



Date: April 21, 2010

**STAFF MEMO TO THE PLANNING COMMISSION**

SUBJECT: SITE PLAN SP # 295

APPLICANT: Community Mental Health

LOCATION: 218 Fast Ice Drive

PROPOSED SQUARE FOOTAGE: 22,940 sq. ft.

AREA: 4 acres

ZONING: LCMR

ADJACENT ZONING: North: Agriculture  
East: Agriculture  
South: Community and LCMR  
West: Agriculture

ADJACENT DEVELOPMENT: North: Community/Vacant  
East: Vacant  
South: Community/Vacant  
West: Vacant

**REPORT**

This report is for a site plan review and approval of a 22,940 square foot office building at 218 Fast Ice Drive, Site Plan #295.

Please review the minutes of the April 13<sup>th</sup>, 2010 meeting for additional background information. The public hearing on this petition from the April 13<sup>th</sup>, 2010 Planning Commission meeting can be reviewed at the City of Midland website ([www.midland-mi.org](http://www.midland-mi.org)) under streaming video.

There has been no additional public communication or correspondence received regarding the site plan since the public hearing held on April 13<sup>th</sup>, 2010. The applicant has provided the additional information requested.

- The hours of operation of the facility are 8:00am – 5:00pm. One night each week the facility is open until 9pm. There are two staff members in the building 124 hours a day to respond to crisis calls.
- Bike racks will be provided.

- There is no specific date for the proposed expansion, although it is not expected to be in the near future.
- In the even the expansion takes place additional parking may not be required. The expansion may not result in additional employees. Some staff are sharing offices at this time and the expansion would permit staff to spread out within the building. There is space for additional parking on the north side of the site if the applicant is permitted to park within the required setback. Detention at the southeast corner of the site could also be moved underground, freeing up more space for parking. The applicant has requested additional parking during the initial construction phase with the possibility of expansion in the future.
- The City's consulting traffic engineer will provide an opinion regarding the location and alignment of the southern driveway.
- A representative of Community Mental Health will be present to answer additional questions.

### **CONTINGENCY ITEMS**

Based on consideration of the site plan thus far, staff feels approval of the site plan is warranted with the following contingencies:

1. The Storm water detention system is designed and constructed in accordance with the City of Midland Engineering Department specifications.
2. All landscaping shall comply with Article 6 of the Zoning Ordinance.
3. All exterior lighting shall comply with Section 3.12 of the Zoning Ordinance.
4. All exterior signage shall comply with Article 8 of the Zoning Ordinance.
5. All parking spaces shall comply with Section 5.01D of the Zoning Ordinance and be delineated by the "box" style striping. A total of 150 parking spaces shall be provided.
6. The location, access and flow of any proposed fire hydrants and water service shall be in accordance with the City of Midland Fire Department and City of Midland Utility Department specifications.
7. All water connections and irrigation systems will comply with the City of Midland Water Department specifications.
8. Two driveways are permitted in accordance with Section 3.10 of the Zoning Ordinance.

There has been no public communication or correspondence received regarding this site plan.

### **PLANNING COMMISSION ACTION**

Staff anticipates that the Planning Commission will formulate a recommendation to City Council at its April 27, 2010 meeting. We further anticipate that on May 10, 2010 the City Council will consider the site plan and Planning Commission recommendation. Please note that these dates are preliminary and may be adjusted due to Planning Commission action and City Council agenda scheduling.

Respectfully Submitted,



Keith Baker, AICP, CFM  
Director of Planning & Community Development

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