

Planning Review

Date: November 29, 2023
From: Sara Kopriva, AICP
To: Leland Township Planning Commission

Project: Bluebird Redevelopment

The proposed redevelopment project consists of the following:

Phase 1: A 2-story building with restaurant, retail, and office uses;

Phase 2: A 2-story building with retail uses on the first floor and residential uses on the second floor; and

Phase 3: A 2-story building with retail uses on the first floor and residential uses on the second floor.

There are two existing buildings and parking facilities on the site. Site development includes the demolition of existing structures, grading, and construction of new wood and metal frame structures – spread over three phases. The site has frontage to the Leland River and the redevelopment also includes the demolition of existing docks and the addition of a seawall requiring permits from The State of Michigan Department of Environment, Great Lakes, and Energy (EGLE) and other agencies.

SECTION 1: BACKGROUND

Applicant:

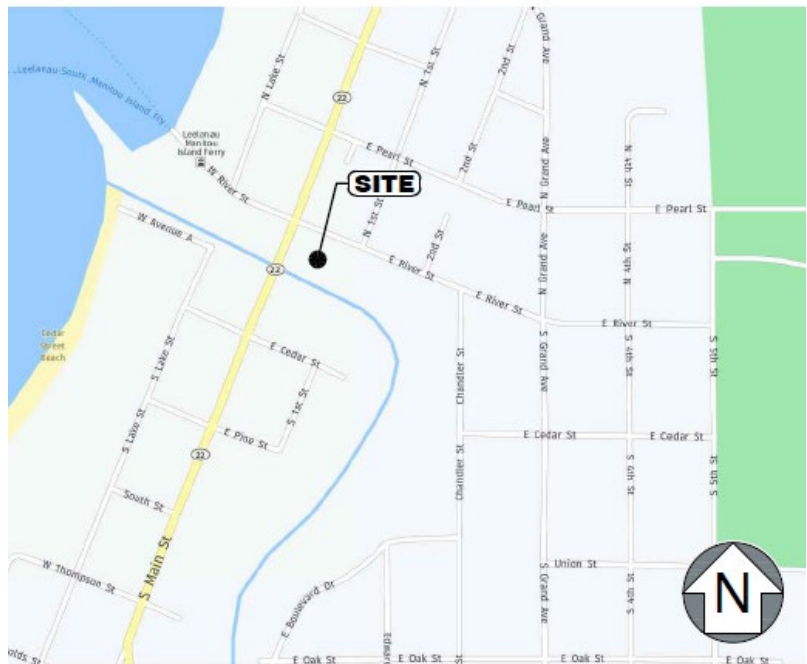
Daryl and Lynn Telgard
 9972 West Bayshore Drive
 Traverse City, Michigan 49686
 (231) 995-7446

Architects:

LTD Architects
 P.O. Box 217
 Leland, Michigan 49654
 (231) 866-1317

Engineering/Surveyors:

Landtech
 P.O. BOX 193
 1275 McGregor Way
 Grawn, MI 49637
 (231) 943-0050

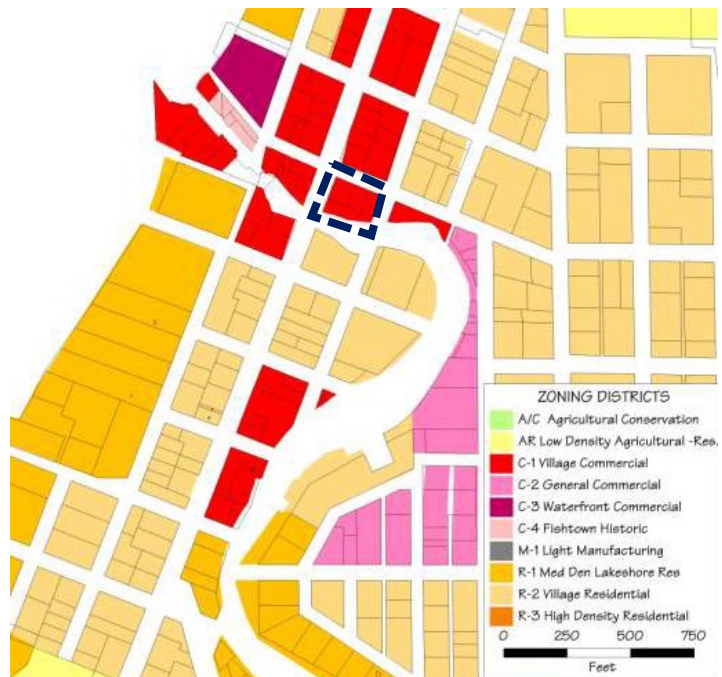


SECTION 2: SUBMISSION MATERIALS

No.	Title	Date
-	Site Plan Review Application	10/5/2023
A100	Site Plan	10/5/2023
A300	Elevations	10/5/2023
C1.0	Existing Conditions	10/5/2023
C2.0	Site Plan	10/5/2023
C2.1	Phasing Plan	10/5/2023
C2.2	Details	10/5/2023
C3.0	Grading and Utility Plan	10/5/2023
C3.1	Details	10/5/2023
C3.2	Details	10/5/2023
-	Site Plan Review Memo	10/5/2023
1	Photometric Plan	10/5/2023
-	EGLE Water Resources Division Permit	10/5/2023
-	EGLE Water Supply Classification Review	10/5/2023
-	Copy of coordination with Fire Chief	10/5/2023
-	Erosion Control Permit Application	10/5/2023
-	Copy of coordination with Health Department	10/5/2023
-	Copy of Road Commission Request to Review	10/5/2023
-	Copy of coordination with Drain Commissioner	10/5/2023

SECTION 3: ZONING & LAND USE

The site is zoned Village Commercial (C-1). The Village Commercial District is intended to provide for central business areas where the presence of retail stores and service establishments address the day-to-day retail and service needs of tourists and local residents. This District is intended to provide for a more pedestrian-oriented commercial area than provided for in other commercial districts and promote convenient pedestrian shopping and stability of retail development by encouraging a contiguous retail frontage and by prohibiting automotive related, highway service, and non-retail uses which tend to break up such continuity and the character intended for this District. The Village Commercial District is intended to implement, in part, the Mixed Use Area(s) component of the Leland Township Comprehensive Development Plan.



Planning Review

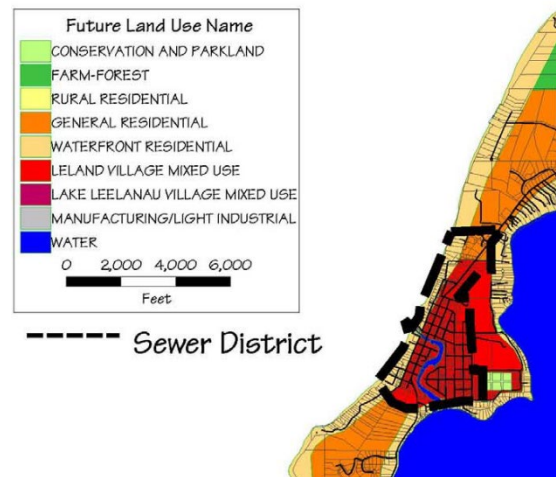
The proposed redevelopment consists of several uses: restaurant, retail, office, and residential, all of which are permitted by right in this zoning district. However, if the proposed residential units constitute condominiums, then a special land use permit shall be required additionally.

Zoning of Surrounding Parcels

Parcel	Zoning & Land Use
Subject Property	Village Commercial (C-1) – Two existing buildings: Bluebird Restaurant and Tavern and Leelanau Coffee Roasting Company
North	Village Commercial (C-1) – Winery (Verterra Winery)
South	Village Residential (R-2) – Leland River then Old Art Building
East	Village Commercial (C-1) – Restaurant (Riverside Inn)
West	Village Commercial (C-1) – Right of Way (R.O.W) then grocery store (Leland Mercantile Co.)

Future Land Use

Leland Township’s Master Plan identifies the future land use for the subject parcel as “Village Mixed Use”. The category is intended to accommodate a mixture of residential and commercial land uses in the similar manner it has accommodated such uses to this point in time. It is the intent of this plan that Leland Village maintain its compact developed pattern and “small village” character, and that all future development or redevelopment be of such character and design to continue the Village’s existing identity and current character. The proposed redevelopment consisting of 2-story mixed use buildings comprising of restaurant, retail, office, and residential uses is appropriate in this future land use category.



SECTION 4: SITE PLAN APPLICATION REQUIREMENTS

Section Title	Data Required	Status
§6.03.B	Each site plan shall be dated and provided on a professional quality drawing of scale not less than 1"=100'. All information depicted shall be designed by a professional engineer, land surveyor, or landscape architect licensed in Michigan whose seal shall be affixed to the plan. In addition to the applicant's full name, address, phone number and the address to which all Township correspondences should be mailed, the following data shall be submitted with applications for Land Use Permits for uses requiring a site plan.	Provided
§ 6.03.B.1	A survey showing property dimensions and legal description, including angles, parcel or lot number, lot area, and an arrow pointing north.	Provided
§ 6.03.B.2	A vicinity sketch showing the location of the site in relation to the surrounding street system and other land uses within three hundred (300)	Provided

Section Title	Data Required	Status
	feet in every direction of the proposed use including land uses on the opposite side of any public thoroughfare(s).	
§ 6.03.B.3	<p>Natural features such as woodlands; flood plains, county drains, lakes, streams, and ponds; topography (at two-foot intervals on-site and within one hundred fifty (150) feet of the site) including the identification of slopes twenty-five (25) percent or greater; archeological sites and historical areas; rare and valuable ecosystems including swamp and marsh areas; sensitive environmental areas identified by the State of Michigan; hydric soils and soils characterized by percolation rates greater than one (1) inch per five (5) minutes and less than one (1) inch per forty-five (45) minutes, according to the Natural Resources Conservation Service; and lands regulated by the following:</p> <ul style="list-style-type: none"> a. Michigan Wetlands Protection Act, P.A. 203 of 1979, as amended. b. Shorelands Protection and Management Act, P.A. 245 of 1970, as amended. c. Michigan Sand Dunes Protection and Management Act, P.A. 222 of 1976, as amended. <p>Also, a map shall be prepared showing the location of all creeks, streams, lakes, ponds, and wetland or marshy areas within fifteen hundred (1,500) feet of the property.</p>	Provided
§ 6.03.B.4	Existing man-made features such as roads and structures, with indication as to which are to be retained and which removed or altered.	Provided
§ 6.03.B.5	Project description, including the total number of structures and their respective heights, dwelling units, bedrooms, offices, square feet, total and usable floor area, carports and garages, employees by shift, amount of recreational and open space including waterfront structures and the number of docks, type of recreation facilities to be provided, and related information as pertinent or otherwise required by this Ordinance.	PARTIALLY PROVIDED
§ 6.03.B.6	Existing and proposed public right-of-way, private easements, and deed restrictions.	Provided
§ 6.03.B.7	Proposed streets and alleys, (including cross-sections), acceleration, deceleration or right turn lanes, driveways, parking spaces, sidewalks, with indication of direction of travel, the inside radii of all curves including driveway curb returns. The width of streets, driveways and sidewalks, the total number of parking spaces, and dimensions of a typical individual parking space and associated aisles. Proposed traffic control measures (including signs) and proposed street or road names shall also be indicated.	Provided
§ 6.03.B.8	Location of utilities, water supply and the location and design of waste water systems as well as any easements that exist or are proposed to be established for installation, repair and maintenance of utilities.	Provided
§ 6.03.B.9	Proposed location of trash receptacles, accessory buildings and uses, including free standing signs.	NOT PROVIDED
§ 6.03.B.10	Location, size, and specifications of all signs and advertising features with construction details, including cross-sections.	NOT PROVIDED
§ 6.03.B.11	Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.	Provided

Section Title	Data Required	Status
§ 6.03.B.12	A landscaping plan indicating the locations of plant materials to be preserved and locations of proposed planting and screening, fencing, and lighting in compliance with the requirements of Article 23, Landscaping and Screening. Also, proposed locations of common open spaces, if applicable, and the location of any significant views from the property or from adjacent areas.	NOT PROVIDED
§ 6.03.B.13	A storm drainage and storm water management plan for all streets.	Provided
§ 6.03.B.14	Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by government authorities.	N/A
§ 6.03.B.15	Location of exterior drains, dry wells, catch basins, retention and/or detention areas, sumps and other facilities designed to collect, store or transport storm water or waste water. The point of discharge for all drains and pipes shall also be specified on the site plan.	Provided
§ 6.03.B.16	Expected project completion schedule.	NOT PROVIDED
§ 6.03.B.17	A statement from the applicant identifying all other federal, state and local permits required, if any.	Provided
§ 6.03.B.18	Location of any agricultural buffers pursuant to Section 10.01(D)(4).	N/A
§ 6.03.B.19	Such other information as is necessary to enable the Planning Commission to determine whether the proposed site plan will conform to the provisions of this Ordinance.	Planning Commission Discretion
§ 6.03.B.20	(Amendment 2006-04) The Planning Commission may waive, in whole or in part, or modify any of the above site plan requirements (including the implied requirements embedded in the introductory paragraph), with the exception of those items listed below, where at least one of the following findings are documented, including the rationale for each finding: <u>Findings Requirements</u> <ol style="list-style-type: none"> a. The requirement is not applicable to the proposed development. b. The data will serve no useful purpose and/or no good public purpose will be c. achieved by requiring strict conformance with the listed requirement. d. Circumstances have not significantly changed on the property since the last time detailed information on the site was submitted. e. Another reasonable circumstance or condition exists. 	Planning Commission Discretion
§ 6.04	Submittal and Distribution of Site Plans (Amendment 2014-01): The applicant shall consult with the Zoning Administrator prior to submitting an application to review the proposed site plan. Prior to submitting an application to the Zoning Administrator, the applicant shall submit a copy of the proposed site plan and relevant supplemental information to each of the following entities for comment: 1. Fire Department 2. County Road Commission 3. District Health Department / Sewer 4. County Drain Commissioner	Provided Provided Provided Provided

Section Title	Data Required	Status
	5. County Construction Code Office 6. Other agencies as may be relevant, including the Department of Natural Resources and the Natural Resources Conservation Service.	INQUIRY Provided

SECTION 5: REVIEW OF APPLICABLE STANDARDS

Section	Zoning Ordinance Standards	Proposal	Compliance
Article 6: Site Plan Approval Standards			
§6.0.5.A	All elements of the Site Plan shall be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.	The proposed elements of the site plan and all proposed uses are harmonious with the surroundings.	Met
§6.0.5.B	The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree, other vegetative material, and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas. Landscape elements shall minimize negative impacts and, in the case of parking lots, provide directional guidance to drivers. Landscaping, buffering, and screening shall conform with the requirements of Article 23, Landscaping and Screening.	Landscaping plan not provided.	NOT MET
§6.0.5.C	Special attention shall be given to proper site drainage so that removal of storm waters will not increase off-site sedimentation or otherwise adversely affect neighboring properties due to flooding.	Plans submitted to Drain Commissioner for review.	Planning Commission Discretion based on Drain Commissioner Comments
§6.0.5.D	The site plan shall provide reasonable, visual, and sound privacy for all dwelling units located therein. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.	6' vinyl privacy fences proposed.	Met
§6.0.5.E	All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means to all sides.	South property has frontage on Leland River; Circulation plan required to determine	INQUIRY

Section	Zoning Ordinance Standards	Proposal	Compliance
		overall emergency vehicle access on all sides.	
§6.0.5.F	Every structure or dwelling unit shall have access to a public street, walkway, or other area dedicated to common use.	Floor plans not provided.	NOT MET
§6.0.5.G	There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.	Concrete sidewalks proposed around builds separate from parking area.	Met
§6.0.5.H	Exterior lighting shall be designed and arranged so that it is deflected away from adjacent streets and adjoining properties. Flashing or intermittent lights shall not be permitted.	Proposed lighting directed downwards, deflected away from streets and adjoining properties.	Met
§6.0.5.I	The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way according to the standards of the County Road Commission.	Plans submitted to Road Commission.	Planning Commission Discretion based on Road Commission Comments
§6.0.5.J	All streets shall be developed in accordance with County Road Commission specifications, unless specifically provided for otherwise in this Ordinance.	Plans submitted to Road Commission.	Planning Commission Discretion based on Road Commission Comments
§6.0.5.K	All parking areas shall be so designed to facilitate efficient and safe vehicular and pedestrian circulation, minimize congestion at access and egress points to intersecting roads, including the use of service drives as appropriate, and minimize the negative visual impact of such parking areas.	The proposed parking area facilitates efficient and safe vehicular and pedestrian circulation.	Met
§6.0.5.L	When abutting major or minor thoroughfares, residential and nonresidential development shall not include unnecessary curb cuts and shall use shared drives and/or	Only one curb cut proposed to access the proposed development.	Met

Section	Zoning Ordinance Standards	Proposal	Compliance
	service drives where the opportunity exists unless precluded by substantial practical difficulties.		
§6.0.5.M	The site plan shall provide for the appropriate location of all necessary and proposed utilities. Locational requirements shall include underground facilities to the greatest extent feasible.	The utilities are existing and underground. Plans submitted to the Drain Commissioner and Health Department for review.	Planning Commission Discretion based on Drain Commissioner / Health Department Comments
§6.0.5.N	Site plans shall conform to all applicable requirements of state and federal statutes and approval may be conditioned on the applicant receiving necessary state and federal permits before the final site plan approval is granted.	Permits obtained from EGLE. Other approvals and permits to be provided by applicant.	INQUIRY
§6.0.5.O	<p>The applicant shall demonstrate that reasonable precautions will be made to prevent hazardous materials from entering the environment including:</p> <p>Sites at which hazardous substances are stored, used or generated shall be designed to prevent spills and discharges to the air, surface of the ground, ground water, lakes, streams, rivers, or wetlands.</p> <p>General purpose floor drains shall only be allowed if they are approved by the responsible agency for connection to a public sewer system, an on-site closed holding tank (not a septic system) or regulated through a State of Michigan ground water discharge permit.</p> <p>State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances shall be met. No discharges to ground water, including direct and indirect discharges, shall be allowed without required permits and approvals.</p>	<p>No hazardous materials expected from the proposed uses.</p> <p>N/A</p> <p>Plans submitted to Plans submitted to the Drain Commissioner and Health Department for review.</p>	Planning Commission Discretion based on Drain Commissioner / Health Department Comments.

Section	Zoning Ordinance Standards	Proposal	Compliance
Article 12: Site Development Requirements			
§12.01.D.1	Minimum Lot Area: Six thousand (6,000) square feet.	The site area is ~ 30,035 square feet.	Met
§12.01.D.2	Minimum Lot Frontage and Lot Width: Fifty (50) feet.	The lot frontage is ~153 feet and the lot width is ~210 feet.	Met
§12.01.D.3	Yard and Setback Requirements: <ul style="list-style-type: none"> a. Front yard: Five (5) feet. b. Side yards: Five (5) feet, except that ten (10) feet shall be required on the street side of a corner lot or where a side yard abuts a residential zoning district. c. Rear Yard: Five (5) feet, except that twenty-five (25) feet shall be required where a rear yard abuts a residential zoning district. 	The site is a corner plot. <ul style="list-style-type: none"> a. Front yard along Main Street: 5 feet for new buildings. Existing building setback less than 5 feet. Front yard along River Street: 5 feet for new buildings. b. Side yards: N/A. c. Rear setback 5 feet abutting commercial district and 25 feet abutting residential district. 	Planning Commission Discretion
§12.01.D.4	Maximum Height: Thirty-five (35) feet.	Maximum height is 20 feet.	Met
§12.01.D.5	Maximum Floor Area Per Building used for Commercial Retail Purposes: Eight thousand (8,000) square feet, excluding dwelling floor area, except that businesses selling primarily fresh produce, dairy products, poultry and meats, and whose customers typically require a food cart for the collection of the food stuffs, shall not exceed fifteen thousand (15,000) square feet in commercial floor area.	Maximum floor area for retail area ~ 5,346 square feet.	Met
§12.01.D.6	Maximum Lot Coverage: Eighty (80) percent.	Maximum lot coverage is ~ 43%	Met
§12.01.D.7	Applicable provisions of: Article 19: Nonconforming Uses; Article 20: Access Control and Private Roads; Article 23: Landscaping and Screening; Article 24: Environmental Provisions, and other	See below	N/A

Section	Zoning Ordinance Standards	Proposal	Compliance
	provisions of this Ordinance as may be applicable.		
§12.01.D.8	Provisions of Article 21: Off-Street Parking and Loading apply to newly established C-1 districts but not to existing C-1 districts. (Amendment 1996-06)	See below	N/A
Article 19: Nonconforming Uses of Structures			
§19.04	<p>Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards or other characteristics of the structure or location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:</p> <ol style="list-style-type: none"> a. No such structure may be enlarged or altered in a way which increases its nonconformity, but the use of a structure and/or the structure itself may be changed or altered to a use permitted in the district in which it is located, provided that all such changes are also in conformance with the requirements of the district in which it is located. b. Nothing in this Ordinance shall bar or prevent the owner from reconstructing, repairing, restoring, and resuming the use of any non conforming building damaged by fire, collapse, explosion, acts of God, or acts of the public enemy occurring after the effective date of this Ordinance; provided however, any such restoration shall be commenced within two (2) years following the date of the damage, otherwise such use shall terminate. Reconstructed facilities will conform to current requirements for health, sanitation, and safety. The reconstruction shall be restricted to the original size, but may be located on the original foundation. 	No alterations proposed to the existing building. The proposed second floor addition will conform to the setback requirements.	Met

Section	Zoning Ordinance Standards	Proposal	Compliance
	<p>c. Should such structure be moved for any reason for any distance, it shall thereafter conform to the regulations for the district in which it is located after it is moved.</p> <p>d. Where nonconforming status applies to a structure and use in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land, and all subsequent uses and structures on the land shall conform to the applicable district regulations.</p>		
Article 20: Access Controls and Private Roads			
§20.02.A	All plans for structures to be erected, altered, moved or reconstructed, and use of premises within the Township shall contain a plan for the proposed driveway access to the premises which shall be part of the plot plan or site plan pursuant to Article 6. Curb cuts and driveways shall be located only as approved in a plot plan or site plan, pursuant to Article 6, and where approval is granted by the Leelanau County Road Commission, Michigan Department of Transportation, and appropriate state authorities as required by law. No such plan shall be approved by the Township unless such driveway access is onto a dedicated public street or an approved private road.	Plans submitted to Road Commission for review.	Planning Commission Discretion based on Road Commission Comments.
§20.02.B.1	Culverts shall be installed in line with and on the same grade as the road ditch.	Culvert details not provided.	INQUIRY
§20.02.B.2	Driveways within twenty (20) feet of a public or private road shall be aligned to intersect perpendicular to the existing public or private road wherever practical, but in no case shall a driveway intersect with a public or private road at an angle greater than 110 degrees or less than 70 degrees.	Proposed driveway to parking lot aligned to intersect perpendicular to River Street.	Met
§20.02.B.3	No portion of the driveway entrance within the right-of-way shall have a grade of greater than ten (10) percent (1 foot vertical rise in 10 feet of horizontal distance).	Driveway grade details not provided.	Met

Section	Zoning Ordinance Standards	Proposal	Compliance
§20.02.B.4	The driveway shall meet clear vision standards of the Leelanau County Road Commission.	Plans submitted to Road Commission for review.	Planning Commission Discretion based on Road Commission Comments.
§20.02.B.5	Residential driveways serving single family or two family dwellings shall be a minimum of fifty (50) feet from the nearest right-of-way line of an intersecting road or street.	No single family or two family dwellings proposed.	N/A
§20.02.B.6	Vehicle ingress and egress points for commercial or industrial land uses shall not be closer than one-hundred (100) feet to the intersection of any two (2) public streets, or closer than eighty (80) feet to an adjacent driveway within a Commercial or Industrial district.	Vehicle ingress and egress points for commercial land use not be closer than one-hundred (100) feet to the intersection of any two (2) public streets, or closer than eighty (80) feet to an adjacent driveway within a Commercial district.	Met
§20.02.B.7	All driveways leading to dwellings, garages, or accessory structures shall have a compacted gravel or paved surface, and shall be designed to minimize erosion.	Asphalt pavement indicated.	Met
§20.02.B.8	Driveways constructed after the effective date of this Ordinance along major and minor thoroughfares shall align with existing or planned driveways, crossovers, turn lanes or other access features where reasonably feasible. This shall only be required if the resulting alignment provides safe access and if all requirements of this Ordinance, the Leelanau County Road Commission, and the Michigan Department of Transportation are met.	Plans submitted to Road Commission for review.	Planning Commission Discretion based on Road Commission Comments.
§20.02.B.9	The location of new driveways shall conform with road improvement plans or corridor plans that have been adopted by the Township or Leelanau County Road Commission or Michigan Department of Transportation.	Plans submitted to Road Commission for review.	Planning Commission Discretion based on Road Commission Comments.

Section	Zoning Ordinance Standards	Proposal	Compliance
§20.02.B.10	No driveway shall serve more than one (1) single family dwelling or more than one (1) dwelling unit in a two family dwelling, except where otherwise permitted through site plan review approval.	No single family or two family dwellings proposed.	N/A
§20.02.B.11	No driveways providing access to nonresidential uses and structures shall cross residentially-zoned property.	Property is located in commercial district with mixed uses, including residential uses permitted by right.	Met
§20.04	No fence, wall, hedge, screen, sign, structure, or vegetation shall be higher than three (3) feet above road grade on a any corner lot or parcel within the triangular area formed by the intersecting road right-of-way lines and a straight line joining the two intersecting right-of-way lines at points which are thirty (30) feet from their point of intersection measured along the right of-way lines. No fence, wall, hedge, screen, sign, structure, or vegetation shall be higher than three (3) feet above road grade on a any lot or parcel within the triangular area formed by the intersecting lines of a driveway edge and road right-of-way line and a straight line joining the two intersecting lines at points which are twenty (20) feet from their point of intersection measured along the right-of-way line and driveway edge (See Figure 20-1). No structure, hazard or obstruction shall be placed or maintained in the right-of-way, except as may be approved by the Leelanau County Road Commission.	No fence proposed within the triangular area formed by the intersecting road right-of-way lines and a straight line joining the two intersecting right-of-way lines at points which are thirty (30) feet from their point of intersection measured along the right of-way lines. Landscaping details not provided.	INQUIRY
Article 21: Off-Street Parking and Loading			
§21.01.D.7	Provisions of Article 21: Off-Street Parking and Loading apply to newly established C-1 districts but not to existing C-1 districts. (Amendment 1996-06)	The site is situated in an existing C-1 district; therefore the provisions of Article 21 do not apply.	N/A

SECTION 5: SUMMARY OF COMMENTS, ISSUES, & OUTSTANDING DEFICIENCIES

From a Planning perspective, we note the following with regards to compliance with the standards of the Leland Township Zoning Ordinance:

- The applicant shall provide the project description, including the total number of structures and their respective heights, dwelling units, bedrooms, offices, square feet, total and usable floor area, carports and garages, employees by shift, amount of recreational and open space including waterfront structures and the number of docks, type of recreation facilities to be provided, and related information as pertinent or otherwise as required by §6.03.B.5.
- The applicant shall provide the proposed location of trash receptacles, accessory buildings and uses, including free standing signs as required by §6.03.B.9.
- The applicant shall provide the location, size, and specifications of all signs and advertising features with construction details, including cross-sections as required by §6.03.B.10.
- The applicant shall provide the a landscaping plan indicating the locations of plant materials to be preserved and locations of proposed planting and screening, fencing, and lighting in compliance with the requirements of Article 23, Landscaping and Screening as required by §6.03.B.12.
- The applicant shall provide the expected project completion schedule as required by §6.03.B.16.
- The applicant shall clarify if the proposed site plan and relevant supplemental information have been submitted to the County Construction Code Office.
- The applicant shall clarify if the proposed residential uses shall serve as condominiums. If condominiums are included in the proposed redevelopment, the applicant shall additionally secure a special land use permit as required by section §12.01.C.8. The applicant shall also provide necessary documents and drawings to comply with the general standards applicable to all special land uses as required by §16.01.
- The applicant shall clarify if the proposed site plan and relevant supplemental information have been submitted to the County Construction Code Office.
- The existing building on Main Street does not conform meet the 5 feet front setback requirements. All new building proposed as part of the redevelopment meet the setback requirements in §12.01.D.3. §19.04 permits existing nonconforming structured to continue as long Planning Commission to determine compliance regarding front setback requirements of the existing building.
- Applicant shall provide details on culverts to determine compliance with standards in §20.02.B.1.
- Applicant to submit comments from Road Commission to determine compliance with standards in §20.02.B.4, §20.02.B.8, and §20.02.B.9.
- Applicant shall provide landscaping plan to determine compliance with standards of §20.04.
- Applicant shall provide details on proposed signage to determine compliance with sign standards in Article 22.
- Applicant shall provide details on proposed fencing and landscaping to determine compliance with standards in Article 23.

Planning Review

- Due to the sites frontage along the Leland River, Applicant shall provide required permits indicating compliance with regulations of local/county/state/federal agencies and provide additional drawings/documents to determine compliance with standards in Article 24.

SECTION 6: NEXT STEPS

Following receipt of additional information, the Planning Commission to approve, approve with conditions, deny, or table the request.