

ARTICLE 14A. VAN DYKE MIXED USE DISTRICT (VDMUD)

SECTION 14A.00. INTENT.

The Van Dyke Mixed Use District ("VDMUD") is intended to:

A. Provide a comprehensive, collaborative planning, zoning and project review process through this overlay district in order to create an environment that is supportive of the development and redevelopment of mixed use developments along Van Dyke Avenue within the VDMUD, that extends generally from 14 Mile Road to 18 Mile Road.

B. Allow for uses, development and redevelopment of property in a manner which is transformative, flexible and allows for the enhancement and redevelopment of existing sites with dynamic uses that are integrated into a well-planned corridor that best positions the VDMUD, the adjoining area, and the city as a whole for continued, long term economic vitality and sustainability.

C. Provide an environment that allows for a higher intensity/density of overall site usage, fostering a critical mass of people, buildings, uses, activities, and an overall more efficient, attractive use of land while still minimizing impacts to abutting uses through careful attention to building design, use, orientation and materials paired with appropriate, abundant landscaping.

D. Provide safe and efficient integrated access and on-site circulation for automobiles and pedestrians through a cohesive cross connection of parking areas, sidewalks, paths, and public areas.

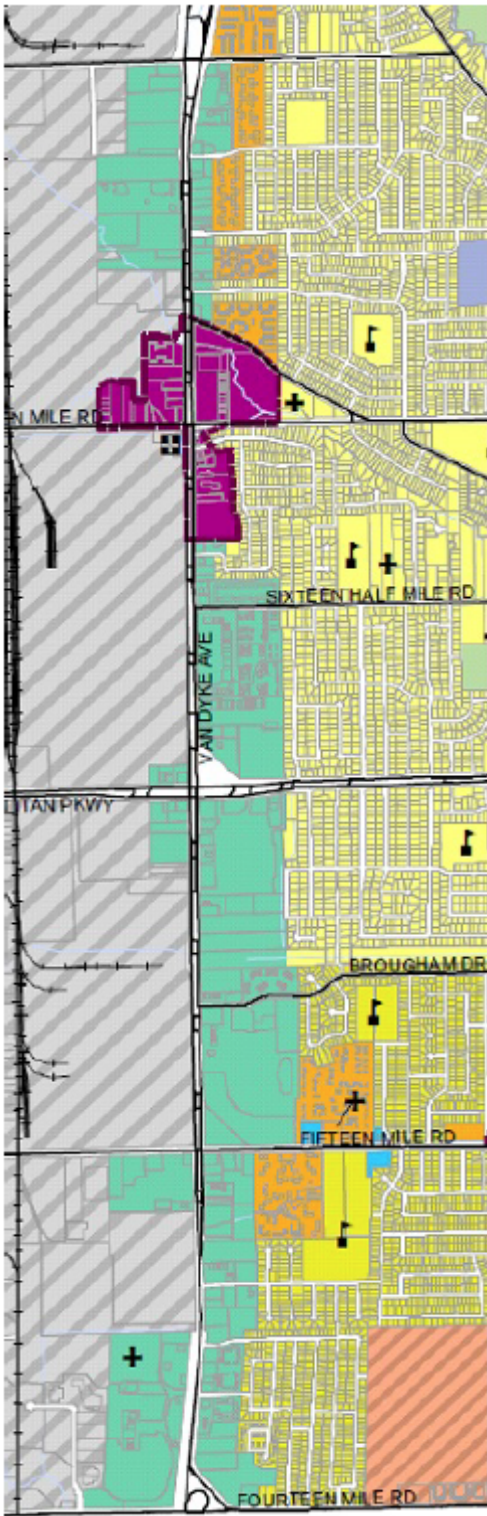
E. Allow a flexibility in the mixture and types of uses, building designs and overall layout, etc. that can be responsive to changes in market demands while still promoting quality through a variety of compatible uses, services and building types throughout the VDMUD.

F. Promote development that meets the goals of the City's 2030 Visioning Plan which include the development of successful, vibrant and attractive commercial centers with unique offerings, well-maintained and desirable neighborhoods, plentiful leisure and recreational opportunities, abundant pedestrian connections, aesthetically pleasing roads and greenspaces, and opportunities for emerging businesses and entrepreneurs.

(Ord. No. 278-DDD, § 1, 11-6-19)

SECTION 14A.01. APPLICABILITY.

The VDMUD shall be an overlay district that is applied to those properties designated within the City of Sterling Heights Master Land Use Plan as Van Dyke Mixed Use Designation that are located along both sides of Van Dyke, generally between 14 Mile Road and 18 Mile Road. The VDMUD shall not apply to any properties planned for Industrial or Traditional Mixed Use Node purposes within the defined corridor.



(Ord. No. 278-DDD, § 1, 11-6-19)

SECTION 14A.02. PROCESS.

The city's standard review processes for site plan, special approval land use, and/or planned unit development approval shall apply to any proposed development or redevelopment of sites within the VDMUD, except as modified in this article.

(Ord. No. 278-DDD, § 1, 11-6-19)

SECTION 14A.03. EXISTING USES/DEVELOPMENT.

Existing commercial buildings/structures within the VDMUD shall not be considered as non-conforming, provided they were lawful at the time of their development and adoption of this article and have not been modified except in conformance with the this article.

(Ord. No. 278-DDD, § 1, 11-6-19)

SECTION 14A.04. PERMISSIBLE USES.

The following uses shall be permitted in accordance with the requirements set forth below in the VDMUD:

- A. All permissible uses allowed under the underlying zoning district regulations.
- B. Residential dwelling units located above the first floor of a building, provided at least one dedicated parking space is available for each residential dwelling unit.

(Ord. No. 278-DDD, § 1, 11-6-19)

SECTION 14A.05. SPECIAL APPROVAL LAND USES.

The following buildings, structures and other uses similar to those cited in this article may be permitted by the Planning Commission, subject to the general standards of section 25.02 and the specific standards imposed for each use:

- A. Uses permitted as special approval land uses in the underlying zoning district regulations.
- B. Residential dwelling units on the first floor of a building. Residential uses on the first floor of a building shall generally be utilized as a transition between the existing/planned nonresidential development along Van Dyke Avenue and the existing residential uses that may abut the subject site and which are located outside of the VDMUD.

(Ord. No. 278-DDD, § 1, 11-6-19)

SECTION 14A.06. BUILDING/SITE DESIGN.

- A. Buildings shall be designed, where feasible, to be located along the front yard setback of Van Dyke, with required off-street parking to be located to the rear of the building to create a more vibrant road frontage.
- B. Proposed buildings and the overall site shall be designed with particular attention to their arrangement, quality, and interrelationship of space and the way in which the building and overall site are designed to be useful.
- C. Buildings and the overall site design shall have the ability to create a sense of place and have a positive effect on the immediate area.
- D. Buildings and the overall site shall be designed and constructed with plaza/park areas to break up large sites and their parking areas, and provide amenities to the mixture of uses envisioned for this area.
- E. The parking provided onsite should be the minimum amount of parking needed to adequately service the site and the collection of uses proposed. The collective use of shared parking shall be encouraged and cross access easements provided which are approved by the City Engineer and City Attorney.

(Ord. No. 278-DDD, § 1, 11-6-19)

SECTION 14A.07. PARKING.

Within the VDMUD, the total number of parking spaces provided on site may be reduced administratively by the City Planner, if the applicant can provide verifiable justification for such a reduction. Justification may be in the form of parking studies, regional/national standards, similar developments within the community/abutting communities. A parking reduction agreement shall be signed by the property owner and recorded against the affected property identifying the number of required spaces that have been reduced and acknowledging that the reduction may affect future uses of the overall site depending on the type and scope of uses proposed and the total number of spaces available.

(Ord. No. 278-DDD, § 1, 11-6-19)

SECTION 14A.08. SCREENING.

With the intensification of development anticipated within the VDMUD, additional screening may be necessary when development within the VDMUD abuts any residential development outside of the VDMUD. Screening consisting of a six foot high decorative masonry concrete wall, along with a ten foot wide greenbelt along the entire mutual property line with the abutting residential development, shall be provided. The greenbelt shall be planted with six foot high evergreen trees (spruce, pine or fir) at a rate of one tree for each ten linear feet of greenbelt. The City Planner may approve alternative means of screening when it can be shown the same level of screening will be accomplished.

(Ord. No. 278-DDD, § 1, 11-6-19)

SECTION 14A.09. INCREASED HEIGHT IN C-3 (GENERAL BUSINESS DISTRICT); NO REQUIRED ADDITIONAL SETBACKS.

In an underlying zoning district with C-3 (General Business District), the height of a building may be increased above two stories and 30 feet in height only if the setbacks of the building are increased pursuant to the formula described in section 13.04(C). Within the VDMUD, the height of a building may be increased above two stories and 30 feet in height without providing increased setbacks.

(Ord. No. 278-DDD, § 1, 11-6-19)

SECTION 14A.10. MAXIMUM LOT COVERAGE.

Within the VDMUD, there shall not be any specified maximum lot coverage percentage. Any undeveloped area of the site which is not dedicated to required parking, loading, maneuvering lanes, landscaping, greenbelts, etc. may be developed.

(Ord. No. 278-DDD, § 1, 11-6-19)

SECTION 14A.11. LANDSCAPING.

Unless otherwise modified by this article, all required landscaping shall be installed and maintained in compliance with the standards of the Zoning Ordinance.

(Ord. No. 278-DDD, § 1, 11-6-19)