

Site Plan Case SP-2021-1a

Family Eyecare Center

301 Centre Dr. (West Kay & Centre Drive Vicinity)

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

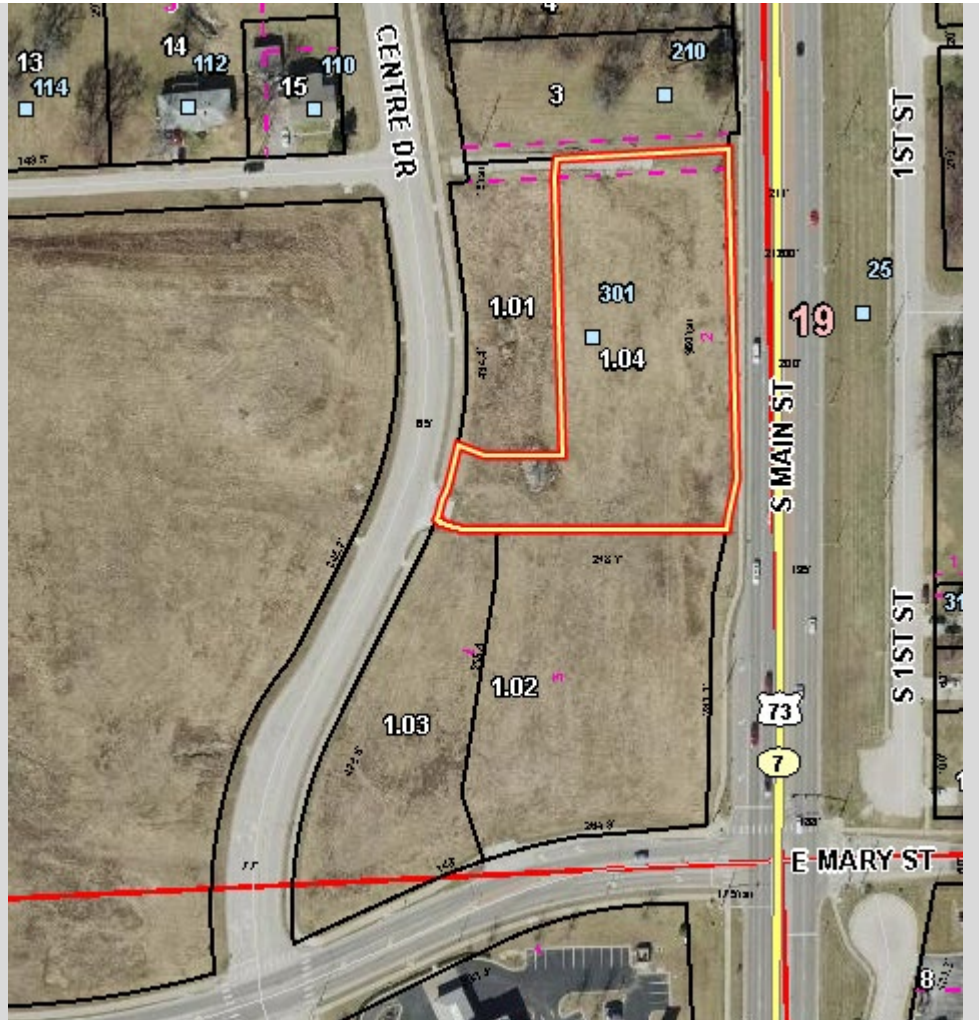
65,929.78 SF (1.51 acres)

Building

Existing: N/A
Proposed: 2,928 SF

Requested Approvals

Site Plan



Project Summary

The Applicant proposes to construct 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. Approval of this Site Plan would authorize the applicant to apply for a building permit on the property, subject to any conditions added during the approval process at the Planning Commission meeting. **This plan was approved during the July Planning Commission meeting, but has substantially changed, resulting in the reapplication for the Site Plan.**

An overall site plan, and preliminary building plans, are attached to this report.

The timeline of the project, should this application be approved, is to proceed to construction as quickly as possible. Family Eyecare Center would like to be open on this site as soon as possible.

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, and staff from Gould Evans, have 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 drawing demonstrates a “Buffer” frontage type as indicated in Article 5.03 – Commercial Design Standards: Table 5-5.*
 - *The Landscape Plan is in compliance with the standards in Article 6 – Site and 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 site plan demonstrates compliance with parking standards in Table 7-5, which requires 1 parking space per 300 s.f. of floor area for the professional office classification.*
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 other appropriate City departments.*
 - The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
 - *The proposed building and parking arrangement orients the building away from the streetscape – Centre Drive, and rather toward K-7 to the south and east. However, the west façade facing Centre Drive appears to demonstrate consistent quality of materials and transparency and the access plan indicates sidewalks will be added to connect Centre Drive with the building’s entrance.*

- 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 in the broader context of the developing Towne Center. 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 first project of the norther portion of a broader planning context for the City to establish its Towne Center. The nearest completed development project is the Exchange Bank and Trust Lansing Branch located south of W Mary Street. The proposed project appears to be compatible with this previous project.*
 - Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
 - N/A
3. The application meets the criteria for all other reviews needed to build the project as proposed.
- *Official review is complete and noted 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 acceptance and approval of the site plan with the items outlined on the plans addressed.*

The site plan does not show the current zoning, but the site is zoned as B-3 – Regional Business District per the Lansing Zoning Map. This has been requested to be added on the attached plans.

There is a trash enclosure shown on the site, with screening, and the details of how this will be constructed are included.

The plan shows removal of sidewalk along Centre Drive and gives clarity on how the sidewalk will be replaced.

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 missing from the submittal. Those items have been noted on the attached plans and will require additional information before the Public Works Director / City Engineer will approve the proposed project.

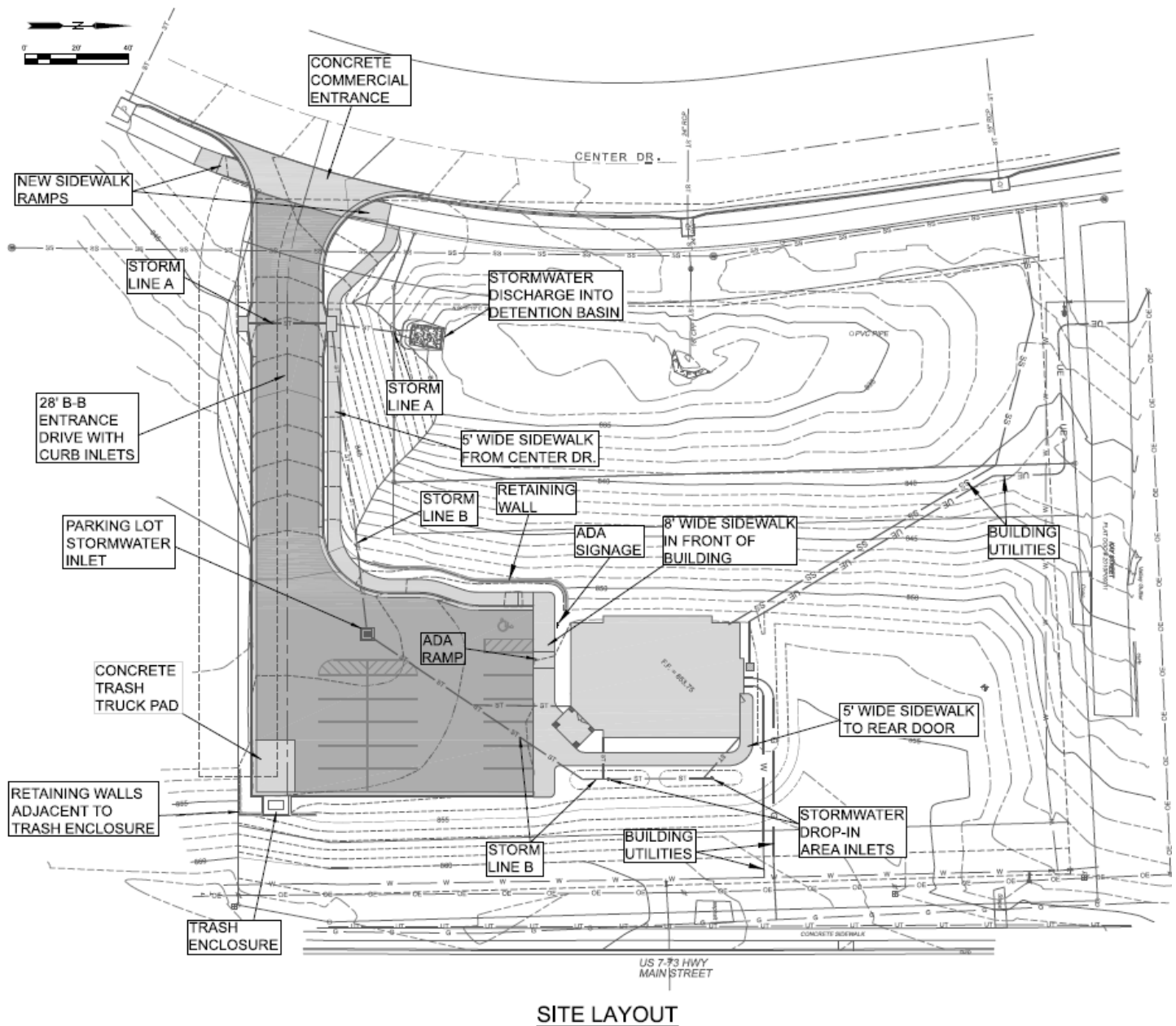
Open Items – Wastewater Department

Site Plan Application items

The Wastewater Director has reviewed the site plan for conformance with City requirements and found items missing from the submittal. Those items have been noted on the attached plans and will require additional information before the Wastewater Director will approve the proposed project.

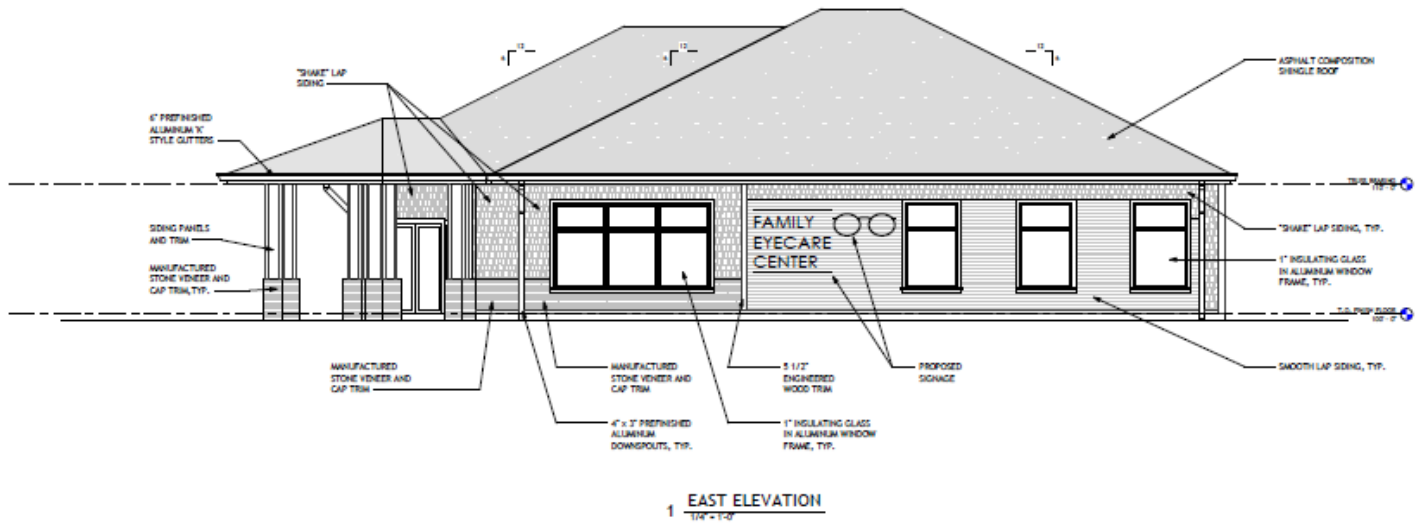
Building Site Plan

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

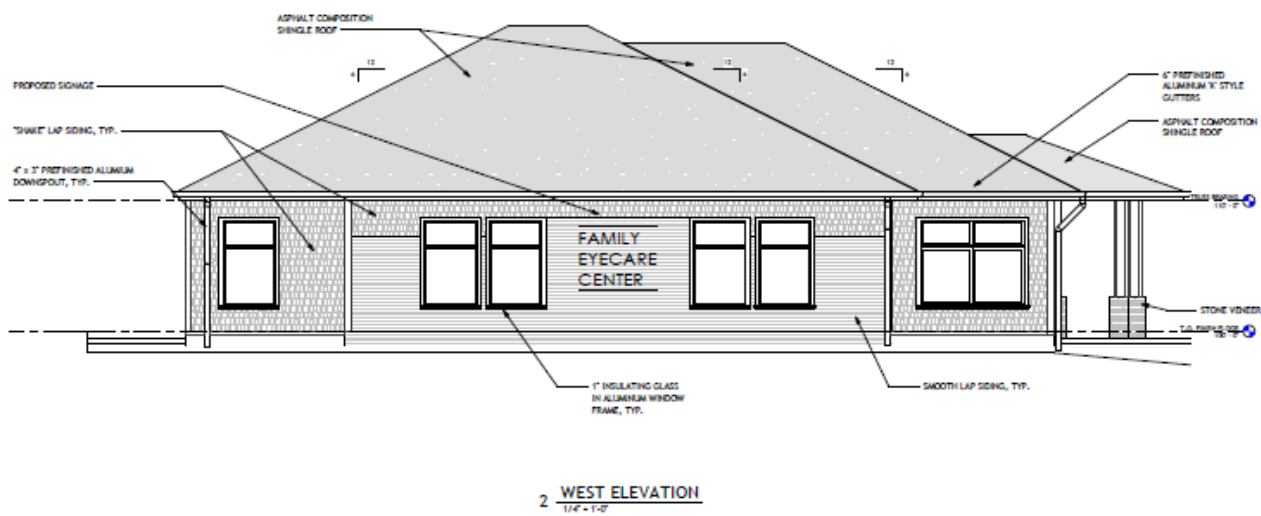


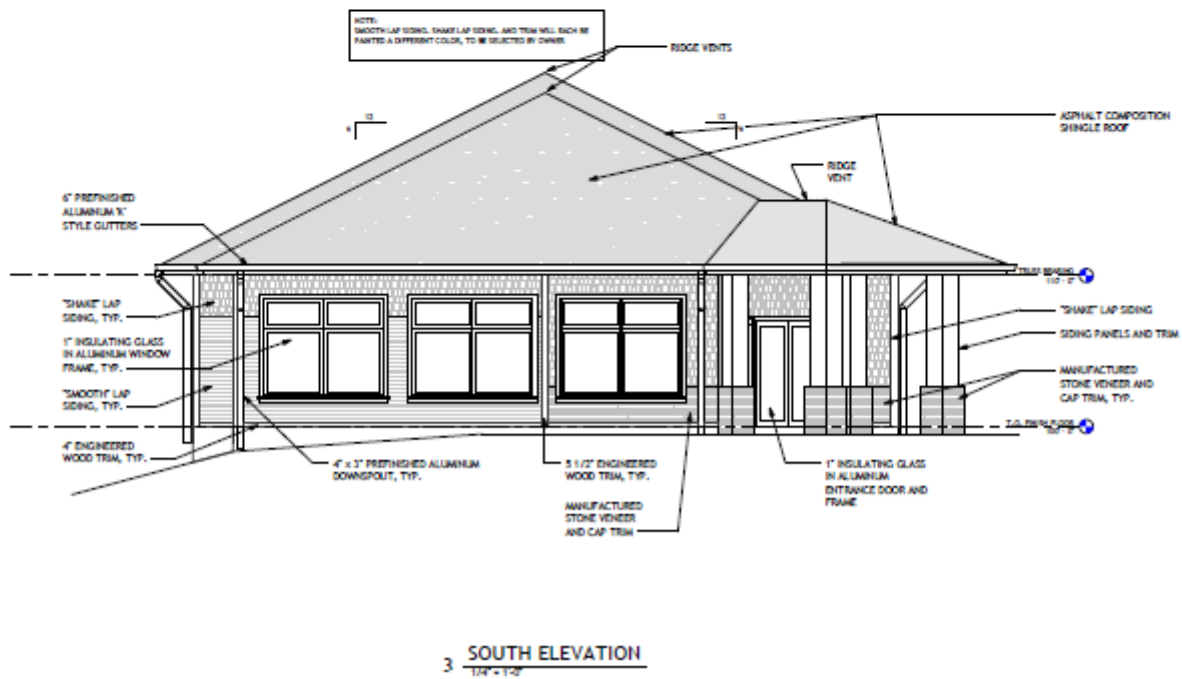
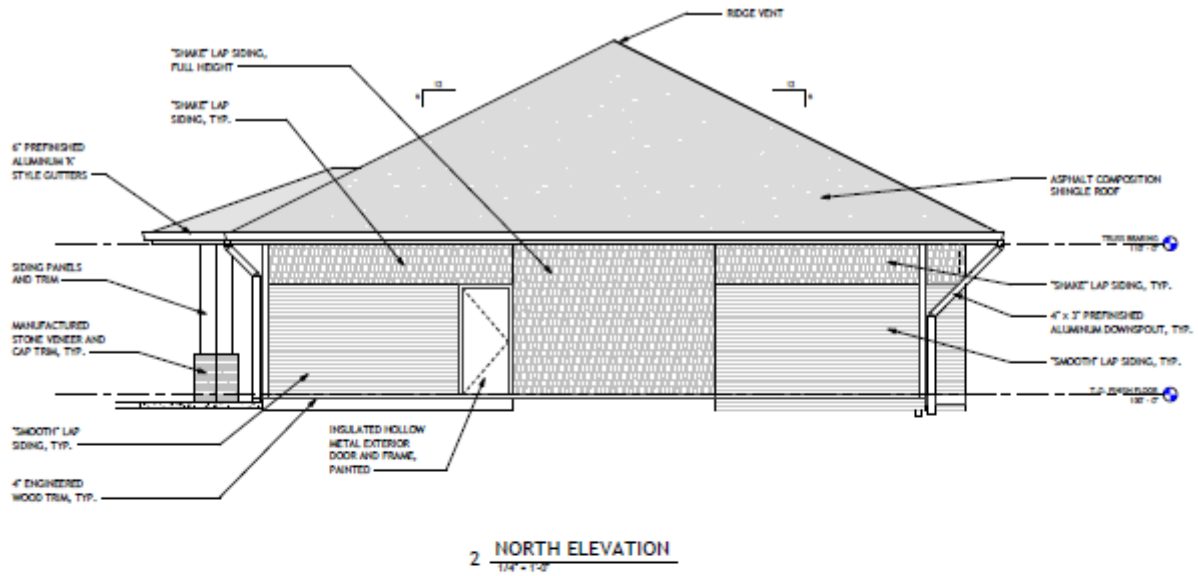
Building Elevations

Below are the building elevations:



NOTES:
 SMOOTH LAP SIDING, SHAKE LAP SIDING, AND TRIM WILL EACH BE
 PAINTED A DIFFERENT COLOR, TO BE SELECTED BY OWNER.





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
- Anthony Zell – 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-2021-01a, Site Plan for Family Eyecare Center at 301 Centre Dr., subject to the following conditions:

1. Outstanding items listed in this Staff Report from contributors 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
1	Title Sheet	SEC	11-16-2021
2	Existing Site & Demo	SEC	11-16-2021
3	Site Layout	SEC	11-16-2021
4	Grading & Dimensions	SEC	11-16-2021
5	Grading & Dimensions	SEC	11-16-2021
6	Grading & Dimensions	SEC	11-16-2021
7	Grading & Dimensions	SEC	11-16-2021
8	Grading & Dimensions	SEC	11-16-2021
9	Road Layout & Profile	SEC	11-16-2021
10	Storm Layout & Profile	SEC	11-16-2021
11	Utility Plan	SEC	11-16-2021
12	Typical Details	SEC	11-16-2021
13	Typical Details	SEC	11-16-2021
14	Typical Details	SEC	11-16-2021
15	Landscape Plan	SEC	11-16-2021
16	Erosion Control	SEC	11-16-2021
ES1.01	Electrical – Site Photometric	WNB/PE	10-05-2021
A1.1	Main Floor Plan	WNB	09-10-2021
A2.1	Exterior Elevations	WNB	09-10-2021
A2.2	Exterior Elevations	WNB	09-10-2021

SEC	Schulte Engineering & Consulting, LLC
WNB/PE	Warner Nease Bost Architects, Inc. / Professional Engineers, Inc.
WNB	Warner Nease Bost Architects, Inc.