



**MINUTES**  
**Committee on Development & Planning**  
**Monday, February 9, 2026 @ 4:00 p.m.**  
**City Council Conference Room**

**CALL TO ORDER**

Council Member Garza called the meeting to order at 4:00pm

**PRESENT**

Council Member Garza, Chair  
Council Member Nevarez Martinez, Vice-Chair  
Council Member Carter, Member

**OTHERS PRESENT**

Renee Richmond, Council Administrative Assistant  
Luke Bingaman, Legislative Analyst  
Daniel DuChene, OCA  
Andy Fedewa, EDP  
Rawley VanFossen, EDP  
Alyakira Izaguirre  
Andrew Abood  
Kris Klein, LEDC  
Eric Helzer, Advanced Redevelopment Solutions  
Julie Lawton-Essa, The Lawton Group

**MINUTES**

COUNCIL MEMBER GARZA PASSED THE GAVEL TO COUNCIL MEMBER NEVAREZ MARTINEZ.

MOTION BY COUNCIL MEMBER GARZA TO PLACE ON FILE THE MINUTES FROM DECEMBER 10, 2025, AS PRESENTED. MOTION CARRIED 3-0.

COUNCIL MEMBER NEVAREZ MARTINEZ PASSED THE GAVEL TO COUNCIL MEMBER GARZA.

**PUBLIC COMMENT**

**Discussion/Action**

RESOLUTION – Reappointment; Cassandra Nelson as an At-Large member of the Historic District Commission for a term to expire June 30, 2028

Councilmember Garza noted this is a reappointment and Ms. Nelson is still a resident and has been on the board for over 10 years and summarized her service.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENT OF CASSANDRA NELSON AS AN AT-LARGE MEMBER OF THE HISTORIC DISTRICT COMMISSION FOR A TERM TO EXPIRE JUNE 30, 2028. MOTION CARRIED 3-0.

ORDINANCE – Z-1-2025; 3310 W. Mt. Hope Avenue, Rezoning from “R-1” Residential District to “MFR” Multi-Family Residential District

Mr. Abood summarized that this is a 2 acre parcel, the idea is to raise the house and develop 29 units, similar to the property to the West. Councilmember Nevarez Martinez inquired about flooding concerns. Mr. Abood acknowledge this is an area that does flood but once developed they hope to have plans to accommodate.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE ORDINANCE FOR Z-1-2025; 3310 W. MT. HOPE AVENUE, REZONING FROM “R-1” RESIDENTIAL DISTRICT TO “MFR” MULTI-FAMILY RESIDENTIAL DISTRICT. MOTION CARRIED 3-0.

ORDINANCE – Z-3-2025; 117 Island Avenue, Rezoning from “R-3” Residential to “MX-C” Mixed Used Urban Corridor

Mr. Fedewa noted this application is for a rezoning which matches the corridor in Old Town for the purpose of an off-street parking lot and landscaping with be done too. Adding the resident to the left is in support. Councilmember Nevarez Martinez asked if there was anything from the resident at 1411, Mr. Fedewa stated not to his knowledge. Councilmember Garza asked about the landscaping, and Mr. Fedewa responded there will be landscaping along the setbacks, approximately 6 new trees, and a fence.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE ORDINANCE FOR Z-3-2025; 117 ISLAND AVENUE, REZONING FROM “R-3” RESIDENTIAL TO “MX-C” MIXED USED URBAN CORRIDOR. MOTION CARRIED 3-0.

RESOLUTION – Setting a Public Hearing on SLU-2-2025; Special Land Use Permit, 4220 S. Martin Luther King Jr. Blvd., to authorize use of the existing building as a church

Councilmember Garza asked about the radio station mentioned in the documents. Ms. Izaguirre answered they were approved for an online radio station for the Hispanic Community. Mr. Fedewa added Mary Avenue doesn't permit on-street parking, but overflow isn't anticipated into the neighborhood, they currently have 35 spaces. Councilmember Nevarez Martinez asked if any antennas would be on top of the building, Ms. Izaguirre answered no. Councilmember Garza asked about occupancy and any issues, Ms. Izaguirre responded not at this time.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING ON SLU-2-2025; SPECIAL LAND USE PERMIT, 4220 S. MARTIN LUTHER KING JR. BLVD., TO AUTHORIZE USE OF THE EXISTING BUILDING AS A CHURCH. MOTION CARRIED 3-0.

RESOLUTION – Setting a Public Hearing on Brownfield Plan #90, Capitol Walk Apartments, 500 block of S. Chestnut Street

Mr. Klein distributed a presentation to the Committee, and the packet was updated and republished on the website. Mr. Klein then summarized the presentation, and introduced Ms. Lawton and Mr. Helzer.

Councilmember Garza inquired about this being 30 years, Mr. Klein confirmed. Ms. Lawton explained this four stories of residential multifamily housing with 124 units, with the first floor stores and rooftop amenities.

Councilmember Nevarez Martinez asked about parking, Mr. Helzer confirmed onsite is available. Councilmember Garza asked how many, Ms. Lawton answered 78. Mr. Klein added there is a 55 space off-site lot across the street.

Councilmember Garza asked for explanation on page 17 for the shortfall of \$271,953. Mr. Helzer responded not unlike a lot of projects, revenue is insufficient to meet debt obligations. They did some different scenarios and decided it was worthwhile to proceed and have a 30 year even with the shortfall. This project isn't feasible without the Brownfield.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING ON BROWNFIELD PLAN #90, CAPITOL WALK APARTMENTS, 500 BLOCK OF S. CHESTNUT STREET. MOTION CARRIED 3-0.

**Other**

**Adjourn**

Adjourned at 4:40pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on February 16, 2026