

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF DECEMBER 16, 2025

PLANNING COMMISSION
MEETING MINUTES OF NOVEMBER 18, 2025
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Gilreath-Watts, Hall, Lamer, LaPlaca, Micele, Randall, Smart,
Weller, Zapata

MEMBERS ABSENT:

STAFF PRESENT: Hofert, Director of Community and Economic Development
Smith, Assistant Director of Community and Economic
Development
Blair, Planner II
Zuniga, Recording Secretary

CALL TO ORDER

Chair Micele called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES

The minutes of October 21, 2025 were approved to stand as read.

APPROVAL OF AGENDA

The agenda was approved to stand as read.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

Micele opened the public comment period for non-public hearing agenda items at 7:01 PM.
There was no public comment, and the hearing was closed.

AGENDA ITEM NO. 1

Request for a special land use for Transitional Housing at 3210 Gladiola Ave SW (Section 15)
(70x7 Life Recovery, Thresholds Inc.)

Smith explained that the site is zoned R-2 Residential District and outlined the various uses of
the surrounding land.

Smith said the 70x7 Life Recovery proposes to operate a transitional housing facility in the existing building. The facility would house up to 10 women returning to society after incarceration and 70x7 will provide a stable, supportive, and structured environment for these women to reintegrate into the community.

The Prairie and Clyde Park bus lines run within a short walk of the facility and provide connection to the greater Grand Rapids area. There is a Federally Qualified Health Center (FQHC) and a full-service grocery within approximately 0.5 mile of the site, as well as numerous employment opportunities along the 28th Street and 36th Street corridors.

The parcel was granted a variance by the Wyoming Board of Appeals in 1973 to construct and operate a boardinghouse for persons requiring permanent supportive services. Variances run with the land, but similar uses have been maintained at the site over the years. The current user operates an adult foster care facility on the site. The transitional housing use would likely be covered by the variance. Wyoming now allows transitional and permanent supportive housing in certain zone districts by right or with special use approval, but requires a Good Neighbor Plan in both cases. 70x7 applied for special use, held a neighborhood meeting, and developed a Good Neighbor Plan to ensure compliance with the current Wyoming ordinance and to facilitate conversations with the neighborhood.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-507(3) establishes general review standards for special approval uses:

(a) The possible substantial and permanent adverse effect on neighboring property.

The proposed use is not expected to cause any adverse impact on the neighboring properties. There are a number of multifamily housing developments along Prairie Parkway, the existing use is substantially similar, and the Good Neighbor Plan is intended to address any potential localized adverse effects.

(b) The consistency with the spirit, purpose and intent of this chapter.

The proposed use would be consistent with the overall purpose of the zoning ordinance, as stated in Section 90-101.

(c) The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.

It is unlikely that the proposed use would create an adverse effect upon traffic within the immediate area. As stated above, there are a number of multifamily developments in the area and there is not an expectation that the addition of approximately 10 residents will meaningfully change the traffic in the area.

(d) The tendency of the proposed use to create any type of blight within the immediate area.

It is unlikely that the proposed use will create blight within the immediate area. Many hallmarks of blight are specifically addressed in the Good Neighbor Plan.

(e) The economic feasibility for the area.

The proposed use is economically feasible for the area as a similar facility is already operating at the site.

(f) Any other factor as may relate to the public health, safety and welfare for persons and property.

The addition of the proposed use is not expected to cause a negative public health effect on the surrounding area. This residential use in a residential use does not inherently create any public health concerns. The resident handbook sets requirements for program participants that address specific public health concerns.

(g) That all other provisions of this chapter are met for the proposed use.

The supportive housing ordinance requires the program operator to submit a Good Neighbor Plan to the City Planner on an annual basis. The standards for this plan will be addressed in the following section of this report.

Section 90-333 requires that all Supportive Housing programs, including transitional housing programs, submit a Good Neighbor Plan to the City Planner on an annual basis. Section 90-207 specifies the required components of a Good Neighbor Plan:

- *Documentation of communications with neighboring businesses and residents;*

70x7 Life Recovery mailed property owners within approximately 1,500 feet of the project site to invite them to a community meeting. Nine residents attended and provided feedback and only one resident objected to the proposed facility. At the community meeting, 70x7 staff offered to arrange a tour of one of their other facilities.

- *Policies for addressing neighborhood concerns;*

No specific concerns are identified in this portion of the Good Neighbor Plan. 70x7 does address a variety of resident behaviors that could result in removal from the property.

- *List of rights and responsibilities for residents, when applicable;*

70x7 lists a number of community guidelines and provided a handbook for residents of the facility.

- *Policy for loitering;*

70x7 has visitor guidelines that limit access to the site and reinforce their other supportive services.

- *Policy for litter;*
70x7 sets community standards for each of its sites that require the interior and exterior be kept clean and free of garbage, litter, and debris.
- *Policy for crime prevention and awareness;*
70x7 assigns Relationship Managers and Mentors to the residents of its facilities and a House Manager lives on site. These staff members provide guidance to residents and ensure that community standards are upheld.
- *Policy for landscape maintenance;*
70x7 sets community standards that require some routine exterior work to be completed by residents. Landscape professionals are contracted on an as-needed basis to handle additional landscape maintenance.
- *Description of supportive services, when applicable;*
70x7 assigns Relationship Managers and Mentors to the residents of its facilities and offers a number of classes designed to ease reintegration for residents. Class titles and descriptions are provided in the Good Neighbor Plan.
- *List of partners providing services for children, when applicable; and*
This standard is not applicable. 70x7 policies allow residents to receive visits from their children, but children are not currently permitted to live in the facility.
- *List of partners providing supportive services.*
70x7 lists more than a dozen partner organizations that either provide referrals or supportive services.

Section 90-505 specifies the standards to apply to site plan review:

- (1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*

The site plan contains an appropriate amount of detail to sufficiently understand the proposed development.

- (2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*

No changes are proposed to the existing building and no changes are required by the zoning code for this application.

- (3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*

The plan meets minimum requirements. The zoning code does not require specific privacy measures for this use.

- (4) *Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.*

No changes to natural features are proposed and existing natural features will not be affected.

- (5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*

No additional impervious surface is proposed at this time and adequate stormwater management has already been provided at the site.

- (6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*

No changes to the site are proposed, so no additional erosion measures are required.

- (7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

Adequate ingress and egress are provided by the existing driveway to 32nd Street.

- (8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site.*

Adequate circulation and emergency vehicle access are provided as confirmed by the Fire Marshal.

- (9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*

No internal streets are proposed.

- (10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*

The site provides appropriate pedestrian circulation for a residential site of its size and use.

- (11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

The proposed use is not expected to have an adverse effect upon existing roads and traffic patterns. 70x7 expects to house 10 residents at this location.

- (12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

The proposed development can be served by the existing services and utilities.

- (13) *Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.*

All site development standards will be met.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Traditional Residential, which calls for "strategic multifamily infill development." This scale and use of this facility are appropriate for the neighborhood and fulfill the intent of the Traditional Residential.

Smith said that the Development Review Team recommends the Planning Commission grant special use approval for transitional housing at 3210 Gladiola Avenue SW and, in a separate motion, grant site plan approval, subject to conditions 1-2 below:

- 1.) The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
 - A. Must follow all fire codes through approval process.

- B. Building is a change of use- will need drawings.
 - C. Final Inspections shall be performed with Fire Marshal Office
- 2.) The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
- A. The Good Neighbor Plan must be updated annually and submitted to the City Planner for approval. Significant changes to the Good Neighbor Plan or the services provided by the facility will also require an updated Good Neighbor Plan submission and approval.

Micele opened the public hearing at 7:09 PM

Maurice Davis, 1833 32nd St SW, spoke to commissioners and shared concerns for this project because there already are encampments and drug use in the woods.

Jessie Fellows, 3221 Taft Ave SW, spoke to commissioners and shared concerns about the background of the individuals that would be housed on this property and stated he had questions about fencing.

Kaitlyn Fellows, 3221 Taft Ave SW, spoke to commissioners and shared concerns of no privacy fence in place, and the constant issues with the previous tenants running through the woods onto neighboring properties. K. Fellows also mentioned that the likelihood of issues arising seems high considering previous issues.

Isabelli Gonzalez, 3325 Gladiola Ave SW, spoke to commissioners and shared the same concerns of tenants using the woods to run away due to no fence and the background of the individuals who will be living close to a school.

Thomas Grochowalski, 3246 Gladiola Ave SW, spoke to commissioners and mentioned he attended the 70x7 open house and doesn't have any concerns with this project.

Kendra Herndon, 3235 Gladiola Ave SW, spoke to commissioners and shared concerns for her children's safety and the sidewalk not going all the way to the property in question.

The public hearing was closed at 7:17 PM.

Lisa Matthews, 2950 Clyde Park Ave SW, CEO of 70x7, spoke to commissioners and shared that this would be a structured staff supported housing program. Matthews said members are pre-screened, required to follow strict guidelines and curfews, required to maintain a drug and alcohol free environment, connected to employment, paired with trained mentor, supported with case management and accountability. The group has a rapid response if someone violates the rules. Matthews said they have been working with Kent County for nearly two decades now and have helped hundreds of individuals rebuild their lives.

A motion was made by Randall, supported by Zapata to grant special use approval for Transitional Housing at 3210 Gladiola Ave SW.

A vote on the motion passed unanimously.

A motion was made by Hall, supported by Gilreath-Watts to approve the site plan for 3210 Gladiola Ave SW, subject to conditions 1-2.

Smart asked staff if the privacy fence and sidewalk concerns that residents had expressed were part of the requirements for this project.

Smith said that staff had not heard the fence concerns before and encouraged residents to reach out to 70x7 with that concern, as they most likely wouldn't be opposed to adding a fence.

Weller agreed with Smart and expressed concerns for fencing.

Randall shared that this use of the property is better than having the property go vacant and thanked developer for this project.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 2

Request for a special land use for a Place of Worship at 4445 Division Ave S (Section 25) (Iglesia Cristiana Pentecostes M.M.M., Over Achievers Academy LLC)

Blair said the site is zoned FBC-CG Form Based Code Corridor General Area and outlined the various uses of the surrounding land.

Blair said the Iglesia Cristiana Pentecostes religious group proposes to use the property at 4445 Division Avenue S as a place of worship for their congregation and church-related activities. The site currently has an existing 3,674 sq. ft. building, which is planned to be renovated to accommodate seating capacity of 30 people in the main assembly space. No construction or demolition on the site is proposed, and all renovations to the site will be limited to inside the building. The congregation currently rents building space in the area, and it plans to purchase the property from the existing owner to be permanently located in Wyoming once receiving all proper approvals from Planning Commission.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-507(3) establishes general review standards for special approval uses:

(a) The possible substantial and permanent adverse effect on neighboring property.

The proposed use is not expected to have any adverse effect on the neighboring property. All church services will take place within the building on weeknights or weekends, which seldom interferes with nearby businesses' operating hours. Often, places of worship have a positive impact on neighboring property through community outreach initiatives.

(b) The consistency with the spirit, purpose and intent of this chapter.

The proposed use aligns with the spirit, purpose, and intent of the zoning code to regulate proper land use and provide adequate services to the residents of Wyoming.

(c) The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.

Parking volume is not expected to exceed five cars based on the congregation's current size. With a proposed main assembly capacity of 30 people, the traffic impact on a weeknight or weekend morning for services will be minimal within the typical traffic mixture on Division Avenue S.

(d) The tendency of the proposed use to create any type of blight within the immediate area.

Blight is commonly considered in areas that remain unkept and unoccupied. The building on this site has been recently renovated and the presence of new ownership that will occupy the building is expected to reduce blight in the area. Places of worship are typically maintained to promote an inviting environment to the neighborhood, and staff has no concerns in this case.

(e) The economic feasibility for the area.

A place of worship use is economically feasible for the area. When located near residential areas, places of worship are a valuable community asset to the adjacent neighborhoods. Church groups also find success from visibility in the community, and the Division Avenue corridor is a visible space for the applicant to promote their services.

(f) Any other factor as may relate to the public health, safety and welfare for persons and property.

The proposed use is not expected to negatively impact public health, safety, and welfare, and often, a place of worship can improve general welfare acting as a resource for neighbors.

(g) That all other provisions of this chapter are met for the proposed use.

No additional requirements are outlined in Sec. 90-508 for places of worship. All provisions for this special land use are met.

Section 90-505 specifies the standards to apply to site plan review:

- (1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*

The submitted site plan contains enough information to understand the proposed use on the existing site. The plan meets this standard.

- (2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*

No construction, demolition, or changes to the exterior building or site are proposed. The building was constructed prior to the adoption of the Form Based Code, and any changes to the exterior of the site would have to conform to the Form Based Code regulations.

Since no changes to the site are proposed, this requirement is met.

- (3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*

There is an existing fence along the western portion of the property to provide visual privacy for the neighboring residential properties. There are no additional requirements to meet this privacy standard.

- (4) *Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.*

There is minimal landscaping on this site, and the applicant does not plan to reduce any existing landscaping. Since no redevelopment that includes demolition or construction is proposed, the existing landscaping meets the requirements of this section and may continue.

- (5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*

No changes are being made to the site, and the existing drainage meeting the Engineering Office's requirements.

- (6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*

Since no changes are occurring regarding demolition or construction, this requirement is met, as confirmed by the Engineering Office.

- (7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

4445 Division Avenue S maintains access from Division Avenue S from the public street. Existing sidewalk networks connect pedestrians to the property via Division Avenue S and Farnham Street SW. All access points meet the requirements of this standard.

- (8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site.*

The City's Fire Department has confirmed that emergency vehicle access requirements are met.

- (9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*

Vehicular circulation on site maintains proper parking dimensions and drive aisles. Proposed. Due to a nearby public transportation stop less than 200 ft away, parking requirements for the site can be modified from ten to five parking spaces by the reviewing authority. This parking is provided on-site and includes an ADA parking space.

- (10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*

Pedestrian access to the site from the Farnham Street sidewalk allows for covered and protected pedestrian movement insulated from the vehicular circulation pattern.

- (11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

Traffic generated by this use will be minimal. A congregation of this size, composed mostly of families, has an extremely small traffic impact during the times when services will be held. This meets traffic requirements.

(12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

The existing building is served by public services and utilities, and no additional, extraordinary services will be required for the site's function.

(13) *Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.*

All site redevelopment standards will be met, and the applicant will work with the Fire Department and Inspections Office to bring the property up to code.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Mixed Use, which calls for a variety of amenities located nearby along key corridors. A place of worship provides a unique amenity with valued community services along the Division Avenue corridor. This further diversifies the use mixture in this area, which aligns with the vision of the Master Plan.

Blair said the Development Review Team recommends the Planning Commission grant special use approval for a place of worship at 4445 Division Ave S and, in a separate motion, grant site plan approval, subject to conditions 1-3 below:

- 1.) The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
 - a. Must obtain building permit/change of use permit and proper inspections of space for approval.
 - b. Final Inspection shall be performed with Fire Marshal Office.
- 2.) The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
 - a. All signage must comply with the regulations outlined in Division 10 of the Form Based Code.
- 3.) The applicant shall work with the Wyoming Inspections Office to address all comments noted in their review:
 - a. Provide Stamped Drawings for a building plan review. Proposed change of use from Business to Assembly use requires a building permit.
 - b. Provide floor plan with seating for assembly area showing 30 occupants.

Micele opened the public hearing at 7:37 PM. There was no public comment, and the hearing was closed.

Darrell Matthews, 4445 Division, representing the seller, spoke to commissioners and shared that the seller party sees the church as the perfect use of the property and believes the church will continue the good relationship with Walgreens next door to be able to use the parking. A motion was made by Lamer, supported by Smart to grant special use approval for a Place of Worship at 4445 Division Ave S.

Zapata asked about the parking because it is very limited on the site.

Matthews said Walgreens has allowed for the overflow traffic to use some of their spots.

A vote on the motion passed unanimously.

A motion was made by Zapata, supported by Randall to grant site plan approval for 4445 Division Ave S, subject to conditions 1-3.

Micele reopened the public hearing at 7:43 PM

Van Ly, 4457 S Division, spoke to commissioners and expressed concerns for parking and also worries about someone driving into her window because of how narrow the parking lot is.

Teri Thompson Schmuker, 4463 Wilkshire Ave SW, spoke to commissioners and expressed concerns for parking as well.

Flor, spoke to commissioners and reiterated that there is a good relationship with Walgreens and Walgreens allows them to use their parking lot and they are also working with an architect across the street to allow them to use that parking space as well. Flor also said services are Thursdays and Fridays at 7:30 PM and Sundays at 2PM so parking shouldn't be a problem.

Noreen Schultz, 4459 Wilkshire Ave SW, spoke to commissioners and said she didn't think this was the right place for a church. Schultz questioned whether this was a legitimate church or just a group of people getting together.

The public hearing was closed at 7:50 PM.

Micele recalled the motion for special use approval.

A motion was made by Randall, supported by Smart to grant special use approval for a Place of Worship at 4445 Division Ave S.

Weller said this was a good use for the property because a business would cause more traffic during the week and evenings and a church shouldn't cause that much traffic.

A vote on the motion passed unanimously.

A motion was made by Gilreath-Watts, supported by Lamer to approve the site plan for 4445 Division Ave S, subject to conditions 1-3.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 3

Request to amend Zoning Code Sections 90-206 "Definitions F", 90-708 "Specific Sign Requirements, Nonresidential Districts" (Wyoming Planning Staff)

Blair explained that from time to time, it is necessary for the Planning Staff to review the zoning ordinance for any additions, deletions, or corrections that may be necessary to maintain the spirit and intent of the document. These proposed amendments are focused on the eliminating uncertainty within the sign code regarding the definition of "Street Frontage", while also providing more opportunities for highway-adjacent properties to advertise their businesses.

PURPOSE FOR ZONING ORDINANCE AMENDMENTS:

City staff is recommending updating the following sections for the following reasons:

Wall Sign Clarity Along Freeways. (Sections 90-206, 90-708)

These changes update an existing definition of frontage to specify that property along freeways, interstates, or expressways are not considered frontage. This is in tandem with a change to the regulations regarding wall signs, which specifies that a permitted Wall Sign must face the street frontage. Additionally, a third change allows for Wall Signs to face an interstate or expressway if substituted for a permitted Expressway Pole Sign.

Blair said The Development Review Team recommends that Planning Commission adopt the proposed text amendments to Sections 90-206 "Definitions F", 90-708 "Specific Sign Requirements, Nonresidential Districts" and recommend the same to City Council.

Micele opened the Public Hearing at 7:55PM. There was no public comment, and the hearing was closed.

A motion was made by LaPlaca, supported by Gilreath-Watts to approve the zoning code amendments and recommend the same to City Council.

Weller asked for clarification on the amendments.

Blair explained that the code currently allows for wall signs on the street-facing side of buildings only. With the amendments, the updated code would allow a wall sign on the expressway-facing side of building if substituted for the property's allowed expressway pole sign.

Hofert said staff is noticing more operators wanting to go with an expressway-facing wall sign rather than an expressway pole sign because of a difference in cost.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 4

Request for a rezoning from R-4 Residential District to B-2 General Business District at 138 36th St SW (Section 24) (Jason Berris, A.G.O.)

Blair said the applicant proposes rezoning the property at 138 36th Street SW to B-2 General Business district from its current residentially zoned status. This property is adjacent to B-2 zoned property that connects with other same-zoned properties across the intersection of 36th Street SW and Buchanan Avenue SW. This is the first step in a multi-step process to combine this property with the adjacent corner property for redevelopment. The applicant plans to demolish existing structures and redevelop the site, expanding and continuing the gasoline station use.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-516(6) establishes general review standards for rezonings:

(a) *Consistency with the adopted master plan;*

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use map identifies this parcel as Mixed Use, which calls for commercial, residential, office, and industrial uses arranged either vertically or horizontally. A rezoning to a business district would allow for additional commercial activity in an area that has seen recent commercial and industrial investments alongside the adjacent residential uses. This aligns with the vision of the Master Plan to bring create local neighborhoods sustained by nearby commercial offerings.

(b) *Compatibility of the allowed uses with existing and future land uses;*

Redevelopment of this site would follow a similar pattern of nearby developments, meeting all setback, screening, and landscaping requirements of the code. The future land use for this site is Mixed Use, which desires integration of nearby commercial, industrial and residential uses in a node. This rezoning allows for further compatibility with recent developments in this growing commercial node, which meets the intention of the Mixed Use future land use.

- (c) *Capability of the property to be served by public services;*
The property is currently served by public services and utilities.
- (d) *Ability of the property to be used as currently zoned; and*
R-4 Residential District, the current zoning district for this property, allows for multi-family development and limited commercial uses like offices or clinics. Considering the size of the parcel, it is unlikely to redevelop into multi-family apartments or townhomes without being combined with numerous other adjacent parcels. While the property can technically be used as an existing single-family housing unit within its current district, this does not take full advantage of available uses and limits the development potential of the commercial corridor that has recently grown along 36th Street SW.
- (e) *Appropriateness of all uses allowed within the proposed district at the property location.*
All B-2 use types are considered appropriate at this location, adjacent to other B-2 uses. This zoning district allows for uses typically found along commercial corridors throughout Wyoming and within reach of nearby residential and industrial activities. The 36th Street commercial corridor is one that has seen significant investment and growth in recent years through both commercial and industrial expansion. As is typical in the code, many commercial activities have additional requirements for uses like gas stations to ensure future projects align with the existing development pattern.

STAFF COMMENTS

- (a) *Dimensional Standards*
The property meets lot area minimum of 6,500 sq. ft. but fails to meet lot width requirement of 65 ft. This rezoning is the first step in the redevelopment process to combine this parcel with the adjacent parcel, and the parcels could not be combined before the zoning districts match. Once combined, these parcels will meet all dimensional standards for B-2 General Business District. It should be noted that the property currently does not meet either the minimum lot area or lot width of its current R-4 zoning district.
- (b) *Location*
The parcel's location is adjacent to other properties zoned B-2 General Business District. Located near US-131 and Division Avenue S, recent nearby developments include Corewell Health, Benteler Automotive, and Gelock Heavy Movers, and the Godwin Mercado. All projects combine for hundreds of millions of dollars of investment nearby. Through this investment and any related job creation, the commercial development for this property can be supported.
- (c) *Process*
The Planning Commission is only considering the rezoning of this parcel. The rezoning will receive two readings at City Council. If submitting site plans for redevelopment as a

gasoline station, the applicant could submit a site plan relying on the updated zoning once approved by City Council or contingent on City Council approval.

- November 18 – Planning Commission considers rezoning request.
- December 1 – City Council hears the first reading of the rezoning request.
- January 5 – City Council hears the second reading of the rezoning request.

Blair said the Development Review Team recommends the Planning Commission grant the B-2 rezoning request at 138 36th Street SW and recommend the same to City Council.

Micele opened the public hearing at 8:05 PM. There was no public comment, and the hearing was closed.

Steve Witte, 217 Grandville Ave SW, Suite 302, spoke to commissioners and explained that AGO is the owner of the two lots next to the lot in question and the future plan was to combine the lots and redevelop the gas station and that includes the demolition and rebuild of the existing building. Witte stated the plan was to be back in front of Planning Commission in January to hopefully break ground in the spring.

A motion was made by Weller, supported by Zapata to grant the B-2 rezoning request, and recommend the same to City Council.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 5

Request for a preliminary plat tentative approval at 3738 52nd St SW (Section 25) (Paramount Development Corporation, Virginia L Salmon Trust)

Blair said the applicant is requesting to develop an existing single-family lot into a new mixed-type residential subdivision. The northern portion of the site will be developed – in 2 phases – into a series of 23 townhome buildings, containing 124 units. However, the west and southern portions of the site will be developed – in 2 phases – to include 81 platted parcels. Phase 1, which is currently proposed, will include 36 platted lots; 19 50-foot lots along “Bonvale Street”, connected to the townhome development, and 17 70-foot lots along “Vernes View Drive”, connected to the existing Clarey Dr. subdivision. The 50-foot lots will be served by a new public road, while the 70-foot lots will be served by a new public cul-de-sac road, extended from Clarey Dr. Both sets of platted lots will be served by public utilities.

Blair said the platting of property is a three-step review by both the Planning Commission and City Council. The first step is Preliminary Plat – Tentative Approval which authorizes the basic lot sizes, orientation, and street layout, with preliminary engineering.

The second step is Preliminary Plat – Final Approval, which provides full engineering detail for the construction of the plat.

The third step is Final Plat Approval, which generally occurs after the plat is completed with the City accepting the development.

The proposed 50-foot lots have been developed to the previously established PUD-4 zoning standards. Minimum dimensional requirements for the PUD-4 District are:

	Required (50ft Lot)	Provided (50ft Lot)
Lot Area	5,400 sq ft.	5,736 – 15,282 sq ft.
Lot Width	50 ft.	50 - 60 ft.
Front Setback	25 ft.	25 ft.
Secondary Front Setback	6 ft.	10 ft.
Rear Setback	25 ft.	25 ft.
Side Setback (each)	6 ft.	6 ft.
Side Setback (total)	12 ft.	12 ft.

The proposed 70-foot lots have been developed to the previously established PUD-4 zoning standards. Minimum dimensional requirements for the PUD-4 District are:

	Required (70ft Lot)	Provided (70ft Lot)
Lot Area	8,000 sq ft.	9438 – 11,588 sf
Lot Width	70 ft.	70 – 86.9 ft.
Front Setback	35 ft.	35 ft.
Secondary Front Setback	9 ft.	20 ft.
Rear Setback	30 ft.	30 ft.
Side Setback (each)	7 ft.	7 ft.
Side Setback (total)	14 ft.	14 ft.

STAFF COMMENTS

1. This PUD is governed by an Overall Development Plan that was passed in August of 2025 by both Planning Commission and City Council.
2. This plat application is part of a package of two plat phases, and two townhome phases that will complete the Salmon’s View PUD. Phase 1 of the Salmon’s View Townhome development is also being proposed at the November 18th Planning Commission Meeting,

but is procedurally independent of the Preliminary Plat – Tentative request.

Blair said the Development Review Team recommends the Planning Commission grant Preliminary Plat- Tentative Approval for Salmon’s View Phase 1 and recommend the same to the City Council.

Micele opened the public hearing at 8:13 PM. There was no public comment, and the hearing was closed.

Kelly Kuiper, 1188 E Paris Ave, Suite 100, with Paramount Development Corporation, Eastbrook Homes spoke to commissioners and said they are seeking the green light from Planning Commission to continue their platting process. Kuiper also mentioned Eastbrook Homes is now the official owner of the property.

A motion was made by LaPlaca, supported by Hall to grant Preliminary Plat-Tentative Approval for Salmon’s View Phase I, and recommend the same to City Council.

Lamer asked the developer if the 70’ lots will have street access off of 52nd St.

Kuiper said the 70’ lots will connect to Clarey only via vehicular connection with a pathway connecting to 50’ lots for pedestrian traffic.

Lamer asked how the lots on the north would get in and out of development during construction.

Kuiper explained that they are working with their engineering team as well as the City’s engineering team to ensure the proposed streets get put in timely to have access to the lots.

(Staff Note: The street network will be developed in tandem with Phase 1 of the Salmon’s View Townhome development.)

A vote on the motion passed unanimously.

AGENDA ITEM NO. 6

Request for site plan approval at 3738 52nd St SW (Section 25) (Paramount Development Corporation, Virginia L Salmon Trust)

Blair said the property is zoned PUD-4 General Planned District and outlined the various uses of the surrounding land.

Blair said the applicant is proposing Phase 1 of the Salmon’s View Townhomes, which includes 20 townhome buildings making up 102 units. This is subdivided into 11 buildings of Front-Loaded Townhomes (52 Units) and 9 buildings of Rear-Loaded Townhomes (50 Units). This

plan would also include the development of the public street, two private drives, public parking along the greenspace areas, as well as the proposed detention for the townhome and plat development. The applicant has also indicated that portions of the green space between the townhomes will be activated with amenities, but are continuing to finalize that as they move toward Phase 2. This development is running in tandem with, but is procedurally independent from, the Salmon's View Plat, consisting of a proposed 81 platted parcels to the west and south of the townhome development.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Site plan review in conformance with the following applicable standards as follows is required. Section 90-505 specifies the standards to apply to site plan review:

- (1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*

The Site Plan provided includes all relevant information required to sufficiently understand the proposed project. This standard is met.

- (2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*

The Site Plan provided meets the minimum dimensional requirements of both the zoning ordinance and the PUD-4 plan approved by both Planning Commission and City Council. This standard is met.

- (3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*

The Site Plan provided shows the required amount of privacy screening. Portions of the existing tree canopy along the eastern property line are to be part of this standard, and the applicant will continue to work with the City's Planning Office as they move through the site grading process. This standard will be met.

- (4) *Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.*

The Site Plan provided, as well as in previous submissions, identifies the applicant's intent to preserve portions of the tree canopy along the eastern property line bordering the

residential community. The applicant will continue to work with the City's Planning Office to establish a more detailed outline of what natural area is to remain, and what elements will be replaced through landscaping. This standard will be met.

- (5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*

The applicant will continue to work with the City's Engineering office to ensure this requirement will be met.

- (6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*

The applicant will continue to work with the City's Engineering office to ensure this requirement will be met.

- (7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

The Site Plan provided shows two points of access from 52nd Street, which meets the code requirements in Sec. 90-603. This standard is met.

- (8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site.*

This requirement is met, as confirmed by the Wyoming Fire Marshal.

- (9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*

The Site Plan provided shows adequate vehicular circulation, as confirmed by the City's Engineering office.

- (10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*

The Site Plan provided shows adequate pedestrian circulation, including cross-access trails, sidewalks, and connections to existing pedestrian infrastructure. This standard is met.

- (11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize*

excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.

The Site Plan packet provided includes a Traffic Impact Analysis that meets the criteria of Section 90-504(3). This Traffic Impact Analysis has been reviewed by the City's Engineering office, which has confirmed that the applicant's plan will not have adversely impact existing traffic patterns.

- (12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

The Site Plan provided outlines the applicant's plan to provide public services to the site, and the applicant will continue to work with the City's Engineering office to ensure this standard will be met.

- (13) *Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.*

The Wyoming Fire Department, Engineering Office, Building Department, Planning Office, and Assessor's Office confirm that all elements of Site Redevelopment are either met or will be met through the conditions laid out in this report.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Suburban Residential, which places a priority on housing development.

Blair said the Development Review Team recommends the Planning Commission grant site plan approval for the project at 3738 52nd Street SW, subject to conditions 1-4 below:

- 1.) The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
 - a. Applicant must provide a more detailed outline with specifics of preservation of existing tree canopy and other natural resources.
- 2.) The applicant shall work with the Wyoming Assessor's Office to address all comments noted in their review:
 - a. The proposed development requires the issuing of new addresses before the Inspections Department will issue permits. The Assessor's Office will issue

addresses only after the final site plan has been submitted for the permit review. The site plan submitted to the Assessor's Office must match the site plan submitted to the Inspections Department or the addresses will not be issued.

- 3.) The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
 - a) All Hydrants to be placed per City Ordinance.
 - b) Applicant must provide "No Parking, Fire Lane" signage as needed.
 - c) Final Inspections shall be performed with Fire Marshal Office.
 - d) Address size shall meet City Ordinance Requirements.
- 4.) The applicant shall work with the Wyoming Engineering Office to address all comments noted in their review:
 - a) Provide the following stormwater calculations:
 - Pipe sizing calculations and a map of subcatchments.
 - Size catch basin grates to have capacity for the 10-year storm when the grate is half obstructed.
 - b) Address the following regarding the proposed detention basin:
 - Protect the channel protection orifice within a structure. Core a 12-inch or larger orifice into the structure and surround the 12-inch orifice with riprap to prevent clogging of the channel protection orifice inside the structure.
 - Provide a native seeding plan for the basin based on the soil type at the basin bottom. Recommended species may be provided upon request.
 - Provide soil bores in the vicinity of the basin.
 - c) Address the following regarding SESC:
 - Install erosion control blanket on 4H:1V slopes or steeper and across swale flowlines. Provide a detail.
 - Install riprap downstream of flared end sections. Provide a detail.
 - d) Address the following regarding backyard sewer:
 - Place backyard storm sewer on lot lines or closer to lot lines where feasible.
 - For backyard storm sewer, the City will maintain the first section of storm sewer extending from the ROW to a backyard catch basin, but private maintenance is required for any storm sewer and catch basins upstream of the first backyard catch basin. City storm sewer must be concrete, but private sewer may be plastic. Enclose private sewer in a private storm sewer easement dedicated to the association or other professional manager that will be maintaining non-public elements of the PUD.
 - Clarify whether the private backyard sewer sections contain any drain structures, including any plastic tees with grates.
 - e) Address the following on the grading plan:
 - Include grading plans for any channel excavation downstream of 52nd St culverts that will be necessary to provide fall between the culverts and the

regional detention area and prevent water from backing up into the culverts.

- Show additional grading for the swale along 52nd St just east of Street 3.
 - Label any 100-year floodways and provide the corresponding 100-year flood elevations.
 - Label minimum building openings for all buildings.
- f) Provide the following construction notes:
- The detention/retention basin will be the first item of construction. The basin will be graded, topsoiled, seeded, and stabilized before proceeding onto other items.
 - Place stakes every 25' lengthwise on both ends of swale and floodway easements to prevent fill in the easement during house construction.
- g) A meeting with the school will be necessary to discuss excavating channels downstream of 52nd St culverts. Please contact the school to organize a meeting and include the City.
- h) Provide at least 3 feet of cover above sewer where feasible.
- i) Within public ROW, drain catch basins to manholes. Do not drain catch basins or manholes into catch basins.
- j) Verify whether a storm lateral has been provided for each building or parcel. Connect laterals to public sewer at structures. "Blind" connections are not permitted.
- k) Provide a detail of storm sewer trenches outside the road ROW.
- l) A stormwater maintenance agreement is not required for this development.
- m) Regional detention is being utilized for a portion of the development's required stormwater storage, therefore a regional detention fee must be paid.
- n) Public Works is in the process of updating our construction specifications with major updates to Zinc coated DI 53 slip joint water main and gasketed SDR-26 Sanitary. Please review new specs and confirm suitability for this plat.
- CBU shall be located outside of the public street ROW (Suggest placing on private streets, or adjacent to parking areas.)
 - Restrictive Covenants and condo documents shall clarify that parking restrictions will be enforced by the HOA and that no street parking will be allowed while odd/even parking rules are in place within the City of Wyoming (currently December 1 to March 31).
 - Tapping into existing mains should be noted as: "Supply X" by X" Sleeve and Valve. Coordinate tap with PW"
 - Minimize watermain bends near the curve in Street 6.
 - Provide a minimum of one valve every 1000 feet of watermain and in each direction at Tee's.
- o) Ensure an MLV and extra hydrant for flushing water main stubs at end of Phasing per City's design standards.
- p) Hydrants shall be placed at all intersections and approximately every 350 feet.

- q) All ADA sidewalk ramps must have a corresponding receiving ramp.
- r) Show Townhome drive approaches, per Wyoming standards
- s) Detail transition from existing Clarey Drive to proposed street.
- t) Provide the following construction notes:
 - On sanitary sewer sheets, specify that drop connections will be provided where laterals connect to manholes.
 - Contractor will contact Wyoming Inspections about a plumbing permit before installing private storm sewer or other private utilities.
- u) Sanitary Laterals may connect to manholes. This should be considered for cul-de-sacs specifically.
- v) Specify separation depths for all intersecting utilities.
- w) Raise sanitary sewer in Street 6 as high as feasible while still capturing all the laterals since that sewer is deep in some sections.
- x) Specify who easements are dedicated to. For the easement along lots 7-8 and 26-28, include the sidewalk in the easement description.
- y) When the developer is preparing for final plat and final approval for private portions of the development, Engineering requires the following:
 - As-built plans with the following:
 - 2) Watermain lengths between fittings, valves, taps, and hydrants and offset distances from the watermain pipes to road centerlines (preferably) or other site features.
 - 3) Location(s) of water service stopbox(es).
 - 4) Distance(s) from sanitary lateral(s) to the nearest manhole(s) along the sanitary sewer and length(s) of the lateral(s).
 - 5) Sanitary and storm sewer slopes, inverts, rim elevations, and pipe lengths.
 - 6) Locations of stormwater laterals, if applicable.
 - 7) Elevation grade-shots, especially for any overland flood routes, tops of berms, and drainage swales.
 - Bonding for any unfinished construction items within the plat and the infrastructure through the Condominium Area. Utility testing and video inspections must be approved by Wyoming before utilities may be excluded from the bond.
 - Grants of easement.
 - Signed final plat document.
 - Restrictive covenants. Specify how private portions of the development will be maintained.
 - Road centerline drawings for new public roads for MDOT Act 51 reporting.
 - Floodway certifications and a stormwater certification by the engineer.
 - Receipts, contracts, or other proof that private utilities (electric, gas, etc.) will be installed throughout the plat.

Kuiper thanked Staff for their report and wanted to let commissioners know that they are aware of the conditions and they are working to meet them all.

A motion was made by Zapata, supported by Randall to approve the site plan for 3738 52nd St SW, subject to conditions 1-4.

Randall asked whether the green spaces on site plan included a community garden.

Kuiper said Eastbrook Homes sent out a survey to prospective customers for what amenities were most requested and a community garden was not one of the top responses. The green space will include natural organically moving walking trails and natural landscape play structures.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 7

Request for major Form-Based Code departures at 32 Walter St SE (Southwood LLC, Vo Nhu Thi)

Smith said the site is zoned FBC-CG Form Based Code Corridor General Area and outlined the various uses of the surrounding land.

Smith said the applicant proposes to construct a 3-unit apartment building on the site: two 2-bedroom units and one studio unit. The two 2-bedroom units would share a lobby entrance on the west side of the building and the studio unit would have a separate unit.

The form based code requires that apartment buildings (Section 90-1610) have a lobby and that the entrance to that lobby be “directly from the street, public path or civic space.” The at-grade private frontage standards (Section 90-1711) further requires an entry door to the lobby with 50-percent transparency. The applicant proposes to locate the building along the private driveway due to the orientation and size of the parcel and to eliminate the lobby door due to safety concerns.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-1203 permits major departures from Form-Based Code building type or frontage type standards according to the following review standards:

- (a) *Does not materially change the circulation and building location on the site;*
Relocating the lobby does not materially change the building location. The size and orientation of the parcel constrains the building location. In particular, the need for off-street parking requires that the building be shifted laterally to allow for a driveway and pushed closer to the street to allow for rear parking.

Given the limitations of the lot, relocating the lobby has no impact on traffic circulation and minimal impact on pedestrian circulation.

(b) *Does not alter the relationship between the buildings and the street;*

The building will still be oriented toward the public street and will be served by a driveway leading to a rear parking lot, as intended by the form based code.

(c) *Does not allow a use not otherwise permitted in this Form Based Code;*

Relocating the lobby does not permit a use that is not otherwise permitted in the form based code. In fact, it is necessary to allow for the residential use permitted by right under the form based code. Without relocating the lobby, the two 2-bedroom units would be required to be side-by-side or over-under. In either case, the floor plans would be significantly compromised by the constraints of such a small lot.

(d) *The departure is the minimum required necessary to meet the intent of the Form Based Code;*

The form based code prohibits single-family and two-family dwellings in the Corridor General context area. This parcel is located on a residential street, immediately adjacent to R-3 residential zoned parcels. The code permits multiple family housing by right in this context area and, in the context of the surrounding neighborhood, that use is appropriate. The small size of the parcel requires these departures from building type and private frontage standards to allow this residential use.

STAFF COMMENTS

Rezoning

The subject parcel is located at the edge of the Corridor General context area. It sits two parcels off of the Division Avenue commercial corridor and immediately adjacent to a R-3 residential zone district. Prior to the introduction of the form based code, this parcel was an existing nonconforming R-3 parcel. The parcel is less than 5,400 square feet, which means that it does not conform to the dimensional standards for R-3 and no other residential zone districts are located nearby. Without spot zoning or creating a nonconforming parcel, the subject parcel could not be rezoned.

Commercial Use

The parcel is not currently viable as a commercial property. Given its small size and its lack of visibility from the Division Avenue commercial corridor, the parcel could not be marketed for commercial uses. With the exception of the apartment building type, all other building types allowed in the Corridor General context area require a commercial use for at least a portion of the building.

Residential Use

The applicant proposes a multiple family use that is allowed by right in the Corridor General context area and intends to construct an apartment building that meets all other building type and private frontage standards. This meets that intent of the form based code and respects that neighborhood location of the parcel.

Smith said the Development Review Team recommends the Planning Commission grant the requested major departures from the Form-Based Code for the project at 32 Walter Street SE.

Dan Burrill, 2879 Barcroft Ave SW, with Southwood LLC spoke to commissioners and expressed excitement to work with Form Based Code in the City of Wyoming.

A motion was made by Hall, supported by Gilreath-Watts to grant the requested major departures from the lobby requirements of the building type and private frontage standards of the Form-Based Code for the project at 32 Walter Street SE.

Weller asked if parking consisted of off-street parking and spots in the back of the building.

Burrill said there would be three parking spots in the back.

Weller shared concerns with how narrow the lot is and pedestrian traffic walking out of the building straight into the path of vehicles.

Smith responded to Weller and explained that that was the purpose of having no door and instead more of an open alcove so that pedestrians can have the visibility to the driveway.

A vote on the motion passed unanimously.

OLD BUSINESS

NEW BUSINESS

INFORMATIONAL

PUBLIC COMMENT

There was no public hearing.

ADJOURNMENT

The meeting was adjourned at 8:43 PM.

Audrey Zapata, Secretary
Wyoming Planning Commission

Rose Zuniga, Recording Secretary
Wyoming Planning Commission