



CITY OF GLADSTONE, MICHIGAN

CITY HALL, 1100 DELTA AVENUE

GLADSTONE, MI 49837

PHONE: 906-428-2311

FAX: 906-428-3122

www.gladstonemi.gov

"Year Round Playground"

August 8th, 2024

Planning Commission
City of Gladstone
Gladstone, MI 49837

Subject: PUD

**Location: 80 Delta Avenue
Gladstone, MI 49837**

RE: New Restaurant/Retail-Queen City

Applicant: Josh King

Zoning: I-2 Heavy Industrial

Dear Planning Commission Members:

The applicant above is requesting a PUD to consider a unique opportunity for a new restaurant on the lake at property located at 80 Delta Avenue. He is proposing 2800 SF of restaurant space via a barge on the lake, a future harbor space and to build a new structure on land that would house 2400 SF of retail space. The building on shore will also serve as restrooms for the restaurant and provide retail space for customers and residents. The site plan for this project was originally approved at the 9-12-23 Planning Commission meeting.

Gladstone Code of Ordinances Reviewed

- Section 30-509 Site Plan Review
- Section 30-555 Planned Unit Development
- Section 30-551 Industrial District
- Section 30-583 Off Street Parking
- Section 30-601—30-610 Signs

Staff Report/Fact Finding Results

A. Proposed Use and Zoning: The site is zoned I-2 Heavy Industrial. The proposed uses for this review are not permitted within the I-2 district and a PUD is requested. For the site to be developed in the proposed way the zoning classification would have to be changed. A large parcel of property to the west of this development is owned by the city and is planned to be developed in a PUD district which would allow for a mix of business/retail/commercial and housing.

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B. PUD Approval Standards:

Based upon the standards set forth in this subsection, the zoning committee may recommend denial, approval or approval with conditions, and the city commission may deny, approve or approve with conditions a proposed planned unit development. In making such a decision, the zoning committee shall rely upon the following standards:

(1) The uses proposed within the planned unit development will have a beneficial effect, in terms of public health, safety, welfare or convenience, on present and future potential land uses. The uses shall not adversely affect, in a material manner, the public utility and circulation system, surrounding properties or the environment.

(2) Off-street parking within the planned unit development shall be sufficient to meet the minimum parking required by [section 30-583](#); however, if it is deemed necessary in order to achieve the purposes set forth in subsection (b) of this section, the zoning committee may require more or less parking than that required by such section.

(3) All streets and parking areas within the planned unit development shall meet the minimum requirements set forth in city ordinances, unless modified by the zoning committee to achieve the purposes set forth in subsection (b) of this section.

(4) Landscaping or screening shall be provided, if necessary, within the planned unit development in order to ensure that the proposed uses will be adequately buffered from one another and from surrounding public and private property.

(5) Effort shall be made to ensure the preservation of natural and architectural features, trees, hedge rows, wood lots and the integrity of the land within the planned unit development.

(6) The site for the planned unit development shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material.

(7) Public water, sewer and electrical facilities shall be available within the planned unit development or shall be provided by the developer as part of the site development.

(8) The proposed density, setbacks and heights of the planned unit development shall be no different than the density, setbacks and heights which would be required for each of the component uses of the development. However, if it is deemed necessary in order to achieve the purposes set forth in subsection (b) of this section, the zoning committee may require greater or lesser density, setbacks or heights within such planned unit development than those required by this article.

(9) Traffic and accessory conditions regulations shall be as follows:

a. Safe, convenient, uncongested and well defined vehicular and pedestrian circulation within and to the planned unit development district shall be provided.

b. Drives and streets shall not be laid out so as to encourage outside traffic to traverse the planned unit development, nor to create unnecessary fragmentation of the development into small blocks.

c. No material impediment to the visibility of automotive traffic, cyclists or pedestrians shall be created or maintained.

(10) All buildings shall conform to city codes and ordinances.

C. Approval Standard Recommendation:

- (1) The proposed use will complement the future North Shore development and compliment the residential area by providing a point of interest and destination along the shoreline.
- (2) Off street parking requirements for this type of development was determined at 1.2 per 100 square feet of floor space for the restaurant and 1 per 150 square feet of retail space for the commercial building. The formula used would require 50 parking spaces. The plan provides for 88 spaces for parking and includes 4 handicap parking areas of which 1 is required to be van accessible. The interior landscaping rules apply so a minimum of 10% of the parking lot will provide green space as well a 5' buffer of green space along the perimeter of the lot and trees not more than 35' apart. 6' of green space between every 12 parking spaces is also provided to meet code.
- (3) See #2
- (4) Landscaping and screening will be an ongoing project as the North Shore area develops.
- (5) As this is an industrial site, these features do not currently exists, however as the area develops out these types of amenities will be considered.
- (6) All soil erosion and other shoreline/water permits shall be secured.
- (7) Adequate public water, sewer and electrical facilities shall be provided by the developer.
- (8) The site meets all setback, density and height requirements. Future walking paths will connect the Northshore & campground through this site. Developer has reviewed proposed Northshore plans and is committed to working with the City to ensure that as these development occurs connections will be made through his site.
- (9) Mr. King has reviewed future Northshore plans both for streets and pedestrian flow through the area and is committed to working with the City and future developers to make this work as it will benefit both sites.
- (10) All buildings and facilities must meet state and national building codes and permitting requirements.

D. Other: Signs: Any signs permitted in the B-2 district shall comply with section 30-610 of the ordinance and will be considered for approval by the Zoning Administrator. Signage is not noted within the plan and any signage will require approval prior to installation.

EAGLE: All conservation permits must be secured by developer. When land to be developed disturbs one or more acres of land and is within 500' of a lake and a stream and it is the owner's responsibility to comply with any requirements; the owner has been made aware of this requirement.

PUBLIC HEALTH: A food license is generally required from PHDM for restaurants. Because this property is located on the lake it is not yet determined who the appropriate entity is to issue this permit. The owner has been made aware that a food service facility is required to provide a license to the city prior to operations.

TIMELINE & CHANGES: Timeline for starting development for PUDS is 18 months. As the activities have already started as approved with the previous site plan this requirement has been met. Work is to continue in a reasonable diligent manner and be finalized within a 3-year period. Any changes to the plan shall be brought to the Zoning Administrator for consideration. Minor changes can be approved administratively, major changes will require Planning Commission review.

SUMMARY AND RECOMMENDATION

Recommend motion of favorable PUD review and to move the PUD on to the City Commission for approval. Recommendations and standards to be met as outlined in Section C Any deviation from the PUD guidelines will cause the PUD designation to be halted and the property owner is directed to work with City staff to resolve issues.

If you have any questions regarding this information, please don't hesitate to contact me by email at rbarron@gladstonemi.gov or by phone at 428-2311.

Respectfully Submitted,



Renée Barron, Zoning Administrator
City of Gladstone