach indicates that at least 25 percent of the site must be landscaped. Under the current ordinance, as long as you meet the perimeter buffer and parking requirements, no other landscaping is required. The alternate approach would require additional landscaping if the street right-of-way, screening (if required), and parking lot landscaping do not reach 25 percent. Staff is still working to determine if 25 percent is the correct number. We are in the process of applying this approach to site plans that have already been approved by the Planning Commission. Once this is done, this percentage recommendation may change.

The next difference is the current requirement for a greenbelt or buffer zone along all property lines. For example, a commercial property adjacent to another commercial property must provide a 10-foot buffer zone along the property line. This is not intended to screen incompatible uses, but to separate the uses through a landscape strip. The ordinance doesn't currently have requirements to actually screen incompatible uses.

The buffer requirement can become difficult for commercial and/or industrial uses on separate lots, but located in larger planned developments. Shared parking could not be accomplished. In addition, since both properties are required to meet the landscaping materials requirement within a 10-foot buffer, the trees and shrubs compete for space and often plant material is lost.

Included with this memo are landscape plans prepared by Karen High from the originally approved landscape plan for Wings Etc., which is located at the corner of 9th Street and Seeco Drive. The intent of these plans to help compare and contrast the three possible ordinance approaches:

1. The current language of Section 75.000: Landscaping.
2. The amended language of Section 75.000: Landscaping.
3. An alternative approach to landscaping outside of the requirements of Section 75.000.

From our initial review, Karen and I found the following:

1. Current Language: landscaping is all at the edges, with interior landscaping only in the parking lot.
2. Amended Language: some building/interior landscaping is required, that provides some relief at the building frontage; because this is a corner lot, greenspace landscaping is considerable.
3. Alternate Approach: no understory trees are required, which should be changed; parking lot landscaping requirements are higher; because this is a corner lot, the 15 percent requirement for landscaping is all consumed by the road buffer requirements; shrubs to screen the parking lot are required; may want to require some building/interior landscaping for relief around the building.

Staff will continue to work with the ordinance language to provide a list of pros and cons to help further the discussion. The current ordinance, amended ordinance and alternative approach are provided with this report.

Thank you.

75.000 - LANDSCAPING

75.100 - Statement of purpose.

The purpose of this Section is to assist all land uses requiring site plan review in meeting desired landscaping objectives and to set forth minimum yet flexible standards for required landscape areas. The objectives and functions of the landscape requirements are to:

- Increase compatibility between abutting and adjacent uses including public and private roads and to provide buffering between dissimilar land uses.
- Protect residential quality of life.
- Improve air quality and provide shade.
- Decrease wind velocity, reduce soil erosion and increase surface water retention.
- Reduce glare from buildings, cars, night lighting, and other sources.
- Screen unattractive features.
- Reduce noise.
- Define safe access and circulation.
- Enhance or focus attention toward a feature (building, entrance, sign, etc.)
- Provide visual relief from monotonous features such as building walls, large parking lots and streets.
- Add natural color and texture and provide habitat for wildlife.
- Enhance and maintain the area's natural character and provide greenspace.

(Ord. No. 397 eff. Jan. 2, 2001)

75.110 - Scope.

All uses subject to site plan review shall be landscaped in accordance with a plan meeting the requirements of this Section.

(Ord. No. 397 eff. Jan. 2, 2001)

75.120 - General provisions.

- A. Portions of the site not devoted to floor area, parking, access ways or pedestrian use shall be appropriately landscaped with live plant material consisting of deciduous canopy and coniferous trees, understory trees, shrubs, ground cover, and grasses and maintained in a neat and orderly manner.
- B. A landscaping plan drawn to scale shall be submitted detailing the location, type and size of all plant material, berms, walls and fences, and their relationship to existing and proposed facilities, structures, pavement, and access points. It must be of sufficient detail for the reviewing body to determine if it conforms with this section. Plans shall be reviewed pursuant to this Section and Section 82.000 - Site Plan Review.

- C. Landscaping material and structures shall be placed in such a manner so as to not interfere with cross-visibility, public safety, or the safe movement of vehicles and pedestrians.
- D. Completion of landscaping shall coincide with the completion of the building or structure unless a later date is permitted in writing by the Township and a performance guarantee is provided, pursuant to Section 82.950.
- E. Any areas that become disturbed for any reason shall be restored in accordance with the original landscape plan unless approved otherwise in writing by the Township.
- F. Corner Lots - For the purpose for this Section a corner lot is considered as having two front yards and appropriate landscaping shall be provided for each.

(Ord. No. 397 eff. Jan. 2, 2001)

75.125 - Landscaping.

The landscaping terms contained in this Ordinance are defined as follows:

- (a) Greenspace - Landscaped area around the perimeter of a parcel, lot, or site.
- (b) Ground Cover - Plant material that normally reaches a maximum height of not more than 18 inches.
- (c) Tree - Canopy - Tall woody plant of a species that normally grows to an overall height of at least 50 feet, usually with one main trunk and many branches.
- (d) Tree - Understory - woody plant of a species that normally grows to an overall height of at least 25 feet, usually with one main trunk and many branches. May be of an ornamental nature.
- (e) Tree - Evergreen - woody plant of a species with foliage that remains green year round, usually with one main trunk and many branches. Normally grows to a height of at least 25 feet.
- (f) Shrub - Deciduous - A woody plant with several stems, smaller than a tree, that sheds its foliage at the end of the growing season. Mature height ranges from three to 13 feet.
- (g) Shrub - Evergreen - A woody plant with several stems, smaller than a tree, with foliage that remains green year round. Mature height ranges from three to 13 feet.
- (h) Shrub - Low growing - A woody plant with several stems, sometimes referred to as dwarf, usually evergreen. Mature height ranges from 1½ to three feet.
- (i) Viewshed. The natural environment that is visible from one or more viewing points.

(Ord. No. 397 eff. Jan. 2, 2001; amend. by Ord. No. 436 eff. Sept. 10, 2003; Ord. No. 538 eff. Nov. 9, 2012)

75.130 - Greenspace areas.

- A. The following table (Table 75-A) indicates greenspace requirements stated in terms of width of the greenspace as measured from the property line or right-of-way line, whichever is applicable, and the number and type of plant units required per 100 linear feet of greenspace. The clustering of plant material within a greenspace is encouraged.

Table 75-A
Width of Greenspace and Quantity of Plant Material
per 100 Linear Feet

Greenspace Type	A	B	C	C+	D	E	F	G	H
Minimum width of greenspace (ft.)	10	10	20	30	25	30	35	40	15
Canopy tree	1	2	2	2	3	4	4	6	1
Understory tree	2	4	3	3	6	6	2	4	2
Shrubs	-	-	4	4	9	12	18	24	-
Evergreen/ Conifer tree	-	2	-		-	2	6	10	-

B. Table 75-B indicates the Greenspace Type required on properties based upon zoning or road classification. The letter designations indicated in Table 75-B refer to the requirements and standards stated in Table 75-A.

Table 75-B—Greenspace Type

Zoning of Subject Site ¹	Adjacent Zoning or Road													Arterial, Collector or Local ²	Highway	Private Street Easement
	AG RR R-1 R-2	R-3	R-4	R-5	R-C	VC C	C- R	BRP	I- R	I-1	I-2 I-3	HOZ ^{3,4}				
AG, RR, R-1, R-2, R-3 ³	C	C	A	A	C	A	B	B	B	B	B	E	C/C+	B	H	
R-4	F	F	D	D	F	A	A	B	B	B	B	F	C/C+	B	H	
R-5	F	F	D	D	F	A	A	B	B	B	B	F	C/C+	B	H	
R-C	F	F	D	D	F	A	A	B	B	B	B	F	C/C+	B	H	
C	F	F	F	F	F	A	A	C	C	C	C	F	C/C+	C	H	

C-R	F	F	F	F	F	A	A	C	C	C	C	F	C/C+	C	H
BRP	F	F	F	F	F	E	E	A	A	C	C	F	C/C+	C	H
I-R	F	F	F	F	F	E	E	A	A	C	C	F	C/C+	C	H
I-1	F	F	F	F	F	E	E	C	C	A	C	F	C/C+	C	H
I-2, I-3	G	G	G	G	G	E	E	C	C	C	A	G	C/C+	C	H

Note: Refer to Section 33.000 for properties in the VC, Village Commercial District.

- 1 Greenspace type for Special Exception Uses may be increased by the Planning Commission based upon review of the criteria of Section 60.100.
 - 2 C+ applies when the required non-motorized facility and/or utilities are accommodated partially or entirely in the greenspace area due to inadequate space within the public street right-of-way.
 - 3 Criteria apply to permitted uses other than single- or two-family dwellings or uses accessory thereto.
 - 4 Greenspace width shall be applied from the nearest boundary of an HOZ. In the event that the boundary of the HOZ is "x" feet short of a property line, "x" feet shall be subtracted from the prescribed greenspace width of the developing property. Where a lesser greenspace width is permitted, the number of required plantings shall be reduced based on the ratio of permitted width over prescribed width. For example, if an HOZ ends ten feet short of a property line, a prescribed 40-foot width would become 30 feet, and 75% of the prescribed plantings would be required. Where other provisions of the Zoning Ordinance require a more intense greenspace, those provisions shall apply.
- C. Berms - Landscaped undulating earthen berms not exceeding six feet in height, as measured from the grade of the abutting paved area, either existing or proposed, of the subject site, and 3:1 slope may be permitted within a required greenspace. Credit of up to 25 percent may be received against the required plantings in a greenspace by the use of berms three feet in height or greater in said greenspace.
- D. No off-street parking, storage, outdoor commercial ground activities, or structures shall be permitted in greenspace areas.

(Ord. No. 397 eff. Jan. 2, 2001; amend. by Ord. No. 428 eff. Mar. 12, 2003; Ord. No. 436 eff. Sept. 10, 2003; Ord. No. 461 eff. Aug. 25, 2005; Ord. No. 476 eff. Jan. 30, 2007; Ord. No. 492, eff. May 30, 2008; Ord. No. 494, eff. June 26, 2008; Ord. No. 518 eff. Apr. 28, 2011; Ord. No. 528 eff. July 11, 2012)

75.135 - Subdivisions/site condominiums.

The following section applies to all subdivisions and site condominiums:

- A. Street trees along internal roadways: Each lot or building site within a subdivision or site condominium shall be required to have at least one canopy tree for every 50 feet of road frontage or portion thereof. The planting of additional canopy trees along streets is encouraged. Trees shall be planted near the street but outside of the right-of-way of all internal roadways. Required street trees shall be planted when the lot or building site is developed, prior to issuance of a Certificate of Occupancy.
- B. Greenspace along external roadways: In order to preserve viewsheds on Township roads, Type "C" greenspace and plant materials shall be required along all external roadways. See Section 75.130 for width and planting requirements in Type "C" greenspace.
- C. Existing trees and vegetation: To the extent feasible, existing trees and vegetation shall be left undisturbed through the course of development. Existing canopy trees may be credited toward satisfying tree planting requirements. See Section 75.200 for guidelines on credits for existing trees. Existing trees may be used to satisfy the street tree requirement if located near the right-of-way. Existing vegetation may be used to satisfy the tree and shrub requirement if located within a required greenspace area.
- D. Replacement: Required trees and plantings shall be maintained to ensure their survival. At the discretion of the Planning Commission, a performance guarantee may be required to ensure that proposed landscaping is maintained for a period of at least 18 months per Section 75.180.H. Such guarantee may take the form of an irrevocable letter of credit, cash escrow, or performance bond.

(Ord. No. 538 eff. Nov. 9, 2012)

75.140 - Parking areas.

Landscaping shall be designed and situated to define safe access and circulation ways, provide shade and visual relief, and diminish the scale of large lots.

- A. Perimeter - The visual impact of parking lots shall be minimized through the use of landscaping, berms, walls, and/or decorative fences in such a manner as to interrupt or screen the areas from view.
- B. Interior - Landscape features including end islands, peninsulas, and strips shall be installed in the interior of parking lots to delineate on-site circulation, ensure adequate sight distance at the intersection of aisles and interior roadways, and to prevent diagonal vehicular movement through parking lots. Features shall be designed with sufficient radii to ensure drivers are able to make 90 degree right turns without encroaching upon landscaping or adjacent traffic lanes.
 - 1. Area Requirements based on the number of parking spaces are indicated in Table 75-C.

Table 75-C Interior Landscaping Area Requirements for Parking Lots	
a.	Parking lots containing up to 50 parking spaces - 15 square feet of land area per space.
b.	Parking lots containing between 51 and 99 parking spaces - 25 square feet of land area per space.
c.	Parking lots containing 100 or more parking spaces - 30 square feet of land area per space.

2. Minimum size - the minimum size of any internal landscaped area shall be 200 square feet, with a minimum width of ten feet.
3. Protection of Landscaping - Interior landscape areas shall be protected by the installation of a raised concrete or asphalt curb, anchored landscape timbers around the border, bumper blocks, or other suitable means. A minimum distance of three feet shall be established between proposed tree and shrub plantings and the backside of the curb or timbers to facilitate snow storage while protecting the plantings.
4. Required Plantings - The number and type of plantings shall be determined at a rate of one deciduous canopy tree and two low growing shrubs per 200 square feet of interior landscape area.

(Ord. No. 397 eff. Jan. 2, 2001; amend. by Ord. No. 436 eff. Sept. 10, 2003)

75.150 - Loading areas.

[Loading areas] shall be landscaped in such a manner as to screen the area from view of adjacent property, public right-of-way or private access easement. Plants, berms, walls, and/or solid decorative fencing may be used. When loading areas are adjacent to residentially zoned land, the screening must be a minimum of six feet high at installation.

(Ord. No. 397 eff. Jan. 2, 2001)

75.155 - Shopping cart storage.

Any area used for shopping cart containment as may be provided adjacent to the building shall be screened by a minimum four-foot-high masonry wall compatible with the building exterior facade and architecture.

(Ord. No. 476 eff. Jan. 30, 2007)

75.160 - Rubbish disposal and recyclables facilities.

Rubbish disposal facilities including dumpsters and other commercial containers for waste and recyclable material shall be situated on a hard surface and enclosed by a solid wall or solid fence no less than six (6) feet in height on three sides. In addition, if the front of the disposal facility is visible from an adjacent property, public right-of-way or private access easement, six (6) foot high metal view obstructing doors shall be installed. Enclosure structures and gates shall be maintained in good repair at all times. The use of chain-link fencing with or without interwoven slats is not permitted.

Recyclable materials, such as pallets and bales, shall be situated and enclosed as described above.

(Ord. No. 397 eff. Jan. 2, 2001; amend. by Ord. No. 436 eff. Sept. 10, 2003; Ord. No. 476 eff. Jan. 30, 2007)

75.170 - Stormwater retention areas.

Any fenced areas that are visible from an adjacent property, public right-of-way or private access easement shall be landscaped to screen them from view.

Stormwater management utilizing the design criteria stated in Section 78.520d, Stormwater management standards, is encouraged. Credit of up to 10 percent may be received against the required plant material in

a greenspace when the design criteria stated in Section 78.520d is used for stormwater management within said greenspace.

(Ord. No. 397 eff. Jan. 2, 2001; amend. by Ord. No. 436 eff. Sept. 10, 2003)

75.180 - Material requirements and maintenance.

- A. Native plants are well adapted to local conditions, therefore requiring little maintenance once established. They eliminate or significantly reduce the need for fertilizers and water. They also often attract beneficial insects, which prey on pests, decreasing the need for pesticides. Native plants are less expensive to maintain, they promote biodiversity, and maintain our natural heritage and our community's character. At least 75 percent of required canopy trees shall be native to lower Michigan. At least 30 percent of all other required landscape material within each Plant Material Type shall be native to lower Michigan. For a listing of species native to lower Michigan, see MICHIGAN FLORA ONLINE at www.michiganflora.net.
- B. Hardy Plant Materials. All landscaping material shall be hardy to the area and appropriate to the situation in which it is proposed, free of disease and insects, and conform to the American Standard for Nursery Stock of the American Association of Nurserymen.
- C. Minimum Plant Size. Plant materials shall meet the minimum plant size requirements contained in Table 75-D. Height of a plant is measured from the top of the root ball or top of the container soil to the top of the leader, the primary stem of the plant.

Table 75-D Minimum Size

Plant Material Type	Size
Canopy Tree Single Stem	2" caliper*
Canopy Tree Multi-stem Clump	10 feet (height)
Understory Tree	8' to 10' (height)
Evergreen Tree	5 feet (height)
Shrub Deciduous	24 inches (height)
Shrub Evergreen	18 inches (height)

Shrub Low growing	2 gallon pot
----------------------	--------------

il=7p

*2" caliper as measured in conformance with the American Standard for Nursery Stock

- D. Monoculture. The use of a single species is prohibited to increase the rate of plant survival. Except for plantings used for evergreen screening, no one species of tree or shrub may make up more than 50% of the total amount within each Plant Material Type.
- E. Species not permitted as required street tree plantings and that should be used with caution when placed in proximity to any existing or proposed building, structure, walkway, or parking area are listed below. These species may be appropriate in buffer areas or for landscape restoration.

Botanical Name	Common Name
Acer negundo	Box Elder
Acer saccharinum	Silver Maple
Aesculus hippocastanum	Horse Chestnut
Ailanthus altissima	Tree of Heaven
Catalpa speciosa	Catalpa
Ginkgo biloba (Female)	Female Ginkgo
Populus spp.	Poplars, Cottonwood, Aspen
Liquidambar styraciflua	Sweet Gum
Salix spp.	Willows
Ulmus spp.	Elms

Any species known to have structural weakness or excessive bearing of fruit or nuts should not be used in areas of vehicular or pedestrian traffic.

- F. Invasive species. To protect species indigenous to the Township, the use of invasive species which naturalize is not permitted. Those invasive species not permitted are listed on the Midwest Invasive Species Information Network at <http://www.misin.msu.edu/>.
- G. Maintenance. Landscape areas shall be maintained in a neat and orderly manner including mowing, fertilizing, pruning, and irrigation to promote optimum condition.
- H. Replacement. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season later.
- I. Shrubs shall be grouped within the required greenspace and parking lot landscape areas when appropriate for aesthetic value and ease of maintenance.

(Ord. No. 397 eff. Jan. 2, 2001; amend. by Ord. No. 436 eff. Sept. 10, 2003; Ord. No. 518 eff. Apr. 28, 2011; Ord. No. 538 eff. Nov. 9, 2012)

75.200 - Preservation of existing trees.

Credit shall be awarded for preserving canopy trees. By preserving canopy trees, tree planting requirements can be significantly reduced. The number of credits awarded for tree preservation shall be in accordance with the table presented below. Trees intended to be preserved shall be indicated on the landscape plan and type and size shall be noted. Tree protection fencing shall be required according to Section 75.203.

Tree preservation credits	
Diameter of Preserved Tree*	Number of Trees credited
Over 24 inches	4
12 inches to 24 inches	3
8 inches to 11.9 inches	2
2 inches to 7.9 inches	1

*Diameter measured at 4' above ground level

(Ord. No. 397 eff. Jan. 2, 2001; Ord. No. 538 eff. Nov. 9, 2012)

75.201 - Preservation of existing native vegetation.

Credit shall be awarded for preserving existing vegetation native to lower Michigan, including shrubs and grassland species. By preserving existing native vegetation, tree and shrub planting requirements can be significantly reduced. The number of credits awarded shall be determined by Township planning staff based on existing species and the intended function of the required tree and shrub plantings.

(Ord. No. 538 eff. Nov. 9, 2012)

75.202 - Incentives for restoring pre-settlement vegetation.

- A. Oshtemo Township's pre-settlement vegetation types were primarily Oak Savanna, Oak Forest, and Beech-Sugar Maple Forest, with smaller areas of Prairie, Marsh, Bur Oak Opening, and Southern Swamp Forest. A map of pre-settlement vegetation showing the geographic location of these vegetation types is on file in the Township office. It includes a description of the predominant plant species for each vegetation type. This information is also available online at wmich.edu/planning/WebSites/GeogMap/KalCountyVegetationMapEntire.htm.
- B. To encourage restoration of pre-settlement vegetation, all uses subject to site plan review may opt to submit a landscape restoration plan in lieu of a landscape plan. A landscape restoration plan shall use native vegetation types to meet the intent of screening and buffering requirements while at the same time strive to restore the pre-settlement vegetation of the immediate area. Even though the exact number of each landscape element may not be provided, approval of such a plan shall be granted so long as the overall intent is satisfied. Prior approval of the landscape restoration plan by Township Planning staff is required.

(Ord. No. 538 eff. Nov. 9, 2012)

75.203 - Tree protection prior to and during construction.

- A. Before development, the developer or builder shall erect tree protection fencing that will shield and protect all trees designated to be preserved. Fencing should be placed no closer than ten feet from the trunk of a tree or five feet beyond the drip line of a tree or group of trees, whichever is greater.
- B. Fencing shall be a minimum of 48 inches high.
- C. Tree protection fencing shall be maintained during construction and all construction materials, supplies, and equipment shall be kept out of the protected areas.
- D. Location of tree protection fencing must be shown on the approved landscape plan.

(Ord. No. 538 eff. Nov. 9, 2012)

75.210 - Provisions for existing sites.

- A. Perimeter and parking area landscape requirements shall apply to all expansions, renovations, or alterations that increase the gross floor area. Each increase in gross floor area of one percent shall require the installation of a minimum of five percent of the landscaping for the total site.
- B. Landscape requirements for Parking Areas, Section 75.140 shall apply when expansions increase the number of parking spaces by 20 percent or at least ten parking spaces.
- C. When parking lots not in conformance with Section 75 are milled and resurfaced landscaping in accordance with Section 75.140 is encouraged.

(Ord. No. 397 eff. Jan. 2, 2001; amend. by Ord. No. 436 eff. Sept. 10, 2003; Ord. No. 476 eff. Jan. 30, 2007)

75.220 - Exceptions.

- A. Additional Planting Requirements - For reason of conflicting uses, unfavorable topography, or other unique or extenuating physical circumstances, the reviewing body may increase required

landscape plantings in any required greenspace if in its determination an increase is found necessary to reasonably achieve the spirit, purpose and intent of this Section.

- B. Reductions and Substitutions of Plantings - If a physical hardship exists or existing topography and vegetation are determined by the reviewing body to provide equal or better landscape and buffering effect, the reviewing body may approve modifications only to the planting requirements of Section 75.130. The reviewing body may require such alternate plantings and visual screens as hedges, fences, walls, and/or combination thereof which it deems necessary to ensure compliance with the spirit, purpose and intent of this Section.

(Ord. No. 397 eff. Jan. 2, 2001; amend. by Ord. No. 470 eff. Oct. 3, 2006; Ord. No. 497 eff. Sept. 25, 2008)

75.230 - Greenspace within the public right-of-way and private access easements.

The land area lying between the required greenspace in the front yard of properties and the edge of pavement of a public or private access easement shall be neatly maintained with grass or groundcover.

(Ord. No. 397 eff. Jan. 2, 2001)

75.000 - LANDSCAPING ORDINANCE (AMENDED)

75.100 - Statement of purpose.

The purpose of this Section is to assist all land uses requiring site plan review in meeting desired landscaping objectives and to set forth minimum yet flexible standards for required landscape areas. The objectives and functions of the landscape requirements are to:

- Increase compatibility between abutting and adjacent uses including public and private roads and to provide buffering between dissimilar land uses.
- Protect residential quality of life.
- Improve air quality and provide shade.
- Decrease wind velocity, reduce soil erosion and increase surface water retention.
- Reduce glare from buildings, cars, night lighting, and other sources.
- Screen unattractive features.
- Reduce noise.
- Define safe access and circulation.
- Enhance or focus attention toward a feature (building, entrance, sign, etc.)
- Provide visual relief from monotonous features such as building walls, large parking lots and streets.
- Add natural color and texture and provide habitat for wildlife.
- Enhance and maintain the area's natural character and provide greenspace.

75.110 - Scope.

~~All uses subject to site plan review shall be landscaped in accordance with a plan meeting the requirements of this Section.~~

- A. The standards contained herein shall apply to all projects requiring site plan review.**
- B. The requirements in this Section are minimum requirements and shall not preclude the developer and the Township from mutually agreeing to additional landscape.**
- C. Standards shall be required independently of each other and shall not be double counted to fulfill the requirements of different mandatory landscape elements.**

75.120 - General provisions.

- A. Portions of the site not devoted to floor area, parking, access ways or pedestrian use shall be appropriately landscaped with live plant material consisting of deciduous canopy and coniferous trees, understory trees, shrubs, ground cover, and grasses and maintained in a neat and orderly manner.
- B. ~~A landscaping plan drawn to scale shall be submitted detailing the location, type and size of all plant material, berms, walls and fences, and their relationship to existing and proposed facilities, structures, pavement, and access points. It must be of sufficient detail for the reviewing body to~~

determine if it conforms with this section. Plans shall be reviewed pursuant to this Section and Section 82.000 – Site Plan Review.

- C. Landscaping material and structures shall be placed in such a manner so as to not interfere with cross-visibility, public safety, or the safe movement of vehicles and pedestrians. **A triangular clear view zone area shall be established at the intersection of any existing public street right-of-way. The clear zone shall be 25 linear feet drawn along each right-of-way from their point of intersection, creating a triangular clear corner. No plant materials above a height of two feet from the established street grades shall be permitted within the clear view zone area.**
- D. Completion of landscaping shall coincide with the completion of the building or structure unless a later date is permitted in writing by the Township and a performance guarantee is provided, pursuant to Section 82.950
- E. Any areas that become disturbed for any reason shall be restored in accordance with the original landscape plan unless approved otherwise in writing by the Township.
- ~~E. Corner Lots – For the purpose for this Section a corner lot is considered as having two front yards and appropriate landscaping shall be provided for each.~~

75.125 - Landscaping. (**MOVE TO DEFINITION SECTION OF THE ORDINANCE**)

The landscaping terms contained in this Ordinance are defined as follows:

- ~~A. Greenspace – Landscaped area around the perimeter of a parcel, lot, or site.~~
- ~~B. Ground Cover – Plant material that normally reaches a maximum height of not more than 18 inches.~~
- ~~C. Tree – Canopy – Tall woody plant of a species that normally grows to an overall height of at least 50 feet, usually with one main trunk and many branches.~~
- ~~D. Tree – Understory – woody plant of a species that normally grows to an overall height of at least 25 feet, usually with one main trunk and many branches. May be of an ornamental nature.~~
- ~~E. Tree – Evergreen – woody plant of a species with foliage that remains green year round, usually with one main trunk and many branches. Normally grows to a height of at least 25 feet.~~
- ~~F. Shrub – Deciduous – A woody plant with several stems, smaller than a tree, that sheds its foliage at the end of the growing season. Mature height ranges from three to 13 feet.~~
- ~~G. Shrub – Evergreen – A woody plant with several stems, smaller than a tree, with foliage that remains green year round. Mature height ranges from three to 13 feet.~~
- ~~H. Shrub – Low growing – A woody plant with several stems, sometimes referred to as dwarf, usually evergreen. Mature height ranges from 1½ to three feet.~~
- I. Viewshed. The natural environment that is visible from one or more viewing points.

75.130 - Greenspace areas.

- A. Table 75-B **A** indicates the Greenspace Type required on properties based upon zoning or road classification. The letter designations indicated in Table 75-B **A** refer to the requirements and standards stated in Table 75-A **B**.
Table 75-B **A** – Greenspace Type

Zoning of Subject Site ¹	Adjacent Zoning														
	AG RR R-1 R-2	R-3	R-4	R-5	R-C	VC C	C-R	BRP	I-R	I-1	I-2 I-3	HOZ ^{3,4}	Arterial, Collector or Local ²⁻	Highway	Private Street Easement
AG, RR, R-1, R-2, R-3 ³	C	C	A	A	C	A	B	B	B	B	B	E	C/C+	B	H
R-4	F	F	D	D	F	A	A	B	B	B	B	F	C/C+	B	H
R-5	F	F	D	D	F	A	A	B	B	B	B	F	C/C+	B	H
R-C	F	F	D	D	F	A	A	B	B	B	B	F	C/C+	B	H
C	F	F	F	F	F	A	A	C	C	C	C	F	C/C+	C	H
C-R	F	F	F	F	F	A	A	C	C	C	C	F	C/C+	C	H
BRP	F	F	F	F	F	E	E	A	A	C	C	F	C/C+	C	H
I-R	F	F	F	F	F	E	E	A	A	C	C	F	C/C+	C	H
I-1	F	F	F	F	F	E	E	C	C	A	C	F	C/C+	C	H
I-2, I-3	G	G	G	G	G	E	E	C	C	C	A	G	C/C+	C	H

Zoning of Subject Site ^{1,4}	Adjacent Zoning or Road														
	AG, RR, R-1, R-2	R-3	R-4	R-5	R-C	VC, C	C-R	BRP	I-R	I-1	I-2, I-3	HOZ ³	Public Street	Private Street	
AG, RR, R-1, R-2 and R-3 ²	A	A	A	A	A	A	A	B	C	C	C	C	B	A	
R-4	C	C	A	A	C	B	B	B	C	C	C	C	B	A	
R-5	C	B	A	A	C	B	B	B	C	C	C	C	B	A	
R-C	C	B	B	B	A	A	A	A	B	B	B	C	B	A	
C	C	B	B	B	B	A	A	A	B	B	B	C	B	A	
C-R	C	B	B	B	B	A	A	A	B	B	B	C	B	A	
BRP	C	B	B	B	A	A	A	A	B	B	B	C	B	A	
I-R, I-1, I-2, and I-3	C	C	C	C	B	B	B	B	A	A	A	C	B	A	

1. Refer to Section 33.000 for properties in the VC, Village Commercial District.
2. Greenspace type for Special Exception Uses may be increased by the Planning Commission based upon review of the criteria of Section 60.100
- ~~2. C+ applies when the required non-motorized facility and/or utilities are accommodated partially or entirely in the greenspace area due to inadequate space within the public street right-of-way.~~
3. Criteria apply to permitted uses other than single- or two-family dwellings or uses accessory thereto.
4. Greenspace width shall be applied from the nearest boundary of an HOZ. In the event that the boundary of the HOZ is "x" feet short of a property line, "x" feet shall be subtracted from the prescribed greenspace width of the developing property. Where a lesser greenspace width is permitted, the number of required plantings shall be reduced based on the ratio of permitted width over prescribed width. For example, if an HOZ ends ten feet short of a property line, a prescribed 40-foot width would become 30 feet, and 75% of the prescribed plantings would be required. Where other provisions of the Zoning Ordinance require a more intense greenspace, those provisions shall apply.

B. The following table (Table 75-A B) indicates greenspace requirements stated in terms of width of the greenspace as measured from the property line or right-of-way line, whichever is applicable, and the number and type of plant units required per 100 linear feet of greenspace. The clustering of plant material within a greenspace is encouraged.

Table 75-A B
Width of Greenspace and Quantity of Plant Material per 100 Linear Feet

Greenspace Type	A	B	C	C+	D	E	F	G	H
Minimum width of greenspace (ft.)	10	10	20	30	25	30	35	40	15
Canopy tree	1	2	2	2	3	4	4	6	1
Understory tree	2	4	3	3	6	6	2	4	2
Shrubs	-	-	4	4	9	12	18	24	-
Evergreen/ Conifer tree	-	2	-		-	2	6	10	-

Greenspace Type	A	B	C
Minimum width of greenspace (ft.)	10	20	30
Canopy tree	1	2	3
Understory tree	2	2	3
Shrubs		4	6
Or, Evergreen/Conifer trees which may be planted in lieu of the above planting requirements.	3	6	9

- C. Berms - Landscaped undulating earthen berms not exceeding six feet in height, as measured from the grade of the abutting paved area, either existing or proposed, of the subject site, and 3:1 slope may be permitted within a required greenspace. Credit of up to 25 percent may be received against the required plantings in a greenspace by the use of berms three feet in height or greater in said greenspace.
- D. No off-street parking, storage, outdoor commercial ground activities, or structures shall be permitted in greenspace areas.

75.135 – Subdivisions/site condominiums. (NOT REQUIRED, WILL BE DETAILED IN THE NEW SITE CONDO/SUBDIVISION ORDINANCE)

The following section applies to all subdivisions and site condominiums:

- ~~A. Street trees along internal roadways: Each lot or building site within a subdivision or site condominium shall be required to have at least one canopy tree for every 50 feet of road frontage or portion thereof. The planting of additional canopy trees along streets is encouraged. Trees shall be planted near the street but outside of the right-of-way of all internal roadways. Required street trees shall be planted when the lot or building site is developed, prior to issuance of a Certificate of Occupancy.~~
- ~~B. Greenspace along external roadways: In order to preserve viewsheds on Township roads, Type "C" greenspace and plant materials shall be required along all external roadways. See Section 75.130 for width and planting requirements in Type "C" greenspace.~~
- ~~C. Existing trees and vegetation: To the extent feasible, existing trees and vegetation shall be left undisturbed through the course of development. Existing canopy trees may be credited toward satisfying tree planting requirements. See Section 75.200 for guidelines on credits for existing trees. Existing trees may be used to satisfy the street tree requirement if located near the right-of-way. Existing vegetation may be used to satisfy the tree and shrub requirement if located within a required greenspace area.~~
- ~~D. Replacement: Required trees and plantings shall be maintained to ensure their survival. At the discretion of the Planning Commission, a performance guarantee may be required to ensure that proposed landscaping is maintained for a period of at least 18 months per Section 75.180.H. Such guarantee may take the form of an irrevocable letter of credit, cash escrow, or performance bond.~~

75.140 - Parking areas.

Landscaping shall be designed and situated to define safe access and circulation ways, provide shade and visual relief, and diminish the scale of large lots.

- A. Perimeter - The visual impact of parking lots shall be minimized through the use of landscaping, berms, walls, and/or decorative fences in such a manner as to interrupt or screen the areas from view.
 - B. Interior - Landscape features including end islands, peninsulas, and strips shall be installed in the interior of parking lots to delineate on-site circulation, ensure adequate sight distance at the intersection of aisles and interior roadways, and to prevent diagonal vehicular movement through parking lots. Features shall be designed with sufficient radii to ensure drivers are able to make 90 degree right turns without encroaching upon landscaping or adjacent traffic lanes.
1. Area Requirements based on the number of parking spaces are indicated in Table 75-C.

Table 75-C Interior Landscaping Area Requirements for Parking Lots	
a.	Parking lots containing up to 50 parking spaces - 15 square feet of land area per space.
b.	Parking lots containing between 51 and 99 parking spaces - 25 square feet of land area per space.
c.	Parking lots containing 100 or more parking spaces - 30 square feet of land area per space.

2. Minimum size - the minimum size of any internal landscaped area shall be 200 square feet, with a minimum width of ten feet.
3. Protection of Landscaping - Interior landscape areas shall be protected by the installation of a raised concrete or asphalt curb, anchored landscape timbers around the border, bumper blocks, or other suitable means. A minimum distance of three feet shall be established between proposed tree and shrub plantings and the backside of the curb or timbers to facilitate snow storage while protecting the plantings.
4. Required Plantings - The number and type of plantings shall be determined at a rate of one deciduous canopy tree and two low growing shrubs per 200 square feet of ~~interior~~ **parking lot** landscape area.

75.150 - Loading areas.

Loading areas shall be landscaped in such a manner as to screen the area from view of adjacent property, public right-of-way or private access easement. Plants, berms, walls, and/or solid decorative fencing may be used. When loading areas are adjacent to residentially zoned land, the screening must be a minimum of six feet high at installation.

~~75.155 - Shopping cart storage.~~

~~Any area used for shopping cart containment as may be provided adjacent to the building shall be screened by a minimum four-foot high masonry wall compatible with the building exterior facade and architecture.~~

75.160 - Rubbish disposal and recyclables facilities.

Rubbish disposal facilities including dumpsters and other commercial containers for waste and recyclable material shall be situated on a hard surface and enclosed by a solid wall or solid fence no less than six (6) feet in height on three sides. In addition, if the front of the disposal facility is visible from an adjacent property, public right-of-way or private access easement, six (6) foot high metal view obstructing doors shall be installed. Enclosure structures and gates shall be maintained in good repair at all times. The use of chain-link fencing with or without interwoven slats is not permitted.

Recyclable materials, such as pallets and bales, shall be situated and enclosed as described above.

75.170 - Stormwater retention areas.

The integration of stormwater retention and detention ponds in the overall landscape concept is recommended. Ponds with a natural or free form shape, rather than square or rectangular design and appearance, shall be required unless site constraints dictate a more engineered shape. The design and appearance of retention and detention ponds must be approved by the reviewing body.

Any fenced areas that are visible from an adjacent property, public right-of-way or private access easement shall be landscaped to screen them from view.

~~Stormwater management utilizing the design criteria stated in Section 78.520d, Stormwater management standards, is encouraged. Credit of up to 10 percent may be received against the required plant material in a greenspace when the design criteria stated in Section 78.520d is used for stormwater management within said greenspace.~~

75.180 - Material requirements and maintenance.

- A. ~~Native plants are well adapted to local conditions, therefore requiring little maintenance once established. They eliminate or significantly reduce the need for fertilizers and water. They also often attract beneficial insects, which prey on pests, decreasing the need for pesticides. Native plants are less expensive to maintain, they promote biodiversity, and maintain our natural heritage and our community's character.~~ **Native Plants.** At least 75 percent of required canopy trees shall be native to lower Michigan. At least 30 percent of all other required landscape material within each Plant Material Type shall be native to lower Michigan. For a listing of species native to lower Michigan, see MICHIGAN FLORA ONLINE at www.michiganflora.net.
- B. Hardy Plant Materials. All landscaping material shall be hardy to the area and appropriate to the situation in which it is proposed, free of disease and insects, and conform to the American Standard for Nursery Stock of the American Association of Nurserymen.
- C. Minimum Plant Size. Plant materials shall meet the minimum plant size requirements contained in Table 75-D. Height of a plant is measured from the top of the root ball or top of the container soil to the top of the leader, the primary stem of the plant.

Table 75-D Minimum Size

Plant Material Type	Size
Canopy Tree Single Stem	2" caliper*
Canopy Tree Multi-stem Clump	10 feet (height)
Understory Tree	8' to 10' (height)
Evergreen Tree	5 feet (height)
Shrub Deciduous	24 inches (height)
Shrub Evergreen	18 inches (height)
Shrub Low growing	2 gallon pot

*2" caliper as measured in conformance with the American Standard for Nursery Stock

- D. Monoculture. The use of a single species is prohibited to increase the rate of plant survival. Except for plantings used for evergreen screening, no one species of tree or shrub may make up more than 50% of the total amount within each Plant Material Type.
- E. Species not permitted as required street tree plantings and that should be used with caution when placed in proximity to any existing or proposed building, structure, walkway, or parking area are listed below. These species may be appropriate in buffer areas or for landscape restoration.

Botanical Name	Common Name
<i>Acer negundo</i>	Box Elder
<i>Acer saccharinum</i>	Silver Maple
<i>Aesculus hippocastanum</i>	Horse Chestnut
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Catalpa speciosa</i>	Catalpa
<i>Ginkgo biloba</i> (Female)	Female Ginkgo
<i>Populus</i> spp.	Poplars, Cottonwood, Aspen

Liquidambar styraciflua	Sweet Gum
Salix spp.	Willows
Ulmus spp.	Elms

Any species known to have structural weakness or excessive bearing of fruit or nuts should not be used in areas of vehicular or pedestrian traffic.

- F. Invasive species. To protect species indigenous to the Township, the use of invasive species which naturalize is not permitted. Those invasive species not permitted are listed on the Midwest Invasive Species Information Network at <http://www.misin.msu.edu/>.
- G. Maintenance. Landscape areas shall be maintained in a neat and orderly manner including mowing, fertilizing, pruning, and irrigation to promote optimum condition.
- H. Replacement. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season later.
- I. Shrubs shall be grouped within the required greenspace and parking lot landscape areas when appropriate for aesthetic value and ease of maintenance.

75.200 - Preservation of existing trees. **Tree Preservation Credits**

- A. Credit shall be awarded for preserving canopy trees **within the area of the site intended for development**. By preserving canopy trees, tree planting requirements can be significantly reduced.
- B. **The reduction in trees will be based on the total number of new canopy tree plantings required for the development.**
- C. Trees intended to be preserved shall be indicated on the landscape plan and type and size shall be noted. Tree protection fencing shall be required according to Section 75.203.
- D. The number of credits awarded for tree preservation shall be in accordance with the table presented below.

Tree preservation credits	
Diameter of Preserved Tree*	Number of Trees credited
Over 24 inches	4
12 inches to 24 inches	3
8 inches to 11.9 inches	2
2 inches to 7.9 inches	1

*Diameter measured at 4' above ground level

75.201 - Preservation of existing native vegetation.

Credit shall be awarded for preserving existing vegetation native to Lower Michigan, including shrubs and grassland species. By preserving existing native vegetation, tree and shrub planting requirements can be significantly reduced. The number of credits awarded shall be ~~determined~~ **recommended** by Township planning staff **and approved by the reviewing body** based on existing species and the intended function of the required tree and shrub plantings.

75.202 - Incentives for restoring pre-settlement vegetation.

- A. Oshtemo Township's pre-settlement vegetation types were primarily Oak Savanna, Oak Forest, and Beech-Sugar Maple Forest, with smaller areas of Prairie, Marsh, Bur Oak Opening, and Southern Swamp Forest. A map of pre-settlement vegetation showing the geographic location of these vegetation types is on file in the Township office. It includes a description of the predominant plant species for each vegetation type. This information is also available online at: wmich.edu/planning/WebSites/GeogMap/KalCountyVegetationMapEntire.htm.
- B. To encourage restoration of pre-settlement vegetation, all uses subject to site plan review may opt to submit a landscape restoration plan in lieu of a landscape plan. A landscape restoration plan shall use native vegetation types to meet the intent of screening and buffering requirements while at the same time strive to restore the pre-settlement vegetation of the immediate area. Even though the exact number of each landscape element may not be provided, approval of such a plan shall be granted so long as the overall intent is satisfied. Prior approval of the landscape restoration plan by Township Planning staff is required.

75.203 - Tree protection prior to and during construction.

- A. Before development, the developer or builder shall erect tree protection fencing that will shield and protect all trees designated to be preserved. Fencing should be placed no closer than ten feet from the trunk of a tree or five feet beyond the drip line of a tree or group of trees, whichever is greater.
- B. Fencing shall be a minimum of 48 inches high.
- C. Tree protection fencing shall be maintained during construction and all construction materials, supplies, and equipment shall be kept out of the protected areas.
- D. Location of tree protection fencing must be shown on the approved landscape plan.

75.210 - Provisions for existing sites.

- ~~A. Perimeter and parking area landscape requirements shall apply to all expansions, renovations, or alterations that increase the gross floor area. Each increase in gross floor area of one percent shall require the installation of a minimum of five percent of the landscaping for the total site.~~
- ~~B. Landscape requirements for Parking Areas, Section 75.140 shall apply when expansions increase the number of parking spaces by 20 percent or at least ten parking spaces.~~

~~C. When parking lots not in conformance with Section 75 are milled and resurfaced landscaping in accordance with Section 75.140 is encouraged.~~

- A. Perimeter landscaping requirements shall be required for any renovation, expansion or alteration of an existing site.**
- B. Landscape requirements for parking lots shall apply when expansions increase the number of parking spaces by 20 percent or at least ten parking spaces. Parking lot landscaping requirements shall be based on, and only apply to, the new spaces developed.**
- C. If site constraints prevent the application of these requirements, the reviewing body may grant relief through the site plan review process.**

75.220 - Exceptions.

- A. Additional Planting Requirements - For reason of conflicting uses, unfavorable topography, or other ~~unique or extenuating~~ **unusual** physical circumstances, the reviewing body may increase required landscape plantings ~~in any required greenspace~~ if in its **it is** determination **that** an increase is ~~found~~ necessary to reasonably achieve the spirit, purpose and intent of this Section.
- B. Reductions and Substitutions of Plantings - ~~If a physical hardship exists or existing topography and vegetation are determined by the reviewing body to provide equal or better landscape and buffering effect, the reviewing body may approve modifications only to the planting requirements of Section 75.130. The reviewing body may require such alternate plantings and visual screens as hedges, fences, walls, and/or combination thereof which it deems necessary to ensure compliance with the spirit, purpose and intent of this Section.~~

If an unusual physical circumstance exists on a property, or if existing topography and vegetation are determined by the reviewing body to provide equal or better landscape and buffering effect, the reviewing body may approve modifications to the requirements of this Section. These modifications may include the approval of alternate plantings and visual screening such as hedges, fences, walls, and/or combinations thereof, which the reviewing body deems necessary to ensure compliance with the spirit, purpose and intent of this Section.

75.230 - Greenspace within the public right-of-way and private access easements.

The land area lying between the required greenspace in the front yard of properties and the edge of pavement of a public or private access easement shall be neatly maintained with grass or groundcover.

ALTERNATE APPROACH TO SECTION 75 LANDSCAPING

A. Intent

The intent of this section is to promote the public health, safety, and welfare and improve the visual appearance of the Township by requiring landscaping for each development for which site plan review is required. It is further the intent of this section to achieve the following:

- Increase compatibility between uses and provide buffering between dissimilar land uses.
- Improve the overall aesthetics and appearance of public rights-of way and provide some buffering to adjacent land uses.
- Improve air quality and provide shade.
- Decrease wind velocity, reduce soil erosion and increase surface water retention.
- Reduce glare from buildings, cars, night lighting, and other sources.
- Screen unattractive features.
- Reduce noise.
- Define safe access and circulation.
- Enhance or focus attention toward a feature (building, entrance, sign, etc.)
- Provide visual relief from monotonous features such as building walls, large parking lots and streets.
- Add natural color and texture and provide habitat for wildlife.
- Enhance and maintain the natural character and appearance of the community.

B. Application of Requirements

These requirements shall apply to all uses subject to site plan review as defined in Section 82 of this ordinance. No site plan shall be approved unless a landscape plan is provided which meets the requirements set forth herein.

C. General Provisions

1. Minimum Requirements - The requirements in this Section are minimum requirements and shall not preclude the developer and the Township from mutually agreeing to additional landscaping.
2. Site coverage - Portions of the site not devoted to floor area, parking, access ways or pedestrian use shall be appropriately landscaped with live plant material consisting of deciduous canopy and coniferous trees, understory trees, shrubs, ground cover, and grasses and maintained in a neat and orderly manner.
3. Visibility - Landscaping material and structures shall be placed in such a manner so as to not interfere with cross-visibility, public safety, or the safe movement of vehicles and pedestrians. A triangular clear view zone area shall be established at the intersections of street rights-of-way. The clear zone shall be 25 linear feet drawn along each right-of-way from their point of intersection, creating a triangular clear corner. No plant materials above a height of two feet from the established street grades shall be permitted within the clear view zone area.

4. Land clearing - Land clearing shall be limited to that needed for the construction of buildings, structures, parking lots, street right(s)-of-way, drainage and utility areas, other site improvements, and any grading necessary to accommodate such construction.
5. Maintenance – installation, maintenance, and completion
 - a. All landscaping required by this section shall be planted before obtaining a certificate of occupancy or the appropriate financial guarantee such as cash, letter of credit, and/or certified check shall be placed in escrow in the amount of the cost of landscaping to be released only after landscaping is completed.
 - b. All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.
 - c. Landscaping required by this section shall be maintained in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first. All landscaped areas shall be provided with a readily available and acceptable water supply.

D. Total Site Landscaping

Landscaping shall be provided on a minimum of twenty-five (25) percent of the site, excluding existing street rights-of-way. Such site area landscaping shall include all of the requirements outlined herein and may include a combination of the preservation of existing tree cover, planting of new trees and plant material, landscape plazas and gardens and building foundation planting beds. Site area landscaping shall be provided to screen potentially objectionable site features such as, but not limited to, retention/detention ponds, transformer pads, air conditioning units, and loading areas.

E. Screening Between Land Uses

1. A landscape buffer shall be constructed to create a visual screen between the following land use types:
 - a. Nonresidential land use or zoned property along all adjoining boundaries of a residential land use or zoned property.
 - b. Multi-family or manufactured home community along all adjoining boundaries of a one or two-family land use or zoned property.
2. The buffer shall be the width of the required setback.
3. A landscape buffer may consist of berms and/or living materials that creates a visual barrier at least six (6) feet in height based upon reasonably anticipated growth over a period of three (3) years. Plantings may consist of a variety of materials but must provide opacity to the adjacent property.

4. Where there is a need to provide a greater noise or dust barrier or to screen more intense development as determined by the reviewing body, a solid wall or fence shall be required. Such wall or fence shall be a minimum of six (6) feet in height as measured on the side of the proposed wall having the higher grade. A required wall or fence shall be located on the lot line except where underground utilities interfere and except in instances where conformity with front yard setback is required. Upon review of the landscape plan, the reviewing body may approve an alternate location of a wall or fence.

The Planning Department shall review and the Zoning Board or Appeals or Planning Commission shall approve the construction materials of the wall or fence which may include face brick, poured-in-place simulated face brick, precast brick face panels, stone, or wood. Chain link fences with opaque slats are not permitted.

F. Parking Lot Landscaping

Separate landscape areas shall be provided within parking lots so as to break up the broad expanse of pavement, guide the circulation of vehicular and pedestrian traffic, and to provide shade and visual relief from pavement. The following requirements shall be met:

1. Parking lot landscaping shall include islands or peninsulas to delineate on-site circulation, ensure adequate sight distance at the intersection of aisles and interior roadways, and to prevent diagonal vehicular movement through parking lots. Features shall be designed with sufficient radii to ensure drivers are able to make turns without encroaching upon landscaping or adjacent traffic lanes.
2. Total parking lot landscaping shall be based on the following:
 - a. Parking lots with 10 parking spaces or less shall be exempt from parking lot landscaping requirements.
 - b. Parking lots with 11 spaces or more shall provide landscaping at 15 percent of the total square footage of the parking spaces.
3. There shall be a minimum of one (1) canopy tree and two (2) low growing shrubs for every island or peninsula.
4. The minimum size of any parking lot landscaping shall be no less than six (6) feet in any single dimension and no less than 150 square feet in area.
5. To reduce the impacts of extensive concrete or asphalt, a parking lot landscape feature must be provided at least every 200 feet of linear parking spaces.
6. Parking lots adjacent to street rights-of-way shall provide shrubs to screen the parking lot from the right-of-way. Shrubs that reach a mature height of at least three (3) feet shall be utilized and they should be grouped so at least 60 percent of the parking area is screened.
7. All parking lot landscaping shall be neatly maintained with plant material or mulch.

8. Parking lot landscape features shall be protected by the installation of a raised concrete or asphalt curb, anchored landscape timbers around of the border, or other suitable means. A minimum distance of three (3) feet shall be established between proposed trees and the backside of the protection device.
9. The Zoning Board of Appeals or Planning Commission may, at its discretion and based on Planning Department recommendations, approve alternative landscape plantings at the perimeter of parking lots where landscaping within parking lots would be impractical due to the size of the parking lot or detrimental to safe and efficient traffic flow, or would create an unreasonable burden.

G. Street Rights-of-Way Greenbelts

1. Greenbelts shall be 20 feet wide along a public rights-of-way and 15 feet wide along private rights-of-way, measured from the right-of-way line.
2. The greenbelt shall be landscaped with a minimum equivalent of one (1) canopy tree for every forty (40) linear feet, or fraction thereof, of frontage abutting a street right-of-way.
3. Understory or evergreen trees may be substituted for canopy trees. If substituted, they shall be provided at a minimum of one (1) tree for every twenty-five (25) linear feet, or fraction thereof, of frontage abutting a street right-of-way.
4. In addition to the required trees within the greenbelt, the remainder of the greenbelt shall be landscaped with grass, ground cover, shrubs, and other organic landscape materials.
5. Access drives from public rights-of-way through required greenbelts shall be permitted, but such drives shall not be subtracted from the linear dimension used to determine the minimum number of trees required.
6. Trees may be placed in groupings within the greenbelt.

H. Loading/Unloading Areas

Loading areas shall be landscaped in such a manner as to screen the area from view of adjacent property, public rights-of-way or private access easements. Plants, berms, walls, and/or solid decorative fencing may be used. When loading areas are adjacent to residentially zoned land, the screening must be a minimum of six feet high at installation.

I. Screening of Trash and Recycling Containers

1. Outside trash and recycling disposal containers shall be screened on all sides with an opaque fence or wall and gate at least as high as the container, but no less than six (6) feet in height, and shall be constructed of material that is compatible with the architectural materials used in the site development. The Planning Commission or Zoning Board or Appeals, at its discretion, may approve alternative methods of screening.

2. Containers and enclosures shall be located away from public view insofar as possible, and enclosures shall be situated so that they do not cause excessive nuisance or offense to occupants of nearby buildings.
3. Screening and gates shall be of a durable construction. Chain link fences with opaque slats are not permitted.

J. Landscape Elements

1. Native plant materials – At least 75 percent of required trees shall be native to Lower Michigan. At least 30 percent of all other required landscape material within each Plant Material Type shall be native to Lower Michigan. For a listing of species native to Lower Michigan, see MICHIGAN FLORA ONLINE at www.michiganflora.net.
2. Composition -
 - a. The use of a single species is prohibited. Except for plantings used for evergreen screening, no one species of tree or shrub may make up more than 50 percent of the total amount of required landscaping material.
 - b. Any species known to have structural weakness or excessive bearing of fruit or nuts shall not be used in areas of vehicular or pedestrian traffic.
 - c. Species not permitted within street rights-of-way greenbelts and should be used with caution when placed in proximity to any existing or proposed building, structure, walkway, or parking area are listed below.

Botanical Name	Common Name
Acer negundo	Box Elder
Acer saccharinum	Silver Maple
Aesculus hippocastanum	Horse Chestnut
Ailanthus altissima	Tree of Heaven
Catalpa speciosa	Catalpa
Ginkgo biloba (Female)	Female Ginkgo
Populus spp.	Poplars, Cottonwood, Aspen
Liquidambar styraciflua	Sweet Gum
Salix spp.	Willows
Ulmus spp.	Elms
Fraxinus	Ash

3. Minimum size requirements - Where landscaping is required, the following minimum size requirements for representative landscape materials shall be applicable. Height of a plant is

measured from the top of the root ball or top of the container soil to the top of the leader, the primary stem of the plant.

Plant Material Type	Size
Canopy Tree - Single Stem	2" caliper*
Canopy Tree - Multi-Stem Clump	10 feet (height)
Understory Tree	8' to 10' (height)
Evergreen Tree	5 feet (height)
Shrub - Deciduous	24 inches (height)
Shrub - Evergreen	18 inches (height)
Shrub - Low Growing	2 gallon pot

*2" caliper as measured in conformance with the American Standard for Nursery Stock.

4. Hardy plant materials - All landscaping material shall be hardy to the area and appropriate to the situation in which it is proposed, free of disease and insects, and conform to the American Standard for Nursery Stock of the American Association of Nurserymen.
5. Invasive species - To protect species indigenous to the Township, the use of invasive species which naturalize is not permitted. Those invasive species not permitted are listed on the Midwest Invasive Species Information Network at www.misin.msu.edu.
6. Berms – Any proposed berms shall be constructed with slopes not to exceed a one to three (1:3) gradient. Berm slopes shall be protected with sod, seed, or other form of natural ground cover.
7. Coordination with utilities - Provision shall be made to coordinate landscaping with existing and proposed underground and overhead utility lines so as to avoid interference with plant growth.
8. Stormwater retention and detention ponds - The integration of stormwater retention and detention ponds in the overall landscape concept is recommended. Ponds with a natural or free form shape, rather than square or rectangular design and appearance, shall be required unless site constraints dictate a more engineered shape. The design and appearance of retention and detention ponds must be approved by the reviewing body. Any fenced areas that are visible from an adjacent property, public right-of-way or private access easement shall be landscaped to screen them from view.

K. Tree Preservation Credits

1. Credit shall be awarded for preserving canopy trees. The number of credits awarded for tree preservation shall be in accordance with the table presented below. Trees intended to be preserved shall be indicated on the landscape plan and type and size shall be noted.

Tree Preservation Credits	
Diameter of Preserved Tree*	Number of Trees credited
Over 24 inches	4
12 inches to 24 inches	3
8 inches to 11.9 inches	2
2 inches to 7.9 inches	1

*Diameter measured at 4' above ground level.

2. Tree protection techniques, such as, but not limited to, fencing or barriers placed at the dripline around the perimeter of the plant material shall be installed during construction. No vehicle or other construction equipment shall be parked or stored within the dripline of any plant material intended to be saved. Other protective techniques may be used; provided such techniques are approved by the Township.
3. Paving, or other site improvements, shall not encroach upon the dripline of the existing trees to be preserved.
4. In the event that healthy trees which are used to meet the minimum requirements of this section or those labeled to remain are cut down, destroyed, damaged, or excavated at the dripline, as determined by the Township, the contractor shall replace them with trees which meet Ordinance requirements.

L. Preservation of Existing Native Vegetation.

Credit shall be awarded for preserving existing vegetation native to Lower Michigan, including shrubs and grassland species. By preserving existing native vegetation, tree and shrub planting requirements can be reduced. The number of credits awarded shall be recommended by Township planning staff and approved by the reviewing body based on existing species and the intended function of the required tree and shrub plantings.

M. Incentives for Restoring Pre-Settlement Vegetation

1. Oshtemo Township's pre-settlement vegetation types were primarily Oak Savanna, Oak Forest, and Beech-Sugar Maple Forest, with smaller areas of Prairie, Marsh, Bur Oak Opening, and Southern Swamp Forest. A map of pre-settlement vegetation showing the geographic location of these vegetation types is on file in the Township office. It includes a description of the predominant plant species for each vegetation type.
2. To encourage restoration of pre-settlement vegetation, all uses subject to site plan review may opt to submit a landscape restoration plan in lieu of a landscape plan. A landscape restoration plan shall use native vegetation types to meet the intent of screening and buffering requirements while at the same time strive to restore the pre-settlement vegetation of the immediate area. Even though the exact number of each landscape element may not be provided, approval of such

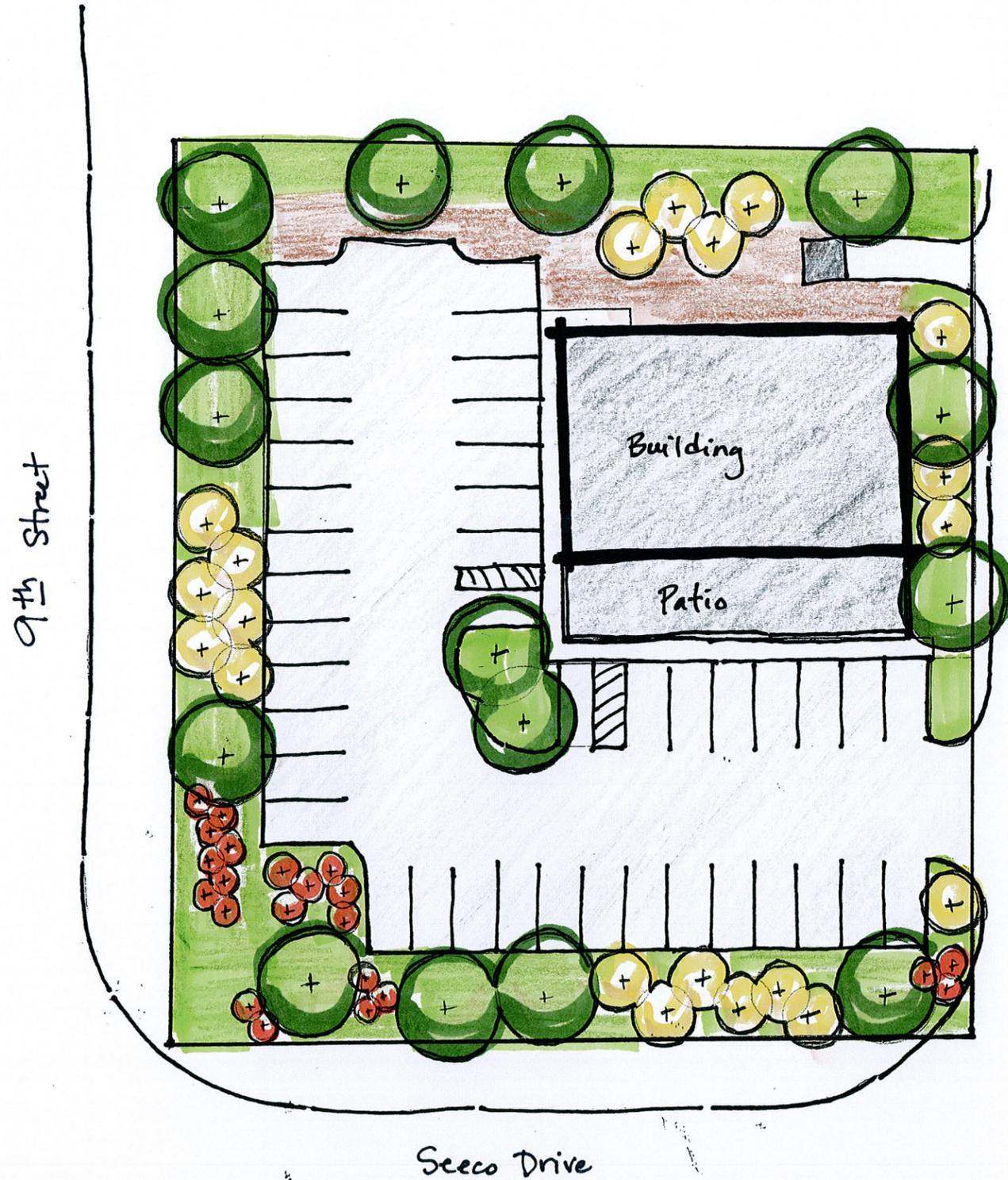
a plan shall be granted so long as the overall intent is satisfied. Township planning staff shall recommend and the reviewing body shall approve a landscape restoration plan.

N. Provisions for Existing Sites

1. Street rights-of-way greenbelts and screening between land uses shall be required for any renovation, expansion or alteration of an existing site.
2. Landscape requirements for parking lots shall apply when expansions increase the number of parking spaces by 20 percent or at least ten parking spaces. Parking lot landscaping requirements shall be based on, and only apply to, the new spaces developed.
3. If site constraints prevent the application of these requirements, the Planning Commission or Zoning Board of Appeals may grant relief through the site plan review process.

O. Exceptions

1. Additional Planting Requirements - For reason of conflicting uses, unfavorable topography, or other unusual physical circumstances, the reviewing body may increase the required landscape plantings if it is determined that an increase is necessary to reasonably achieve the spirit, purpose and intent of this Section.
2. Reductions and Substitutions of Plantings - If an unusual physical circumstance exists on a property, or if existing topography and vegetation are determined by the reviewing body to provide equal or better landscape and buffering effect, the reviewing body may approve modifications to the requirements of this Section. These modifications may include the approval of alternate plantings and visual screening such as hedges, fences, walls, and/or combinations thereof, which the reviewing body deems necessary to ensure compliance with the spirit, purpose and intent of this Section.



Current Ordinance

Approved Landscape Plan for Wings Etc.

Greenspace and Planting Requirements

North property line: ("A" Greenspace Type)

- 10' wide greenspace
- 1 canopy tree / 100 linear feet = 2 total
- 2 understory trees / 100 linear feet = 4 total

South property line (Seeco Drive): ("C" Greenspace Type)

- 20' wide greenspace
- 2 canopy trees / 100 linear feet = 4 total
- 3 understory trees / 100 linear feet = 6 total
- 4 shrubs / 100 linear feet = 8 total

East property line: ("A" Greenspace Type)

- 10' wide greenspace
- 1 canopy tree / 100 linear feet = 2 total
- 2 understory trees / 100 linear feet = 4 total

West property line (9th Street): ("C" Greenspace Type)

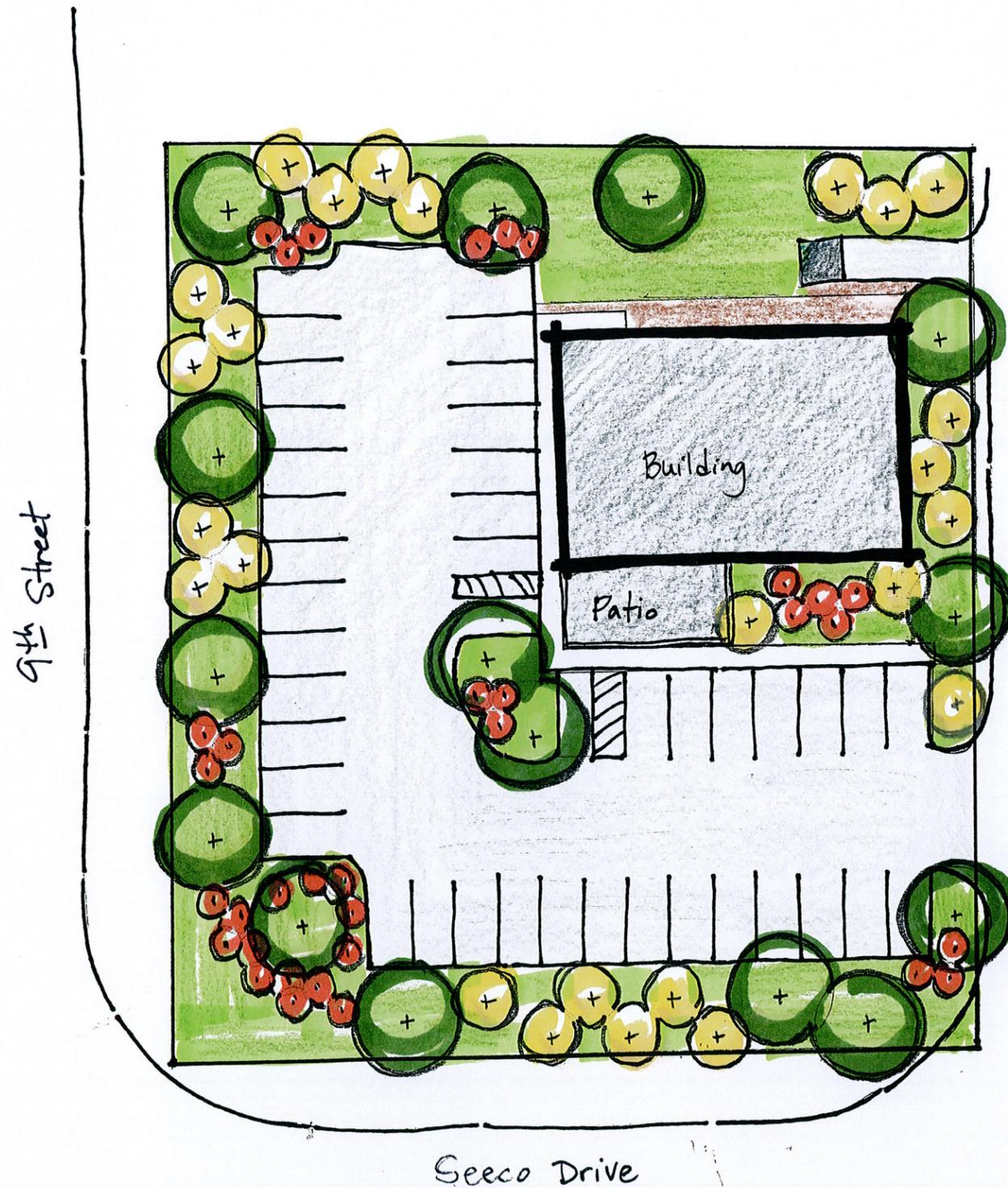
- 20' wide greenspace
- 2 canopy trees / 100 linear feet = 4 total
- 3 understory trees / 100 linear feet = 6 total
- 4 shrubs / 100 linear feet = 8 total

Parking Lot Landscaping:

- 42 parking spaces proposed
- 15 square feet of interior landscape area (ILA) per parking space = 630 square feet
- 1 canopy tree / 200 square feet of ILA = 3 total
- 2 shrubs / 200 square feet of ILA = 6 total

Summary:

■ Total landscape area required:	12,330 sq. ft.
● Total canopy trees required:	15
● Total understory trees required:	20
● Total shrubs required:	22
■ Greenspace not required	



Amended Ordinance

Wings Etc. Illustration

North property line: ("A" Greenspace Type)

- 10' wide greenspace
- 1 canopy tree / 100 linear feet = 2 total
- 2 understory trees / 100 linear feet = 4 total

South property line (Seeco Drive): ("B" Greenspace Type)

- 20' wide greenspace
- 2 canopy trees / 100 linear feet = 4 total
- 3 understory trees / 100 linear feet = 6 total
- 4 shrubs / 100 linear feet = 8 total

East property line: ("A" Greenspace Type)

- 10' wide greenspace
- 1 canopy tree / 100 linear feet = 2 total
- 2 understory trees / 100 linear feet = 4 total

West property line (9th Street): ("B" Greenspace Type)

- 20' wide greenspace
- 2 canopy trees / 100 linear feet = 4 total
- 3 understory trees / 100 linear feet = 6 total
- 4 shrubs / 100 linear feet = 8 total

Parking Lot Landscaping:

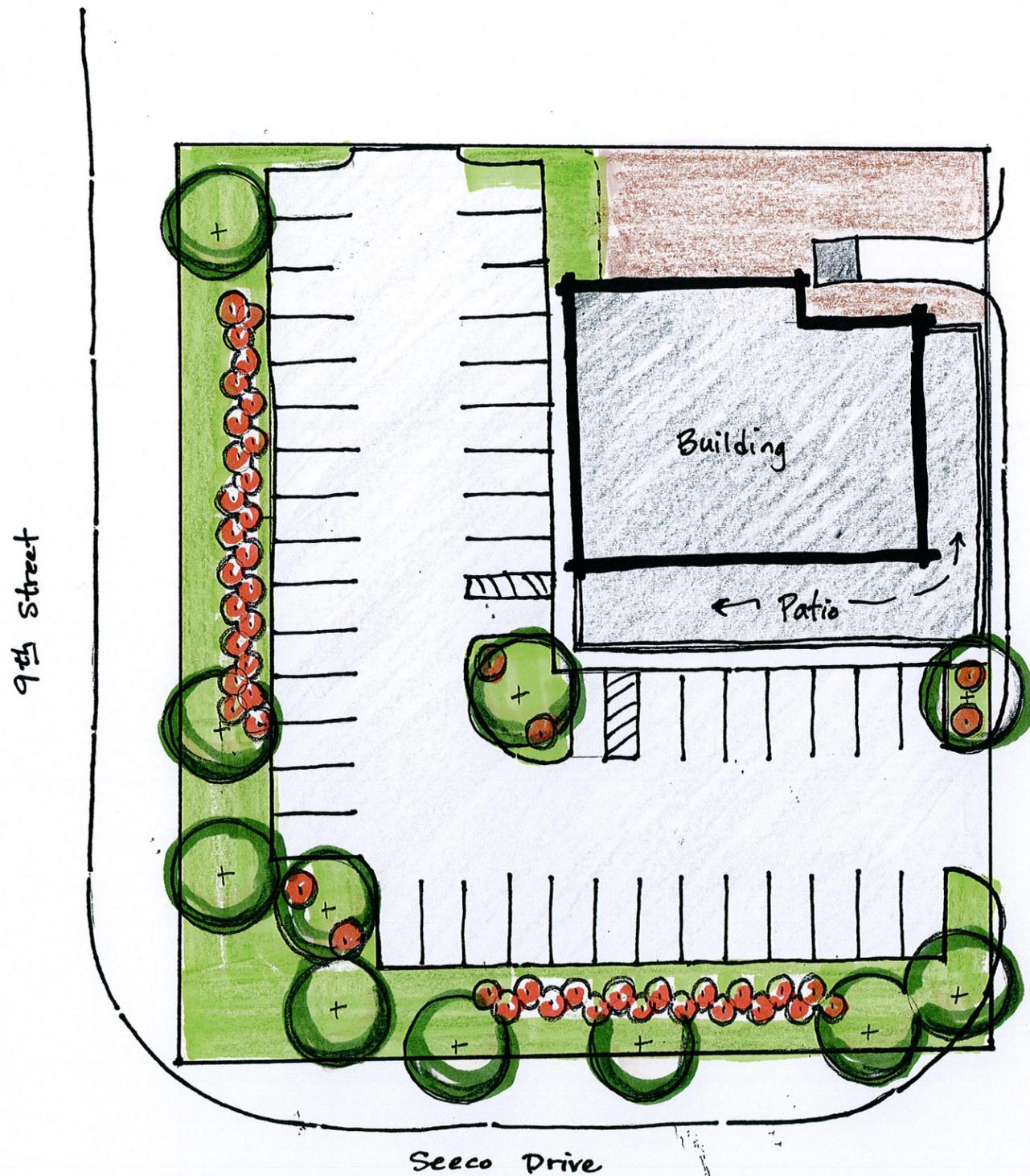
- 42 parking spaces proposed
- 15 square feet of interior landscape area (ILA) per parking space = 630 square feet
- 1 canopy tree / 200 square feet of ILA = 3 total
- 2 shrubs / 200 square feet of ILA = 6 total

Building Front and Interior Grounds

- 10% of site, exclusive of other required landscape elements, must be landscaped.
- 10% = 2,570 square feet
- 1 understory tree/400 square feet = 6 trees
- 1 shrub/250 square feet = 10 shrubs.

Summary:

	Total landscape area required:	14,900 sq. ft.
	Total canopy trees required:	15
	Total understory trees required:	26
	Total shrubs required:	32
	Greenspace not required	



Alternate Approach

Wings Etc. Illustration

Step 1: calculate the total site area (38,025 square feet)

Step 2: calculate the required landscape area, equal to 25% of site
 $38,025 \times .25 = 9,506$ square feet

Step 3: is screening required between land uses?
 None required, adjacent uses are commercial.

Fourth step: parking lot landscaping

Landscape area must equal 15% of square footage of all parking spaces

44 spaces x 200 sq. ft. per space = 8,800 sq. ft. total
 15% of 8,800 = 1,320 sq. ft.

1 canopy tree and 2 shrubs / island or peninsula required,
 for a total of 3 canopy trees and 6 shrubs

Shrubs are required to screen parking lot along 60% of street frontage.
 $168' \text{ at } 4' \text{ on center} = 42$ shrubs

Fifth step: streets rights of way greenbelts

20' wide greenbelt required along public right of ways
 $195 \text{ linear feet} \times 20 = 3,900$ sq. ft. along 9th Street
 $195 \text{ linear feet} \times 20 = 3,900$ sq. ft. along Seeco Drive

5 canopy trees required along 9th Street
 5 canopy trees required along Seeco

Sixth step: add it up:

1,320 sq. ft. of landscape area required in parking lot
 3,900 sq. ft. greenbelt required along 9th Street
 3,900 sq. ft. greenbelt required along Seeco Drive
386 sq. ft. landscape area can be anywhere on site
9506 sq. ft. total

 Total landscape area required:	9,506 sq. ft.
 Total canopy trees required:	13
 Total understory trees required:	0
 Total shrubs required:	48
 Greenspace not required	