

**City of Pleasant Ridge**  
23925 Woodward Avenue  
Pleasant Ridge, Michigan 48069

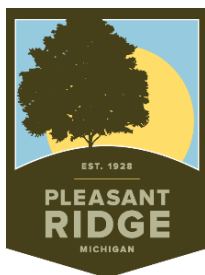
**Regular Planning Commission Meeting  
Monday, October 24, 2022**

Members of the Planning Commission, and Residents: This shall serve as your official notification of the Regular Meeting of the Planning Commission to be held Monday, October 24, 2022, 7:00 P.M., in the City Commission Chambers, Pleasant Ridge City Hall, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

**REGULAR PLANNING COMMISSION MEETING-7:00 P.M.**

1. Meeting Called to Order.
2. Roll Call.
3. Minutes:
  - a. Regular Planning Commission Meeting held Monday, May 2, 2022.
4. **PUBLIC DISCUSSION** – Items not on the Agenda.
5. **PUBLIC HEARING:**
  - a. Public Hearing – Solicitation of public comments on proposed Special Land Use Request to establish a dentist office at 23880 Woodward Avenue.
  - b. Special Land Use Request to establish a dentist office at 23880 Woodward Avenue.
6. **PUBLIC HEARING:**
  - a. Public Hearing – Solicitation of public comments on an Ordinance to amend Chapter 82, Zoning, of the Pleasant Ridge City Code, Section 82-3 – Definitions; Section 82-164 – Yard and Bulk Requirements; Section 82-197 – Special Land Use; and the addition of a new Section 82-208 – Access Management.
  - b. City Commission recommendation of the proposed Ordinance to amend Chapter 82, Zoning, of the Pleasant Ridge City Code, Section 82-3 – Definitions; Section 82-164 – Yard and Bulk Requirements; Section 82-197 – Special Land Use; and the addition of a new Section 82-208 – Access Management.
7. City Manager’s Report.
8. Other Business.
9. Adjournment.

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the City at least seventy-two (72) hours in advance of the meeting, if requesting accommodations. If you have any ADA questions, please call the Clerk’s Office (248) 541-2901.



**City of Pleasant Ridge**  
23925 Woodward Avenue  
Pleasant Ridge, Michigan 48069

**Planning Commission Meeting  
May 2, 2022**

Having been duly publicized, Vice Chairman McCoy called the meeting to order at 7:03pm.

Present: Commissioners Corrigan, McCoy, Bellak, Stiffman, Takashima, Disbrow.  
Also Present: City Manager Breuckman, City Commission liaison Perry, City Clerk Allison.  
Absent: Commissioners Wilkinson, Vemula, Matyas.

**Minutes**

**PC-2022-1576**

Motion by Commissioner Corrigan, second by Commissioner Bellak, that the minutes of Regular Planning Commission meeting held October 25, 2021, be approved.

Adopted: Yeas: Commissioners Corrigan, Bellak, McCoy, Stiffman, Takashima, Disbrow.  
Nays: None.

**Public Discussion**

City Commissioner Perry announced two events, Coffee with the Cops event will be held May 3, 2022, at 6pm, at the Pleasant Ridge Community Center and Coffee with the Commissioners event will be held May 12, 2022, at 7pm at Gainsboro Park. City Commission meeting will be held May 10, 2022, at 7:30pm, at Pleasant Ridge City Hall.

McCoy introduced two new members John Disbrow and Meghan Takashima.

**Appointment of the 2022 Officers for the Planning Commission/DDA**

**PC-2022-1577**

Motion by Commissioner Bellak, second by Commissioner Takashima, that the 2022 appointment of Officers to the Planning Commission/Downtown Development Authority be as follows: Mr. Tom Wilkinson as Chairman, Fred McCoy as Vice-Chairman, and Pat Corrigan as Secretary.

Adopted: Yeas: Commissioners Bellak, Takashima, Corrigan, Stiffman, McCoy, Disbrow.  
Nays: None.

### **Planning Commission Work Plan Discussion**

Breuckman gave an overview of the goals and objectives for the Planning Commission. Master Plan is about 8 years old and will need to be reviewed in about 2 years. PC has accomplished most of the items in the current Master Plan. Corrigan have any developers shown any interest in mixed use developments in the city and is this something still important to the city. Breuckman only development request has stalled at the old J&L promotions building. Parking is an ongoing issue for these types of developments. McCoy believes the city should seek professional help/assistance to develop this type of business. Breuckman stated the parcels in PR as too shallow to accommodate these types of developments. The neighborhood is desirable for residential uses. May be time to review the accessory dwelling unit ordinance. Discussion was held regarding the existing ordinance and the reasons to review.

### **Huntington Woods Master Plan Review**

**PC-2022-1578**

Motion by Commissioner Corrigan, second by Commissioner Disbrow, that the City of Pleasant Ridge received and reviewed the City of Huntington Woods Master Plan, and the Pleasant Ridge Planning Commission has no formal comments.

Adopted: Yeas: Commissioners Bellak, Takashima, Corrigan, Stiffman, McCoy,  
Disbrow.  
Nays: None.

### **City Manager's Report**

None.

With no further business or discussion, Vice Chairman McCoy adjourned the meeting at 8:10pm.

---

Pat Corrigan, Secretary



# City of Pleasant Ridge

---

From: Jim Breuckman, City Manager  
To: Planning Commission  
Date: October 18, 2022  
Re: Special Land Use Request – Dentist Office at 23880 Woodward (former Romano Law)

## Overview

The City has received a request to establish a dentist office at 23880 Woodward Avenue, the current location of Romano Law. Medical and dental offices require special land use approval by the Planning Commission.

No change to the building footprint is proposed.

## Background

As a change of use, the proposed dentist office must meet the current requirements of the zoning ordinance. The most notable requirement that must be met on the site is parking.

1. **Parking.** The parking requirement for a dental office is one parking space per 150 square feet of usable floor area<sup>1</sup>.

- a. Baseline Required Parking. The gross floor area of the building is 6,214 square feet, and the usable floor area is 4,373 square feet.

The baseline parking requirement is  $4,373/150 = 29.15$  parking spaces, which is rounded down to 29 spaces.

- b. Parking Requirement Modifications. Two provisions of the zoning ordinance allow for the reduction of parking space requirements:

*Bicycle Parking.* Parking requirements may be reduced by one space for every six bicycle parking spaces. Six bicycle parking spaces are provided, so the parking requirement is reduced by one space.

---

<sup>1</sup> Usable floor area is defined as: area used for, or intended to be used for, the sale of merchandise or services, or for use to serve patrons, clients, or customers. Such floor area, which is used, or intended to be used principally for the storage or processing of merchandise, hallways, or for utilities or sanitary facilities, shall be excluded from this computation of "usable floor area." Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

**Public Parking.** Commercial buildings located within 300 feet of a public parking lot may reduce their parking requirement by one space per 750 square feet of gross floor area. 23880 is located within 300 feet of the Fairwood public parking lot, so the parking requirement is reduced by  $6,214/750 = 8.28$  spaces (rounded down to 8).

The total parking requirement reduction is 9 spaces.

- c. **Total Parking Required.** The resulting parking requirement is 20 spaces. 21 off-street parking spaces are provided, meeting the minimum requirement of the zoning ordinance. Please note that the on-street parking spaces on Woodward and Sylvan (west of the beginning of the permit parking zone) are not counted towards the parking requirement, so the effective parking supply is more than the required 20 spaces.

## 2. Alley Parking Spaces.

- a. The new parking spaces proposed on the east side of the alley should be shifted to the north to provide a buffer between the parking spaces and the large oak tree and wall that are along the east property line. The spaces should avoid the root system of the oak tree near the southeast corner of the property to the greatest extent possible.
  - b. Supplemental landscaping should be provided along the wall on the east side of the property to reduce the impact of the new parking spaces.
3. **Banked Parking Spaces.** An alternate approach would be for the Planning Commission to approve banking some or all of the parking spaces proposed for the green space on the east side of the alley. The banked parking spaces could be designed and approved with the special land use, but their construction could be deferred until a need for the spaces is demonstrated once the dentist's office is operating.
  4. **Stormwater Runoff.** A plan must be provided for the storm water runoff from the new parking area. This runoff should be directed to an infiltration area to prevent adding more runoff to the City's combined sewer system.
  5. **Catch Basin.** Details about the catch basin must be provided, including where it drains to, and how it ties into the City's combined sewer system, if it is tied into the City sewer system.

## Criteria for Approval of a Special Land Use

Section 82-197(a)(4) sets forth a series of decision criteria for special land use requests. Those are listed below:

- a. The use shall be designed, constructed, operated and maintained in a manner. harmonious with the character of adjacent property and the surrounding area. *The site has been used for legal offices for decades. The proposed dentist office use is similar to a legal office. The site has been designed to meet ordinance parking requirements.*
- b. The use shall not inappropriately change the essential character of the surrounding area. *No physical changes to the footprint of the building, or changes in the nature of the use are proposed. The proposed parking is located along the Woodward alley and will not fundamentally change the nature of the area. Supplemental landscaping to help screen the new parking spaces from the houses to the east will help ensure compatibility.*

- c. The establishment of the special land use will not impede the normal and orderly development and improvements of the surrounding property for uses permitted in the district. *No physical changes to the building footprint are proposed and the expansion request will not impede development on any other nearby site.*
- d. The use shall not interfere with the general enjoyment of adjacent property. *It is unlikely that the change of use will generate any negative impacts on surrounding property as the site has been designed to meet ordinance requirements.*
- e. The use shall represent an improvement to the use or character of the property under consideration and the surrounding area in general, yet also is in keeping with the natural environment of the site. *The change of use from legal to dental offices is not expected to impact the surrounding area.*
- f. The use shall not be hazardous to adjacent properties, or involve uses, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes, glare, or dust. *The essential character of the area will remain the same, and dental offices are not expected to generate any of the above off-site impacts. The existing dental office in the City does not generate any of the above listed impacts.*
- g. The use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed use shall be able to continually provide adequately for the services and facilities deemed essential to the use under consideration. *The proposed special land use will not generate any additional impact on public facilities or services.*
- h. Adequate utilities, access roads, drainage, parking, lighting, storage, refuse removal, easements, play areas, open space, landscaping and snow removal and all necessary facilities as determined by the city have been or are being provided. *No physical changes are proposed.*
- i. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets. *No changes to traffic circulation patterns will result from this request.*
- j. The use shall not place demands on public services and facilities in excess of current capacity. *No increased service demands are expected.*
- k. The use shall meet the provisions of the zoning district provisions in which said special land use is located and other applicable standards contained in provisions of this or other applicable ordinances or laws. *The proposal meets the provisions of the Zoning Ordinance.*

## Requested Action

Planning Commission consideration of the special land use request following the public hearing. Staff recommends approval of the request, subject to the submittal of a revised site plan for administrative approval addressing the following conditions:

1. Adjustment of the parking area on the east side of the alley, as noted above.

2. Planning Commission direction on the concept of banking the parking spaces along the east side of the alley. If the parking spaces are allowed to be banked, their construction will be required at a future date by the City Manager or another City body identified by the Planning Commission, if the use creates a notable and continuous parking issue on and around the site.
3. Addition of stormwater infiltration areas to collect the runoff from the new parking spaces on the east side of the alley.
4. Identification of where the inlet in the green space on the east side of the alley drains to, and how it connects to the City combined sewer system (if it does).

# ***SPECIAL LAND USE APPROVAL***

**PREPARED FOR**



**PROPOSED  
PROJECT SITE**

SCALE  
1" = 40'

## SHEET INDEX

SHEET NO.		SHEET TITLE
C0.0	TITLESHEET	
C0.1	TOPOGRAPHIC & BOUNDARY SURVEY	
C2.0	DEMOLITION PLAN	
C3.0	SITE PLAN	
FI	EXISTING BASEMENT & FOUNDATION PLAN	
A1	PROPOSED MAIN FLOOR PLAN	
A2	EXISTING SECOND FLOOR PLAN	



### PROPERTY LOCATION

SCALE  
1" = 500'

# OWNER

MAGGIE SILVASI EVANS  
25627 WOODWARD AVE  
ROYAL OAK, MI 48067

# ENGINEER

KALABAT ENGINEERING  
31333 SOUTHFIELD RD. SUITE 250  
BEVERLY HILLS, MI 48025  
IDEN KALABAT  
IDEN@KALABAT.COM  
248-600-8707

## ARCHITECT

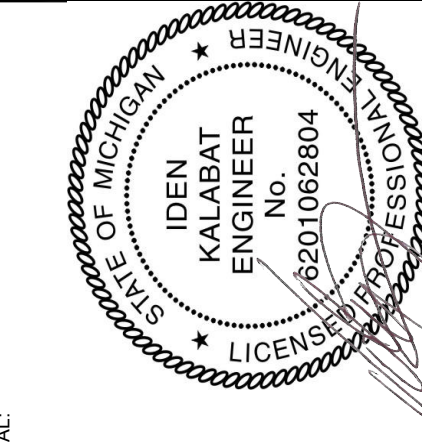
JSK DESIGN GROUP  
31333 SOUTHFIELD RD. SUITE 250  
BEVERLY HILLS, MI 48025  
NATHAN KURMAS  
NATHAN@KALABAT.COM  
248-600-8707

## LEGAL DESCRIPTION

LAND IN THE CITY OF PLEASANT RIDGE, OAKLAND COUNTY MI, DESCRIBED AS FOLLOWS:  
LOT(S) 13 THROUGH 20, ALSO THE NORTH 1/2 OF LOT 21, AND ALL OF LOT 181 OF SYLVAN GARDENS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 15 OF PLATS, PAGE 22 OF OAKLAND COUNTY RECORDS.



CIVIL ENGINEERING & SITE DEVELOPMENT  
31333 Southfield Road Suite 250  
Beverly Hills, MI 48025  
Ph 248.600.8707  
F 248.594.5919  
iden@kalabat.com



NO	REVISION	DATE	NO	REVISION	DATE	PROJECT NUMBER
1	SPECIAL LAND USE APPROVAL	09-22-22	10			MD22-217
2			11			
3			12			
4			13			
5			14			
6			15			
7			16			
8			17			

**MAGGIE SILVASI  
EVANS**

25627 WOODWARD AVE  
ROYAL OAK  
MI 48067

**2-STORY MIXED USE  
OFFICE BUILD-OUT**

23880 WOODWARD AVE  
PLEASANT RIDGE  
MI 48069

# TITLESHEET

# C0.0



#### LEGAL DESCRIPTION:

Land in the City of Pleasant Ridge, Oakland County, MI, described as follows:  
Lot(s) 13 through 20, also the North 1/2 of Lot 21, and all of Lot 181 of SYLVAN GARDENS SUBDIVISION according to the plat thereof recorded in Liber 15 of Plats, Page 22 of Oakland County Records.

#### NOTES:

- BASIS OF BEARING: THE EASTERLY RIGHT-OF-WAY LINE FOR WOODWARD AVENUE WAS SET TO N25°26'W AS RECORDED IN THE SYLVAN GARDENS SUBDIVISION.  
(M) FIELD MEASURED BEARINGS AND DISTANCES NECESSARY TO FORCE CLOSURE  
(R) RECORDED BEARINGS AND DISTANCES PER SUBDIVISION PLAT.

#### EXISTING ZONING:

C COMMERCIAL DISTRICT  
MINIMUM LOT AREA = NONE  
MINIMUM LOT WIDTH = NONE  
MAXIMUM BUILDING HEIGHT = 40 FT.  
MINIMUM FLOOR AREA = 800-SQ.FT.  
MAXIMUM LOT COVERAGE = 40%  
BUILDING SETBACKS:  
FRONT YARD = 10'(2)  
SIDE YARD = 0'(4)  
REAR YARD = 10'(3)

2. In all districts, the required front yard setback shall not be used for off-street parking, loading or unloading, and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials or vehicle access drives.

3. No rear yard is required in the R0 and C districts where the rear property line abuts upon a public alley.

4. For every lot on which a multiple, row or terrace dwelling is erected, there shall be provided a side yard on each side of the lot as indicated in the Schedule. Each side yard shall be increased beyond the yard setbacks indicated by one (1) foot for every ten (10) feet or part thereof by which length of the multiple, row or terrace dwelling exceeds forty (40) feet in overall length along the adjoining lot line.  
Garages or other accessory buildings whether the same be attached to the dwelling or not, except where the front line of the garage or accessory building extends no closer to the front line or street line than the rear main wall of the dwelling, in which case the side yard shall be not less than three (3) feet.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EX. SPOT ELEVATION		EX. OVERHEAD CABLE
	EX. CONTOUR		EX. OVERHEAD FIBER
	EX. DITCH		EX. OVERHEAD ELECTRIC
	EX. GRAVEL		EX. UNDERGROUND CABLE
	EX. WATER MAIN		EX. COMMUNICATION RISER
	EX. WATER VALVE		EX. COMMUNICATION HANDHOLE
	EX. STORM INLET/CATCH BASIN		EX. UTILITY POLE
	EX. STORM MANHOLE		EX. GUY ANCHOR
	EX. STORM END SECTION		EX. SIGNAL POLE
	EX. SANITARY SEWER		EX. LIGHT POLE
	EX. SANITARY MANHOLE		EX. GROUND LIGHT
	EX. CLEAN OUT		EX. DOUBLE LIGHT POLE
	EX. SANITARY VENT		EX. SINGLE POLE SIGN
	EX. UNDERGROUND GAS		EX. DOUBLE POLE SIGN
	EX. GAS VALVE		EX. MAILBOX
	EX. GAS METER		EX. FLAGPOLE
	EX. UNDERGROUND TELEPHONE		EX. SPEAKER
	EX. TELEPHONE MANHOLE		EX. UNKNOWN MANHOLE
	EX. TELEPHONE RISER		EX. COMBO MANHOLE
	EX. TELEPHONE HANDHOLE		EX. SECTION LINE
	EX. UNDERGROUND ELECTRIC		EX. PARCELS
	EX. ELECTRIC MANHOLE		EX. EASEMENT
	EX. ELECTRIC RISER		EX. CENTERLINE
	EX. ELECTRIC HANDHOLE		EX. WETLAND LIMITS
	EX. ELECTRIC TRANSFORMER		EX. CURB/PAVEMENT
	EX. ELECTRIC METER		EX. GUARDRAIL
	EX. GENERATOR		FOUND IRON
	EX. ASPHALT		FOUND RR SPIKE
	EX. CONCRETE		FOUND PK NAIL
	EX. GRAVEL		FOUND CONC. MONUMENT
	EX. TREELINE		SET IRON ROD
	EX. WATER MARKER		SET MAG NAIL
	EX. GAS MARKER		SECTION CORNER
	EX. COMM. MARKER		POST
	EX. TELE. MARKER		BOLLARD
	EX. FIBER MARKER		RECORDED BEARING
	EX. MEDIA MARKER		MEASURED BEARING
			EX. TREE
			DEMO TREE

#### TABLE 'A'

10.(a) NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED DURING THIS SURVEY.

15. PHOTOGRAPHIC MAPPING WAS USED TO ESTABLISH FEATURES SHOWN ON ADJOINING PROPERTIES (I.E. BUILDINGS, PARKING AREAS, DRIVEWAYS)

16. NO EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF THIS SURVEY.

18. NO WETLAND DELINEATION OR VISIBLE WETLANDS WERE OBSERVED AT THE TIME OF THIS SURVEY.

19. NO PLOTTABLE OFFSITE EASEMENTS ARE LISTED IN THE TITLE COMMITMENT.

ENCROACHMENTS - NONE

#### FLOODPLAIN NOTE:

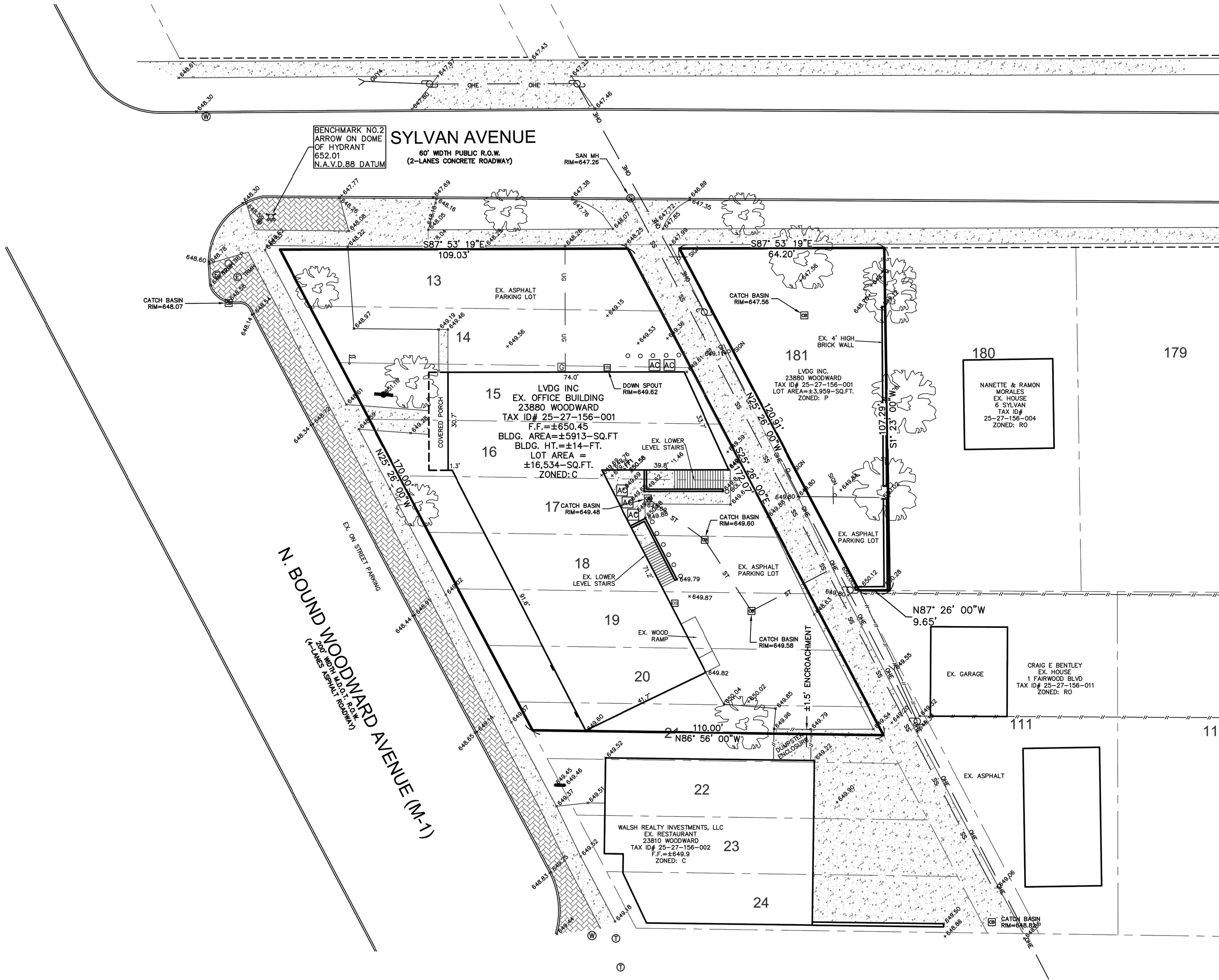
ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 26125C0682F DATED SEPTEMBER 29, 2006. CITY OF PLEASANT RIDGE IS A "NOT PRINTED" MAP



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 DIFFIN-UMJOR & ASSOCIATES; ALL RIGHTS RESERVED.



## SURVEYOR'S NOTES

PERTAINING TO FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE FILE NO. 972394 EFFECTIVE DATE: MAY 12, 2022

REFERENCE NUMBER	DESCRIPTION RECORDING REFERENCE	STATUS ON PLAT	
17	Covenants, conditions, restrictions and other provisions. Liber 409, page 77, Liber 409, page 84, Liber 409, page 219, Liber 615, page 594, Liber 613, page 546, Liber 421, page 170 and Liber 1236, page 82.	NOT PLOTTED	AFFECTS PARCEL
18	Terms and Conditions contained in Resolution Liber 68 of Miscellaneous records, page 303.	NOT PLOTTED	AFFECTS PARCEL
19	Easement in favor of City of Pleasant Ridge, O C, M and the Covenants, Conditions and Restrictions Liber 1808, page 430, as to Lots 19, 20 and 21.	NOT PLOTTED	AFFECTS PARCEL

#### CERTIFICATE

To: MPLUSA LLC, a Michigan limited liability company, First American Title Insurance Company. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 15, 16, 18, 19, and 20 of Table A thereof. The field work was completed on August 19, 2022. Date of Plat or Map: August 24, 2022.

John Blanchard, Professional Surveyor  
PS#4001027446

SEAL



Civil Engineering  
Land Surveying  
**DIFFIN**  
Engineering & Surveying  
24353 Tara Drive  
South Lyon, MI 48178  
P: 248.943.8244  
F: 248.378.2564  
www.Diffin-Eng.com

#### REVISIONS

CLIENT: KALABAT ENGINEERING / JSK DESIGN GROUP  
31333 SOUTHWIND RD, SUITE 250  
BEVERLY HILLS, MICHIGAN 48025

ALTA | NSPS LAND TITLE SURVEY  
23880 WOODWARD AVENUE

These documents are instruments of service in respect of the Project and any reuse without written consent of the Surveyor shall be deemed a violation of the Surveyor's professional liability insurance policy. Users shall indemnify and hold the Surveyor harmless from and against all claims, damages, costs and expenses, including attorneys' fees, arising out of or resulting from the use of these documents, whether or not such claims, damages, costs and expenses are caused in whole or in part by the negligence of the Surveyor. Any such verification or indemnification shall be agreed upon by User and the Surveyor.

SECTION 27

TOWN 1 NORTH, RANGE 11 EAST

CITY OF PLEASANT RIDGE

OAKLAND COUNTY, MICHIGAN

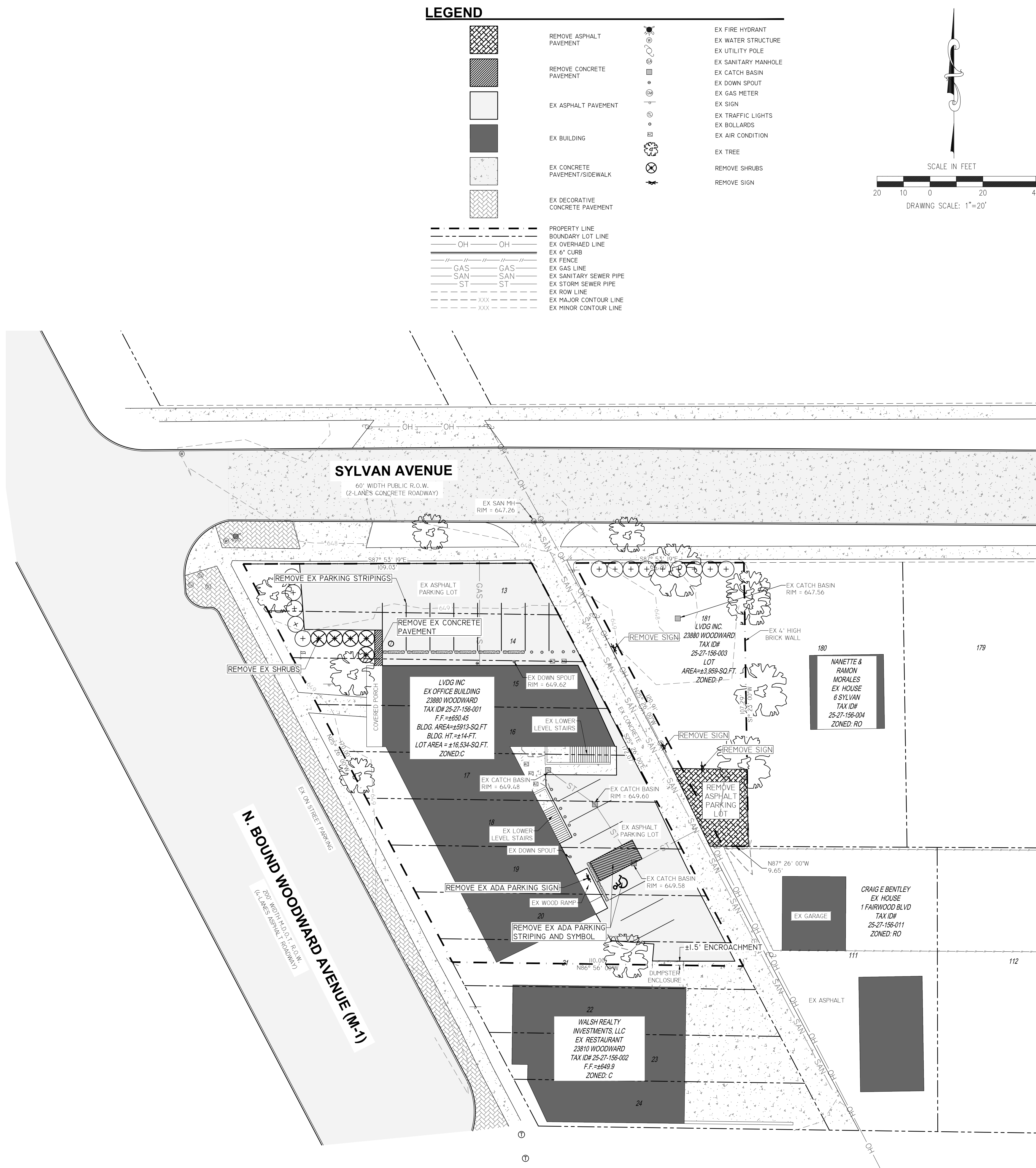
DATE: 8-24-22

Drawn By: XX

P.E.: MD

Job No.: 220824

Sheet No.



A detailed cross-section diagram of a 6-inch vertical curb. The curb is 6 inches wide at the top and tapers to a 2-inch width at its base. The top surface is finished with a 1/4-inch radius. The outer face of the curb is covered with a 2-inch radius joint sealer. The curb is constructed from concrete, with a 3-foot long #4 reinforcement bar extending 2 to 6 inches from the curb face. The curb is set into a 6-inch wide opening in the pavement. The pavement surface is 18 inches above the base, and the curb is 12 inches high. The base of the curb is 2 inches wide. The pavement surface is labeled 'SURFACE OF PAVEMENT' and the base is labeled 'PAVEMENT'. A 'LONGITUDINAL CONSTRUCTION JOINT' is indicated at the base of the curb. The diagram is titled '6 inch VERTICAL CURB DETAIL' and includes a scale of 'SCALE: N.T.S.'.

6" NORMAL WIDTH OF PAVEMENT

1/4" RAD.

5"

2" RAD.

JOINT SEALER

6"

3' LONG #4 BAR

2"-6" O/C

18"

12"

SURFACE OF PAVEMENT

PAVEMENT

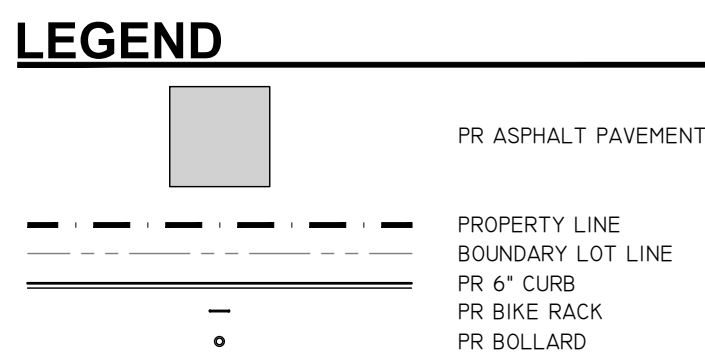
2"

7"

LONGITUDINAL CONSTRUCTION JOINT

**6" VERTICAL CURB DETAIL**

SCALE: N.T.S.



LAND IN THE CITY OF PLEASANT RIDGE, OAKLAND COUNTY, MI,  
DESCRIBED AS FOLLOWS:  
LOT(S) 13 THROUGH 20, ALSO THE NORTH 1/2 OF LOT 21, AND ALL OF  
LOT 181 OF SYLVAN GARDENS SUBDIVISION ACCORDING TO THE PLAT  
THERE OF RECORDED IN LIBER 15 OF PLATS, PAGE 22 OF OAKLAND  
COUNTY RECORDS.

PARCEL ID : 25-27-156-001	
LAND AREA:	0.379 ACRES (16,534 S.F.)
CURRENT ZONING:	C
PROPOSED ZONING:	C
EXISTING USE:	OFFICE BUILDING
PROPOSED USE:	MEDICAL OFFICE

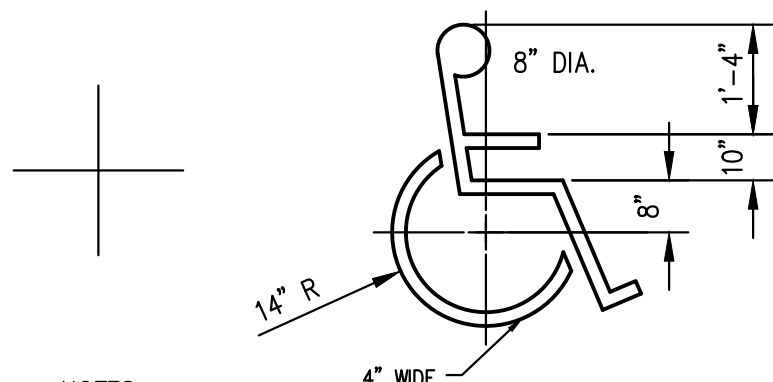
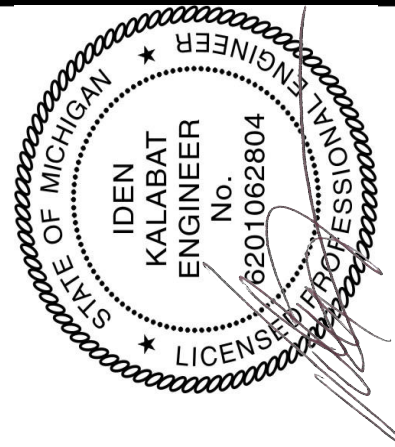
  

PARCEL ID : 25-27-156-003	
LAND AREA:	0.091 ACRES (3,954 S.F.)
CURRENT ZONING:	P
PROPOSED ZONING:	P
EXISTING USE:	VACANT
PROPOSED USE:	PARKING

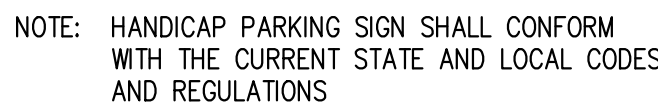
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
PROFESSIONAL OFFICE (GFA - 6,214 S.F.) (UFA - 4,373 S.F.) 1 PER 150 S.F. UFA	21*	21
ACCESSIBLE PARKING - VAN	1	1

BIKE SPACES - 1 PER 6 BIKE SPACES  
NO OF BIKE SPACES PROVIDED - 6 EA  
REDUCTION IN NO OF PARKING SPACES = 1 SPACES

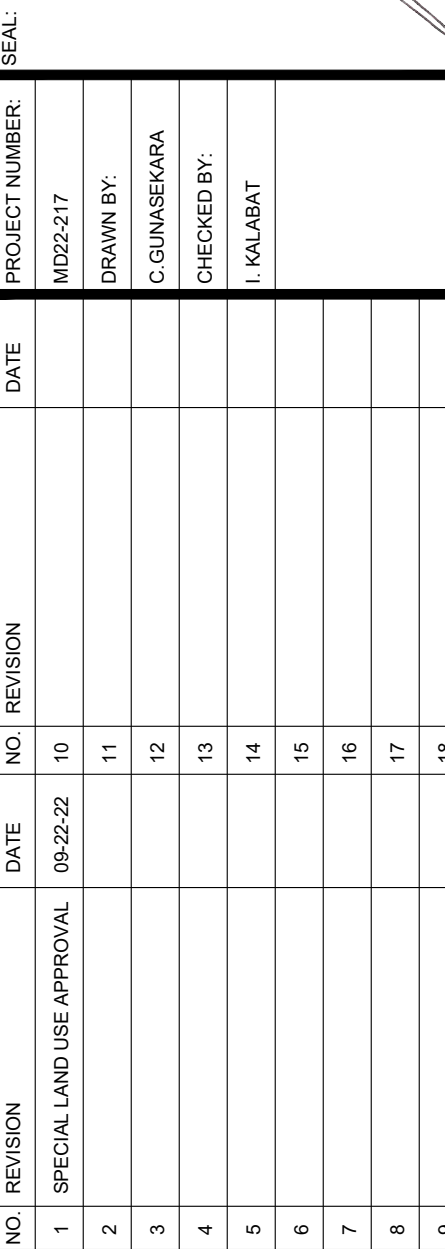
A north arrow pointing upwards, labeled 'N' at the top. Below it is a graphic scale bar in feet, with markings at 20, 0, 20, and 40. The text 'SCALE IN FEET' is centered above the bar. Below the bar, the text 'DRAWING SCALE: 1"=20\'' is written.



- ## ADA ACCESSIBLE PARKING STRIPING DETAIL



SCALE: N.T.S.

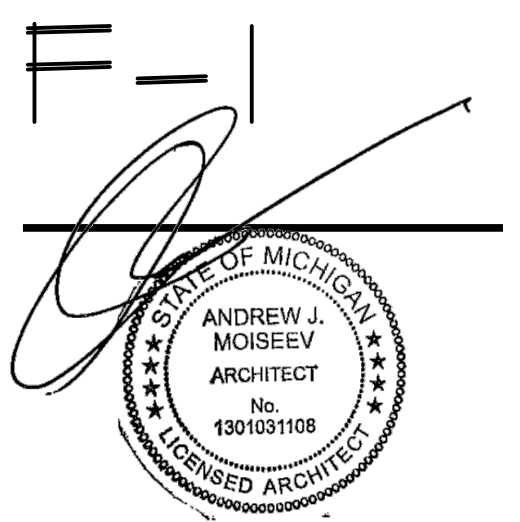


25627 WOODWARD AVE  
ROYAL OAK  
MI 48067

23880 WOODWARD AVE  
PLEASANT RIDGE  
MI 48069

T NUMBER:

## C3.0





North  **PROPOSED MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

#### MAIN FLOOR DENTAL OFFICE

GROSS FLOOR AREA PER CODE FOR THE MAIN FLOOR DENTAL OFFICE: 4,201 GROSS SQUARE FEET PER THE DEFINITION IN THE 2015 MICHIGAN BUILDING CODE MEASURED FROM THE INTERIOR FACE OF THE EXTERIOR WALLS.

USABLE FLOOR AREA OF THE MAIN FLOOR DENTAL OFFICE FOR PARKING CALCULATIONS: 2,867 USABLE SQUARE FEET PER THE DEFINITION IN THE PLEASANT RIDGE ZONING ORDINANCE

#### MAIN FLOOR TENANT SPACE

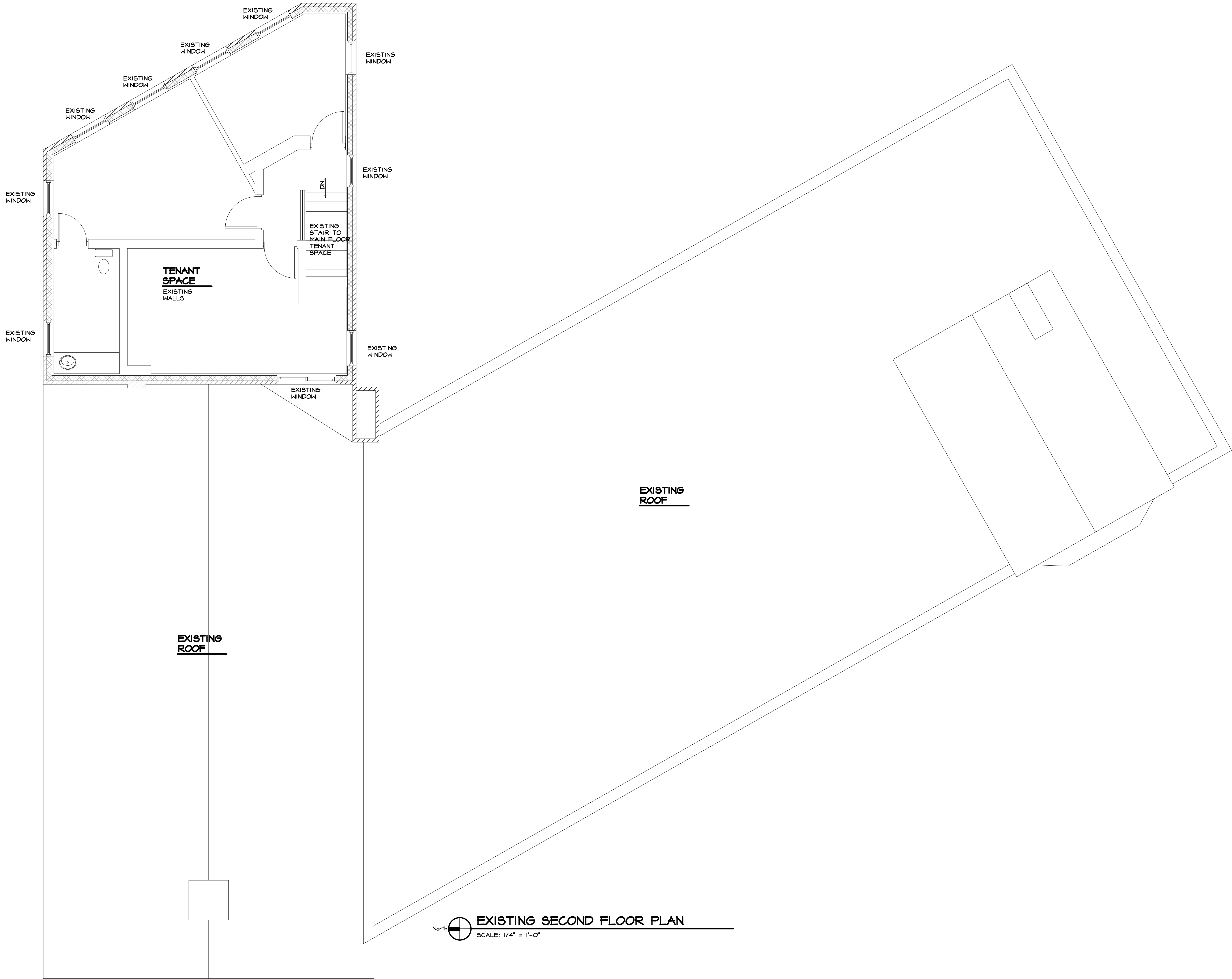
GROSS FLOOR AREA PER CODE FOR THE MAIN FLOOR TENANT SPACE: 1,233 GROSS SQUARE FEET PER THE DEFINITION IN THE 2015 MICHIGAN BUILDING CODE MEASURED FROM THE INTERIOR FACE OF THE EXTERIOR WALLS.

USABLE FLOOR AREA OF THE MAIN FLOOR TENANT SPACE FOR PARKING CALCULATIONS: 803 USABLE SQUARE FEET PER THE DEFINITION IN THE PLEASANT RIDGE ZONING ORDINANCE

#### SECOND FLOOR TENANT SPACE

GROSS FLOOR AREA PER CODE FOR THE SECOND FLOOR TENANT SPACE: 780 GROSS SQUARE FEET PER THE DEFINITION IN THE 2015 MICHIGAN BUILDING CODE MEASURED FROM THE INTERIOR FACE OF THE EXTERIOR WALLS.

USABLE FLOOR AREA OF THE SECOND FLOOR TENANT SPACE FOR PARKING CALCULATIONS: 703 USABLE SQUARE FEET PER THE DEFINITION IN THE PLEASANT RIDGE ZONING ORDINANCE



North  **EXISTING SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**Moiseev/Gordon Associates, Inc.**  
4351 Delemere Court  
Royal Oak, MI 48073

**248.549.4500 voice**  
**248.549.7300 faxes.**

**[www.mga-architects.net](http://www.mga-architects.net)**  
**[info@mga-architects.net](mailto:info@mga-architects.net)**

Copyright

© 2022  
Moiseev/Gordon Associates, Inc.  
Use of these drawings is limited  
to the client for the subject project.  
Common law copyright is reserved  
by the Architect.

Use figured dimensions only.  
Do not scale the drawings.

Client:  
**K4 Medical +  
Dental  
Construction**

**23880 Woodward Ave  
Pleasant Ridge, MI**

Project Title:  
**Dental Office  
Interior Build-out**

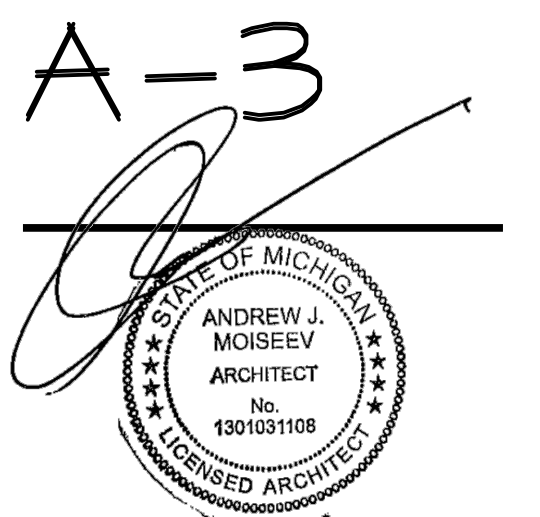
**23880 Woodward Ave  
Pleasant Ridge, MI**

Sheet Title:  
**Existing Second  
Floor Plan**

Project Number: 22618  
Drawn By: RW  
Checked By: RJC  
Approved By: AJM  
Date: 8-26-22

Issued:  
Owner Review  
9-19-22  
Owner Review  
9-21-22  
Special Land Use  
9-23-22

Sheet Number:





# City of Pleasant Ridge

James Breuckman, City Manager

---

From: Jim Breuckman, City Manager  
To: Planning Commission  
Date: October 18, 2022  
Re: Zoning Ordinance Amendments

## Overview

The City Commission passed a 6-month moratorium on drive-through uses at their August 9 meeting and directed the Planning Commission to consider a Zoning Ordinance amendment to prohibit future drive through uses along Woodward. The moratorium will expire in February.

The proposed amendment also addresses two other items: front setback requirements along Woodward, and minimum open space requirements in one and two-family residential districts.

## Background

The moratorium was spurred by the recent Skymint marijuana dispensary review. That process highlighted the fact that our zoning ordinance neither permits nor specifically prohibits drive through uses along Woodward. Recent nearby experiences such as the Starbucks located at 13 and Woodward that often backs up off the site into travel lanes are an example of the impact that a drive through use can have.

Each driveway from an abutting property is a conflict point between people using the sidewalk and bicycle lanes and cars. The additional driveways and increased vehicle traffic associated with drive through uses negatively impact the environment for people on bikes and walking. An example of this is the two drive through restaurants on Woodward just south of downtown Ferndale. The character of the street abruptly changes at that point. Given that we will be constructing two-way cycle tracks along much of the Woodward frontage next year, it would be prudent to limit future driveways to protect the human scale of the Woodward streetscape. It is already a challenging environment for walking and bicycling along Woodward, and anything that makes it harder to walk or bike, such as vehicle driveways, should be precluded to the greatest extent possible.

Every Woodward abutting property in Pleasant Ridge has rear alley access, meaning that a driveway onto Woodward is not required for vehicle access. Most properties along Woodward do not have a driveway onto the street, so this will have little practical impact on those properties.

Following is a summary of the proposed amendments:

### Access Management

- Section 82-3 amended to add a new definition of drive through.

- Section 82-197(b)(1) amended to eliminate items d, e, and f. Those items were design standards for driveways onto Woodward, which will no longer be allowed if the access management standards are adopted.
- Section 82-208 Access Management added. The access management standards allow current driveways to remain unless a building is expanded or the use of a building changes, at which time driveway accesses must be eliminated. Drive through uses are also prohibited by the proposed amendment.

this section includes a provision that allows the Planning Commission to modify the access management standards to allow for a vehicle access from Woodward to be constructed or to remain if it finds it is necessary to do so.

### **Setback and Lot Coverage Requirements – RO and C Districts**

Reducing the front setback and eliminating maximum lot coverage requirements provides greater design flexibility to match existing character and to provide parking and service areas at the rear of the property. The three-foot setback is intended to provide a door zone along the sidewalk, and to provide some space for landscaping or other amenities without creating a crowded feeling along the sidewalk.

- Section 82-164, Yard and Bulk Requirements amended to
  - Reduce front setback requirements from 10 feet to 3 feet in the C district, from 20 feet to 3 feet in the RO district, and to reduce the side yard setback in the RO district to 0 feet. There are existing zero-lot-line buildings in both the C and RO districts, so the proposed amendment is consistent with the existing character of the Woodward business district.
  - Footnote 3 is proposed to be amended to require a 10-foot rear yard setback in the RO district where the rear property line abuts a public alley. This is consistent with the 10-foot rear yard setback requirement in the C district along Woodward and will create a consistent set of requirements for all districts along Woodward.
  - Maximum lot coverage requirement is proposed to be eliminated in the RO and C districts. Lot coverage is effectively regulated by setback requirements and other provisions of the Zoning Ordinance, meaning that there is no need to also have a specific lot coverage limit.

### **Minimum Open Space Requirements**

Minimum open space requirements are proposed to be added in single and two-family residential districts. We currently have a maximum lot coverage standard that applies to buildings and any structures that are three feet or more above grade, but we have no standard that would prevent someone from paving their entire yard.

The proposed minimum open space requirements have been calibrated to existing open space percentages for each zoning district. There are 15 properties in the City (about 1%) that would not meet the proposed minimum open space requirement. Those properties would be existing nonconforming properties that could remain as-is. A spreadsheet with data has been provided to the Planning Commission under separate cover.

An analogous example is houses in the City that have porte-cocheres in the required side yard, or circle driveways, both of which were permitted at one time but are now prohibited. The non-conformity is allowed to remain until a homeowner chooses to remove it.

The following table shows the average lot area, the proposed minimum open requirement, the average current open space, and the minimum open space value which 95% of houses in each zoning district exceed. The table shows that the open space requirement has been calibrated based on existing conditions in each zoning district and is designed to preserve the existing character of the community rather than change it.

Zoning District	Average Lot Area (sq. ft.)	Proposed Minimum Open Space Requirement	Average Existing Open Space	Open Space Percentage that 95% of Properties Exceed	Lowest Existing Open Space Percentage
R-1A	19,280	50%	72.1%	54.2%	39.7%
R-1B	10,740	45%	64.7%	45.6%	42.1%
R-1C	7,690	35%	60.4%	39.0%	8.4%
R-1D	5,803	25%	53.4%	28.3%	18.4%
R2	6,584	25%	59.0%	36.0%	35.3%

- Section 82-3, Definitions amended to add a definition for “Open Space.”
- Section 82-164, Yard and Bulk Requirements is amended to add minimum open space requirements in the following districts:
  - R-1A: 50%
  - R-1B: 45%
  - R-1C: 35%
  - R-1D: 25%
  - R-2: 25%

## Requested Action

Action to recommend approval or denial of the proposed ordinances to the City Commission after the public hearing on October 24.

City of Pleasant Ridge  
Ordinance No. \_\_\_\_

AN ORDINANCE TO AMEND THE CITY OF PLEASANT RIDGE CODE OF ORDINANCES,  
CHAPTER 82 – ZONING

THE CITY OF PLEASANT RIDGE ORDAINS:

**Section 1. Intent and Purpose**

The City desires to amend its Zoning Ordinance to provide for access management standards for lots along Woodward Avenue, to adjust setback requirements in zoning districts which are located along Woodward Avenue, and to prohibit drive-through facilities.

**Section 2. Amendment**

1. Amend Section 82-3 to add the following new definitions:

**DRIVE THROUGH.** A commercial facility which provides food, beverages, other products, or services directly to a customer in a motor vehicle; or where the customer drives a motor vehicle onto the property and to a window or mechanical device through which the customer is served without exiting the vehicle. Fueling stations are not considered Drive-Through Facilities.

**OPEN SPACE.** The portion of a lot not covered by buildings, structures, or hard surfaces such as concrete, asphalt, brick, paver blocks, stone, or compacted gravel,

2. Amend Section 82-164, Yard and Bulk Requirements, as follows:

- RM front yard setback requirement changed to refer to footnote 9 of Section 82-164
- RO front yard setback reduced from 20 to 3 feet, and side (one) and side (total) setback requirements reduced to 0 feet.
- RO maximum lot coverage requirement eliminated
- C front setback requirement reduced from 10 feet to 3 feet
- C maximum lot coverage requirement eliminated
- Minimum open space requirement added for districts as follows:
  - R-1A: 50%
  - R-1B: 45%

- R-1C: 35%
  - R-1D: 25%
  - R2: 25%
  - RM, RO, C, W, P: no minimum open space requirement
  - Footnote 3 amended as follows: ~~No rear yard~~ A 10-foot rear yard is required in the RO and C districts ~~district~~ where the rear property line abuts upon a public alley.
3. Section 82-197, subsection (b)(1) is amended to eliminate items d, e, and f and to renumber current items g-o to items d-l.
  4. Add new Section 82-208. Access Management:
    - (a) Intent. These access management standards are adopted to minimize the number of driveway accesses from Woodward Avenue onto abutting properties. The City has implemented or is in the process of implementing bicycle infrastructure, including two-way cycle tracks along most of the length of Woodward Avenue in the City. Individual driveway accesses for parcels along Woodward increase the number of conflict points between people using sidewalks or bicycle lanes and motorists. Furthermore, all parcels abutting Woodward Avenue also abut rear alleys which provide access to off-street parking areas. Finally, site driveways reduce the amount of on-street parking that can be provided along Woodward Avenue.
    - (b) Applicability. The provisions of this Section shall apply to all lots with frontage on Woodward Avenue. The standards herein apply in addition to, and simultaneously with, the other applicable regulations of the Zoning Ordinance. Permitted and special land uses on these lots shall be as regulated in the applicable zoning district, and shall meet the following additional provisions:
      - (1) New driveway accesses onto Woodward Avenue are prohibited.
      - (2) No building or structure shall be erected or enlarged unless existing driveway accesses onto Woodward Avenue are eliminated.
      - (3) A change of use within a building shall require that existing driveway accesses onto Woodward Avenue be eliminated.
    - (c) Drive-Through Uses Prohibited. Drive-through uses are prohibited for any site along Woodward Avenue. This provision does not apply to instances where the customer is parked in an off-street parking space designed in accordance with the requirements of this Ordinance and the good or service is delivered to the customer by an employee outside of the building.

Existing drive-through uses may continue as nonconforming uses, subject to the requirements of Section 82-194.

(d) **Modification of Requirements.**

- (1) The Planning Commission may modify the standards of subsection (b) upon a finding that alternate off-site access points are insufficient and make it impractical to fully comply with the access management standards, or that the nature of a proposed use requires alternate circulation patterns.
- (2) The Planning Commission shall find that the proposed access point is the minimum necessary to adequately serve the use before granting a modification from this section to allow for a new access point to be constructed off Woodward, or to allow an existing access point to remain. The Planning Commission shall also determine that the proposed access point has been designed to minimize, to the greatest extent possible, conflicts with bicycle and pedestrian infrastructure.
- (3) If deemed necessary by the Planning Commission, the property owner or applicant shall provide a traffic study prepared by a qualified transportation engineer certifying that the access to Woodward Avenue is necessary because no alternative exists, and that the access point is not simply for the convenience of the development.

**Section 3. Severability.**

Should any provision or part of this Article be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Article, which shall remain in full force and effect.

**Section 4. Repealer.**

All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**Section 5. Savings clause.**

Nothing in this Article shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

**Section 6. Effective Date.**

This Ordinance shall become effective fifteen days after enactment and upon publication as provided by law.

**Section 7. Adoption.**

This Ordinance is hereby declared to have been adopted by the City Commission of the City of Pleasant Ridge at a meeting duly called and held on the \_\_ day of \_\_\_\_\_ 202\_, and ordered to be given publication in the manner prescribed by law.

Planning Commission Introduction: .....Monday, October 24, 2022

Planning Commission Public Hearing .....Monday, October 24, 2022

City Commission Introduction:.....

City Commission Public Hearing: .....

City Commission Adoption: .....

Published:.....

Effective:.....

Attest:

---

Amy Allison  
City Clerk