



April 3, 2019

SUBJECT: Special Use Permit/Land
Division/Site Plan Request
3530 Henry Street

Chairman and Members
of the
Planning Commission

Ladies and Gentlemen:

Muskegon Associates has requested a Special Use Permit for apartment and office usage on the property at 3530 Henry Street. The property is the site of the former K-Mart development and is currently zoned PUD Planned Unit Development. They are proposing to divide this site into three (3) parcels containing commercial, office and apartment uses, and they are seeking accompanying site plan approval as well.

The Planning Commission may use the attached resolutions in making a recommendation to the City Council regarding the Special Use Permit and Land Division requests and for approving or disapproving the accompanying site plan pending City Council review.

Sincerely,

Robert W. Bilkie
Planning and Zoning Administrator

RWB/sr
Attachment

Administration/City Clerk (231) 798-4391	Assessing Division (231) 799-6806	Building Division (231) 799-6801	Finance/Treasurer (231) 799-6805	Fire Prevention (231) 799-6809	Fire Department (231) 798-2255
Parks/Recreation (231) 799-6802	Planning/Zoning (231) 799-6800	Police Department (231) 733-2691	Public Works (231) 799-6803	Streets Division (231) 798-2156	Water/Sewer (231) 799-6804

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MUSKEGON ASSOCIATES
3530 Henry Street

ROOSEVELT PARK

CITY OF MUSKEGON HEIGHTS



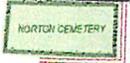
MONA SHORES HIGH SCHOOL



LIBRARY



ROSS PARK ELEMENTARY SCHOOL



NORTON CEMETERY

MUSKEGON COUNTY INTERNATIONAL AIRPORT





Internal Memo

April 3, 2019

TO: Planning Commission Members

FROM: Robert W. Bilkie, Planning and Zoning Administrator

SUBJECT: Special Use Permit Request, 3530 Henry Street

Following please find comments regarding the Special Use Permit request of Muskegon Associates.

MASTER PLAN

The overall Master Plan designation for the property is Regional Commercial. However, as the Commission is aware, the City also recently adopted an amendment to the Master Plan via the Seminole Road PlacePlan. This plan recommends reuse of this site as a mixed-use development including office, commercial and residential components. It also suggests the development be designed to improve connectivity between existing assets and redevelopment sites while promoting walk-ability, bike-ability and the creation of public spaces.

LAND USE

The existing surrounding land uses are a mixture of office and commercial uses encompassing the Henry Street and Seminole Road commercial corridors.

COMMENTS

Muskegon Associates has requested a Special Use Permit for apartment and office usage on the property at 3530 Henry Street. The property is the site of the former K-Mart development and is currently zoned PUD Planned Unit Development. They are proposing to demolish the K-Mart building itself and divide this site into three (3) parcels containing commercial and apartment uses, as well as a 2-story, 40,900 square foot office facility for Trinity Health.

As previously mentioned, the recently adopted PlacePlan encourages a mixture of uses on this site with increased pedestrian cohesiveness. The Plan also provided some conceptual design layouts for future development. The proposal from Muskegon Associates provides the recommended multiple uses, but differs somewhat from these designs as dictated by the proposed uses, and the pharmacy drive thru and parking requirements of Trinity Health. However, the applicants have worked to incorporate elements of the PlacePlan.

Overall Plan

The overall site plan encourages pedestrian flows and linkages via a sidewalk system looping the entire development. Additionally, sidewalk is proposed along Henry Street as per the City's Bicycle and Pedestrian Plan goals. Whereas the previous K-Mart development had virtually no green space, this proposal provides significant areas of landscaping both for aesthetics as well as on-site storm water retention. This includes areas within the parking lots themselves which will be planted with shade trees per the Zoning Ordinance requirements. Another large green space has been provided in the center of the site to buffer the apartment portion of the development and provide for storm water retention. The applicants have provided a detailed landscape plan as well.

The north wing of the existing commercial facilities on site will remain on a separate parcel and it is anticipated that it will be upgraded in the future to match the character of the newly proposed surrounding land uses.

Apartment Site

The proposed apartment portion of the development includes the construction of 126 units in 5 buildings. The structures will be located on the portion of the site that contained the K-Mart store and will be 3 stories in height and in a looped format surrounding a central green space. Primary access for the complex will be the driveway to Seminole Road, although secondary access will be available to both Henry Street and W. Norton Avenue. Proposed site amenities include a swimming pool, community center and covered parking for many of the units.

Trinity Health Site

The proposed development of the Trinity Health parcel includes the construction of the aforementioned 2-story structure that will accommodate an urgent care facility as well as doctor's offices, physical therapy, lab and pharmacy services including a drive-thru. Primary access for this facility will be the southerly driveway to Henry Street with secondary access to Seminole Road and W. Norton Avenue. As a result, the building will be oriented to the south with the main drop-off area located on this side. Trinity has worked with the City to make the elevations of the structure appealing from all four directions to again encourage pedestrian movement between this facility and the commercial structure to the north and apartments to the east. Preliminary elevations have been provided for the Commission's review. Additionally, the aforementioned landscape plan specifically screens the visibility of the proposed pharmacy drive-thru from Henry Street.