


MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LINDSAY BELL, AICP, SENIOR PLANNER 
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: PUBLIC HEARING FOR TEXT AMENDMENT 18.295
DATE: FEBRUARY 5, 2021

Even before the Coronavirus pandemic hit in early 2020, shopping malls in the United States were facing troubling times. On a national scale, demand for retail space has experienced a sharp decline as customers increasingly shop at on-line retailers or spend more at discount stores. The trend of big-name national retail chains filing for bankruptcy has been growing faster over time. In 2018 there were 17 retail bankruptcies, followed by 23 in 2019 ([CNBC 12/28/2019](#)). [According to Forbes](#), during the tumultuous year of 2020, 32 national retailers have filed to date, and they predict 2021 could be another big year of closures. Last fall, it was estimated that as many as 300 enclosed US malls are likely to close in the next half decade ([cnu.org, 10/8/2019](#)). All this upheaval in retail has led communities across the nation to begin to reimagine their malls and what is permitted in and around them.

City administration and staff began discussions in 2019 to brainstorm how to address and counter-act the downward trends in retail demand and give new life to those areas that have a high concentration of retail uses, primarily the Regional Center (RC) and Town Center (TC) Districts. In late 2019 and early 2020 staff met with four of the core property owners/managers of the retail centers and exchanged some thoughts on new ideas, innovations, and examples from other communities on how malls could be supported into the future. The representatives shared their experience and concerns, and staff continued their research with this feedback in mind.

Discussions with Twelve Oaks Mall owners, Taubman Centers (prior to the announcement they would merge with Simon Property Group), revealed that its occupancy rates are stronger than many other malls in the region. Even so, with national retailers failing precipitously, we want to be proactive in planning for the future of the RC district, and make changes that will help maintain and enhance the strength of this regional destination and other nearby shopping centers.

Our focus was on uses that would be complementary to the retail components and would allow flexibility to adapt to changing market demands. We studied how other communities have faced this challenge, and what successes and lessons they shared. One idea that was discussed and is now being presented is to allow stand-alone, high-density multiple family (MF) uses in the RC District. Currently only some areas on the periphery of the RC district allow residential use as a component of a mixed-use development. The issue developers have encountered with the mixed-use requirement is there is already a massive amount of retail space available in close proximity, namely

the Twelve Oaks Mall and West Oaks shopping center. Adding additional retail space is not only unnecessary, in some cases deed restrictions on the land prohibit establishments that would compete with mall tenants, which significantly narrows the type of retail permitted. Staff has also heard from many developers over the years that it is difficult to finance mixed-use buildings as the sources and requirements for the loans can be vastly different.

The uses permitted by right in the RC District include the following (See attachments for full list of permitted and special land uses in the RC District):

- Regional and community shopping centers,
- Professional and medical offices,
- Financial institutions,
- Facilities for human care,
- Personal service establishments,
- Publicly owned & operated parks, parkways and outdoor recreational facilities,
- Hotels

Other uses that have been discussed and that staff is considering adding or clarifying are permitted uses within the RC District:

- Grocery stores,
- Community centers,
- Daycares,
- Parking decks,
- Open space/plazas walking trails,
- Outdoor entertainment and recreation, and
- Outdoor markets or pop-up events.

These could be uses permitted as of right in the RC District, or as a Special Land Use and/or Overlay District. These and other concepts would benefit from a deeper study during the Master Plan Review that is anticipated to begin after July 1, 2021.

MASTER PLAN FOR LAND USE

As designated in the Master Plan for Land Use, certain areas on the periphery of the RC District are granted additional development flexibility known as Planned Development Options, or the PD-1 and PD-2 Options.

In the Master Plan for Land Use, the area north of I-96, south of Twelve Mile Road, east of Cabaret Drive, west of and including the Twelve Oaks Mall area is designated as Regional Commercial. The PD-2 option is generally indicated for the properties north of the Twelve Oaks Mall ring road along Twelve Mile, the Chic-fil-A property, the West Oaks II development north of West Oaks Drive, and the southern area of West Oaks I north of Fountain Walk Drive, east of Donelson Drive (see attached maps). Outside the RC District, adjacent to the PD-2 areas are planned for Community Office, Cemetery, Educational Facility (MSU's Tollgate Farm), Office Research Development Technology, and PD-1 (Planned Development Option 1). The only residential uses planned in the adjacent areas are those designated PD-1, which are developed with low density

senior housing. A new assisted living facility has also been recently developed in an area planned for Community Office on the north side of Twelve Mile.

PD-2 OPTION

The PD-2 Option is “intended to encourage development of intensive major non-residential land use types and transitional mixed-use buildings with residential components land use types not otherwise permitted in the RC district.” Specifically, the following are permitted:

- Convention centers including hotels, places of assembly and accessory uses,
- Planned commercial centers containing over 150,000 square feet of leasable area,
- Entertainment centers such as theaters, health clubs, racquet clubs and indoor recreation centers,
- Banquet halls, sit-down and fast-food restaurants (with conditions),
- Office buildings for executive, administrative, professional and similar uses,
- Retail commercial uses if on below grade floors, ground floor or ground floor mezzanine only,
- Mixed use buildings with residential components on properties adjacent to a use or zoning district other than RC (with conditions).

Site plan applications for development projects under the PD-2 Option are reviewed by the Planning Commission for recommendation made to City Council. City Council, as part of the approval of the Preliminary Site Plan, is authorized to grant deviations from the strict terms of the zoning ordinance governing area, bulk, yard, and dimensional requirements applicable to the property, as well as attach reasonable conditions to the approval. All uses proposed under the PD-2 Option are also subject to Special Land Use criteria for approval.

RECOMMENDED AMENDMENTS

For the time-being, given there is expressed interest in the short-term for development of Multiple Family uses, staff is suggesting that the Planning Commission and City Council consider adding stand-alone Multiple Family residential to the PD-2 Option. The ordinance currently allows Multiple Family residential only when it is part of a mixed-use building and adjacent to a use or zoning district other than the RC District. Recent discussions with Singh Development have shown that several of the mall out-lots may be appropriate for higher density, urban-style living. If approved, Multiple Family residential would join existing residential uses around Twelve Oaks, including Walton Wood (assisted living), and the Enclave condominiums, which developed under the RM-1 District about 30 years ago.

The text changes proposed would include a list of regulations for the multiple family use, including limits on density and building height. Many of the conditions reflect those that are found elsewhere in the Ordinance in the RM-2 and Town Center districts related to multiple family uses.

On December 9, the Planning Commission reviewed the draft ordinance language and recommended that the matter be set for a public hearing. The public hearing for the text amendment was advertised in the local paper and on the City's website. Staff has also shared the draft with local property owners and managers in the Regional Center area to get their input on the changes. They were invited to share their feedback at the public hearing or with staff directly.

On February 5, 2021, the Planning Commission is asked to hold the Public Hearing and make a recommendation to the City Council for reading and adoption.

Attachments:

1. Section 3.1.24. Principal permitted and special land uses for RC District
2. Context image: Twelve Oaks Mall and surroundings, City of Novi
3. Map: RC districts in City of Novi, with PD-1 and PD-2 Option areas
4. Visualizing Density examples
5. Draft Ordinance Amendment

A. INTENT



The RC ,Regional Center district is intended to permit major planned commercial centers that will, by virtue of their size, serve not only the local community, but the surrounding market area as well.

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards




B. PRINCIPAL PERMITTED USES

- i. **Regional shopping centers**  §4.79
- ii. **Community shopping** §4.79
- iii. Professional office buildings
- iv. Medical office, including laboratories and clinics
- v. **Facilities for human care** §4.64
- vi. Financial institution uses with drive-in facilities as an accessory use only
- vii. Personal service establishments
- viii. Off-street parking lots 
- ix. Places of worship
- x. Other uses similar to the above uses
- xi. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xii. Professional office buildings, offices and office sales and service
- xiii. Transient residential uses 
- xiv. **Public or private health and fitness facilities and clubs** §4.34
- xv. Public utility  offices and telephone exchange buildings
- xvi. **The inpatient bed facility**  **portion of general hospitals** §4.65
- xvii. Bus and other transit passenger stations
- xviii. **Accessory structures and uses**  §4.19 customarily incident to the above permitted uses

C. SPECIAL LAND USES

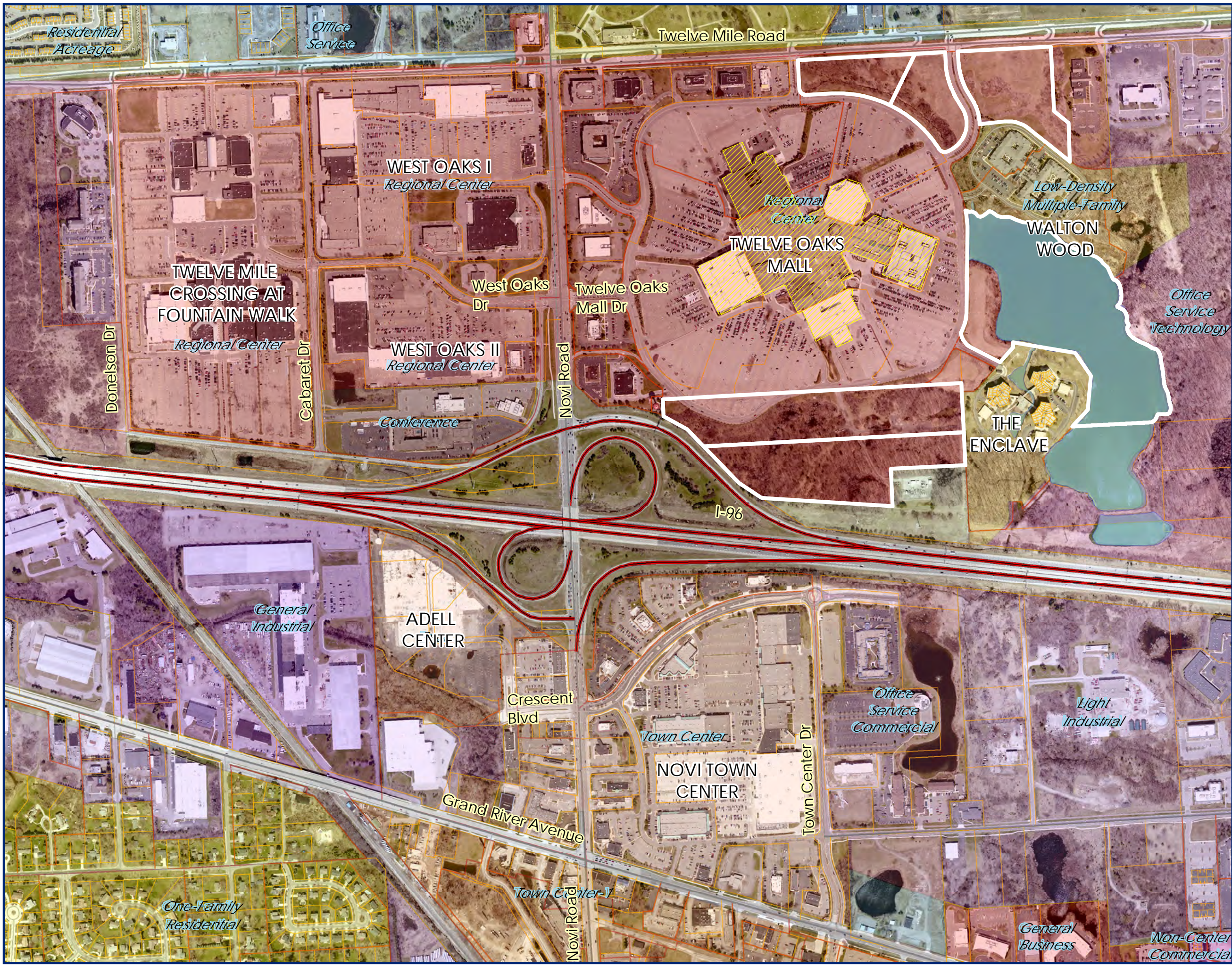
- i. **Open air business uses** §4.80
- ii. **Sale of produce and seasonal plant materials outdoors** §4.30
- iii. **Microbreweries**  §4.35
- iv. **Brewpubs**  §4.35

The following uses are permitted subject to **Section 3.10's B-2 Requirements.**

- i. **Retail businesses use**  §4.78.2
- ii. **Retail business service uses**  §4.78.2
- v. **Retail business or service establishments** §4.27
- vi. **Restaurants**  §4.78.2



MAPS
Twelve Oaks Mall & Surrounding Development
Regional Center District & PD Options



Twelve Oaks Mall and the Surrounding Development

- LEGEND:**
- Twelve Oaks Mall
 - Undeveloped Parcels
 - Surrounding Development

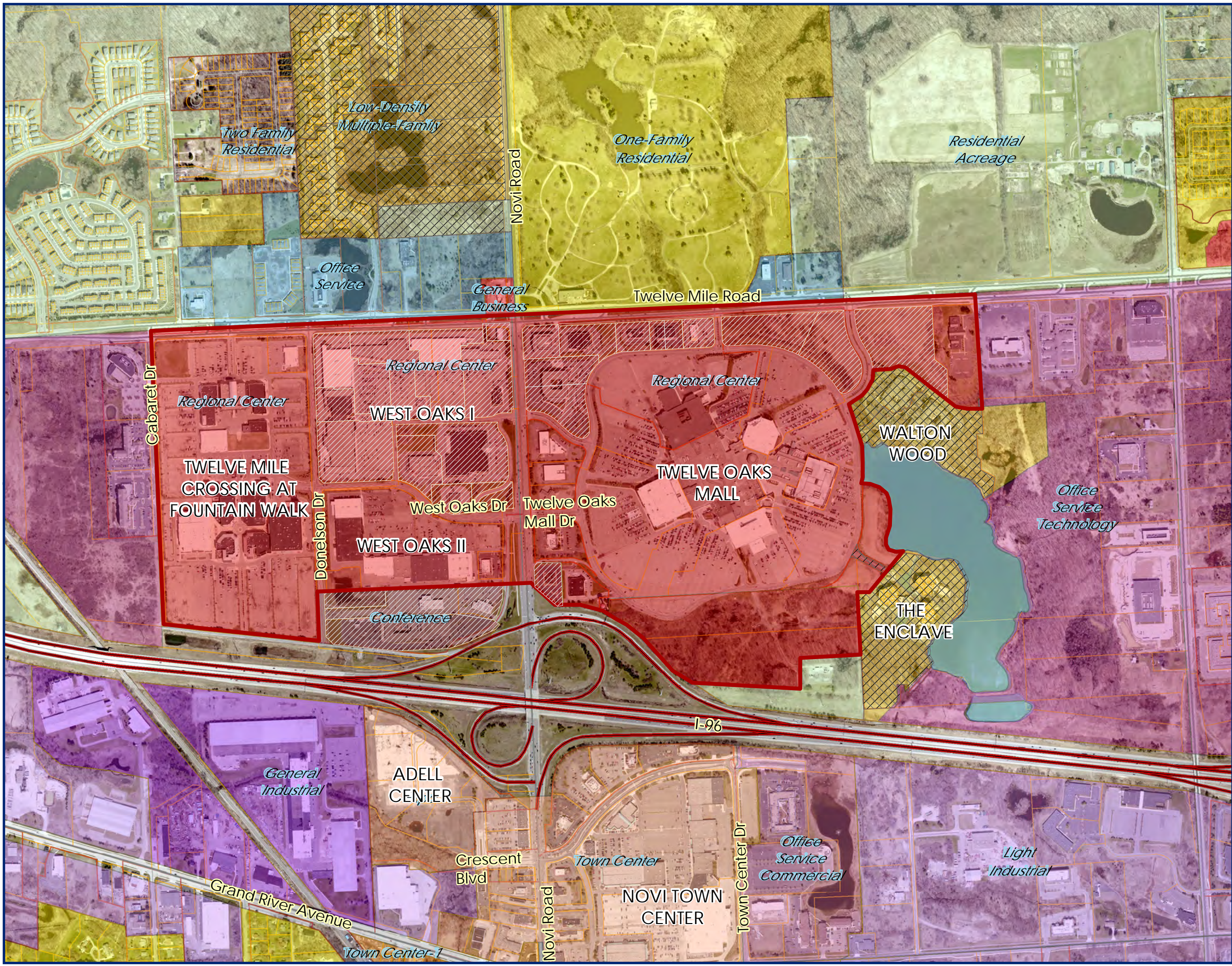
- WEST OAKS:**
Restaurants & Retail
- FOUNTAIN WALK:**
Retail, Restaurants & Indoor Recreation
- ADELL CENTER:**
Restaurants, Hotels & Indoor Recreation
- NOVI TOWN CENTER:**
Retail & Restaurants



City of Novi
 Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

MAP INTERPRETATION NOTICE
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.


Regional Center Zoning District & Planned Development Options



LEGEND:

-  PD1
-  PD2
-  RC: Regional Center District

- WEST OAKS:**
Restaurants & Retail
- FOUNTAIN WALK:**
Retail, Restaurants & Indoor Recreation
- ADELL CENTER:**
Restaurants, Hotels & Indoor Recreation
- NOVI TOWN CENTER:**
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PROPOSED TEXT AMENDMENT DRAFT

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.295

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 3, ZONING DISTRICTS, AT SECTION 3.31, PLANNED DEVELOPMENT OPTIONS, TO INCLUDE AN OPTION FOR STAND-ALONE MULTIPLE FAMILY RESIDENTIAL USE IN THE PD-2 OPTION.

THE CITY OF NOVI ORDAINS:

Part I. That the City of Novi Zoning Ordinance is amended, in Article 3, Zoning Districts, Section 3.31 to read as follows:

7. (PD-2) *Planned Development Option.* The PD-2 Planned Development Option is intended to encourage development of intensive major nonresidential land use types and transitional mixed-use buildings ~~with and~~ residential ~~components~~ land uses ~~types~~ not otherwise permitted in the RC district. The Option is designed to encourage development within those land areas in substantial accord with the goals and objectives of the City's Master Plan for Land Use. The further intent of this option is to permit the limited application of (i) more extensive commercial uses in a district otherwise restricted to community and regional oriented shopping centers or (ii) transitional uses on the periphery of regional oriented shopping centers:

- A. In considering a request to rezone land to a district in which the PD-2 Option is permitted, the Commission may recommend approval of the request to the City Council only after the Commission finds that:
 - i. The parcel of land requested for rezoning to RC district lies substantially within an area depicted on the City's Master Plan for Land Use Map for development under a PD-2 Option.
 - ii. The request to rezone is being made with the intent of developing uses under the PD-2 Option.
 - iii. The area being requested for rezoning is immediately adjacent to like or similar zoning so as not to create unrelated penetrations of nonresidential districts into residentially zoned areas.
 - iv. The area requested for rezoning is either fully served by public utilities, including water and sanitary sewer, or will be fully served through the extension of such public utilities to the site at the time of development.

- v. The area requested for PD-2 Option development demonstrates suitable road traffic capacity/access and utility services for the expected ~~high density commercial type uses and/or higher density mixed-use buildings with residential type~~ uses proposed at the time of development.
 - vi. The development will not be contrary to established land uses patterns.
 - vii. The requirements for special land uses contained within Section 6.1.2.C are satisfied.
- B. Application for development under this Option shall conform to all the submittal requirements of this Section. Under this Option, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses:
- i. Convention centers including motels, motor hotels, auditoriums, theaters, assembly halls, concert halls or similar places of assembly, and related accessory uses when included as an integral part of the center;
 - ii. Planned commercial centers containing at least one-hundred fifty-thousand (150,000) square feet of gross leasable floor area;
 - iii. Entertainment centers such as theaters, health clubs, racquet clubs and other indoor recreation centers;
 - iv. Retail commercial uses, provided such retail commercial uses shall have a gross leasable floor area of fifty-thousand (50,000) square feet and shall be contained wholly within a building with no outdoor sales, display, storage of goods or materials;
 - v. Banquet halls, sit-down restaurants, and the following types of fast food restaurants: fast food carryout, fast food drive-through and fast food sit-down restaurants, provided that the following conditions are met:
 - a. When restaurants are independently freestanding uses and not attached to or otherwise clearly accessory to a principle use, they shall be located no closer than one thousand (1,000) feet from any other such use on the same side of the street;
 - b. Minimum parcel size shall be one and one-quarter (1.25) acres;
 - c. The site plan shall be designed to achieve traffic circulation features both within the site and in relation to access streets that assure safety and convenience of both vehicular and pedestrian traffic.
 - vi. Office buildings for executive, administrative, professional, accounting, writing, ~~clerical, stenographic,~~ drafting and ~~allied~~ similar uses;

- vii. Retail commercial uses provided all such business uses are located on subfloors below grade, on the ground floor or ground floor mezzanine only; and

- viii. Mixed-use buildings with residential components, or stand-alone multi-family residential buildings, on properties adjacent to a use or zoning district other than the RC District, subject to the following:
 - a. All buildings shall consist of any single use or combination of uses that are principal permitted uses of the RM-2, B-1, B-2, or OSC zoning district, and all buildings shall have an attached residential component. In no instance shall the gross floor area of ~~the~~ a retail/office component of a mixed-use development comprise more than twenty (20) percent of the total floor area of the building. ~~The regulations applicable to the RM 2 District with respect to density shall apply to the residential component;~~
 - b. Residential uses, either as a component in a mixed-use or a single-use development, shall adhere to the following regulations:
 - i. The net density of units shall not exceed 24 dwelling units per acre;
 - ii. The maximum lot coverage shall conform to Section 3.6.2.D.
 - iii. A minimum of 200 square feet per unit of Usable Open Space shall be provided, which may include pocket parks, play structures and/or walking trails that connect to the City's non-motorized network;
 - iv. Building height shall not exceed 55 feet or 4 stories, whichever is less;
 - v. Studio or efficiency units shall be a minimum of 400 square feet, and shall not account for more than 15% of the total number of units;
 - vi. One-bedroom units shall be a minimum of 500 square feet, and shall not account for more than 50% of the total number of units;
 - vii. No building shall exceed one-hundred twenty-five (125) feet, unless pedestrian entranceways are provided at least every one-hundred twenty-five (125) feet along the road frontage;
 - viii. A minimum setback of one-hundred (100) feet shall be provided along any natural shoreline. The area of said setback may be utilized in the computation of density but shall not be used for off-street parking, buildings or accessory uses. Said area may be used for open space, recreation, beach facilities or similar uses.

- ix. Within any required front, side or rear yard setback from any property line, not more than thirty (30) percent of such yard area shall be used for off-street parking, maneuvering lanes, service drives or loading areas;
- x. Innovative planning and architecture shall be used to create a significant pedestrian orientation. Design amenities shall include pedestrian walkways, brick or other approved decorative paving to achieve the effect of safe, tidy and well-landscaped plazas, coordinated pedestrian scale lighting, benches, trash receptacles, small-scale landscape treatments, and architectural features at entranceways and focal points of the development;
- xi. There shall be provided concrete sidewalks of six (6) feet in width in any mixed use or residential development so as to permit safe and convenient non-motorized access along internal roads and to any community center, recreational facility, parking lots and neighboring buildings. Where feasible, the sidewalks shall connect to sidewalks, bike paths, and nature trails that abut the property. Such sidewalks shall be depicted upon the preliminary and final site plan, including the landscape plan submitted pursuant to Section 5.5. All Applicable local, state and federal standards relating to barrier free design shall be complied with;
- xii. The minimum distance between any two (2) buildings shall be regulated as described in Section 3.8.2.H.;
- xiii. On-street parallel parking along major drives, as described in Section 5.10, is permitted provided 26-foot drive aisles are maintained.
- xiv. Private community swimming pools and similar amenities shall not require additional parking spaces except for barrier free spaces.
- xv. Off-street loading zones are not required for residential uses. Non-residential uses shall provide loading and unloading area in accordance with Section 5.4.

- b. ~~The ground floor of the building shall not contain any residential use except for customary indoor ancillary uses to multiple family dwellings including, but not limited to, lobbies, hallways, leasing offices, garages, residential storage, swimming pools and ancillary uses. For purposes of this section, "ground floor" shall be defined as a floor, or portion thereof, where the exterior finish grade adjacent to the floor is no more than four (4) feet below the finish floor elevation;~~

- c. *Subject to the percentage limitations of subsection (a) above, upper stories may be used for any use as permitted in Section 3.31.7.B.viii.a above, provided that no commercial or office use shall be located on a story above a residential use (not including ancillary uses to residential uses).*

- d. In addition to the requirements of Section 3.31.4.A, the applicant for a mixed-use or residential development ~~building~~ must demonstrate the following:
 - (1) The development will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.
 - (2) Based upon the proposed uses, layout, and design of the overall project, the proposed building façade treatment, the proposed landscaping treatment, and the proposed signage, the development will result in a material enhancement to the area of the City in which it is situated.
 - (3) In relation to underlying zoning, the proposed development will not result in an unreasonable negative economic impact upon surrounding properties.
 - (4) Each particular proposed use in the development, as well as the quantity and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and or a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, and shall reflect innovative planning and design excellence.
 - (5) The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership and/or control, upon due notice to the City Clerk, provided that the transfer is to a single person or entity, as required in the first instance.
 - (6) ~~Streetscape~~ Development amenities shall be included as part of a mixed-use or residential development ~~building~~. The use of decorative, pedestrian-scale parking lot lighting, public pathways, and other similar features shall be an integral part of any site plan. Amenities shall

include lighting, landscape plantings, sidewalk furniture, parks and other amenities that reflect a consistent residential theme. All such amenities shall be privately owned and maintained.

(7) Buildings that are not located on a publicly dedicated roadway may be permitted to have parking on the ground level of the building. Such parking level shall not count against the maximum height/story requirement. The parking inside the building must be aesthetically and effectively screened from view through architectural design, landscaping, or other means, from adjacent drives, walkways and buildings, and particularly from the street level view.

(8) In all cases, the maximum height shall include all rooftop appurtenances, architectural features, skylights or other such roof mounted building amenities.

ix. Accessory uses customarily ancillary to the above permitted uses.

C. The maximum permitted building height of the RC district shall apply to all uses under the PD-2 Option except as otherwise noted.

D. The minimum front, side, and rear yard setback requirements for all principle uses permitted under this Option, shall be as follows:

3.31.7.D Minimum Front, Side, and Rear Yard Setback Requirements	
Front yard setback	50 feet ⁽¹⁾
Side yard setback(s)	35 feet ⁽²⁾ (total of two 70 ft.)
Rear yard setback	35 feet

(1) Wherever a marginal access service drive shall be required in accordance with the approved plan, the front yard setback shall be measured from the interior right-of-way line of the service drive; and

(2) In the case of an exterior side yard, the setback requirement of the front yard shall apply including all off-street parking and greenbelt requirements. Off-street parking shall be provided as set forth and regulated in **Section 5.2** of this Ordinance, except that off-street parking shall be permitted within any yard to a point twenty (20) feet from the front or exterior side yard property line and to a point ten (10) feet from any interior side and rear property line.

E. Landscaping throughout the site shall be provided as set forth and regulated in Section 5.5 of this Ordinance.

F. In those instances where the Planning Commission and City Council determines that marginal access service drives will not be necessary, off-street parking may be permitted in the front yard to a point twenty (20) feet from the proposed thoroughfare right-of-way line.

In determining that marginal access service drives will not be needed, the Planning Commission and City Council shall find that:

- i. The extent of frontage on a major thoroughfare consumed by the site in question is such that the number of access points from the site directly to the thoroughfare will be no more than and/or will have no greater impact on the thoroughfare than if access were provided via a marginal access drive;
- ii. The function of any existing or proposed marginal access service drives adjoining the site in question will not be adversely affected by not continuing such drives on the site in question; and
- iii. The extent of thoroughfare frontage is such that the need for marginal access service drives beyond the site in question will either no longer be needed or can be effectively developed independently of the site in question.

8. Appeals. The Zoning Board of Appeals shall have no jurisdiction to hear appeals or make interpretation or any other decisions regarding the Section or a proposed Preliminary Site Plan.

PART II.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2021.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

VISUALIZING COMPATIBLE DENSITY

THE URBANIST.COM

Visualizing Compatible Density

By Bob Bengford (Guest Contributor) - May 4, 2017



Density is a controversial subject in virtually all American communities. While some districts and communities are seeking more density to promote economic revitalization and a host of other progressive goals, density is more often a thing to be feared. Many think that density is simply ugly: more and bigger buildings, more asphalt and concrete, fewer trees and green space, less sunlight and privacy, and even less air to breathe.

But with a finite amount of land to house us, communities all around the globe have come to understand the need and benefits of density (saving land and energy use, for starters). Here in Washington State, the Growth Management Act dictates that cities plan for anticipated growth, which, in many cases, means more density in areas with the infrastructure to support it.

Zoning codes all regulate density in some form. Single-family districts include lot size minimums. Multifamily districts often include a maximum number of dwelling units allowed per acre. Major political battles often erupt when density increases are proposed. Community members may fight against a proposed density number, but often they don't know what it looks like.

Over the past few years, I've conducted a slideshow and discussion on density to planning commissions and committees in multiple cities. The major conclusion of the analysis is that perceptions on density depend on design. As author Julie Campoli noted in her 2007 book, *Visualizing Density*, people tend to overestimate the density of monotonous, amenity-poor developments and underestimate the density of well-designed, attractive projects, thereby reinforcing negative stereotypes.

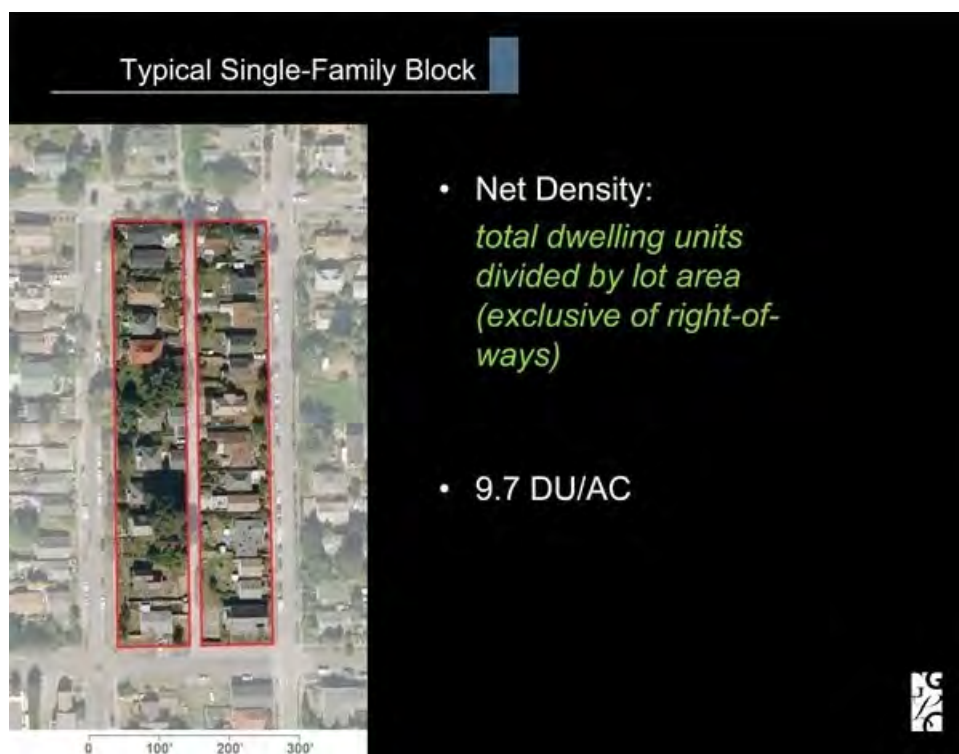
CLOSE

This article shows examples of various densities in Washington State communities and closes with a summary of design elements that help to make density more compatible.

Clarification of Gross Versus Net Density

First, it's important to clarify how densities are measured. Zoning codes either measure density on a gross or net basis. Net density includes just individual lots in the measurements while gross density includes street rights-of-way and common areas. As a consequence, net density figures are typically 50-70% higher than gross density numbers.

Gross density measurements are often best used when looking at large developments that are likely to have internal roads and open space. Net densities are often more appropriate for neighborhood infill situations. The graphics below, courtesy of GGLO, help to explain the differences.



CLOSE



Density Examples

4 Dwelling Units Per Acre (Gross)

Notable features: The lack of street trees combined with a prevalence of garages and driveways. The city's new standards, however, reduce street widths, include wide planter strips and street trees, and de-emphasize the garage in the design of home fronts.



Newer single-family subdivision in Ellensburg.

5.3 Dwelling Units Per Acre (Gross)

CLOSE

Notable features: Traditional streetscapes with sidewalks, planter strips, street trees, covered entries, and a diversity of architectural styles. Access to garages is provided by an alley behind the single-family houses.



Older single-family neighborhood in Olympia.

5.9 Dwelling Units Per Acre (Gross)

Notable features: Traditional streetscape with sidewalk, street trees, shallow front setbacks and front porches. The courtyard-access lots behind the street-fronting homes add density, but its density that's largely screened from the street. Note that the second row of homes at the top and bottom of the image are accessed by private lanes.



Relatively new single-family subdivision within the master-planned Snoqualmie Ridge development in Snoqualmie.

7.7 Dwelling Units Per Acre (Gross)

CLOSE

Notable features: Consistent setbacks, shallow porches, minimal setbacks between homes, and alleys with driveway space in back. The monotonous layout and design, combined with the lack of usable open space for residents, led to updates to Lacey's zoning and design standards.



Relatively new small-lot homes in the Hawks Prairie development in Lacey.

9.3 Dwelling Units Per Acre (Gross)

Notable features: Traditional streetscapes, a combination of front- and alley-loaded dwellings, and strategically located, common open space. The numbers below refer to duplexes (2) and triplexes (3). The remaining structures are single-family homes.



Relatively new mixed-housing type subdivision within the master-planned Issaquah Highlands development in Issaquah.

15 Dwelling Units Per Acre (Gross)

CLOSE

Notable features: A variety of housing types, pedestrian-friendly street frontages, alleys and auto courts, and common open space with trails.



Relatively new mixed-housing-type subdivision, also within the master-planned Issaquah Highlands development in Issaquah.

18 Dwelling Units Per Acre (Net)

Notable features: A combination of surface/garage parking and generous open space and recreational features (including children’s play area, sports court, vegetable gardens for residents, trails, common recreational building, and a protected natural area).



New apartment community in Renton.

CLOSE

27 Dwelling Units Per Acre (Net)

Notable features: Single and double-single family lots redeveloped with condominiums. Each building contains between three and seven units and has front-loaded parking at the street level beneath the dwelling units. All are built within a strict 30-foot height limit; hence, the flat roofs.



5th Avenue Condominiums in Kirkland.

34 Dwelling Units Per Acre (Net)

Notable features: An urban, street-oriented townhouse development integrating corner retail spaces, live-work spaces, internal auto courts with private garages, and common open space.



Lionsgate Townhouses in Redmond.

CLOSE

36 Dwelling Units Per Acre (Net)

Notable features: A cluster of single-family homes integrated into surrounding neighborhood with alley and internal auto-court access, private garages, a large cedar tree, and a manmade stream running through the site.

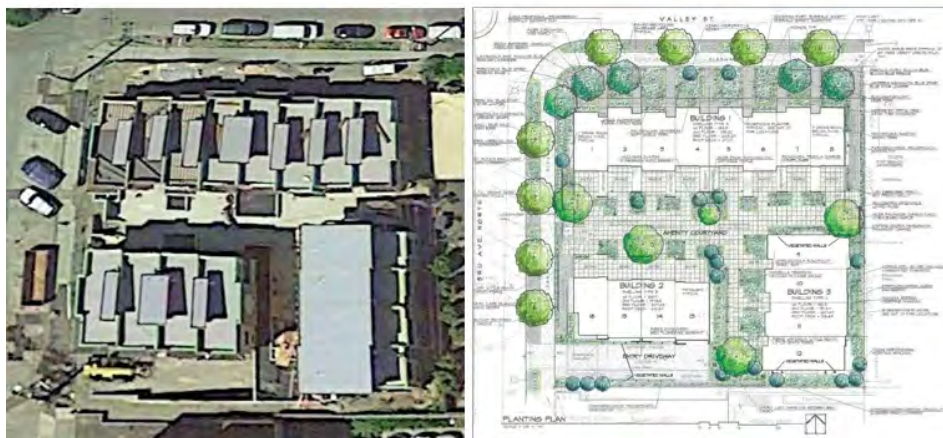


Detached single-family homes in The Boulders at Green Lake development in Seattle. (Johnston Architects)

44 Dwelling Units Per Acre (Net)

Notable features: New urban townhouses and live-work units served by underground parking and containing private patios and a centralized, shared courtyard space.

CLOSE

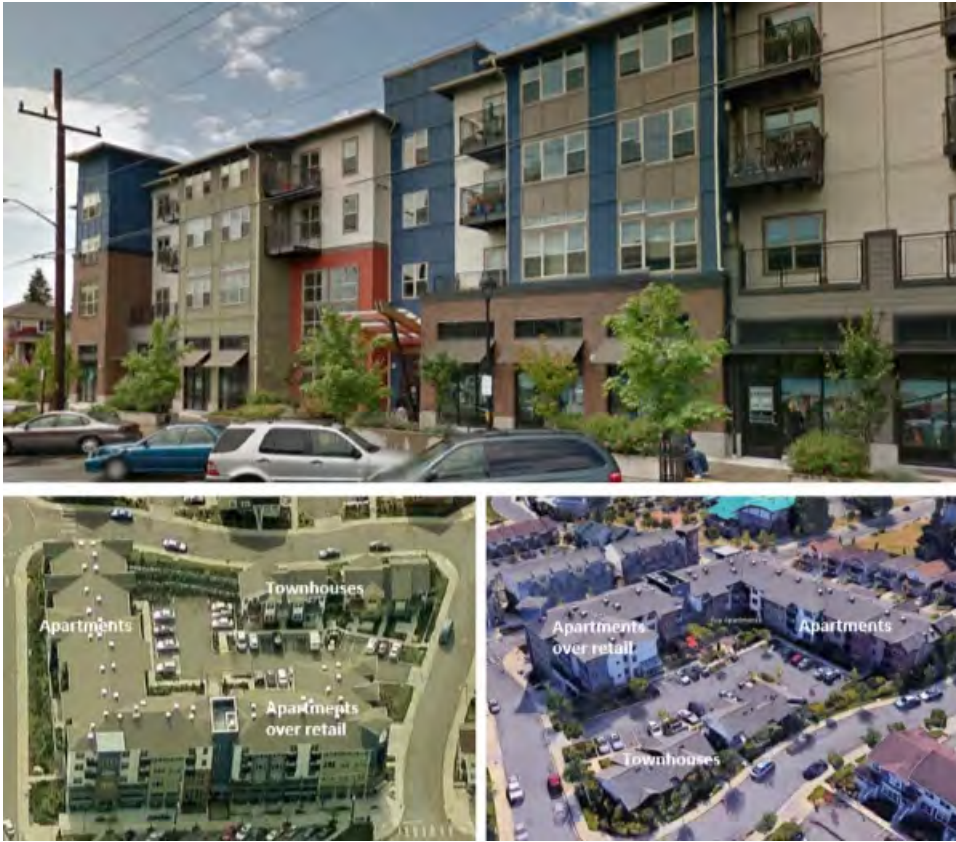


Live-work and regular townhouse units in Seattle's Lower Queen Anne neighborhood. (Landscape plan courtesy of David Vandervort Architects)

59 Dwelling Units Per Acre (Net)

Notable features: The whole block site transitions from four-story buildings with ground level retail to townhomes that rise only one level above the street at the northwest corner of the site. While the L-shaped, mixed-use apartment building is over 100 dwelling units per net acre, the surface parking area and townhouse building bring the block's average density down to 59 units per net acre.

CLOSE



Nia Apartments and townhouses in White Center. (King County)

162 Dwelling Units Per Acre (Net)

Notable features: A 6-story, mixed-use apartment building in the very urban, First Hill neighborhood.



Apartments over ground-level retail in Seattle's First Hill neighborhood. (GGLO / Google Earth).

205 Dwelling Units Per Acre (Net)

Notable features: This mixed-use project now under construction features 41 studio apartments averaging only 430 square feet. The trend in smaller units in urban areas results in a much higher density count than would be assumed in looking at this four-story building. It replaces two single-family homes and features only eight parking spaces but will be within walking distance of a future light rail station.

CLOSE



Studio apartments over ground-level retail in Seattle's Roosevelt neighborhood. (Weinstein A+U)

Conclusions: What Makes Density Compatible?

Some quick observations about the examples above and key elements that make them appear more or less livable or attractive.

Good streetscape. Since the most common perception of cities is from our view at street level, the quality of the streetscape in front of the buildings makes perhaps the biggest impact in humanizing developments and softening the hard edges of buildings. Street trees are present in all of the examples above, except the very first example in Ellensburg, and it's notable that new streetscape standards for Ellensburg now require planting strips with trees! The mixed-use building photos above were all taken during the wintertime. Summertime photos from the same vantage point would certainly soften the edges of those buildings!

Vehicular access elements. Streetscapes dominated by views of garages tend to create more of a dehumanized setting. While they may not necessarily make a streetscape feel more dense, the garages certainly degrade the visual character. The Issaquah Highlands examples above are particularly successful in locating and designing garages and driveways in a manner that minimizes their visual impact on the streetscape.



Attractive streetscapes go a long way towards making higher-density neighborhoods livable. Poor streetscapes that are auto-dominated and lack softening greenery can make an area feel more crowded.

Building design. There are a number of building features that can impact a person's perception of the building.

CLOSE

- **Façade massing.** Large buildings featuring good articulation techniques that break down the perceived scale of the building and add visual interest will appear less dense than a boxy and poorly detailed building.
- **Façade materials & detailing.** Buildings with materials and detailing that add visual depth and interest to a view will also be perceived as less dense and more livable.
- **Variety.** While some consistency in built form can be good and help to establish a sense of place, monotonous designs (particularly those with poor streetscapes, façade massing, materials, and detailing) can degrade the visual character and make the area feel denser than it is.



The images feature good façade articulation and detailing that add visual interest and reduce the perceived scale of the buildings.



The image features monotonous setbacks and building forms. While some variety of color and porch roof forms are included, it still comes across as excessively monotonous.


The following planners provided assistance in this piece: Steve Butler and Byron Katsuyama (MRSC), Jeremy McMahan (Development Services Planning Manager, City of Kirkland), Chip Vincent and Clark Close (Long Range Planning Director/ Senior Planner, City of Renton), Gary Lee (Senior Planner, City of Redmond), Lisa Rutzick (Design Review Program Manager, City of Seattle), Joming Lau (Urban Design, MAKERS), and Sean McCormick (Urban Designer, MAKERS).

This article is a cross-post that [originally appeared on MRSC Insight Blog](#).

Bob Bengford, AICP, is a Partner with [MAKERS architecture](#), planning and urban design firm. Bob's community design work encompasses all transects, from urban downtowns and transit-oriented development to rural area planning. Since joining MAKERS 13 years ago, Bob's specialty has been helping communities craft usable development regulations and design guidelines. The combination of growing up in a sprawling Orange County (CA) tract home subdivision, reviewing development plans against antiquated and inconsistent codes in rural Bonner County (ID), and working with a great mentor at MAKERS (John Owen) have helped Bob recognize the critical importance of good development regulations and design guidelines in shaping vital and healthy communities. As a resident of Bellevue, Bob has been active in various community planning issues. He's also an active four-season bicycle commuter, hiker, gardener, and urban explorer.

CLOSE

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Bob Bengford (Guest Contributor)

CLOSE



PLANNING COMMISSION

MINUTES

CITY OF NOVI

Regular Meeting

January 27th, 2021 7:00 PM

Remote Meeting

(248) 347-0475

In accordance with Open Meetings Act, MCL 15.261, ET SEQ., as amended, this meeting was held remotely.

CALL TO ORDER

The meeting was called to order at 7:00 pm.

ROLL CALL - Pursuant to the State of Michigan Open Meetings Act, all members shall identify their physical location by stating the county, city, and state from which he or she is attending the meeting remotely.

Present: Member Avdoulos- City of Novi, Oakland County, MI; Member Becker- City of Novi, Oakland County, MI; Member Dismondy- City of Novi, Oakland County, MI; Member Ferrell- City of Novi, Oakland County, MI; Member Lynch- City of Novi, Oakland County, MI; Chair Pehrson- City of Novi, Oakland County, MI

Absent: None

Staff: Barbara McBeth, City Planner; Christian Carroll, Planner; Madeleine Daniels, Planning Assistant; Rick Meader, Landscape Architect; Victor Boron, Staff Engineer; Beth Saarela, City Attorney; Saumil Shah, City Traffic Consultant

PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Avdoulos and seconded by Member Ferrell.

VOICE VOTE TO APPROVE THE JANUARY 27, 2021 PLANNING COMMISSION AGENDA MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER FERRELL.

Motion to approve the January 27, 2021 Planning Commission Agenda. *Motion carried 6-0.*

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no committee reports.

CITY PLANNER REPORT

There was no City Planner Report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There was nothing on the Consent Agenda.

PUBLIC HEARINGS

1. KARIM BLVD SURGERY CENTER JSP20-36

Public Hearing at the request of Karim Blvd RE Holdings, LLC for approval of the Preliminary Site Plan, Stormwater Management Plan, and Woodland Use Permit. The subject property contains 3 acres and is located in Section 24, on the west side of Karim Blvd, south of Grand River Ave. The site is currently undeveloped. The applicant is proposing to construct a one-story, 16,941 square foot surgery center, with a two-story 11,412 square foot office for general office use.

Planner Carroll said before you tonight is the Karim Boulevard Surgery Center. Looking at the site, it's one of the last undeveloped sites on Karim Boulevard, the property to the south east is also undeveloped, but I believe the remaining sites off Karim Boulevard are all developed.

The site is zoned OS-1, Office Service District, and the Future Land Use map indicates Community Office for the entirety of the property. The surrounding area has a mixture of uses including predominantly commercial uses to the north, office uses to the south and east, and a multi-family residential use to the west, which abuts the property. The site will be accessed from Karim Boulevard. Two entrance drives are proposed off Karim Boulevard and 131 parking spaces. The two-story office portion of the building is on the south east corner of the building. Two detention basins are shown along the south, west and north west sides of the property.

There are a few deviations that the applicant is requesting. The first one being a parking setback modification regarding the spaces on the north side of the lot. The two-foot required overhang encroaches into the ten-foot side yard setback by about one-foot. However, this proposed parking setback modification is supported by staff as it results in an improved use of the site. A lot of dimensional changes would have to happen in order for that parking to be adjusted so that's why there's staff support behind that.

Regarding landscaping, the applicant requested a landscape waiver for a 4.5-foot-tall screening wall in lieu of a berm along the west property line. That's the same height as the wall to the south and it will just be a continuation of that wall. It is supported by the Landscape Architect as the proposed screening wall is consistent with the screening on the property to the south, and additional detention pond landscaping will provide some visual buffering for the site as well.

Planner Carroll continued to say one last waiver that the applicant did request is for opposite side driveway spacing. This driveway across the road, is about twenty-seven feet off from being aligned with the north access drive. However, the Traffic Consultant does support it because Karim is a low volume street. The Traffic Consultant did say they would like to see it aligned as much as possible but understands the request and supports it.

The Planning Commission is asked tonight to hold the public hearing and approve or deny the Preliminary Site Plan, Stormwater Management Plan, and Woodland Use Permit. Representing the

project tonight are Truman Timmis from Timmis Group LTD, who is the Owner's representative; Josh Kaplan and Ari Berris from Karim Blvd RE Holdings LLC, who are the applicants; Ryan Schneider from AJ Design, who is the Project Architect; Jim Capo, from Capo Design Group, who is the Project Consultant; and Mike Peterson, from Nowak & Fraus, who is the Civil Engineer.

Truman Timmis, Owner's Representative, said I think Christian has done a great job of explaining the variances we are looking for. We're proposing to build, roughly, a 17,000 square foot surgery center with an adjacent building, which we believe is going to be a very valuable addition to the community. Surgery Centers, as you may be aware, represent a major trend in health care by moving lower-acuity cases out of hospitals and into more comfortable environments. They provide safer more convenient, more cost-effective environments for procedures. The procedures done in this facility will be same day procedures with normal operating hours from 7 o'clock AM to 5 o'clock PM, generally a little earlier than that because the center opens so early.

When we first approached the City of Novi with this project it had been knocking around for a while with a prior group that intended to develop it and when our current group took over, we had some very severe time constraints imposed upon us by the Michigan Department of Health and Human Services. They ultimately require us to begin construction by March 30 of this year. The lead comment that I'd like to make is that the City of Novi Planning Staff has been wonderful to work with. Every single person we've interacted with has been accommodating, informative, has provided clear cogent direction for us to keep this project on track to meet the March 30 deadline. People don't hear this enough, but it represents to me what is the finest that can be represented in Civic Government.

Truman Timmis continued to say with regards to the variances, I think that Christian has stated clearly our requirements and needs for those. We've gone through multiple iterations of the site plan trying to make every effort to stay within in every regard to the requirements of the City of Novi. The berm we're requesting because by the time we've got all the other site requirements on the site including now a 100-year storm water detention facility there really wasn't room for a berm and we thought we can create the same impact on the berm which is separation and screening by placing our detention on the west side of the site and installing four and a half foot screen wall consistent with what was done on the property to the south and heavy landscaping. We think that the intent of the requirement for a berm is not consistent with what we are proposing.

With regard to the driveway alignment, we also have looked at that and quite honestly reconfiguring the drive would be very tough for us. If you look at the site plan the drive comes in straight off of Karim Boulevard and to realign the drive would result in a somewhat less straight flow of traffic pattern for the people coming from the building. Balancing safety against traffic concerns on Karim Boulevard, which is a very low-volume road, we think that the balance is way in favor of safe movement on our site as opposed to an awkward traffic movement. With regard to the parking, on the north side we try to hammer those overhangs back into the ten-foot setback everywhere we could, but in the final analysis we just couldn't move them entirely within a ten-foot setback without compromising some other part of the site. We think this results in the best site utilization and is a minor infringement. The only other two comments I can make in support of those variances is that the parking faces the backside of the buildings to the immediate north and there would be a lot of landscaping on that north border setback so we think that the roughly one-foot encroachment setback is relatively minor and we hope that that is an achievable variance.

Chair Pehrson said this is a public hearing, if anyone wishes to address the Planning Commission you may do so now. Seeing no one wished to speak, Chair Pehrson asked for the written correspondence.

Planning Assistant Daniels said there were three response letters received. The first one is from Praveen Kbestreddy, 24716 Olde Orchard St, who is opposed because there will be an increase in noise pollution. The second letter is from Paulette Swindell, 24742 Olde Orchard St, who is opposed because of the negative after effects of removing woodlands and nature that the homeowners may face in the future and she says there is enough business in the area already. The third letter was from Michael Makki, representing Pheasant Run Plaza at 39711 Grand River Ave, who says the project has his full support and will significantly increase the communal culture of a slowly deteriorating area.

Chair Pehrson said with that we will close the Audience Participation on this particular matter and turn it over to the Planning Commission for consideration.

Member Avdoulos said what are the hours of operation of this facility?

Truman Timmis said the hours of operation will be from 7 o'clock AM to 5 o'clock PM.

Member Avdoulos said that question was just to address the adjacent resident's comment of noise pollution, that it will not be a 24-hour operation. I don't think we have to worry about that. I'm personally very familiar with surgery centers, we do quite a lot of them and this is an appropriate and good location for this type of use. As the applicant has indicated it's a valuable addition to the city, so I appreciate seeing this coming in. I personally don't have any issues related to some of the variances or waivers that are being requested. When you were explaining the opposite side driveway spacing- if we had that aligned further down, it would take out the two or three spaces and create an odd condition going in, but it seems like the staff is supporting that request so I'm in full support of the project and can make a motion.

Motion Made by Member Avdoulos and seconded by Member Ferrell.

In the matter of Karim Blvd Surgery Center, JSP20-36, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Parking setback modification for the north property line from 10 feet to 8.86 feet as such modification of the setback requirement does not reduce the total area of setback on the site below the minimum setback area requirements of the Zoning Ordinance and results in an improved use of the site, which is hereby granted;**
- b. Landscape Waiver for a 4.5 foot tall screening wall in lieu of a berm along the west property line because it is consistent with the wall on the property to the south and additional landscaping around the detention pond will provide additional visual buffering, which is hereby granted;**
- c. A waiver from Section 11-216.d.1.e of the Code of Ordinances to allow opposite side driveway spacing less than 200 feet because it is a low volume street and the offset from the opposite driveway is only 27 feet, which is hereby granted;**
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

Member Becker said the first area of interest is the request about the natural berm on the west side of the property. I went out and looked at the site and I assume the berm is supposed to be for aesthetics because, in this case, the adjacent condo complex already has a chain link fence across their property line so there's already a physical barrier. But when I was reading the applicant's response letter dated January 20, 2021, it says, "in order to meet landscaping, parking, and storm

water detention requirements there was simply not enough room to fit a berm." I wanted to ask Mr. Meader if it is your expert opinion that, in fact, it is impossible to do a berm or is it just difficult?

Rick Meader, Landscape Architect, said landscape issues are always a matter of space. If they want to fit it all on the site with everything else that must be included, they just couldn't do it all. It didn't have anything to do with the landscaping in particular, but landscape would take up another twenty to thirty feet because it would have to be a six to eight-foot-high berm. A lot of land would be taken up for that berm.

Member Becker said that helps explain it. There was another mention in the packet about the heavy adjacent landscaping helping to create a more natural barrier. I noticed that the wall behind RMI which is being used has a similar kind of wall, and the thought was, we did it for RMI so we should consider doing it for this project. The wall behind RMI has some huge conifers between their brick wall and the Old Orchard Condominiums. I'm just curious because that seems like great screening because its year-round and it doesn't drop its leaves like deciduous trees do. Are we looking at a similar type of heavy adjacent landscaping including conifer trees and things like that?

Rick Meader, Landscape Architect, said the conifers they have proposed are bald cypress, which will lose their leaves in the winter. Part of the problem is they have a big power line going across the property line so they must limit what they can do. They could do spruces, but I thought that during the summer there's going to be leaves and needles on it and I didn't think in winter it would be as big of a deal because they're going to have two or three layers of trees in between the parking lot and the property line. But they could substitute the bald cypress with spruces if it was important to the Planning Commission.

Member Becker said I was just thinking that not only screens visually, but also cuts down on light coming in from the parking lot at night. It looked like the better solution that happened between RMI and Olde Orchard than what I saw here. I'm curious if there's a minimum size. When an applicant indicates all these trees they're planting here, is there a minimum size for diameter of the trunk height at maturity? I'm wondering what we can expect on day one when it opens and how long it might take for a tree to grow up into its full size.

Rick Meader, Landscape Architect, said deciduous canopy trees have to be between two and a half and three inches depending on the use, caliper it's called, the diameter of the trunk when its planted. This can be between eight and ten feet depending on the tree. They have to have a mature height of at least thirty feet and a mature canopy of at least twenty feet. When the evergreens are planted they have to be a minimum of six feet tall and they generally get between twenty to thirty feet tall at least. So, they will have to do some growing, but it's more reasonable to plant smaller trees rather than a four-to-six-inch diameter tree.

Member Dismondy said I think the only concern of mine was maintaining safe traffic. The ingress and egress needs a waiver, but it looks like it's a low traffic street and I think we need to encourage this project. It looks like it's a \$8.5 million investment in our City and adding sixty-eight jobs, so I support that.

Member Ferrell said no comments at this time. I do support the project.

Member Lynch said I did go out there and I looked at the property. It's a quiet area, I didn't even know it was there to be honest. It's a perfect location for this. I don't have a problem with the north side parking, I think it makes sense. They're going to remove an elm to put in the rest of the landscaping, that's no problem. The opposite side driveway- based on what I witnessed on that street, I don't see any issue with the deviations for that. One thing I would like the applicant to

consider, and I agree with Mr. Becker, these evergreens are great trees and I think they insure privacy. Some of the comments we were getting from the adjacent property owners is the privacy and the noise attenuation in winter time. If there's a possibility that they could substitute or put a mix of deciduous and evergreens, I think it would be appropriate there. I did look at the plan, I just couldn't picture it when I was out there if there's enough room. That's something Mr. Meader and the applicant could talk about, but my preference would be to replace some of the deciduous trees with evergreens for both the noise attenuation and the privacy of the adjacent homeowners. Other than that, I agree with the rest of the Commissioners. I fully support the project.

Chair Pehrson said I also support. I think it's a great location.

Motion made by Member Avdoulos and seconded by Member Ferrell.

ROLL CALL VOTE TO APPROVE PROJECT JSP20-36 KARIM BLVD SURGERY CENTER PRELIMINARY SITE PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER FERRELL.

In the matter of Karim Blvd Surgery Center, JSP20-36, motion to approve the Preliminary Site Plan based on and subject to the following:

- e. Parking setback modification for the north property line from 10 feet to 8.86 feet as such modification of the setback requirement does not reduce the total area of setback on the site below the minimum setback area requirements of the Zoning Ordinance and results in an improved use of the site, which is hereby granted;
- f. Landscape Waiver for a 4.5 foot tall screening wall in lieu of a berm along the west property line because it is consistent with the wall on the property to the south and additional landscaping around the detention pond will provide additional visual buffering, which is hereby granted;
- g. A waiver from Section 11-216.d.1.e of the Code of Ordinances to allow opposite side driveway spacing less than 200 feet because it is a low volume street and the offset from the opposite driveway is only 27 feet, which is hereby granted;
- h. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.
Motion carried 6-0.

Motion made by Member Avdoulos and seconded by Member Ferrell.

ROLL CALL VOTE TO APPROVE PROJECT JSP20-36 KARIM BLVD SURGERY CENTER STORM WATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER FERRELL.

In the matter of Karim Blvd Surgery Center, JSP20-36, motion to approve the Stormwater Management Plan subject to the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.
Motion carried 6-0.

Motion made by Member Avdoulos and seconded by Member Ferrell.

ROLL CALL VOTE TO APPROVE PROJECT JSP20-36 KARIM BLVD SURGERY CENTER WOODLAND USE PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER FERRELL.

In the matter of Karim Blvd Surgery Center, JSP20-36, motion to approve the Woodland Use Permit subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. PLANNING COMMISSION ANNUAL REPORT 2020

City Planner McBeth said the report is something we provide each year and it's a brief summary of the highlights from the Planning Commission's activities over the last year. As you recall, there were fourteen meetings in 2020 and one training session. There were a number of different items that the Planning Commission considered, sometimes more than one time, but in the report, they are just listed once. There were four Text Amendments, three rezoning requests, eight Woodland Permits, and fourteen site plans. All in all, 2020 was a pretty good year for the Planning Commission.

Chair Pehrson said we learned a lot of new things in 2020.

Member Lynch said thank you Barb, for you and the staff's work during this pandemic and keeping us focused and putting the Zoom meetings together. I thought you guys reacted very well.

Member Ferrell said I second that.

Member Avdoulos said I think it's pretty impressive to be able to continue business as usual in the situation everyone was thrust in and the opportunities that were provided to the applicants. Based on the comments from this last applicant, the city didn't lose a beat. Kudos to the entire staff. This is great report to show how we could continue on and do some great work. Welcome to the new members, some of you we haven't met personally because of the circumstances, which is kind of odd, but it's been an interesting year and I appreciate being with all of you.

2. APPROVAL OF THE JANUARY 13, 2021 PLANNING COMMISSION MINUTES.

Motion made by Member Avdoulos and seconded by Member Ferrell.

ROLL CALL VOTE TO APPROVE THE JANUARY 13, 2020 PLANNING COMMISSION MEETING MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER FERRELL.

Motion to approve the January 13, 2020 Planning Commission Meeting Minutes. *Motion carried 6-0.*

SUPPLEMENTAL ISSUES

There were no supplemental issues.

AUDIENCE PARTICIPATION

Seeing no one in the audience wished to speak, Chair Pehrson closed the audience participation.

ADJOURNMENT

Motion to adjourn made by Member Lynch and seconded by Member Ferrell.

Motion to adjourn the January 27th Planning Commission meeting. Motion carried 6-0.

The meeting was adjourned at 7:32 pm.