

## CITY OF OWOSSO PLANNING COMMISSION Regular Meeting

Monday, August 26, 2019 at 6:30 p.m. Council Chambers – Owosso City Hall 301 W. Main Street, Owosso, MI 48867

#### **AGENDA**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

**ROLL CALL** 

APPROVAL OF AGENDA - August 26, 2019

APPROVAL OF MINUTES - July 22, 2019

PUBLIC HEARING: None

**OLD BUSINESS:** 

1. Sign Ordinance Review

#### **NEW BUSINESS:**

- 1. Site Plan Review 501 W Main St (116 S. M-52) Pizza Place/Car Wash
- 2. Set Public Hearing for Recreational Marijuana Discussion
- 3. Set Public Hearing for Administrative Site Plan Review and Sign Ordinances
- 4. Master Plan Update

#### OTHER BOARD BUSINESS

PUBLIC COMMENTS AND COMMUNICATIONS

**ADJOURNMENT** 

Next regular meeting will be on Monday, September 23, 2019

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and recordings of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. The City of Owosso website is: www.ci.owosso.mi.us

#### **MINUTES**

### REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION COUNCIL CHAMBERS, CITY HALL

MONDAY, JULY 22, 2019 - 6:30 P.M.

<u>CALL TO ORDER:</u> Chairman Wascher called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Recited

ROLL CALL: Tanya Buckelew

**MEMBERS PRESENT:** Chairman Wascher, Vice-Chair Livingston, Secretary Janae Fear,

Commissioners Law, Taylor and Yerian

**MEMBERS ABSENT:** Commissioners Adams, Kirkland and Jenkins

OTHERS PRESENT: City Manager Nathan Henne, Kelly McIntyre, CIB Planning

#### **APPROVAL OF AGENDA:**

MOTION BY SECRETARY FEAR, SUPPORTED BY VICE-CHAIR LIVINGSTON TO APPROVE THE AGENDA FOR JULY 22, 2019.

YEAS ALL. MOTION CARRIED.

#### APPROVAL OF MINUTES:

MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY SECRETARY FEAR TO APPROVE THE MINUTES FOR THE MAY 28, 2019 MEETING.

YEAS ALL. MOTION CARRIED.

**PUBLIC HEARINGS: NONE** 

**OLD BUSINESS: NONE** 

#### **NEW BUSINESS:**

#### 1. Administrative Site Plan Ordinance Review

The City does not have any means to approve minor site plans at the staff level like other communities. Having this ability would streamline the process for small projects by precluding the need to have a full Planning Commission site plan review. This ordinance amendment to Sec. 38-390 – Site Plan Review - would streamline the process and satisfy a small portion of our Redevelopment Ready Community certification efforts.

#### Summary of the changes:

- 1. New construction of any permitted non-residential or multi-family development that is less than 2000 sq. ft.
- 2. Construction of an addition less than 2000 sq. ft. in a non-residential district
- 3. Construction of expansion of an impervious surface less than 5000 sq. ft.
- 4. Changes in use from a non-conforming use to a more conforming use
- 5. A vacant existing building or site to be re-occupied by a use permitted and will not require any significant changes in existing site facilities such as parking, landscaping, lighting, or sidewalks
- 6. Installation of pavement or curbing improvements provided the number of spaces remain constant and the plans and construction are approved by the City Engineer
- 7. Relocation of a waste receptacle or screening around the waste receptacle

- 8. Accessory structures in non-residential districts
- 9. Temporary uses, sales, and seasonal events
- 10. Erection of a tower, antenna, or other community facility, essential public service building.
- 11. Minor revisions to an approved site plan limited to:
  - a. Changes to façade or architectural features
  - b. Alterations/substitutions/expansions of approved landscaping areas consistent with the other requirements of the Ordinance

Site plan application and submittal requirements are required for administrative site plan approval.

MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER LAW TO FORWARD SEC. 38-390 – SITE PLAN REVIEW ORDINANCE AMENDMENTS TO THE CITY COUNCIL WITH THE RECOMMENDATION TO REVIEW AND ADOPT AMENDMENTS.

#### **RCV YEAS ALL. MOTION CARRIED.**

#### 2. Sign Ordinance Review

CIB Planning presented proposed amendments to Chapter 26 – Signs. The proposed sign ordinance edits: re-organize the existing ordinance content; propose and expand ordinance definitions; revise the sign application and review process; expand prohibited signs; add provisions for temporary signs, nonconforming signs, and authority for a Sign Zoning Board of Appeals; clearly illustrate how to measure sign; and expand each district section.

Further discussion and direction from the Planning Commission as follows:

- 1. Razor flags/pennant signs and streamers/festoons:
  - Allow these types of signs on a temporary basis up to 30 days
  - Use feather flag instead of razor flag to be consistent
  - Add pictures of these types of signs to the ordinance for a visual clarification
- 2. Pole signs:
  - Pole signs were inadvertently removed from the current ordinance
  - Planning Commission would like to add them back in to be an allowable type of sign
- 3. Electronic messaging signs:
  - Allow for electronic messaging signs
  - Allowed up to 50% of the entire sign
- 4. Murals:
  - Allow murals for art not advertising
  - Can't contain letters or numbers
- 5. CIB Planning will return to the August meeting with a revised draft based on the Planning Commission recommendations

#### 3. Recreational Marijuana Emergency Rules Discussion

City Council passed a moratorium resolution regarding recreational marijuana facilities in order to give LARA time to release the state's rules regarding facility regulation. On July 3, 2019, the state released the emergency rules for recreational facilities. Final rules are expected to be released before the December 6, 2019 deadline.

A summary of the emergency rules was presented to the board and discussion followed. The general consensus was to go forward with a recreational marijuana ordinance and have it be a

mirror of the current medical marihuana ordinance. Questions were posed to the City Manager who will obtain the answers and return to the next meeting with additional information.

**OTHER BOARD BUSINESS: NONE** 

PUBLIC COMMENTS AND COMMUNICATIONS: NONE

#### **ADJOURNMENT**

MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY COMMISSIONER LAW TO ADJOURN AT 8:30 P.M. UNTIL THE NEXT MEETING ON AUGUST 26, 2019.

YEAS ALL, MOTION CARRIED.

Janae L. Fear, Secretary





August 22, 2019

Planning Commission City of Owosso 301 W. Main Street Owosso, Michigan 48867

Subject: 501 W. Main (116 S M-52 noted on plan) Site Plan Review. Approximately 0.525 acres,

located on the west side of M-52 near M-21. Zoned B-4, General Business.

Attention: Mr. Brad Hissong, Building Official

**Dear Planning Commissioners:** 

At your request, we have completed our review of the above site plan redevelop a self-service car wash into a spec/commercial/retail building that will be roughly 1,722 total square feet. The building site will retain one drive-thru car wash, will consist of two leasable spaces, add landscaping to the southern property line, add a drive-thru window in the larger leasable space and make general parking lot improvements as part to the reconstruction of the site. The property is located on S. M-52, just south of the M-21 intersection. The property is currently zoned B-4, General Business, where retail uses are permitted land uses.

The opinions in this report are based on a review of the site plan submitted by the applicant and conformance to ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation.

#### **REVIEW COMMENTS**

Section 36-390 of the City of Owosso Zoning Ordinance lists the submittal requirements for site plan review. Based on our review of the proposal, discussions with Mr. Nathan Henne, City Manager, meetings with the applicant and a visit to the site, we offer the following comments for your consideration:

- **1. Information items.** The site plan meets the informational requirements of the ordinance.
- **2. Area and Bulk**. The proposed site was reviewed in accordance with *Article 16, Schedule of Regulations,* as described in the following table.

Phone: 810-734-0000

Email: avantini@cibplanning.com

	Required	Provided	Comments
501 W. Main/116 S. M-52 (B-4 ZONING)			
Front Yard Building Setback (King)	15 ft.	18 ft.	In compliance
Side Yard Building Setback	0	7.	In compliance
Rear Yard Building Setback	10 ft.	38 ft.	In compliance
Maximum Building Height	30 ft.	17 ft.	In compliance

- 3. Building Design & Materials. The ordinance states that durable building materials which provide an attractive, quality appearance must be utilized. The predominant material for the new building will be concrete block and EFIS/DRYVIT with metal panel accents along the top of the building. We believe this does not meet the intent of the ordinance to materials that provide an attractive and quality appearance. We would like to see a decorative mason unit such as brick or other mason material instead of CMU block and a significant reduction of the amount of EFIS being utilized. EFIS should only be utilized as an accent material.
- 4. Building Height. The proposed building complies with the maximum building height.
- 5. Mechanical Units. No new mechanical units are proposed
- **6. Dumpster**. A dumpster already exists on site and will not be changing.
- 7. Parking Lot Requirements. The applicant is adding 12 parking spaces which is in compliance with the ordinance, but they have not provided a loading space, which is required for buildings exceeding 1,400 sf. Additionally, it is not clear what the vehicle stacking patterns will be on site for both the remaining car wash and the drive through window for the new proposed tenant space. We believe the applicant should provide this information to ensure there will be no vehicular conflicts on site, and that emergency vehicles such as fire trucks will still have access to and be able to circulate the site.
- **8. Landscaping.** The applicant has prepared an acceptable landscape plan.
- **11. Other Approvals.** The proposed site plan must be reviewed and approved by the appropriate city departments, consultants, and agencies.

#### **RECOMMENDATION**

Based upon the above comments, we recommend approval of the 501 W. Main/116 S. M-52 Site Plan, conditioned upon the following:

- 1. Submission of a revised site plan that satisfactorily addresses the items in this letter, for administrative review and approval;
- 2. Use of materials consistent with the ordinance that are acceptable to the Planning Commission;
- 3. The addition of a loading space as well as vehicular stacking patterns to ensure there will be no vehicular conflicts on the site and that emergency vehicles will have full access to the site; and

City of Owosso Planning Commission 116 S. M-52 Site Plan Review August 22, 2019 Page 3

4. Review and approval by the appropriate city departments, consultants, and agencies. If you have any further questions, please contact us at 810-734-0000.

Sincerely,

**CIB Planning** 

Justin Sprague Vice President

# 1165. M-52



## Zoning Analysis

Zoned: B-4 Car wash Parking Section 38-380 12) c #2: 1 per employee = 0 Pizza place Parking Section 38-380 12) c #14: 1 per 200 Sq. Ft.

1,290/200 Sq. Ft. = 7 spaces Leasable business

Parking Section 38-380 12) c #1:

1 per 100 Sq. Ft. 432/100 Sq. Ft. = 5 spaces

12 spaces provided

Site Area: 22,340 Sq. Ft. .525 Acres

## Code Analysis

Building Use Group: B/M Non-Seperated

Building Area: B: 850 M:1,290 Sq. Ft. Occupancy B @100 Sq. Ft./person: 9 People Occupancy M @60 Sq. Ft./person: 22 People

Actual Occupany: 10 Maximum

Number of toilets required MPC Table 403.1

# Location Map

NTS

# Drawing List

Cover Sheet Demolition Plan

Site Plan Floor Plan Elevations

Sections Mechanical Plan

Electrical Plan Plumbing Plan

ADA1 ADA details ADA2 ADA details

ADA3 ADA details

Scale

**Varies** 

Jeff Peltier

1888 Ketegawn

989-413-7916

116 South M-52

Cover Sheet

Owosso, M

Car Wash ₩hite Bo×

Owosso, Mi 48867

Project

Drawing

Architect

Date 08/13/2019

Sheet

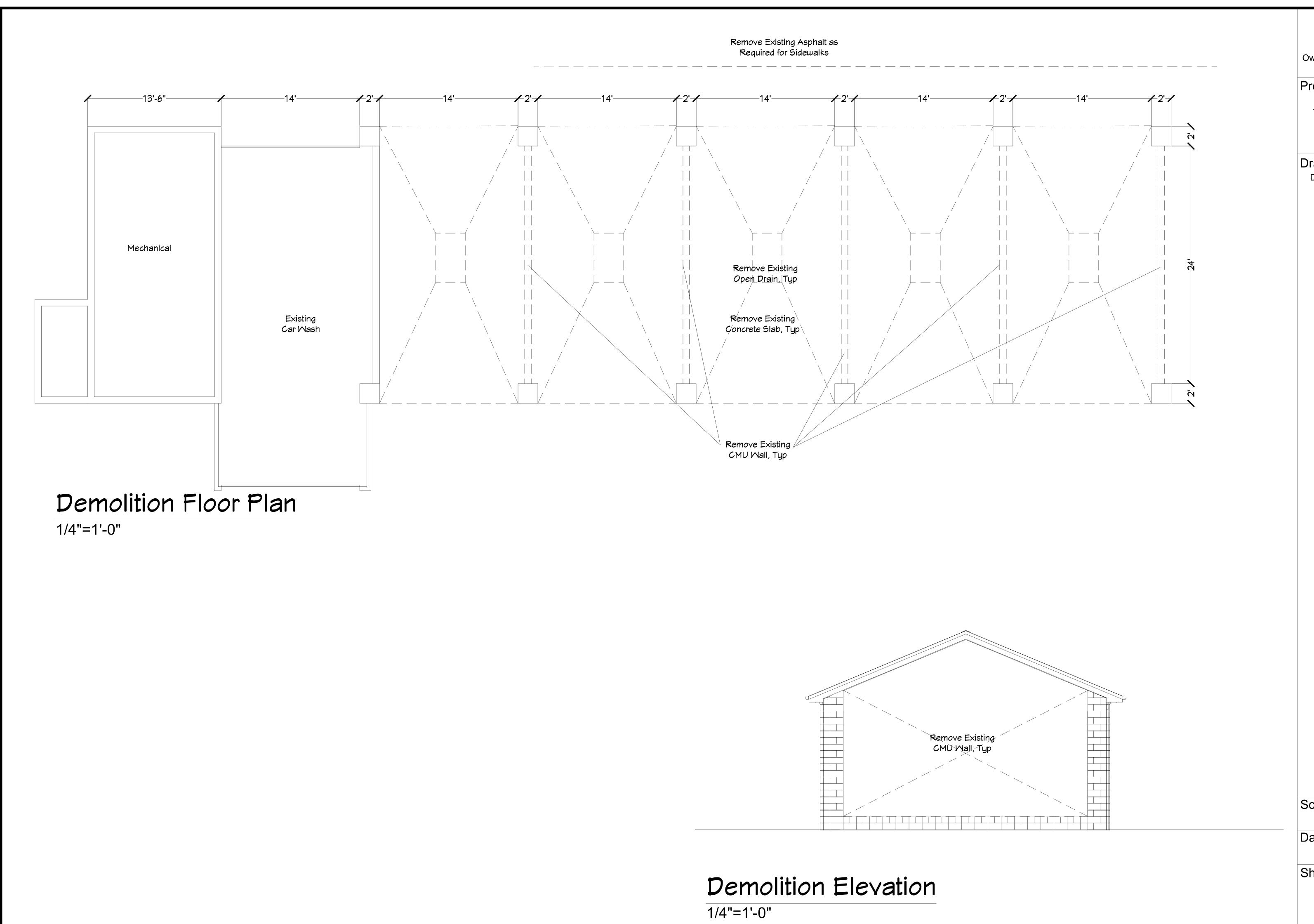
**A1** 1 of 12

Construction Type: IIIB

Total Calculated Occupancy: 31 people

Toilets: 1 required, 1 toilet provided

Lavatories: 1 required 1 lavatory provided



Jeff Peltier
Architect
1888 Ketegawn
Owosso, Mi 48867

Project

Car Mash 116 South M-52 Owosso, Mi 48667

989-413-7916

Drawing

Demolition plans

Scale

Varies

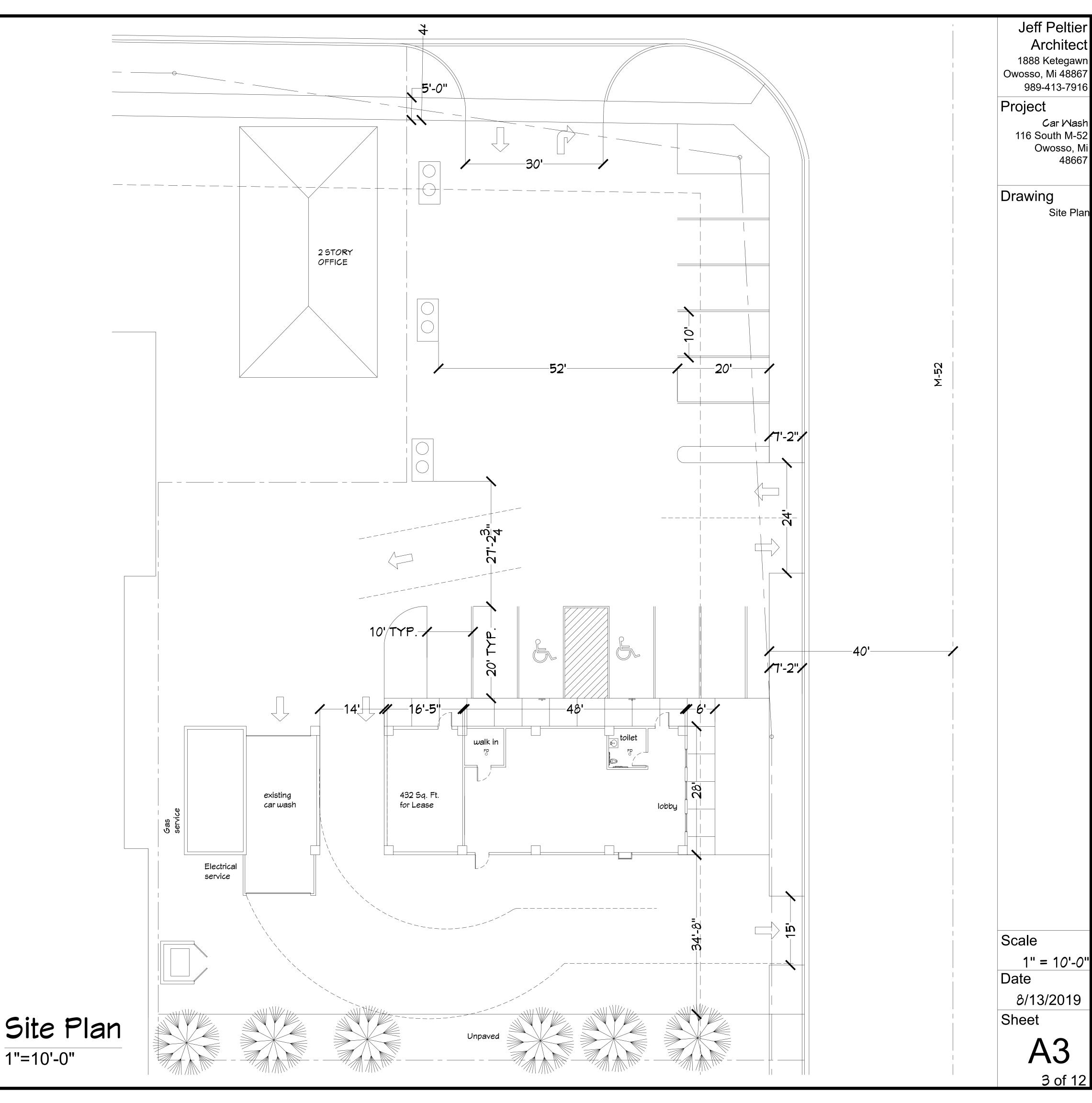
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Sheet

A2

- General Conditions:
- All Landlord construction shall be in accordance with the requirements of all-applicable codes, ordinances, rules and regulations of all authorities having jurisdiction over their respective portions of the work and Landlord's insurance carriers.
- Landlord shall obtain all required permits and inspections relating to its work.
- Exterior:
- Storefront: Clear double-pane glass storefront with floor-to-ceiling glass. Metal mullions around glass and door frame.
- Front door: One (1) clear, double-pane safety-glazed glass 3' × 7' double-acting entry doors, with hardware per code and weather-stripping.
- Rear door: 3' x 7' hollow metal door with panic hardware requirements and weather-stripping to code.
- Handicap accessibility: All means of ingress/egress shall be at the street/walkway level or have handicap accessible elevator/ramp installed per federal handicap code with all applicable clear space, radius landings, railings etc. All Exterior ADA requirements shall be met by the Landlord
- Roof covering must be sound, watertight, and can be perforated and flashed using standard roofing methods for installation of roof mounted equipment.
- Interior:
- Demising walls of wood or metal studs, drywall, taped and finished to USG Level 4 finish where exposed below ceiling except where masonry or concrete are used for exterior walls.
- Concrete floor: Level, clean concrete slab or clean wood slab, underlay to be stable and dry condition. Floor is clean and ready for ceramic tile, vinyl or glue down Flooring Materials. Floors to be at street level or maintain ADA approved standards.
- HVAC:
- HVAC system shall be inspected and documented in perfect working condition according to a licensed mechanical contractor. Thermostat, duct distribution, grilles and vents, bathroom exhaust fan
- Electrical and Lighting:
- "J" box for signs where signs are to be installed. Electrical rcuit with conduit and pull string to distribution panel.
- Conduit and pull string for telephone service to the electrical room or telephone box.
- Monument or pylon sign is in good repair and is ready to receive new sign.
- One 250-amp, three phase, 60 circuit panel with D Block circuit breakers, four wire electrical panel at the rear of the space with conduit and pull string to main electrical gear.
- Plumbing:
- Minimum 1" water line stubbed to the Tenant's space maintaining pressure of 55-75psi with shut-off valve and pressure reducing valve and backflow prevention device, if required by local code.
- Minimum 4" sewer line stubbed into Tenant's space in sufficient size and depth for Tenant's use.
- All local fire regulations have been met including: fire protection sprinkler system, exit signs, emergency lighting and fire alarm as required
- All tap, connection or impact fees for utilities to be paid by Landlord
- Natural Gas: At the point of connect in the tenant space the gas line should be a minimum 2" gas line. Gas line shall be sized for a minimum of 805,000CFH at 0.5 PSI of pressure as required for Tenant's pizza oven, water heater and HYAC unit(s).
- Restrooms: Restroom(s) per occupancy requirements including: water, sewer and vent piping, toilet, lavatory, mirror, toilet paper holder, handicap grab bars, soap dispenser, paper towel holder, flooring, base, door, jamb, hardware, acoustic or drywall ceiling, interior of restroom only to be painted per Landlord's specifications and designed per ADA requirements.

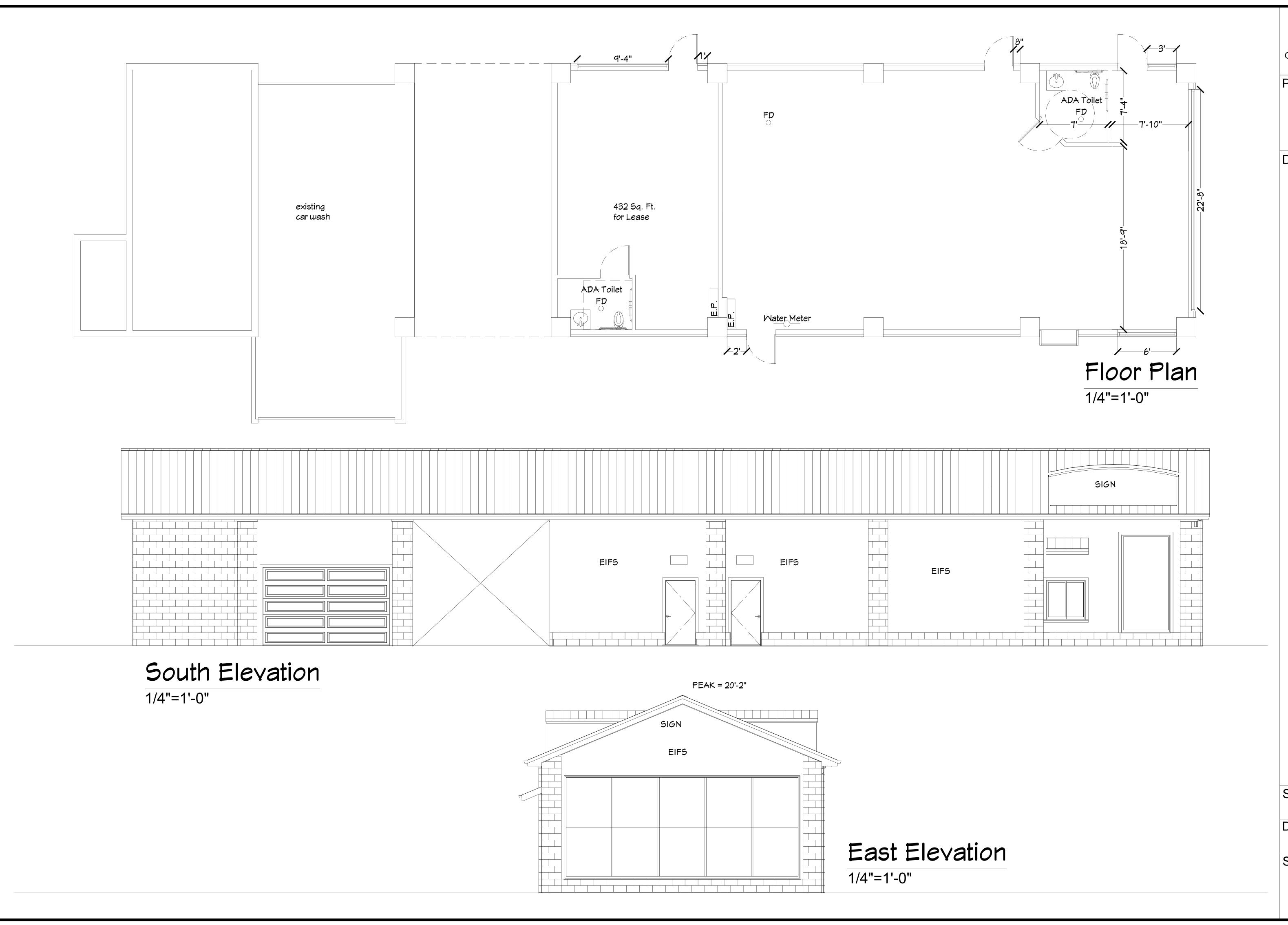


Car Mash

Owosso, Mi

48667

Site Plan



Project

Car Mash 116 South M-52 Owosso, Mi 48667

Drawing
Floor Plan
Elevations

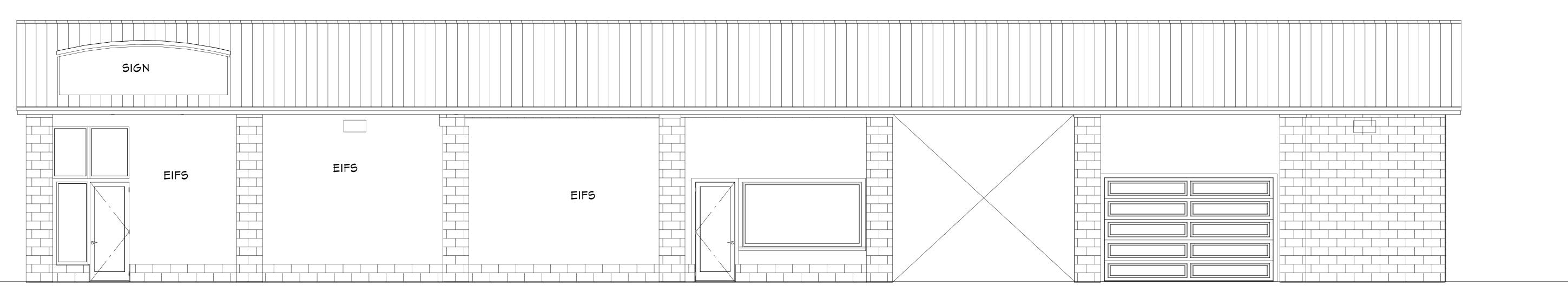
Scale

1/4" =1'-0"

Date 8/13/2019

Sheet

A4



North Elevation

1/4"=1'-0"

Architect 1888 Ketegawn Owosso, Mi 48867 989-413-7916

Jeff Peltier

Project

Car Mash 116 South M-52 Owosso, Mi 48667

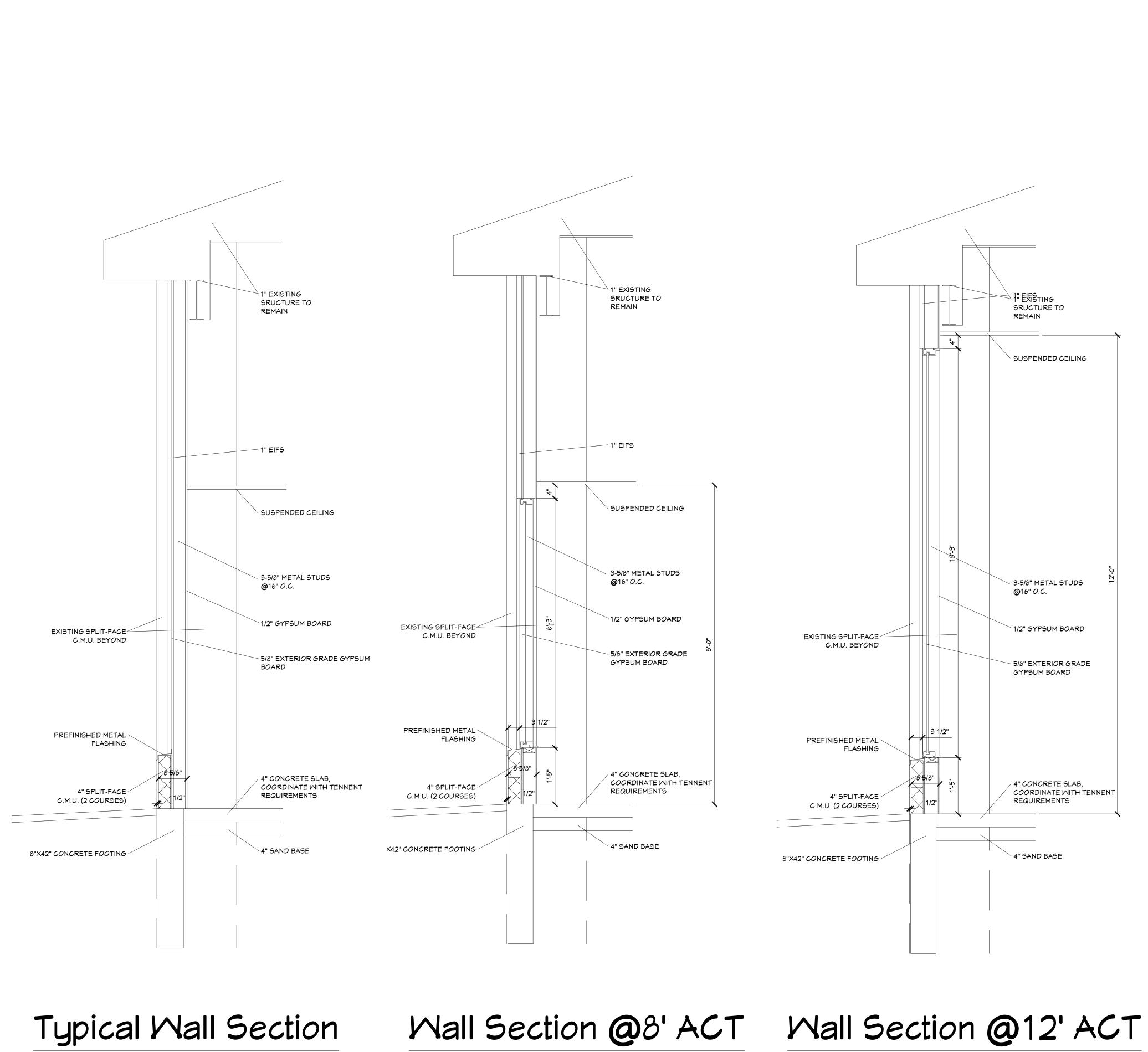
Drawing
Elevations

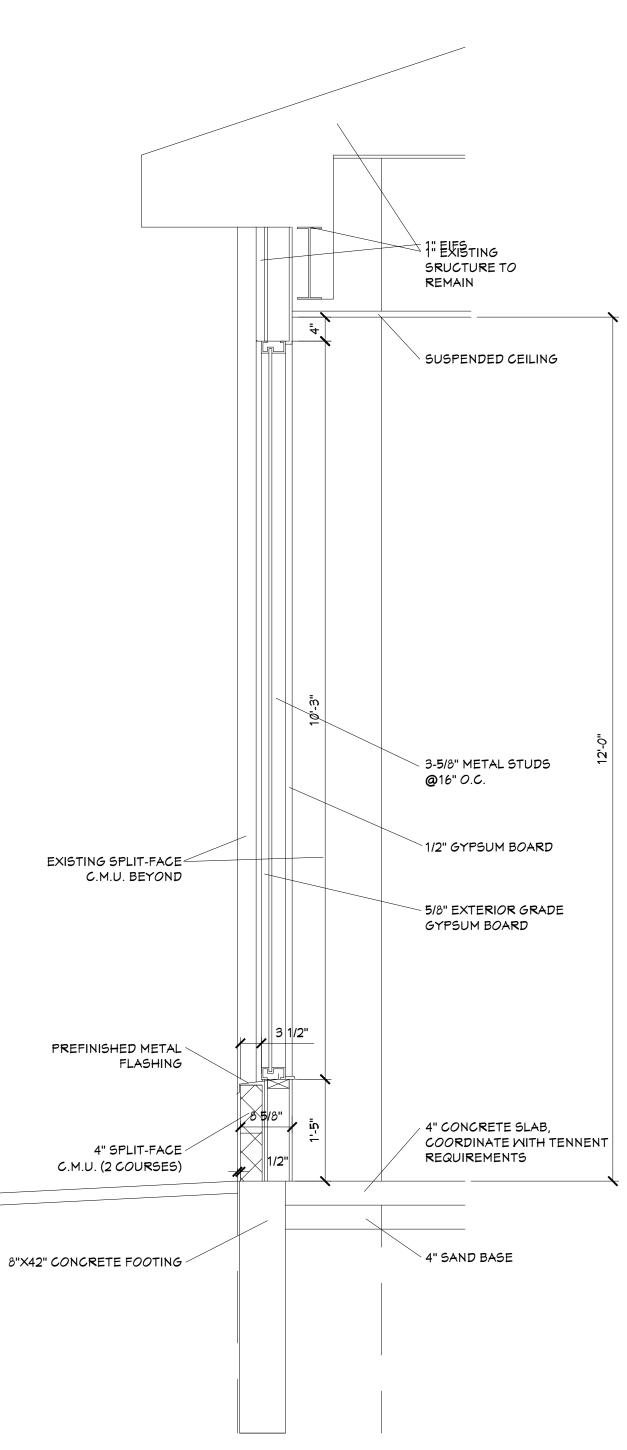
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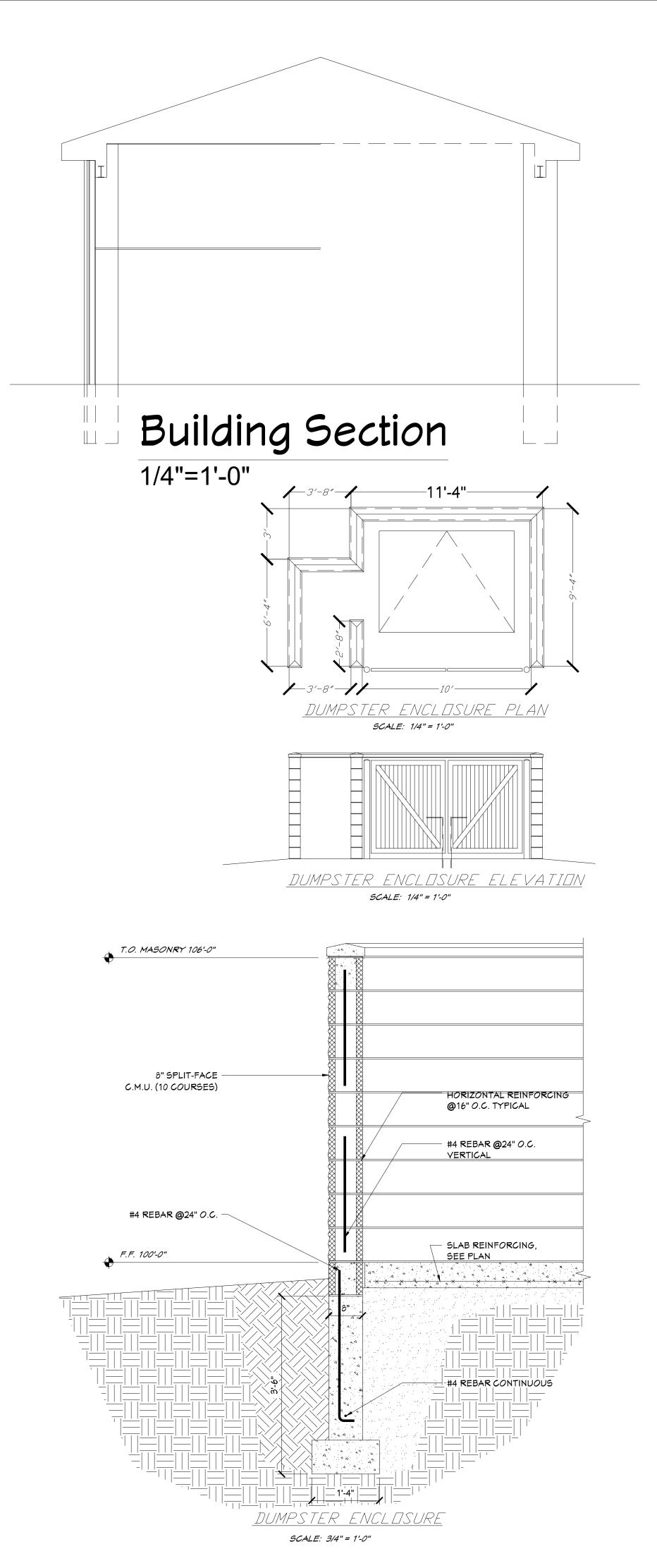
1/4"=1'-0"

Date *8*/13/2019

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Project

Car Wash 116 South M-52 Owosso, Mi

Drawing

Scale

Varies Date

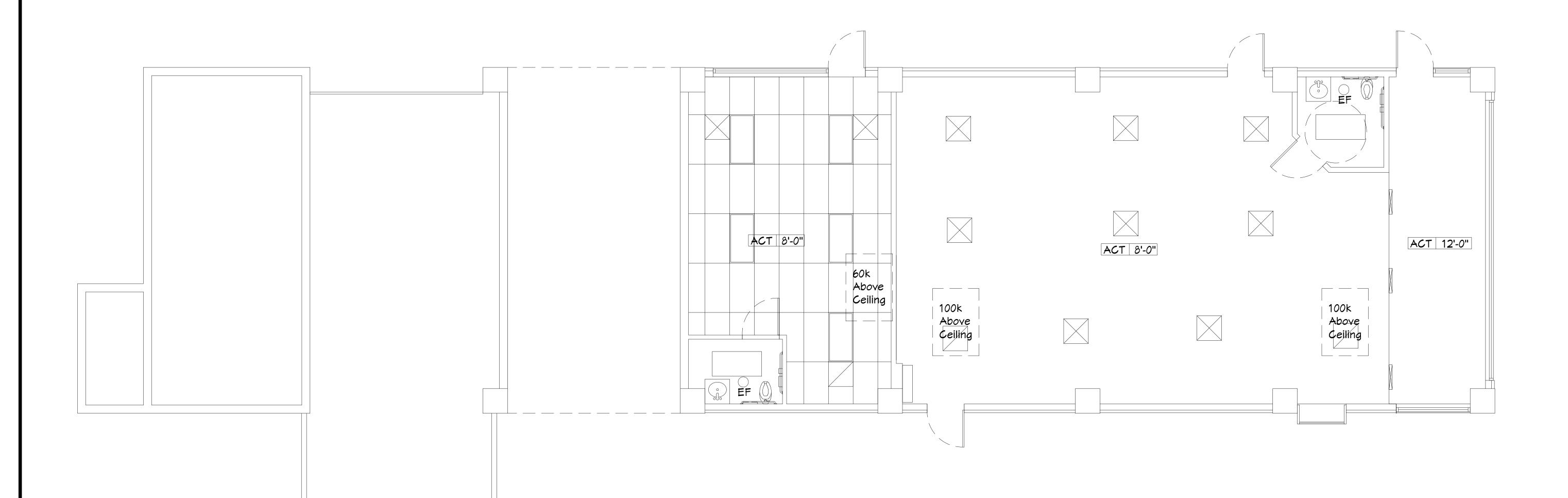
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Project

Car Mash 116 South M-52 Owosso, Mi 48667

Drawing Mechanical



Scale

1/4"=1'-0"

Date

8/13/2019

Sheet

7 of 12

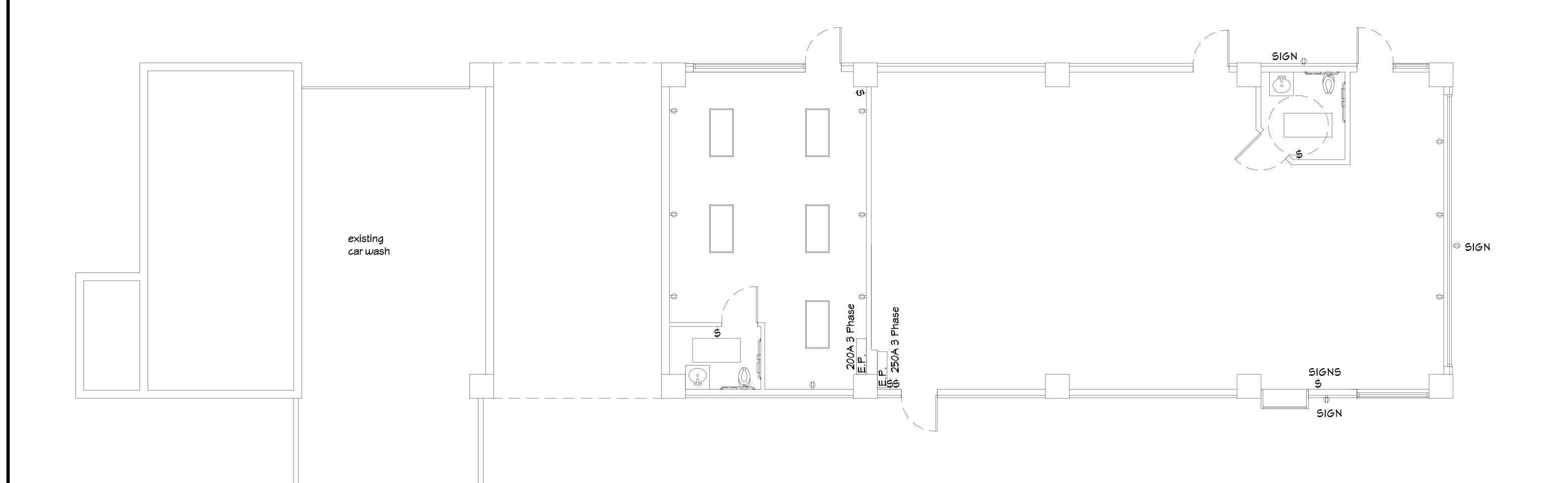
Mechanical Plan

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Project

Car Mash 116 South M-52 Owosso, Mi 48667

Drawing
Electrical Plan



Scale

1/4"=1'-0"

Date

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Sheet

**E1** 8 of 12

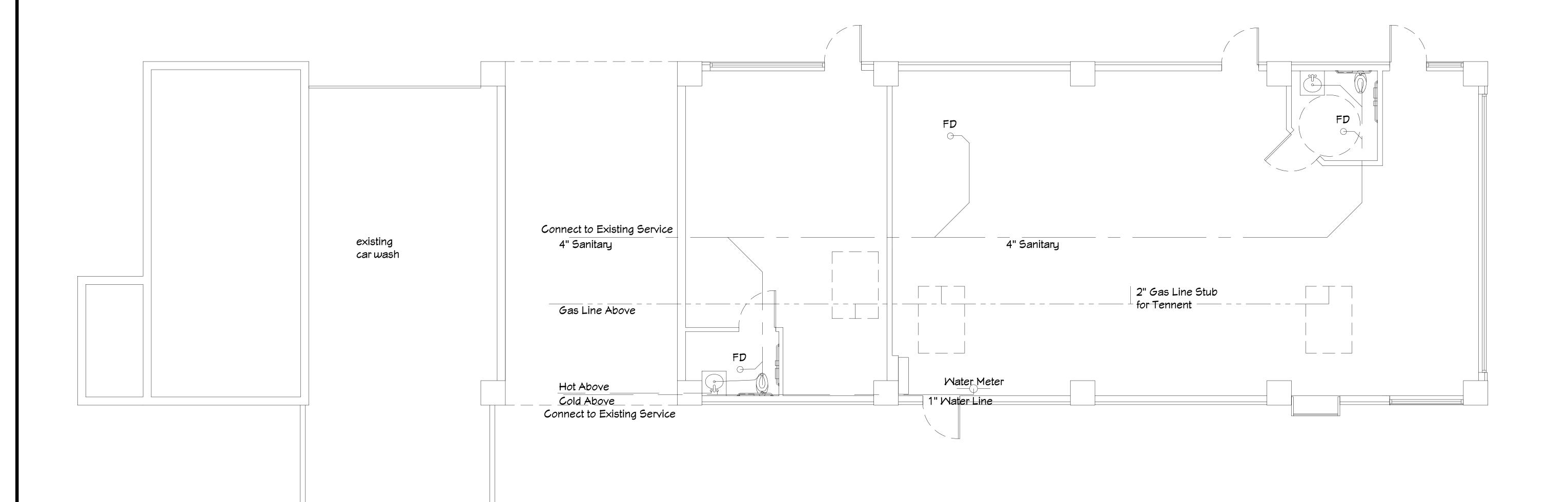
Electrical Plan

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Project

Car Mash 116 South M-52 Owosso, Mi 48667

Drawing
Plumbing Plan



Scale

NTS Date

8/13/2019

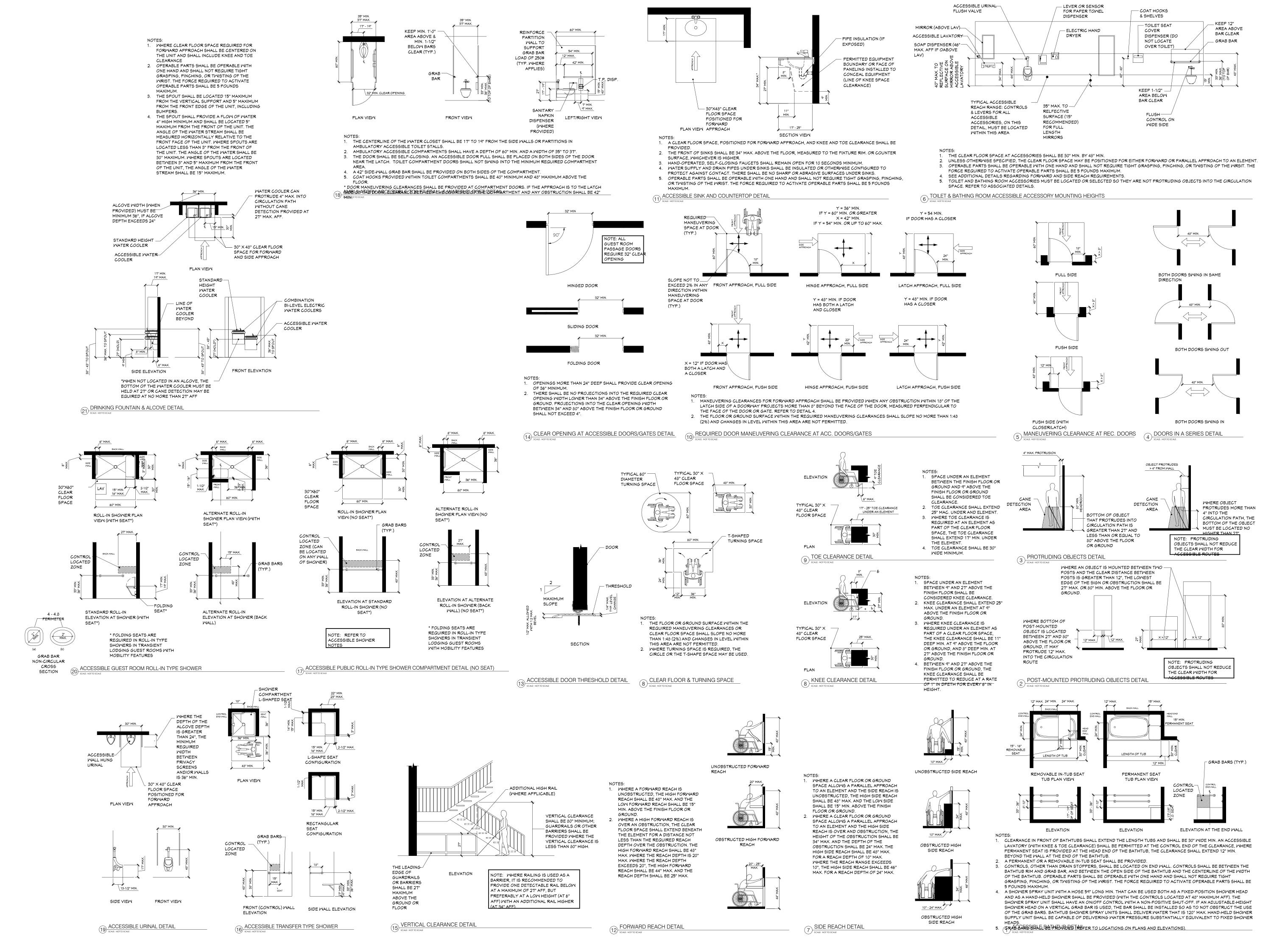
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P1

9 of 12

Plumbing Plan

1/4"=1'-0"



Project

Car Mash 116 South M-52 Owosso, Mi 48667

Drawing

ADA Details

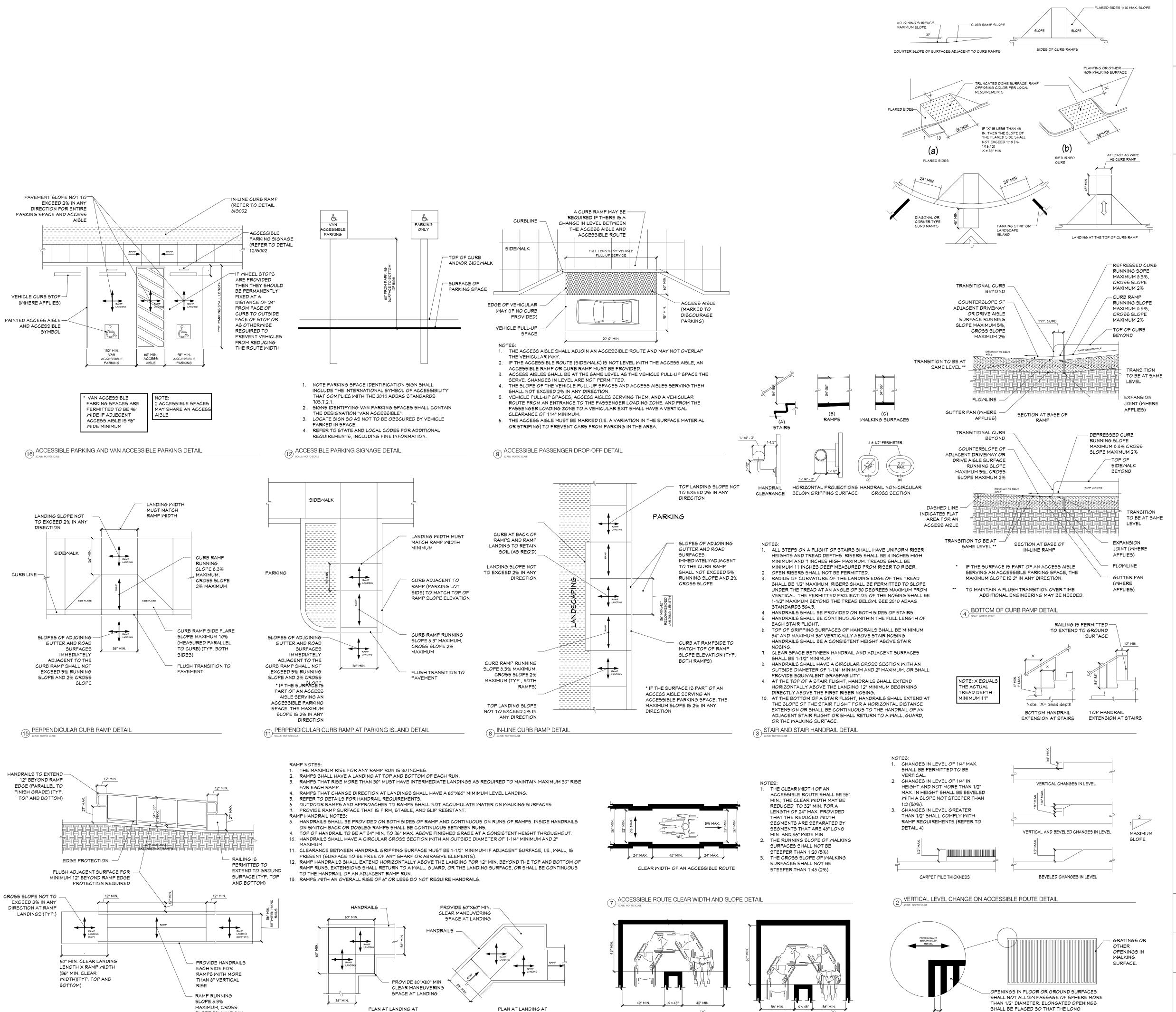
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NTS

Date 8/13/2019

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ADA1



TOTAL NUMBER OF PARKING

SPACES PROVIDED IN PARKING

1 TO 25

76 TO 100

101 TO 150

151 TO 200

201 TO 300

301 TO 400

401 TO 500

501 TO 1000

1001 AND OVER

REQUIREMENTS.

NOTE: FOR EVERY 6 OR FRACTION OF SIX ACCESSIBLE PARKING SPACES PROVIDED, ONE SHALL BE A VAN ACCESSIBLE PARKING

1. DIMENSIONS OF PARKING SPACES AND ACCESS AISLES ARE

MEASURED FROM THE CENTERLINE OF MARKING STRIPE.

3. THE ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE THAT CONNECTS PARKING SPACES TO ACCESSIBLE ENTRANCES.

4. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO

5. REFER TO STATE AND LOCAL CODES FOR PAVEMENT MARKING

ACCESSIBLE PASSENGER DROP-OFF DETAIL

PARKING SPACES FOR VANS, ACCESS AISLES, AND VEHICULAR

ROUTES SERVING THEM SHALL HAVE A VERTICAL CLEARANCE OF

THAT CARS AND YANS, WHEN PARKED, CANNOT OBSTRUCT THE

REQUIRED CLEAR WIDTH OF ADJECENT ACCESSIBLE ROUTES.

MINIMUM NUMBER OF

REQUIRED ACCESSIBLE

5

8

2% OF TOTAL 20, PLUS 1 FOR EACH 100 OR

FRACTION THEREOF, OVER 1000

SLOPE 2% MAXIMUM

(14) ACCESSIBLE ROUTE CLEAR WIDTH AT TURN (AROUND OBSTRUCTION) AND SLOPE DETAIL

90° INTERSECTION

45° INTERSECTION

Jeff Peltier Architect 1888 Ketegawn Owosso, Mi 48867

989-413-7916

**Project** 

Car Mash 116 South M-52 Owosso, M 48667

Drawing ADA Details

NTS

8/13/2019

DIMENSION IS PERPENDICULAR TO THE

DOMINANT DIRECTION OF TRAVEL.

(1) GAP OR OPENING ON ACCESSIBLE ROUTE DETAIL

CLEAR WIDTH AT

ACCESSIBLE ROUTE CLEAR WIDTH AT TURN (AROUND OBSTRUCTION) AND SLOPE DETAIL

TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWERS	MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ROOMS
1 TO 25	1	0	1
26 TO 50	2	0	2
51 TO 75	3	1	4
76 TO 100	4	1	5
101 TO 150	5	2	7
151 TO 200	6	2	8
201 TO 300	7	3	10
301 TO 400	8	4	12
401 TO 500	9	4	13
501 TO 1000	2% OF TOTAL	1% OF TOTAL	3% OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000	10, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000	30, PLUS 2 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

TOTAL NUMBER OF ROOMS PROVID	REQUIRED ROOMS NITH
2 TO 25	2
26 TO 50	4
51 TO 75	7
76 TO 100	9
101 TO 150	12
151 TO 200	14
201 TO 300	17
301 TO 400	20
401 TO 500	22
501 TO 1000	5% OF TOTAL
1001 AND OVER	50, PLUS 3 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

TRANSFER-TYPE SHOWER COMPARTMENTS SHALL BE 36" BY 36" CLEAR INSIDE DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES AND SHALL HAVE A MINIMUM 36" WIDE ENTRY ON THE FACE OF THE SHOWER. 1. GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES AND GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF GUESTROOMS, AND SHALL PROVIDE CHOICES OF TYPES OF GUEST ROOMS, NUMBER OF BEDS, AND OTHER AMENITIES COMPARABLE TO THE CHOICES PROVIDE TO OTHER GUEST. WHERE THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED IS NOT SUFFICIENT TO ALLOW FOR COMPLETE DISPERSION, GUEST ROOMS SHALL BE DISPERSED IN THE FOLLOWING PRIORITY: GUEST ROOM TYPE, NUMBER OF BEDS, AND AMENITIES. AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES GUEST ROOMS WITH COMMUNICATION FEATURES NOTES: GUEST ROOMS WITH MOBILITY NOTES

THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED

IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B.

LINE A AND LINE B REPRESENT THE VERTICAL LOCATIONS

CENTERED)

ELEVATOR ACCESSIBLE CONTROL DETAILS

PLAN VIEW

30" X 48" CLEAR

OBSTRUCTED BY

EQUIPMENT OR

EXERCISE

EQUIPMENT OR

1. AT LEAST ONE TYPE OF EACH

EXERCISE MACHINE AND

EQUIPMENT SHALL HAVE A CLEAR

FLOOR SPACE POSITIONED FOR

TRANSFER FOR USE BY AN

2. CLEAR FLOOR SPACES REQUIRED

AT EXERCISE MACHINES AND

3. ONE FULL UNOBSTRUCTED SIDE OF

SPACE SHALL ADJOIN AN

THE CLEAR FLOOR OR GROUND

ACCESSIBLE ROUTE OR ADJOIN

EQUIPMENT SHALL BE PERMITTED

INDIVIDUAL SEATED IN A

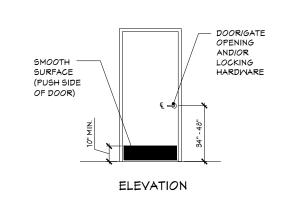
MACHINES)

FLOOR SPACE

(NOT TO BE

OF THE DOOR REOPENING DEVICE NOT REQUIRING

- 1. FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND 1. LIVING AND DINING AREAS SHALL BE ACCESSIBLE. VISUAL ALARMS. EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND CALCONIES, THAT 2. VISIBLE NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT ROOM
- SERVE THE GUEST ROOM SHALL BE ACCESSIBLE (AND ON AN ACCESSIBLE OCCUPANTS OF INCOMING TELEPHONE CALLS AND A DOOR KNOCK OR BELL. NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISIBLE ALARM AT LEAST ONE SLEEPING AREA SHALL PROVIDE A CLEAR FLOOR SPACE ON SIGNAL APPLIANCES. TELEPHONES SHALL HAVE VOLUME CONTROLS BOTH SIDES OF THE BED. THE CLEAR FLOOR SPACE SHALL BE POSITIONED COMPATIBLE WITH THE TELEPHONE SYSTEM. TELEPHONES SHALL BE FOR A PARALLEL APPROACH TO THE SIE OF THE BED. WHERE A SINGLE SERVED BY AN ELECTRICAL OUTLET LOCATED WITHIN 48" OF THE CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH IS PROVIDED TELEPHONE TO FACILITATE THE USE OF A TTY. BETWEEN TWO BEDS, A CLEAR FLOOR SPACE SHALL NOT BE REQUIRED ON GUEST ROOMS WITH COMMUNICATION FEATURES TABLE BOTH SIDES OF A BED
- 4. AT LEAST ONE BATHROOM THAT IS PROVIDED AS A PART OF A GUEST ROOM SHALL BE ACCESSIBLE. NO FEWER THAN ONE WATER CLOSET, ONE LAVATORY, AND ONE BATHTUB SHALL BE ACCESSIBLE
- 5. IF VANITY COUNTER TOP SPACE IS PROVIDED IN NON-ACCESSIBL GUEST TOILET OR BATHING ROOMS, COMPARABLE VANITY COUNTER TOP SPACE, IN TERMS OF SIZE AND PROXIMITY TO THE LAVATORY, SHALL ALSO BE PROVIDED IN ACCESSIBLE GUEST TOILET OR BATHING ROOMS. 6. KITCHENS AND KITCHENETTES SHALL BE ACCESSIBLE.
- 7. A 60" DIAMETER TURNING SPACE (OR "T" TURN) SHALL BE PROVIDED IN THE . GUEST ROOMS WITH MOBILITY FEATURES TABLE



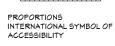
1. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRIP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULL OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. 2. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90

DEGREES. THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12

- DEGREES SHALL BE 5 SECONDS MINIMUM 3. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM, MEASURED UNDER AMBIENT CONDITIONS
- 4. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWED BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAXIMUM FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS: 2) SLIDING OR FOLDING DOOR: 5.0 POUNDS
- THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. 5. DOOR SURFACES WITHIN 10 INCHES OF THE FLOOR OR GROUND MEASURED VERTICALLY SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN SUCH SURFACE SHALL BE MITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED

## ACCESSIBLE DOOR & GATE HARDWARE DETAIL







PLAN VIEW



CENTERED ON

CHARACTERS

TACTILE



INTERNATIONALITY SYMBO

ACCESS FOR HEARING LOSS

CONFERENCE

13520P#830005

- 48" MIN. TO BASE OF

-60" MAX TO BASE OF

1. CHARACTERS SHALL BE 48 INCHES MINIMUM AND 60 MAXIMUM ABOVE THE FLOOR OR

2. WHERE A SIGN CONTAINING TACTILE CHARACTERS IS PROVIDED AT A DOOR, THE SIGN

SHALL BE ALONGSIDE THE DOOR ON THE LATCH SIDE. WHERE A TACTILE SIGN IS

PROVIDED AT DOUBLE DOORS, THE SIGN SHALL BE TO THE RIGHT OF THE RIGHT-HAND

DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR, OR

THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE ON THE NEAREST ADJACENT

SPACE ON THE FLOOR CENTERED ON THE SIGN, BEYOND THE ARC OF ANY DOOR

3. DOOR-MOUNTED SIGNES SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH

SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

4. REFER TO SECTION 703 OF THE 2010 ADA STANDARDS FOR REQUIREMENTS OF

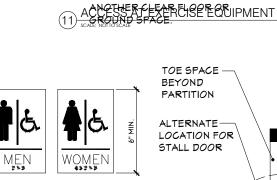
WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL HAVE AN 18" MIN. BY 18" MIN.

GROUND SURFACE, MEASURED TO THE BASELINE OF THE CHARACTERS.

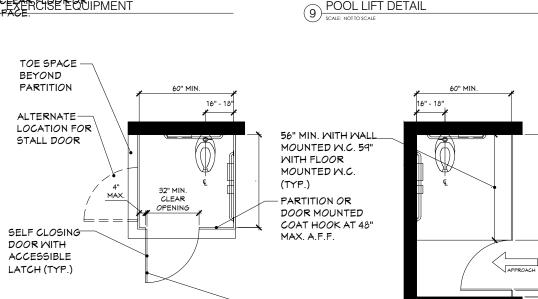
LOWEST CHARACTER

HIGHEST CHARACTER





TO OVERLAP.



1. THE WATER CLOSER SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND ONE SIDE. THE

WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60" WIDE MINIMUM PERPENDICULAR TO THE SIDE WALL, AND

3. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE

56" DEEP MINIMUM FOR WALL HUNG WATER CLOSETS OR 59" DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS,

WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4" MAX. FROM THE SIDE

MALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE

PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. COMPARTMENT DOORS SHALL NOT SWING

DOOR SHALL BE 4" MAX. FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. AN ACCESSIBLE DOOR

CENTERLINE OF THE WATER CLOSET SHALL BE 16" TO 18" FROM THE SIDE WALL OR PARTITION.

ANY DOOR LOCATION

CAR CONTROL HEIGHT

POOL

DECK

48" MIN.

THE SEAT SHALL BE 16" WIDE MIN.

STATIONARY WATER LEVEL.

HAVE A SLOPE NOT STEEPER THAN 1:48 (2%).

CLEAR

SPACE

SEA<sup>-</sup>

POOL LIFT-

ELEVATOR CAR DIMENSIONS

ELEVATOR CAR

ANY DOOR

-CLEAR FLOOR

PERMITTED TO BE

THAT REQUIRES

STANDING TO **OPERATE** 

(TREADMILLS,

PLAN VIEW

MEASURED PERPENDICULAR TO THE REAR WALL

INTO THE MINIMUM REQUIRED COMPARTMENT AREA.

8 ACCESSIBLE TOILET STALL & WATER CLOSET DETAIL

BEHIND EQUIPMENT

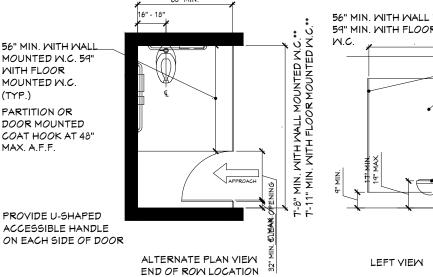
ELLIPTICALS, ETC.)

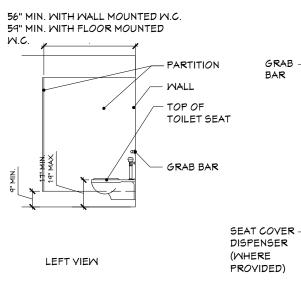
SPACE IS

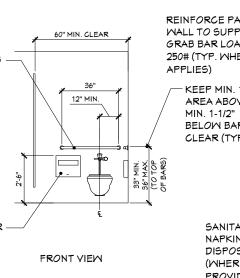
FLOOR DESIGNATIONS ON

JAMBS OF ELEVATOR

HOISTWAY ENTRANCES







- AIR CONDITIONING

30" X 48" CLEAR FLOOR SPACE

PROVIDED ON EACH SIDE OF BED

FLOOR SPACE BETWEEN THE TWO

OR IF TWO BEDS ARE PROVIDED,

PROVIDE ONE 30" X 48" CLEAR

GUEST ROOM WITH MOBILITY FEATURES DETAIL

- WORK COUNTER

OR SURFACE

DINING TABLE

-30" X 48" CLEAR-

PERMITTED

EQUIPMENT

CLEARANCE)

BOUNDARY (LINE

OF KNEE SPACE

ACCESSIBLE DINING & WORK SURFACES DETAIL

**MORK SURFACE** 

PLAN VIEW

SECTION VIEW

DECK

-STATIONARY

MATER

LEVEL

POOL LIFT IN-

SUBMERGED

SECTION VIEW

POSITION

FLOOR SPACE

DINING SURFACE

PLAN VIEW

POOL LIFT IN POOL

DECK LOADING

1. POOL LIFTS SHALL BE LOCATED WHERE THE WATER LEVEL DOES NOT EXCEED 48".

DECK TO THE TOP OF THE SEAT SURFACE WHEN IN THE RAISED (LOAD) POSITION.

SUSTAINING A STATIC LOAD OF AT LEAST ONE AND A HALF TIMES THE RATED LOAD.

6. FOOTRESTS SHALL NOT BE REQUIRED ON POOL LIFTS PROVIDED IN SPAS.

REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.

2. IN THE RAISED POSITION, THE CENTERLINE OF THE SEAT SHALL BE LOCATED OVER THE DECK AND 16" MIN. FROM

3. THE HEIGHT OF THE LIFT SEAT SHALL BE DESIGNED TO ALLOW A STOP AT 16" MIN. TO 19" MAX. MEASURED FROM THE

5. FOOTRESTS SHALL BE PROVIDED AND SHALL MOVE WITH THE SEAT. IF PROVIDED, THE ARMREST POSITIONED

OPPOSITE THE WATER SHALL BE REMOVABLE OR SHALL FOLD CLEAR OF THE SEAT WHEN THE SEAT IS IN THE

7. THE LIFT SHALL BE CAPABLE OF UNASSISTED OPERATION FROM BOTH THE DECK AND WATER LEVELS. CONTROLS

8. THE LIFTS SHALL BE DESIGNED SO THAT THE SEAT WILL SUBMERGE TO A WATER DEPTH OF 18" MIN. BELOW THE

9. SINGLE PERSON POOL LIFTS SHALL HAVE A WEIGHT CAPACITY OF 300 POUNDS MIN. AND BE CAPABLE OF

AND OPERATING MECHANISMS SHALL BE UNOBSTRUCTED WHEN THE LIFT IS IN THE USE AND SHALL BE OPERABLE

WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE

THE EDGE OF THE POOL. THE DECK SURFACE BETWEEN THE CENTERLINE OF THE SEAT AND THE POOL EDGE SHALL

POSITION

UNIT (OR ANY OTHER PROTRUSION)

ACCESSIBLE ROUTE

60" MIN. DIAMTERE

TURNING SPACE

PROVIDED IN THE

GUEST ROOM (NO

NECESSARILY IN

LOCATION SHOWN)

HORIZONTALLY

ACCESSIBLE BENCH DETAIL

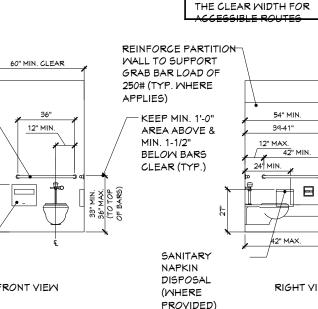
NOTE: GUEST ROOM

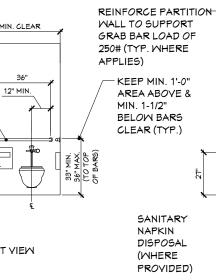
ACCESSORIES CANNOT BE

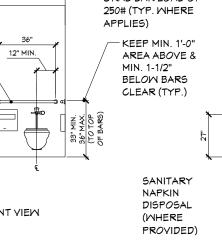
PROTRUDING OBJECTS

NTO THE CIRCULATION

THROUGHOUT ROOM







RIGHT VIEW 4. IN WHEELCHAIR ACCESSIBLE COMPARTMENTS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A 4" MIN. TOE CLEARANCE EXTENDING 6" DEEP BEYOND THE COMPARTMENT PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. TOE CLEARANCE AT THE FRONT OF THE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 62" DEEP WITH A WALL-HUNG WATER CLOSET OR 65 INCHES DEEP WITH A

- GREATER THAN 66" WIDE A SIDE WALL GRAB BAR SHALL BE PROVIDED ON THE WALL CLOSEST TO THE WATER CLOSET AND A REAR-WALL GRAB BAR SHALL BE PROVIDED.
- DOOR MANEUVERING CLEARANCES SHALL BE PROVIDED AT COMPARTMENT DOORS. IF THE APPROACH IS TO THE LATCH
- \* WHEN PARTITION DOOR SWINGS INTO THE STALL.

COUNTER MICROWAY UNDER FLOOR SPACE COUNTER PROVIDED FOR REFRIGER EACH APPLIANCE 30" X 48" CLEAR-FLOOR SPACE PROVIDED FOR EACH APPLIANCE (TYP.) PASS-THROUGH KITCHENETTE KITCHENETTE COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50%

1. IN PASS THROUGH KITCHENS, WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, OR WHERE COUNTERS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL MALL, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREA SHALL BE 40" MINIMUM. PASS THROUGH

- KITCHENS SHALL HAVE TWO ENTRIES. SINKS SHALL BE AT 34" AFF WITH THE REQUIRED KNEE AND TOE CLEARANCE PROVIDED.
- 3. AT LEAST 50% OF THE SHELF SPACE IN STORAGE FACILITIES SHALL BE ACCESSIBLE, LOCATED AT A HEIGHT WITHIN REACH RANGE 4. A 30" X 48" CLEAR FLOOR SPACE PROVIDED FOR ACCESS AT EACH KITCHEN APPLIANCE AND
- EACH ACCESSIBLE STORAGE FACILITY/
- 5. CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR, IN THE OPEN POSITION, SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR THE SINK

GUEST ROOM WITH MOBILITY FEATURES KITCHEN DETAILS

FLOOR

SPACE

PROVIDED

BENCH

1. CLEAR GROUND OR FLOOR SHALL BE PROVIDED AND POSITIONED AT THE END OF THE BENCH SEAT AND PARALLEL TO THE SHORT AXIS OF THE BENCH.

THE BENCH SHALL PROVIDE FOR BACK SUPPORT OR SHALL BE AFFIXED TO A WALL

SUPPORT SHALL BE 2-1/2" MAX. FROM THE REAR EDGE OF THE SEAT MEASURED

ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A

4. WHERE INSTALLED IN WET LOCATIONS, THE SURFACE OF THE SEAT SHALL BE SLIP

LONGITUDINAL SECTION

CROSS SECTION

MODIFICATIONS AS LISTED BELOW.

SERVING A SLOPED ENTRY.

SLOPED ENTRY AT POOL DETAIL

SLIP RESISTANT

1. SLOPED ENTRIES INTO POOL SHALL COMPLY WITH RAMP REQUIREMENTS WITH

3. SLOPED ENTRIES SHALL EXTEND TO A DEPTH OF 24" MIN. AND 30" MAX. BELOW THE

4. AT LEAST TWO HANDRAILS SHALL BE PROVIDED ON THE SLOPED ENTRY. THE CLEAR

5. HANDRAIL EXTENSIONS SHALL NOT BE REQUIRED AT THE BOTTOM LANDING WHEN

MIDTH BETWEEN THE HANDRAILS SHALL BE 33" MIN. AND 38" MAX.

NOTE: PROTRUDING

OBJECTS SHALL NOT REDUCE

2. WHERE SLOPED ENTRIES ARE PROVIDED, THE SURFACES SHALL NOT BE REQUIRED TO BE

STATIONARY WATER LEVEL. WHERE LANDINGS ARE REQUIRED, AT LEAST ONE LANDING

SHALL BE LOCATED 24" MIN. AND 30" MAX. BELOW THE STATIONARY WATER LEVELS.

SEAT, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

RESISTANT AND SHALL NOT ACCUMULATE WATER.

VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE

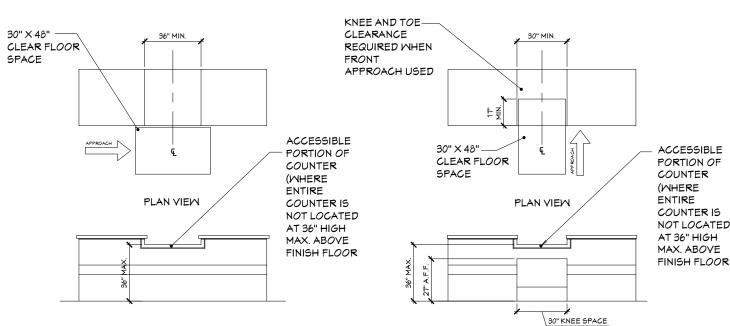
BACK SUPPORT SHALL BE 42" LONG MIN. AND SHALL EXTEND FROM A POINT 2" MAX. ABOVE THE SEAT SURFACE TO A POINT 18" MIN. ABOVE THE SEAT SURFACE. BACK

AT END OF

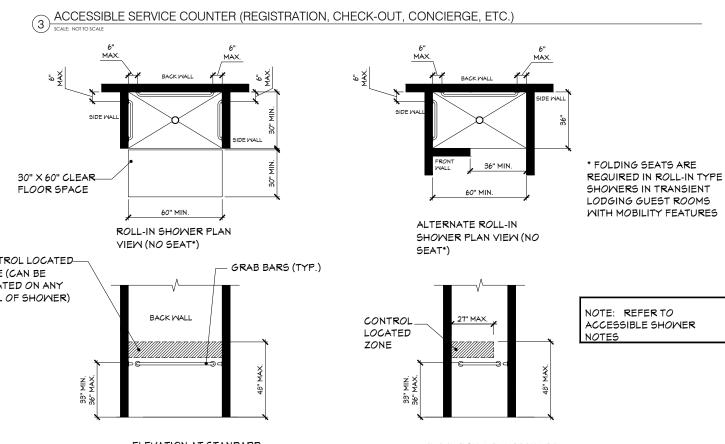
SUPPORT OR

LANDING

-HANDRAILS

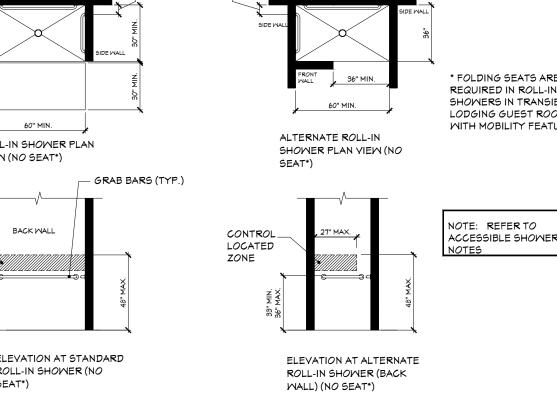


FOR A FORWARD APPROACH, A PORTION OF THE COUNTER SURFACE THAT IS 30" LONG MIN. AND 36" HIGH MAX. SHALL BE BE POSITIONED FOR A FORWARD APPROACH TO THE COUNTER.



CONTROL LOCATED-ZONE (CAN BE LOCATED ON ANY MALL OF SHOMER) ELEVATION AT STANDARD ROLL-IN SHOWER (NO

ELEVATION VIEW ELEVATION VIEW FOR A PARALLEL APPROACH, A PORTION OF THE COUNTER SURFACE THAT IS 36" LONG MIN. AND 36" HIGH MAX. ABOVE THE FINISH FLOOR SHALL BE PROVIDED. A CLEAR FLOOR SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE 36" MIN. LENGTH OF THE COUNTER. IF THE PROVIDED COUNTER IS LESS THAN 36" LONG. THE ENTIRE COUNTER SURFACE SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED UNDER THE COUNTER . A CLEAR FLOOR OR GROUND SPACE SHALL



ACCESSIBLE PUBLIC ROLL-IN TYPE SHOWER COMPARTMENT DETAIL (NO SEAT)

TRANSFER-TYPE SHOWER NOTES 1. TRANSFER-TYPE SHOWER COMPARTMENTS SHALL BE 36" BY 36' CLEAR INSIDE DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES AND SHALL HAVE A MINIMUM 36' WIDE ENTRY ON THE FACE OF THE

PROVIDE A CLEARANCE OF 36" WIDE MIN. BY 48" LONG MIN. MEASURED FROM THE CONTROL WALL 3. GRAB BARS SHALL BE PROVIDED ACROSS THE CONTROL WALL AND ON THE BACK WALL TO A POINT 18" FROM THE CONTROL WALL 4. A FOLDING OR NON-FOLDING SEAT

SHOWER

- STATIONARY

MATER LEVEL

SHALL BE PROVIDED IN TRANSFER TYPE SHOWERS IN TRANSFER-TYPE SHOWER COMPARTMENTS, CONTROLS, FAUCETS, AND THE SHOWER UNIT SHALL BE ON THE SIDE WALL OPPOSITE THE SEAT 38 THE SHOWER FLOOR AND SHALL BE LOCATED ON THE CONTROL WALL 15"

INCHES MIN. AND 48 INCHES MAX. ABOVE MAX. FROM THE CENTERLINE OF THE SEAT TOWARD THE SHOWER OPENING IN TRANSFER-TYPE SHOWER COMPARTMENTS, THRESHOLDS 1/2" HIGH MAX. SHALL BE BEVELED, ROUNDED, OR VERTICAL.

ROLL-IN TYPE SHOWER NOTES: 1. ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 30" WIDE MIN. BY 60" DEEP MIN. CLEAR INSIDE DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES AND SHALL HAVE A MINIMUM 60" WIDE MIN. ENTRY ON THE FACE OF THE SHOWER

COMPARTMENT 2. A 30" MIDE MIN. BY 60" LONG MIN. CLEARANCE SHALL BE PROVIDED ADJACENT TO THE OPEN FACE OF THE SHOWER COMPARTMENT. AN ACCESSIBLE LAVATORY (WITH KNEE & TOE CLEARANCE) SHALL BE PERMITTED ONE ON 30" WIDE MINIMUM SIDE OF THE CLEARANCE PROVIDED THAT IT IS NOT ON THE SIDE OF THE CLEARANCE ADJACENT TO THE CONTROLS OR, WHERE PROVIDED, NOT ON THE SIDE OF THE CLEARANCE ADJACENT TO THE SHOWER SEAT.

AN ACCESSIBLE LAVATORY SHALL BE PERMITTED ON ONE 30" WIDE MIN. SIDE OF THE CLEARANCE PROVIDED THAT IT IS NOT ON THE SIDE OF THE CLEARANCE ADJACENT TO THE CONTROLS OR, WHERE PROVIDED, NOT ON THE SIDE OF THE CLEARANCE ADJACENT TO THE SHOWER SEAT. SEATS MUST BE PROVIDED IN ROLL-IN SHOWERS IN GUEST

- ROOMS. IT IS OPTIONAL IN OTHER. WHERE A SEAT IS PROVIDED IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, GRAB BARS SHALL BE PROVIDED ON THE BACK WALL AND THE SIDE WALL OPPOSITE THE SEAT. GRAB BARS SHALL NOT BE PROVIDED ABOVE THE SEAT. WHERE A SEAT IS NOT PROVIDED IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, GRAB BARS SHALL BE PROVIDED ON THREE WALLS. GRAB BARS SHALL BE INSTALLED 6" MAX. FROM
- ADJACENT WALLS. IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN  $4\delta$ " ABOVE THE SHOWER FLOOR. WHERE A SEAT IS PROVIDED, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE BACK WALL ADJACENT TO THE SEAT WALL AND SHALL BE LOCATED 27" MAX. FROM THE SEAT WALL.

BE 1/2" HIGH MAX. WITH A 1:2 BEVEL

ALTERNATE ROLL-IN TYPE SHOWER NOTES: ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 36" WIDE AND 60" DEEP MIN. CLEAR INSIDE DIMENSIONS MEASURED AT CENTER POINTS OF OPPOSING SIDES. A 36" WIDE MIN. ENTRY SHALL BE PROVIDED AT ONE END OF THE LONG SIDE OF THE COMPARTMENT.

OF THE FREEZER SPACE 54" MIN. ABOVE THE FINISH FLOOR OR GROUND. THE

CLEAR FLOOR SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO

CENTERLINE OF THE CLEAR FLOOR SPACE OFFSET 24" MAXIMUM FROM THE

ALL STORAGE AND APPLIANCE PARTS SHALL BE OPERABLE WITH ONE HAND

AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE

WRIST. THE FORCE REQUIRED TO ACTIVATE OR OPERATE OPERABLE PARTS

THE SPACE DEDICATED TO A REFRIGERATOR/FREEZER WITH THE

CENTERLINE OF THE DEDICATED SPACE.

SHALL BE 5 POUNDS MAXIMUM

- IN ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS, GRAB BARS SHALL BE PROVIDED ON THE BACK WALL AND THE SIDE WALL FARTHEST FROM THE COMPARTMENT ENTRY. GRAB BARS SHALL NOT BE PROVIDED ABOVE THE SEAT. GRAB BARS SHALL BE INSTALLED 6" MAX. FROM
- 3. IN ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENTS, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48" ABOVE THE SHOWER FLOOR. WHERE A SEAT IS PROVIDED, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE LOCATED ON THE SIDE WALL ADJACENT TO THE SEAT 27" MAX. FROM THE SIDE WALL BEHIND THE SEAT OR SHALL BE LOCATED ON THE BACK WALL OPPOSITE THE SEAT 15" MAX., LEFT OR RIGHT, OF THE CENTERLINE OF THE SEAT. WHERE A SEAT IS NOT PROVIDED, THE CONTROLS, FAUCETS, AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE SIDE WALL FARTHEST FROM THE
- 4. SEATS MUST BE PROVIDED IN ROLL-IN SHOWERS IN GUEST ROOMS. IT IS OPTIONAL IN OTHER. THRESHOLDS IN ROLL-IN TYPE SHOWER

COMPARTMENTS SHALL BE 1/2" HIGH MAX. WITH A

8/13/2019

NTS

Jeff Peltier

1888 Ketegawn

989-413-7916

116 South M-52

Car Mash

Owosso, M

ADA Details

48667

Owosso, Mi 48867

Project

Drawing

Architect

TACTILE CHARACTERS, VISUAL CHARACTERS, AND PICTOGRAMS.

ACCESSIBLE ROOM IDENTIFICATION SIGNAGE DETAIL

CLOSERS AND WITHOUT HOLD-OPEN DEVICES.

FLOOR-MOUNTED WATER CLOSET. TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT

COAT HOOKS PROVIDED, A FOLD-DOWN SHELF SHALL BE 40" MAXIMUM ABOVE THE FLOOR OR GROUND. WHERE PROVIDED, A FOLD-DOWN SHELF SHALL BE 40" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR.

SIDE OF THE DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE

ACCESSIBLE SHOWER NOTES

SCALE: NOTTO SCALE

GENERAL SHOWER NOTES

ADJACENT MALLS.

COMPARTMENT ENTRY.

THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL 1. A SHOWER SPRAY UNIT WITH A HOSE 59" LONG MIN. THAT CAN BE USED BOTH AS A FIXED POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED (WITH THE

CONTROLS LOCATED AT 48" MAX. AFF). THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL GRAB BAR IS USED, THE BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF THE GRAB BARS. BATHTUB SHOWER SPRAY UNITS SHALL DELIVER WATER IHAT IS 120° MAX. HAND-HELD SHOWER SPRAY UNITS SHALL BE CAPABLE OF DELIVERING WATER PRESSURE SUBSTANTIALLY EQUIVALENT TO FIXED SHOWER HEADS. PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, THE FORCE REQUIRED TO ACTIVATE OPERABLE 3. SHOWER COMPARTMENT ENCLOSURES FOR SHOWER COMPARTMENTS SHALL NOT OBSTRUCT CONTROLS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.



#### **MEMORANDUM**

301 W. MAIN • OWOSSO, MICHIGAN 48867-2958 • WWW.CI.OWOSSO.MI.US

**DATE:** August 23, 2019

TO: Chairman Wascher and Planning Commissioners

FROM: Nathan Henne

City Manager

**SUBJECT:** Set Public Hearing for Administrative Site Plan Review Ordinance

#### **RECOMMENDATION:**

Staff recommends setting a public hearing for Monday, September 23, 2019 to receive public comment on the Administrative Site Plan Review Ordinance.

#### **BACKGROUND:**

The City does not have any means to approve minor site plans at the staff level like other communities. Having this ability would streamline the process for small projects by precluding the need to have a full Planning Commission site plan review. This new ordinance would streamline the process and satisfy a small portion of our Redevelopment Ready Community certification efforts.

#### **SUMMARY:**

This new ordinance would allow city staff to approve:

- 1. New construction of any permitted non-residential or multi-family development that is less than 2000 sq. ft.
- 2. Construction of an addition less than 2000 sq. ft. in a non-residential district
- 3. Construction of expansion of an impervious surface less than 5000 sq. ft.
- 4. Changes in use from a non-conforming use to a more conforming use
- 5. A vacant existing building or site to be re-occupied by a use permitted and will not require any significant changes in existing site facilities such as parking, landscaping, lighting, or sidewalks
- 6. Installation of pavement or curbing improvements provided the number of spaces remain constant and the plans and construction are approved by the City Engineer
- 7. Relocation of a waste receptacle or screening around the waste receptacle
- 8. Accessory structures in non-residential districts
- 9. Temporary uses, sales, and seasonal events
- 10. Erection of a tower, antenna, or other community facility, essential public service building.
- 11. Minor revisions to an approved site plan limited to:
  - a. Changes to façade or architectural features
  - b. Alterations/substitutions/expansions of approved landscaping areas consistent with the other requirements of the Ordinance

Site plan application and submittal requirements are required for administrative site plan approval.

#### **RECOMMENDATION:**

Set Public Hearing to consider Administrative Site Plan Review Ordinance for the September 23, 2019 Planning Commission Meeting.

## SETTING A PUBLIC HEARING TO AMEND CHAPTER 38 ZONING OF THE CODE OF ORDINANCES TO ALLOW ADMINISTRATIVE SITE PLAN REVIEW

**WHEREAS**, the city of Owosso Planning Commission reviews every site plan per Chapter 38, Article XVII, Section 390; and

**WHEREAS**, an Administrative Site Plan Review ordinance would allow the Zoning Official to review certain site plans; and

**WHEREAS**, an Administrative Site Plan Review would reduce the amount of time necessary to approve minor site plans; and

**WHEREAS**, the new ordinance would allow the Zoning Official to approve site plans including one of the following:

- 1. New construction of any permitted non-residential or multi-family development that is less than 2000 sq. ft.
- 2. Construction of an addition less than 2000 sq. ft. in a non-residential district
- 3. Construction of expansion of an impervious surface less than 5000 sq. ft.
- 4. Changes in use from a non-conforming use to a more conforming use
- 5. A vacant existing building or site to be re-occupied by a use permitted and will not require any significant changes in existing site facilities such as parking, landscaping, lighting, or sidewalks
- 6. Installation of pavement or curbing improvements provided the number of spaces remain constant and the plans and construction are approved by the City Engineer
- 7. Relocation of a waste receptacle or screening around the waste receptacle
- 8. Accessory structures in non-residential districts
- 9. Temporary uses, sales, and seasonal events
- 10. Erection of a tower, antenna, or other community facility, essential public service building.
- 11. Minor revisions to an approved site plan limited to:
  - a. Changes to façade or architectural features
  - b. Alterations/substitutions/expansions of approved landscaping areas consistent with the other requirements of the Ordinance

**WHEREAS**, a public hearing must be held by the Owosso Planning Commission to take public comment on the proposed Administrative Site Plan Review Ordinance.

**NOW THEREFORE BE IT RESOLVED**, that Chapter 38, Zoning Code of the City of Owosso be amended as follows:

Section 1. That Chapter 38, Zoning Code of the City of Owosso Sec. 38-390, *Site Plan Review,* reflect the following changes:

Sec. 38-390. - Site plan review.

When provisions of this chapter require submission of a site plan -, it shall be submitted in accordance with the provisions of this section. Site Plans may be approved administratively or by the Planning Commission, depending on the proposal.

- (1) Submission for approval. A site plan shall be required for the following:
  - a. Any use or development for which the submission of a site plan is required by any provision of this chapter;
  - b. Any development, except single-family and two-family residential, for which off-street parking areas are provided as required in section 38-380, off-street parking requirements;
  - c. Any use in an RM-1, RM-2, OS-1, B-1, B-2, B-3, B-4, I-1, I-2, P-1 or PUD district;

- Any use except single- or two-family residential which lies contiguous to a major thoroughfare or collector street;
- e. All residentially related uses permitted in single-family districts such as, but not limited to, churches, schools, colleges, institutions, and public facilities;
- f. Accessory buildings or building additions which require additional off-street parking.
- (2) All site plans must be reviewed and approved by the Planning Commission, with the exception of the following, that may qualify for an Administrative Site Plan Review.
  - a. The Zoning Official, at his discretion, may send a development otherwise eligible for Administrative Site Plan Review to the Planning Commission for review and approval.
  - b. The following development/construction/activity within the City is eligible for Administrative Site Plan Approval:
    - 1. New construction of any Principally Permitted non-residential or multiple family development that is less than 2,000 square feet in floor area;
    - 2. Construction of an additional less than 2,000 square feet in floor area in a non-residential district;
    - 3. Construction of expansion of an impervious surface less than 5,000 square feet in area:
    - 4. Changes in use from a non-conforming use to a more conforming use;
    - 5. A vacant existing building or site to be re-occupied by a use permitted and will not require any significant changes in existing site facilities such as parking, landscaping, lighting, or sidewalks;
    - 6. Installation of pavement or curbing improvements provided the number of spaces remain constant and the plans and construction are approved by the City Engineer;
    - 7. Relocation of a waste receptacle or screening around the waste receptacle;
    - 8. Accessory structures in non-residential districts;
    - 9. Temporary uses, sales, and seasonal events;
    - 10. Erection of a tower, antenna, or other community facility, essential public service building
    - 11. Minor revisions to an approved site plan, limited to:
      - a. changes to façade or architectural features
      - b. alterations/substitutions/expansions of approved landscaping areas consistent with the other requirements of the Ordinance;
    - a. Site Plan Application and Submittal Requirements are required for Administrative Site Plan Approval, consistent with Section 38-390 (3).
- (3) Any person seeking site plan approval hereunder shall submit a site plan, application, and the applicable filing fee to the building department. Application should be made a minimum of 30 days prior to the next regularly scheduled Planning Commission meeting. The building department shall provide application forms and graphic standards for the site plan. Said site plan shall be prepared by a professional architect, engineer, landscape architect or land planner and must contain the following information:
  - a. A scale of not less than one (1) inch equals fifty (50) feet if the subject property is less than three (3) acres and one (1) inch equals one hundred (100) feet if three (3) acres or more;
  - b. Date, north point, scale, and area of the site in acres;
  - c. The dimensions of all lot and property lines, showing the relationship of the subject property to the abutting properties;
  - The location of all existing and proposed structures and utilities on the subject property and all existing structures within one hundred (100) feet to the subject property;
  - e. The location and layout of all existing and proposed drives and parking areas;
  - f. The location and right-of-way widths of all abutting streets and alleys;
  - g. The names and addresses of the architect, planner, designer, engineer, or person responsible for the preparation of the site plan.

- h. The number, location, and layout of off-street parking spaces to include all access roads and the manner in which they are to be surfaced:
- The provision of internal site drainage and necessary city utilities complete with existing and proposed elevations;
- j. The proposed site landscaping complete with a planting plan to include all proposed walls, fences, and screening in compliance with the provisions of this chapter;
- k. The elevation of the site in relation to the identified flood hazard area. All proposed construction, reconstruction, or demolition shall be in compliance with local, state, and federal ordinances, laws, or regulations with regard to flood hazard areas;
- I. A copy of the permit from the local enforcing agency on soil erosion and sedimentation control if the earth change activity involves more than one (1) acre or is within five hundred (500) feet of a lake or stream.
- (4) Upon receipt of a complete site plan, application, and application fee the building department shall forward said documents to the Zoning Official for distribution to appropriate City departments for comment. Staff comments shall be made with respect to compliance with the minimum technical requirements of City ordinances and the quality of the development consistent with the intent of the building codes, zoning codes and Master Plan. Upon receipt of all staff comments, the Zoning Official shall either complete the site plan review under the administrative site plan approval process or review the site plan and make its recommendation to the Planning Commission which shall consider the application, site plan, all staff, City, and consultant comments and recommendations at the next scheduled meeting.
- (5) Approval of site plan. Every site plan submitted to the City shall be in accordance with the requirements of this chapter. Copies of the site plan shall be submitted to the building department 30 days prior to the City Planning Commission's regular meeting. No site plan shall be approved until and unless a letter of assurance has been received from the building inspector that the site plan has been reviewed by and is in conformance with all applicable standards of the building department, police department, fire department, engineering department, and city utility department. Further, no construction, reconstruction, demolition, or other site work may progress during the interim, and no building permit(s) shall be issued prior to the final approval of the site plan by the Zoning Official or by the Planning Commission. Upon granting final approval of a site plan, three (3) copies of the site plan will be stamped and signed for approval, returning one (1) copy to the petitioner, and delivering two (2) copies to the building inspector.
- (6) In the process of reviewing the site plan, the Zoning Official or Planning Commission shall consider:
  - a. The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, and in relation to pedestrian traffic;
  - b. The traffic circulation features within the site and location of automobile parking areas; and may make such requirements with respect to any matters as will assure:
    - 1. Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;
    - Satisfactory and harmonious relationships between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods;
  - c. The Zoning Official or Planning Commission may further require landscaping, fences, and walls in pursuance of these objectives and same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant;
  - d. In those instances wherein the Zoning Official or Planning Commission find that an excessive number of ingress and/or egress points may occur with relation to major or secondary thoroughfares, thereby diminishing the carrying capacity of the thoroughfares, the City may recommend marginal access drives. For a narrow frontage, which will require a single outlet, the City may recommend that money in escrow be placed with the City so as

- to provide for a marginal service drive equal in length to the frontage of the property involved. Occupancy permits shall not be issued until the improvement is physically provided, or moneys have been deposited with the clerk.
- e. Whether the site is located within a designated historic overlay district, and whether the proposed action would have an adverse impact on the resources of the historic overlay district, as defined in subsection 38-32(b)(4). The Planning Commission may deny the proposed action if the action would have an unacceptable adverse impact on the historic resource or the historic overlay district itself. The Planning Commission may also require landscaping or other reasonable methods to minimize the adverse impact any proposed action may have on a historic resource or on the historic overlay district itself.
- (7) An approved PUD site plan shall be required before applicable permits may be issued for any form of construction or removal or disturbance of any natural feature for all planned unit developments.
  - a. Procedure for PUD site plan review.
    - 1. The applicant for PUD site plan approval shall file with the City Zoning Official all drawings and other materials required for site plans in this chapter, all drawings and other materials required in Section 38-395 for PUD zoning district approval, and the additional information listed below. A PUD site plan application shall not be considered filed until all drawings and other required materials have been submitted and may be rejected if the materials submitted are inadequate to make the foregoing determinations.
    - 2. If requested by the Planning Commission or City Council, additional graphics, models, three-dimensional or electronic, or written materials shall be submitted to assist the City in visualizing and understanding the proposal. Additional detailed information, including but not limited to plans, elevations, building and site sections, or existing and proposed building materials, if submitted, shall become a part of the PUD site plan.
    - 3. The Zoning Official will distribute these materials to the appropriate City departments and other reviewing agencies for review and comment regarding compliance with the PUD zoning district supplemental regulations and conceptual PUD plan, and compliance with all applicable local, state, or federal laws, ordinances, standards and regulations and to determine the need for a development agreement as provided in this chapter. The Zoning Administrator will notify the applicant of any questions raised by the City departments and other reviewing agencies and negotiate a development agreement with the applicant if it is determined that such an agreement is needed. The director shall submit a report and recommendation to the planning commission based on this review.
    - 4. The Planning Commission, after holding a public hearing on the PUD site plan with notification as required by this chapter, shall transmit its recommendation based on the standards below, together with any recommended conditions of approval and all related reports and minutes to City Council.
  - b. Standards for PUD site plan review. City Council, after holding a public hearing on the PUD site plan with notification as required by this chapter, and after receiving all related reports and minutes and a recommendation from the Planning Commission, shall approve, with conditions, or deny a PUD site plan. A PUD site plan shall be approved by City Council only after it determines that:
    - The development would comply with the PUD zoning established pursuant to the requirements of section 38-395, and with all applicable local, state, or federal laws, ordinances, standards and regulations; and
    - 2. The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in this chapter; and
    - 3. The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.
  - c. Development Agreement.

- 1. Upon obtaining approval of a site plan, the applicant and the City Council may enter into a Development Agreement that describes the terms and conditions of the approval and the rights and obligations of each party. The City Council may approve the Development Agreement immediately following approval of a site plan or it may be placed on a subsequent agenda of the City Council. The applicant shall reimburse the City for all fees for City legal counsel and consultant participation in the Development Agreement.
- The approved Development Agreement shall be recorded with the county Register of Deeds
- 3. In the event the site plan requires a major amendment, the development agreement shall be amended to reflect the approved changes and recorded as provided in subsection (5)c.2. above.
- d. Effect of PUD site plan approval. For three (3) years from the date of approval of a PUD site plan, permits may be issued and the land developed consistent with the PUD site plan and the regulations, laws and ordinances in effect as the time of approval, unless new regulations, laws and ordinances have been made applicable to previously approved developments. After three (3) years from PUD site plan approval, no permits shall be issued unless the PUD site plan is reconsidered in the manner provided for new PUD site plans and is determined to meet the standards of the PUD zoning district or has been extended as provided under administrative amendments to approved PUD site plans.
- e. PUD site plan amendments. A minor change to an approved PUD site plan may be approved by the Planning Commission as provided in this chapter except that the proposed changes shall not alter the fundamental design, conceptual integrity, natural features shown to be preserved any specific conditions of the PUD development program, the conceptual PUD plan or the supplemental regulations. The following restrictions shall also apply:
  - 1. Adjustment in approved phases of development shall not result in a change greater than ten percent of the total gross area in any phase, or ten percent of the number of approved lots, or ten percent of the approved maximum building square footage.
  - 2. For residential buildings the size may be reduced or increased by five percent, provided the overall density of units does not increase and the minimum square footage requirements are met.
  - 3. Gross floor area of non-residential buildings may be decreased or increased by up to five (5) percent or ten thousand (10,000) square feet whichever is smaller.
  - 4. Floor plans may be changed if consistent with the character of the use.
  - 5. Horizontal and/or vertical elevations may be altered by up to five (5) percent.
  - Relocation of a building is permitted by up to ten (10) feet, if consistent with required setbacks and other standards.
  - 7. Designated "areas not to be disturbed" may be increased.
  - 8. Plantings approved in the final PUD site plan may be replaced by similar types of landscaping on a one-to-one or greater basis. Any trees to be preserved, which are lost during construction, may be replaced by at least two (2) trees of the same or similar species.
  - Improvements or slight relocation of site access or circulation patterns are minor changes, such as inclusion of deceleration lanes, boulevards, curbing, and pedestrian or bicycle paths.
  - 10. Changes of building materials to another of higher quality can be made, with determined of quality a judgment of the building inspector.
  - 11. Slight modification of sign placement or reduction of size may be made.
  - 12. Internal rearrangement of a parking lot is possible if the change does not affect the number of parking spaces or alter access locations or design.
  - 13. Changes required by the City, county or state for safety reasons are a basis for a minor change.
- (8) It shall be understood that the petitioner agrees to install and/or construct all improvements in the approved site plan within twelve (12) months from the initiation of on-site construction, and to provide for their continued maintenance.

- (9) The Planning Commission may modify the foregoing requirements or waive them if it can be shown that no good purpose would be served in the preparation of a site plan.
- (10) The Planning Commission may require that a bond be posted by a developer(s) to assure that improvements connected with an approved site plan are made as proposed.

SECTION 2. PUBLIC HEARING. A public hearing is set for Monday, September 23, 2019 at or about 6:30 p.m. for the purpose of hearing citizen comment regarding the proposed ordinance amendment.

SECTION 3. NOTICE. Planning Commission hereby directs staff to supply a public notice concerning the new ordinance as required by the Michigan Zoning Enabling Act, Act 110 of 2006, Article I, Section 103.

SECTION 4. AVAILABILITY. This ordinance may be purchased or inspected in the city clerk's office.

Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.

SECTION 5. EFFECTIVE DATE. This amendment shall become effective twenty days after passage by the Owosso City Council.