

IMAGINE PEACE GARDEN SPECIAL LAND USE APPLICATION NARRATIVE

Compatibility with adjacent uses

The proposed outdoor gathering space ("Imagine Peace Park") is a unique feature within the Township, offering an outdoor garden facility as an accessory use to the historic business, Imagine Landscapes, in an area with existing outdoor businesses up and down Gerald St.

Compatibility with the master plan

The Master Plan shows the Gerald Street area continuing to be a consumer industrial use. Both the historic landscaping business and outdoor Peace Park (with Special Land Use) are compatible with this use.

Traffic Impact

It is anticipated that there would be no negative impact on Gerald Street. The gathering space, served by 64 cars, would have off-street parking. The activities at Imagine Peace Park would be during times when the daytime businesses including Imagine Landscapes are closed.

Impact on Public Services

The existing building is currently served by gas, electric, water and sewer. All runoff from the proposed parking lot would be captured by a storm water detention system and released slowly into an approved storm water outlet.

Compliance with Zoning Ordinance Standards

Article 25 of the Zoning Ordinance was amended by The Township in Resolution 2021-072 to allow Outdoor Events and Assembly Uses as a Special Use. This amendment provides for determination of Special Use on a case-by-case basis. With the unique characteristics of the Peace Park, this use would provide a small outdoor park environment in the commercial/industrial nature of Gerald Ave properties.

Impact on the Environment

The Imagine Peace Park provides open space that is not noisy, or dusty. No heavy equipment operates in this space. There are no negative environmental impacts brought about by the Peace Park, however the positive impacts include enhancing the land with a variety of plant & tree species, pollinator gardens, vegetable gardens, community resources, philanthropic opportunities, and more. Prior to Imagine enhancing the property, the land sat with waste & condemned trailers for a number of years.

Specific Special Land Use Requirements

This proposed special land use shall comply with all specific requirements for this particular use as stated in the amended Zoning Ordinance.

PROPOSED NEW PARCEL LEGAL DESCRIPTION

ALL THE PART OF THE SW 1/4 OF SECTION 2, T. 1S., R. 8 E., NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
 BEGINNING AT A POINT DISTANT S.02°24'20"E. 496.95 FT. AND S.87°27'57"E. 465.78 FT. AND S.03°18'30"E. 1620.37 FT. AND N.85°37'30"W. 5.05 FT. FROM THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE S.03°18'30"E. 47.15 FT.; THENCE 222.32 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 405.00 FT.; CHORD BEARING AND DISTANCE OF S.19°05'05"E. 219.54 FT.; THENCE N.85°37'30"W. 373.15 FT.; THENCE N.14°10'33"W. 261.80 FT.; THENCE S.85°37'30"E. 362.91 FT. TO THE POINT OF BEGINNING.

SITE DATA:
 ZONED C1 CONSUMER INDUSTRIAL

SETBACKS
 FRONT: 30 FT
 SIDE : 10 FT EACH
 REAR : 50 FT

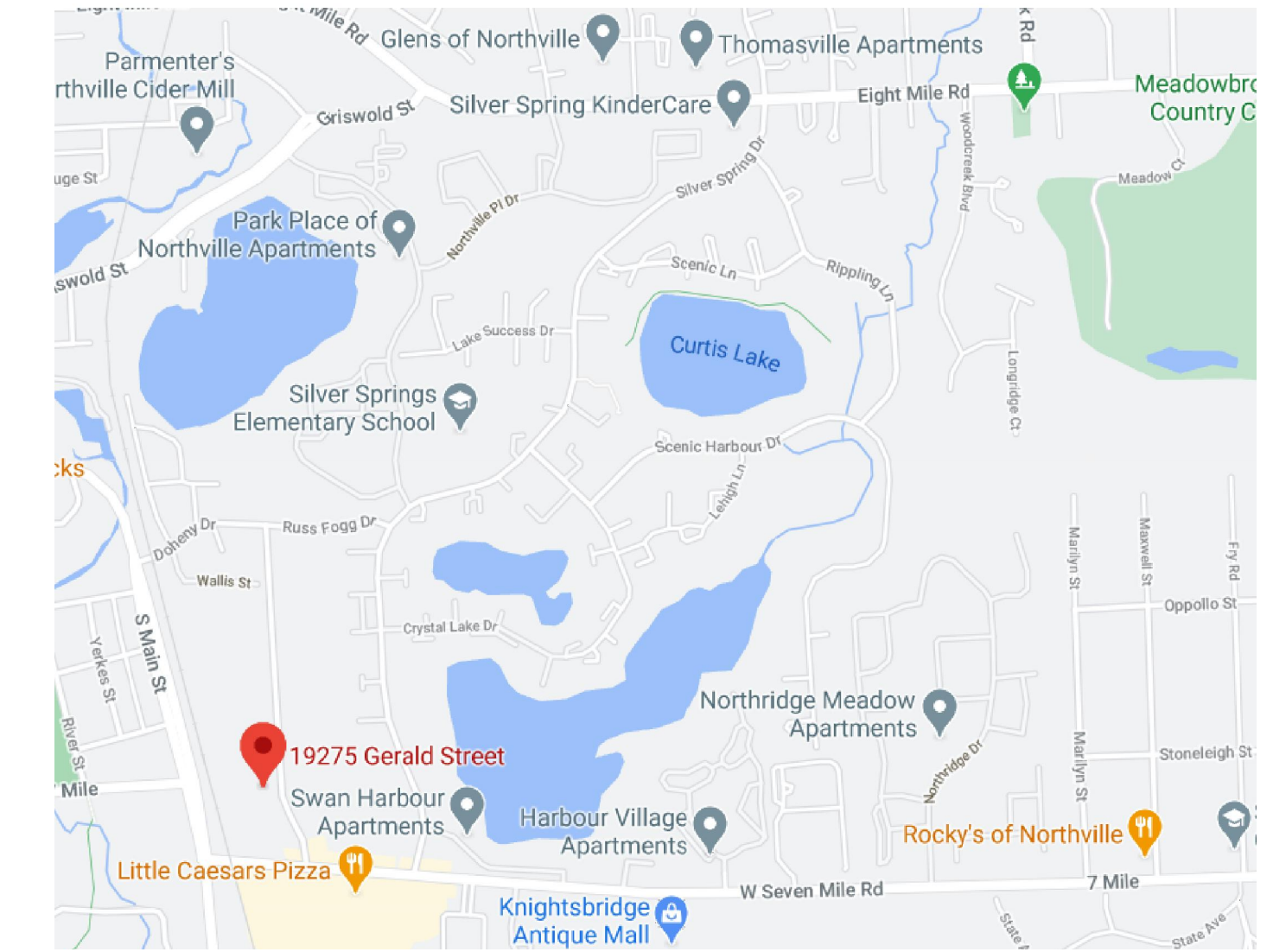
NEW PARKING LOT
 REGULAR SPACES = 61
 BARRIER FREE = 3
 TOTAL = 64

UTILITIES:
 THE EXISTING BUILDING IS CURRENTLY SERVED BY SANITARY SEWER, WATER, GAS & ELECTRIC. NO WELL OR SEPTIC SYSTEM ON SITE.

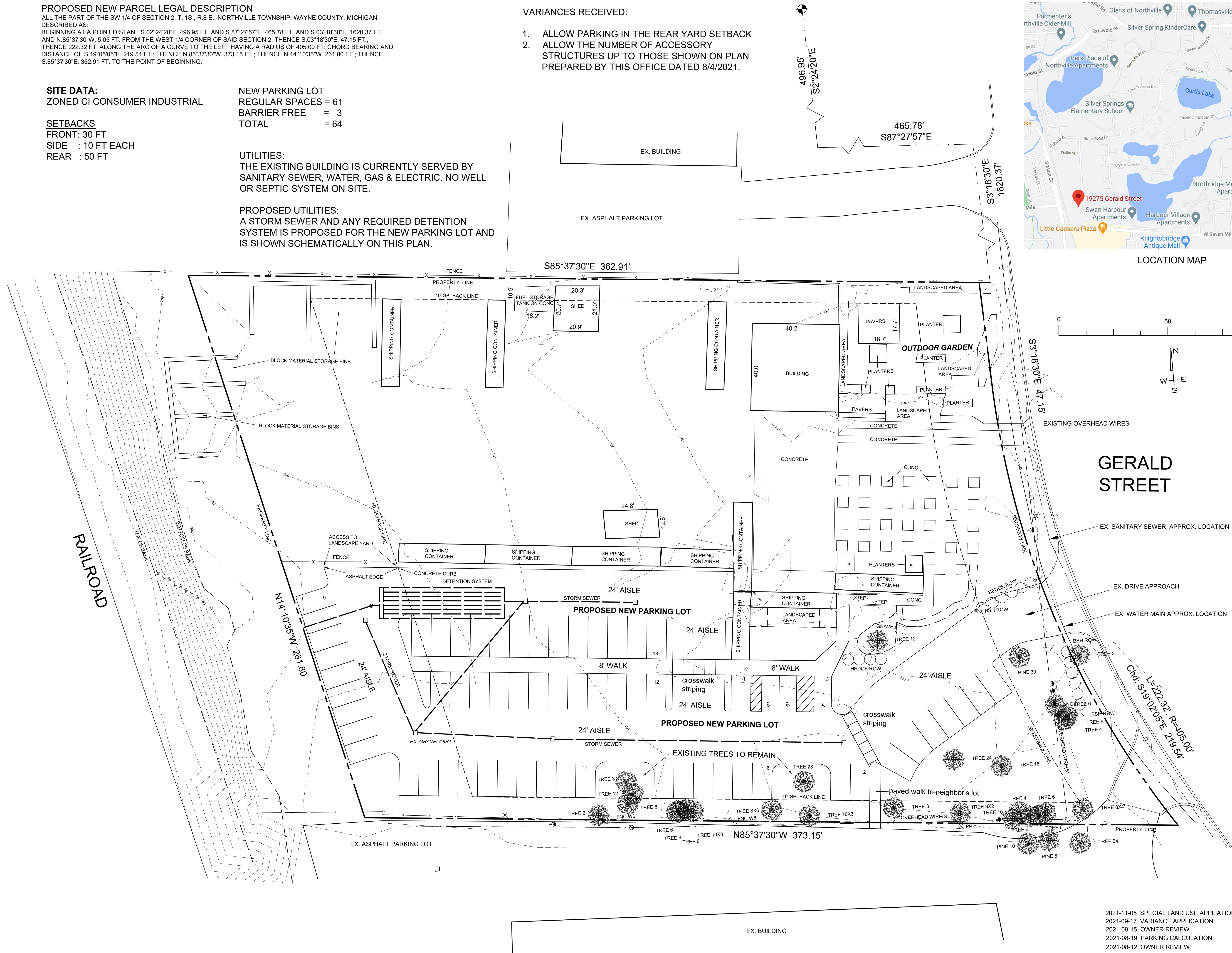
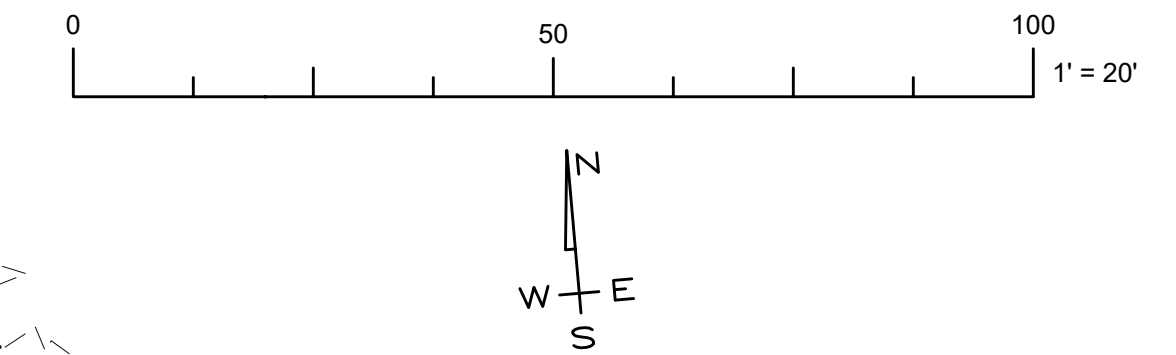
PROPOSED UTILITIES:
 A STORM SEWER AND ANY REQUIRED DETENTION SYSTEM IS PROPOSED FOR THE NEW PARKING LOT AND IS SHOWN SCHEMATICALLY ON THIS PLAN.

VARIANCES RECEIVED:

1. ALLOW PARKING IN THE REAR YARD SETBACK
2. ALLOW THE NUMBER OF ACCESSORY STRUCTURES UP TO THOSE SHOWN ON PLAN PREPARED BY THIS OFFICE DATED 8/4/2021.



LOCATION MAP

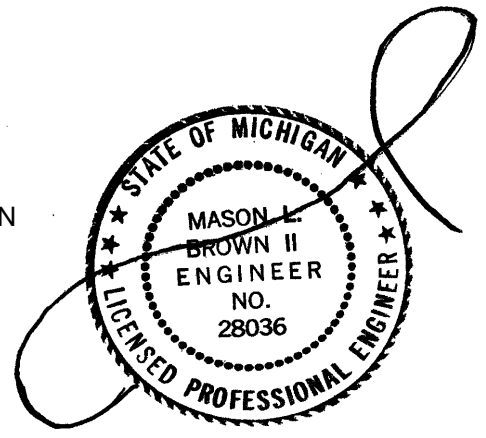


GERALD STREET

EX. SANITARY SEWER APPROX. LOCATION
 EX. DRIVE APPROACH
 EX. WATER MAIN APPROX. LOCATION

Chd. S19°02'05"E 219.54'
 L=222.32', R=405.00'

20-031.DWG
 DESIGN: ---
 DRAWN: mb
 CHECKED: MB
 FIELD CR: net



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PRELIMINARY SITE PLAN

IMAGINE DESIGN AND BUILD

REVISIONS:

DESIGN: ---	CHECKED: MB
DRAWN: mb	CHECKED: MB
FIELD CR: net	

SCALE:
 1"=20'

DATE:
 AUG. 4, 2021

JOB NO.
 20-031

SHEET
1

2011-11-05 SPECIAL LAND USE APPLICATION
 2021-09-17 VARIANCE APPLICATION
 2021-09-15 OWNER REVIEW
 2021-08-19 PARKING CALCULATION
 2021-08-12 OWNER REVIEW
 2021-08-10 OWNER REVIEW