



CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT STREET
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Planning Commission
FROM: Andrea Landers, Zoning Official
DATE: September 1, 2021
SUBJECT: 01-PUD-09-21 –Request for PUD Criteria Qualification and Waiver for Minimum Size for 1025 Osprey Court (PIN: 0514370)

Marquette County Land Bank Authority and Innovalab Development Group are seeking concept approval of a proposed Planned Unit Development (PUD) consisting of two duplex townhouse buildings on the site. The public hearing is to determine if criteria for PUD qualifications in Section 54.323 of the Marquette City Land Development Code is met, and review of a waiver request for a parcel that is less than 2 AC in size.

Please see the attached STAFF FILE REPORT/ANALYSIS for a complete review of the proposal.

All notices have been sent in accordance with the Land Development Code and State Law.

RECOMMENDED ACTION:

In accordance with the Land Development Code, the Planning Commission should hold a public hearing, review the proposed PUD application materials, and make a determination regarding the proposal's qualification for the PUD option and review a waiver request for a parcel that is less than 2 AC in size.

It is also highly recommended that any motion regarding the PUD request include:

After conducting a public hearing, and reviewing of the applicant's concept submittal and request for consideration of project qualifications documents and the STAFF FILE REPORT/ANALYSIS for 01-PUD-09-21, the Planning Commission finds that the request meets the following objectives (a, b, c, d, e, f, g, h, i, j) and the criteria of Section 54.323(F) of the Marquette City Land Development Code therefore the proposal is eligible for a PUD.

or,

After conducting a public hearing, and reviewing of the applicant's concept submittal and request for consideration of project qualifications documents and the STAFF FILE REPORT/ANALYSIS for 01-PUD-09-21, the Planning Commission does not find that the request meets three or more of the 10 objectives and the criteria of Section 54.323(F) of the Marquette City Land Development Code therefore the proposal is not eligible for a PUD.

NEXT STEP IF PLANNING COMMISSION DETERMINES IT IS ELIGIBLE FOR PUD

After conducting a public hearing, and reviewing of the applicant's concept submittal and request for consideration of project qualifications documents and the STAFF FILE REPORT/ANALYSIS for 01-PUD-09-21, the Planning Commission (recommends / does not recommend) that the City Commission waives the PUD size requirements.



STAFF FILE REPORT/ANALYSIS

Completed by Andrea M. Landers – Zoning Official

Reviewed by David Stensaas – City Planner and Zoning Administrator

File Number: 01-PUD-09-21

Date: September 1, 2021

Project/Application: Applicants are seeking concept approval of a proposed Planned Unit Development consisting of two duplex townhouse buildings on the site. The hearing is to determine if criteria for qualifications in Section 54.323 of the Marquette City Land Development Code is met, and review of a waiver request for a parcel that is less than 2 AC in size.

Location: 1025 Osprey Court

Parcel ID: 0514370

Parcel Size: 0.9445 Acre

Available Utilities: Natural Gas, Electricity, City Water, City Sewer, and Garbage Collection.

Current Zoning: PUD – Planned Unit Development

Surrounding Zoning: North: GC – General Commercial
South: M – Municipal
East: PUD – Planned Unit Development
West: PUD – Planned Unit Development

Zoning District and Standards:

Current Zoning – PUD

The previous PUD request for this portion of land has expired.

This parcel was a split created last year from the parent parcel that contained the Hawk's Ridge PUD. This portion of the previous PUD has expired (which was to be two 12-unit buildings and they only built the one), so they would not be able to apply for an amendment. Therefore, they must start over with this new PUD request.

Please note, the City has not commenced rezoning of this site to its previous zoning classification or a different one supported by the Master Plan as the current property owner had contacted the City to inform them they were going to apply for a PUD.

Proposed Zoning – PUD

Intent and Uses Allowed (staff comments, where applicable, are indicated in bold text):

Section 54.323 PUD, Planned Unit Development District

(A) Purpose. The Planned Unit Development (PUD) option is intended to encourage, with City approval, private or public development that is substantially in accord with the goals and objectives of the Community Master Plan. Development permitted under this Section shall be considered as an optional means of development only upon terms agreeable to the City. Use of the PUD option will permit flexibility in the regulation of land development and benefit the City by:

- (1) Encouraging innovation through an overall development plan to provide variety in design and layout.
- (2) Achieving economy and efficiency in the use of land, natural resources, energy, and in the provision of public services and utilities.
- (3) Encouraging the creation of useful open spaces particularly suited to the needs of the parcel in question.
- (4) Providing appropriate housing, employment, service, and shopping opportunities suited to the needs of residents of Marquette.

(B) Use. The PUD may be used to:

- (1) Permit nonresidential uses of residentially zoned areas.
- (2) Permit residential uses of non-residentially zoned areas.
- (3) Permit land uses and the mixing of land uses that would otherwise not be permitted, provided the objectives are supported by the Master Plan and the intent of this Ordinance and the resulting development promotes the public health, safety, and welfare without a material adverse impact on adjoining existing and planned uses.

(C) Minimum Size. The minimum size of a PUD must be two (2) acres of contiguous land. However, the City Commission, upon recommendation from the Planning Commission, may permit a smaller PUD under the following circumstances:

- (1) The proposed project has unique characteristics and benefits; and/or
- (2) The parcel in question has unique characteristics that significantly impact development, such as unusual topography, tree stands, wetlands, poor soil conditions on portions of the parcel, water courses, unusual shape or proportions, or utility easements that cross the parcel.

In such case, the applicant must submit a letter to the City requesting a waiver of the minimum PUD size requirements. The request must be submitted at

the time of the submittal of Concept and Request for Consideration of Project Qualifications (Section 54.323(G)). The Planning Commission shall review the request and make a recommendation to the City Commission. The City Commission shall make the final decision concerning a request to waive the PUD size requirements.

This parcel is less than 2 Acres, so they are applying for a waiver.

(D) Density, Layout, and Bulk.

- (1) Densities, setbacks, height, lot coverage, or lot sizes may be permitted that are different from the current zoning district and unique to the proposed PUD district, provided the other objectives of this Ordinance are met and the resulting development would promote the public health, safety, and welfare. The requirements of the Riparian Overlay District must be met.
- (2) The PUD shall be laid out so various land uses and building bulk relate to each other and to adjoining existing and planned uses with no material adverse impact of one use on another. Clustering development is encouraged in areas that are not located in the Riparian Overlay District.

(E) Definitions.

- (1) A "Planned Unit Development" (PUD) is a zoning district that shall apply to a specific parcel of land or several contiguous parcels of land, for which a comprehensive physical plan has been recommended by the Planning Commission, approved by the City Commission, and documented in a contract (PUD Agreement) between the City and site owner/developer. Such plan and contracted development will establish functional use areas and density patterns; will provide a fixed system of streets, public utilities, drainage, and other essential services; and account for similar factors necessary for and incidental to the intended land uses. The Planning Commission may, but is not required to, consider parcels separated by a public street as eligible for inclusion in a PUD.
- (2) A "Pattern Book" is a document prepared by the applicant's design firm that contains specific information on the site master plan, and architectural designs for planned buildings. Information should include specifications on building materials, size, and dimensions, building elevations, and site design elements such as pedestrian walkways, lighting, landscaping, and signage.

(F) Criteria for Qualifications. The PUD option may be permitted anywhere in the City except in the Conservation and Recreation (CR) district. To be considered for the PUD option, it must be demonstrated that all of the following criteria are met:

- (1) Use of this option shall not be for the purpose of avoiding applicable zoning requirements. Any permission given for any activity or building or use not

normally permitted shall result in an improvement to the public health, safety, and welfare in the area affected.

The purpose of the proposal would not be to avoid applicable zoning requirements.

- (2) The PUD shall not be utilized in situations where the same land use objectives can be accomplished by application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application.

The future land use proposal is Multiple Family Residential (MFR). The range of uses allowed in the MFR district might not be compatible with the adjacent residential and non-residential uses.

- (3) The PUD option may be effectuated only when proposed land use will not materially add service and facility loads beyond those contemplated in the Master Plan unless the proponent can demonstrate to the sole satisfaction of the City that such added loads will be accommodated or mitigated by the proponent as part of the PUD.

The proposal will not add service and facility loads beyond those contemplated in the Master plan.

- (4) The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a Zoning Map amendment or variance.

The proposal is not proposed solely as a means of increasing density or as a substitute for a variance request.

- (5) The Planned Unit Development must substantially meet, as a minimum, three (3) or more of the following objectives. The benefits given to the developer through the flexibility of the PUD must be balanced with the benefits to the City:

- (a) To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.

Per the applicant this objective is N/A.

- (b) To permanently establish land use patterns that are compatible or that will protect existing or planned uses.

According to the applicant's narrative, "The intent is to continue the original PUD objective with townhomes on this parcel

surrounded by the previously zoned PUD townhomes and apartments that originally included this property.”

- (c) To accept dedication or set aside open space areas in perpetuity.

According to the applicant's narrative, “Several objectives refer to preserving natural features and/or open spaces. This parcel will be less than 50% developed when complete leaving the sloped topography behind the proposed building in its natural state, meeting a number of these objectives. In addition, a portion of this parcel that is currently graveled will be landscaped and/or sodded.”

- (d) To provide alternative uses for parcels that can provide transition buffers to residential areas.

Per the applicant this objective is N/A.

- (e) To guarantee provision of a public improvement that could not otherwise be required that would further the public health, safety, or welfare; protect existing or future uses from the impact of a proposed use; or alleviate an existing or potential problem relating to public facilities.

Per the applicant this objective is N/A.

- (f) To promote the goals and objectives of the Community Master Plan.

According to the applicant's narrative, “The parcel being zoned PUD would remain consistent with the current Master Plan and qualify the development for this objective.

- (g) To foster the aesthetic appearance of the City through quality building design and site development; the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

Per the applicant this objective is N/A.

- (h) To bring about redevelopment of sites where an orderly change of use or requirements is determined to be desirable.

According to the applicant's narrative, “The parcel would likely be unable to be developed as anything other than the proposed and therefore the proposed project would be deemed desirable and qualify for this objective.

STAFF FILE REPORT/ANALYSIS

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- (i) To bring about redevelopment of sites that have been identified as environmentally distressed or Brownfields.

Per the applicant this objective is N/A.

- (j) To facilitate appropriate development of environmentally sensitive areas.

Per the applicant this objective is N/A.

(G) Submittal of Concept and Request for Consideration of Project Qualifications.

- (1) Any person owning or controlling land in the City may make application for consideration of a PUD. Such application shall be made by submitting a

request for a preliminary determination as to whether or not a parcel qualifies for the PUD option.

- (2) A written and graphic request shall be submitted to the Marquette City Planning Commission through the Community Development Department. The submission shall include information required by Section 54.323(G)(3) below.

- (3) Based on the documentation submitted, and following a public hearing the Planning Commission shall review the applicant's request and make a preliminary determination as to whether or not a parcel qualifies for the PUD option under the provisions of Criteria for Qualifications (Section 54.323(F)). The submittal must include the following:

- (a) Substantiation that the criteria set forth in Criteria for Qualifications (Section 54.323(F)) are or will be met.

TBD by the Planning Commission. Please also see the narrative provided by the applicant.

- (b) A schematic land use plan containing the required information of a preliminary site plan (Section 54.1402(C)) with enough detail to explain the function of open space; the location of land use areas, streets providing access to the site, pedestrian and vehicular circulation within the site; dwelling unit density and types; and buildings or floor areas contemplated, as applicable.

Provided.

- (c) A plan for the protection of natural, cultural, and historic features and preservation of open space, green space, or public access, as applicable.

Provided.

STAFF FILE REPORT/ANALYSIS

Page 7 of 7

(d) The proposed phasing of the project.

There is no mention of phasing of the project.Buffer and Greenbelt Requirements.

| Zoning District | Minimum Lot Size | Minimum Lot Width | Minimum Front Yard | Minimum Side Yard | Minimum Rear yard | Maximum Height |
|-----------------|------------------|-------------------|--------------------|-------------------|-------------------|----------------|
| PUD | Per approval | Per approval | Per approval | Per approval | Per approval | Per approval |

Attachments:

- Concept Submittal and Request for Consideration of Project Qualifications document
 - Attachment 1: PUD Application
 - Attachment 2: Qualifications/Size Waiver Letter
 - Attachment 3: Letter of Support – Marquette County Land Bank Authority
 - Attachment 4: Property Zoning and Location Map
 - Attachment 5: Proposed Concept Site Plan
 - Attachment 6: Proposed Building Elevation
- Fire and Zoning Staff comments
- Applicant's response to DPW and Engineering Staff comments
- Area Map
- Block Map
- Zoning Map
- Photos of Site
- Correspondence

**CONCEPT SUBMITTAL AND REQUEST FOR
CONSIDERATION OF PROJECT QUALIFICATIONS**

FOR

**PLANNED UNIT DEVELOPMENT (PUD)
1025 OSPREY COURT
PARCEL 0514370**

MARQUETTE, MICHIGAN

Prepared by:



U.P. Engineers & Architects, Inc.
424 South Pine Street
Ishpeming, MI 49849
(906) 485-1011

August 10th, 2021



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**CITY OF MARQUETTE
 PLANNED UNIT DEVELOPMENT APPLICATION**



| CITY STAFF USE | | |
|---|-----------------------------|--|
| Parcel ID#: <u>0514370</u> | File #: <u>01-PUD-09-21</u> | Required Narrative Submitted: <u>Y/N</u> |
| Receipt #: <u>235389</u> | Check #: <u>8379</u> | Received by and date: <u>8-10-21 Amz</u> |
| Concept Plans (<u>12</u> copies) Submitted: <u>Y/N</u> | Hearing Date: <u>9-7-21</u> | Notice Date: <u>8-20-21</u> <small>no later than</small> |
| Preliminary Plan & Pattern Book (12) Submitted: Y/N | Hearing Date: _____ | Notice Date: _____ |
| Final Site Plan(12) Submitted: Y/N | Contract signed: Y/N | Meeting Date: _____ |
| Amendment Plan (12) Submitted: Y/N | Meeting Date: _____ | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE PLANNED UNIT DEVELOPMENT REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS!

| FEE SCHEDULE | |
|--|---------|
| <input checked="" type="checkbox"/> PUD Criteria Qualification | \$830 |
| <input type="checkbox"/> PUD Review (includes Site plan Review) | \$3,960 |
| PUD Revision – Administrative Minor | |
| <input type="checkbox"/> Residential (additions, etc.) | \$160 |
| <input type="checkbox"/> Commercial structure, ≥ 3 residential units | \$780 |
| <input type="checkbox"/> PUD Revision - Major | \$1,920 |

If you have any questions, please call 228-0425 or e-mail alanders@marquettemi.gov. Please refer to www.marquettemi.gov to find the Planning Commission page for filing deadline and meeting schedule.

Please review the attached:

- PUD Timeline
- PUD Checklist
- Excerpts from the City Land Development Code
 - Section 54.323 Planned Unit Development
 - Section 54.1402 Site Plan Review

APPLICANT CONTACT INFORMATION

| PROPERTY OWNER |
|---|
| Name: <u>Marquette County Land Bank Authority / Innovalab</u> |
| Address: <u>234 W. Baraga</u> |
| City, State, Zip: <u>Marquette, MI 49855</u> |
| Phone #: <u>906-225-8177 / 616-719-7500</u> |
| Email: <u>agiroux@mqtco.org / davida@innova-lab.org</u> |

| APPLICANT/OWNER'S REPRESENTATIVE |
|--|
| Name: <u>UP Engineers & Architects, Inc.</u> |
| Address: <u>424 S. Pine Street</u> |
| City, State, Zip: <u>Ishpeming, MI 49849</u> |
| Phone #: <u>906-485-1011</u> |
| Email: <u>hsharland@upea.com</u> |

PRE-APPLICATION CONFERENCE

It is strongly encouraged that all applicants and their representatives meet with City of Marquette staff prior to submitting an application for a Planned Unit Development. A pre-application meeting with staff allows for a preliminary review of the application procedures, project timelines, compliance with the City Master Plan, and other project criteria, and prevents most situations that usually results in a project being postponed.

PROPERTY INFORMATION

Property Address: 1025 Osprey Court

Property Identification Number: Parcel 0514370

Size of property (frontage / depth / sq. ft. or acres): 0.9445 Acres

Zoning District: None (Former PUD)

Current Land Use: None

Surrounding Zoning Districts:

North - General Commercial
East - Planned Unit Development
South - Municipal
West - Planned Unit Development

Surrounding Land Use:

North - Commercial / Government Office Buildings
East - Residential - Apartment Building
South - None
West - Residential - Townhouses

PLANNED UNIT DEVELOPMENT INFORMATION

Percentage of Land Use by Type

| | Residential | Commercial/ Institutional | Industrial | Open Space | Other | Total |
|------------|--------------------|--------------------------------------|-------------------|-------------------|--------------|--------------|
| # of Acres | .1209 | - | - | .8236 | - | .9445 |
| % of Total | 12.8 | - | - | 87.2 | - | 100 |

Residential Density

| Type of Unit | Number of Units | Net Acres | Net Density |
|---------------------|------------------------|------------------|--------------------|
| Single Family Home | - | - | - |
| Town Home | 4 | .9445 | 4.235 |
| Apartments | - | - | - |
| Other | - | - | - |
| Total | 4 | .9445 | 4.235 |

Net Acres - Land development for land use type not including right-of-way
 Net Density - Number of Units/Net Acres

VARIANCES FROM ORDINANCE(S)

THIS IS A REQUIRED SECTION. FAILURE TO FILL OUT MAY INDICATE THAT THE PROPERTY CAN BE DEVELOPED UNDER CURRENT ZONING DISTRICT STANDARDS.

Please list and justify the request variance(s) from the Zoning or Subdivision Ordinances (attach additional pages if necessary):

- Property has not been re-zoned since expiration of previous zoning classification of Planned Unit Development

- Property is under 2 acre requirement for a Planned Unit Development. Original property was incorporated under a PUD with neighboring parcels and this parcel of the PUD was not developed

at that time and the property has now lost it's PUD zoning status. To develop this property it is requested the 2 acre PUD requirement is waived as the neighboring parcels were developed under a PUD.

REVISIONS TO PUD

Please list the proposed revisions to your approved PUD (attach additional pages if necessary):

SIGNATURE

I hereby certify the following:

1. I am the legal owner of the property for which this application is being submitted.
2. I desire to apply for the Planned Unit Development Permit indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
3. The requested Planned Unit Development would not violate any deed restrictions attached the property involved in the request.
4. I have read the attached Planned Unit Development section of the Land Development Code and understand the necessary requirements that must be completed.
5. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the plan.
6. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full. Once my application is deemed complete, I will be assigned a date for a public hearing before the Planning Commission that may not necessarily be the next scheduled meeting due to notification requirements and Planning Commission Bylaws.
7. I acknowledge that this form is not in itself a Planned Unit Development but only an application for a Planned Unit Development and is valid only with procurement of applicable approvals.
8. I authorize City Staff and the Planning Commission members to inspect the site.

Property Owner Signature: David C. Allen Date: 08/10/2021

Applicant Signature: [Signature] Date: 08/10/2021



InnovaLaB Housing Solutions
6610 Egypt Ridge Road
Rockford, MI 49341
616.719.7500
www.innovalabdevelopment.com

August 10, 2021

City of Marquette
Community Development Department
Municipal Service Center
1100 Wright Street
Marquette, MI 49855

ATTN: Ms. Andrea Landers, City Planning Commission, City Commission

RE: PUD Application & Associated Documents
1025 Osprey Court, Parcel Number 0514371

Dear Ms. Landers,

In cooperation with the Marquette County Land Bank Authority, we are pleased to submit an application to retain Planned Unit Development (PUD) status for the property located at 1025 Osprey Court in the City of Marquette. We understand the property has been zoned PUD, although the current PUD status has expired and the City has not commenced rezoning of this site. The intent for the parcel is to develop two duplex Townhouse buildings as shown in the attached conceptual plan. The current landowner, Marquette County Land Bank Authority has also provided a letter of support for the development of the property. The land ownership would change hands once the Townhomes are livable and sold.

We are requesting that the City consider waiving the property size requirements for a PUD in this case. The current parcel does not meet the two acre minimum requirement with a total area of 0.9445 acre. Prior to the parcel being acquired by the Marquette County Land Bank, it was successfully zoned PUD as a whole with the adjacent parcels which were developed at that time with the exception of this parcel. In order to effectively develop this parcel, land use that is consistent with the neighboring parcels is ideal. The site is also prepared for this use with minor alterations as the site was prepared along with the entirety of the original PUD properties with Osprey Court drive access, utilities, and storm water management.

The following qualification for PUD criteria apply to the development as proposed:

1. *To permanently establish land use patterns that are compatible or that will protect existing or planned uses.* The intent is to continue the original PUD objective with townhomes on this parcel surrounded by the previously zoned PUD townhomes and apartments that originally included this property.
 2. *To promote the goals and objectives of the Community Master Plan.* The parcel being zoned PUD would remain consistent with the current Master Plan and qualify the development for this objective.
 3. *To bring about redevelopment of sites where an orderly change of use or requirements is determined to be desirable.* The parcel would likely be unable to be developed as anything other than the proposed and therefore the proposed project would be deemed desirable and qualify for this objective.
 4. *Dedication of natural features and/or open spaces.* Several objectives refer to preserving natural features and/or open spaces. This parcel will be less than 50% developed when complete leaving the sloped topography behind the proposed building in its natural state, meeting a number of these objectives. In addition, a portion of this parcel that is currently graveled will be landscaped and/or sodded.
-

Osprey Court PUD Application

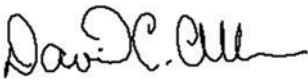
August 10, 2021

Page 2

To summarize, this letter serves two purposes. One is to request a waiver on the requirement for minimum size of a PUD. The second is to present to the City our concept plan and to note that the property located at 1025 Osprey Court meets the criteria for qualification to be zoned as PUD and be developed in our proposed manner.

Should you have any questions or concerns, please feel free to contact myself, our partner Marquette County Land Bank Authority, or our engineer UP Engineers & Architects. Thank you for your consideration on this matter.

Respectfully submitted,

A handwritten signature in black ink that reads "David Allen". The signature is fluid and cursive, with the first name "David" and last name "Allen" clearly legible.

David Allen
President
InnovaLaB Housing Solutions

CC: Anne Giroux, Director, Marquette County Land Bank
Hattie Sharland, P.E., Project Manager, UPEA

Nicholas Benson, Chairperson
Charles Bergdahl, Vice Chairperson
Deborah Pellow, Secretary/Treasurer
Karen Alholm, Member
James Goodman, Member



Anne Giroux, Director
234 W. Baraga Avenue
Marquette, MI 49855
(906)225-8164
fax (906)225-8155

August 9, 2021

Marquette City Planning Commission
Marquette City Commission

RE: Osprey Court Development

The Marquette County Land Bank Authority requests your support as we seek to develop a challenging parcel that we have owned for some time. The Authority acquired the vacant parcel on Osprey Court in 2011 after it had been foreclosed on by the Marquette County Treasurer for nonpayment of taxes. The Authority has significant resources invested in the legal work that was necessary to separate the parcel from the existing condominium association. After going through a request for proposals process, we are happy to have found a developer who will create four living units at this site.

You have received an application for a Planned Unit Development (PUD) from the developer. We ask for approval of the PUD and feel it makes sense from a planning perspective, as it is in line with the original PUD that was approved many years ago. You have also received a request for waiver from the acreage requirements for a PUD. Our hope is that the Commission will be flexible and grant this waiver in order to support new housing units on a site that has been difficult to develop. Approval will ensure that this parcel is productive again, creating tax base for the community after many years being off the tax roll.

I would be happy to answer any questions regarding the property and can be reached at 906-225-8177.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anne Giroux", written in a cursive style.

Anne Giroux

Fire and Zoning Staff Comments

1. Fire Comment:

RE: 01-PUD-09-21 – 1025 Osprey Court (PIN: 0514370)- Concept plan review

Jeffrey Fossitt <jfossitt@marquettemi.gov>

Fri 8/13/2021 7:57 AM

To: Andrea Landers <alanders@marquettemi.gov>

I have no comments

2. Zoning Comment:



CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT STREET
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Hattie Sharland, UPEA
FROM: Andrea Landers, Zoning Official
DATE: August 26, 2021
SUBJECT: Concept Review of 01-PUD-09-21: 1025 Osprey Court

No comments at this time.

Applicant's Response to DPW and Engineering comments

FROM: Hattie Sharland, UPEA
DATE: August 31, 2021
SUBJECT: Concept Review of 01-PUD-09-21: 1025 Osprey Court

1. DPW Comment:

01-PUD-09-21 1025 Osprey Court

Scott Cambensy <scambensy@marquettetemi.gov>

Wed 8/11/2021 2:30 PM

To: Andrea Landers <alanders@marquettetemi.gov>

Andrea,

DPW has no comments at this time. Although, Anne mentioned the parcel was removed from the condominium association in her support letter which does raise some questions about utility easements and Osprey Ct which is a private road.

Scott

Applicant Response: Utility easement information will be reviewed prior to preliminary plan submittal.

2. Engineering Comment:

The following are the plan review comments from the Engineering Division for the documents identified above.

- Per the City Land Development Code (Section 54.803 Storm Water Management) all lots shall retain storm water runoff on-site or detain it so as to allow discharge at a rate that is equal to or less than what left the site prior to redevelopment or new construction. This requirement must be accommodated for in final design.

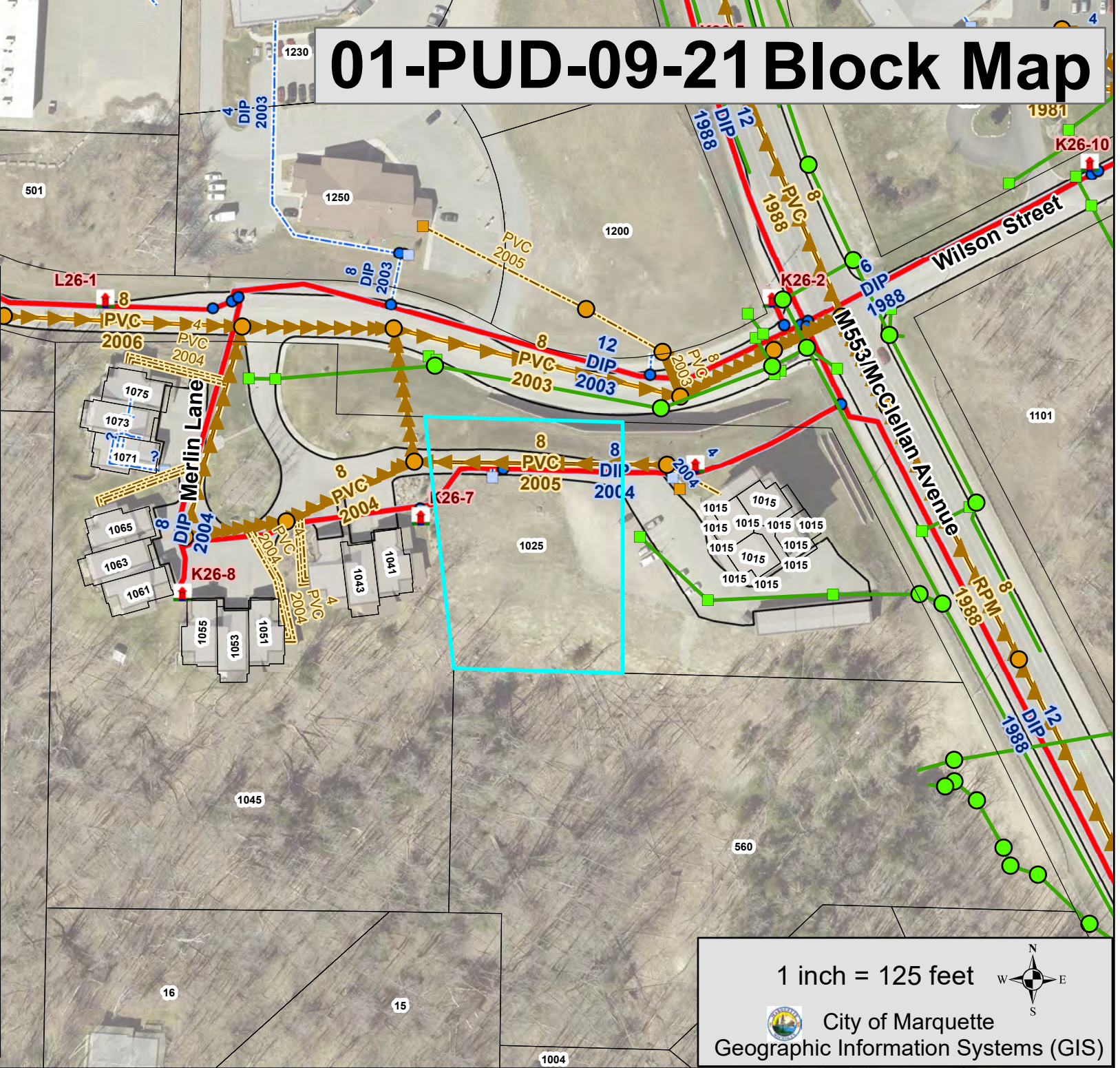
Respectfully Submitted,
Engineering Department

Applicant Response: Storm water discharge requirements will be reviewed and accommodated in the preliminary plan submittal.

01-PUD-09-21 Block Map

LEGEND

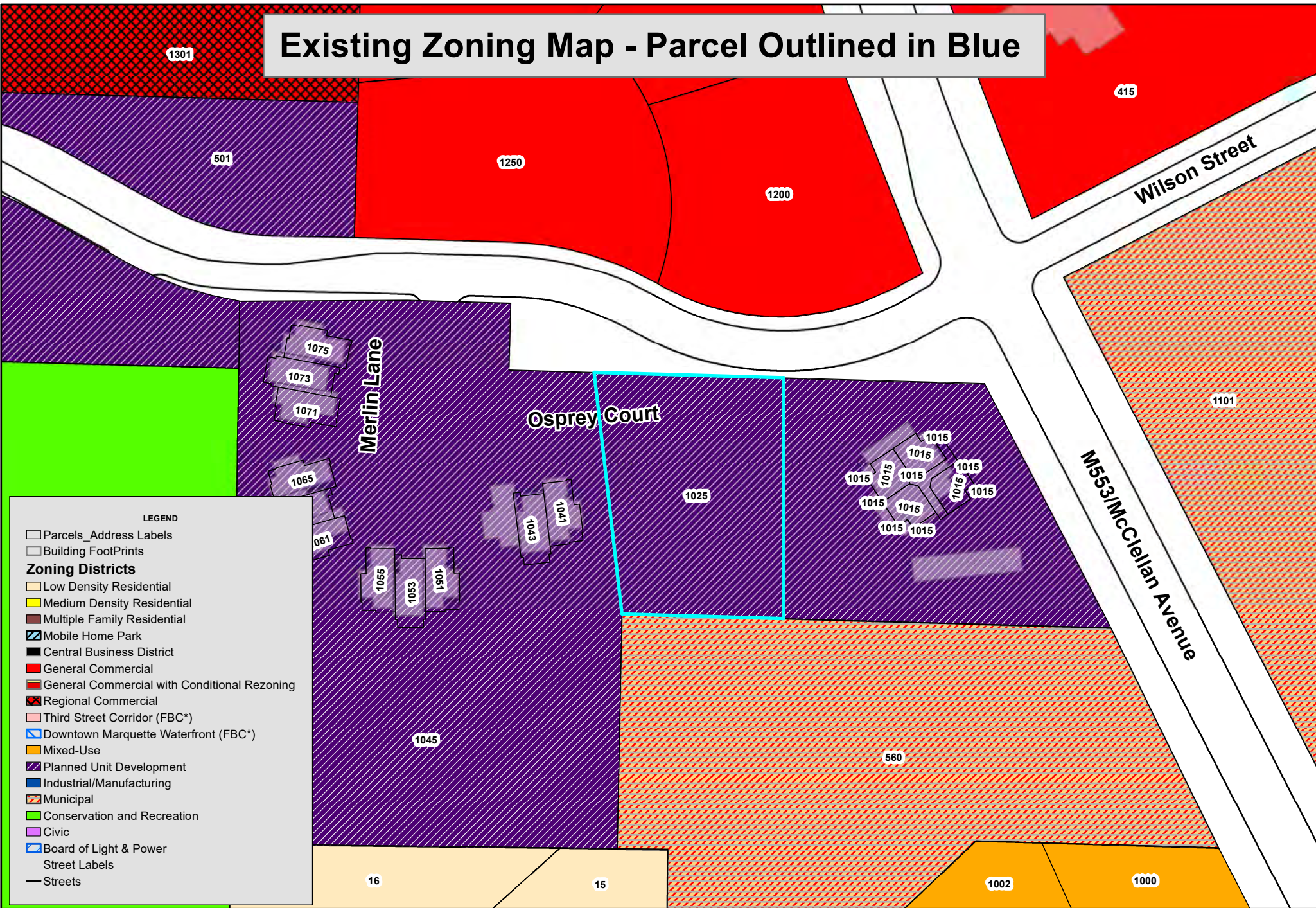
- Parcels_Address Labels
- Storm Manholes
- Storm Catch Basins
- Storm Pipes
- SewerCleanOuts
- ⊕ Sewer System Valves
- Sewer Manholes
- San Flow Direction**
- FLOW_DIR**
- EAST
- NORTH
- SOUTH
- WEST
- Sewer Lateral Lines
- Sew Not Slip Lined
- Sew Slip Lined
- 🚒 Fire Hydrants
- ⏸ WaterShutOff
- Water Valves & Gates
- Water Lateral Lines
- wMain**
- Representation: wMain_Rep**
- Cast Iron
- Copper
- Ductile Iron
- Galvanized Pipe
- High Density Polyethylene
- Polyvinyl Chloride
- Sand Cast
- Steel
- Unknown
- Watermains
- Water Structures
- Street Labels
- Streets
- Building FootPrints



1 inch = 125 feet



Existing Zoning Map - Parcel Outlined in Blue



In regard to the map, the information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information.



1 inch = 122 feet



Public hearing re: 01-PUD-09-21 - 1025 Osprey Court {PIN: 0514370}

Bryan Hobrow <bryanhobrow@gmail.com>

Thu 8/26/2021 1:19 PM

To: Andrea Landers <alanders@marquette.mi.gov>

Dear Ms. Landers:

We own one of the condos at 1015 Osprey Ct. (#2) in the building at 1015 Osprey Ct. Marquette.

We are in disagreement with the proposed two duplex townj
house buildings within 300 ft. of our property.

We can envision the following problems:

- Serious parking and traffic flow

- If townhouses are not owned there are all kinds of countless disputes
with renters

- During construction there will be a major obstacle of movement thru the
construction area. Not to mention the dirt, dust problems for asthma and
COPD people, which we both are.

Sincerely,

Melvyn Bryan Hobrow
Sandra Hobrow