



Planning Commission  
97 North Broad Street  
Hillsdale, Michigan 49242-1695  
(517) 437-6440 Fax: (517) 437-6450

**Planning Commission Agenda**  
**February 19, 2025**

- I. Call to Order 5:30 pm**
  - A. Pledge of Allegiance
  - B. Roll Call
  
- II. Public Comment**
  - Any agenda item – 3 min. limit
  
- III. Consent Items**
  - A. Approval of agenda
  - B. Approval of Planning Commission 1/15/2025 minutes
  
- IV. Site Plan Review**
  - 58 Park Street
  
- V. Old Business**
  - A. Ordinance Review
    - a. Sec. 36-411 & 36-412
  
- VI. New Business**
  - A. No New Business
  
- VII. Zoning Administrator Report**
  
- VIII. Commissioners' Comments**
  
- IX. Public Comment**
  - Any Commission related item – 3 min. limit
  
- X. Adjournment**
  - Next meeting: Wednesday, March 19, 2025 at 5:30 pm

## Planning Commission Minutes- January 15, 2025

1. Call to order
  - a. Pledge of Allegiance
  - b. Roll Call
    - i. Present
      1. Winters
      2. Kniffin
      3. Laycock
      4. Morrisey
    - ii. Absent
      1. Moore
      2. Rogers
2. Public Comment
  - a. None
3. Consent items
  - a. Approval of agenda
    - i. Amend agenda to remove "A" from New Business
    - ii. First- Morrisey
    - iii. Second- Winters
    - iv. All in favor
4. Old Business
  - a. None
5. New Business
  - a. Ordinance review 36-411 & 36-412
    - i. Discussion regarding driveway approach size.
    - ii. Administrator Beeker will make some adjustments to driveway approach sizes for this ordinance.
6. Zoning Administrator report
  - a. No upcoming business to report
7. Commissioner's comments
  - a. None
8. Public Comment
  - a. None
9. Adjournment
  - a. First- Winter
  - b. Second- Morrisey
  - c. All in favor



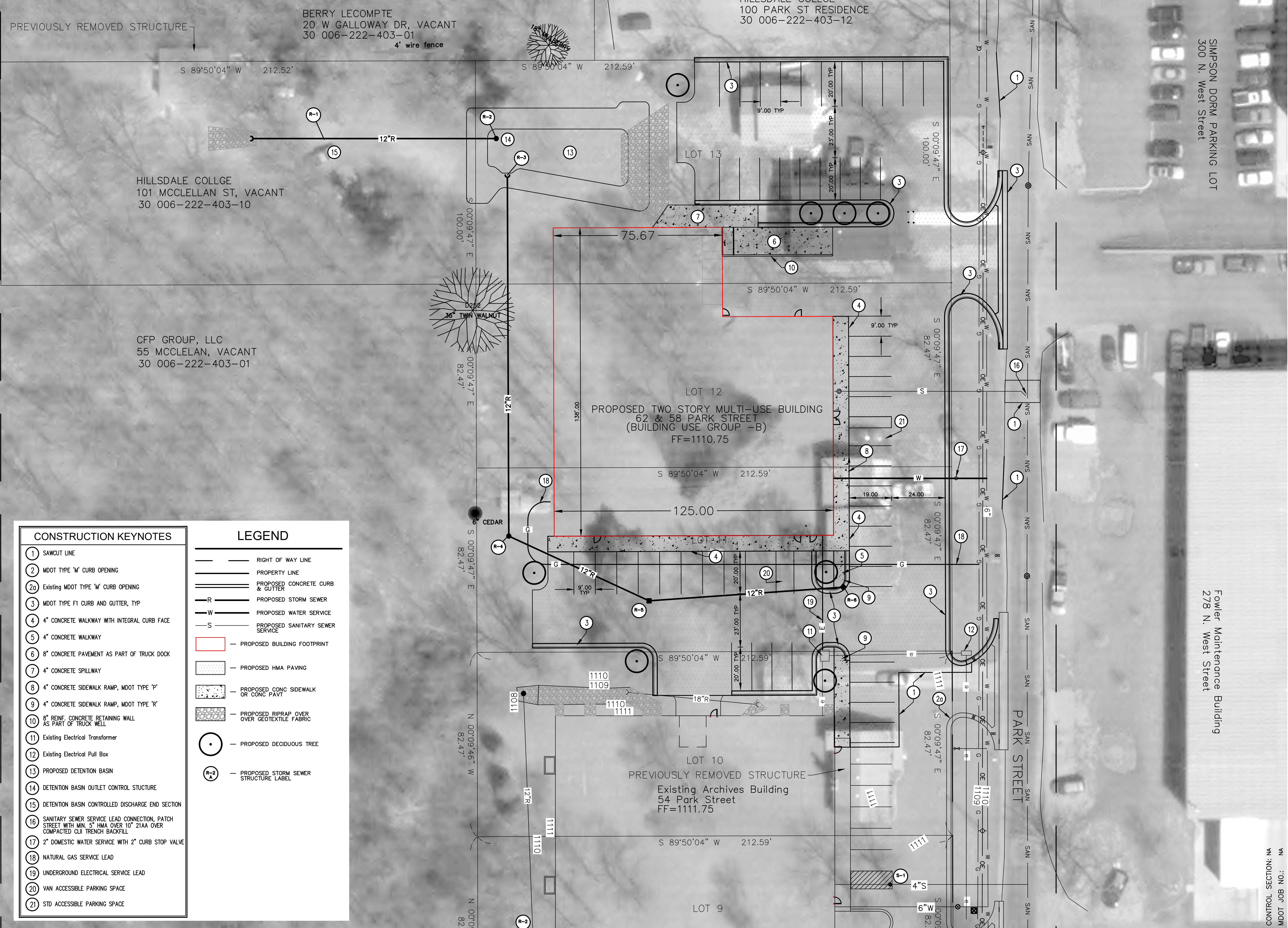
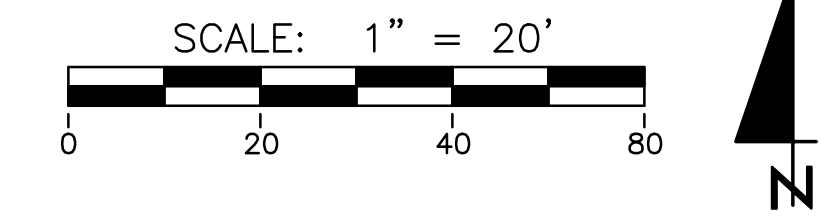
**TO: Planning Commission**

**FROM: Zoning Administrator**

**DATE: February 19, 2025**

**RE: Site Plan Review – 58 Park**

**Background:** Hillsdale College is proposing a new building located at 58 Park. The proposed building is to be used for incoming mail and sorting as well as miscellaneous office space. The project has been reviewed by the city department heads, the report is included. Planning Commission members shall visit the site for field review. Zoning Administrator is requesting approval of the site plan.



CONSTRUCTION KEYNOTES	LEGEND
1 SAWCUT LINE	— RIGHT OF WAY LINE
2 MDOT TYPE 'M' CURB OPENING	— PROPERTY LINE
2a Existing MDOT TYPE 'M' CURB OPENING	— PROPOSED CONCRETE CURB & GUTTER
3 MDOT TYPE F1 CURB AND GUTTER, TYP	— PROPOSED STORM SEWER
4 4" CONCRETE WALKWAY WITH INTEGRAL CURB FACE	— PROPOSED WATER SERVICE
5 4" CONCRETE WALKWAY	— PROPOSED SANITARY SEWER SERVICE
6 8" CONCRETE PAVEMENT AS PART OF TRUCK DOCK	— PROPOSED BUILDING FOOTPRINT
7 4" CONCRETE SPILLWAY	— PROPOSED HMA PAVING
8 4" CONCRETE SIDEWALK RAMP, MDOT TYPE 'P'	— PROPOSED CONC SIDEWALK OR CONC PAVT
9 4" CONCRETE SIDEWALK RAMP, MDOT TYPE 'R'	— PROPOSED RIPRAP OVER GEOTEXTILE FABRIC
10 8" REINF. CONCRETE RETAINING WALL AS PART OF TRUCK WELL	● PROPOSED DECIDUOUS TREE
11 Existing Electrical Transformer	⊙ PROPOSED STORM SEWER STRUCTURE LABEL
12 Existing Electrical Pull Box	
13 PROPOSED DETENTION BASIN	
14 DETENTION BASIN OUTLET CONTROL STRUCTURE	
15 DETENTION BASIN CONTROLLED DISCHARGE END SECTION	
16 SANITARY SEWER SERVICE LEAD CONNECTION, PATCH STREET WITH MIN. 5" HMA OVER 10" 21AA OVER COMPACTED CL1 TRENCH BACKFILL	
17 2" DOMESTIC WATER SERVICE WITH 2" CURB STOP VALVE	
18 NATURAL GAS SERVICE LEAD	
19 UNDERGROUND ELECTRICAL SERVICE LEAD	
20 VAN ACCESSIBLE PARKING SPACE	
21 STD ACCESSIBLE PARKING SPACE	

MTE  
 PROFESSIONAL ENGINEERING SERVICES  
 Phone: (517) 437-4283 Fax: (517) 437-4344

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CLIENT  
 Hillside College  
 33 E. College St  
 Hillside, MI 49242  
 517 437-7341

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**HILLSDALE COLLEGE**  
 PARK STREET MULTI-USE BUILDING  
 SITE LAYOUT PLAN  
 DESIGN DEVELOPMENT

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C1

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DATE: 01-06-25	SHEET C1 OF X
CADD: MWT	ENG: MWT
PM: MWT	EGH: C1

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CONTROL SECTION: NA  
 MDOT JOB NO.: NA

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MTE JOB No. 20908  
 REVISIONS: 05-13-21

MCCLELLAN STREET

Fowler Maintenance Building  
278 N. West Street

PREVIOUSLY REMOVED STRUCTURE

BERRY LECOMPTE  
20 W GALLOWAY DR, VACANT  
30 006-222-403-01  
4" wire fence

HILLSDALE COLLEGE  
100 PARK ST RESIDENCE  
30 006-222-403-12

HILLSDALE COLLEGE  
101 MCCLELLAN ST, VACANT  
30 006-222-403-10

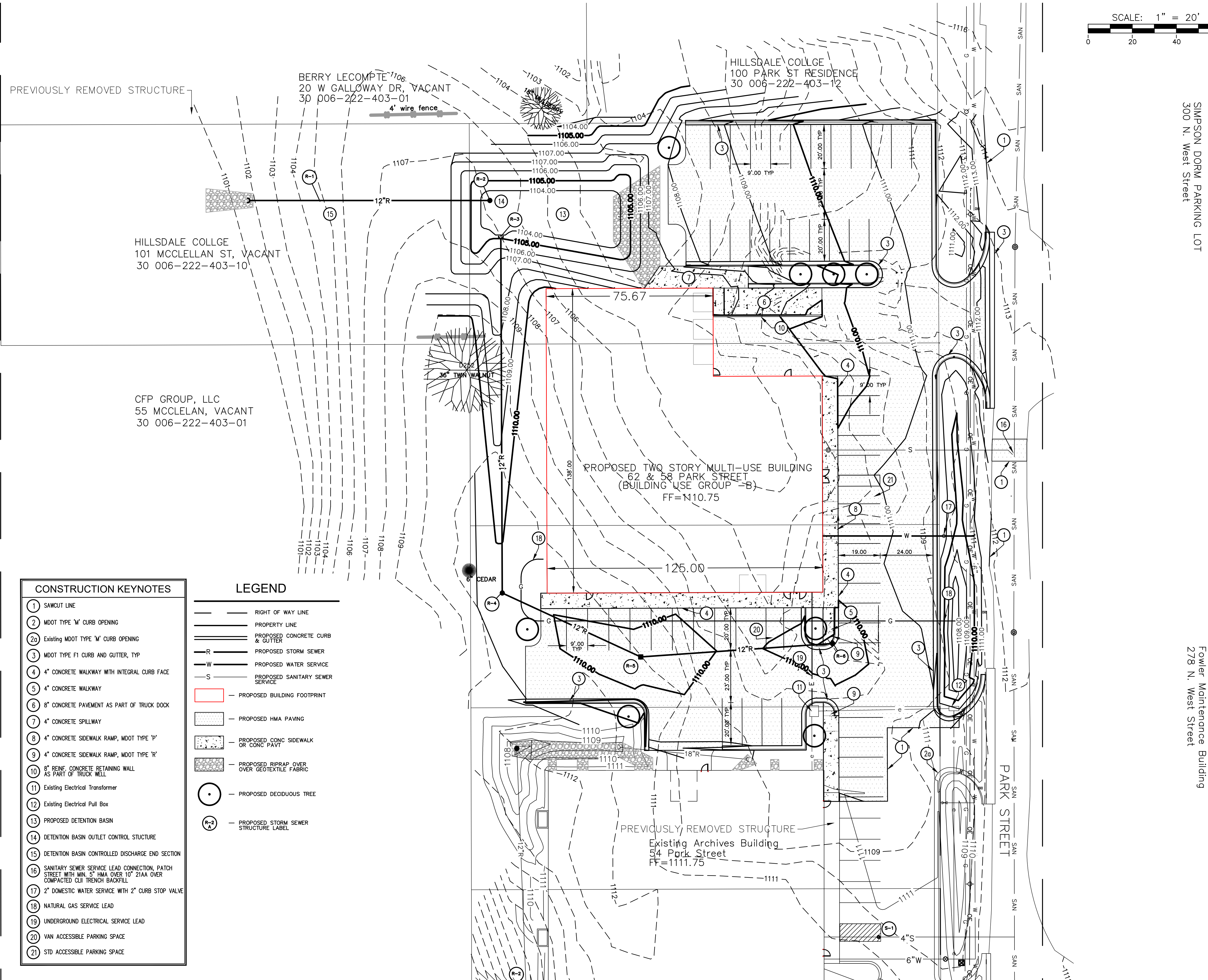
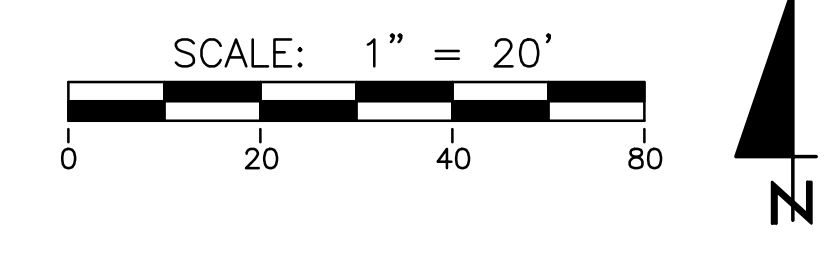
CFP GROUP, LLC  
55 MCCLELLAN, VACANT  
30 006-222-403-01

LOT 12  
PROPOSED TWO STORY MULTI-USE BUILDING  
62 & 58 PARK STREET  
(BUILDING USE GROUP -B)  
FF=1110.75

LOT 10  
PREVIOUSLY REMOVED STRUCTURE  
Existing Archives Building  
54 Park Street  
FF=1111.75

SIMPSON DORM PARKING LOT  
300 N. West Street

CONTROL SECTION: NA  
MDOT JOB NO.: NA



**CONSTRUCTION KEYNOTES**

1	SAWCUT LINE
2	MDOT TYPE 'M' CURB OPENING
2a	Existing MDOT TYPE 'M' CURB OPENING
3	MDOT TYPE F1 CURB AND GUTTER, TYP
4	4" CONCRETE WALKWAY WITH INTEGRAL CURB FACE
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9	4" CONCRETE SIDEWALK RAMP, MDOT TYPE 'R'
10	8" REINF. CONCRETE RETAINING WALL AS PART OF TRUCK WELL
11	Existing Electrical Transformer
12	Existing Electrical Pull Box
13	PROPOSED DETENTION BASIN
14	DETENTION BASIN OUTLET CONTROL STRUCTURE
15	DETENTION BASIN CONTROLLED DISCHARGE END SECTION
16	SANITARY SEWER SERVICE LEAD CONNECTION, PATCH STREET WITH MIN. 5" HMA OVER 10" 21AA OVER COMPACTED CLII TRENCH BACKFILL
17	2" DOMESTIC WATER SERVICE WITH 2" CURB STOP VALVE
18	NATURAL GAS SERVICE LEAD
19	UNDERGROUND ELECTRICAL SERVICE LEAD
20	VAN ACCESSIBLE PARKING SPACE
21	STD ACCESSIBLE PARKING SPACE

**LEGEND**

---	RIGHT OF WAY LINE
---	PROPERTY LINE
---	PROPOSED CONCRETE CURB & GUTTER
---R---	PROPOSED STORM SEWER
---W---	PROPOSED WATER SERVICE
---S---	PROPOSED SANITARY SEWER SERVICE
[Red Outline]	PROPOSED BUILDING FOOTPRINT
[Stippled Pattern]	PROPOSED HMA PAVING
[Dotted Pattern]	PROPOSED CONC SIDEWALK OR CONC PAVT
[Cross-hatched Pattern]	PROPOSED RIPRAP OVER GEOTEXTILE FABRIC
(•)	PROPOSED DECIDUOUS TREE
(R-2)	PROPOSED STORM SEWER STRUCTURE LABEL

MCCLELLAN STREET

Fowler Maintenance Building  
278 N. West Street

SIMPSON DORM PARKING LOT  
300 N. West Street

BERRY LECOMPTÉ  
20 W GALLOWAY DR, VACANT  
30 006-222-403-01

HILLSDALE COLLEGE  
101 MCCLELLAN ST, VACANT  
30 006-222-403-10

CFP GROUP, LLC  
55 MCCLELLAN, VACANT  
30 006-222-403-01

HILLSDALE COLLEGE  
100 PARK ST RESIDENCE  
30 006-222-403-12

PROPOSED TWO STORY MULTI-USE BUILDING  
62 & 58 PARK STREET  
(BUILDING USE GROUP -B)  
FF=110.75

PREVIOUSLY REMOVED STRUCTURE  
Existing Archives Building  
54 Park Street  
FF=111.75

CONTROL SECTION: NA  
MDOT JOB NO.: NA

MTE JOB No. 20908  
REVISIONS: 05-13-21

DATE: 01-06-25	SHEET 02 OF X
CADD: MWT	ENG: MWT
PM: MWT	TECH: NA

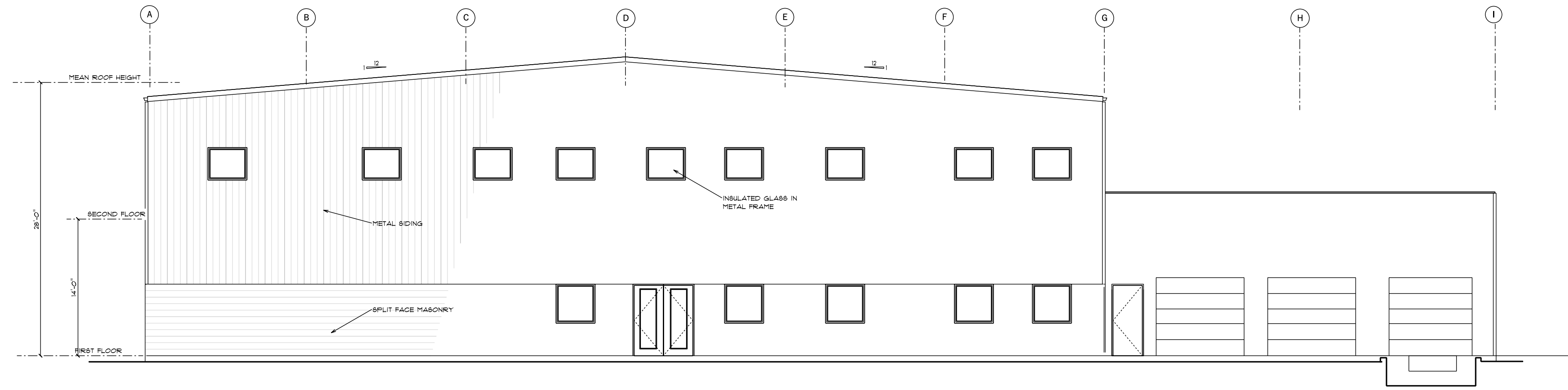
C2

HILLSDALE COLLEGE  
PARK STREET MULTI-USE BUILDING  
SITE GRADING PLAN  
DESIGN DEVELOPMENT

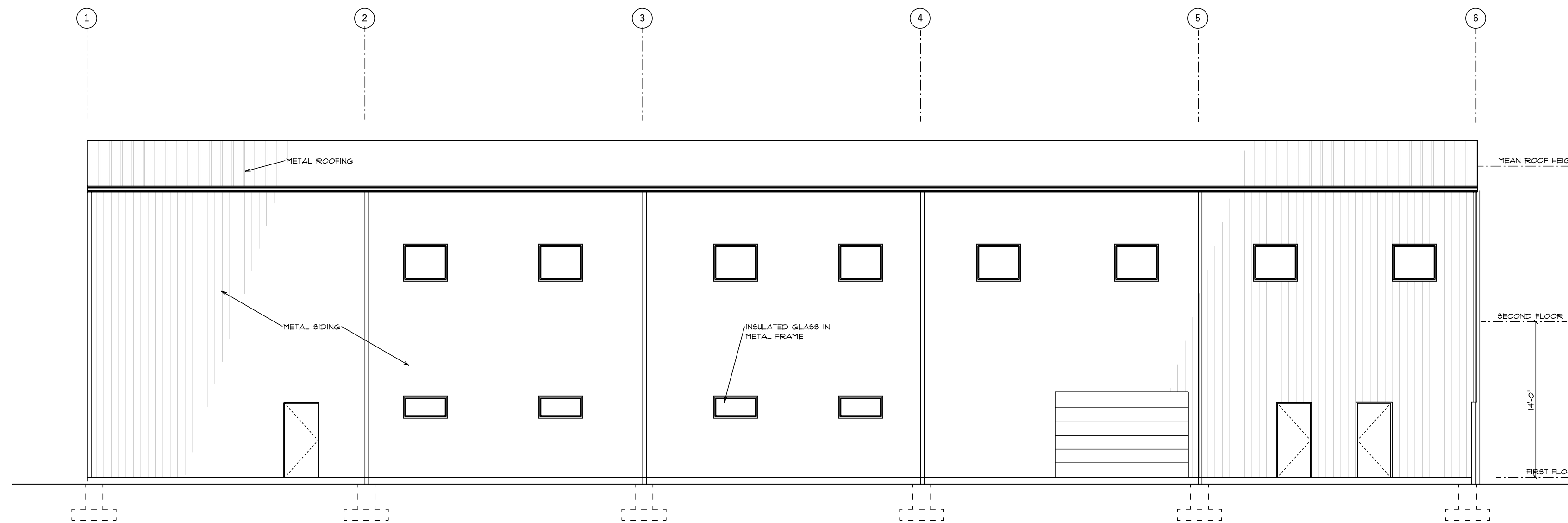
CLIENT  
Hillsdale College  
33 E. College St  
Hillsdale, MI 49242  
517 437-7341

PROFESSIONAL  
ENGINEERING  
SERVICES

Phone: (517) 437-4283  
Fax: (517) 437-4344



PRELIMINARY EAST ELEVATION



PRELIMINARY SOUTH ELEVATION

**s. allen design**  
**ARCHITECTURE**  
 49A WEST CHICAGO STREET  
 COLDWATER, MICHIGAN 49036  
 TEL. 811-279-7197  
 sallendesign@aegmail.com

**HILLSDALE COLLEGE**  
 PARK STREET  
 HILLSDALE, MICHIGAN



_____	_____
_____	_____
1-6-25	SPA
DATE	ISSUE
PROFESSIONAL SEAL	

JOB NUMBER  
 24-014

DRAWING TITLE

EXTERIOR  
 ELEVATIONS

DRAWING NUMBER

**A200**

February 5, 2025

Below is a list of the items cited during the review the plans of the proposed multi-use building to be located at 58 Park Street. The City Department Heads reviewed the plans and responded to the Zoning Administrator by email: Alan Beeker (Planning & Zoning), Jeff Gier (Board of Public Utilities), Jake Hammel (Board of Public Utilities), Jason Blake (Department of Public Services), Dan Poole (Fire Dept.)

Public Services

- No issues

Public Safety

- Asked about location of FDC (building not suppressed)

Board of Public Utilities

- No issues


Planning/Zoning

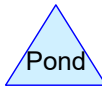
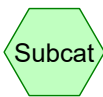
- No issues

The Planning Commission will review the drawings at the regular meeting which will be held on February 19, 2025 at 5:30 pm. The location will be at City Hall, 97 N. Broad St. in the 3<sup>rd</sup> Floor Council Chambers.



Existing Runoff Rate,  
 $Q_{ex} = 0.64$  cfs

  
 Time of  
 Concentration  
 Flow Path



**Routing Diagram for 58\_62 Park St Existing**  
 Prepared by MT Engineering, LLC, Printed 1/8/2025  
 HydroCAD® 10.00-20 s/n 05512 © 2017 HydroCAD Software Solutions LLC



**58\_62 Park St Existing**

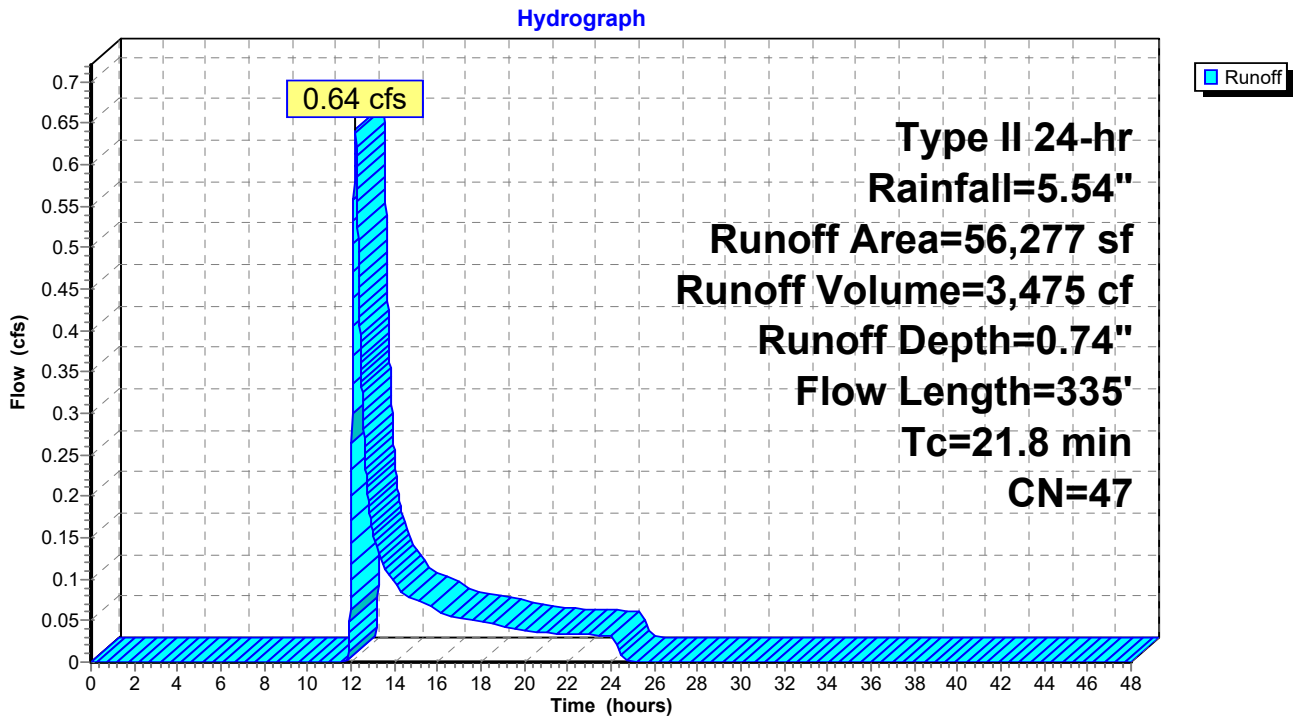
Prepared by MT Engineering, LLC

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Type II 24-hr Rainfall=5.54"

Printed 1/8/2025

**Subcatchment 1s: 58 & 62 Park St**



**58\_62 Park St Existing**

Prepared by MT Engineering, LLC

HydroCAD® 10.00-20 s/n 05512 © 2017 HydroCAD Software Solutions LLC

Type II 24-hr Rainfall=5.54"

Printed 1/8/2025

**Summary for Subcatchment 1s: 58 & 62 Park St**

Runoff = 0.64 cfs @ 12.21 hrs, Volume= 3,475 cf, Depth= 0.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
Type II 24-hr Rainfall=5.54"

Area (sf)	CN	Description
* 8,074	98	Roofs, Pavement & Hard Surfaces
48,203	39	>75% Grass cover, Good, HSG A
56,277	47	Weighted Average
48,203		85.65% Pervious Area
8,074		14.35% Impervious Area

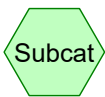
  

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	93	0.0650	0.16		<b>Sheet Flow, Grassed Overland Flow</b> Grass: Dense n= 0.240 P2= 2.55"
10.6	57	0.0180	0.09		<b>Sheet Flow, Grassed Overland Flow</b> Grass: Dense n= 0.240 P2= 2.55"
1.8	185	0.0125	1.68		<b>Shallow Concentrated Flow, Grassed Overland Flow</b> Grassed Waterway Kv= 15.0 fps
21.8	335	Total			

Proposed Detention  
Pond Release Rate,  
 $Q_{pr} = 0.58 \text{ cfs}$   
 $Q_{ex} > Q_{pr}$



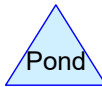
Time of  
Concentration  
Flow Path



Subcat



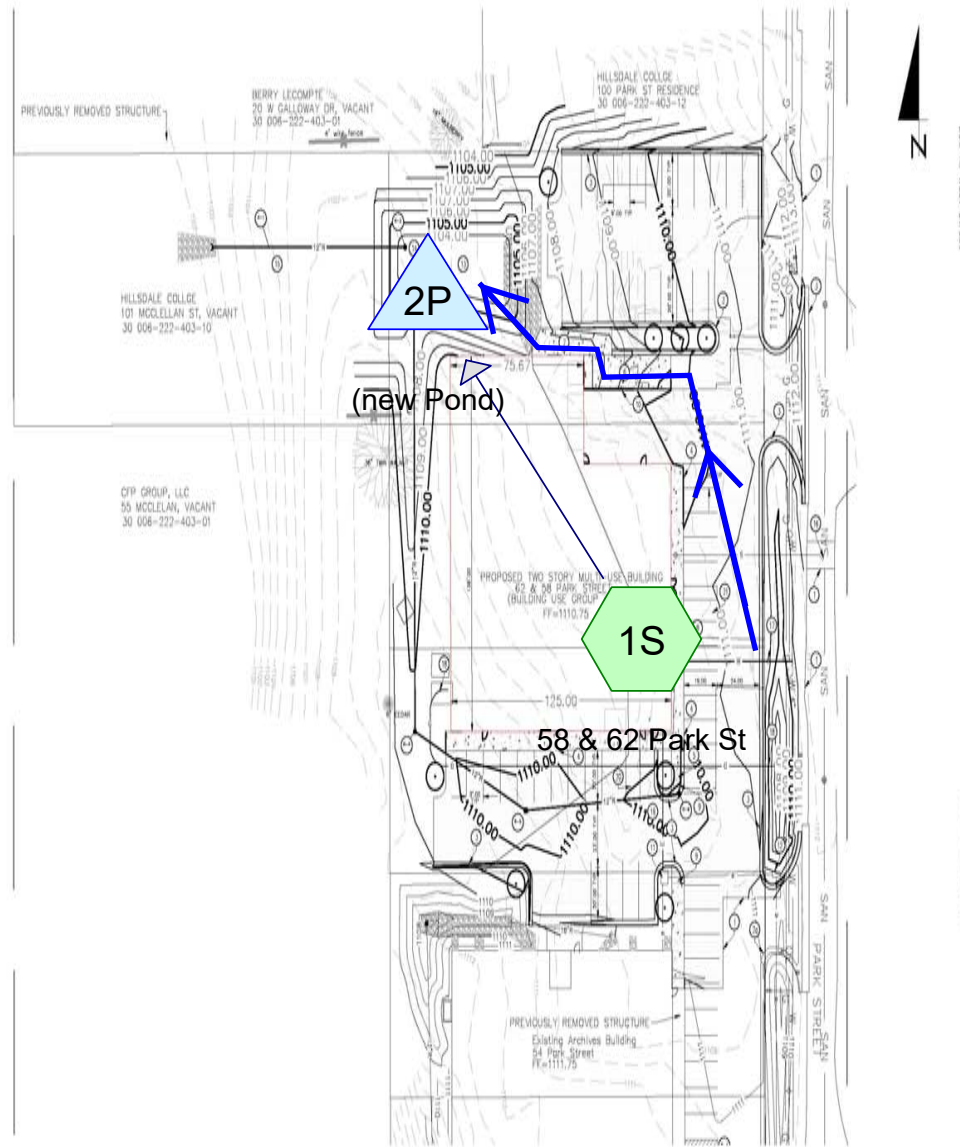
Reach



Pond



Link



**Routing Diagram for 58\_62 Park St Proposed**  
Prepared by MT Engineering, LLC, Printed 1/8/2025  
HydroCAD® 10.00-20 s/n 05512 © 2017 HydroCAD Software Solutions LLC

**58\_62 Park St Proposed**

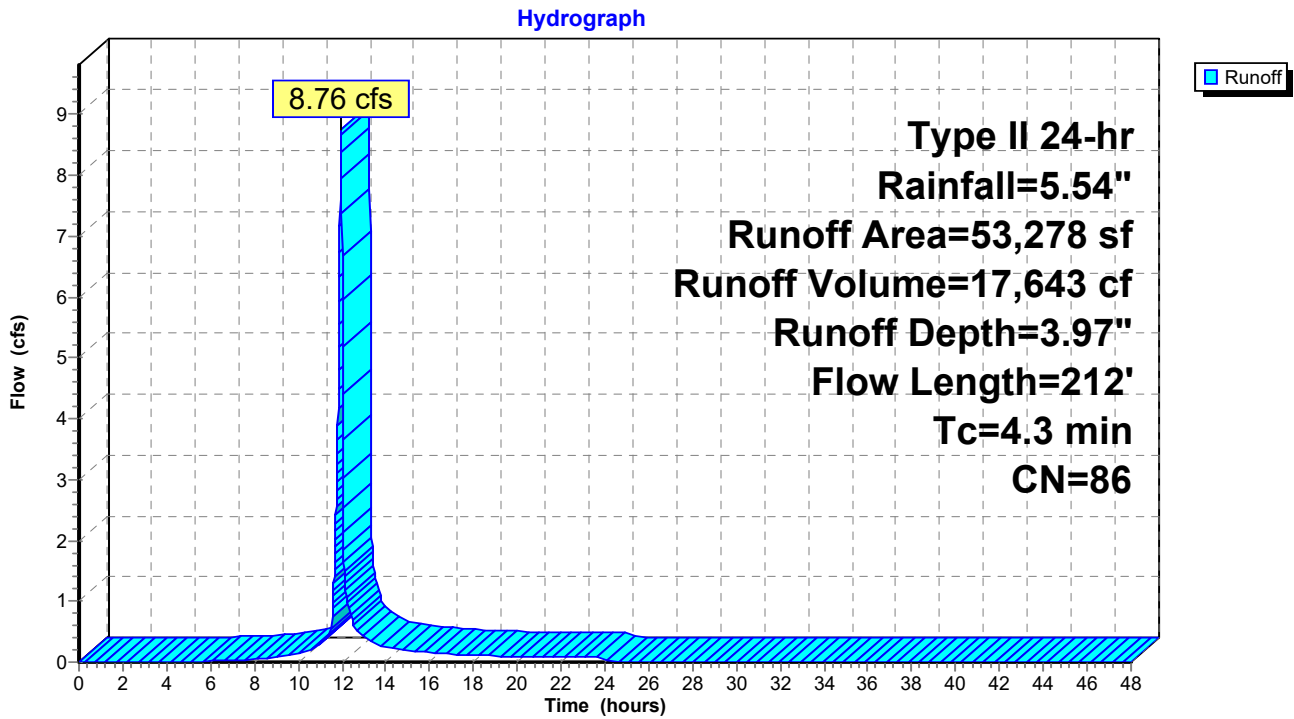
Prepared by MT Engineering, LLC

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Type II 24-hr Rainfall=5.54"

Printed 1/8/2025

**Subcatchment 1S: 58 & 62 Park St**



# 58\_62 Park St Proposed

Prepared by MT Engineering, LLC

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Type II 24-hr Rainfall=5.54"

Printed 1/8/2025

## Summary for Subcatchment 1S: 58 & 62 Park St

Runoff = 8.76 cfs @ 11.95 hrs, Volume= 17,643 cf, Depth= 3.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
Type II 24-hr Rainfall=5.54"

	Area (sf)	CN	Description
*	42,711	98	Roofs, Pavement & Hard Surfaces
	10,567	39	>75% Grass cover, Good, HSG A
	53,278	86	Weighted Average
	10,567		19.83% Pervious Area
	42,711		80.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	107	0.0021	0.51		<b>Sheet Flow, Parking Lot Sheet Flow</b> Smooth surfaces n= 0.011 P2= 2.55"
0.3	85	0.0400	4.06		<b>Shallow Concentrated Flow, Parking Lot &amp; Truck Well</b> Paved Kv= 20.3 fps
0.5	20	0.1000	0.67		<b>Sheet Flow, Overland Riprap</b> n= 0.035 P2= 2.55"
4.3	212	Total			

**58\_62 Park St Proposed**

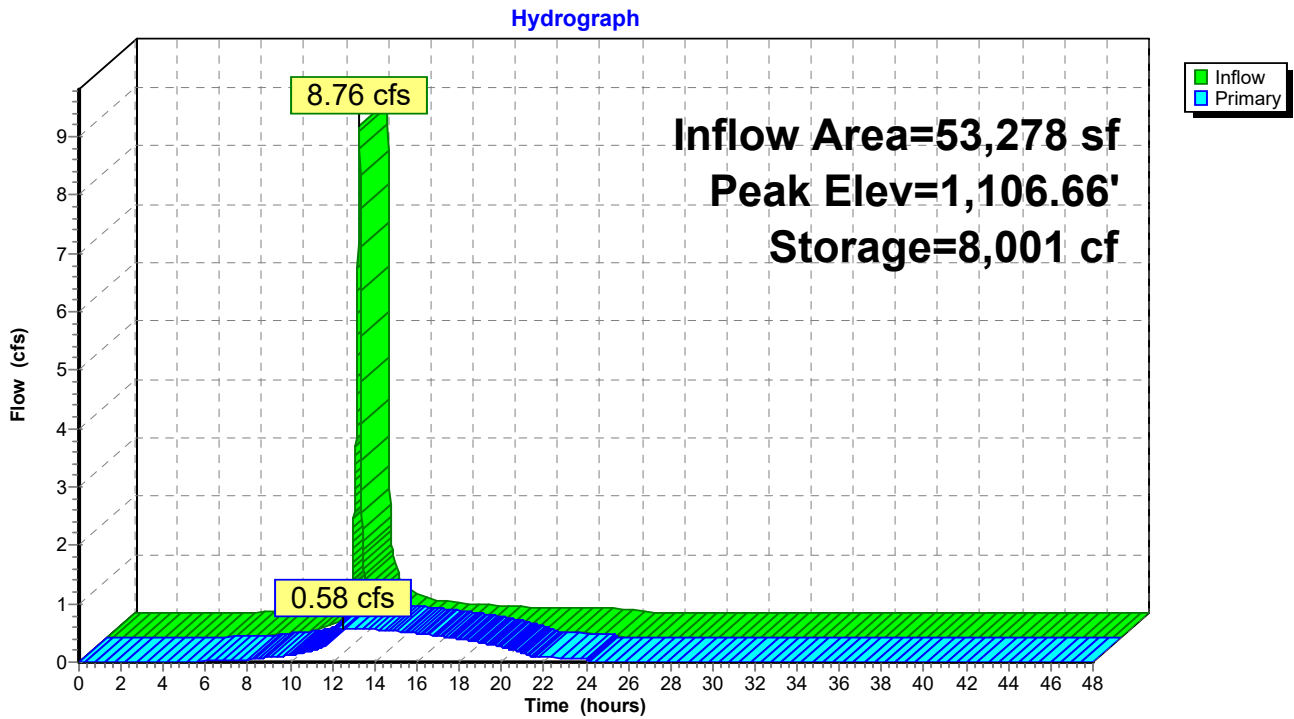
Prepared by MT Engineering, LLC

HydroCAD® 10.00-20 s/n 05512 © 2017 HydroCAD Software Solutions LLC

Type II 24-hr Rainfall=5.54"

Printed 1/8/2025

**Pond 2P: (new Pond)**



# 58\_62 Park St Proposed

Prepared by MT Engineering, LLC

HydroCAD® 10.00-20 s/n 05512 © 2017 HydroCAD Software Solutions LLC

Type II 24-hr Rainfall=5.54"

Printed 1/8/2025

## Summary for Pond 2P: (new Pond)

Inflow Area = 53,278 sf, 80.17% Impervious, Inflow Depth = 3.97"  
 Inflow = 8.76 cfs @ 11.95 hrs, Volume= 17,643 cf  
 Outflow = 0.58 cfs @ 12.54 hrs, Volume= 17,643 cf, Atten= 93%, Lag= 35.3 min  
 Primary = 0.58 cfs @ 12.54 hrs, Volume= 17,643 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs  
 Peak Elev= 1,106.66' @ 12.54 hrs Surf.Area= 4,731 sf Storage= 8,001 cf

Plug-Flow detention time= 128.0 min calculated for 17,639 cf (100% of inflow)  
 Center-of-Mass det. time= 128.0 min ( 923.9 - 795.9 )

Volume	Invert	Avail.Storage	Storage Description
#1	1,103.50'	9,696 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,103.50	250	0	0
1,104.00	1,425	419	419
1,105.00	2,363	1,894	2,313
1,106.00	3,532	2,948	5,260
1,107.00	5,340	4,436	9,696

Device	Routing	Invert	Outlet Devices
#1	Primary	1,103.33'	<b>3.0" Vert. Orifice/Grate X 1.37</b> C= 0.600

**Primary OutFlow** Max=0.58 cfs @ 12.54 hrs HW=1,106.66' (Free Discharge)  
 ↳ **1=Orifice/Grate** (Orifice Controls 0.58 cfs @ 11.82 fps)



**TO: Planning Commission**

**FROM: Zoning Administrator**

**DATE: February 19, 2025**

**RE: Ordinance Review**

**Background:** The Schedule of Regulations have been amended per discussions at the January meeting.



**DIVISION 16. – SCHEDULE OF REGULATIONS**

**Sec. 36-411. Limitations on height, bulk, density and area by land use.**

Districts	Minimum Size Lot Per Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)			Minimum Floor Area Per Unit (Square Feet)	Maximum Percentage of Lot Area Covered by All Buildings
	<u>Min.</u> Area in Square Feet	<u>Min.</u> Width in Feet	In Stories	In Feet	Front	Each Side	Rear		
R-1 one-family residential	(a) 8,400	(a) 70	3½	35	25	8	10	<del>1,000</del> <u>Sec. 36-5</u>	30%
RD-1 one-family residential	(a) 6,500	(a) 60	2½	25	25	8	10	<del>1,000</del> <u>Sec. 36-5</u>	30%
RD-1 two-family residential	(a) 8,400	(a) <u>(p)</u> 70	2½	25	25	8	10	<del>1,000</del> <u>Sec. 36-5</u>	35%
RM-1 multiple-family residential	(b)	<u>(p)</u>	4	40	25 (c)	8 (c)	10 (c)	<del>1,000</del> (e) <u>Sec. 36-5</u>	35% (b)
B-1 local business	—	<u>(p)</u>	2½	35	(h) 25	(e, m)	(f, m)	none	(g)
B-2 central business	—	<u>(p)</u>	(i)	(i)	(h)	(e, m)	(f, m)	none	(g)
B-3 general business	—	<u>(p)</u>	2½ <del>4</del>	(l) <del>35</del> <u>40</u>	(h) 40	(e, m)	(f, m)	none	(g)
I-1 light industrial	—	<u>(p)</u>	—	(l) 50	50	(j, k, m, n) 10	(j, m, o)	none	(h)
P-1 vehicular	—	—	(j)	(j)	§ 36-354(a)	§ 36-354(a)	§ 36-354(a)	—	(h)
PRF parks and recreational facilities district	—	—	(i)	(i)	25 (h)	10	(f, m)	—	30%
C-1 college district	<del>(b)</del>	(b) <u>(p)</u>	4	50	(h) 40	10	(f, m)	(b)	35%

---

Notes:

- (a) In those instances where public sewers are not provided, all lot areas per dwelling unit shall equal at least 12,000 square feet. See sections ~~36-402~~ **36-401** and 36-403 regarding exceptions as to lot area and density controls.
- (b) In an RM-1 multiple-family residential district, the total number of rooms as defined in section 36-6, in buildings consisting of more than four dwelling units shall ~~not be more than the area of the parcel in square feet divided by 900~~ **shall meet the apartment definition in Sec. 36-6**. ~~All units shall meet the International Property Maintenance Code (IPMC) occupancy area requirements.~~
- (c) Every lot on which a main building consisting of more than four dwelling units is erected shall be provided with a 40-foot setback on each exterior side of such lot. Each setback shall be increased by one foot for each ten feet or part thereof by which the length of the structure exceeds 40 feet in overall dimension along the adjoining lot line.

In all RM-1 multiple-family residential districts, the minimum distance between any two buildings shall not be less than the allowable distance as designated by the State of Michigan Single Construction Code. Parking shall not cover more than 30 percent of the area of any required yard, or any minimum distance between buildings. Properties must follow the landscape requirements as listed in chapter 36, sections 36-148 through 36-152.

- (d) See definitions under section 36-6. All row houses, terraces and other such multiple-type structures shall comply with the floor area requirements under apartments.
- (e) No side yards are required along the interior side lot lines, except as otherwise specified in the single state construction code. On the exterior side yard which borders on a residential district, there shall be provided a setback of not less than ten feet on the side or residential street. If walls of structures facing such interior side lot lines contain windows or other openings, side yards of not less than ten feet shall be provided.
- (f) ~~Loading space shall be provided in the rear yard in the ratio of at least ten square feet per front foot of building and shall be computed separately from the off-street parking requirements.~~ Where an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of the alley.
- (g) The maximum percentage of coverage shall be determined by the use and the provisions of required off-street parking, loading and unloading, and required yards.
- (h) Parking shall be permitted in the front yard after approval of the parking plan layout and points of access by the planning commission. The setback shall be measured from the nearest side of existing and/or proposed right-of-way lines, whichever is greater.
- (i) The maximum height of a structure in the B-2 district shall not exceed 12 feet above the property immediately adjacent. Any proposed structure over 50 feet tall shall require approval of the city planning commission.
- (j) No building shall be closer than 50 feet to the outer perimeter (property line) of such district when the property line abuts any residential district.
- (k) Side yards abutting upon a street and across from other industrial districts shall be provided with a setback of at least 20 feet.
- (l) Planned developments involving five acres or more under one ownership shall be subject to the approval of the board of appeals, after public hearing, regarding modifications with respect to

height regulations. In approving an increase in structure height, the board of appeals shall require that all yards shall at least equal in their depth the height of the structure.

- (m) A minimum four-foot-six-inch obscuring wall or fence shall be provided on those sides of the property abutting land zoned for residential use.
- (n) Parking shall be permitted on the side yard after approval of the parking plan layout and points of access by the planning commission.
- (o) All storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence not less than six feet high, or with a chain-link type fence and a greenbelt planting so as to obscure all view from any adjacent district or public street.

**(p) Commercial parcels resulting from land divisions must have a minimum of 104'-0" street frontage. Refer to HMC, Chapter 18 and Land Division Act MCL560.101 et seq.**

**(q) Residential parcels resulting from land divisions must have a minimum of 66'-0" street frontage. Refer to HMC, Chapter 18 and Land Division Act MCL560.101 et seq.**

(Code 1979, § 17.28.010; Ord. No. 2005-14, 11-21-2005; Ord. No. 2014-6, 7-21-2014; Ord. No. 2016-005, 6-6-2016; Ord. No. 2018-004, 7-16-2018)

**Sec. 36-412. Subdivision open space plan.**

The intent of this section is to permit one-family, and one-family and two-family, residential subdivisions to be planned as a comprehensive unit, allowing therefore certain modifications to the standards as outlined in section 36-401 to be made in R-1, ~~R-2, R-3~~ one-family and RD-1 one-family and two-family residential districts, when the following conditions are met:

- (1) The lot area in all one-family and two-family residential districts may be reduced by 20 percent; provided, that the population density shall be no greater than if the land area to be subdivided were developed in the minimum square foot lot areas as required under R-1, ~~R-2, R-3~~ and RD-1 districts. In accomplishing the 20 percent lot reduction, no lot width in an R-1, ~~R-2~~ and RD-1 residential district shall be reduced by more than five feet and no lot width in an ~~R-3~~ district shall be reduced by more than ten feet. All calculations shall be predicated upon these districts having the following number of dwelling units per acre, including streets:

RD-1 (one-family)	=	5.0 dwelling units per acre
RD-1 (two-family)	=	7.75 dwelling units per acre
R-1 (one-family)	=	3.89 dwelling units per acre
<del>R-2 (one family)</del>	=	<del>3.40 dwelling units per acre</del>
<del>R-3 (one family)</del>	=	<del>2.18 dwelling units per acre</del>

- (2) For each square foot of land gained under the provisions of subsection (1) of this section within a residential subdivision through the reduction of lot size below the minimum requirements as outlined in section 36-401, equal amounts of land shall be dedicated to the subdivision. These dedications shall be either rights in fee or easement, and retained as open space for park, recreation and related uses. All lands dedicated in fee or easement shall meet the requirements of the city council.
- (3) The area to be dedicated for public park and recreation purposes only shall in no instance be less than four acres, and shall be in a location and shape approved by the planning commission

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in reviewing the proposed subdivision plat. The land shall be so graded and developed as to have natural drainage.

- (4) In approving the application of subdivision open space plan technique, the planning commission must be cognizant of the following objectives:
  - a. To provide a more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, topography and similar natural assets;
  - b. To encourage developers to use a more creative approach in the development of residential areas;
  - c. To encourage a more efficient, aesthetic and desirable use of open area while recognizing a reduction in development costs, and by allowing the developer to bypass natural obstacles in the site.
- (5) This plan for reduced lot sizes shall only be permitted if it is mutually agreeable to the council and the subdivider or developer.
- (6) Under this open space approach, the developer or subdivider shall dedicate the total park area (see subsection (2) of this section) at the time of filing of the final plat on all or any portion of the plat.

(Code 1979, § 17.28.020; Ord. No. 2016-005, 6-6-2016)