

To: Douglas DDA Board

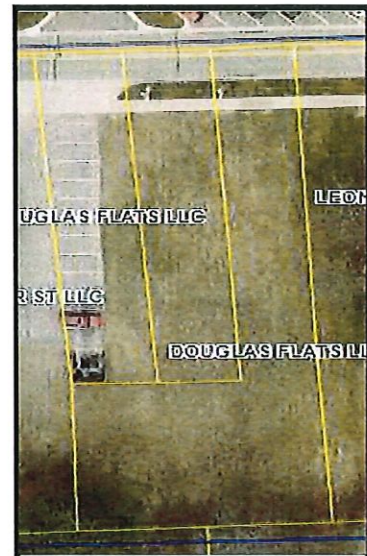
From: Sean Homyen, Planning & Zoning

Date: July 16, 2026

Subject: 211, 225, 217 W. Center St. Special Land Use - Ground Floor Residential -
Recommendation to Planning Commission

Request. Mr. Turan Ufuk has submitted an application for special land use approval for Ground Floor Residential under Section 26.13 at 211, 225, 217 W. Center St., located in the C-1 Village Commercial District.

Background. The subject is zoned as C-1 Village Commercial District and covers 19,998 SF. The applicant will be considering a lot consolidation of the three parcels. The proposal includes a mixed-use development consisting of one retail space, two office units, and four residential units on the first floor, including one two-bedroom unit and three one-bedroom units. The second floor will contain nine residential units, consisting of five one-bedroom units and four two-bedroom units. The units are located behind the retail unit.



Procedure. The owner is required to submit a special land use application for Ground Floor Residential under Section 26.13 of the Zoning Ordinance. A recommendation from the DDA is needed for the Ground Floor Residential use under Section 26.13(2)(C), as the property is located within the DDA boundary.

Section 26.13 Ground Floor Residential

- 1) Locational Requirements: Residential uses shall be permitted on the ground floor of a structure located in the C-1 District only where such use does not front upon Center Street.
- 2) Site Requirements:

- a) All residential dwelling units on the ground floor of a structure located within the C-1 District shall be set back a minimum of thirty (30) feet from the Center Street right-of-way to avoid breaking up the continuity of active commercial areas along Center Street.
- b) The Planning Commission shall make a determination that the regular flow of pedestrian traffic to and from established commercial uses is not likely to be negatively reduced or impeded by the residential use within a ground floor structure.
- c) Any application for Ground Floor Residential use within the boundaries of the Downtown Development Authority shall be submitted to the DDA Board for recommendation prior to Planning Commission approval.
- d) All standards of Article 10 C-1 Village Center District shall apply to a ground floor residential use except that the minimum transparency requirements set forth within Section 10.02, D, may be reduced to no less than 30% to insure the safety and privacy of residents.

Recommendation. At the upcoming DDA meeting, the DDA members will review the Ground Floor Residential request and make a recommendation to the Planning Commission. DDA members should carefully consider the information presented in this report, as well as comments from the applicant and the public.

Suggested Motion. I move to recommend [approval/denial] to the Planning Commission for the request made by Turan Ufuk for special land use approval for Ground Floor Residential, per Section 26.13 of the City of the Village of Douglas Zoning Ordinance, for the parcel identified as P.P. 59-016-039-21/59-016-039-22/59-016-039-20, located at 211, 217 ,225, W. Center St.

Please feel free to contact me with any questions or concerns.

A3.1

Project No.: 221081
Issue Date: 7/1/20
Reviewer: KCD
Drawn By: KCD

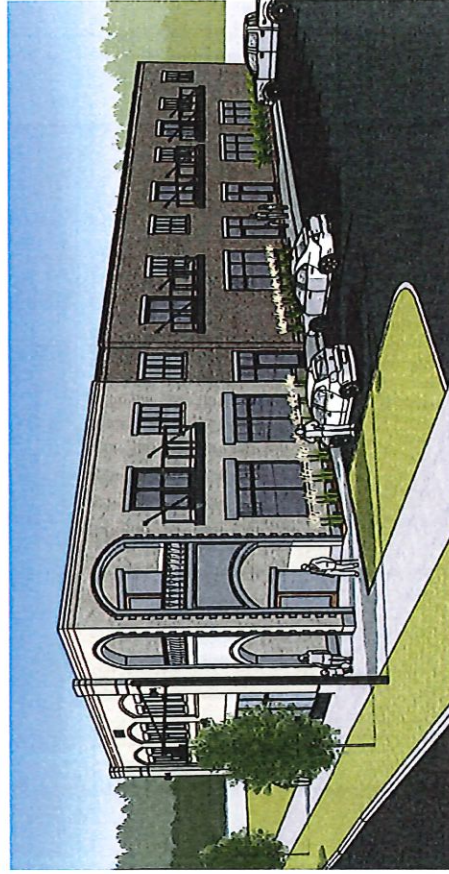
Revisions:

Made in Michigan

225 West Center - Mixed Use
225 West Center Street
Detroit, MI 48208

Street Address:
Grand Rapids, MI 49503
P: 616-427-4370
dixonarch.com

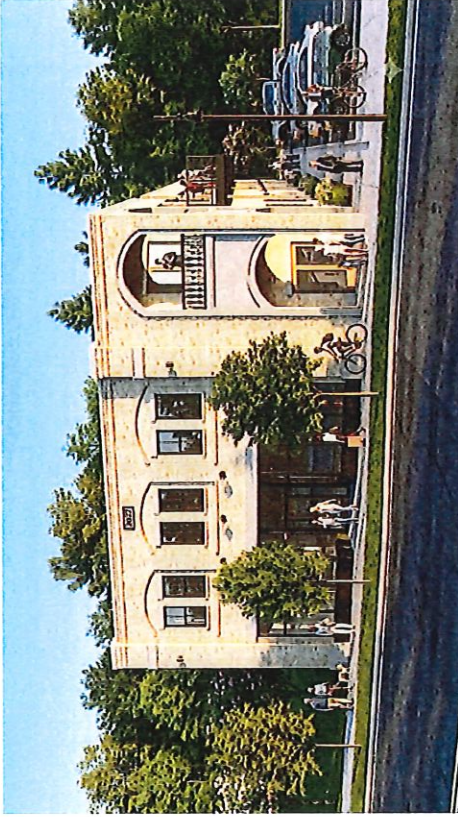
dixon
ARCHITECTS
225 West Center Street, Suite 200
Grand Rapids, MI 49503
P: 616-427-4370
dixonarch.com



West Side Computer Rendering



Northeast Front/Side Computer Rendering



North Front Photorealistic Rendering



North Front Computer Rendering

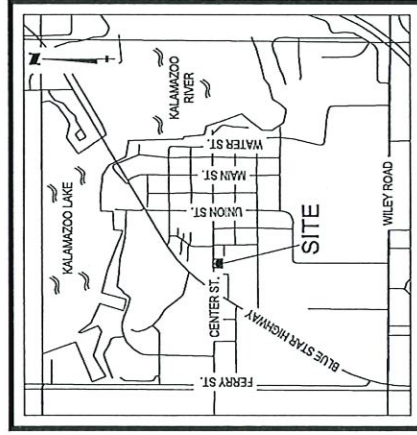
DOUGLAS MIXED-USE BUILDING

225 CENTER STREET
DOUGLAS, MI. 49406



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SHEET V-101	EXISTING CONDITIONS
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SHEET C-501	GENERAL DETAILS
SHEET L-101	LANDSCAPE PLANTING PLAN



LOCATION MAP NOT TO SCALE

ZONING

C-1, VILLAGE COMMERCIAL DISTRICT

- SETBACKS:
 - FRONT YARD 9 FEET MIN.
 - SIDE YARD 5 FEET MIN. (*)
 - REAR YARD 5 FEET MIN. (**)
 - HEIGHT 25 FEET MAX.

(*) EXCEPT WHERE A COMMERCIAL BUILDING IS PLACED DIRECTLY UPON THE SIDE LOT LINE

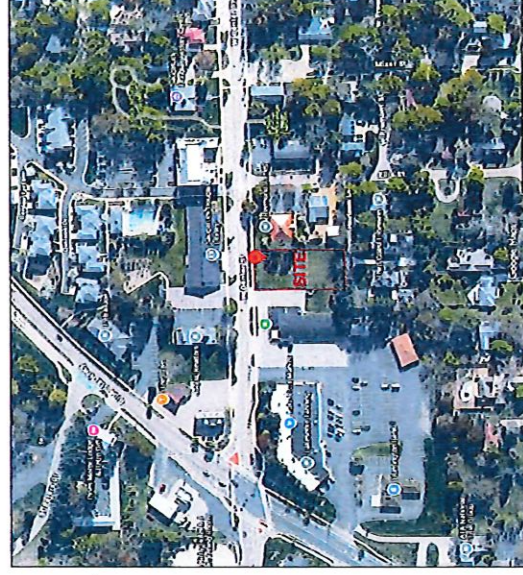
(**) EXCEPT WHERE THE REAR YARD ABUTS A SIDE YARD IN A RESIDENTIAL DISTRICT THE REAR YARD SHALL BE 25 FEET.

DESCRIPTION

SEE EXISTING CONDITIONS SHEET V-101



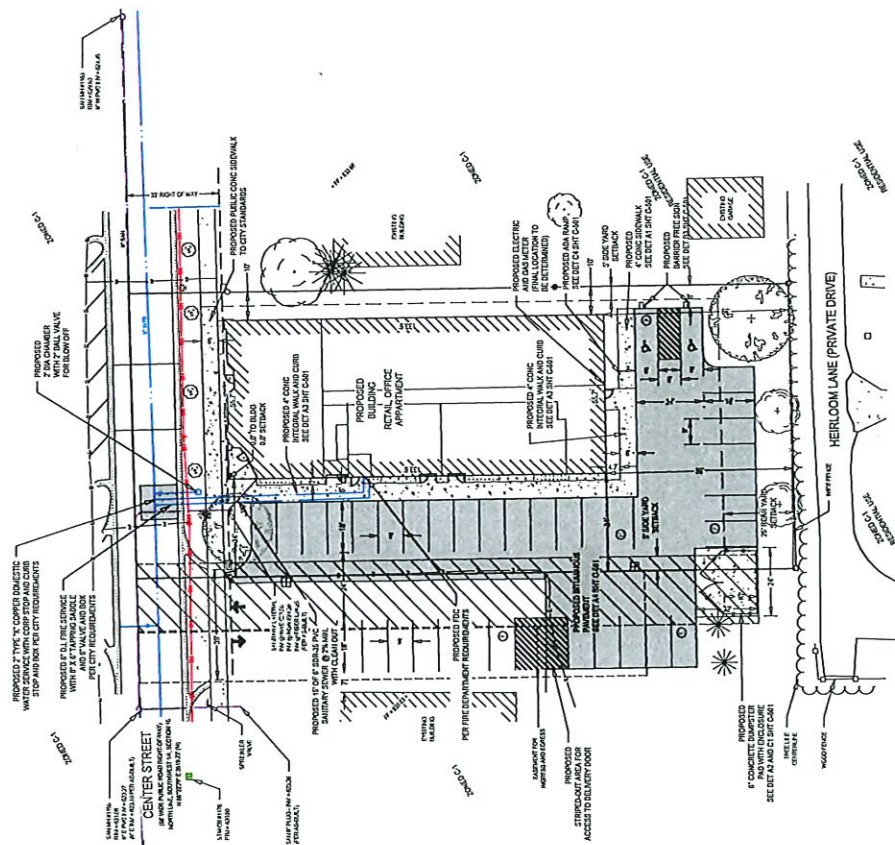
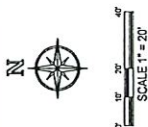
Know what's below.
Call before you dig.



NEIGHBORHOOD MAP
SCALE 1" = 100'

HOLLAND ENGINEERING 225 HOLLAND BLVD. HOLLAND, MICHIGAN 49423-2728 TEL: 616.225.0530 FAX: 616.225.2115		THE ENGINEER'S SEAL I, Douglas Flats LLC, a Michigan Limited Liability Company, do hereby certify that I am a duly Licensed Professional Engineer in the State of Michigan, License No. 49301, and that I am the author of the design and construction of the above project. My Commission Expires: 12/31/2025
ATTORNEY: MR. ULRICH TURAN 7431 RIVER STREET SE ADA, MICHIGAN 49301	DOUGLAS FLATS LLC 225 CENTER STREET DOUGLAS, MI 49406	CITY OF THE SW 1/4 SEC. 16, T3N, R15W PT. OF THE VILLAGE OF DOUGLAS, ALLEGAN CO., MI. PROJECT NO. 225-04-022 SHEET NO. G-100 COVER SHEET

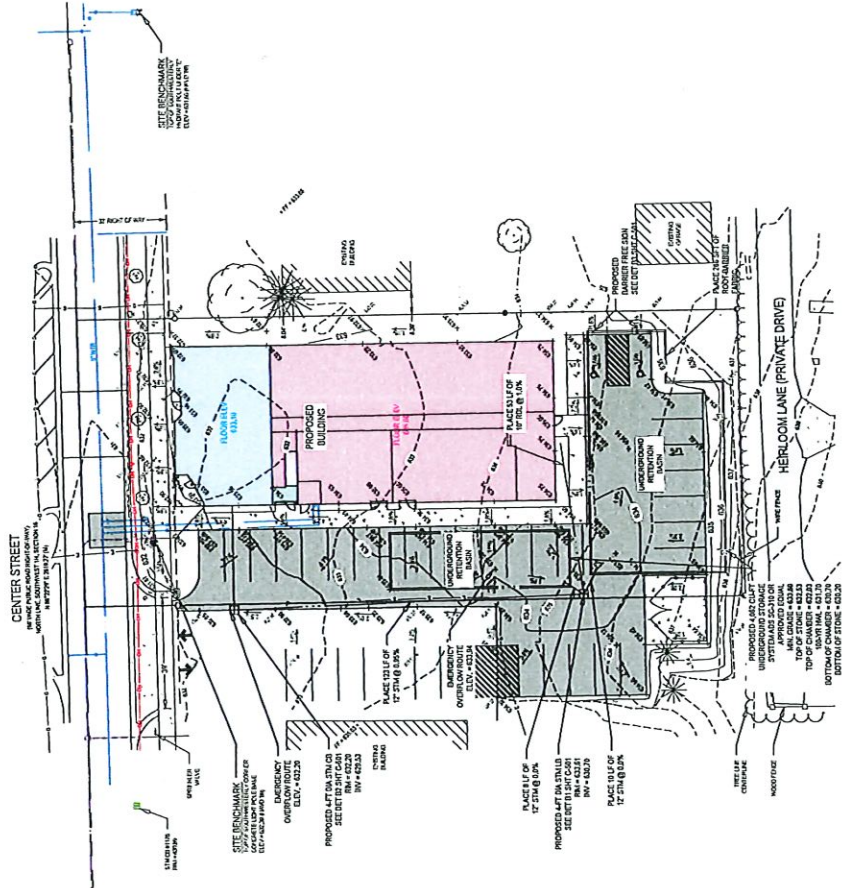




1. **THE COURT'S COMPETENCE TO INTERFERE IN THE COURSE OF THE CONTRACT.** The court's competence to interfere in the course of the contract is determined by the nature of the contract and the nature of the interference. The court's competence to interfere in the course of the contract is determined by the nature of the contract and the nature of the interference.

TOTAL PARCEL AREA	10,008 SQ FT	100%
EXCLUDING PUBLIC RIGHT-OF-WAY)		
BUILDING AREA		
FIRST FLOOR	7,400 SQ FT	37.1%
CANOPY/OVERHANG	504 SQ FT	2.9%
BUILDING TOTAL	8,004 SQ FT	40.0%

ALTERNATE DWELLING			
1 SPACE PER UNIT LESS THAN 400 SQ FT	1	1	13 PARKING SPACES
1 SPACE PER UNIT LESS THAN 500 SQ FT (1)	1	1	13 PARKING SPACES
PLUS 1 SPACE PER THREE DWELLING UNITS			
(3 UNITS / 1)			
METAL			
1 SPACE PER 300 SQ FT FLOOR AREA	1	1	6 PARKING SPACES
(175 SQ FT / 1) (200)			
OFFICE			
1 SPACE PER 300 SQ FT FLOOR AREA	1	1	9 PARKING SPACES
(175 SQ FT / 1) (200)			
TOTAL PARKING REQUIRED:			33 PARKING SPACES
TOTAL PARKING PROVIDED:			24 PARKING SPACES
(INCLUDING 2 BARRIER FREE)			



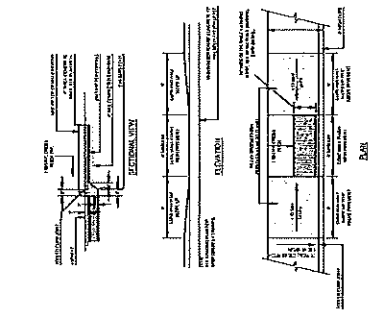
*NOTE: CONSTRUCTION SCHEDULE MAY VARY BASED ON CONTRACTOR'S SCHEDULE. CONTRACTOR SHALL UPDATE THE **ACNO** IF CONSTRUCTION

225 Center Street
Douglas, Michigan 49605
Phone: 519-202-2113
Fax: 519-202-2113

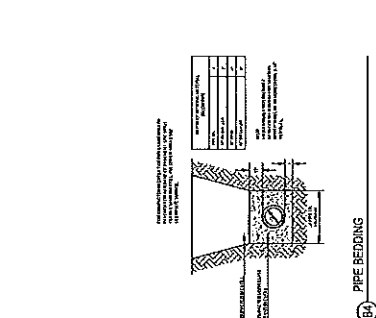
ATTN: MR. ULRICH TURAN
7437 RIVER STREET SE
ADA, MICHIGAN 49301

P.T. OF THE SW 1/4 SEC. 16, T3N, R16W
CITY OF THE VILLAGE OF DOUGLAS, ALLEGANY CO., MI

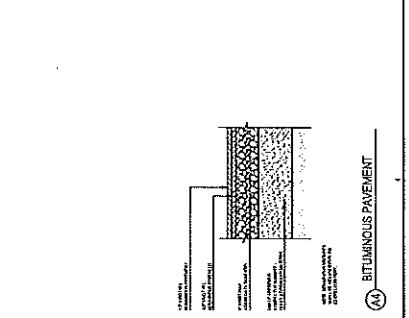
Project No.	225-04-022
Client	DOUGLAS FLATS LLC
Design	MARK BROOKHOUSE
Drawn	MARK BROOKHOUSE
Check	MARK BROOKHOUSE
Scale	AS SHOWN
Date	26-04-022
Sheet No.	1
Sheet Total	1
Project Name	225 CENTER STREET
Project Location	DOUGLAS, MI 49605
Project Description	GENERAL DETAILS
Project Status	ISSUED FOR



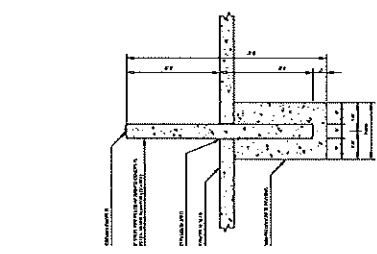
C TYPE F BARRIER FREE SIDEWALK RAMP



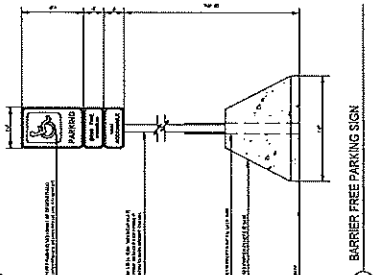
B PIPE BEDDING



A BITUMINOUS PAVEMENT



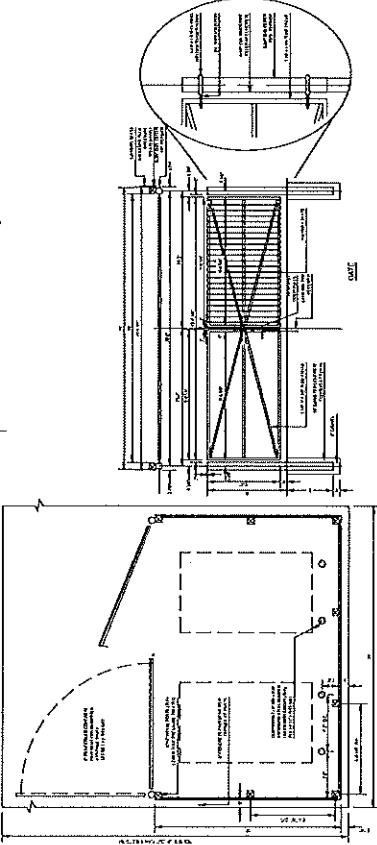
C 8" DIAMETER BOLLARD DETAIL



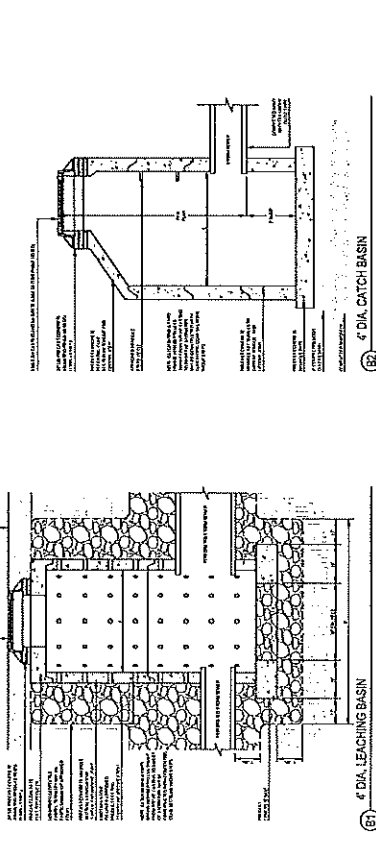
B BARRIER FREE PARKING SIGN



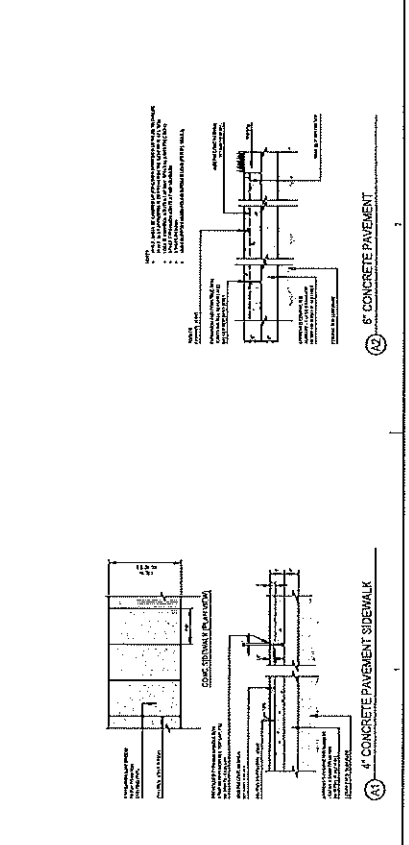
A 4" INTEGRAL WALK AND CURB



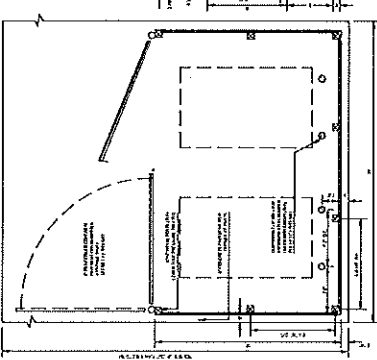
C DUMPSTER ENCLOSURE



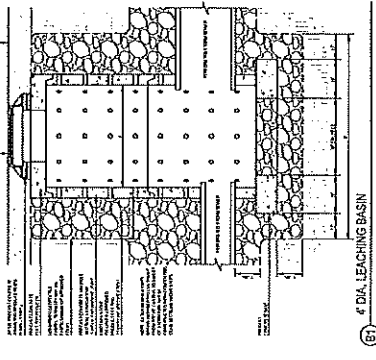
B 4" DIA. CATCH BASIN



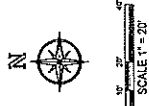
A 4" CONCRETE PAVEMENT



B 4" DIA. LEACHING BASIN



A 4" CONCRETE PAVEMENT SIDEWALK

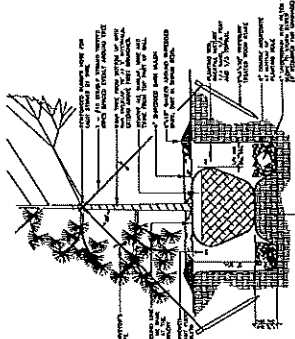


PLANTING NOTES:

1. PROVIDE LANDSCAPE REQUIREMENTS FOR THE PROPOSED BUILDING AND SITE.
2. PROVIDE 10' MIN. BUFFER ZONE BETWEEN ADJACENT PROPERTIES AND 15' MIN. BUFFER ZONE BETWEEN PROPOSED BUILDING AND ADJACENT PROPERTIES.
3. PROVIDE 10' MIN. BUFFER ZONE BETWEEN PROPOSED BUILDING AND ADJACENT PROPERTIES.
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15. PROVIDE 10' MIN. BUFFER ZONE BETWEEN PROPOSED BUILDING AND ADJACENT PROPERTIES.
16. PROVIDE 10' MIN. BUFFER ZONE BETWEEN PROPOSED BUILDING AND ADJACENT PROPERTIES.
17. PROVIDE 10' MIN. BUFFER ZONE BETWEEN PROPOSED BUILDING AND ADJACENT PROPERTIES.
18. PROVIDE 10' MIN. BUFFER ZONE BETWEEN PROPOSED BUILDING AND ADJACENT PROPERTIES.
19. PROVIDE 10' MIN. BUFFER ZONE BETWEEN PROPOSED BUILDING AND ADJACENT PROPERTIES.
20. PROVIDE 10' MIN. BUFFER ZONE BETWEEN PROPOSED BUILDING AND ADJACENT PROPERTIES.

PLANT LIST

PLANT	QTY	SIZE	COMMENTS	REMARKS	NOTES
1. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
2. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
3. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
4. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
5. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
6. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
7. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
8. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
9. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
10. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
11. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
12. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
13. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
14. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
15. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
16. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
17. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
18. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
19. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT
20. ACACIA	1	10"	CLIMATE RESISTANT	ACACIA	CLIMATE RESISTANT



SHRUB PLANTING DETAIL

TREE PLANTING DETAIL



