



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – WORK SESSION
October 14, 2019 6PM

1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. DISCUSSION
 - A. Form Based Code initiative
4. PUBLIC REMARKS
5. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

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Part 4. Building Form Standards

401. Purpose

A. The goal of the BUILDING FORM STANDARDS is the creation of a vital and coherent PUBLIC REALM through the creation of good STREET-SPACE. The form and function controls on building frontages work together to frame the STREET-SPACE while allowing the buildings great flexibility behind their FAÇADES.

B. The BUILDING FORM STANDARDS set the basic parameters governing building form, including the building envelope (in three dimensions) and certain required or permitted functional elements, such as FENESTRATION (windows and doors), STOOPS, BALCONIES, and FRONT PORCHES. A REGULATING PLAN identifies the applicable BUILDING FORM STANDARD(s) for all parcels within a Form District.

C. The BUILDING FORM STANDARDS establish the rules for development and redevelopment on private lots.

402. General Provisions

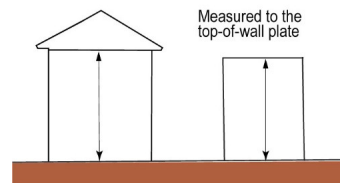
The following apply throughout the Form Districts, to all BUILDING FORM STANDARDS, unless expressly stated otherwise within an individual BUILDING FORM STANDARDS or otherwise designated on the REGULATING PLAN.

A. Height

1. The height of all buildings is measured in **STORIES FEET, with an ultimate limit in feet**, measured from the average fronting sidewalk elevation to the top of the wall plate. (See figure 402.A)
2. The required minimum building height designated in each BUILDING FORM STANDARD shall be satisfied at the front building FAÇADE back to a minimum depth of 30 feet.
3. The GROUND STORY finished floor elevation requirements are measured from the average fronting sidewalk elevation at the front building FAÇADE.

B. Height Bonus

1. The Township may permit an increase in height up to **four stories (or 52.5 feet, whichever is less)** and up to **five stories (or 60 feet, whichever is less)** if at least the following is provided in addition to amenities prescribed in 402.B.2:
 - **The site plan contains a higher level of amenities to support walking, bicycling and transit travel that is required by this overlay, emphasizing a minimum of conflict points between vehicles and pedestrians and cyclists. All of the following would need to be included: a designated pedestrian system throughout the site that connects to the Township's pedestrian/bicycle system identified in the Township's Greenspace Plan, additional bicycle amenities beyond what is required, and design features that support transit use that are endorsed by CATA.**
2. **An additional (1) three amenities from the following list are required to permit an increase in height up to four stories (or 52.5 feet, whichever is less) and additional 4-5 total amenities are required to permit an increase in height up to five stories (or 60 feet, whichever is less):**



402.A Height measurement relative to the fronting sidewalk illustration

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- ~~Residential units must have a variety of bedroom counts. No more than 50% of total units can be comprised of a single bedroom count.~~
- ~~Provide parking within the footprint of the building (first floor or underground)~~
- ~~Coordination with transportation providers to design features that support and encourage transit use from public or private providers, such as enhanced bus stops, designated scooter parking, or ridesharing (Taxi/Uber/Lyft) designated pick up and drop off curb space.~~
- ~~Provide electric car charging stations at a ratio of one station per 10 residential units.~~
- ~~Minimization of environmental impact by using green building and site development techniques, such as alternative energy systems, green roofs, and pervious ground materials.~~
- ~~Public Realm streetscape improvements (benches, streetlights, planters, public art, covered bike racks, (pocket park or community gathering spaces adjacent to the sidewalk – for all residents, not just tenants of the property)~~
- ~~The number of pre-existing curb cuts is reduced by at least one.~~
- ~~A minimum of 25% of the residential units must be either owner-occupied, designated 55 or older, or affordable housing as defined by MSHDA~~
- ~~Parking is provided within the footprint of the building, provided that access to this parking shall be from the side or rear, and that parking is not placed along the front building façade. Any parking within the building shall be designed to match the materials and architecture of the remainder of the building.~~
- ~~Open space accessible and visible to the public shall be provided as described in the “Squares and Civic Greens” section of the Grand River Avenue Design Guidelines and public art at 1% of the project cost designed to withstand natural elements and reasonable public contact for at least 10 years to be approved by the Township and is provided in a location visible to the public.~~
- ~~Streetscape elements are provided including street trees and amenities, as described in the Streetscape section of the Grand River Avenue Design Guidelines.~~
- ~~Incorporate quality building materials and site design as described in the Grand River Avenue Design Guidelines, related to facades and architecture, signage, and lighting.~~
- ~~Existing driveways are closed or consolidated to bring the site into greater conformity with the Access Management Standards of Meridian Township and MDOT’s standards.~~
- ~~Minimize environmental impacts by using green building and site development techniques, such as an alternative energy system, green roofs, electric car charging stations, significantly increased pervious surfaces, etc.~~
- ~~The site contains a complementary mix of uses, such as residential with commercial or office.~~

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- ~~For residential, some dwelling units are specifically designed to accommodate those with physical disabilities (consistent with "Universal Design" standards).~~

C. Placement

1. Front, side and rear lot setbacks, where required, are specified in the individual BUILDING FORM STANDARD.
2. No part of any building may be located forward of the minimum front setback except overhanging eaves, AWNINGS, SHOPFRONTS, BAY WINDOWS, STOOPS, steps, or BALCONIES. STOOPS and steps shall not be located within a 5' minimum CLEAR SIDEWALK area. Handicapped ramps, approved by the Community Planning & Development Director, may be located within the DOORYARD.
3. The maximum building footprint is specified in the individual BUILDING FORM STANDARDS. Publicly accessible parking structures built according to this Code are not included in the calculation of the maximum building footprint.

D. Elements

1. Fenestration

- a. FENESTRATION is regulated as a percentage of the FAÇADE between floor levels. It is measured as glass area (including MUNTINS and similar window frame elements with a dimension less than one inch) and/or open area within the wall.
- b. Blank lengths of wall exceeding 25 linear feet are prohibited on all FAÇADES below their 3rd STORY.
- c. At least one functioning entrance shall be provided along each GROUND STORY FAÇADE.
- d. Windows shall not direct views into an adjacent private lot where the COMMON LOT LINE is within 20 feet.

2. Façade Projections

- a. GROUND STORY AWNINGS shall have a minimum 9-foot CLEAR HEIGHT above the sidewalk and a minimum five-foot depth, measured from the FAÇADE. The maximum depth is to back-of-curb or the TREE LAWN edge, whichever is less.
- b. BALCONIES:
 - i. Shall not be located within 2 feet of any COMMON LOT LINE and shall not encroach into the public right-of-way.
 - ii. BALCONIES may be a single level or multiple BALCONIES stacked vertically for multiple STORIES.
- c. BAY WINDOWS shall have an interior clear width of between four and eight feet at the main wall and shall project no more than 42 inches into the setback.
- d. STOOPS and FRONT PORCHES:
 - i. Shall not encroach into the CLEAR SIDEWALK.
 - ii. FRONT PORCHES may be screened (insect screening) when all architectural elements (columns, posts, railings, etc.) occur on the outside of the screen facing the STREET-SPACE
 - iii. Finished floor height shall be no more than 8 inches below the first interior finished floor level of the building.

E. On-Site Vehicle Parking and Location

1. Vehicle parking shall be located, at minimum, behind a front parking setback of 8 feet behind the front building FAÇADE.
2. Parking may occur forward of the parking setback if:
 - a. Interior: It is completely within the building envelope; the floor level is at least five feet below grade; and FENESTRATION is not greater than 20%.
 - b. Exterior: The required parking setback may be reduced to 5 feet behind the front building FAÇADE if a minimum 3 ft. tall masonry GARDEN WALL is provided.
3. Any portion of a parking structure within 30 feet of a building constructed under this code shall not exceed that building's primary ridge or parapet height.
4. Refer to Part 5. Parking and Loading Standards for additional regulations, including parking minimum requirements and special parking standards.

F. Civic Buildings

CIVIC BUILDINGS are exempt from the BUILDING FORM STANDARD provisions except those that relate to single-family detached dwelling districts.

G. Pedestrian, Bike, and Transit-Friendly Design

1. Emphasis shall be placed on enhancing the overall walkability and safety of the area through appropriate pedestrian, bike, and transit accommodations and streetscape improvements. Refer to the Grand River Avenue Design Guidelines for guidance on the design of the streetscape, landscaping, transit amenities, streets, and open space areas.
 2. A pedestrian crosswalk and sidewalk of a minimum of 5 feet wide (min 7 feet when adjacent to parking to accommodate vehicle overhang) shall be provided in parking lots that provides a direct connection from the street side non-motorized path or sidewalk to the entrance of the building.
 3. The crosswalk or path within a parking lot shall be clearly delineated with striping or use of other non-slip materials that contrast with parking lot's primary material.
 4. Appropriate yield, crosswalk markings or traffic calming design elements shall be provided to indicate where pedestrians are crossing vehicular aisles in a parking lot.
 5. Bus stops and/or connections and amenities that support use of transit, are encouraged with the endorsement of CATA. Any bus stops shall be located at a place that provides a convenient pedestrian crossing of Grand River Ave. (refer to Pedestrian Crossing Guidelines in the Design Guidelines).
- ~~6.~~ All sites shall meet the Bicycle Parking standards per Section 86-760 of the Zoning Ordinance.

H. Access Management

1. As redevelopment occurs, existing driveways that do not meet current standards should be removed or redesigned, to the extent practical, as determined by the Township. These changes should be a site improvement priority to improve safety for all types of travel, traffic flow, and the overall appearance of the district. In particular, elimination of access points are a priority where close to signalized intersections or where there is a poor offset

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spacing from driveways on the opposite side of Grand River Ave. Shared access may be required with adjacent sites where the driveway spacing standards cannot be met. Additionally, if there is there is a rear access drive located on an adjacent lot, than the development should provide a connection to that rear drive. Easements shall be provided for shared access with adjacent sites or cross circulation between adjacent parking lots.

2. Access points for new driveways shall meet the Township's standards described in Section 86-441 Grand River Avenue Corridor Access Management Overlay District along with the standards of the MDOT (for Grand River Ave.) or Ingham County Roads Department (for all other streets).

DRAFT

403. General Flex Avenue

ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the BUILDING FORM STANDARD.

This is the basic urban STREET-SPACE FRONTAGE. It fully defines the street edge and accommodates a range of uses, including residential, office, institutional, and retail. This frontage is in the most intense areas, generally along the Avenue. It is anticipated that there will be significant pedestrian traffic along this frontage.

The maximum height varies by location and is designated on the REGULATING PLAN.

*Retail buildings fronting onto the street
New development with parking behind the building*



Retail buildings with DOORYARD



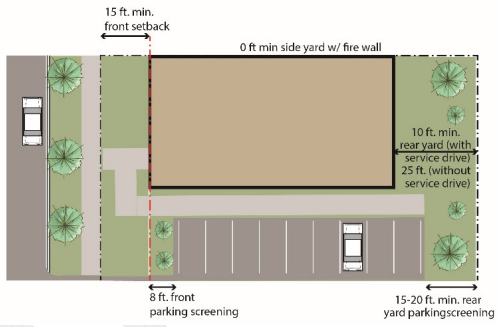
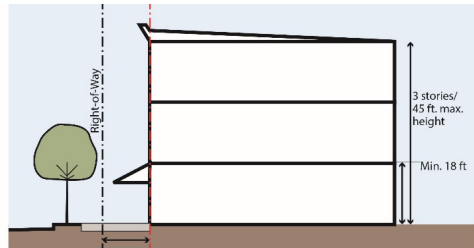
Residential buildings with raised DOORYARDS



Buildings with DOORYARD, sidewalk, TREE LAWN

A. General Flex Avenue: Building Form Standards

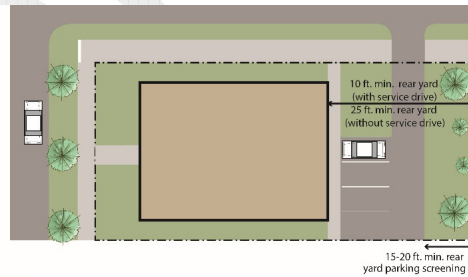
(1) Height	
Minimum (GF 3)	1 story , 16 ft.
Maximum (GF 3)	3 stories , 45 ft.
Maximum (Height Bonus or Future GF 5)	5 stories , 60 ft.
Ground Floor Elevation - Residential Units (min.)	3 ft.
Second Floor Finished Elevation (min.)	18 ft.
(2) Placement	
Front Setback (minimum)	Grand River Ave: 15 ft. from ROW ¹ All other streets: 5 ft. from ROW
Front Setback (maximum)	Grand River Ave: 25 ft from ROW ¹ All other streets: 15 ft from ROW
Buildings shall be placed between 72' to 75' from ROW where Side Access Lanes are required on the Regulating Plan. Placement may be adjusted in coordination with the Community Planning & Development Director at time of development review; access lanes shall align on adjacent parcels. <u>Buildings will have a uniform build to line from the center of the ROW.</u>	
Front yard parking	Not permitted (see 402.E)
Parking front yard screening	A 8' min. landscape buffer shall be provided; may be reduced to 5 ft. with a min. 3 ft. masonry GARDEN WALL
Parking rear yard screening	A 20' minimum landscape buffer if adjacent to residential or 15' minimum landscape buffer if adjacent to non-residential



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Side Setbacks (min.)	0 ft.
Rear Setback with SHARED DRIVE (min.)	10 ft.
Rear setback with no SHARED DRIVE (min.)	25 ft.
Adjacent single-family setback (side and rear)	Setback equal to the rear setback of adjacent district
Adjacent single-family screening (side and rear)	6 ft. opaque screenwall or fencing within 1 ft. of common lot line
Building footprint (max.) NO SUP for > 25k sq ft	15,000 sq. ft.
(3) Architectural Elements	
GROUND STORY FENESTRATION	40 to 90%
Upper Story FENESTRATION	25 to 80%
Buildings greater than 3 stories shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements defining these components.	
Blank walls exceeding 25 linear feet are prohibited.	
Elevations facing a street shall contain a minimum of 75% masonry such as brick or stone	

Side Yard Parking Option



Rear Yard Parking Option (Preferred)