

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING

DATE OF MEETING: Thursday, February 14, 2019
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Commission Chambers, First Floor, Muskegon City Hall

AGENDA

- I. Roll Call
- II. Approval of Minutes from the regular meeting of January 10, 2019.
- III. Public Hearings
 - a. Hearing, Case 2019-02: Request for preliminary and final Planned Unit Development (PUD) approval for a mixed-use development at 920, 1000, 1010, 1050 and 1060 W Western Ave.
 - b. Hearing, Case 2019-03: Request for several departures from the Form Based Code section of the zoning ordinance for the proposed residential development at 241 & 245 W Western Ave.
- IV. New Business
- V. Old Business
- VI. Other
- VII. Adjourn

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CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting, upon twenty-four hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by

writing or calling the following:
Ann Meisch, City Clerk
933 Terrace Street

STAFF REPORT

February 14, 2019

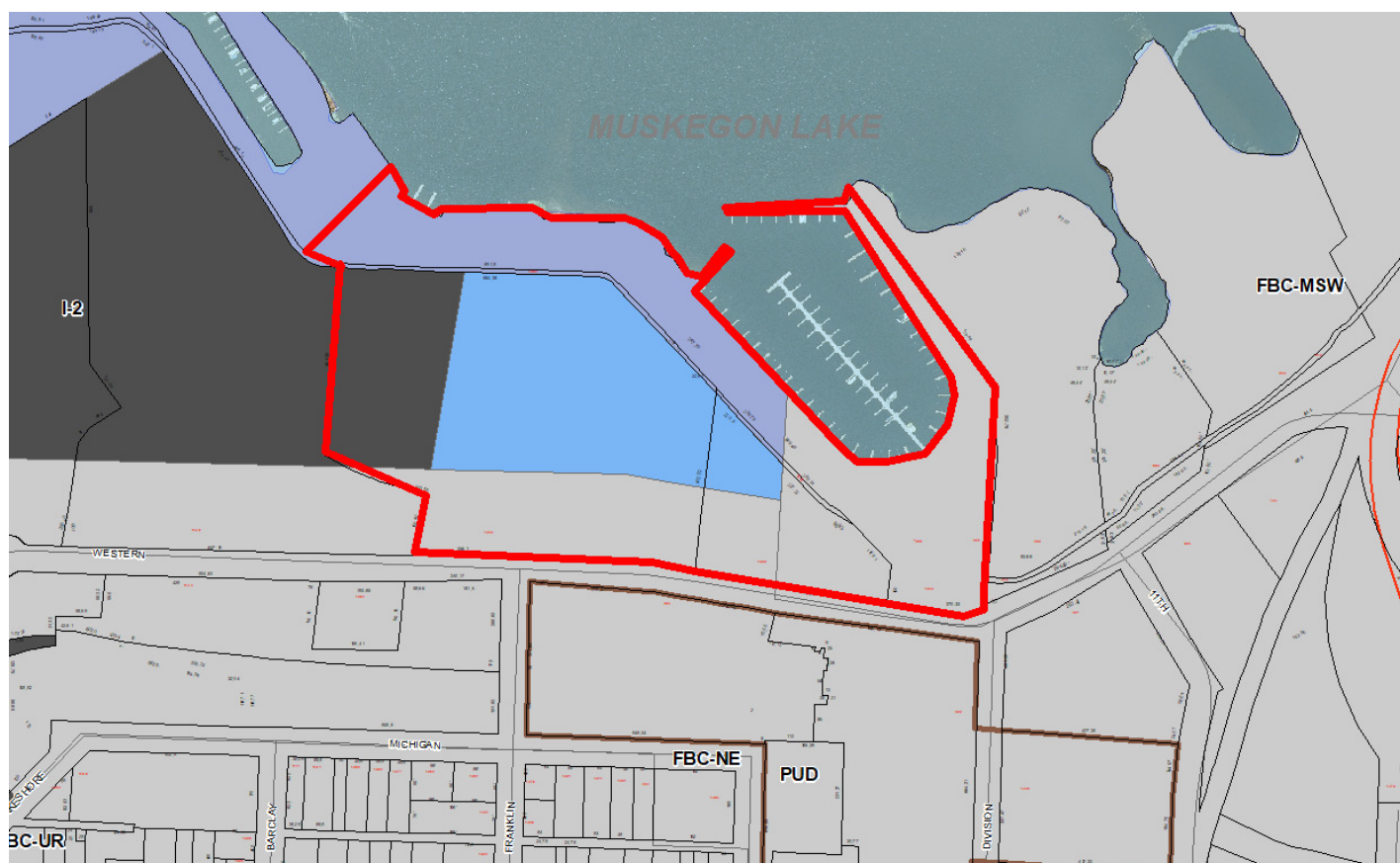
Hearing, Case 2019-02: Request for preliminary and final Planned Unit Development (PUD) approval for a residential development at 920, 1000, 1010, 1050 and 1060 W Western Ave.

SUMMARY

1. The proposed development includes the usage of five parcels on W Western Ave: 920 (City Marina), 1000 (Former City-owned parking lot), 1010 (Bike Path), 1050 (Fricano's), and 1060 (Bike Path).
2. The zoning of these parcels are B-2, Convenience & Comparison Business; I-2, General Industrial; LR, Lakefront Recreation and Form Based Code, Neighborhood Edge.
3. All together, the development includes 14.48 acres of land.
4. The PUD requirements for B-2 Districts state: The intent of Planned Unit Developments in the B-2 Convenience and Comparison Business Districts is to allow mixed land uses which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings.
5. The PUD requirements for I-2 Districts state: The intent of Planned Unit Developments in the I-2 General Industrial District is to allow mixed land uses, which are compatible to each other.
6. The PUD requirements for LR Districts state: The intent of Planned Unit Developments in the LR Lakefront Recreation Districts is to allow mixed land uses, which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with lakefront recreation activities, or residential dwellings.
7. The Form Based Code section of the zoning ordinance allows Specific Development Plans, intended to allow applicants flexibility to address market conditions and opportunities, including the master planning of large lots exceeding the maximum block dimensions as outlined in Section 2004, as well as the consolidation of multiple properties to create predictable and market responsive development for the area.
8. The project calls for 55 single-family detached houses. Phase 1 will include 34 units and Phase 2 will include an additional 21 units.
9. The residential units are 26 feet wide and setback 10 feet from each other. Units 1 and 10 are a little wider and shaped differently than the rest.
10. Residential units will consist of the "Schooner" and "Clipper" models, as depicted in the handouts. These will vary between 1, 1.5 and 2.5 story homes. Every home will have a garage. There are six units that will have an extra detached garage for extra storage.
11. Basements are not possible in this development due to groundwater levels.
12. Other improvements to the land include marina upgrades, a new clubhouse, improvements to the greenspace north of Fricano's, relocation of Fricano's lower level parking, bike path relocation, Park improvements and rerouting of traffic to the boat launch.
13. The current road between the Marina entrance and the boat launch would be removed and a new road would be located to the west of Fricano's Place. The new road will provide access to the boat launch. The boat launch area will lose a few parking spaces just to the east of the boat launch. These will be replaced along the new road leading into the boat launch. All internal roads will be private. The roads leading to the marina and boat launch will be public within dedicated easements. No gates are proposed other than to keep the existing one into the marina.
14. The current bike path would be sold to the developer and used as patio space for the residential units. The bike path will be relocated just to the north.

15. The chain link fence at the marina would be removed and replaced with a 4-foot tall wrought iron fence.
16. There are 50 parking spaces located near the club house. These will serve the club house and as overflow parking for residences. Other overflow lots for residences will include the two parking lots for Fricano's.
17. While traditional sidewalks are not incorporated, there are several concrete pathways that connect the publicly-accessible bike path.
18. The plan exceeds the ordinance requirements for open public space and landscaping.
19. Any approvals will be contingent upon issuance of a storm water permit from the Drain Commissioner. Stormwater improvements should eliminate the flooding that occurs near the current bike path. The applicant will be proposing a temporary holding and treatment process that will leach into the lake.
20. Plans are still being reviewed by other City departments. Comments will be made available at the meeting.
21. Phase 1 will include all improvements except for the residential units (and associated internal road) depicted in Phase 2.

Zoning Map



Aerial Map



STAFF RECOMMENDATION

Staff recommends approval of the preliminary and final PUD.

DELIBERATION

- I move that the request for preliminary Planned Unit Development (PUD) approval for a mixed-use development at 920, 1000, 1010, 1050 and 1060 W Western Ave be (approved/denied).
- I move that the request for final Planned Unit Development (PUD) approval for a mixed-use development at 920, 1000, 1010, 1050 and 1060 W Western Ave be recommended to the City Commission for (approval/denial).

Hearing, Case 2019-03: Request for several departures from the Form Based Code section of the zoning ordinance for the proposed residential development at 241 & 245 W Western Ave.

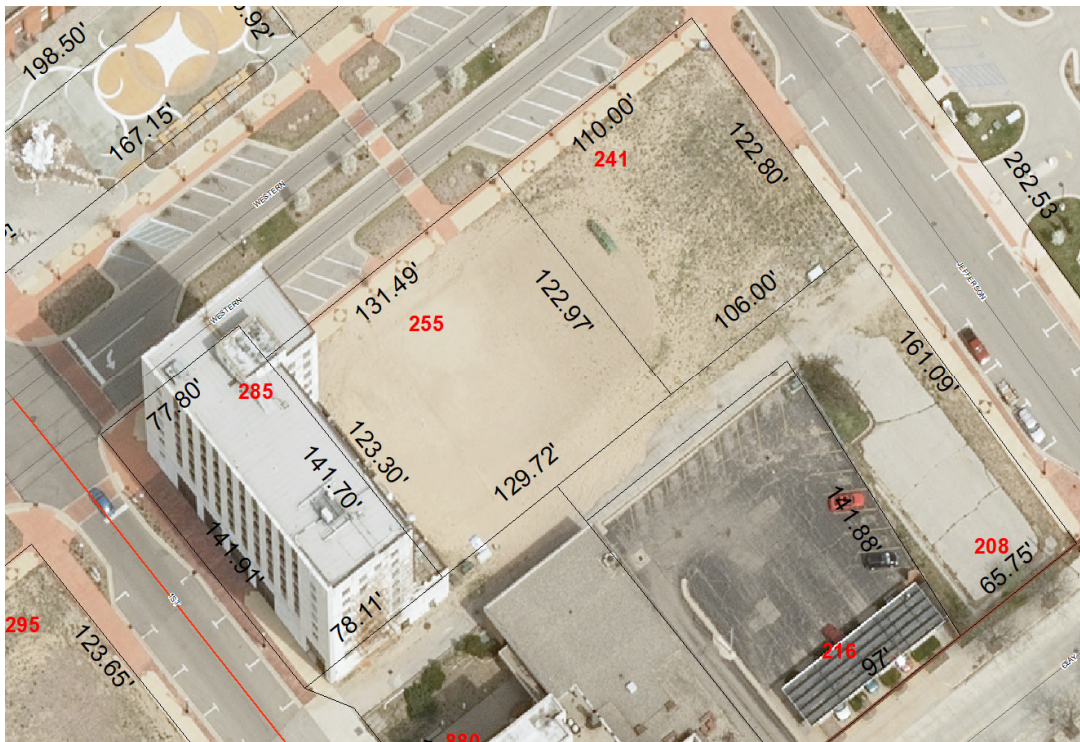
SUMMARY

1. The two parcels are zoned FBC, Mainstreet. Both lots combined have 241 feet of frontage along Western Ave and have a depth of 60 feet. New 16 feet wide by 60 feet deep parcels will be created.
2. Zero lot line setbacks in the rear will allow garage access from the public parking lot in the back.
3. The proposed rowhouse development meets the form base code, except for the following regulations, which will need to receive departures:
 - Two story buildings are required, this development proposes three stores. Staff prefers the three-story development because of its location on Western Ave.
 - Units are required to be a minimum of 18 feet, this development proposes 16 feet widths. Staff finds this acceptable because of the space created from the additional floor.
 - The code limits the maximum number of attached rowhouses to eight, this development proposes 15 attached units. Staff prefers this amount of units because of the amount of road frontage on Western Ave, which will allow for more density.
 - The development does not meet all of the requirements of one the two choices for frontages, including “lightwell” or “stoop.” It meets all of the requirements of the stoop option, except the stoop will only be raised 5 inches off of grade, rather than the required 18 inches. Please see the regulations for these on the following pages.
 - The amount of windows facing Jefferson St does not meet the minimum requirement of 10% of the upper stories facade. This requirement falls just short.

Zoning Map



Aerial Map



Lightwell Requirements

BUILDING TYPE STANDARDS

SECTION 2006

2006.15 ROWHOUSE BUILDING TYPE

9.01 BUILDING TYPE FRONTAGE OPTION 1: LIGHTWELL

DESCRIPTION

In a Lightwell Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. This frontage has a combined elevated terrace and sunken lightwell between the building wall and property line. This frontage type buffers residential uses from urban sidewalks and removes the private yard from public encroachment.



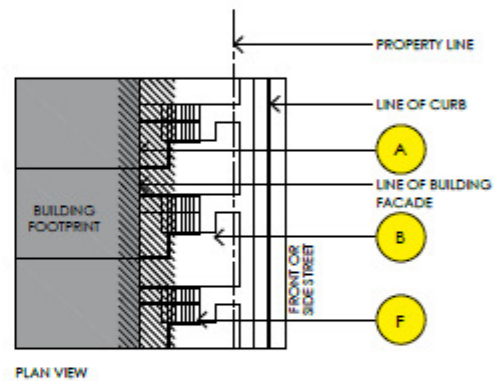
IMAGE 6.67 ROWHOUSE BUILDING WITH LIGHTWELL FRONTAGE

LIGHTWELL LOCATION REQUIREMENTS

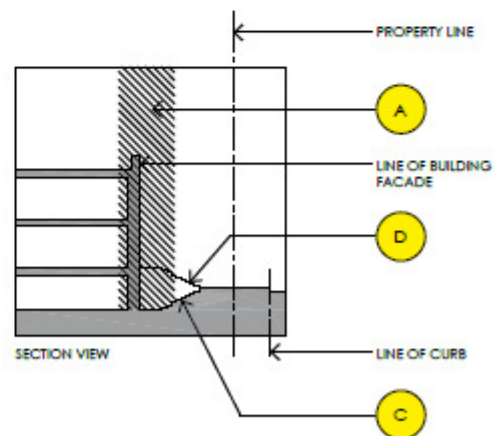
Refer to Illustration 6.84 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building facade shall have one of the following treatments depending on distance from the property line.
 1. Distance between building facade and property line is zero (0) to ten (10) feet: Ground area shall be paved to match public sidewalk.
 2. Distance between building facade and property line is greater than ten (10) feet: Ground area shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Required exterior stair from adjacent sidewalk grade down to sunken lightwell.
- D. Required exterior stair from adjacent sidewalk grade to elevated terrace.
- E. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- F. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.84 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

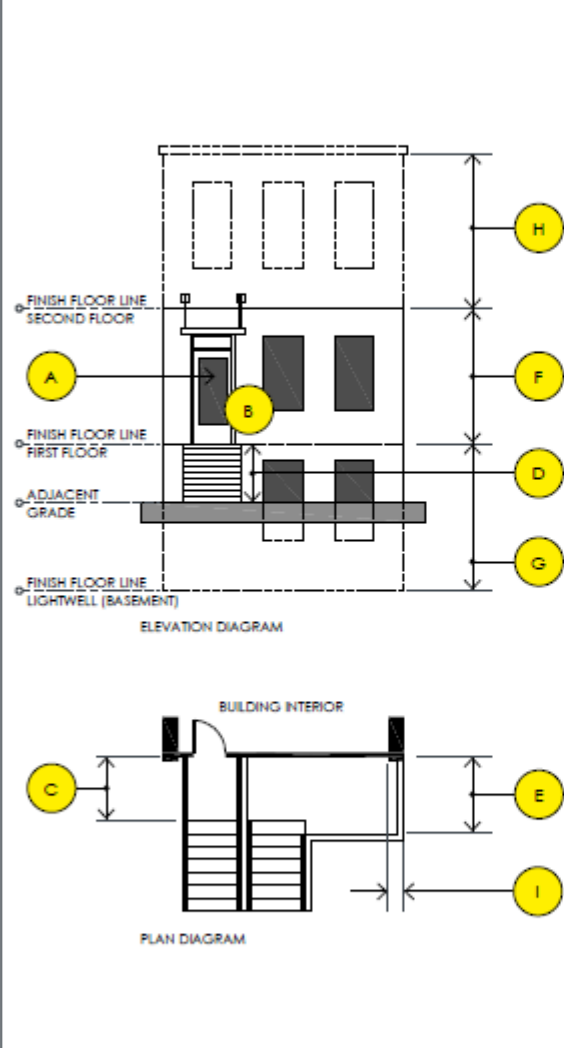


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.01 BUILDING TYPE FRONTAGE OPTION 1: LIGHTWELL

ILLUSTRATION 6.85 FRONTAGE COMPOSITION REQUIREMENTS



LIGHTWELL COMPOSITION REQUIREMENTS

Refer to Illustration 6.85 for frontage composition graphic reference.

- A. Entry door(s) is not required to have transparency.
- B. Entry door(s) are required to be elevated. Elevated entry doors shall have one of the following treatments:
 1. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables. (As depicted in the graphic).
 2. Uncovered (with no canopy or supported roof).
- C. Depth of required terrace shall be 4 feet minimum and 8 feet maximum.
- D. Terrace shall be 3 feet minimum above adjacent grade.
- E. Depth of required lightwell shall be 6 feet minimum and 10 feet maximum.
- F. Transparency First Floor: Lightwell frontage shall have 10% to 50% of the façade be windows between the finish floor line of the first story and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- G. Transparency Lightwell: Lightwell frontage shall have 10% to 30% of the façade be windows between the finish floor line of the first story and the finish floor line of the lightwell (basement).
- H. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.
- I. Required 18" to 32" wide pilaster or wall surface spaced as indicated by Building Type.

Stoop Requirements

BUILDING TYPE STANDARDS

SECTION 2006

2006.15 ROWHOUSE BUILDING TYPE

9.02 BUILDING TYPE FRONTAGE OPTION 2: STOOP

DESCRIPTION

In a Stoop Frontage Type, the facade of the building that faces the front and / or side streets is setback a small distance from the front and side streets, typically within a build-to-zone. The stoop is elevated above the sidewalk. Steps or a ramp from the stoop may lead directly to the sidewalk or may be side-loaded.



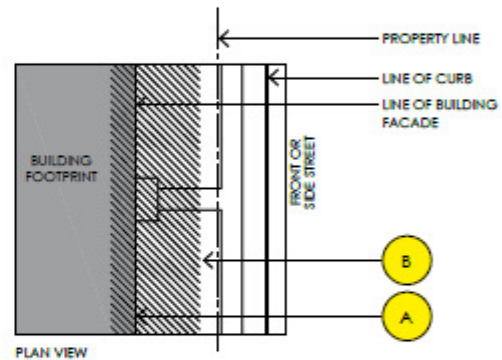
IMAGE 6.68 ROWHOUSE BUILDING WITH STOOP

STOOP LOCATION REQUIREMENTS

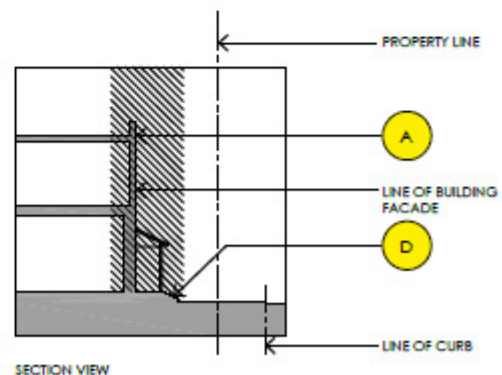
Refer to Illustration 6.86 for frontage location graphic reference.

- A. The building facade(s) are required to be placed within a build-to-zone as required by the building site placement requirements in the Context Area section. Refer to Section 2005.
- B. The ground area between the front and side street property lines and the main building facade shall be landscaped with a sidewalk connecting the entry door to the public sidewalk. Sidewalk connecting entry door and public sidewalk shall have a width of 5 feet minimum.
- C. Balconies, awnings, canopies, cornices, upper bays, and projecting signs may extend into the public right-of-way per the requirements of the encroachment section in Section 2003.
- D. Stoops, wells, and / or steps may extend into required setbacks per the requirements of the encroachment section in Section 2003.

ILLUSTRATION 6.86 FRONTAGE LOCATION REQUIREMENTS



PLAN VIEW

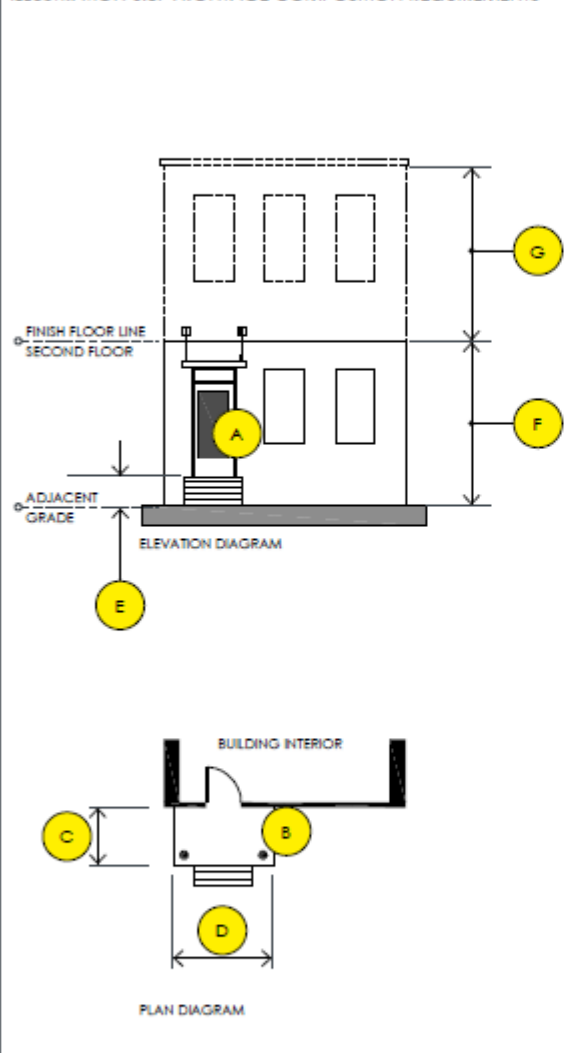


SECTION VIEW

HATCHED AREA REPRESENTS THE BUILD-TO-ZONE. REFER TO SECTION 2005 FOR THE LOCATION OF BUILD-TO-ZONE FOR SPECIFIC CONTEXT AREAS.

9.02 BUILDING TYPE FRONTAGE OPTION 2: STOOP

ILLUSTRATION 6.87 FRONTAGE COMPOSITION REQUIREMENTS



STOOP COMPOSITION REQUIREMENTS

Refer to Illustration 6.87 for frontage composition graphic reference.

- A. Entry door(s) shall have 25% minimum transparency.
- B. Entry door(s) are required to be elevated above adjacent grade. Elevated entry doors shall have one of the following treatments:
 1. Covered with a supported roof. Roof shall be supported with columns.
 2. Covered with a canopy. Canopy shall be cantilevered or supported by brackets or cables. (As depicted in graphic).
 3. Uncovered (with no canopy or supported roof).
- C. Depth of stoop landing shall be 4 feet minimum.
- D. Width of stoop landing shall be 5 feet minimum.
- E. Stoop shall be 18" minimum above adjacent grade.
- F. Transparency: Stoop frontage shall have 10% to 50% of the façade be windows between the adjacent grade and the finish floor line of the second story. Entry door transparency shall be included as part of the required transparency calculation.
- G. Transparency Upper Stories: Refer to Building Type for transparency requirements of upper stories.

STAFF RECOMMENDATION

Staff recommends approval of the departures.

DELIBERATION

I move that departures from the Form Based Code section of the zoning ordinance, as proposed, for the residential development at 241 & 245 W Western Ave be (approved/denied).