

Project Facts

Applicant

Primus Companies

Address

670 1st Ter.

Property ID

099-30-0-20-05-004.02-0

Zoning

B-2 General Business District

Future Land Use

Commercial

Land

54,337.47 SF (1.25 acres)

Building

Existing: 0 SF

Proposed: 3,524 SF Total

Requested Approvals

Site Plan



Project Summary

The Applicant proposes to construct one building for a new medical office (Dental) use on the site. The building to be constructed with this site plan is a twenty-six-foot-tall single-story structure that is 3,524 sq. ft. The site plan does show the ability to expand this building in the future, as well as a potential additional building in the future to the east of the proposed building.

This is an existing green field site, and no buildings currently exist on the property. The plan includes the site work, landscaping, parking lot improvements, building construction and other appurtenances to the project. Approval of this Site Plan would authorize staff to issue a building permit for the project upon completion of review for compliance with building codes, subject to any conditions added during the approval process at the Planning Commission meeting.

Building elevations are included below, and an overall site plan is attached to this report.

Summary of Open Items

Staff identified the following open items that require further discussion at the Planning Commission meeting. Please see the remainder of this report for more information on each open item.

Community & Economic Development Department

1. Outstanding items from the Site Plan Review are noted in the body of the report below.

Public Works Department & City Engineer

1. Stormwater items as noted in body of report below.

Wastewater Department

1. Wastewater items as noted in body of report below.

Open Items – Community & Economic Development Department

Site Plan Application items

The Community & Economic Development Director has reviewed 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:

The Director reviewed this site plan application for the following:

1. In general, any site plan in compliance with all requirements of this code shall be approved.
 - *See comments below.*
2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
 - The site is capable of accommodating the buildings, proposed use, access, and other site design elements required by the code and will not negatively impact the function and design of rights-of-way or adjacent property.
 - *The site appears to be capable of accommodating the proposed development based on the Unified Development Code. An official review of building feasibility regarding drainage and grading plans will be conducted by the Public Works Department during the review of construction documents.*
 - The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
 - *The Site Plan shows a phased pad-site development that will eventually include a second building closer to the street, screening a portion of the parking facilities from the public realm. The Landscape plan demonstrates good practices and provides street trees along the sidewalk. The proposed Site Plan does not show a completed internal sidewalk network. Per 7.02-C:*
 - Generally. Development sites shall include direct sidewalk connections and circulation at the same or greater frequency as provided by vehicles. Sidewalks connect public entrances and sites, in the most direct manner possible, with the following:
 - a. Sidewalks in the public streetscape or along internal access streets.
 - b. Parking areas, and any walkways or crosswalks within the parking areas
 - c. Any civic open space designed for active use.
 - d. Adjacent sites, where pedestrian connections through public streetscapes or internal access is remote.
 - *It should be noted that the proposed first phase of development does not complete the internal sidewalk network, so the Dental Office will not be fully accessible from the sidewalk until the second phase is completed. When the second phase is completed, the internal sidewalk should be directly connected to the public sidewalk to the east.*

- The architecture and building design use quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
 - *The proposed architectural style and building materials appear to be appropriate for the site, which is located in the broader context of retail/office pad sites along Main Street (K-7). The preliminary drawings appear to fulfill the standards outlined in Article 5.03 Commercial Design Standards.*
 - The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features, or site design elements.
 - *The proposed development is the second recent project in this area, the first being MSA to the north. The proposed project appears to be compatible with this previous project and the existing building to the south.*
 - Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
 - *No additional conditions are necessary at this time.*
2. The application meets the criteria for all other reviews needed to build the project as proposed.
 - *Official review is underway by other appropriate City Departments, including Public Works and Wastewater. Fulfillment of all criteria as outlined in the UDO will be required before a building permit can be issued for this project.*
 3. The recommendations of professional staff.
 - *Staff recommends approval of this site development plan.*

Open Items – Public Works Department

Site Plan Application items

The Public Works Director / City Engineer has reviewed the site plan for conformance with City requirements and found items of discussion as shown on the attached marked up Site Plan. Compliance with the City's no net increase policy is not applicable to this project due to a regional detention basin that exists to the east behind the residential subdivision, which was constructed to provide drainage for the entirety of this area.

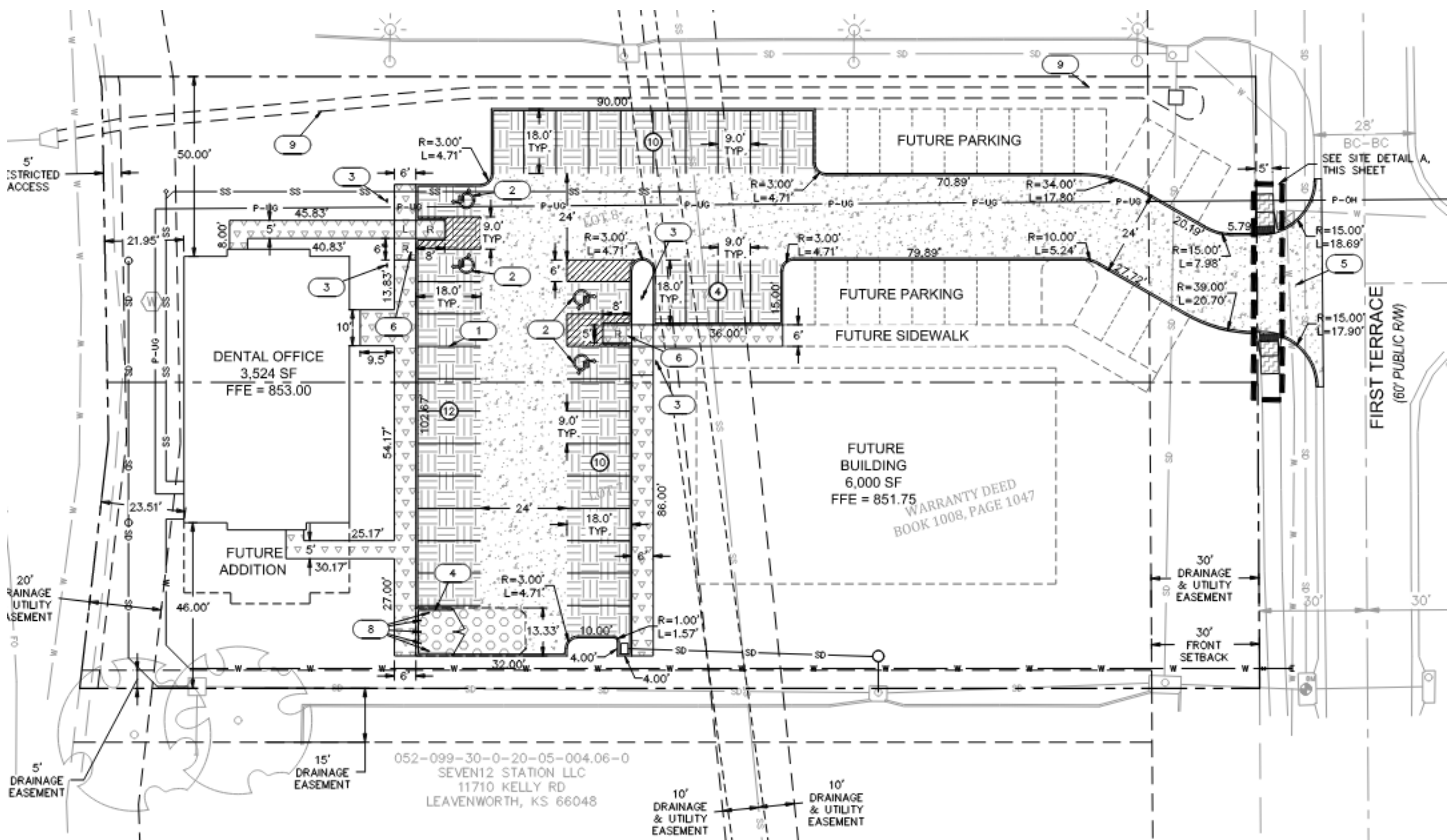
Open Items – Wastewater Department

Site Plan Application items

The Wastewater Director has reviewed the site plan for conformance with City requirements and found items of discussion as shown on the attached marked up Site Plan. There is a section of existing sewer line that runs under where the proposed future building will be located which will need to be relocated at some point.

Building Site Plan

Below is the building Site Plan that shows the location of the buildings on the lot:

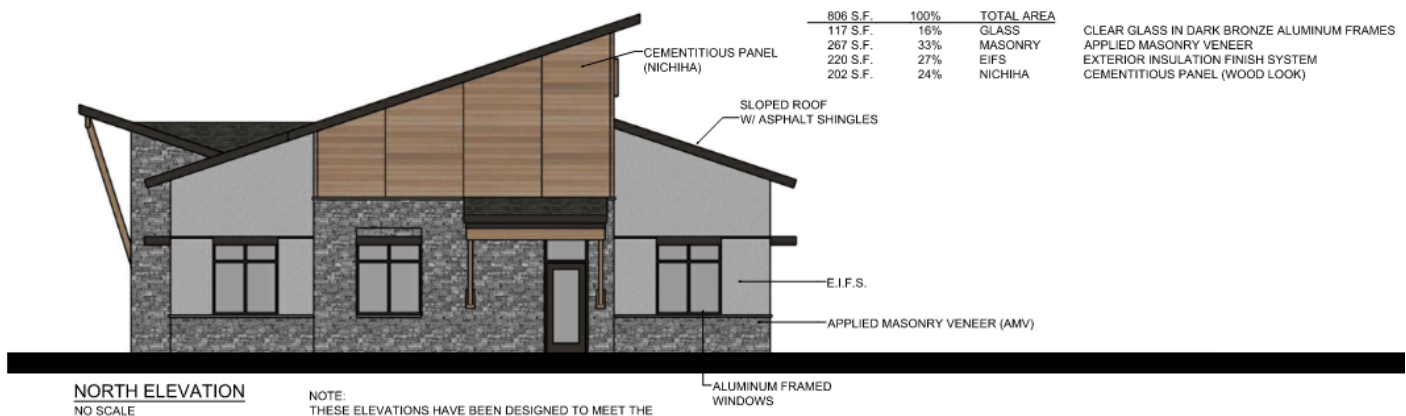


Building Elevations

Below are the building elevations:

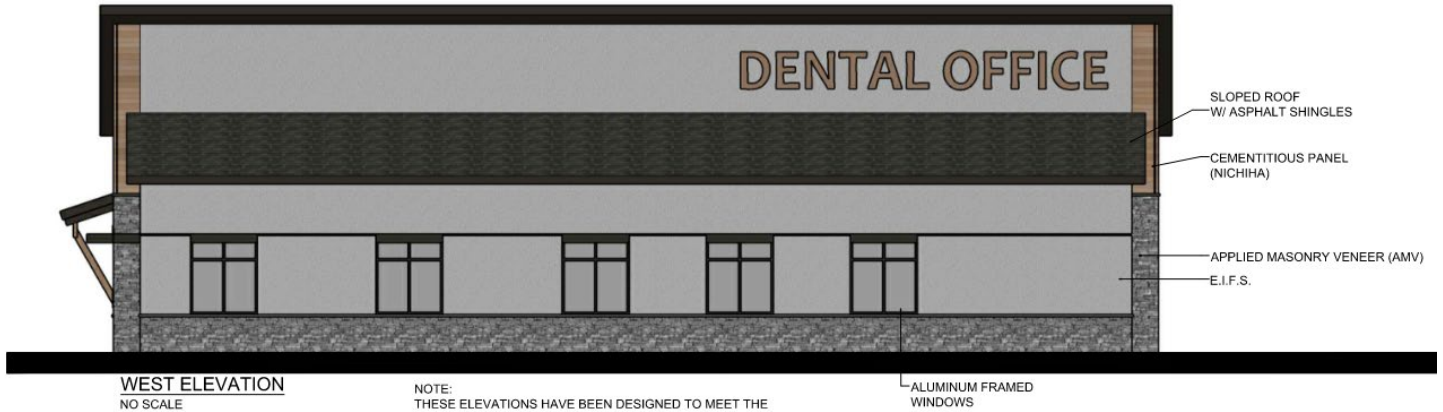


NOTE:
 THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE
 REQUIREMENTS OF THE CITY OF LANSING'S ARCHITECTURAL
 DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING
 COMMISSION / CITY OF LANSING. CHANGES SHALL NOT BE
 MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY
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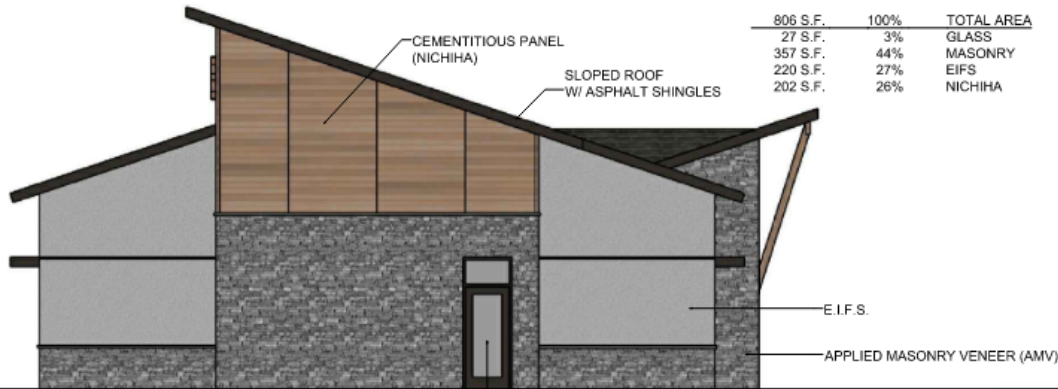
1,398 S.F.	100%	TOTAL AREA	
150 S.F.	11%	GLASS	CLEAR GLASS IN DARK BRONZE ALUMINUM FRAMES
270 S.F.	19%	MASONRY	APPLIED MASONRY VENEER
929 S.F.	68%	EIFS	EXTERIOR INSULATION FINISH SYSTEM
49 S.F.	2%	NICHIHA	CEMENTITIOUS PANEL (WOOD LOOK)



WEST ELEVATION
NO SCALE

NOTE:
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ALUMINUM FRAMED
WINDOWS



806 S.F.	100%	TOTAL AREA	
27 S.F.	3%	GLASS	CLEAR GLASS IN DARK BRONZE ALUMINUM FRAMES
357 S.F.	44%	MASONRY	APPLIED MASONRY VENEER
220 S.F.	27%	EIFS	EXTERIOR INSULATION FINISH SYSTEM
202 S.F.	26%	NICHIHA	CEMENTITIOUS PANEL (WOOD LOOK)

SOUTH ELEVATION
NO SCALE

NOTE:
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ALUMINUM FRAMED
WINDOWS

Acknowledgments

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

- Matthew R. Schmitz, MPA – Director, Community & Economic Development
- Michael Spickelmier, P.E – Director, Public Works / City Engineer
- Anthony Zell, Jr., MBA – Director, Wastewater
- Abby Kinney – Planning Consultant, Gould Evans

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 recommends approval of Project # SP-2022-02, Site Plan for Primus Dental, subject to the following conditions:

1. Outstanding items listed in this Staff Report from Department Heads must be addressed; and
2. All plans must be resubmitted with corrections as shown in this staff report and accompanying markups.

List of Reviewed Plans

Sheet #	Title	Submitted By	Date on Document
C0.0	Cover Sheet – Site Plan	OLS	05.13.2022
C1.0	Existing Conditions and Demolition Plan – Site Plan	OLS	05.13.2022
C2.0	Site Plan – Site Plan	OLS	05.13.2022
C3.0	Grading Plan – Site Plan	OLS	05.13.2022
C3.1	Grading Details – Site Plan	OLS	05.13.2022
C4.0	Utility Plan – Site Plan	OLS	05.13.2022
C5.0	Vehicle Access Plan – Site Plan	OLS	05.13.2022
C6.0	Erosion Control Plan – Site Plan	OLS	05.13.2022
C7.0	Construction Details – Site Plan	OLS	05.13.2022
L1.0	Landscape Plan – Site Plan	OLS	05.13.2022
L2.0	Landscape Details & Notes – Site Plan	OLS	05.13.2022
PH-1	Site Photometric Plan	BCE	05.13.2022
AC001	Color Elevations	PRI	04.28.2022
AC002	Color Elevations	PRI	04.28.2022

OLS Olsson, Inc.
BCE BC Engineers Incorporated
PRI Primus Companies, Inc.