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January 15, 2021

Will Randle
Village of Okemos, LLC
2410 Woodlake Drive, Ste. 440
Okemos, MI 48864

**Re: Mixed Use Planned Unit Development #21-19024 (Village of Okemos, LLC)
Special Use Permit #21-19051 (Village of Okemos, LLC)
955 Haslett Road**

Dear Mr. Randle,

I have completed my review of the minor amendments to the Mixed Use Planned Unit Development (MUPUD) #21-19024 and the Special Use Permit (SUP) #21-19051 for the Village of Okemos development. The proposed amendments include the following changes to the development:

- A 1,290 square foot increase in the total square footage of buildings from 294,645 square feet to 295,935 square feet. An increase of 1 percent.
- A 19,790 square foot reduction in the amount of commercial space in the development, from 52,560 square feet to 32,680 square feet. The percentage of commercial space in the project decreased from 17.9 percent to 11.2 percent.
- An increase of 81 dwelling units, from 205 units to 286 units. Overall residential density increased from 51.38 dwelling units per acre to 71.7 dwelling units per acre.
- Conversion of the proposed sub-surface parking area to elevated parking decks. The total number of parking spaces required for the project increased from 599 spaces to 659 spaces. Provided parking totals 555 spaces, which includes 119 surface parking spaces located on the block to the west, identified as Block 3 on the submitted site plans.

The following factors were considered during the review of the amendments:

- The proposed amendments are in keeping with the MUPUD and SUP approved by the Township Board on July 9, 2019 and will not change the character of the development.
- The daily vehicle trips will be reduced by 1,054 trips and the vehicle trips during the p.m. peak hour will be reduced by 107 trips.
- The small change to the total size of the buildings will have no significant impact on the design or use of the buildings and there will be no adverse impact to existing neighboring uses.
- The amenities proposed for the project and approved by the Township Board have not been changed.

- The impervious surface area has been reduced from 94.01 percent to 92.85 percent.
- The reduction in commercial space by 6.7 percent will not have a substantial impact. The remaining 32,680 square feet will provide more than sufficient space for restaurants, cafes, and other retail uses.
- The Zoning Ordinance allows for parking to be within 500 feet of an entrance to a building. Parking on Block 3 is within the limit of the ordinance. The MUPUD ordinance encourages shared parking with adjoining properties where possible.
- The MUPUD overlay for the Okemos Downtown area allows for a higher density per acre of residential dwelling units.

Approval of the minor amendments to Mixed Use Planned Unit Development #21-19024 and Special Use Permit #21-19051 is hereby granted subject to the following conditions:

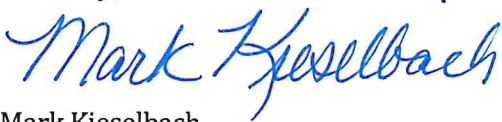
1. Approval is in accordance with the revised site plan prepared by KEBS, Inc. dated November 25, 2020 and received by the Township on November 25, 2020.
2. Approval is in accordance with the revised floor plans prepared by Hobbs & Black Architects, Presley Architecture and M Architects dated November 25, 2020 and received by the Township on November 25, 2020.
3. The approved minor amendments shall be limited to the following activities only:
 - An increase of 1,290 square feet to the total square of buildings in the development from 294,645 square feet to 295,935 square feet.
 - A reduction of 19,790 square feet in the amount of commercial space in the development from 52,560 square feet to 32,680 square feet.
 - An increase of 81 residential dwelling units from 205 units to 286 units.
 - Conversion of the proposed sub-surface parking area to elevated parking decks. A total of 555 parking spaces provided with 119 surface parking spaces located on Block 3 as identified on the site plan.
4. A waiver of 104 parking spaces is approved as depicted on the revised site plan prepared by KEBS, Inc. dated November 25, 2020 and received by the Township on November 25, 2020.
5. All other applicable conditions of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051 shall remain in effect.

A person aggrieved by the decision of the Director of Community Planning and Development on a minor amendment may be appealed to the Township Board. An appeal must be filed within ten (10) days of the Director of Community Planning and Development's decision in accordance with Section 86-188 of the Code of Ordinances. The minor amendments to the MUPUD and SUP will not become valid until January 26, 2021.

The next step in the process is to submit for site plan review. No construction shall commence prior to site plan approval and issuance of all necessary permits. The effective date of MUPUD #21-19024 and SUP #21-19051 is the date of the Director of Community Planning and Developments approval, January 16, 2021. If construction has not commenced within two years after the effective date the approval shall be void, except an extension may be considered if a written request is submitted to the Department of Community Planning and Development prior to the expiration date.

If you have any questions regarding this matter please contact me at 517-853-4506 or by email at kieselbach@meridian.mi.us.

Sincerely,



Mark Kieselbach
Director of Community Planning & Development

Cc: Younes Ishraidi, Chief Engineer
Derek Perry, Deputy Township Manager
John Heckaman, Chief Building Inspector
Jeff Kyes, KEBS, Inc., President

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