



June 5, 2018

Mtg Date: June 14, 2018

To: Planning Commission

From: Julie Johnston, AICP
Planning Director

Applicant: Adam Garland
Adam Garland Construction

Owner: Molly Garland

Property: 6825 Stadium Drive
Parcel number 3905-35-115-066

Zoning: VC: Village Commercial and Village Form-Based Code Overlay

Request: Expansion of a barn workshop/storage

Section(s): Section 33.00: Village Commercial
Section 34.000: Village Form-Based Code Overlay

Project Name: Barn Addition

PROJECT SUMMARY

Adam Garland Construction is currently housed at 6825 Stadium Drive, which is zoned within the Village Commercial District and is governed by the Village Form Based Code Overlay. Mr. Garland would like to complete improvements on his property, which include:

1. Aesthetic improvements to the existing residential home which has been converted to a showroom for his contractor's business.
2. Asphalt drive from Stadium Drive moving south to terminate behind the home.
3. The development of some onsite parking for staff and the occasional client.
4. The addition of a 40-foot by 60-foot (2,400 square foot) storage building attached to an existing 542 square foot garage structure on site.

The building in question is nonconforming to the requirements of the Form-Based Codes. The Overlay provides some flexibility for nonconforming structures, however the language clearly indicates that any additions should comply with the Ordinance, as follows:

34.930 Nonconforming uses and structures. *This section establishes regulations for nonconforming uses and nonconforming structures. This SECTION is intended to allow nonconforming uses and structures to continue to the extent consistent with the health, safety and public welfare purposes of this Ordinance. However, the ultimate goal is to bring such nonconforming uses and structures into compliance with the Ordinance.*

- C. *Nonconforming buildings or structures.* *Buildings or other structures that are nonconforming as to placement, frontage, height, design, or other zoning regulations contained in these Overlay standards or elsewhere in this Ordinance may be repaired, replaced, or added to, only to the extent permitted by this section:*
1. *Additions. A nonconforming building or other structure may be added to, provided that the portion of the building or other structure comprising such addition **complies with all requirements of this SECTION 34.***

Based on this regulation, Mr. Garland's addition would not be possible because it could not meet the requirements of the Form-Based Code, for example the build-to line of 10-feet from the right-of-way. However, the Form-Based Codes also includes a Section that allows the Planning Commission to modify the standards of the Ordinance. Per Section 34.920.B.3 and 4, build-to lines and the architectural standards of the Form-Based Code may be modified. In addition, Section 34.920.C states the following:

- C. *Modification due to adjacent development.* *The Planning Commission may consider modifications to the development standards of this Overlay District so that the proposed development will better fit with adjacent development. When considering the modification, the Planning Commission shall consider the following:*
1. *The anticipated lifespan of the adjacent development,*
 2. *Whether the development with the proposed modification is of equal or better quality than without the modification, and*
 3. *Whether the modification will limit the ability of the Township to achieve the goals of the Overlay District.*

Adjacent development to 6825 Stadium Drive consists of a single-family home to the immediate east of the subject parcel, Williams Distributing to the immediate west, a cell tower facility to the south and Pinehurst Apartments across Stadium Drive to the north. The general formation of parcels along the south side of Stadium Drive are narrow and exceedingly long. The parcel in question has 150 feet of frontage but is 1,232 feet long. Adjacent parcels are very similar in configuration. This contributes to the limitation of development on these lots.

The site plan proposed by Mr. Garland will improve the site tremendously from its existing condition. Due to its location on Stadium Drive and its current use as a showroom for the construction company, it is not likely that this parcel would revert back to a residential home. Therefore, any improvements to the site to bring it to current standards for such things as an asphalt drive and parking, resolution of storm water runoff, improved appearance of the structures, etc., required as part of site plan review, would be an enhancement to the area. Based on the modification allowance under Section 34.920.C, staff recommends the Planning Commission allow the expansion of the garage building on site.

SITE PLAN

As stated, the main change to the site will be the addition of the 2,400 square foot storage building and the placement of an asphalt driveway with parking spaces. No new lighting is proposed, so a photometric plan was not required. The sign shown on the site plan will be reviewed under a separate sign permit, as required by the Township Zoning Ordinance.

Parking and Drive Aisle

The site plan shows a total of seven parking spaces. Based on our calculations, only five spaces are required, as follows:

Showroom: $1,220 \text{ square feet} \times 0.70 \text{ (net floor area)}/400 = 2 \text{ spaces}$
Storage/Workroom building: $2,942 \times 0.70/1500 = 1 \text{ space}$
Existing cottage building = 1 space

With the reduction of two spaces, staff would like to see parallel spaces 3 and 4 be removed from the site plan. The drive aisle width adjacent to those spaces does not meet current Zoning Ordinance requirements and therefore should be eliminated. Parallel space number 5 could remain as any vehicle utilizing this space could back into the proposed drive and continue forward to Stadium Drive.

The Fire Marshall indicated that the site needs a turn-around for emergency vehicles. Staff provided a number of options for how this could occur. The applicant chose to continue the vehicular drive to the property line, allowing it to attach to the neighboring Williams Distributing paved surface. This is only an acceptable option if Williams Distributing is willing to designate their side of the connection as a "fire lane," keeping the area clear of parked vehicles, equipment, etc. In addition, the Williams Distributing paved area does not extend to their eastern property line so the Adam Garland project would need permission to extend the asphalt and connect the two properties.

For this configuration to move forward, a letter from Williams Distributing will be needed indicating they will keep their area cleared as a fire lane and that they are willing to allow Adam Garland Construction to pave to their existing parking area. If this is not provided, a new turn-around for emergency vehicles will be required.

Finally, the Township is planning a sidewalk along Stadium Drive in this location, currently planned for 2020. It will be very important as part of the driveway design that the area located within the Stadium Drive right-of-way meet ADA standards for a maximum cross-slope of 2 percent.

Landscaping

The landscaping found on site meets the Ordinance requirements, as long as the development of the asphalt drive does not disturb the trees located within the front yard.

Engineering

Public sanitary sewer is available along Stadium Drive. Currently, this property is not connected to this system. Per the requirements of *General Ordinance 232.008: Timing of Connections*, this site will be required to connect and should anticipate a notification from the Township in the near future. As part of

the site plan review process, staff strongly recommended the connection to the public system occur as part of the full project scope. This is an important consideration to minimize future construction costs and to avoid conflicts and/or reconstruction at a later date. The site plan continues to be silent to this request.

In addition, an active “privy” is noted on the site plan. With the change of use from a single-family residential home to a nonresidential use, the use/configuration of this privy may not comply with current health codes. Therefore, staff recommends that documentation from Kalamazoo County Environmental Health be provided to the Township to ensure the use of this facility meets all code requirements. With that said, the Township would prefer connection to the public system, which would allow for the removal of the privy.

RECOMMENDATION

Based on the modification allowance under Section 34.920.C of the Village Form-Based Code Overlay, staff recommends the Planning Commission allow the expansion of the accessory building on site. In addition, staff is generally satisfied that the project meets the requirements for site plan approval, subject to the following conditions, which should all be managed prior to the issuance of a building permit:

1. A revised site plan with the following changes:
 - a. Reduce the parking from seven spaces to five spaces, eliminating parallel spaces 3 and 4 on the site plan.
 - b. Provide for a maximum cross-slope of 2 percent on the proposed drive within the right-of-way of Stadium Drive for future sidewalk development.
2. Provide documentation from Williams Distributing that they will both allow the connection to be designated as a fire lane and permit asphalt to be added to their site for the connection.
3. If condition No. 2 cannot be met, provide a location for emergency vehicle turn-around onsite, to be illustrated on a revised site plan and subject to staff approval.
4. Provide documentation from Kalamazoo County Environmental Health to ensure all code requirements have been met for the use of the “privy.”

Respectfully Submitted,



Julie Johnston, AICP
Planning Director

Attachments: Application
Aerial
Site Plan



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

PLEASE PRINT

PROJECT NAME & ADDRESS ADAM GARLAND CONSTRUCTION
BARN WORKSHOP ADDITION
PLANNING & ZONING APPLICATION

Applicant Name : ADAM GARLAND
Company ADAM GARLAND CONSTRUCTION
Address 6825 STADIUM DRIVE
KALAMAZOO, MI 49009
E-mail ADAMGARLANDCONSTRUCTION@GMAIL.COM
Telephone 269/544-7663 Fax @GMAIL.COM
Interest in Property OWNER

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

Received From: GARLAND
Date: 05/04/2018 Time: 8:28:06 AM
Receipt: 141296
Cashier: LPOTOK

OWNER*:

Name ADAM GARLAND
Address 6825 STADIUM DRIVE
KALAMAZOO, MI 49009
Email ADAMGARLANDCONSTRUCTION@GMAIL.COM
Phone & Fax 269/544-7663
CELL: 269/806-5324
*(*If different from the Applicant)*

ITEM REFERENCE	AMOUNT
1088 SITE PLAN REVIEW SPR	\$350.00
1042 PLANNING ESCROW PLANNING ESCROW	\$1,000.00
TOTAL	\$1,350.00
CHECK 5539	\$1,350.00
Total Tendered:	\$1,350.00
Change:	\$0.00

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

- Planning Escrow-1042
- Site Plan Review-1088
- Administrative Site Plan Review-1086
- Special Exception Use-1085
- Zoning Variance-1092
- Site Condominium-1084
- Accessory Building Review-1083
- Land Division-1090
- Subdivision Plat Review-1089
- Rezoning-1091
- Interpretation-1082
- Text Amendment-1081
- Sign Deviation-1080
- Other: _____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): _____

ADDITION TO EXISTING BARN AND WORKSHOP
INSTALL NEW ROOF, SIDING, AND WINDOWS ON EXISTING
BUILDINGS TO MATCH WORKSHOP ADDITION

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

SEE ATTACHED SITE PLAN

PARCEL NUMBER: 3905-

ADDRESS OF PROPERTY: 6825 STADIUM DRIVE

PRESENT USE OF THE PROPERTY: EXISTING OFFICE & WORKSHOP

PRESENT ZONING _____ **SIZE OF PROPERTY** _____

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 Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.

Owner's Signature (* If different from Applicant)

Date

[Handwritten Signature]

5/3/18

Applicant's Signature

Date

[Handwritten Signature] ARCHITECT

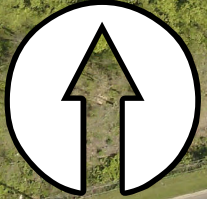
5/3/2018

PLEASE ATTACH ALL REQUIRED DOCUMENTS

Copies to:

- Planning Dir.-1
- Applicant -1
- Clerk -1
- Deputy Clerk, (only if Escrow)
- Attorney-1
- Assessor -1
- Planning Secretary - Original



ADAM GARLAND CONSTRUCTION
Aerial Map

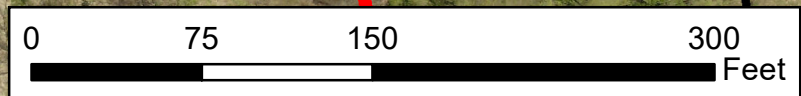


ANDOVER DR

STADIUM DR

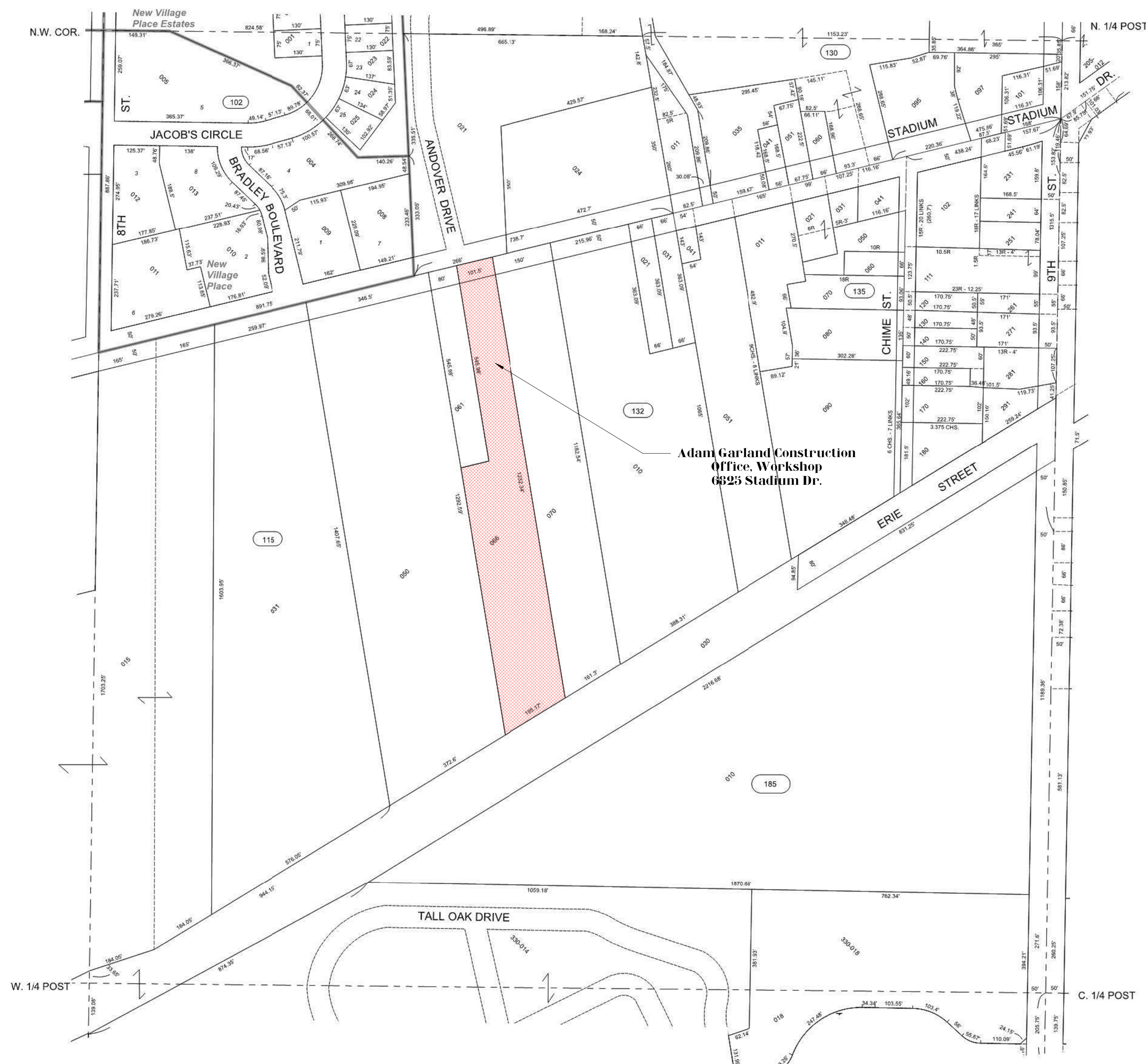


-  Other Property Line
-  Subject Property



Legal Description:
 6825 Stadium Drive, Kalamazoo, MI 49009

SEC 35-2-12 BEG IN CTR LI RED ARROW HWY 1596.16 FT SWLY OF N&S1/4 LI TH SWLY ALG CTR LI 181.5 FT TH SLY 1292.59 FT TO NLY LI AT&T CO ROW TH NELY THEREON 195.17 FT TH NLY 1232.34 FT TO BEG EXC BEG AT INTER WLY LI & SLY LI SD HWY TH N 75DEG19MIN35SEC E ALG SD HWY 80 FT TH S 10DEG26MIN 56SEC E 545.98 FT TH S 75DEG19MIN35SEC W 80 FT TH N 10DEG 26MIN56SEC W ALG WLY LI 545.98 FT TO BEG *



Adam Garland Construction
 Office, Workshop
 6825 Stadium Dr.

1 Site Plan, Official County Platt Map
 A-01 SCALE: 1" = 200'-0"

Site Plan, Official County Platt Map
 © Copyright: Richard Schramm 2018 / Do not copy or duplicate without written permission. The Architect's embossed seal is required on this document.

Adam Garland Barn Workshop
 6825 Stadium Drive, Kalamazoo, Michigan 49009

Date: 06/06/2018.
 Revised:
 Drawn by: R.A.S.
 Project: 0899.101

Sheet Number
A-01

Architectural Workshop, Inc.
 Richard Schramm, Architect
 7540 Stadium Drive
 Kalamazoo, MI 49009
 Phone: 269.375.2472
 FAX: 269.372.7272
 www.ArchWorks.us

Existing Cell Tower
Facilities to remain

Adam Garland Construction
Office & Showroom
6825 Stadium Dr.

Existing Conc. Patio

Existing Cottage
to remain

Existing Barn:
Storage & Workshop

Workshop Addition:
60'x40' 18' wall ht.

Existing Plumbing & Heating Co.



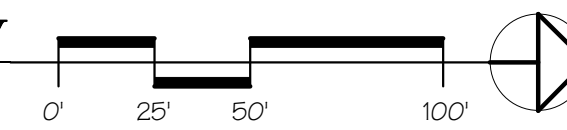
Existing Garage
to be removed

Existing Residence,
East of property

1
A-02

Site Plan, Aerial View

SCALE: 1" = 50'-0"



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Site Plan, Aerial View

Adam Garland Barn Workshop

6825 Stadium Drive, Kalamazoo, Michigan 49009

Architectural Workshop, Inc.
Richard Schramm, Architect

7540 Stadium Drive
Kalamazoo, MI 49009
www.ArchWorkshop.com

Phone: 269.375.2472

FAX: 269.372.7272

Date: 06/06/2018.

Revised:

Drawn by: R.A.S.

Project: 0899.101

Sheet Number

A-02

Construction Notes:

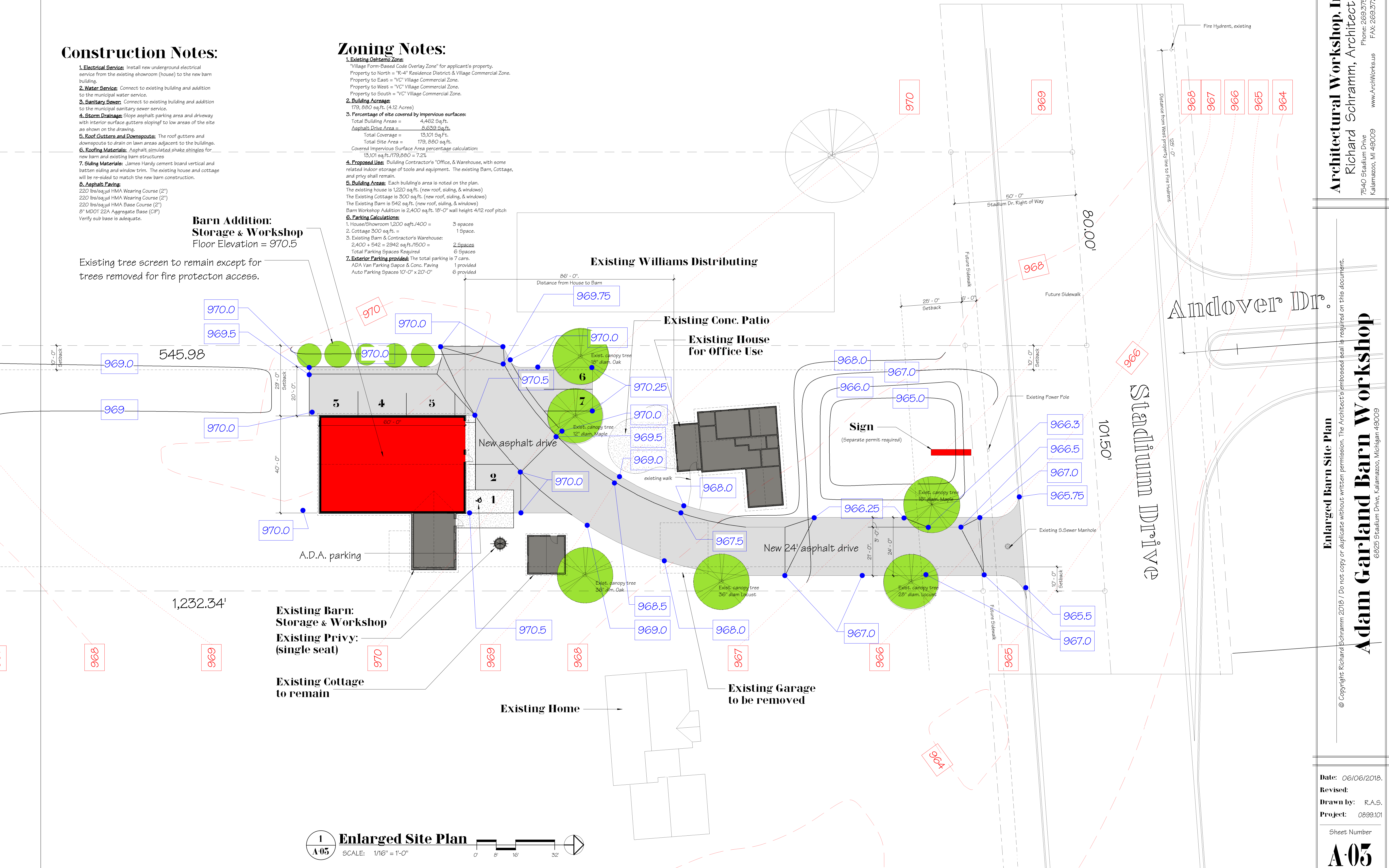
- 1. Electrical Service:** Install new underground electrical service from the existing showroom (house) to the new barn building.
- 2. Water Service:** Connect to existing building and addition to the municipal water service.
- 3. Sanitary Sewer:** Connect to existing building and addition to the municipal sanitary sewer service.
- 4. Storm Drainage:** Slope asphalt parking area and driveway with interior surface gutters sloping to low areas of the site as shown on the drawing.
- 5. Roof Gutters and Downspouts:** The roof gutters and downspouts to drain on lawn areas adjacent to the buildings.
- 6. Roofing Materials:** Asphalt simulated shake shingles for new barn and existing barn structures.
- 7. Siding Materials:** James Hardy cement board vertical and batten siding and window trim. The existing house and cottage will be re-sided to match the new barn construction.
- 8. Asphalt Paving:**
 - 220 lbs/sqyd HMA Wearing Course (2")
 - 220 lbs/sqyd HMA Wearing Course (2")
 - 220 lbs/sqyd HMA Base Course (2")
 - 8" MDOT 22A Aggregate Base (CIP)
 Verify sub base is adequate.

Zoning Notes:

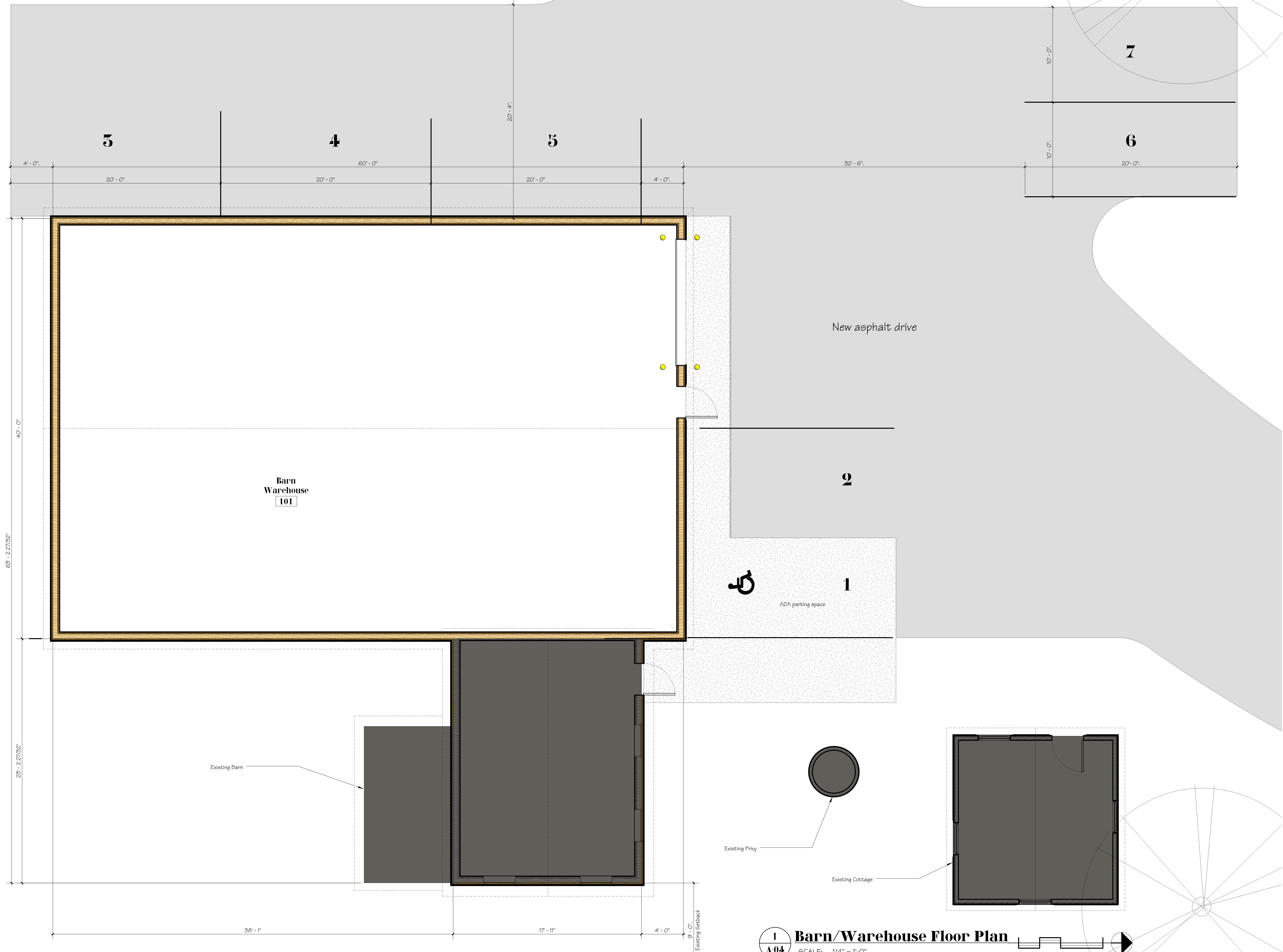
- 1. Existing Overlay Zone:** "Village Form-Based Code Overlay Zone" for applicant's property. Property to North = "R-4" Residence District & Village Commercial Zone. Property to East = "VC" Village Commercial Zone. Property to West = "VC" Village Commercial Zone. Property to South = "VC" Village Commercial Zone.
- 2. Building Area:** 179,880 sq.ft. (4.12 Acres)
- 3. Percentage of site covered by impervious surfaces:**
 - Total Building Areas = 4,462 Sq.ft.
 - Asphalt Drive Area = 8,639 Sq.ft.
 - Total Coverage = 13,101 Sq.ft.
 - Total Site Area = 179,880 sq.ft.
 - Covered Impervious Surface Area percentage calculation: $13,101 \text{ sq.ft.} / 179,880 = 7.2\%$
- 4. Proposed Use:** Building Contractor's Office, & Warehouse, with some related indoor storage of tools and equipment. The existing Barn, Cottage, and privy shall remain.
- 5. Building Areas:** Each building's area is noted on the plan. The existing house is 1,220 sq.ft. (new roof, siding, & windows) The Existing Cottage is 300 sq.ft. (new roof, siding, & windows) The Existing Barn is 542 sq.ft. (new roof, siding, & windows) Barn Workshop Addition is 2,400 sq.ft. 18'-0" wall height 4/12 roof pitch
- 6. Parking Calculations:**
 - 1. House/Showroom 1,200 sqft./400 = 3 spaces
 - 2. Cottage 300 sq.ft. = 1 Space.
 - 3. Existing Barn & Contractor's Warehouse: 2,400 + 542 = 2942 sq.ft./1500 = 2 Spaces
 - Total Parking Spaces Required 6 Spaces
- 7. Exterior Parking provided:** The total parking is 7 cars.
 - ADA Van Parking Space & Conc. Paving 1 provided
 - Auto Parking Spaces 10'-0" x 20'-0" 6 provided

**Barn Addition:
Storage & Workshop**
Floor Elevation = 970.5

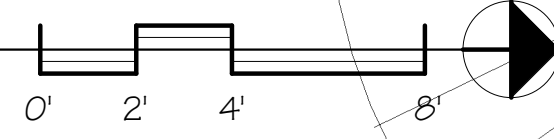
Existing tree screen to remain except for trees removed for fire protection access.

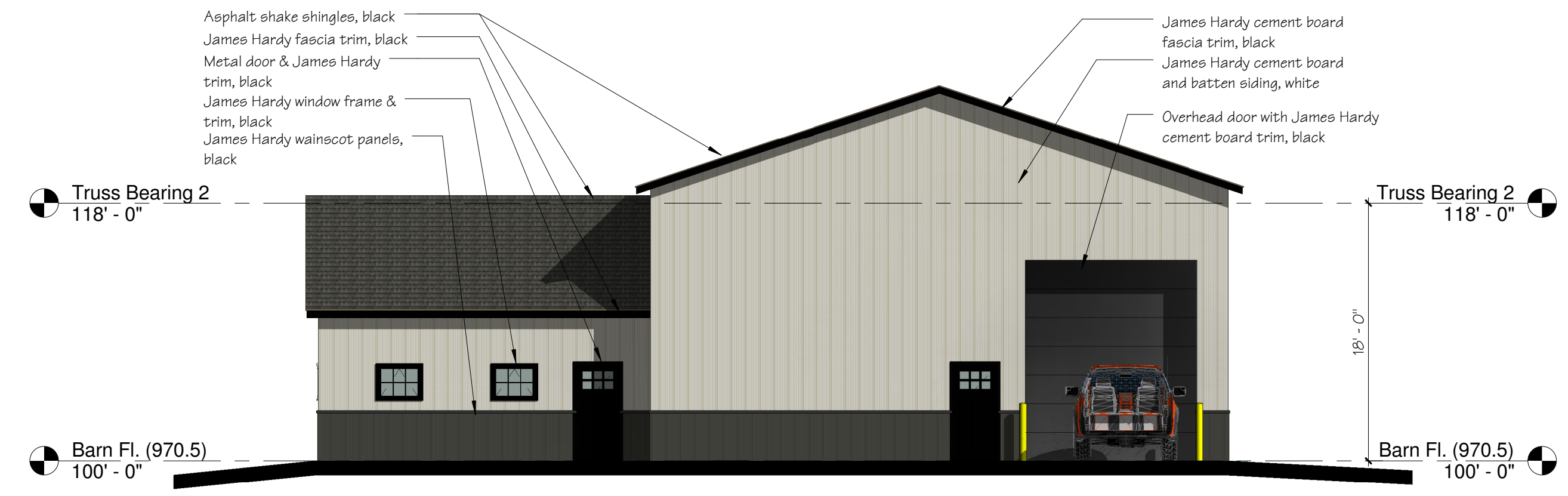


1 Enlarged Site Plan
SCALE: 1/16" = 1'-0"

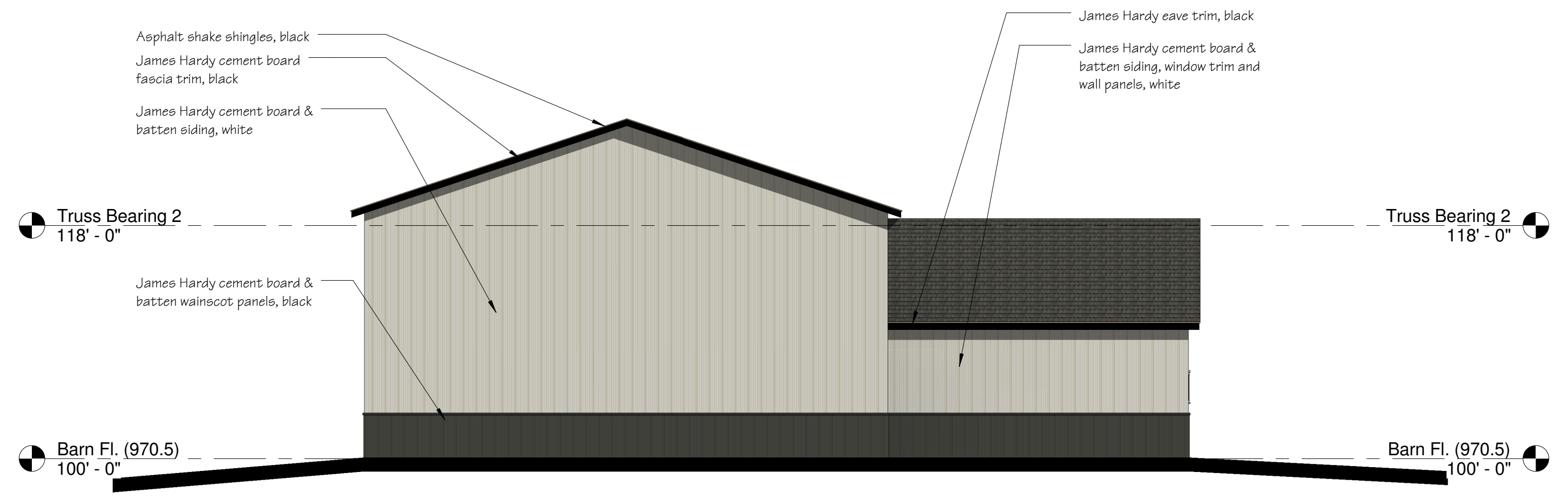


1
A-04 **Barn/Warehouse Floor Plan**
SCALE: 1/4" = 1'-0"

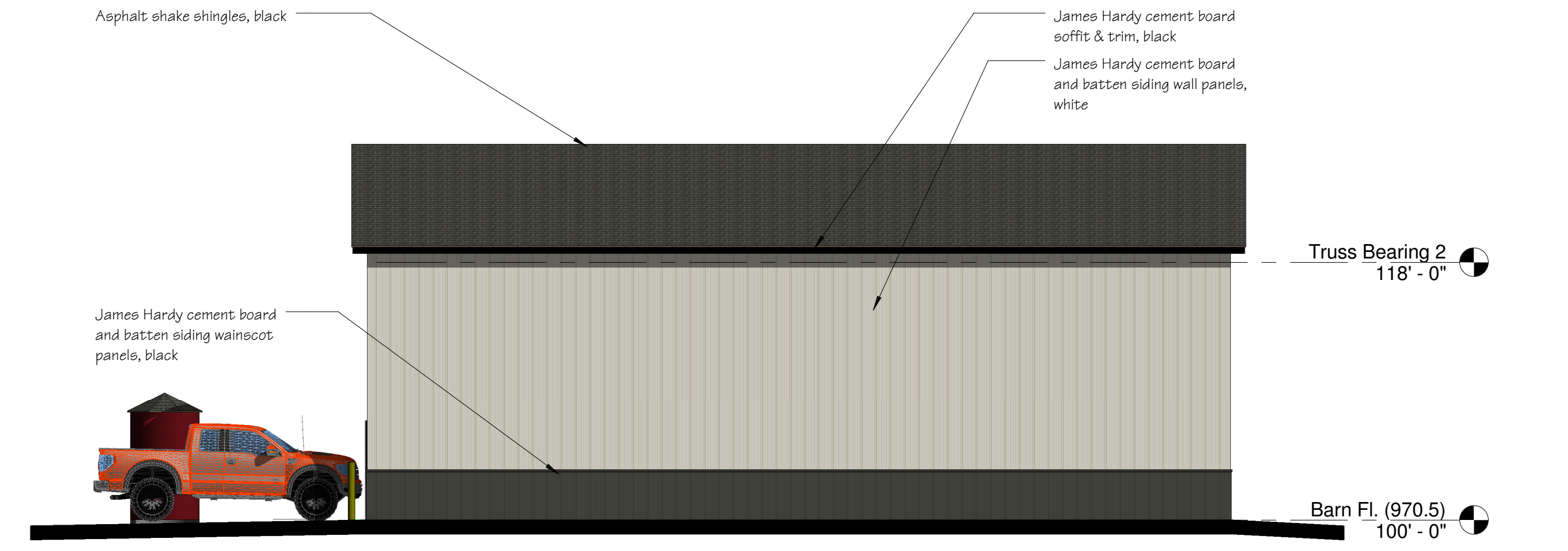




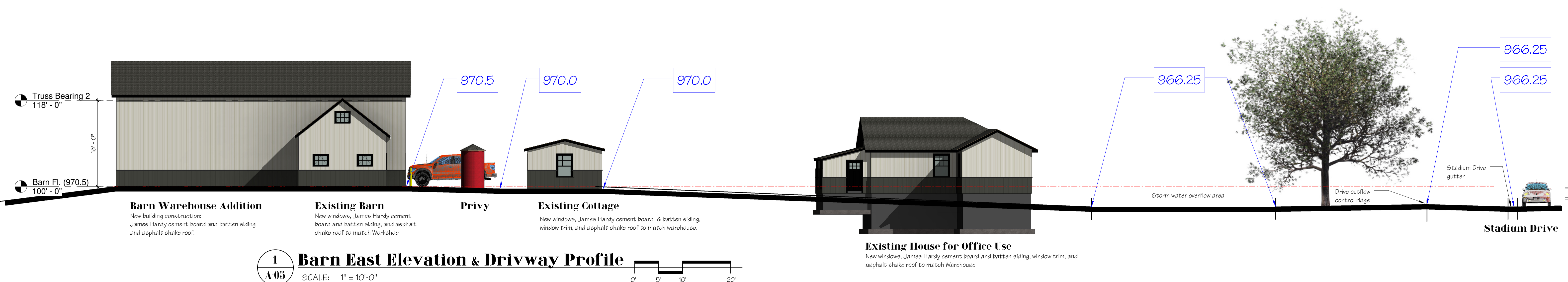
2 Barn Addition N. Elevation
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'



4 Barn Workshop S. Elevation
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'



5 Barn Addition W. Elevation
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'



1 Barn East Elevation & Driveway Profile
 SCALE: 1" = 10'-0"
 0' 5' 10' 20'