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July 1, 2026

Rev. August 31, 2026 by Holland Engineering, Inc.

Mr. Sean Homyen, Planning & Zoning Administrator
City of Douglas
415 W. Wiley Road, Suite 103
PO Box 757
Douglas, MI 49406

RE: Proposed Mixed-Use Building - Site Plan Submittal
225 Center Street, Douglas, Michigan
DA Project Number: 221061

Dear Mr. Homyen:

On behalf of the property owner, Ufuk Turan, we are submitting this Site Plan Application for Planning Commission review and approval, including a request for a parking reduction pursuant to Section 10.04(b)(2). Mr. Turan is proposing a two-story 14,523 square foot mixed-use building on a vacant site. The proposed design includes a mixed-use first floor involving retail, office and four residential units. The second floor provides nine residential units.

The site is laid out with the building extending along Center Street sidewalk to reinforce the urban streetscape. Twenty-four (24) parking stalls are proposed along the west and south sides of the building with a new driveway to Center Street shared with the west adjacent property. A new shared dumpster enclosure will sit in the southwest corner of the site.

The building's exterior is characterized by a mix of brick masonry with precast accents, large commercial storefronts, operable residential windows, metal balconies and decorative lighting. The design reads as a compact, urban mixed-use building with a strong ground floor commercial base with residential above, and a flat parapet roof that keeps the massing simple and clean. Our goal is to create a vibrant streetscape which activates the streetscape and supports a pedestrian-oriented experience.

The building is located within the City's C-1 District and has been designed to respect the rules and regulations of the Zoning Ordinance Section 3.12. Based on the review of these standards, the proposed building meets the requirements for the minimum lot dimensions, maximum lot coverage, minimum yard requirements, maximum building height, and maximum gross floor area of the commercial use.

The two-story building is proposed with a 28 feet height, measured from the primary first floor elevation (office and residential area). The site grade slopes downward toward Center Street and as a result, the vertical wall height of the north walls is proposed as 29.9 feet above the

sidewalk. Large windows and the recessed entry alcove at the first floor will provide 74.0% transparency. Windows on the second floor will provide 46.6% transparency to prevent blank walls facing the street. The two sidewalk entries to the first floor commercial space will be recessed at least 3' to add depth and weather protection for customers.

C-1 District Parking Requirements: Per the Zoning Ordinance Section 10.04(b)(1): "Any use permitted by right and required to provide parking [...] shall provide fifty percent (50%) of the required parking for each use as identified in Section 19.03. Special use parking may not be reduced.

Per Section 19.03, the number of parking stalls required are:

- First Floor- Retail Store: One (1) space for every 300 square feet of usable floor area.
= $1,650 \text{ sqft} / 300 = 6 \text{ stalls} \times 50\% \text{ reduction} = 3 \text{ stalls}$
- First Floor- Office: One (1) space for every 200 square feet of usable floor area.
= $1,800 \text{ sqft} / 200 = 9 \text{ stalls} \times 50\% \text{ reduction} = 5 \text{ stalls}$
- First Floor- Apartments: A multiple family residential dwelling unit containing less than 900 square feet shall provide only one (1) parking space, plus 1 per 3 units for visitor.
= Four apartments under 900 sqft = 4 stalls
= Apartment visitor parking = $4 \text{ units} / 3 = 1 \text{ stall}$
- Second Floor Apartments: A multiple family residential dwelling unit containing less than 900 square feet shall provide only one (1) parking space, plus 1 per 3 units for visitor.
= Nine apartments under 900 sqft = 9 stalls x 50% reduction = 4.5 stalls
= Apartment visitor parking = $9 \text{ units} / 3 \times 50\% \text{ reduction} = 1 \text{ stall}$

Parking spaces required per uses: 20 stalls

Parking spaces provided on-site: 24 stalls

The project will share an ingress/egress easement with the neighbor to the West. This easement will serve parking for each property independently, there is not shared parking.

The subject site is located within the core of the Village Center, where walkability, shared parking, and proximity to public parking resources reduce reliance on on-site parking. Within a 500' radius of the site, equal to a 2-minute walk, there are 37 public parking stalls available.

It is the intent of the owner to begin construction of this project in October 2026 with construction activities lasting approximately nine months. The goal is that the building completed and ready for the 2027 tourist season (June 2027).

Thank you for your consideration with this matter. We respectfully request that this application be scheduled for Planning Commission review at the next available public hearing.



Ken Dixon, Architect
Dixon Architecture



Bruce Zeinstra, LLA
Holland Engineering, Inc.