



Date: May 5, 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 13th and April 21st, 2010 meetings for additional background information. The public hearing on this petition held at the April 13th, 2010 Planning Commission meeting and the additional discussion regarding proposed driveway realignment at the April 21st Planning Commission can be reviewed at the City of Midland website (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 13th, 2010. Since the discussion regarding driveway relocation, the applicant has provided a new drawing that is consistent with the consulting traffic engineer's recommendation for relocation. The Department of Public Services

has reviewed and approved the new location for accessibility. The new plan will result in a reduction of 9 parking spaces.

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 141 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 May 11th, 2010 meeting. We further anticipate that on May 24, 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,



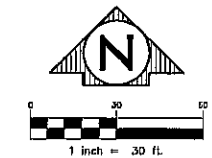
Keith Baker, AICP, CFM
Director of Planning & Community Development

/cw

CITY OF MIDLAND
405 FAST ICE DR, MIDLAND, MI 48642
Property ID# 14-24-30-500
Zoning: RC

FAST ICE DEVELOPMENT LLC
Address: 4500 BAY CITY RD, MIDLAND, MI 48642
Property ID# 14-24-30-050
Zoning: AG

FAST ICE DEVELOPMENT LLC
Address: 4500 BAY CITY RD, MIDLAND, MI 48642
Property ID# 14-24-30-050
Zoning: RC



LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED BUILDING
- PROPOSED SIDEWALK RAMP

DESCRIPTION PROVIDED BY CLIENT:
4 ACRE PARCEL DESCRIPTION: PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 14 NORTH, RANGE 2 EAST, CITY OF MIDLAND, MIDLAND COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE S01°43'40"W, 1096.38 FEET, ALONG THE EAST SECTION LINE; THENCE N89°15'36"W, 333.05 FEET; THENCE S01°43'40"W, 732.65 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FAST ICE DRIVE; THENCE, ALONG SAID RIGHT-OF-WAY LINE, N89°15'36"W, 408.09 FEET, PARALLEL WITH THE SOUTH SECTION LINE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 172.72 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, CHORD BEARING AND DISTANCE OF S80°50'37"W, 171.87 FEET AND A DELTA ANGLE OF 19°47'34"; THENCE S70°56'50"W, 58.31 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 344.34 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, CHORD BEARING AND DISTANCE OF N89°18'25"W, 337.57 FEET AND A DELTA ANGLE OF 39°27'30"; THENCE N69°35'40"W, 60.88 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 86.91 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, CHORD BEARING AND DISTANCE OF N74°34'27"W, 86.80 FEET AND A DELTA ANGLE OF 09°57'33" TO THE POINT OF BEGINNING; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, AN ARC DISTANCE OF 84.70 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, CHORD BEARING AND DISTANCE OF N84°24'25"W, 84.60 FEET AND A DELTA ANGLE OF 09°42'23"; THENCE N87°45'36"W, 63.22 FEET (63.31 FEET-DEED); THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 317.84 FEET (317.65 FEET-DEED), SAID CURVE HAVING A RADIUS OF 200.00 FEET, CHORD BEARING AND DISTANCE OF N43°44'01"W, 285.43 FEET (N43°45'37"W 285.30 FEET-DEED) AND A DELTA ANGLE OF 91°03'11" (90°59'57"-DEED); THENCE N01°47'35"E (N01°44'21"E-DEED), 320.31; THENCE S88°12'21"E, 351.30 FEET; THENCE S01°47'35"W, 524.72 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES AND SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER USED, IMPLIED OR OF RECORD.

LCMR - LIMITED COMMERCIAL, MANUFACTURING AND RESEARCH DISTRICT AREA, HEIGHT, BULK, AND PLACEMENT REGULATIONS:	
MAXIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	150 FEET
MAXIMUM HEIGHT	45 FEET
MINIMUM SETBACKS	
FRONT	20 FEET (MEASURED FROM FRONT LOT LINE)
SIDE	20 FEET
BOTH SIDES	40 FEET
REAR	20 FEET
SIDE STREET	20 FEET

OWNER:
CENTRAL MICHIGAN MENTAL HEALTH FACILITIES BOARD
301 SOUTH CRAPP STREET
MT. PLEASANT, MI 48858
ATTN: GEORGE ROUMAN OR LINDA KAUFMANN
969-772-9938

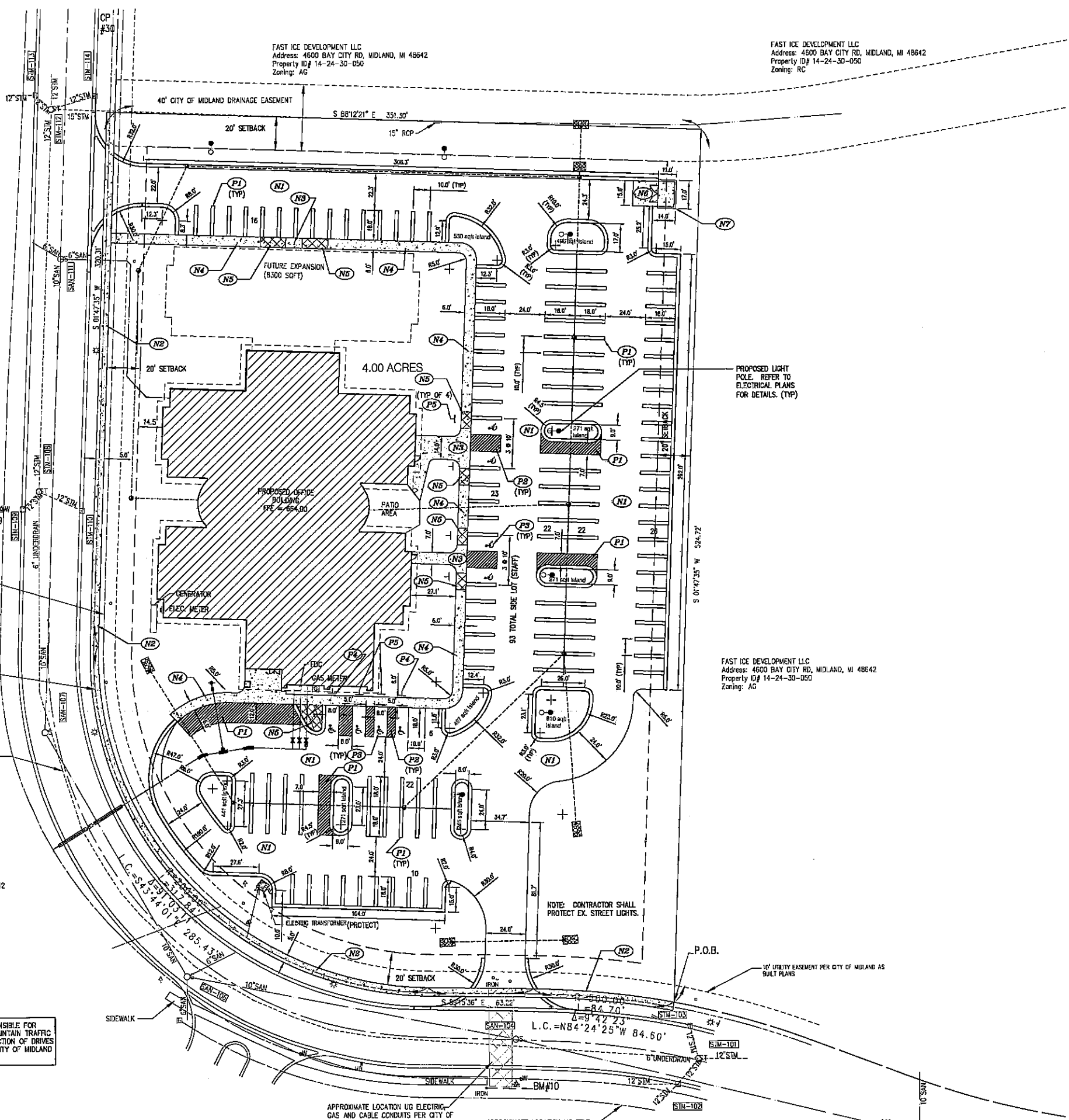
PARKING SPACE CALCULATIONS:
PARKING - MEDICAL/BUSINESS USE
CURRENT NUMBERS
82 EMPLOYEES
10 - COMMUTER VEHICLES
SUBTOTAL = 102
40-50 CLIENT ON THE HOUR (TURNOVER)
142-152 UNDER CURRENT CALCULATIONS.

PARKING ISLAND GREEN SPACE
147 SPACES @ 20 SFT/SPACE = 2,940 SFT TOTAL REQUIRED AREA
AREA PROVIDED = 3,762 SFT

CONSTRUCTION NOTES

- (N1) CONSTRUCT ASPHALT SECTION PER TYPICAL PARKING LOT CROSS SECTION ON SHEET C3.
- (N2) CONSTRUCT TYPICAL SIDEWALK PER DETAIL ON SHEET C3.
- (N3) CONSTRUCT THICKENED EDGE SIDEWALK PER DETAIL ON SHEET C3.
- (N4) CONSTRUCT RAISED EDGE SIDEWALK PER DETAIL ON SHEET C3.
- (N5) CONSTRUCT SIDEWALK RAMP.
- (N6) CONSTRUCT CONCRETE PAVEMENT PER DETAIL ON SHEET C3.
- (N7) CONSTRUCT MASONRY DUMPSTER ENCLOSURE W/ GATE PER DETAIL ON SHEET C2.
- (P1) PLACE REGULAR DRY PAVEMENT MARKING - YELLOW
- (P2) PLACE REGULAR DRY PAVEMENT MARKING - BLUE
- (P3) PLACE BARRIER FREE SYMBOL - BLUE
- (P4) PLACE BARRIER SIGN ON POST.
- (P5) PLACE BARRIER FREE VAN ACCESSIBLE SIGN ON POST.

FAST ICE DRIVE



APPROXIMATE UG GAS LOCATION PER CONSUMERS ENERGY PLANS

APPROXIMATE UG 12" WM LOCATION PER CITY OF MIDLAND AS BUILT PLANS

APPROXIMATE UG ELECTRIC LOCATION PER CONSUMERS ENERGY PLANS

APPROXIMATE 6" STORM UNDER DRAIN LOCATION PER CITY OF MIDLAND AS BUILT PLANS

FAST ICE DEVELOPMENT LLC
301 FAST ICE DR, MIDLAND, MI 48642
Property ID# 14-24-40-500
Zoning: AG

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DEVICES TO MAINTAIN TRAFFIC ON FAST ICE DRIVE DURING CONSTRUCTION OF DRIVES AND CONNECTION OF UTILITIES, PER CITY OF MIDLAND REQUIREMENTS.

FAST ICE DEVELOPMENT LLC
Address: 4500 BAY CITY RD, MIDLAND, MI 48642
Property ID# 14-24-30-050
Zoning: AG

NOTE: CONTRACTOR SHALL PROTECT EX. STREET LIGHTS.

MIDLAND EQUITIES LLC
215 FAST ICE DR, MIDLAND, MI 48642
Property ID# 14-24-40-500
Zoning: LCMR

MIDLAND COUNTY BUILDING AUTHORITY
101 FAST ICE DRIVE, MIDLAND, MI 48642
Property ID# 14-24-40-800
Zoning: COM

3099 Vantage Point Drive
P.O. Box 1457
Midland, MI 48642
Phone 989.831.9726
Fax 989.831.7402

THREE RIVERS CORPORATION

DATE	ISSUED FOR
04-05-10	SITE PLAN REVIEW
04-05-10	SEC CONSTRUCTION DOCUMENTS
04-26-10	SEC CONSTRUCTION DOCUMENTS
05-05-10	TOP CONSTRUCTION AND PERMIT

2010 PROJECT FOR:
COMMUNITY MENTAL HEALTH FOR CENTRAL MICHIGAN
NEW OFFICE BUILDING, MIDLAND MI
SITE LAYOUT PLAN

JOB NUMBER
E10-10258

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
FOR THE LOCATION OF UNDERGROUND FACILITIES

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