

44th STREET / 8TH AVENUE PUD
SUMMARY OF REVISIONS TO PLAN
June 21, 2016

Based on numerous meetings and conversations with Township staff regarding the proposed amendment to the mixed use PUD and after review of the March 2, 2016 Planning Commission meeting minutes, the following summarizes the changes made to the layout from what was submitted February 1, 2016:

- Moved gas station/convenience store 83' South
- Moved fuel pumps 83' South
- Added retail/restaurant between 44th St. frontage and gas station/convenience store
- Reduce size of proposed bank/retail building
- Moved Northerly drive off 8th Ave 45' South
- Changed two office/residential buildings to three two-level townhomes
- Increased net open space from 23% to 25%

With these revisions, the applicant has adequately addressed the key issues of concern as outlined in the March 2 minutes, while still providing a practical functional gas station/convenience facility. Below please find a summary of the four major points (**bold**) as listed in the March 2 minutes, followed by a response (*italicized*) as to how this submittal addresses these points.

1. **In general, elevations for all proposed buildings, structures, signs and standalone objects contained within the PUD shall be submitted at the time a developer applies for preliminary PUD approval, realizing that the elevations are conceptual and that the buildings may change in size, shape, location and use. The buildings, structures, signs and standalone objects shall be architectural similar with coordinating elements, though not necessarily exactly the same or identical. After approved with the preliminary plan, this will provide a guide that is agreed upon by both the developer and the Township. This would prevent future misunderstandings and be available for future prospective entities who look to be located within the PUD. Since this development has already received preliminary PUD approval, the elevations for all proposed future buildings, structures, signs and standalone objects shall be submitted at the time any future final development plans are submitted to the Township for this PUD. The**

elevations for this PUD must contain similar rooflines that coordinate, but the architectural character need only coordinate and be similar, not identical.

The enclosed building elevations have been dramatically revised to be more sensitive to the first office building constructed in the development.

See June 17, 2016 letter from Create 3 Architecture, PLLC.

- 2. Interior pedestrian walkways shall be provided to connect the northwest corner of this site to the northeast corner for this site, even though the Township Board waived the requirement of sidewalks in the road right-of-way along 44th St. The walkway shall provide pedestrians access from the west to the east along 44th St. without having the pedestrians just use the parking areas.**

The alignment of the walks, as shown on the amended plan, provide for a safe walkable route for both the use of the condominium residences as well for those who work/live or use the services as offered in the PUD. This alignment moves pedestrian traffic away from the main drive off of 44th St. where drivers need to concentrate on the 44th St. traffic, which may distract them from being sensitive to the pedestrians crossing the drive.

- 3. For the layout and design of this site, gas pumps shall be aligned along the interior service drive and the buildings shall be located between the pumps and 44th St. and 8th Ave. The gas pumps shall be easily accessible to both 44th St. and 8th Ave. via the interior service drive and shall not front on 44th St. or 8th Ave. The use of the gas station was allowed in the motion for the preliminary development plan. The gas pump canopy may have a flat roof since the pumps would be in the interior of the site, as long as all the other buildings have peaked rooflines. The current layout shows poor planning with parking spaces located along this service drive by the entrances because vehicles would be forced to back out into oncoming traffic entering the site and using the service drive. In addition, the current layout shows poor planning with vehicles entering from 8th Ave. maneuvering through two building to get to the gas pumps.**

Understanding the desire of the Township staff and planning commission to have the pumps not front on 8th Ave. or 44th St. the applicant needs to balance that request with the requirement from a business stand point of leaving the pumps to the North of the convenience building. To help address this balance, the following changes have been made:

- More property is under contract with the property owner that has allowed the gas station/convenience and pumps to move significantly South.*
- A building has been added (Building D) along the 44th St. frontage. Both the portion of this building as well as Building C that front on 44th St. and 8th Ave.*

have excellent curb appeal. Improving the building elevations and placing them where shown essentially puts the pumps on the interior of the site.

- *Drives have been widened in areas where heavier traffic might be expected and to provide for better traffic flow.*

4. The open space shall be useable with amenities, as required in the ordinance, and not just grassed areas.

Open spaces to be connected by interior pedestrian walkways. The large open spaces adjacent to the proposed 2-level townhomes, located South of the gas station/convenience store and bank/retail, to be common open space. Specific design to be submitted with final PUD plans.