

CHARTER TOWNSHIP OF SUPERIOR WASHTENAW COUNTY, MICHIGAN

MEMORANDUM

TO: Superior Charter Township
FROM: Tom Freeman, Chair
Dixboro Design Review Board
DATE: July 27, 2017
RE: 5263 Plymouth Road

At its meeting of July 25, 2017 the Dixboro Design Review Board reviewed a proposal for use of a structure located at 5263 Plymouth Road. This review was performed in compliance with the Township requirements within the VC, Village Center Zoning District.

The proposed project involves minor renovation of a building/property that is currently used as a residence. A description of the project was provided by RFC Financial Planners, the firm that proposes to occupy the building, and the project architect, Jeremy Zeigler (JT Zeigler, LLC). In support of the presentation, a site plan illustrating exterior improvements, along with a floor plan of the building's interior, were provided.

Mr. Rautiola and Mr. Adam Finch, owners of RFC Financial Planners, provided the Design Review Board with a brief review of the project. Of particular note:

- Applicant is proposing to re-purpose the building located at 5263 Plymouth Road as office space for RFC Financial Planners.
- The building interior will receive minor modifications, consisting primarily of the development of a reception area and waiting room. Existing rooms will be used for individual offices.
- Changes to the exterior of the building include development of a ramp to provide barrier free access and development of additional parking capacity, including handicap spaces.
- The existing color scheme of the house and adjacent garage will be maintained.

Based upon its review of the proposed project, the Design Review Board offers the following comments:

1. The property at present is a very positive presence in the Village, resulting from the quality of the structure and the open, "park like" setting. The Board recommends this open setting be maintained as it supports the residential appearance of the building. The Board does not support placement of additional landscape materials for buffering as it would detract from that residential appearance.
2. While recognizing that additional parking is needed for the new use of the property, the Design Review Board encourages that an alternative be sought to reduce the need for more parking spaces on the property. One such alternative would be development of new public parking along the east side of Short Street, adjacent to the property. This could be accomplished much like the public parking developed on the west side of Short Street. RFC Financial Planners would need to provide a pedestrian connection from their building to Short Street. This approach would also serve to minimize development of additional impervious surface on the property.

Based upon review of the proposal, the Design Review Board wishes to express the opinion that this project, as conceived, is consistent with the design guidelines for this area and will make a positive contribution to the Village. The building and property will continue to support the "village character" and it is both acceptable and appropriate for the Village of Dixboro.

Please feel free to contact me if you have any questions.

cc: Applicants
Design Review Board members
File