



NOTICE:

ROMULUS CITY COUNCIL

SPECIAL MEETING – STUDY SESSION

Monday, February 6, 2023

The Romulus City Council will hold a Special Meeting – Study Session on **Monday, February 6, 2023 at 7:00 p.m.** in the Romulus City Hall Council Chambers located at 11111 Wayne Road, Romulus, MI 48174, to discuss proposed zoning ordinance amendments for the Southern Gateway Overlay District and Airport District uses.

The Special Meeting-Study Session Agenda is as follows:

1. **Roll Call**
2. **Agenda**
3. **Discussion: Proposed amendments for Southern Gateway Overlay District and Airport District uses**
4. **Public Comment**
5. **Adjournment**

Ellen L. Craig-Bragg, City Clerk
City of Romulus

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCL 15.263a et. seq., and the Americans with Disabilities Act. (ADA).

THIS IS A OPEN SESSION MEETING

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to participate in the meeting effectively should contact the City Clerk or send an email by 12:00 p.m. the day of the meeting to request assistance at:

Ellen L. Craig-Bragg, City Clerk, 11111 Wayne Rd., Romulus, MI 48174, (734) 942-7540,
clerk@romulusgov.com



City Council Special Meeting

Study Session Agenda

February 6, 2023

7:00 PM

1. Roll Call
2. Agenda - Motion to accept Study Session Agenda as presented
3. Discussion: Proposed amendments for Southern Gateway Overlay District and Airport District uses
4. Public Comment
5. Adjournment - Motion to adjourn the Special Meeting



MEMORANDUM

To: Honorable City Council

From: Ellen L. Craig-Bragg, City Clerk

Date: February 2, 2023

Re: Special Meetings

There is one (1) special meeting scheduled for Monday, February 6, 2023:

- | | | |
|---------------------|----------------------|--|
| 1. 7:00 p.m. | Study Session | Proposed Amendments for Southern Gateway
Overlay District and Airport District uses |
|---------------------|----------------------|--|

PLANNING DEPARTMENT MEMORANDUM

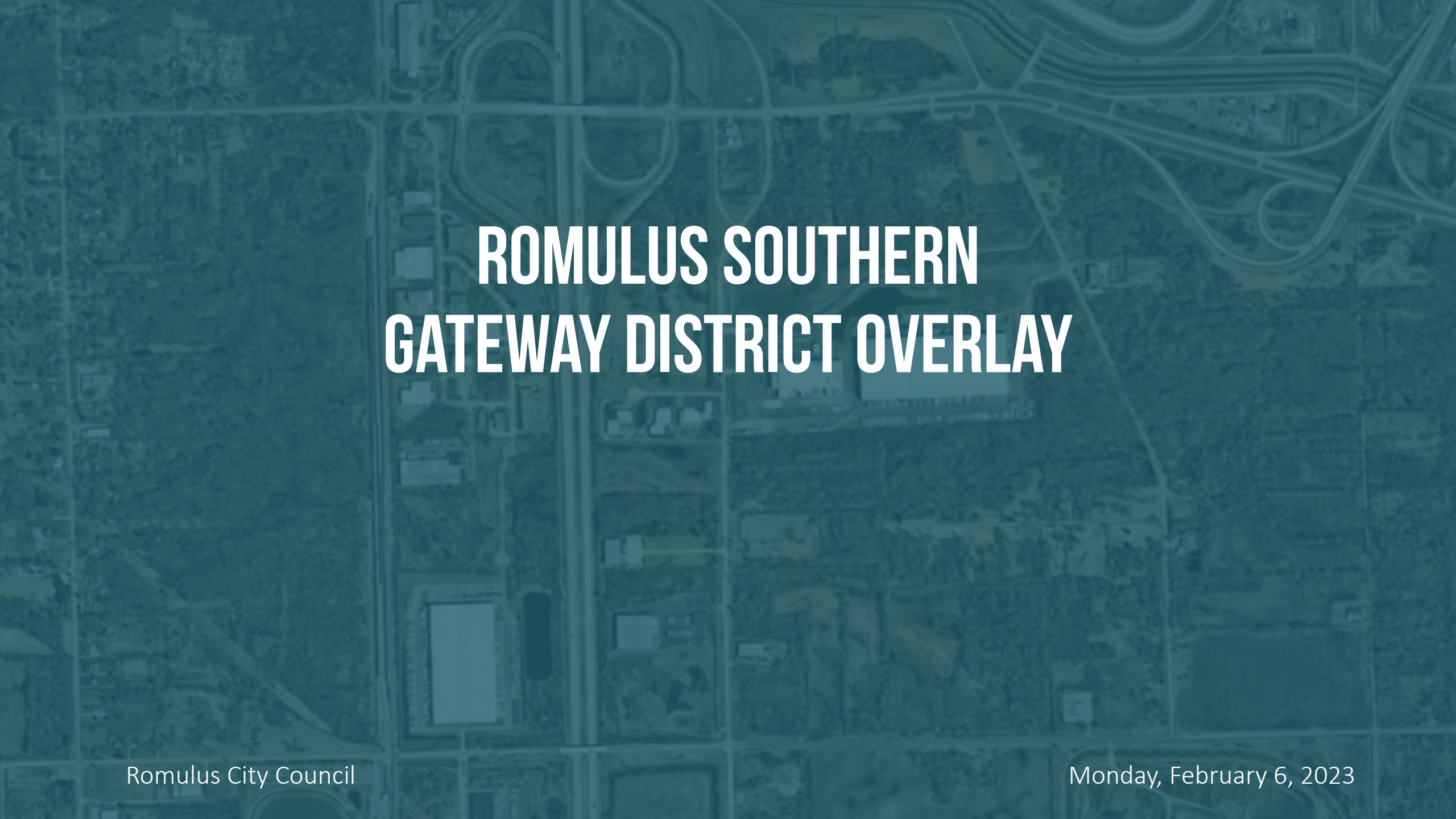
DATE: January 19, 2023
TO: Ellen Craig-Bragg, City Clerk; D’Jonaun Hockenhull, Deputy Clerk
FROM: Carol Maise, City Planner
SUBJECT: Study Session for **February 6, 2023**
Zoning Ordinance Amendments
- Southern Gateway Overlay District
- Airport District Uses

The Planning Department would like to respectfully request a study session with the City Council to be held at 7:00 p.m. on February 6, 2023 for the purpose of discussing proposed amendments for the Southern Gateway Overlay District and Airport District (AP) uses.

On January 18, 2023 the Planning Commission held two public hearings on the proposed amendments. There were approximately 10 residents that attended the meeting, however there were no public comments. After discussion the Commission recommended approval of the text amendments to the City Council.

Brad Strader, MKSK, City Planning Consultant will be presenting the proposed amendments to the City Council.

Cc: R. McCraight; J. Wojtylko, Chief of Staff
K. Krause, Director of Community Safety and Development
B. Strader, MKSK
S. Hitchcock, City Attorney

An aerial photograph of a suburban area in Romulus, Georgia, featuring a grid of streets, residential neighborhoods, and a large commercial center with a shopping mall and several big-box stores. The image is overlaid with a semi-transparent blue filter. Centered on the image is the title "ROMULUS SOUTHERN GATEWAY DISTRICT OVERLAY" in large, bold, white, sans-serif capital letters.

ROMULUS SOUTHERN GATEWAY DISTRICT OVERLAY

SOUTHERN GATEWAY OVERLAY LOCATION

- Area has been targeted for airport-related technology, research, and general industrial, with some commercial uses.
- An overlay was named as an option to help enhance views and ensure that the targeted uses for the area are aligned with Master Plan goals.





MASTER PLAN GOALS FOR THE SOUTHERN GATEWAY DISTRICT

- Promote airport-related general commercial uses for the gateway at Eureka Rd
- Create a landscape buffer between commercial uses along Eureka and industrial uses to the south
- Industrial park design should be promoted
- Limit outdoor storage areas and screen them from public view
- Enhance landscape screening and implement larger setback requirements

TYPICAL EXISTING USES



Gas Station and vacant land along Eureka Rd



Kroger Distribution Center along Wahrman Rd



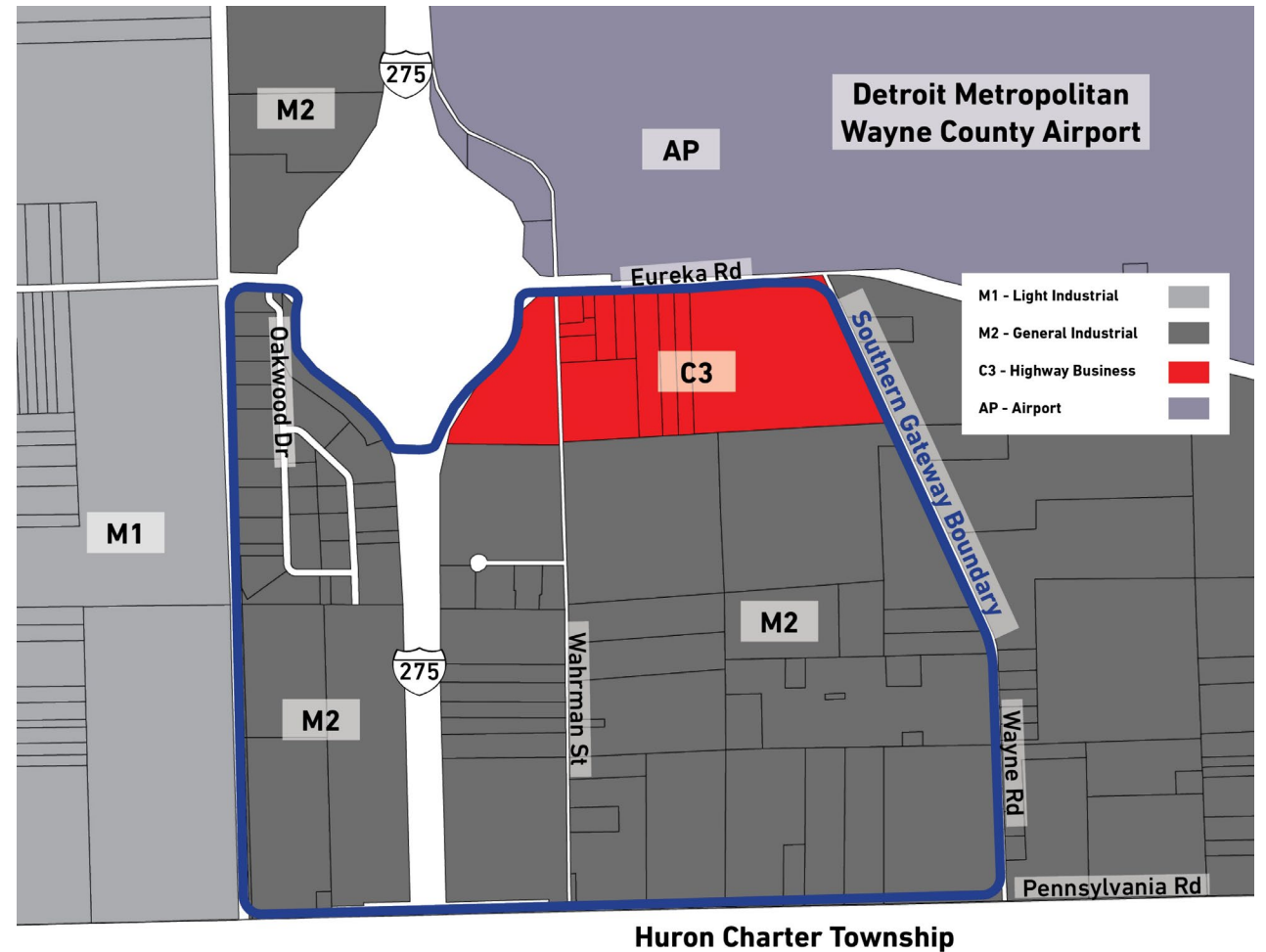
Logistics companies along Wahrman Rd



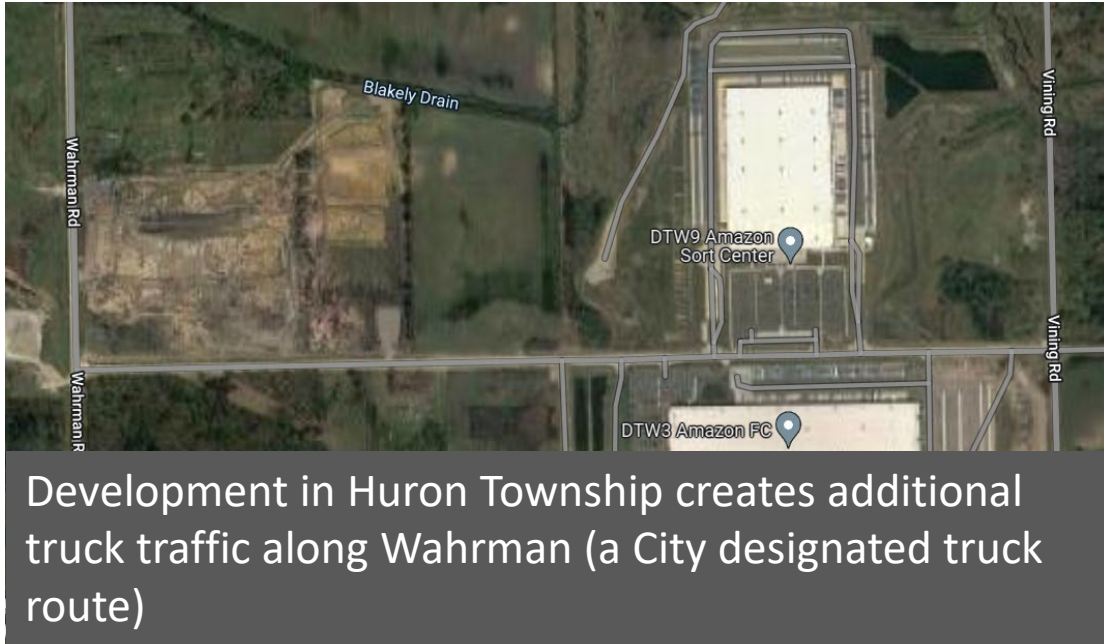
Manufacturers and suppliers located west of I-275

AN OVERLAY WOULD...

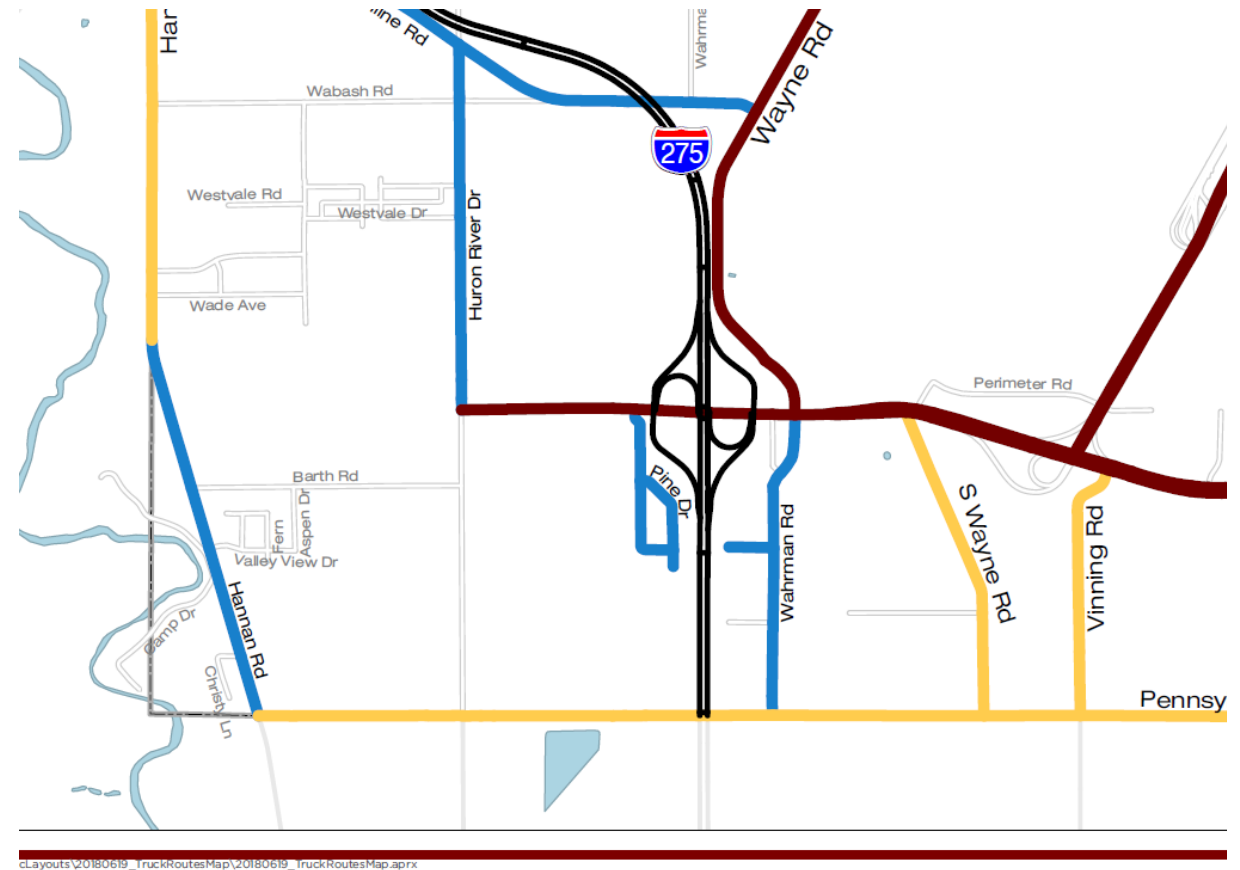
- Improve site and building design
- Require more detail on trucks and their impacts
- Improve views along I-275
- Allow for additional signs along I-275
- All other standards of the district still apply



TRUCK TRAFFIC REQUIREMENTS



- Implement Traffic Impact Study requirements wherever a use generates either 50 daily or 10 or more truck trips in a peak hour
- Permitted Use would become a Special Land Use if a Traffic Impact Study is required



DESIGN STANDARDS CONSIDERATIONS

- Building Design Standards
 - Façade Plane and Material Delineation
 - Exterior Building Materials and Colors
 - Sightline Requirements for dock doors, outdoor storage, etc.
- Pedestrian Pathways and Shared Use Paths
- Larger greenbelts and buffers required:
 - Between commercial and industrial properties
 - Along I-275 and Wahrman Road to screen views
- Additional signage along I-275



Application of Overlay along Wahrman Road:

- Traffic Impact Study requirements
- Design standards
- Additional greenbelt requirements
- Dock doors located in side or rear yards



Application of Overlay along I-275

- Traffic Impact Study requirements
- All yard setbacks = 80 feet
 - Existing front = 40 feet
 - Existing side and rear = 10-50 feet (depending on adjacent uses)
- Design standards
- Additional greenbelt and buffer requirements
- Dock doors located in side or rear yards (dock doors facing I-275 setback 150 feet)
- Can have a separate freestanding business sign if it is not taller than 10 feet and 200 square feet in area and the design is compatible with the building on premises





QUESTIONS?