



AGENDA
CORRIDOR IMPROVEMENT AUTHORITY
June 27, 2018 6:00 pm
Central Fire Station

1. CALL TO ORDER
2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.
3. APPROVAL OF AGENDA
4. CONSENT AGENDA
 - a. Minutes – May 23, 2018
 - b. Development Projects Update
5. PUBLIC COMMENT
6. PRESENTATION – None
7. NEW BUSINESS
 - a. Red Cedar Manor Project Review
 - b. Panera Project Review
8. OLD BUSINESS
 - a. Corridor Action Plan – Goals, Objectives, Timelines, Responsible Parties, and Budget
9. MERIDIAN MALL REPORT
10. TOWNSHIP BOARD REPORT
11. CHAIR REPORT
12. STAFF REPORT
13. OPEN DISCUSSION/BOARD COMMENTS
14. PUBLIC COMMENT
15. NEXT MEETING DATE:
 - a. Next Meeting Date: July 25, 2018 - 6:00 p.m. Central Fire Station
16. ADJOURNMENT



CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY-CENTRAL FIRE STATION
5000 OKEMOS ROAD, OKEMOS, MI 48864
WEDNESDAY, MAY 23, 2018 6:00 pm – Minutes (Draft)

MEMBERS

PRESENT: Eric Foster, Bruce Peffers, Supervisor Ron Styka, Barry Goetz, Chris Rigterink, Kellie Johnson, and Jeff Ross

MEMBERS

ABSENT: Chris Nugent, Brian Jones, and Todd Huhn

STAFF

PRESENT: Economic Development Director Chris Buck

OTHERS

PRESENT: Kirk Byrens

1. CALL MEETING TO ORDER

Kellie Johnson called the meeting to order at 6:04 pm and read the mission statement.

2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.

3. APPROVAL OF THE AGENDA

MOTION BY SUPERVISOR STYKA TO APPROVE AGENDA. SUPPORTED BY MEMBER PEFFERS. MOTION APPROVED 7-0.

4. CONSENT AGENDA

MOTION BY MEMBER GOETZ TO APPROVE CONSENT AGENDA. SUPPORTED BY MEMBER FOSTER. MOTION APPROVED 7-0.

5. PUBLIC COMMENT

Kirk Byrens introduced himself. He is the local State Farm agent located by Panera and lives in Okemos. He moved to Okemos from Marshall about a year ago and wants to serve the community as a means of giving back and learning the area better.

6. PRESENTATION

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Sanju Guinn from Consumers Energy presented the following:

- 3 types of light fixtures - Cobrahead, Post Top, Center Suspension
- 3 types of lighting sources - Mercury Vapor, High Pressure Sodium, LED
- Free to replace MV with HPS on Center Suspension
- Free to replace MV with LED on Cobraheads
- Free to replace MW with LED on Post Top
 - A total of 479 free upgrades for the Township which will save on energy costs. In addition, we are getting a price to upgrade another 1,648 lights.
 - Director Perry in Public Works is working on this project. It will not be isolated to the Corridor, but the CIA should feel good that these free upgrades, cost savings and overall assessment started because of the CIA's request.
 - Consumers Energy is working on the locations of all the lights.
 - Director Buck will continue to keep the CIA informed on the project progress.

7. NEW BUSINESS

A. Corridor Action Plan

Director Buck led a discussion about the CIA needing to develop a series of goals, actions steps and timelines to accomplish them. Members discussed the excerpts from The Capitol Corridor Book that was included in the board packet and how it expresses the results of research, studies and feedback by citizens. While the underlying theme is around CATA's project and covers other municipalities as well as Meridian, there is a lot of visioning for Meridian that is relevant. The Board voted 7-0 to have Director Buck read the passages more thoroughly and report back a list of topics to discuss at future CIA meetings, resulting in these action steps.

8. OLD BUSINESS

A. MUPUD Zoning Amendment Update

Director Buck reported that the MUPUD zoning amendment for Okemos and Haslett passed allowing for more height and density in development.

B. Form Based Code/Shaping the Avenue Update

The Planning department received questions and feedback from the Planning Commission after the work session in late April. Staff will work with the Shaping the Avenue Consultants over the summer and the Township will assess the plan again in August.

8. MERIDIAN MALL REPORT

Member Huhn was absent, but Director Buck relayed that the CBL Mall senior leadership met with Township staff last week and discussed the Farmers' Market and developing a master plan of sorts for the mall's future. The Township will work closely with them on their vision. The CIA may be able to play a role in this soon so stay tuned.

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9. TOWNSHIP BOARD REPORT

Supervisor Styka echoed the MUPUD amendment and it resulting in the Douglas J press conference tomorrow. The Board is hopeful that this will be the first step in a major update to our most depressed area.

10. CHAIR REPORT

None.

11. STAFF REPORT

Director Buck reported on the following items:

- Douglas J Press Conference tomorrow at 10:30am.
- Kirk Byrens & Lisa Kost are interested in joining the CIA; however, the CIA is at capacity according to the bylaws.
- Recent ribbon cuttings listed on Development Projects in packet.
- Elevation party June 19th 4:00pm-8:00pm, invite coming for CIA.
- Baskin Robbins Open House June 2nd.
- The Red Cedar Manor project, along the Corridor, just submitted an application. The CIA members agreed that all projects within the corridor should be in the board packets so the CIA can decide if they want to support, oppose or remain neutral on each project.
- Director Buck will bring the Red Cedar Manor and Panera plans to the next meeting for discussion.
- The Drive in Theater on Saginaw was rezoned to Commercial-2, stay tuned for development project.

12. OPEN DISCUSSION/BOARD COMMENTS

None.

13. PUBLIC COMMENT

None.

14. NEXT MEETING DATE

Wednesday, June 27, 2018 at 6:00pm at the Central Fire Station

15. ADJOURNMENT

The meeting adjourned without objection at 7:31 pm. Kellie Johnson, Vice-Chairperson



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

May 2018

Businesses Opened:

- **Baskin-Robbins**, 1917 Grand River Ave – Open House 6/2/18
- **Elevation**, Jolly & Jolly Oak Roads, 350+ residential units, 6/19/18 is opening party
- **Great Lakes Interiors**, office furniture retailer at 2076 Towner Road
- **Experimac**, Apple/Mac sales, trades and repairs at 4790 S. Hagadorn/Hannah Plaza

Ribbon Cuttings/Opening Dates Announced (some estimated):

- **Launch Trampoline Park**, 30k sq. ft. of Gordmanns (Meridian Mall). Plan to open June/July.

Under construction

- **Elevation**, Jolly & Jolly Oak Roads, 350+ residential units
- **Peak Performance Physical Therapy**, new Meridian location next to Playmakers
- **Red Cedar Flats**, 112 unit, mixed use project with 11,800 square feet of commercial space on Northwind Drive.
- **Chamberlin Townhouses**, Marsh Road west of Lake Lansing – Townhomes under construction
- **Portnoy and Tu dentist office**, 4,332 square foot dental office at 2476 Jolly Road.
- **Ingham County Medical Care Facility**, 64,000 square foot (48 room) addition at 3860 Dobie.
- **Marriot Courtyard**, 105 rooms at SW corner of Jolly Oak Road/Meridian Crossing Drive.

Approved/not yet commenced

- **Tilted Kilt**, new restaurant at 5000 Northwind Drive (Red Cedar Flats)
- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River

Under consideration

- **Red Cedar Manor**, 2875 Northwind Drive. 70,000+ sq ft mixed use w/88 apartments
- **Panera Bread**, Proposing to demo and rebuild BD Mongolian Grill. Drive-through proposed.
- **New Hope Church**, Saginaw Highway & Newton Roads, construction expected in summer
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy (dormant for now)
- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.

Renovations

- **Aldi**, reopened now
- **Best Buy**, Shopping Center – exterior facelift, resizing spaces valued at \$770,000
- **Olive Garden**, Exterior remodel, complete interior makeover. No value yet

Closings/Relocations

- **Toys R Us**, Property up for auction
- **Younkers**, closing both anchor stores at Meridian Mall by August
- **Gilbert & Blakes**, sold and rebranding to Lucky's Steakhouse in August



To: Corridor Improvement Authority

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: June 22, 2018

Re: Commercial Planned Unit Development #18024 (Affinity 9 Investments, LLC), demolish existing restaurant and construct a new restaurant with drive-through window at 2080 Grand River Avenue.

Jeffrey W. Kyes of Kebs, Inc., on behalf of Affinity 9 Investments, LLC, has submitted a request to establish a commercial planned unit development (C-PUD) at 2080 Grand River Avenue. The 1.16 acre subject site is zoned C-2 (Commercial). The redevelopment plans include the demolition of the existing Mongolian BBQ restaurant and the construction of a new approximately 4,534 square foot Panera restaurant with drive-through window. A portion of the project site is located in the floodplain. The Township requires special use permits for a drive-through window and work in the floodplain. However, a C-PUD serves as the special use permit review for any case requiring a special use permit. The Planning Commission reviewed a C-PUD concept plan for the project at its meeting on January 8, 2018.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Mixed Use Core category.

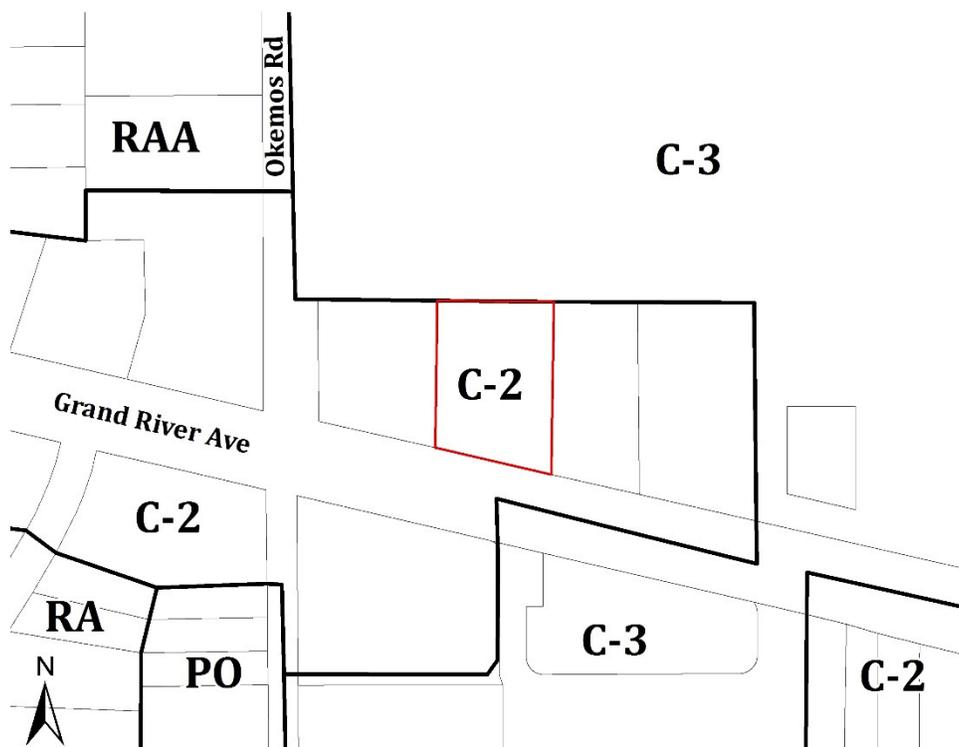
FUTURE LAND USE MAP



Zoning

The subject site is zoned C-2 (Commercial). With 200.51 feet of frontage on Grand River Avenue and 1.16 acres of lot area, the site meets and exceeds the minimum requirements of 100 feet of lot frontage and 4,000 square feet of lot area for the C-2 zoning district. A C-PUD is permitted in the C-1, C-2, C-3 (Commercial), and CS (Community Service) zoning districts. All uses permitted by right and by special use permit in the underlying C-2 zoning district are permitted in a C-PUD.

ZONING MAP



Physical Features

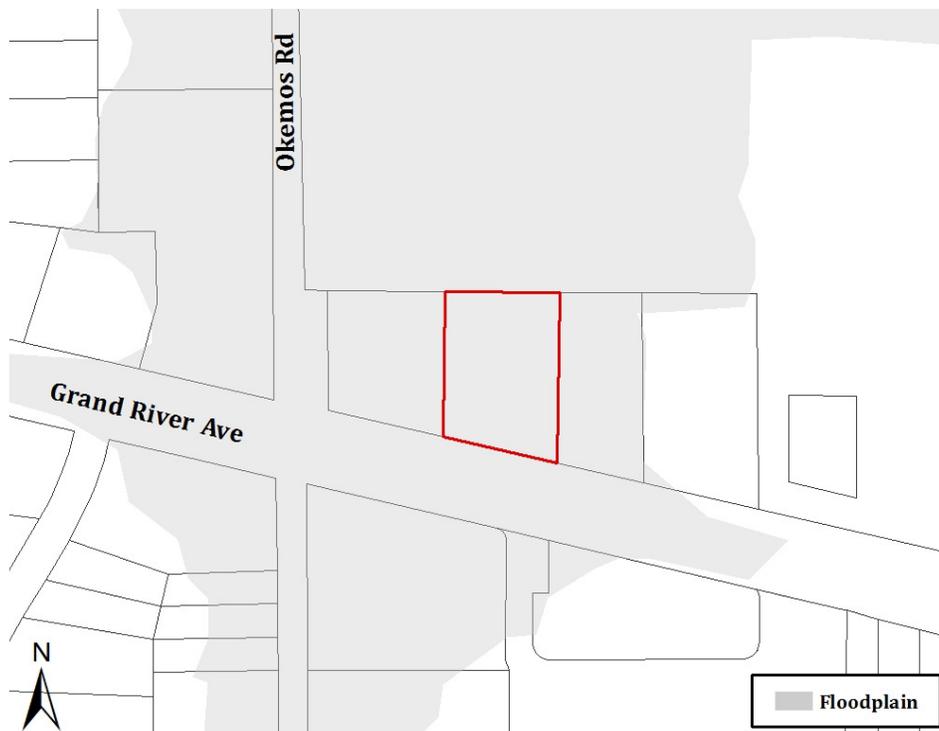
The site is currently developed with a vacant 4,929 square foot restaurant building, a paved parking lot, shrubs and bushes, and an associated access drive. Landscaping consisting of grass, shrubs, and trees are installed around the building and in the parking lot. The site does not have any special designation on the Township Greenspace Plan.

Floodplain

A portion of the project site is located in the floodplain. The submitted site plan depicts the elevation of the floodplain at 842.1 feet above mean sea level; the lowest floor of the new building will be located one foot above the floodplain. The applicant is proposing to place 150 cubic yards of fill in the floodplain to facilitate re-grading of the parking lot to eliminate parking and sidewalk grades that are currently over 5% and reduce parking lot runoff to Grand River Avenue. A 410 cubic yard storm water detention area is proposed to the west of the site entrance, and also serves as compensating excavation for fill in the floodplain.

The Michigan Department of Environmental Quality (MDEQ) reviewed the proposed work in the floodplain and issued approval on May 3, 2018. The Township requires a special use permit for work in the floodplain; however, a C-PUD serves as the special use permit review for any case requiring a special use permit, including work in the floodplain.

Floodplain Map



Wetlands

Township Wetland #21-3 is located to the north of the subject site. A delineation was conducted by the Township's Environmental Consultant to determine the boundary, regulatory status, and size of the wetland. Section 86-471 of the Code of Ordinances requires that all structures and grading activities be set back 40 feet from a delineated wetland boundary and that a natural vegetation strip be maintained within 20 feet of the wetland boundary.

Wetland Map



Streets and Traffic

Access to the site will be from Grand River Avenue, which is classified as a Principal Arterial on the Street Setbacks and Service Drives Map (Section 86-367). Grand River Avenue is a four lane road with curb and gutter and a center turn lane. A seven foot wide pedestrian-bicycle pathway is installed along the frontage of the site. The most recent (2016) traffic count information from the Michigan Department of Transportation (MDOT) for Grand River Avenue, between Okemos Road and Marsh Road, showed a total of 23,554 vehicles in a 24 hour period.

A traffic impact study is required for new special uses which would generate over 100 directional trips during a peak hour of traffic, or over 750 trips on an average day. The applicant submitted a traffic impact study prepared by Traffic Engineering Associates, Inc. dated December 2017 that provides information on traffic generated by the proposed C-PUD. The study looks at existing, background (future traffic volumes without the traffic generated by the proposed development), and future level of service (LOS) during the AM (7:30-8:30 a.m.) and PM (5:00-6:00 p.m.) peak hours at the following three intersections around the project site:

- Grand River Avenue and Okemos Road
- Grand River Avenue and Marsh Road
- Grand River Avenue and Meijer/Chick-Fil-A driveway

The traffic study notes that existing traffic at the studied intersections all operate at an acceptable LOS (LOS D or better) during the AM and PM peak hours, with the exception of several movements at the intersection of Grand River Avenue and Okemos Road, and at the Grand River Avenue and Meijer/Chick-Fil-A driveway. The study shows that background traffic at the studied intersections will operate at an acceptable level of service during AM and PM peak hours, with the exception of several movements at the intersection of Grand River Avenue and Okemos Road, and at the Grand River Avenue and Meijer/Chick-Fil-A driveway.

For future traffic, the study indicates that all studied intersections will continue to operate at an acceptable LOS during the AM and PM peak hours, with the exception of several movements at the following intersections:

Grand River Avenue and Okemos Road

- During the AM peak hour, the westbound through-right movement on Grand River Avenue is expected to operate at a LOS E with 70.3 seconds of vehicle delay, an increase of 7.3 seconds from background conditions.
- During the AM peak hour, the northbound left turn movement on Okemos Road to westbound Grand River Avenue is projected to operate at a LOS F with 83.4 seconds of vehicle delay.
- During the PM peak hour, the eastbound through movement on Grand River Avenue is anticipated to operate at a LOS F with 75.5 seconds of vehicle delay, an increase of 5.1 seconds from background conditions.
- During the PM peak hour, the northbound left turn movement on Okemos Road to westbound Grand River Avenue is expected to operate at a LOS E with 65.0 seconds of vehicle delay.
- During the PM peak hour, the northbound through-right movement on Okemos Road is projected to operate at a LOS E with 60.8 seconds of vehicle delay.

- During the PM peak hour, the southbound left turn movement on Okemos Road to eastbound Grand River Avenue is anticipated to operate at a LOS E with 63.3 seconds of vehicle delay, an increase of 0.5 seconds from background conditions.

Grand River Avenue and Marsh Road

- During the AM peak hour, the westbound through movement on Grand River Avenue is projected to operate at a LOS E with 61.2 seconds of vehicle delay, an increase of 6.6 seconds from background conditions.
- During the PM peak hour, the eastbound through-right movement on Grand River Avenue is anticipated to operate at a LOS E with 55.6 seconds of vehicle delay, an increase of 1.0 second from background conditions.
- During the PM peak hour, the southbound left turn movement on Marsh Road to eastbound Grand River Avenue is expected to operate at a LOS E with 64.6 seconds of vehicle delay.

Grand River Avenue and Meijer/Chick-Fil-A driveway

- During the PM peak hour, the northbound left turn movement from the Meijer/Chick-Fil-A driveway to westbound Grand River Avenue is projected to operate at a LOS F with 80.9 seconds of vehicle delay, an increase of 2.5 seconds from background conditions.

The traffic impact study estimated traffic generation for the proposed project based on a 4,375 square foot *Fast-Food Restaurant with Drive-Through Window*, which is Land Use Code 934 in the Institute of Transportation Engineers (ITE) Trip Generation Manual. Land Use Code 934 describes a restaurant characterized by a large carry-out clientele, long hours of service, and high turnover rates for eat-in customers. The following table estimates traffic generation for the proposed project.

	Proposed C-PUD
Peak Hour trips	176 (a.m.) 143 (p.m.)
Total Weekday Traffic	2,060 trips

The applicant’s traffic consultant recommends that a three lane site entrance/exit be designed for the site driveway on Grand River Avenue to provide one exclusive exiting left turn lane, one exiting right turn lane, and one entering lane. Additionally, MDOT guidelines show that there is justification for a right turn lane for westbound Grand River Avenue at the site driveway.

Utilities

The existing building is served by municipal water and sanitary sewer, both of which are available to serve the proposed redevelopment. The location and capacity of utilities will be reviewed in detail during site plan review if the C-PUD is approved.

Staff Analysis

The applicant is proposing to develop the site using the commercial planned unit development (C-PUD) ordinance. A C-PUD is reviewed in accordance with the provisions of Section 86-444 of the Code of Ordinances. A C-PUD serves as the special use permit review for any case requiring a special use permit, therefore separate approvals are not required. For this project the special use permits that would normally be required for a drive-through window and work in the floodplain will be covered under the C-PUD review. A special use permit is reviewed in accordance with the provisions of Section 86-126 of the Code of Ordinances. Section 86-436(n) of the Code of Ordinances provides additional standards for projects in the floodplain, which are as follows:

1. All new residential structures and residential structures requiring substantial improvements shall have the lowest floor, including basement, elevated to one foot above the level of the base flood elevation.
2. All new nonresidential structures and nonresidential structures requiring substantial improvements shall have the lowest floor, including basement, elevated to one foot above the level of the base flood elevation or shall be floodproofed to one foot above the level of the base flood elevation.
3. Excavation and shaping of the floodway fringe shall be conducted in such a manner as to maintain or improve the natural impoundment capacity of the base flood elevation. In no case shall the impoundment capacity of the floodway fringe be reduced.

The lowest floor of the new building will be located one foot above the floodplain elevation of 842.1. The placement of 150 cubic yards of fill in the floodplain when considered along with the compensating cut of 410 cubic yards for the storm water detention area, will not reduce the impoundment capacity of the floodplain.

The Code of Ordinances standards for a drive-through include provisions for an order window, stacking for three cars, and a bypass lane. The submitted site plan indicates the project meets the ordinance standards for a drive-through window.

The C-PUD process mirrors that of the mixed use planned unit development (MUPUD) process, with public hearings held by both the Planning Commission and Township Board. The Planning Commission makes a recommendation on the project with the Township Board having final approval.

Following is a summary of the project's consistency with the C-PUD ordinance standards. As part of this project analysis, standards for the underlying C-2 zoning district and other requirements applicable to development in the C-2 district will be compared to what is proposed on the submitted site plan.

Land use: All uses permitted by right and by special use permit in the underlying C-2 zoning district are permitted in a C-PUD. The proposed land use is a restaurant with drive-through window.

Performance objectives: Minimum C-PUD performance objectives include the following:

- *Provide good internal and external access to the street for pedestrians and bicycles* – a painted cross walk is proposed to connect pedestrians and bicyclists to the building from the pathway along Grand River Avenue to the restaurant.
- *Minimize environmental impacts by using green building and site development standards* – the submitted site plan does not indicate whether environmental impacts will be minimized.
- *Enhance access to alternative transportation modes including public transportation* – the subject site is located along CATA route 1.
- *Use of quality building materials* – generally, building materials in a C-PUD should include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials such as vinyl, aluminum, and other metal sidings should be avoided. All buildings should be completed on all sides with acceptable materials. The design of the building should relate to and blend with the facades of adjacent buildings and complement streetscape improvements in the area. The proposed building material for the restaurant is a brick masonry system. A sample board of the building materials submitted by the applicant will be displayed at the public hearing.
- *Provide for buffering between any conflicting feature of the design and an adjacent residential land use* – the site is surrounded entirely by commercial land uses.
- *Adherence to smart growth principles* – the proposed project would redevelop a previously developed site and is located within the Urban Services Boundary.
- *Preference for parking located in the rear or side yard* – the setbacks for a parking area and the number of parking spaces required can be waived in a C-PUD. 47 parking spaces are required for the project and the applicant is proposing 52 parking spaces. Parking is located in the front, rear, and side yards.

Railings, benches, trash receptacles, or bicycle racks: Accessory items such as railings, benches, trash receptacles, or bicycle racks shall be of commercial quality and complement the building design and style. Three bicycle racks (six bicycle parking spaces) are shown on the submitted site plans. Information on proposed railings, benches, trash receptacles, or other accessory items were not provided.

The following section summarizes other aspects of the project:

Bicycle parking: One bicycle parking space is required for every ten motor vehicle parking spaces required. There are 47 parking spaces required; therefore the project must have a minimum of five bicycle parking spaces. Three bicycle parking racks (six bicycle parking spaces) are shown on the submitted site plan near the main entry to the building.

Landscaping: Proposed landscaping must generally comply with the provisions of the Code of Ordinances. Section 86-758 of the Code of Ordinances outlines the typical landscape requirements for off-street parking areas including landscaped islands at least ten feet in width, building perimeter landscaping at least four feet in width, a minimum of 200 square feet of interior landscaping for every ten parking spaces, and two interior canopy trees per ten parking spaces. Section 86-473 provides standards for street trees. A landscape plan was provided and notes building perimeter landscaping is to be determined.

Outdoor lighting: The C-PUD ordinance requires site lighting to comply with the Outdoor Lighting Ordinance (Section 38-371). A photometric plan was submitted and will be reviewed in detail during site plan review if the C-PUD is approved.

Waiver requests

The C-PUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process. The C-PUD ordinance generally waives the standard requirements for lot size, setbacks, number of required parking spaces, building perimeter landscaping, and impervious surface coverage, provided the purpose and intent of the ordinance is incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the project:

Impervious surface coverage

The maximum impervious surface allowed in the C-2 zoning district is 70 percent. The project proposes 74.10 percent. A waiver of 4.10% is requested.

Parking lot landscape buffer (side and rear)

A 15 foot wide landscaped buffer is required between a parking area and a property line. The submitted site plan shows landscape buffers of 13.14 feet, 3.79 feet, and 4.00 feet from the north, east, and west property lines and is therefore requesting waivers of 6.86 feet, 11.21 feet, and 11.00 feet.

Wetland setback

All structures and grading activities are required to be set back 40 feet from regulated wetlands equal to or greater than two acres in area. The applicant is proposing an 11.63 foot parking setback from the north property line. A waiver of 28.37 feet is requested.

Natural vegetation strip

A 20 foot natural vegetation strip must be maintained from the edge of a regulated wetland. The applicant is proposing a six foot grading setback. A waiver of 14 feet is requested.

Amenities

One or more amenities are required for every C-PUD project. Examples of amenities are grouped into categories in the zoning ordinance, which include conservation, environment, accessibility, parks, recreation and culture, social interaction, and site and building design. If multiple amenities are shown, the ordinance suggests they should represent multiple categories. Criteria to determine whether a proposed amenity is acceptable for consideration are found in Section 86-444(e)(2) of the C-PUD ordinance.

Sheet 1 of the submitted site plan shows the proposed amenities for the project, including connection to the pedestrian-bicycle pathway along Grand River Avenue and public Wi-Fi.

Attachment

1. Site plan dated April 16, 2018, received by the Township on April 17, 2018

G:\Community Planning & Development\Planning\COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)\2018\CPUD 18024 (Affinity 9 Investments)\CPUD 18024.cia1.docx

C.P.U.D. PLAN FOR:
2080 Grand River
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

CLIENT: **STENITT & INVESTMENTS, LLC**
 1777 FRIEL AVENUE
 HAZEL PARK, MI 48030
 PH: (248) 361-1666
 FAX: (248) 298-0531

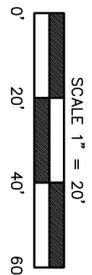
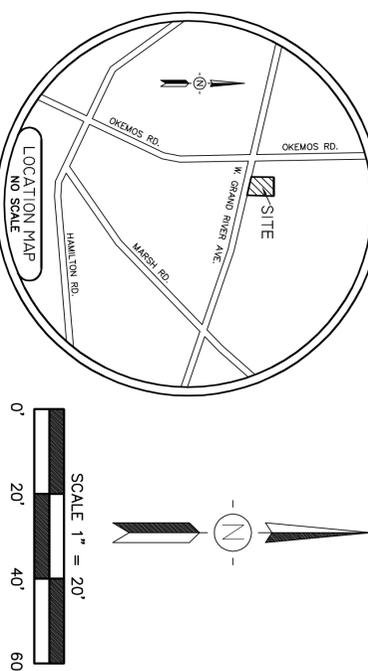
ENGINEER/SURVEYOR:
KEBS, INC. P.C.
 2116 HASLETT ROAD
 HAZELT, MI 48840
 PH: (517) 339-1014
 FAX: (517) 339-8047

NORTH 1/4 CORNER
 SECTION 21 NORTH LINE SECTION 21
 (M)N88°47'52"E
 (M)1355.76'

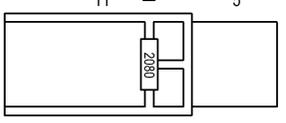
NORTHWEST CORNER
 OF THE EAST 1/2
 OF THE NORTHEAST 1/4
 SECTION 21, 14N, 14W
 (M)1355.76'

NORTH LINE SECTION 21 N88°59'25"E 1351.91'

NORTHEAST CORNER
 SECTION 21, 14N, 14W



TOTAL SIGN HEIGHT 16'

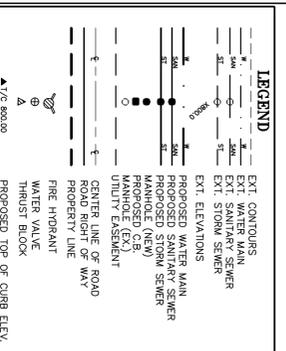


EXT SIGN 5' DIA
 PROP SIGN 25 S.F./SIDE

EXT 1' X 3' ADDRESS SIGN

FREE STANDING SIGN
 DETAIL
 NO SCALE

- AMENITIES:
- 1 CONNECTION TO NON MOTORIZED PUBLIC PATHWAY
 - 2 PUBLIC WIFI



BENCHMARKS

BENCHMARK #1 ELEV. = 842.24 (VAN089)
 CENTER OF BLACK "X" NORTH SIDE OF CONCRETE LIGHT POLE
 POST, IN SOUTHWEST CORNER OF FOUR CORNER ISLANDS IN
 EAST 1/2 OF SECTION 21, 14N, 14W, INGHAM COUNTY, MI
 OF BACK OF CURB OF GRAND RIVER AVENUE AND 443
 WESTERN OF CENTERLINE OF ENTRANCE DRIVE TO #2080
 GRAND RIVER AVENUE.

BENCHMARK #2 ELEV. = 840.83 (VAN089)
 CENTER OF BLACK "X" NORTH SIDE OF CONCRETE LIGHT POLE
 POST, IN SOUTHWEST CORNER OF FOUR CORNER ISLANDS IN
 EAST 1/2 OF SECTION 21, 14N, 14W, INGHAM COUNTY, MI
 OF BACK OF CURB OF GRAND RIVER AVENUE AND 443
 WESTERN OF CENTERLINE OF ENTRANCE DRIVE TO #2080
 GRAND RIVER AVENUE.

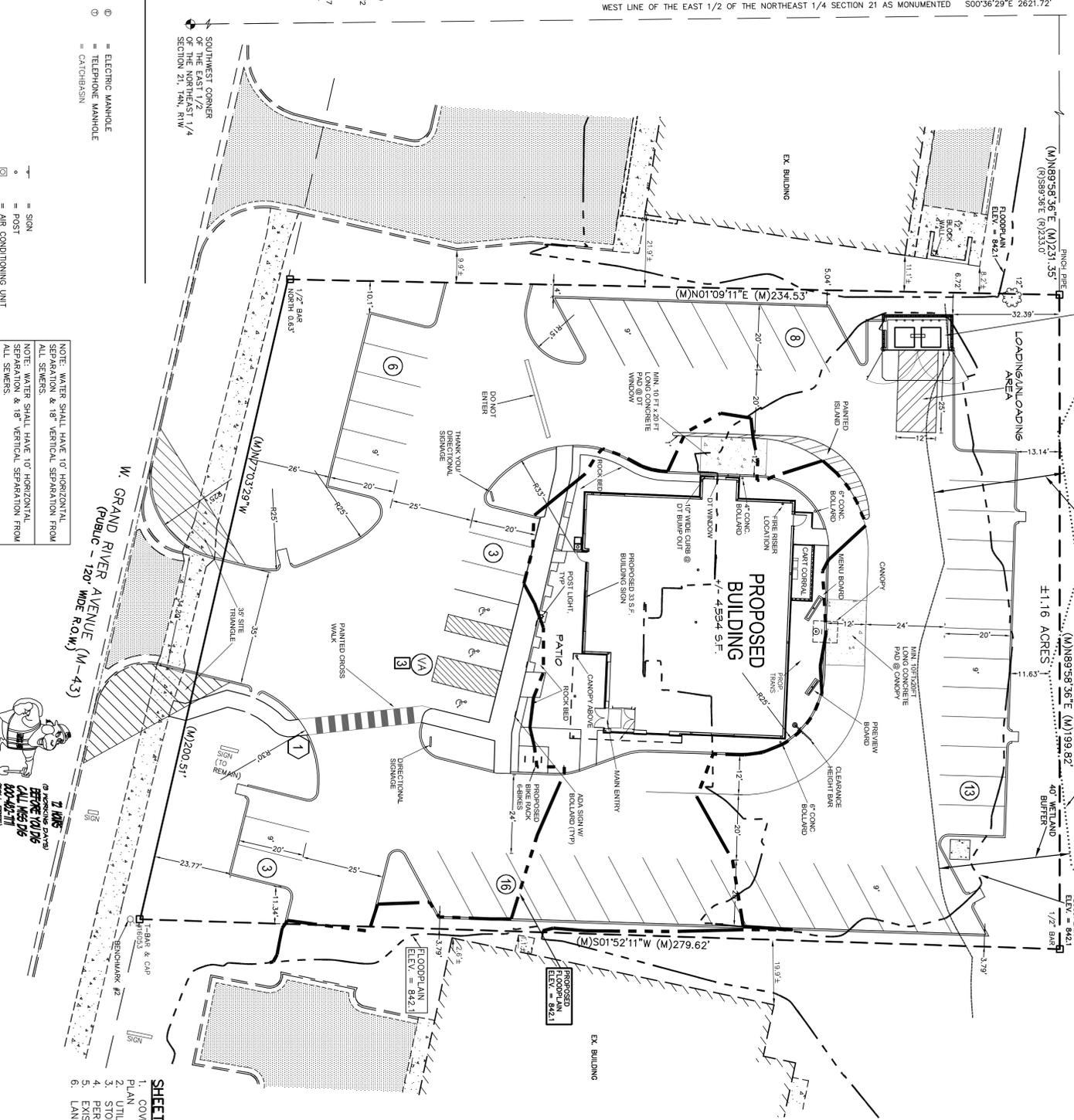
BENCHMARK #3 ELEV. = 840.83 (VAN089)
 CENTER OF BLACK "X" NORTH SIDE OF CONCRETE LIGHT POLE
 POST, IN SOUTHWEST CORNER OF FOUR CORNER ISLANDS IN
 EAST 1/2 OF SECTION 21, 14N, 14W, INGHAM COUNTY, MI
 OF BACK OF CURB OF GRAND RIVER AVENUE AND 443
 WESTERN OF CENTERLINE OF ENTRANCE DRIVE TO #2080
 GRAND RIVER AVENUE.

EX. SEWER INVENTORIES

5' TYP. BASIN #106
 SANITARY MANHOLE #200
 RIM ELEV. = 837.05
 NW INV. = 834.97
 CATCH BASIN #101
 RIM ELEV. = 840.16
 10' RCP N INV. = 837.88
 SANITARY MANHOLE #201
 RIM ELEV. = 837.14
 SW INV. = 834.92887
 15' RCP W INV. = 828.84
 15' RCP N INV. = 828.84

EX. LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND RIM AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION



SHEET INDEX

- 1 COVER SHEET & AMENITIES PLAN
- 2 UTILITY PLAN
- 3 STORM & GRADING PLAN
- 4 PERVIOUS/IMPERVIOUS PLAN
- 5 EXISTING PLAN
- 6 LANDSCAPE PLAN

2080 Grand River

DESIGNER: **KEBS, INC.**
 2116 HASLETT ROAD, HAZLETT, MI 48840
 PH: 517-339-1014 FAX: 517-339-8047

APPROVED BY: **JMK**

PARKING REQUIRED

1/3 SEATS + 1/EMPLOYEE LARGEST SHIFT
 REQUIRED = 95 SEATS/3 = 32 SPACES
 LARGEST SHIFT = 15 EMPLOYEES = 15
 = 47 SPACES

PARKING PROVIDED 49 9'x20'
 3 B/E
 52 TOTAL SPACES

SECTION	REQUIREMENT	REASON	WAVES REQUESTED	COMPARISON TO EXT.
86-402(7)	MAX. 70% IMPERVIOUS AREA	74.00% PROP. IMPERVIOUS	4.00% W/AVER	79.25% EXT. IMPERVIOUS
86-756(4)	15' SIDE AND REAR PARKING SETBACK	4.00' PROP. PARKING SETBACK	11.00' W/AVER	6.1' EXT. PARKING SETBACK
86-756(4)	15' SIDE AND REAR PARKING SETBACK	3.79' PROP. PARKING SETBACK	11.21' W/AVER	3.6' EXT. PARKING SETBACK
86-756(4)	15' SIDE AND REAR PARKING SETBACK	13.14' PROP. PARKING SETBACK	6.66' W/AVER	7.4' EXT. PARKING SETBACK
86-470(1)	40' SETBACK FROM WETLAND	11.63' PROP. PARKING SETBACK	28.37' W/AVER	6.92' EXT. PARKING SETBACK
86-470(1)	6' PROPOSED GRADING SETBACK FROM WETLAND	14' W/AVER	NA	NA

LEGAL DESCRIPTION:
 (As provided by Devon Title Agency, agents for Old Republic National Title Insurance Company, Commitment No. 253851, Revision #1, dated January 20, 2017)

That part of the Southeast 1/4 of the Northeast 1/4 of Section 21, 14N, 14W, described as beginning at a point which is 1307 feet South and 235.0 feet South 89°36' East from the North 1/8 post of the Northeast 1/4 of Section 21, 14N, 14W, Ingham County, Michigan, to the intersection of the centerline of US-16 (now M-43 or Grand River Avenue) which is 80 feet of right angles E201°28'30" West thence along the North line of US-16, North 76°24' West 2000.0 feet; thence North 0118° East 235.4 feet to the Point of Beginning.

AS SURVEYED:
 The following legal description describes the same parcel of land as the provided description)

A parcel of land in the Northeast 1/4 of Section 21, 14N, 14W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 21; thence N88°47'52"E along the North line of said Section 21 a distance of 1355.76 feet to the Northwest corner of the East 1/2 of said Northeast 1/4; thence S00°36'29"E along the West line of the East 1/2 of said Northeast 1/4 as monumented a distance of 1306.27 feet; thence N89°58'36"E 231.35 feet to the point of beginning of this description; thence continuing N89°58'36"E 199.82 feet; thence S01°52'11"W 279.62 feet to the Northernly line of Grand River Avenue (M-43); thence N7°03'29"W along said Northernly line 200.51 feet; thence N01°09'11"E 234.53 feet to the point of beginning; said parcel containing 1.16 acres more or less; said parcel subject to all easements and restrictions in any.

SCHEDULE B, SECTION II, EXCEPTIONS:
 (As provided by Devon Title Agency, agents for Old Republic National Title Insurance Company, Commitment No. 253851, Revision #1, dated January 20, 2017)

Item 17. Terms, conditions and provisions contained in Grant of Easement recorded in Liber 996, Page 824 of Ingham County records, cross parcel, are provable and shown hereon.

Item 18. Easement granted to Consumers Power Company, as disclosed by instrument dated December 27, 1972 recorded in Liber 1133, Page 965, Ingham County records, crosses parcel, is provable and shown hereon.

WAVES REQUESTS:

10/24/2017 11:52:50 AM



1 | PERSPECTIVE VIEW



2 | PERSPECTIVE VIEW



3 | PERSPECTIVE VIEW

Bakery-Cafe:

#0715

Project Team:



Professional Seal:

Project Title:

Bakery Cafe #0715
2080 GRAND RIVER AVE
OKEMOS, MI 48864

PERMIT / BID SET



Consultant Copyright Placeholder

No.	Description	Date

EXTERIOR PERSPECTIVES

Project Number: _____ Sheet Number: _____

170686

Drawn By: _____

ARCV. MH

Issue Date: _____

10.24.17

DPM: _____

BRIAN B. _____

A300

DM: _____

CPM: _____

DAN C. _____

KEVIN C. _____

P8 2015.01



PERMIT / BID SET
Bakery Cafe #0715
 2080 GRAND RIVER AVE
 OKEMOS, MI 48864



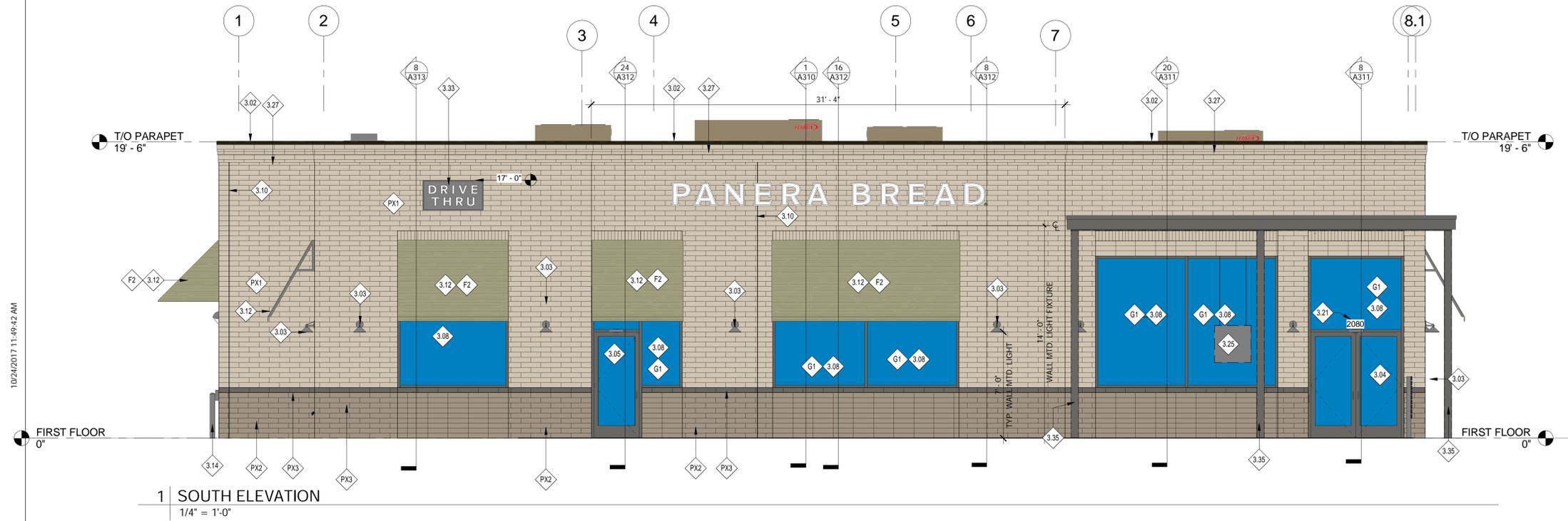
Consultant Copyright Placeholder

GENERAL NOTES:

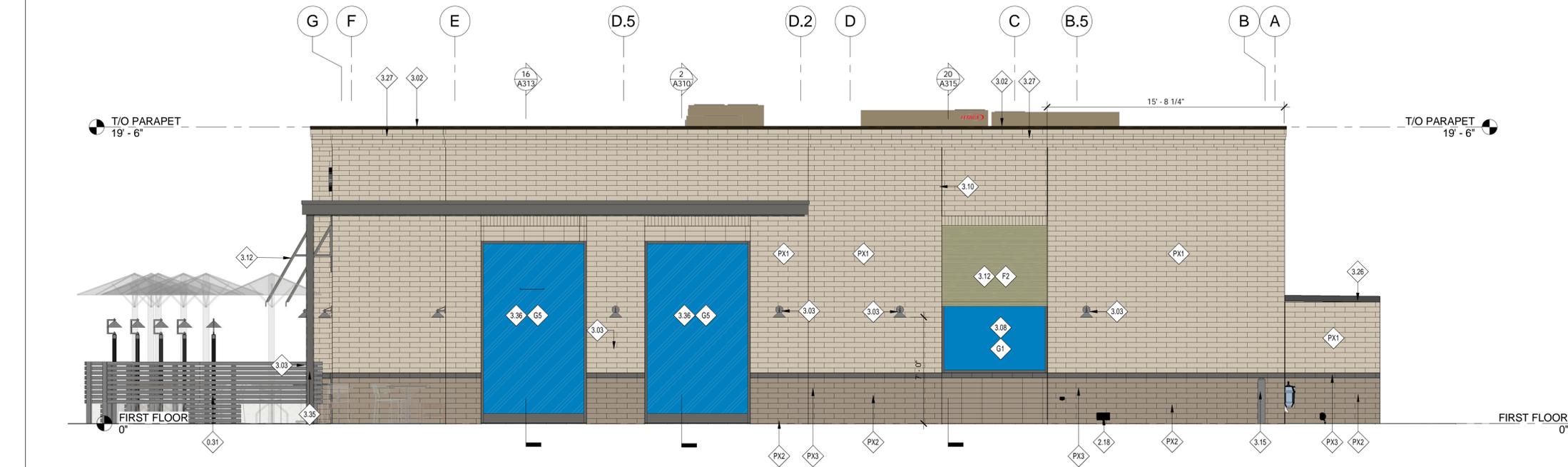
A. ALL GLAZING TO BE G1 UNLESS NOTED OTHERWISE. FOR STOREFRONT / WINDOW ELEVATIONS SEE SHEET A611.

KEYED NOTES

- 0.31 PATIO SIDEWALK LIGHT BY PANERA. REFER TO TENANT REFLECTED CEILING PLAN FOR FURTHER INFORMATION.
- 2.18 NEW EXTERIOR GROUND LIGHT
- 3.02 PRE-FINISHED METAL COPING | FINISH: TO MATCH HC-166 KENDALL CHARCOAL
- 3.03 WALL MOUNTED LIGHT FIXTURE. FIXTURES SHALL BE PROVIDED AND INSTALLED BY GC. GC TO PROVIDE POWER AS REQUIRED. REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 3.04 MAIN ENTRANCE/EXIT | REFER TO A601 AND A611 FOR ADDITIONAL INFORMATION.
- 3.05 SECONDARY ENTRANCE/EXIT | REFER TO A601 AND A611 FOR ADDITIONAL INFORMATION.
- 3.08 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. COLOR: TO MATCH HC-166 KENDALL CHARCOAL REFER TO SHEET A611 FOR FURTHER INFORMATION.
- 3.10 CONTROL JOINT(S) WHERE INDICATED | PROVIDE SEALANT TO MATCH ADJACENT WALL MATERIAL.
- 3.12 PRE-MANUFACTURED FABRIC AWNING PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC SHALL PROVIDE APPROPRIATE BLOCKING AS REQUIRED BY SIGN VENDOR. REFER TO SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.14 4" DIA. CONCRETE BOLLARD | FINISH: PAINT TO MATCH P107 | REFER TO SHEET A014 FOR FURTHER INFORMATION
- 3.15 6" DIA. CONCRETE BOLLARD | FINISH: PAINT P107 | REFER TO SHEET A014 FOR FURTHER INFORMATION
- 3.21 BUILDING ADDRESS SIGN | VERIFY SIZE, LOCATION, AND STYLE WITH LOCAL FIRE DEPARTMENT
- 3.25 PANERA LOGO SIGN. SEE SIGN SHOPS FOR MORE INFORMATION. PROVIDE BLOCKING AS REQUIRED.
- 3.26 STANDING SEAM METAL ROOFING SYSTEM AND EDGE PIECE BY MFR. 12" SPACING. | COLOR: TO MATCH HC-166 KENDALL CHARCOAL
- 3.27 BRICK CORNICE TO BE CONSTRUCTED USING ENDURAMAX BRICK WALL SYSTEM. REFER TO DETAIL FOR FURTHER INFORMATION.
- 3.33 INTERNALLY ILLUMINATED LED 'DRIVE THRU' SIGN BY TENANT. COLOR: BLACK CHANNEL WITH REVERSE (HALO) ILLUMINATION AND WHITE LETTERS. ALL SIGNAGE UNDER SEPARATE PERMIT. G.C. SHALL PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED.
- 3.35 PREFABRICATED ALUMINUM ENTRY CANOPY CONSTRUCTION. ALL EXPOSED ALUMINUM TO BE FINISHED TO MATCH HC-166 KENDALL CHARCOAL.
- 3.36 ALUMINUM STOREFRONT SYSTEM WITH 1-1/8" INSULATED GLAZING. COLOR: TO MATCH HC-166 KENDALL CHARCOAL REFER TO SHEET A611 FOR FURTHER INFORMATION
- F2 FABRIC AWNING | OPEN ENDED SLAB | COLOR: ASPEN FABRIC. (4" PROJECTION / 5" HEIGHT AT TYPICAL & 5" PROJECTION @ DRIVE THRU)
- G1 ALUMINUM STOREFRONT | 2" x 4 1/2" PROFILE | THERMAL BREAK | COLOR: #HC-166 KENDALL CHARCOAL | 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70XL (OR APPROVED EQUAL) | REFER TO SHEET A611 FOR ADDITIONAL INFORMATION
- G5 ALUMINUM STOREFRONT | 2" x 6" PROFILE | THERMAL BREAK | COLOR: #HC-166 KENDALL CHARCOAL | 1-1/8" CLEAR INSULATED GLAZING: PPG SOLARBAN 70XL (OR APPROVED EQUAL) | REFER TO SHEET A611 FOR ADDITIONAL INFORMATION
- PX1 PAINT SYSTEM OVER BRICK MASONRY SYSTEM | MFR: ENDURAMAX, CLAY BRICK, MODULAR | COLOR: #955 BERBER WHITE
- PX2 PAINT SYSTEM OVER BRICK MASONRY SYSTEM | MFR: ENDURAMAX, CLAY BRICK, MODULAR | COLOR: #AF-155 WEINMARANER
- PX3 PAINT SYSTEM OVER BRICK MASONRY SYSTEM | MFR: ENDURAMAX, CLAY BRICK, MODULAR | COLOR: #HC-166 KENDALL CHARCOAL



1 | SOUTH ELEVATION
 1/4" = 1'-0"



2 | EAST ELEVATION
 1/4" = 1'-0"

No.	Description	Date

EXTERIOR ELEVATIONS

Project Number: 170686
 Drawn By: CAO_MH
 Issue Date: 10.24.17
 DPM: BRIAN B. DM: DAN C. CPM: KEVIN C.
A301



Bakery Cafe #0715
 2080 GRAND RIVER AVE
 OKEMOS, MI 48864



No.	Description	Date

EXTERIOR ELEVATIONS

Project Number: 170686
 Drawn By: CAO_MH
 Issue Date: 10.24.17
 DPM: BRIAN B. DM: DAN C. CPM: KEVIN C.

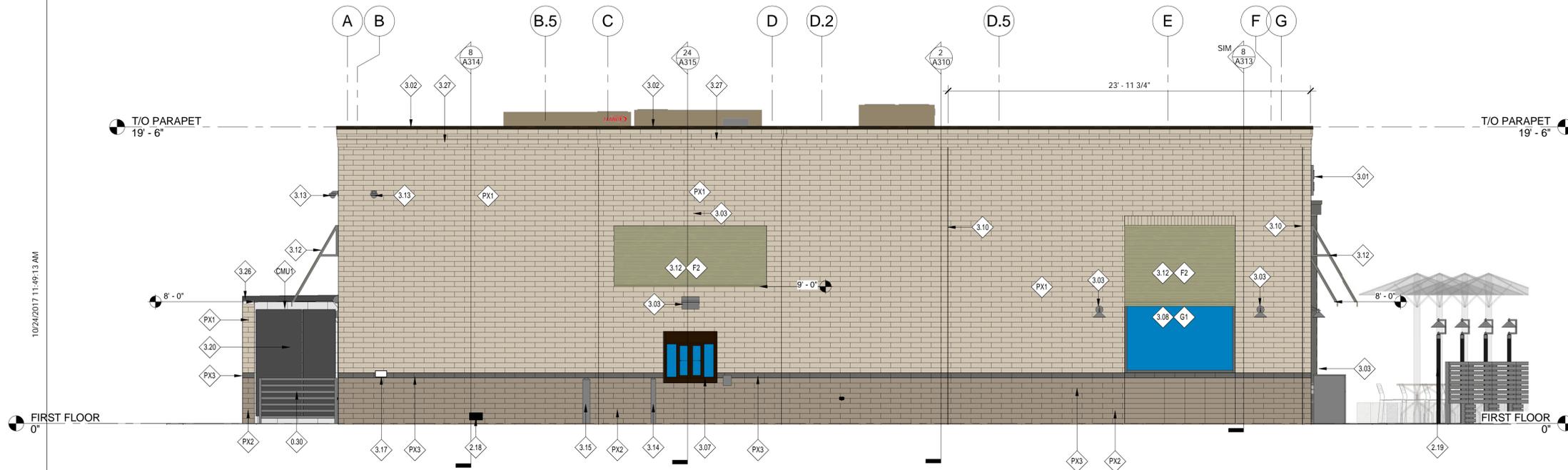
A302

GENERAL NOTES:

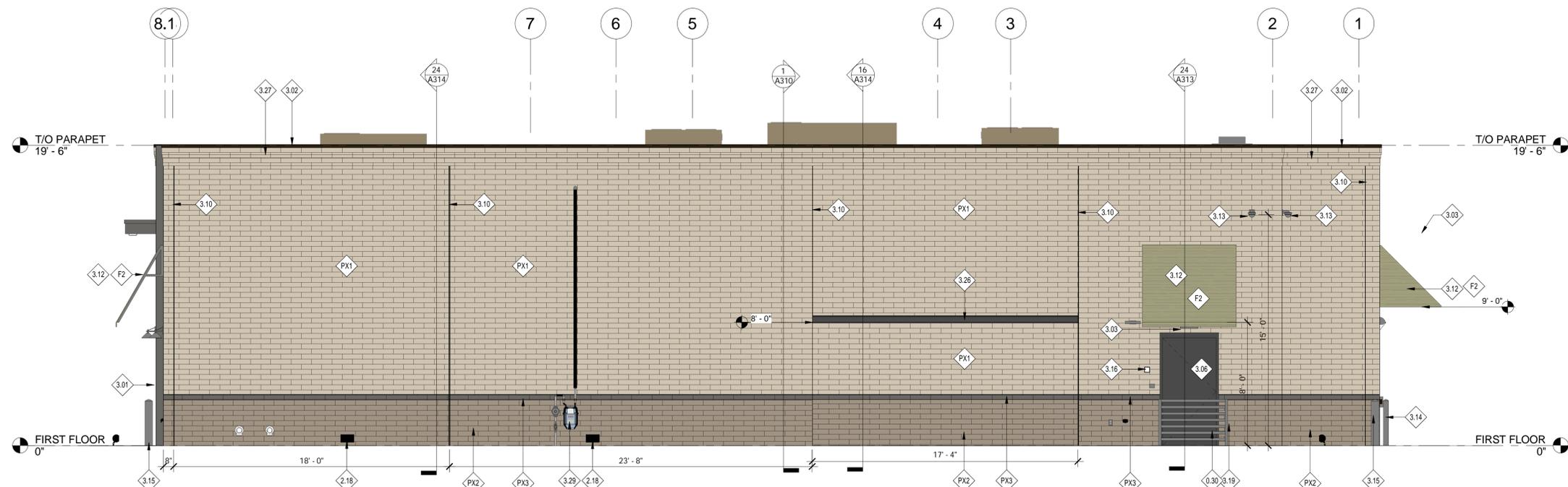
- A. ALL GLAZING TO BE G1 UNLESS NOTED OTHERWISE. FOR STOREFRONT / WINDOW ELEVATIONS SEE SHEET A611.

KEYED NOTES

- 3.00 PATIO RAILING BY PANERA. COLOR: TO MATCH #AF-155 WEIMARANER. REFER TO 13/A014. BY TENANT
- 2.18 NEW EXTERIOR GROUND LIGHT
- 2.19 SIDEWALK POLE LIGHT FIXTURE
- 3.01 INTERNALLY ILLUMINATED CLIP LETTERS PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. G.C. TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT)
- 3.02 PRE-FINISHED METAL COPING | FINISH: TO MATCH HC-166 KENDALL CHARCOAL
- 3.03 WALL MOUNTED LIGHT FIXTURE. FIXTURES SHALL BE PROVIDED AND INSTALLED BY GC. GC TO PROVIDE POWER AS REQUIRED. REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 3.06 HOLLOW METAL SERVICE DOOR. REFER TO A601 FOR ADDITIONAL INFORMATION. | PAINT TO MATCH HAC-166 KENDALL CHARCOAL
- 3.07 DRIVE-THRU WINDOW | MFR: QUIKSERV | MODEL: FM42E | COLOR TO MATCH STOREFRONT.
- 3.08 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. COLOR: TO MATCH HC-166 KENDALL CHARCOAL REFER TO SHEET A611 FOR FURTHER INFORMATION.
- 3.10 CONTROL JOINT(S) WHERE INDICATED | PROVIDE SEALANT TO MATCH ADJACENT WALL MATERIAL
- 3.12 PRE-MANUFACTURED FABRIC AWNING PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC SHALL PROVIDE APPROPRIATE BLOCKING AS REQUIRED BY SIGN VENDOR. REFER TO SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.13 SECURITY CAMERA INSTALLED BY TENANT | COORDINATE ROUGH-IN LOCATION(S) AND HEIGHTS WITH PANERA CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- 3.14 4" DIA. CONCRETE BOLLARD | FINISH: PAINT TO MATCH P107 | REFER TO SHEET A014 FOR FURTHER INFORMATION
- 3.15 6" DIA. CONCRETE BOLLARD | FINISH: PAINT P107 | REFER TO SHEET A014 FOR FURTHER INFORMATION
- 3.16 FIRE DEPARTMENT ACCESS BOX | INSTALLED ADJACENT SERVICE DOOR. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
- 3.17 FIRE DEPARTMENT CONNECTION (FDC) BY LANDLORD
- 3.19 HOSE BIBB | RECESSED STAINLESS STEEL BOX. REFER TO PLUMBING DRAWINGS FOR LOCATION AND ADDITIONAL INFORMATION. INSTALLED BY TENANT.
- 3.20 GATE ENCLOSURE AT CART CORRAL | MFR: TREX COMPOSITE PLANK | COLOR: SADDLE.
- 3.26 STANDING SEAM METAL ROOFING SYSTEM AND EDGE PIECE BY MFR. 12" SPACING. | COLOR: TO MATCH HC-166 KENDALL CHARCOAL
- 3.27 BRICK CORNICE TO BE CONSTRUCTED USING ENDUROMAX BRICK WALL SYSTEM. REFER TO DETAIL FOR FURTHER INFORMATION.
- 3.29 GAS METER - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- CMU1 SMOOTH FACE CONCRETE BLOCK. PAINT TO MATCH MAIN BUILDING
- F2 FABRIC AWNING | OPEN ENDED SLAB | COLOR: ASPEN FABRIC, (4' PROJECTION / 5' HEIGHT AT TYPICAL & 5' PROJECTION @ DRIVE THRU)
- G1 ALUMINUM STOREFRONT | 2" x 4 1/2" PROFILE | THERMAL BREAK | COLOR: #HC-166 KENDALL CHARCOAL | 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70XL (OR APPROVED EQUAL) | REFER TO SHEET A611 FOR ADDITIONAL INFORMATION
- PX1 PAINT SYSTEM OVER BRICK MASONRY SYSTEM | MFR: ENDURAMAX, CLAY BRICK, MODULAR | COLOR: #955 BERBER WHITE
- PX2 PAINT SYSTEM OVER BRICK MASONRY SYSTEM | MFR: ENDURAMAX, CLAY BRICK, MODULAR | COLOR: #AF-155 WEIMARANER
- PX3 PAINT SYSTEM OVER BRICK MASONRY SYSTEM | MFR: ENDURAMAX, CLAY BRICK, MODULAR | COLOR: #HC-166 KENDALL CHARCOAL



1 WEST ELEVATION
 1/4" = 1'-0"



2 NORTH ELEVATION
 1/4" = 1'-0"



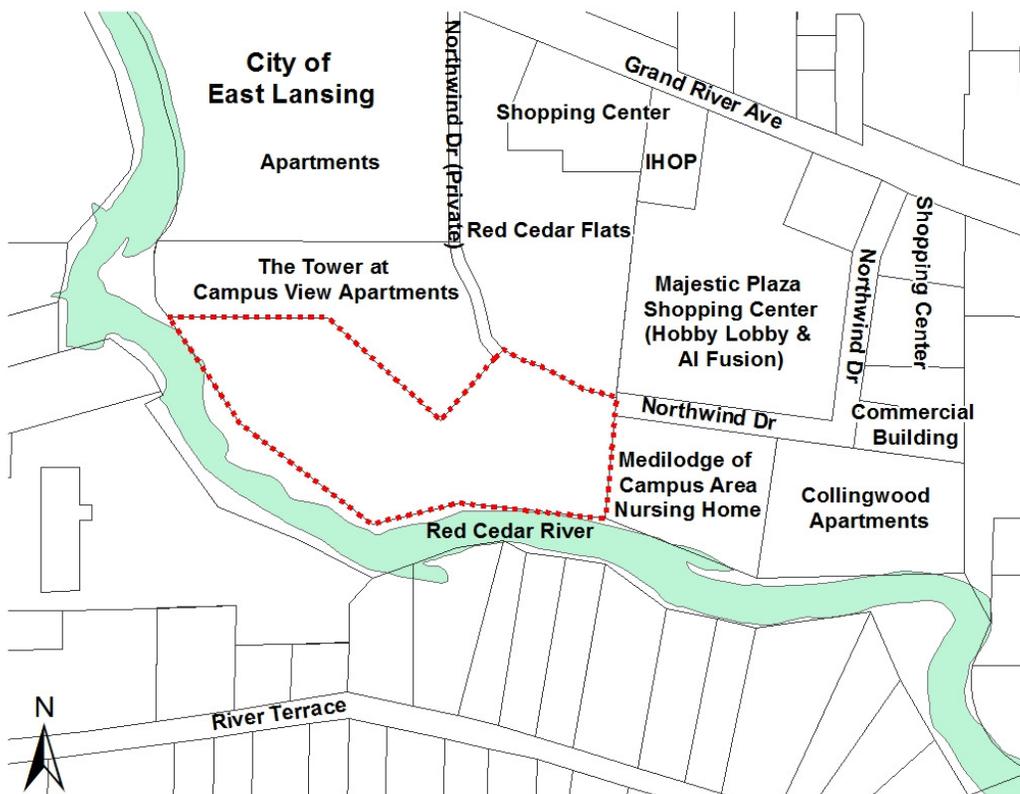
To: Corridor Improvement Authority

From: Peter Menser, Principal Planner

Date: June 22, 2018

Re: Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC), construct 70,213 square foot mixed use building with 3,115 square feet of commercial space and 88 apartments.

Meridian Investment Group, LLC has submitted a mixed use planned unit development (MUPUD) proposal for a project identified as Red Cedar Manor. The proposal includes the demolition of an existing two-story, 40,504 square foot office building at 2875 Northwind Drive and construction of a new three-story, 70,213 square foot mixed use building in approximately the same footprint. The 9.13 acre parcel is located in both the RCC (Multiple Family) and PO (Professional and Office) zoning districts. Of the total 9.13 acre site, 4.99 acres is located in the PO zoning district, which is the portion of the property proposed for a MUPUD. The map below depicts the site location and surrounding land uses.



**Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC)
Corridor Improvement Authority (June 22, 2018)
Page 2**

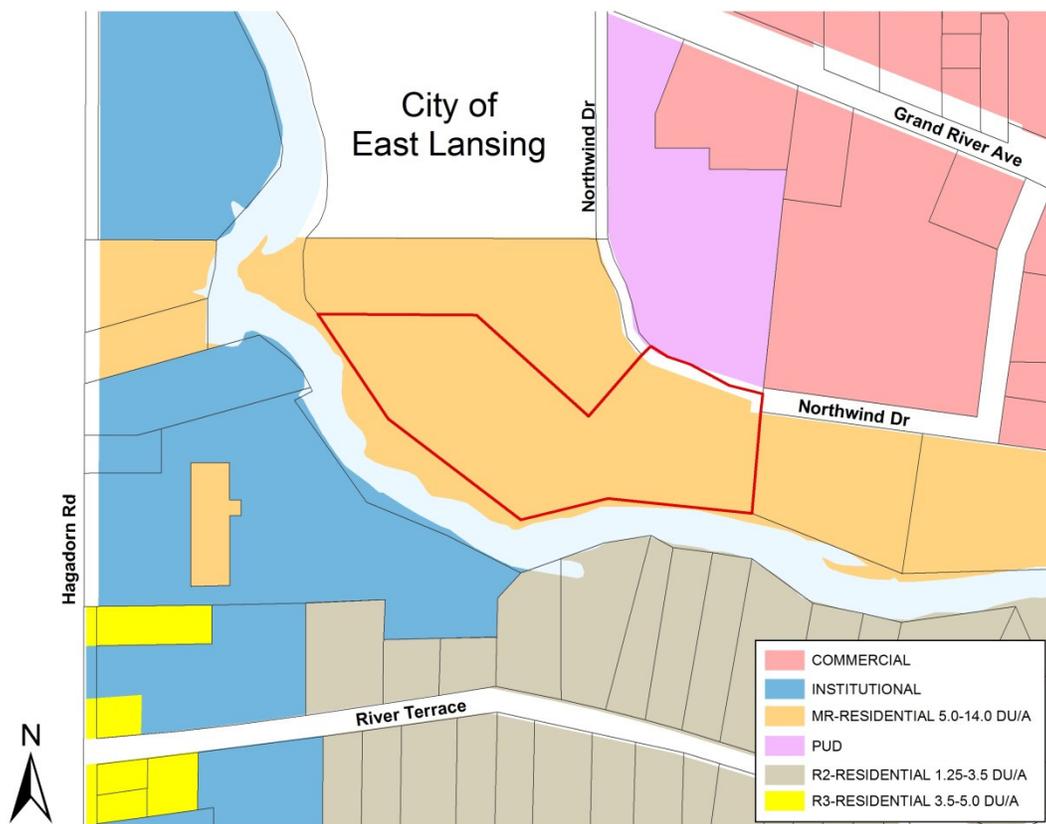
The new building will have a total of 88 apartments divided amongst the first, second, and third floors. The portion of the building along the Red Cedar River includes a lower level, which will have 12 apartments. The apartments consist of 65 one bedroom and 23 two bedroom units. A 3,115 square foot commercial space is shown on the first floor of the building.

In addition to the MUPUD, special use permits (SUP) are required for constructing a building totaling more than 25,000 square feet in gross floor area (SUP #18031) and for grading and fill activities in the floodplain of the Red Cedar River (SUP #18041). The special use permits are being processed concurrently with the MUPUD request.

Master Plan

The property is designated on the Future Land Use Map from the 2017 Master Plan as MR-Residential, 5.0-14.0 dwelling units per acre.

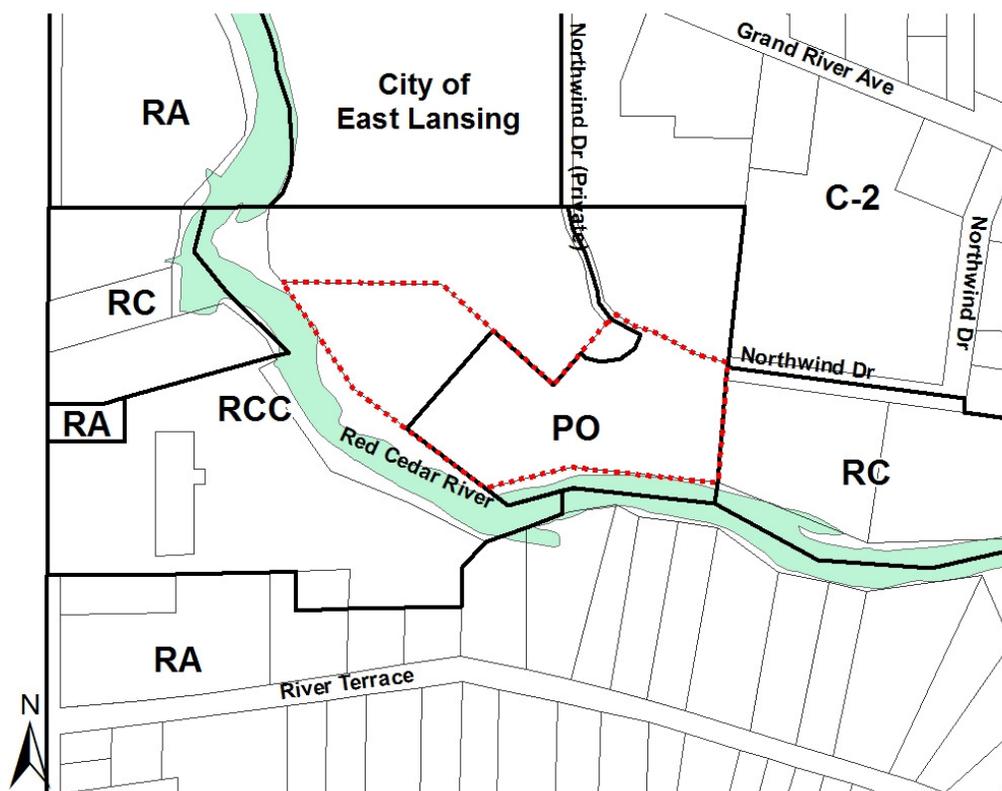
FUTURE LAND USE MAP



Zoning

The proposed project is located in the PO (Professional and Office) zoning district. The PO zoning district allows for a MUPUD but only where public water and sewer are available, and when the MUPUD is adjacent to land zoned and developed in a single-family residential district, the height of buildings in the MUPUD are limited to being no taller than the abutting residential district would allow.

ZONING MAP



Physical Features

The property is currently occupied by a two-story 40,504 square foot office building that was constructed in 1978 along with a parking lot and associated access drives.

Floodplain

The property is located in both the floodplain and floodway of the Red Cedar River. The applicant is proposing to place 357 cubic yards of fill in the floodplain to facilitate re-grading of the parking lot to address existing steep slopes related to ADA and Ingham County Road Department standards for parking lots. A 481 cubic yard detention basin is proposed to the west of the parking lot to provide storm water pre-treatment and serve as compensating excavation for the fill in the floodplain.

The Code of Ordinances allows the placement of fill in the floodplain, subject to the provision of an equal or greater compensating cut in the floodplain to maintain flood water impoundment capacity and approval of a special use permit from the Planning Commission. Special Use Permit (SUP) #18041 addresses the proposed work in the floodplain and is running concurrent with the MUPUD. The applicant has also applied for a Michigan Department of Environmental Quality (MDEQ) permit for the work in the floodplain.

Both the existing and proposed building on the property are located outside of the floodplain. The lowest floor of the new building will be located one foot above the floodplain elevation of 840.9.

FLOODPLAIN MAP



Wetlands

Approximately 1.73 acres of Township Wetland #20-5 is located on the project site. A wetland delineation was conducted by the applicant's wetland consultant and the delineation was verified by the Township's wetland consultant in April of 2018. Wetland #20-5 is regulated by the Township as well as the Michigan Department of Environmental Quality due its proximity to the Red Cedar River. A 40 foot water features setback must be maintained from the delineated boundary of the wetland. As proposed, grading for the proposed detention basin may extend into the 40 foot wetland setback, which would require a waiver as part of the MUPUD.

WETLAND MAP



Streets and Traffic

The subject site is located on the south side of Northwind Drive, a two lane road classified as a local street in the 2017 Master Plan. Northwind Drive runs south off Grand River Avenue just west of Brookfield Drive and meets again with Grand River Avenue at a signalized intersection near the entrance to the Whole Foods store. The west portion of Northwind Drive adjacent to the Red Cedar Flats development is a private road owned by the applicant. The eastern leg, beginning at the subject property and heading out to the signalized intersection at Grand River Avenue, is a public road. Traffic counts are not available from the Ingham County Road Department (ICRD) for Northwind Drive.

The applicant provided a letter from Traffic Engineering Associates (TEA) Inc. comparing traffic generation of the existing use of the property as an office building to the proposed use as a mixed use development. A traffic study for the project was not required as the proposed development will not generate 100 vehicle trips during a peak hour of the adjacent roadway. The proposed project generates 36 trips during the AM peak hour and 64 during the PM peak hour.

In 2015 a traffic study submitted for the Red Cedar Flats MUPUD project provided information on the level of service (LOS) at the two Northwind Drive/Grand River Avenue intersections. The study noted that, after the Red Cedar Flats project was completed, the left turn movement from Northwind Drive (Private) on to Grand River Avenue would operate at a LOS F and that the northbound left turn movement from Northwind Drive on to Grand River Avenue at the signalized intersection would operate at a LOS E. Level of service is ranked A-F, with a LOS of D or better considered to be acceptable. The left turn movement from Northwind Drive (Private) on to Grand River Avenue was ranked as a LOS F prior to the development of the Red Cedar Flats project.

A five foot wide sidewalk is located on the east side of Northwind Drive (Private), connecting Grand River Avenue to the subject site. A sidewalk is located on the north side of Northwind Drive (Public), connecting the subject site to the signalized intersection at Grand River Avenue.

The 2017 Master Plan shows a proposed 10 foot wide paved Cross County trail along the north side of the Red Cedar River from Hagadorn Road to Lake Lansing. A portion of the Cross Country trail is located along the southern portion of the subject property. The applicant will be required to construct the portion of the trail located on the property as part of the MUPUD. A 20 foot wide easement is shown on the submitted site plan in the location of the planned trail.

Utilities

The current office building on the property is served by municipal water and sanitary sewer and are available to serve the proposed new mixed use building. The exact location and capacity of utilities will be reviewed in detail during site plan review if the MUPUD and SUPs are approved.

Parking

The Township Code of Ordinances requires two parking spaces for each dwelling unit plus an additional 25% expansion capacity. Five (minimum) to 5.5 (maximum) parking spaces per 1,000 square feet of gross floor area are required for the commercial space. With 88 dwelling units and 3,115 square feet of commercial space, a total of 236 parking spaces would be required for the project.

One bicycle parking space for every 10 required vehicle parking spaces is also required in addition to the required motor vehicle parking. With 236 motor vehicle parking spaces, 24 bicycle parking spaces are required for the project. 64 bicycle parking spaces (32 bicycle racks) are proposed in four different areas on the property.

The ordinance allows the number of required motor vehicle parking spaces on the site to be reduced by one motor vehicle parking space for every two bicycle parking spaces installed on a site, up to a maximum of 10 percent of the total number of required motor vehicle parking spaces. Using this formula the required number of motor vehicle parking spaces can be reduced by 23 spaces. With the allowed reduction granted for bicycle parking, the total required motor vehicle parking is reduced to 213 spaces.

The submitted site plan proposes 116 parking spaces on the site. 36 additional spaces are located in the circular drive located on the parcel owned by the applicant but in a portion of the property zoned RCC (Multiple Family) and not included in the MUPUD. While the additional 36 parking spaces will be available for use by the tenants of the new development, they will not be counted towards the total parking spaces in the project. With 213 required parking spaces and 116 proposed spaces the applicant will be seeking a 97 space waiver from the Township Board as part of the MUPUD approval.

Staff Analysis

The applicant has requested to construct a 70,213 square mixed use building with 88 units and 3,115 square feet of commercial space using the MUPUD process for a project identified as Red Cedar Manor. In a MUPUD request the Planning Commission makes a recommendation on the project and the Township Board makes the final decision. When reviewing the project the Planning Commission should consider the appropriateness of the requested waivers, the proposed amenities and related review criteria, and the design standards as outlined in Section 86-440(f) of the Code of Ordinances.

The MUPUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, setbacks, maximum impervious surface, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The MUPUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process.

The following is a summary of the project's consistency with the MUPUD ordinance standards. As part of this project analysis, standards for the underlying PO zoning district will be compared to what is proposed on the submitted site plan.

**Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC)
Corridor Improvement Authority (June 22, 2018)
Page 8**

Land Use: All uses permitted by right and by special use permit in the underlying zoning district are allowed in a MUPUD. A MUPUD in the PO zoning district allows only neighborhood-oriented commercial uses such as personal service establishments, restaurants and cafes (bars/taverns are prohibited), grocery stores, banks, or retail. The type, size, and location of the proposed commercial uses must be depicted on a site plan and approved by the Township Board at the time the MUPUD is considered.

Density: The submitted plan proposes 88 dwelling units on 4.99 acres for a density of 17.64 dwelling units per acre (du/a). In a MUPUD, residential density is allowed up to 14 du/a for a redevelopment project, but can be increased to 18 du/a with the provision of four or more unique and extraordinary amenities acceptable to the Township. The four amenities required to qualify for the density bonus to 18 du/a must be in addition to the one amenity required for the MUPUD.

Phasing: The applicant has not provided a phasing plan for the proposed project. Staff is under the impression the entirety of the project will be completed in one phase.

Amenities: One or more amenities are required for every MUPUD project and should represent multiple categories from the list of amenity categories which are Conservation; Environment; Parks, Recreation, and Culture; Social Interaction; and Site and Building Design. Criteria to determine whether a proposed amenity is acceptable for consideration can be found in Section 86-440(e)(2) of the MUPUD ordinance. The four amenities required to qualify for the density bonus to 18 du/a must be in addition to the one amenity required for the MUPUD, so a minimum of five amenities are required for the project.

The submitted site plan lists the following amenities: connection to non-motorized pathway and future river trail, easement to be granted to Township for river trail, increased pervious area, and covered bike parking.

Building height: The maximum building height allowed in a MUPUD is 45 feet. One exception is that in a MUPUD proposed on land zoned PO, when adjacent to land zoned and developed in a single-family residential district, building height is limited to being no taller than the abutting residential district would allow. Building elevations are provided in the MUPUD application materials but the elevations are not scaled and do not indicate the height of the building. The applicant has indicated that the building is approximately 36 feet in height. The applicant has also indicated that the southern side of the building, the side facing the Red Cedar River, is approximately 47 feet in height due to the level of the adjacent grade as it slopes down toward the river. A waiver from the 45 foot maximum height is not required as the extra building height is the result of the sloping grade in this area of the site.

**Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC)
Corridor Improvement Authority (June 22, 2018)
Page 9**

Building materials: Generally, building materials in a MUPUD should include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials such as vinyl, aluminum, and metal sidings should be avoided. All buildings should be completed on all sides with accepted materials. The design of the building should relate to and blend with the facades of adjacent buildings and complement streetscape improvements in the area. The proposed building materials for the building are a mix of concrete block and fiber cement board panels in different colors. Elevations of the building were submitted that show the different building materials for the project. A sample board of the building materials submitted by the applicant will be displayed at the public hearing.

Architectural design: The MUPUD ordinance states that buildings wider than 50 feet shall be divided into increments of not more than 50 feet through articulation of the façade. Scaled building elevations have not been provided however it appears the building as proposed provides the required façade articulation. The MUPUD ordinance also requires that windows cover no less than 50% of nonresidential street level facades. Based on the submitted floor plans the 3,115 commercial space is located on the north building façade, along Northwind Drive. The submitted building elevations show windows along Northwind Drive that appear to cover at least 50% of façade at the street level.

Railings, benches, trash receptacles, or bicycle racks: Accessory items such as railings, benches, trash receptacles, or bicycle racks are required to be of commercial quality and complement the building design and style. The submitted architectural renderings of the building shows railings for the balcony units and benches but details were not provided to indicate the materials of these items. The submitted site plan shows 32 bicycle racks on the site but does not note the style or material of the racks. The Township requires the use of an inverted "U" shaped bicycle rack but will consider other styles if the racks are functionally equivalent.

Trash and recycling: A dumpster is shown on the submitted site plan at the south east corner of the proposed building. The Township requires any proposed trash or recycling structure to be screened by an enclosure.

Parking: The setbacks for a parking area and the number of parking spaces required can be waived in a MUPUD. 213 parking spaces are required for the project and the applicant is proposing 116 spaces.

Landscaping: Proposed landscaping must generally comply with the provisions of the Code of Ordinances. Landscaping should be designed to preserve existing significant natural features and to buffer service areas, parking lots, or dumpsters. A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A minimum of four feet of landscaped area is required around the perimeter of the building. While not required as part of the MUPUD application, a landscape plan for the project was submitted.

Lighting: The MUPUD ordinance requires site lighting to comply with the Outdoor Lighting Ordinance and limits street lighting intended to provide illumination for pedestrians on the sidewalk to no taller than 15 feet in height. Information on site lighting was provided and will be reviewed in detail during site plan review if the project proceeds.

Signs: A sign program is required as part of the MUPUD application showing the style, size, number, and location of any proposed signs and is approved as part of the MUPUD. The submitted plans show a 9' 3" monument sign located on the east side of the driveway at Northwind Drive. Freestanding signs are generally not permitted in a MUPUD. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way (ROW) line with the resulting yard set aside for permanent public open space. The building is set back approximately 14 feet from the Northwind Drive ROW. The freestanding sign is required to be at least 10 feet back from the Northwind Drive ROW. The proposed sign is not shown on the site plan so staff is unable to verify if the 10 foot setback has been met.

Sidewalks: Generally, sidewalks in a MUPUD must be a minimum of five feet in width. Seven foot wide sidewalks are required when a sidewalk is located immediately adjacent to an off-street parking area. The submitted site plan shows seven foot wide sidewalks connecting the parking lots to the building. A five foot wide sidewalk connecting Northwind Drive to the Cross Country trail along the Red Cedar River is proposed in the area east of the building.

Waiver requests

The MUPUD generally waives the standard requirements for lot size, setbacks, type and size of dwelling unit, lot frontage, number of required parking spaces, and impervious surface coverage, provided the purpose and intent of the ordinance are incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the Red Cedar Manor project.

Front yard setback

A 25 foot front yard setback from the street right-of-way (ROW) line is required along Northwind Drive. At its closest point the proposed building is located 13.99 feet from the Northwind Drive ROW. A waiver of 11.01 feet is requested for the front yard building setback.

Setback from residential zoning district

In the PO zoning district no structure is permitted within 50 feet of any residential district boundary line. The proposed building is located 19.47 feet from the RC (Multiple Family) property to the east. A waiver of 30.53 feet is requested for the setback from the residential zoning district boundary.

Parking lot setback

Where a parking area with a capacity of 50 or more vehicles adjoins a residential district a landscaped buffer at least 40 feet wide must be provided between the parking area and the adjoining property line. At its closest point the parking lot on the north side of the property is located 2.49 feet from the RCC zoning district line. A waiver of 37.51 feet is requested for the parking lot setback from a residential zoning district.

**Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC)
Corridor Improvement Authority (June 22, 2018)
Page 11**

Parking

213 parking spaces are required for the project based on the number of residential units and commercial space in the building. 116 parking spaces are proposed by the applicant. A waiver of 97 parking spaces is requested.

Wetland setback

All structures and grading activities shall be setback at least 40 feet from the delineated boundary of a wetland. Grading activities related to the proposed detention pond appear to be within approximately 25 feet of the wetland. A waiver of 15 feet will be required for the grading within a wetland setback unless the applicant can provide information showing there will be no grading within the setback.

Attachments

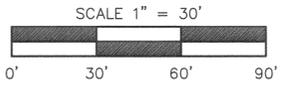
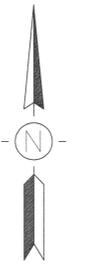
1. Site plan prepared by Kebs, Inc. dated May 5, 2017 and received by the Township on April 25, 2018.
2. Architectural renderings, floor plans, building elevations, and sign plan prepared by ASL dated April 25, 2018 and received by the Township May 14, 2018.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2018\MUPUD 18034 (Meridian Investment Group LLC) Red Cedar Manor\MUPUD 18034.cia1.docx

CLIENT:
 MERIDIAN INVESTMENT GROUP, LLC
 5000 NORTHWOOD DR.
 E. LANSING, MI. 48823
 PH: (517) 664-4111
 FAX: (517) 664-4151

ENGINEER/SURVEYOR:
 KEBS, Inc.
 2116 HASLETT RD.
 HASLETT, MI. 48840
 PH: (517) 339-1014
 FAX: (517) 339-8047

M.U.P.U.D. & S.U.P. PLAN FOR:
Red Cedar Manor
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



BUILDING COVERAGE:

TOTAL BLDG. COVERAGE = 20,716 S.F. = 9.53%

PARKING REQUIRED
 COMMERCIAL 3,115/1000 x 5 = 16 SPACES
 RESIDENTIAL 88 x 2 = 176 SPACES
 PLUS 25% = 176 x .25 = 44 SPACES

TOTAL PARKING REQUIRED 236 SPACES BEFORE ALLOWABLE REDUCTIONS

PARKING DATA:

TOTAL PARKING PROVIDED ON SITE 110 STANDARD 110 STANDARD
 6 BARRIER FREE
 116 SPACES ON SITE
 36 SPACES OWNED OFF SITE
 152 SPACES TOTAL PROPOSED
 BIKE PARKING REQUIRED = 24 SPACES
 28 OPEN SPACES PROPOSED
 36 COVERED SPACES PROPOSED
 64 TOTAL SPACES PROPOSED

SEWER INVENTORIES

CATCH BASIN #100
 RIM ELEV. = 839.94
 12" HDPE N INV. = 832.84
 12" HDPE NE INV. = 831.57
 12" HDPE SW INV. = 831.52

STORM MANHOLE #101
 RIM ELEV. = 840.53
 12" RCP N INV. = 831.23
 18" RCP NE INV. = 831.29
 12" RCP SE INV. = 831.37
 18" RCP SW INV. = 831.11

STORM MANHOLE #102
 RIM ELEV. = 833.14
 18" RCP NE INV. = 829.44
 18" RCP SW INV. = 829.34

SANITARY MANHOLE #200
 RIM ELEV. = 848.48
 4" PVC E INV. = 845.18
 4" PVC SE INV. = 845.10
 6" PVC NW INV. = 845.07

SANITARY MANHOLE #201
 RIM ELEV. = 844.44
 6" RCP SE INV. = 834.33
 6" RCP NW INV. = 834.31



NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

EX. LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- ⊙ = SANITARY MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = CATCHBASIN
- ⊙ = SANITARY CLEANOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GUY POLE
- ⊙ = GUY WIRE
- ⊙ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = HANDHOLE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- = SIGN
- ⊙ = POST
- ⊙ = AIR CONDITIONING UNIT
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = BUSH

LEGEND

- = EXT. CONTOURS
- = EXT. WATER MAIN
- = EXT. SANITARY SEWER
- = EXT. STORM SEWER
- = EXT. ELEVATIONS
- = PROPOSED WATER MAIN
- = PROPOSED SANITARY SEWER
- = PROPOSED STORM SEWER
- = MANHOLE (NEW)
- = PROPOSED C.B.
- = MANHOLE (EX.)
- = UTILITY EASEMENT
- = CENTER LINE OF ROAD
- = ROAD RIGHT OF WAY
- = PROPERTY LINE
- = FIRE HYDRANT
- = WATER VALVE
- = THRUST BLOCK
- = PROPOSED TOP OF CURB ELEV.

NOTE: PROPOSED WATER & SANITARY SEWER SHALL BE WITHIN A 20' EASEMENT

PROPOSED SA#1 T/O/S 847.50 I.E. 9" NW 835.63

- 1 DENOTES NUMBER OF B/F SPACES
- VA DENOTES VAN ACCESS B/F SPACES
- 0 DENOTES PROPOSED NUMBER OF 9' x 20' PARKING SPACES
- 0 DENOTES PROPOSED NUMBER OF 10' x 18' PARKING SPACES

BENCHMARKS

BENCHMARK #1 ELEV. = 850.21 (NAVD88)
 SOUTH FLANGE BOLT, UNDER "M" IN "MADE IN USA", FIRE HYDRANT, NORTH OF NORTHWIND DRIVE, ACROSS FROM ENTRANCE DRIVE TO #2875 NORTHWIND DRIVE.

BENCHMARK #2 ELEV. = 852.56 (NAVD88)
 NORTH FLANGE BOLT, UNDER "6" IN "1962", FIRE HYDRANT, NORTH OF NORTHWIND DRIVE, 70' NORTH AND 25' EAST OF NORTHEAST CORNER OF #2875 NORTHWIND DRIVE.



REVISIONS 3-9-18 MUPUD & SUP SUBMITTAL		KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800	
Red Cedar Manor SITE & UTILITY PLAN		APPROVED BY: JWK SHEET 2 OF 7 JOB #: 90403	
SCALE: 1" = 30' DATE: 5-5-17 AUTHORIZED BY: MERIDIAN INVESTMENT GROUP, LLC	DESIGNER: JWK PROJECT MGR: JWK	APPROVED BY: JWK SHEET 2 OF 7 JOB #: 90403	

RED CEDAR MANOR

MUPUD-SUP Submission Set 04.25.18

TOTAL BUILDING S.F.
70,213 S.F.

TOTAL:UNITS 88 (107 BEDROOMS)





RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 04.25.18

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RED CEDAR MANOR

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RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

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RED CEDAR MANOR

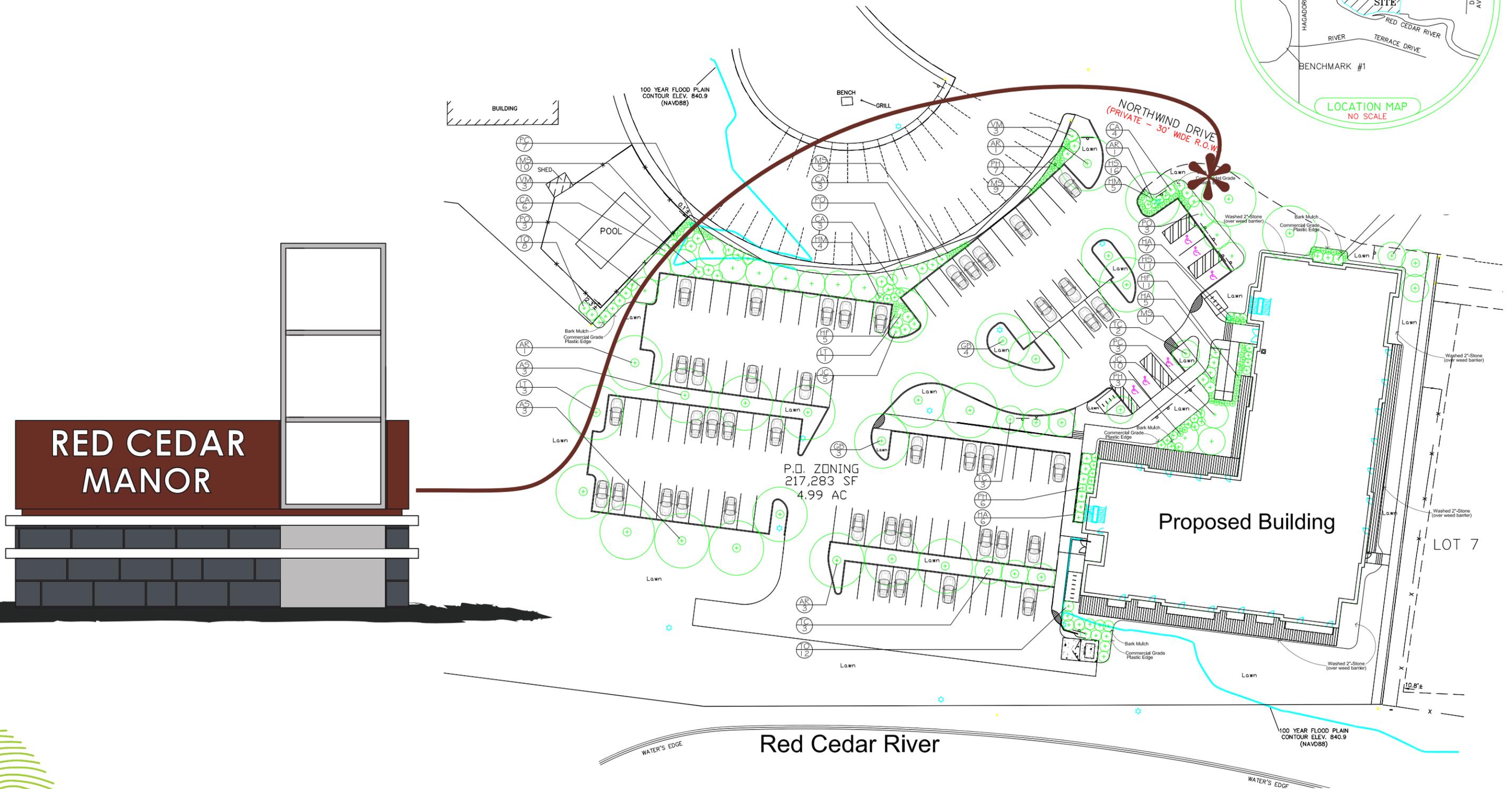
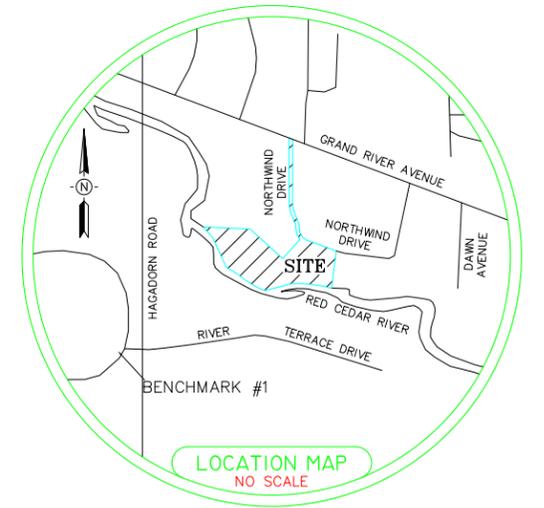
2875 Northwind Dr. East Lansing, MI 48823

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RED CEDAR MANOR - MONUMENT ENTRY SIGN

Location: Monument sign with tenant panels shall be located at the Northwest corner of the project, at the entry from Northwind Dr.



RED CEDAR MANOR

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