

**Vienna Charter Township
Zoning Checklist
Proposed Outdoor Theater with Recreational Campground
Parcel: 18-33-200-010
4121 W. Dodge Road
Site Plan Date: 7/22/2024**

Site Plan Zoning Compliance District Requirements
What is the use: AR, Outdoor Theater with Recreational Campground
Is use permitted in the district it is located in By Right <input type="checkbox"/> By SUP <input checked="" type="checkbox"/>

District Dimensional Requirements (Section 18)		
<i>District Requirement</i>	<i>Ordinance Standard</i>	<i>Proposed Site Plan</i>
Minimum Lot Area for Campground (acres)	20	20.92
Minimum Lot Width (ft.)	165	165 +
Minimum Setbacks - Front	75	?
- Sides (West)	25	?
- Sides (East)	25	?
- Rear	75	?
Set back from residential use	150	?
Minimum Floor Area	1040	?
Maximum Building Height (ft and stories)	45	?
Maximum Lot Coverage (%)	35%	?
Are there any required conditions for this district?		

Special Use Conditions for Campground Requirements (In Section 810, AR Districts.)		
<i>District Requirement</i>	<i>Ordinance Standard</i>	<i>Proposed Site Plan</i>
Minimum Lot Area for Campground (acres)	20	20.92
Building Setback	150	?
PKG. Loading Setback	50	?

General Provisions Appendix A article 20

Requirements	Does Site Plan Meet Requirements			
	Yes	No	N/A	Comment
Section 2010 Accessory Buildings and Structures - Will the proposed use comply with the standards for accessory buildings and structures?			X	No accessory buildings are proposed.
Section 2015 Storage of Recreational Equipment or Trailers - Will the proposed use comply with the standards for recreational equipment and trailers?		?		<p>Are there any vendors that may require additional parking?</p> <p>Are RV or trailers allowed in the campground? Applicant needs to explore EGLE campground permit requirements for campsite layout.</p> <p>The applicant is proposing Lawn Chair seating at the Outdoor Music Venue. Who is providing the lawn chairs? Patrons of the campground or the venue? If the venue, where will these be stored? Where will the proposed table and umbrellas be stored?</p>
Section 2020 Access Management – Will the proposed use comply with the standards for access management?		X		<p>The current infrastructure of W. Dodge Road is a one lane road that cannot handle vehicular traffic of this intensity.</p> <p>The applicant is not proposing any additional infrastructure to accommodate the additional vehicles for this proposed development.</p>

General Provisions Appendix A article 20

Requirements	Does Site Plan Meet Requirements			
	Yes	No	N/A	Comment
Section 2025 Corner Clearance – Will the proposed use comply with the standards for corner clearance?		X		<p>Google aerial photos show a large tree and utility pole next to the proposed entrance within the corner clearance. The applicant is also proposing a gargoyle type statue at the main entrance within the corner clearance.</p> <p>With the additional volume of traffic there are major concerns over obstruction of vision for vehicular traffic along W. Dodge Road.</p>
Section 2035 Exterior Lighting – Will the proposed use comply with the standards for exterior lighting?		X		<p>No exterior lighting for the parking lot is being proposed.</p> <p>Major concerns of pedestrian safety throughout the campground and parking lot. How will patrons be able to see their vehicle in the parking lot, find their campsite or use the campground facilities.</p>
Section 2040 Screening of Rooftop Equipment – Will the proposed use comply with the standards for rooftop equipment screening?		?		<p>No rooftop equipment is proposed.</p> <p>Applicant to confirm if any lights or sound system will be installed on outdoor theater?</p>

General Provisions Appendix A article 20

Requirements	Does Site Plan Meet Requirements			
	Yes	No	N/A	Comment
Section 2045 Waste Receptacles – Will the proposed use comply with the standards for waste receptacles?		X		<p>A dumpster does not appear to be proposed on the site plan but is required.</p> <p>The applicant appears to show trash receptacles throughout the campground but no required dumpster. Where will the trash receptacles be emptied? Trash receptacle and dumpster screening details need to be provided on the plans.</p>
Section 2050 Landscaping – Will the proposed use comply with the landscaping standards?		X		<p>A landscaping plan does not appear to be shown and is required.</p>
Section 2055 Obscuring Walls and Landscaped Berms – Does the proposed use require an obscuring wall or landscaped berm? If so, does It comply with the requirements?		X		<p>The subject property backs to an agricultural residential zoned district and a berm is not identified on the site plan.</p> <p>Off-street parking abutting a residential district requires 4.5ft wall or berm, no screening appears to be shown on site plan.</p> <p>Parking lot landscaping does not appear to be shown on the plan and is required. Debris from the subject property will spill over to the adjacent properties.</p>

General Provisions Appendix A article 20

Requirements	Does Site Plan Meet Requirements			
	Yes	No	N/A	Comment
2060 Fences – Does the proposed use meet the fence requirements?		?		<p>Fence materials for the proposed 4ft' fence between the west side of the access drive and campsite does not appear to be shown on site plan.</p> <p>A fence is not being proposed between the parking lot and adjacent property which brings concerns over debris spilling over to the neighboring property.</p>
2065 Flood Hazard Areas – Is the proposed use in a flood zone?		?		<p>The site is in a flood plain; however, a small portion is also located in a wetland zone. Applicant to confirm communication with EGLE regarding the wetland.</p> <p>The flood plain limits shown on the site plan does not correlate with the EGLE flood plain map. See sheet C-1.</p>

**Parking and Loading Space Requirements
(Appendix A Section 19)**

k. One for each three seats plus one for every two employees.

211 seats/3= 71 + ? one for every two employees

71+ one for every two employees/2= spaces

p. One for each occupancy unit, plus 50 percent of the parking required on the basis of accessory uses such as a restaurant or bar.

111 campsites

	<i>Required</i>	<i>Provided</i>
Parking Spaces	# of employees does not appear to be shown	197
Loading Spaces	1	1
Barrier Free		7

**Off Street Parking and Loading Requirements
(Appendix A Section 19)**

Requirements	Does Site Plan Requirements			
	Yes	No	N/A	Comment
1900 Off Street Parking Requirements – Does the proposed parking comply with the general parking requirements?		X		<p>Number of employees does not appear to be shown to calculate parking requirements.</p> <p>Setbacks of the parking lot do not appear to be shown on the site plan.</p>
1905 Parking Space Layout – Does the proposed parking comply with the parking requirements for layout, standards, construction and maintenance?		X		<p>The parking lot appears to be directly on the property line with no setbacks provided on the site plan. Per Sec. 815 & 820 – 50 feet is the minimum setback of any off-street parking lot or loading/unloading area to a zoning lot that is occupied by a residential dwelling.</p> <p>A drainage plan and topography sheet for runoff does not appear to be shown. A grading plan is required per Sec. 2810.5.c.</p> <p>The ingress/egress of the parking lot appears to be 20ft wide, however, 25ft is required.</p> <p>A parking lot landscaping plan does not appear to be shown and is required.</p>

			<p>Dead end parking appears to be proposed and if all spaces are occupied no means for vehicular maneuverability appears to be shown. If more dead-end off-street parking aisles are more than eight spaces deep, the layout shall provide a means for vehicles to turn around if all spaces are occupied.</p> <p>The site plan is not clear on the proposed parking lot or driveway surface materials. The ordinance requires asphalt or concrete surfacing for parking lots.</p> <p>For adequate access of a maneuvering lane, review by a local fire chief is recommended.</p>
<p>1910 Off Street Loading and Unloading – Does the application meet the off-street loading and unloading requirements?</p>		<p>?</p>	<p>The applicant appears to show a band parking area but it is unclear if this is the loading/unloading area? Are there any food vendors onsite that may require additional parking? The applicant appears to show a food service area on the site plan.</p>