

Project Facts

Applicant

Wagner Construction
Mr. Jeff Wagner

Address

301 Centre Dr.
(West Kay & Centre Drive)

Property ID

106-24-0-40-07-001.04-0

Zoning

B-3 – Regional Business District

Future Land Use

Commercial

Land

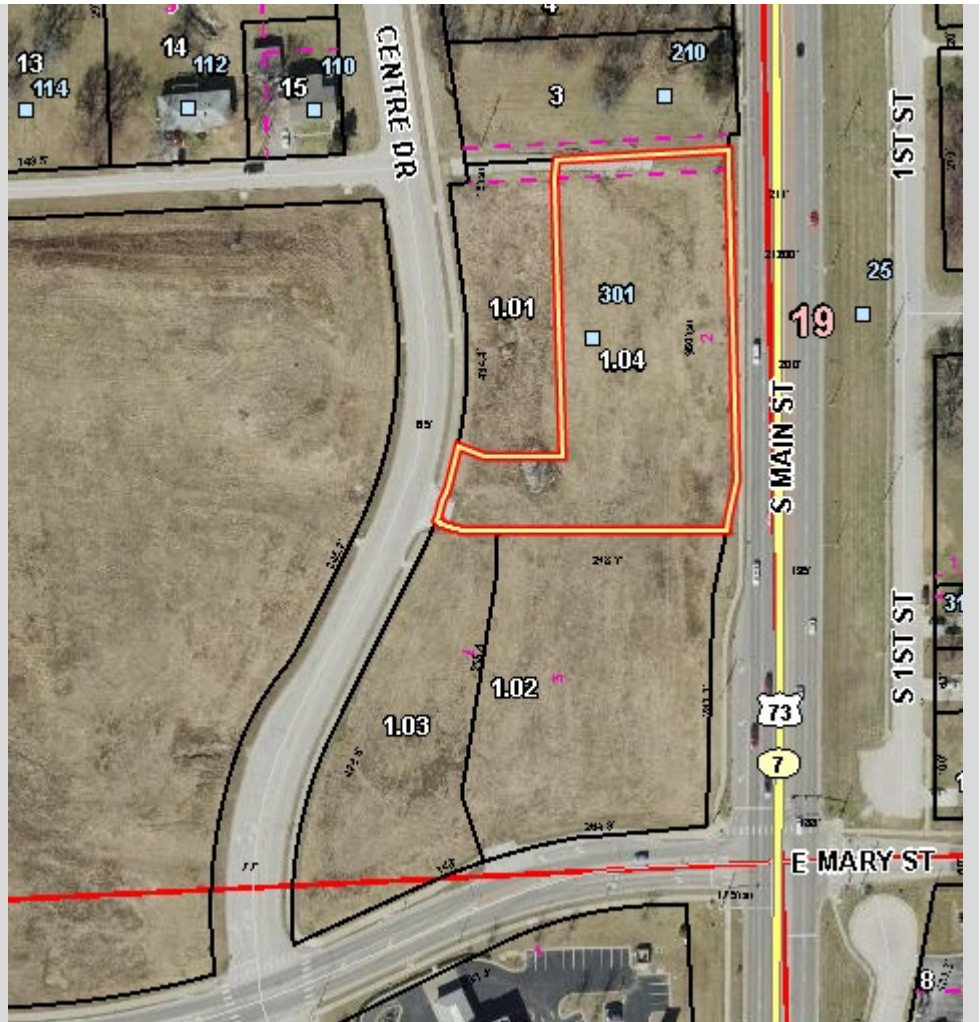
65,929.78 SF (1.51 acres)

Building

Existing: N/A
Proposed: 2,928 SF

Requested Approvals

Site Plan



Project Summary

The Applicant proposes to modify a previously approved site plan for a two-story (2,928 S.F.) professional office building for an Eye Doctor. The project consists of full site development as this is a greenfield site, and no existing pavement or buildings exist on the property. The plan includes reconfiguration / reconstruction of the site's preconstructed driveway entrance, and construction of the internal drive that connects the proposed parking lot with Centre Drive. **This plan was approved during the December 15, 2021, Planning Commission meeting, but substantial changes have been requested, resulting in the reapplication for approval of the modified Site Plan. The applicant is requesting to remove the retaining wall on the west side of the parking area and building.**

A full set of site plan documents is attached to this report.

The project is currently under construction and is moving along nicely – this modification would only impact site grading.

Comments – Community & Economic Development Department

Site Plan Revision items

The Community & Economic Development Director has reviewed the requested removal of the retaining wall from the site plan for conformance with the site plan requirements as outlined in the Unified Development Ordinance (UDO), as well as the Site Plan Application, and found the following items of concern:

- 1. The plan will still comply with the requirements as outlined in the UDO, however there is significant concern about long-term impacts to the sidewalk and parking lot areas due to the increase in slope that removal of this wall may present. It is the Directors opinion that this retaining wall is necessary for the long-term protection of the aforementioned items.*

Comments – Public Works Department

Site Plan Revision items

The Public Works Director / City Engineer has reviewed the site plan for conformance with City requirements and found and found the following items of concern:

- 1. There are concerns about the mow-ability and future maintenance of this revised slope characteristic. A 3:1 slope is the maximum allowed under the technical specification, but that does not equate to ease of maintenance or protection of the site improvements just to the east of this slope. By increasing from 4:1 to 3:1, this may add burden to the city regarding maintenance. If the developer can keep the negative impacts of the slope upon their own private property and not encroach on the City's retained detention basin, then this is a more palatable solution.*

Open Items – Wastewater Department

Site Plan Application items

The Wastewater Director has not reviewed this request, as it has no impact on the Wastewater facilities.

Acknowledgments

The following City of Lansing staff members and consultants reviewed this project and provided information for this report:

- Matthew R. Schmitz – Director, Community & Economic Development
- Michael Spickelmier, P.E – Director, Public Works / City Engineer

Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

Recommendation

Staff's recommendation is to consider what impact (if any) the removal of this feature on the site plan will have on the future maintainability of the project as well as the City's property and approve or disapprove accordingly.