

Project Facts

Applicant

Jeff Beckler

Address

00000 Centre Drive

Property ID

106-24-0-40-08-001.03

Zoning

R-4 Multi-Family Residential District

Future Land Use

Commercial

Land

205,883 SF (4.73 acres)

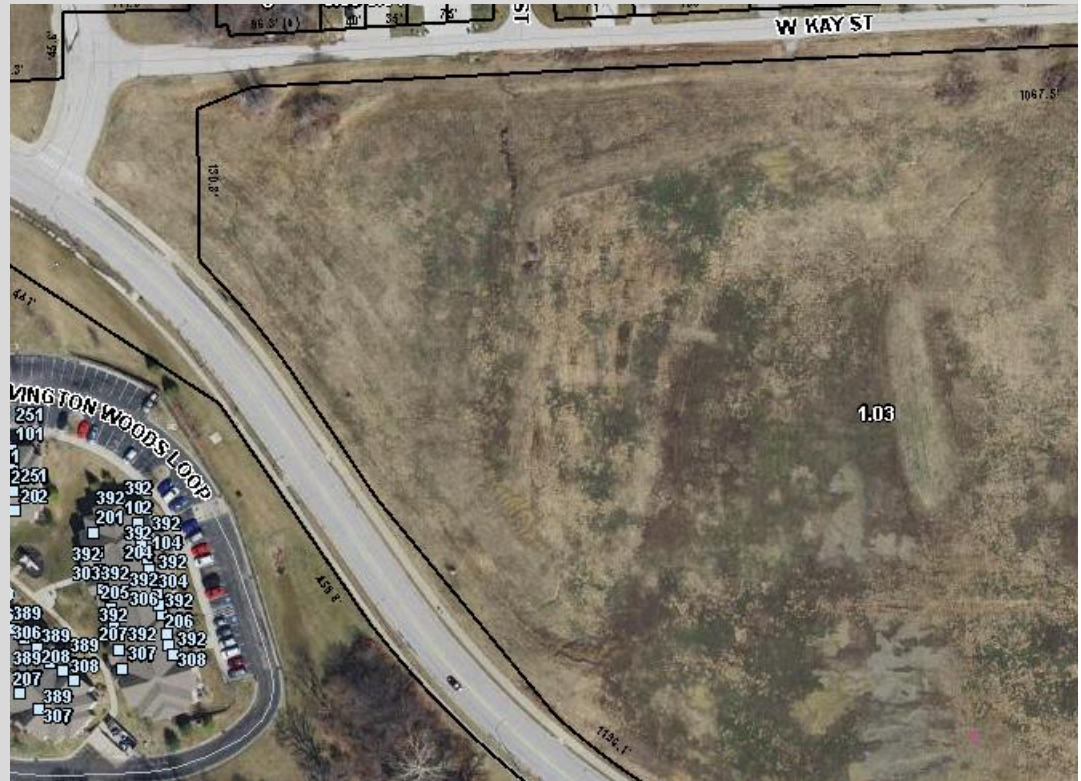
Building

Existing: N/A

Proposed: N/A

Requested Approvals

Site Plan



Project Summary

The Applicant proposes to construct five buildings, one clubhouse, one maintenance building, and 3 apartment buildings. The apartment buildings include between 8 unit to 22 units in each building, and range in size from 11,245 sq. ft to 30,969 sq. ft in size. The clubhouse is 2,577 sq. ft. in size and the maintenance building is 584 sq. ft. in size.

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.

The timeline of the project, should this application be approved, is to proceed to construction as quickly as possible when the property has been subdivided with a final plat.

Open Items

Site Plan Application items

Community & Economic Development

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.
 - *The site plan is in compliance with standards outlined in Table 4-1 General Development Standards.*
 - *The Landscape Plan is in compliance with Article 6 – Site & Landscape Requirements, and the planting requirements in Table 6-1. It also demonstrates compliance with Article 7, including required sidewalk connections per Section 7.02-C – Sidewalks.*
 - *The Access and Parking Plan is in compliance with required counts and shared parking arrangement standards per Article 7.04.*
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.
 - *Proposed site arrangement and landscape design is appropriate for the site and context.*
 - 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.*
 - 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 design appears to be appropriate for the context, which is in R-4 – Multi-Family Residential District.*
 - Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
 - *Not applicable.*
3. 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.*
4. The recommendations of professional staff.
 - *Staff recommends approval of this site development plan.*

Public Works

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.

Wastewater Department

The Wastewater Director has reviewed the site plan for conformance with City requirements and found no items of concern.

Acknowledgments

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

- Michael W. Spickelmier, PE, Public Works Director
- Anthony R. Zell, JR, MBA, Wastewater Director
- Joshua Gentzler, Director, Community & Economic Development

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 Case 2023-DEV-008, Site Plan for Covington Woods II.

Action Options

1. Approve Case No. 2023-DEV-008; or
2. Deny Case No. 2023-DEV-008 for specified reasons; or
3. Table the case to another date, time and place.

Attachments

1. Application
2. Site Plan