



**ARROW VETERINARY CLINIC
SITE PLAN REVIEW REPORT**

*For Review by the Lowell Charter Township Planning Commission
August 10, 2020*

Prepared by Timothy J. Johnson, PCP, MainStreet Planning Company

Project Description

The applicant, Sara Karasinski, wishes to raze the former Pauly’s party store and Jet’s Pizza building at 11250 Fulton Street and construct a 5,405 sq. ft. veterinary clinic. This 13-acre site, most of which is in the Grand River 100-year flood plain, is zoned G, General Business.

The proposed use would be served by public sanitary sewer and an on-site water well. The use would offer surgical services with pens for recovering animals and a small fenced outdoor dog run. Kennel services are not proposed.

The applicant has provided additional information regarding the proposed use.

Review Process

A veterinary clinic without kennels is a permitted use in the General Commercial zoning district. A site plan is required for review and approval by the Planning Commission. A public hearing is not required and the Township Board is not involved in a review of a site plan.

Project Review

The applicant has submitted a site plan set dated July 2020. We have reviewed the plans according to the applicable requirements of the Lowell Charter and have the following comments.

- 1. Based on our review of the FEMA flood plain maps it appears that the proposed building may be within the 100-year flood plain of the Grand River.** If so, a Special Use Permit would be required to construct the proposed project. A permit from the Department of Environment Great Lakes, and Energy would also be required. We are working with the applicant to make a determination on the accuracy of the flood plain maps.
- 2. The plan should note that the parking lot light poles will not exceed a height of 25 feet per Section 4.28(h)(12).** Otherwise the lighting plan complies with these requirements.
- 3. The dumpster enclosure is located in the front yard which is allowed by the Zoning Ordinance provided the enclosure “shall be screened by a vertical screen consisting of structural or plant materials not less than six feet in height or placed so they are not substantially visible from residential districts or public thoroughfares. The finished side of any wall, fence or other similar storage screen shall face adjacent properties.”**

The applicant should provide more information to illustrate compliance with this requirement. A good example of an enclosure in the front yard that meets this requirement can be found at Green Acres on Fulton Street to the east.

4. Section 21.06(a)(5) requires a sidewalk be provided along the Fulton Street frontage. The Commission, however, has not required sidewalks for new projects on the south side of Fulton Street west of Creation Kingdom as sidewalks would not be practical due to the large gaps of undeveloped property and existing uses without sidewalks.

As an alternative, the Commission has required applicants for new projects to submit a written commitment to install a sidewalk along their Fulton Street frontage at such time that the Township Board creates a special assessment district to develop sidewalks on Fulton Street.

The Commission should therefore require this written commitment from the applicant as a condition site plan approval.

5. The landscape plan complies with the requirements of Section 4.26. However, I believe in this case the number of trees required along the Fulton Street frontage would create a visual barrier of the building as seen from the street over time. Several of the ornamental trees could be removed without compromising the intent of the landscape requirements.

6. The architectural elevations of the proposed building meet the building façade requirements of Section 11.07.

7. The project meets all setback and parking requirements and other applicable requirements of the Zoning Ordinance.

8. The Township Engineer has provided a report which recommends approval subject to some modifications to the stormwater provisions.

9. The plan shows a proposed sign location. A separate sign permit will be required as approval of this site plan does not extend to the sign.

10. Plans were provided to the Township Fire Chief but his response has not been received as of the date of this report.

SUMMARY

The location of the 100-year flood plain must be resolved before the site plan can be approved. The plan is well prepared and can be approved as it meets the applicable requirements of the General Commercial zoning district and the site plan approval standards of Section 21.06. Approval should be conditioned on the following:

1. Revise the site plan to;
 - a. Note that the parking lot light poles will not exceed a height of 25 feet.
 - b. Illustrate compliance with this dumpster enclosure requirements of Section 21.06(9) of the Zoning Ordinance.
2. The applicant shall a written commitment to install a sidewalk along their Fulton Street frontage at such time that the Township Board creates a special assessment district to develop sidewalks on Fulton Street.

3. Compliance with the requirements of the Township Engineer and Fire Chief.
4. The applicant shall submit two copies of the revised site plan for the signature of the Planning Commission Chairman in accordance with Section 21.05(e) of the Zoning Ordinance. The applicant shall also provide a digital copy of the final site plan to the Zoning Administrator.

Cc. Kendall Beck, P.E. Rowe