AGENDA
Committee on Development and Planning
Monday, December 3, 2018 @ 4:00 p.m.
Council Conference Room, 10th Floor

Councilmember Adam Hussain, Chair
Councilmember Patricia Spitzley, Vice Chair
Councilmember Jody Washington, Member

1. **Call to Order**
2. **Public Comment on Agenda Items**
3. **Minutes**
    - November 26, 2018

4. **Discussion/Action:**
    A.) RESOLUTION – Appointment; Jessica Yorko; Member; Saginaw Street Corridor Improvement Authority; Term to Expire June 30, 2021

    B.) RESOLUTION – Appointment; Diane Sanborn; Member; Saginaw Street Corridor Improvement Authority; Term to Expire June 30, 2022

    C.) RESOLUTION – Appointment; Jason McCammon; Member; Michigan Avenue Corridor Improvement Authority; Term to Expire June 30, 2022

    D.) RESOLUTION – Appointment; Sean Hammond; Member; Saginaw Street Corridor Improvement Authority; Term to Expire June 30, 2020

    E.) RESOLUTION – Introduction and Setting Public Hearing; Z-5-2018; 136 Malcom X Street and Vacant Parcel; DM-4 Residential and J Parking to G-1 Business

    F.) RESOLUTION – Introduction and Setting Public Hearing; Z-6-2018; 622 Lesher Place; DM-3 Residential to D-1 Professional Office

    G.) RESOLUTION – Introduction and Setting Public Hearing; Z-7-2018; 2 Vacant Lots at NW Corner of W. Cavanaugh and Lowcroft; A Residential to C Residential

    H.) RESOLUTION – ACT-9-2015; Aurelius and Cavanaugh Roads; Easements and Property
5. **Other**

6. **Adjourn**

PUBLIC COMMENT AND SIGN IN SHEET

COMMITTEE Development & Planning DATE Dec 3, 2018

Please print

NAME	ADDRESS	Purpose for Attending	Email Address	PHONE
Diane Sanborn				
Jaylah Grahams				
Jessica Yorko	815 Bancroft Lansing MI	Saginaw CIAA		[illegible]
Sue Stachowiak		Planning		4085

DRAFT

MINUTES
Committee on Development and Planning Special Meeting
Monday, November 26, 2018 @ 5:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER
Council Member Hussain called the meeting to order at 5:00 p.m.

PRESENT
Council Member Hussain, Chair
Council Member Spitzley, Vice-Chair- excused
Council Member Washington, Member

OTHERS PRESENT
Sherrie Boak, Council Staff
Karl Dorshimer, LEAP
Pat Gillespie
Greg Venker, Assistant City Attorney
Karl Dorshimer, LEAP
Madyson Lawmer
Brian Lefler
Eric Helzer
Julie Lawton
Elaine Womboldt
Kathy Miles

PUBLIC COMMENT
Public Comment taken at each agenda item.

MINUTES
MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM NOVEMBER 19, 2018 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION
RESOLUTION – Brownfield Plan # 75; 600 E. Michigan Avenue-Lansing LLC; 600 E. Michigan Avenue

Mr. Venker informed the Committee that there was a change to the resolution so it now states "in consideration" instead of the previous "consistent with and conditioned upon". He stated this would address any concerns DEQ has with the City withdrawing from their commitment to pay. Mr. Dorshimer then distributed an amendment to the developer agreement where the developer

has now signed that they will hire as many Lansing residents and contractors as reasonably possible; make good faith efforts to hire union labor; require all to pay City income taxes; report to the Treasurer gross income taxes and current residential addresses of their employees; and to also instruct all contractors and sub-contractors to report annually to the City Treasurer. Mr. Gillespie then distributed a signed addendum to the agreement that spoke to the bidding process and bid solicitations being posted on the builder's exchange for at least 15 days.

Ms. Womboldt spoke in support of the project.

Ms. Miles spoke in support of the Committee's action in making sure there is local labor.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR BROWNFIELD #75; 600 E. MICHIGAN AVENUE. MOTION CARRIED 2-0.

RESOLUTION – Brownfield Plan #54 Amendment 1; Y-Site LLC, 301 W. Lenawee Street
Mr. Helzer acknowledged that nothing had changed since the public hearing.

Ms. Womboldt spoke in support of the project.

Council Member Washington acknowledged the applicant for providing the details on the contractors which reflects either prevailing wage or Union.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR BROWNFIELD #54; AMENDMENT 1; Y-SITE LLC; 301 W. LENAWEE STREET. MOTION CARRIED 2-0.

Adjourn
Adjourned at 5:21 p.m.
Submitted by, Sherrie Boak,
Recording Secretary,
Lansing City Council
Approved by the Committee on_____

Boak, Sherrie

From: qruhsd|C flylfsoxv1frp
Sent: Z hgqhvgd|/#R fwrehu#54/#534;#15=7:#SP
To: Soxp p hu/#P dub|q
Subject: R qdqh#Irup #Vxep lwwdo#Dssdfdwlrq#ru#Dssrlqwp hqw#wr#Erdug#ru#Frp p lvvlrq

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or Committee.

Certain boards, commissions or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

(Section Break)

Date	10/31/2018
First Name	Jessica
Middle	*Field not completed.*
Last Name	Yorko
Other name(s) by which you have been known, including maiden names	*Field not completed.*
Date of Birth	[redacted]
Address	815 Bancroft Ct.
City	Lansing
State	MICHIGAN
Zip Code	48915
Email	jessicayorko@yahoo.com

Gender	F
Ward	4
Precinct	35
Best phone number to contact you	5179277111
Last 4 digits of social security number	[redacted]
In what year did you move to Lansing?	2001
Additional information regarding experience and credentials	See attached resume.
Occupational Background	Health Equity & Social Justice Coordinator
Educational Background	B.A. Economics and Environmental Studies, Kalamazoo College
Please attach a resume if available	J Yorko Resume 10.31.18.pdf
First choice for board to serve on	Saginaw St. Coodinator Improvement Authority
Second choice of a board to serve on	*Field not completed.*
Third choice of a board to serve on	*Field not completed.*
Fourth choice of a board to serve on	*Field not completed.*
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	I would like to lend my experiences as a nearby resident of the Saginaw CIAA boundaries as well as my familiarity with corridor improvement approaches and financing.
Qualifications and Eligibility – At this time,	*Field not completed.*

if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office	
Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge	Jessica Yorko
Date & Time	10/31/2018 12:45 PM

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BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Jessica Yorko, 815 Bancroft Ct, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2121; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on December 3, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jessica Yorko, 815 Bancroft Ct, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2121.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, October 12, 2018 2:31 PM
To: Diane Sanborn
Subject: Online Form Submittal: Application for Appointment to Board or Commission

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or Committee.

Certain boards, commissions or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

(Section Break)

Date	10/12/2018
First Name	Diane
Middle	*Field not completed.*
Last Name	Sanborn
Other name(s) by which you have been known, including maiden names	*Field not completed.*
Date of Birth	[redacted]
Address	720 Seymour
City	LANSING
State	MI - Michigan

Zip Code	48906
Email	dianesanborn@cb-hb.com
Gender	female
Ward	4
Precinct	*Field not completed.*
Best phone number to contact you	5178815938
Last 4 digits of social security number	[redacted]
In what year did you move to Lansing?	1990
Additional information regarding experience and credentials	Real Estate broker for 30 years, property manager for 45 years, involved in many local organizations, past and present including SOCA, GLHC, Durant Park, Preservation Lansing, Rotary, property tax review board, Chamber of Commerce, Convention and Visitors Bureau, OTCA, DLI etc!!
Occupational Background	Real estate broker and property manager.
Educational Background	Associates in Accounting
Please attach a resume if available	*Field not completed.*
First choice for board to serve on	Saginaw St. Coodinator Improvement Authority
Second choice of a board to serve on	*Field not completed.*
Third choice of a board to serve on	*Field not completed.*
Fourth choice of a board to serve on	*Field not completed.*
Please comment briefly on why you wish to serve on a particular board or	I was supposed to be on this 4 years ago but Mayor Bernero asked me to be on the property tax board instead.

commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office	*Field not completed.*
Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge	Diane Sanborn
Date & Time	10/12/2018

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Diane Sanborn, 720 Seymour, Lansing, MI, 48906 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2022; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on December 3, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby confirms the appointment of Diane Sanborn, 720 Seymour, and Lansing, MI, 48906 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2022.

Boak, Sherrie

From: qruhsd|C flylfsoxvlfrp
Sent: Iulgd|/#Dryhp ehu#5/#534;#5=33#SP
To: Soxp p hu/#P dub|q
Subject: R qdqh#Irup #Vxep lwwdo#Dssdfdwlrq#ru#Dssrlqwp hqw#wr#Erdug#ru#Frp p lvvlrq

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or Committee.

Certain boards, commissions or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

(Section Break)

Date	11/2/2018
First Name	Jason
Middle	J
Last Name	McCammon
Other name(s) by which you have been known, including maiden names	*Field not completed.*
Date of Birth	[redacted]
Address	13535 West State Road
City	Grand Ledge
State	MI
Zip Code	48837
Email	jasonandkristin@iqfit.com

Gender	Male
Ward	Regional
Precinct	????
Best phone number to contact you	9898594801
Last 4 digits of social security number	[redacted]
In what year did you move to Lansing?	0000
Additional information regarding experience and credentials	I started I.Q. Fitness & Wellness Center, Inc., in 2004. We are a private personal fitness, nutrition and holistic wellness center, using world-class methods. I also am married and have 4 children.
Occupational Background	I have been president of IQFIT for nearly 15 years. I manage day to day operations of the program, including marketing, sales, HR, and continuing education. In addition to my duties as the president and general manager, I am also a Holistic Health Practitioner.
Educational Background	I have a BS in civil engineering, Certified Fitness Professional and thousands of hours in course work in many areas in health.
Please attach a resume if available	*Field not completed.*
First choice for board to serve on	Michigan Avenue Corridor Improvement Authority
Second choice of a board to serve on	*Field not completed.*
Third choice of a board to serve on	*Field not completed.*
Fourth choice of a board to serve on	*Field not completed.*
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the	As an owner of a business directly on Michigan Ave. in Lansing, I want to see the area to continue to improve and attract both new businesses and more residents, who love to support their local community. I feel the end goal is to make Lansing a top notch, fun and safe city to live and work in. I want to have a hand in the development of the community I serve. I

work of the board or commission	feel I have substantial professional experience to pull from and can be a great team player when it comes to innovative ideas and carrying out objectives of the group.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office	I am not sure what the exact eligibility requirements are for the board position I am requesting. I believe my previous statement on why I wish to serve on the board should suffice.
Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge	Jason J McCammon
Date & Time	11/2/2018 2:00 PM

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BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Jason McCammon, 13535 W. State Road, Grand Ledge, MI , 48837 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2022; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on December 3, 2018 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jason McCammon, 13535 W. State Road, Grand Ledge, MI , 48837 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2022.

Boak, Sherrie

From: qruhsd|C flylfsoxv1frp
Sent: Z hgqhvgd|/#Iheuxdu|#5;/#534;#44=6<#DP
To: Soxp p hu/#P dub|q
Subject: R qdqh#Irup #Vxep lwwdo#Dssdfdwlrq#ru#Dssrlqwp hqw#wr#Erdug#ru#Frp p lvvlrq

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or committee. The Lansing City Charter requires that every appointee to a board, commission, or committee established by Charter or ordinance must meet the following qualifications and eligibility requirements:

• Be a registered elector in the City of Lansing (Charter Section 2-102).

• Be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

• Not be in default to the City at the time of taking office (Charter Section 2-103.2).

• Not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

(Section Break)

Date	2/28/2018
First Name	Sean
Middle	Nathaniel
Last Name	Hammond
Other name(s) by which you have been known, including maiden names	*Field not completed.*
Date of Birth	[redacted]
Address	820 N Verlinden Ave
City	Lansing
State	MI

Zip Code	48915
Email	seannhammond@gmail.com
Gender	Gender
Ward	4
Precinct	38
Best phone number to contact you	5172820685
Last 4 digits of social security number	[redacted]
In what year did you move to Lansing?	2015
Additional information regarding experience and credentials	Member of the State Bar of Michigan
Occupational Background	Deputy Policy Director at Michigan Environmental Council - Work with the Legislature and Executive branch on environmental policy
Educational Background	BS of Biology - Saginaw Valley State University JD - Michigan State University College of Law
Please attach a resume if available	Resume_2018.docx
First choice for board to serve on	Saginaw St. Coodinator Improvement Authority
Second choice of a board to serve on	Parks Board
Third choice of a board to serve on	Potter Park Zoo
Fourth choice of a board to serve on	Board of Water and Light
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you	Corridor Improvement Authority - As a resident of Old Oakland neighborhood, I want to see the Saginaw Oakland Corridor grow and improve so that it serves the residents of our neighborhood in an efficient and meaningful way. This includes creating placemaking along the corridor to better attract investment and to have an accessible corridor via any form of

wish to contribute to the work of the board or commission	transportation used. Parks Board - As a environmental proponent, nothing can be more important than local parks to get people outdoors. I want to see strategic investments to improve park infrastructure and connectivity. Trails are a very important part of a connected and functioning transportation system in a city like Lansing, and developing a full system to complement the river trail would be high on my priority list.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office	N/A
Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge	Sean Hammond
Date & Time	2/28/2018 11:30 AM

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For more information please visit http://www.symanteccloud.com

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Sean N. Hammond, 820 Verlinden Avenue, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2020; and

WHEREAS, the nominee has been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Sean N. Hammond, 820 Verlinden Avenue, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2021.

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-5-2018: 136 E. Malcolm X Street & Vacant Parcel to its East, Rezoning from "DM-4" Residential & "J" Parking Districts to "G-1" Business District

was introduced by the Committee on Development & Planning, read a first and second time by its title and referred to the Committee on Development and Planning.

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, , 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-5-2018: 136 E. Malcolm X Street & Vacant Parcel to its East, Rezoning from "DM-4" Residential & "J" Parking Districts to "G-1" Business District

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-5-2018, 136 E. Malcolm X Street and Vacant Parcel to its East
Rezoning from "DM-4" Residential & "J" Parking Districts to "G-1" Business District

The Lansing City Council will hold a public hearing on Monday, , 2019 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-5-2018. This is a request by Reo Gateway, LLC & Funk Zone Investors, LLC to rezone the property at 136 E. Malcolm X Street and the vacant 2.086 parcel to its east from "DM-4" Residential & "J" Parking Districts to "G-1" Business District. The purpose of the rezoning is to permit a mixed-use (hotel, retail/commercial and multiple family residential) development on the subject properties.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2019 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

GENERAL INFORMATION

APPLICANT:	REO Gateway LLC & Funk Zone Investors, LLC 2422 Jolly Road, Suite 200 Okemos, MI 48864
OWNERS:	Ingham County Land Bank 3024 Turner Street Lansing, MI 48906
REQUESTED ACTIONS:	Rezone from "DM-4" Residential & "J" Parking districts to "G-1" Business District
EXISTING LAND USE:	136 E. Malcolm X – vacant land East of 136 E. Malcolm X – vacant commercial building
EXISTING ZONING:	"DM-4" Residential & "J" Parking Districts
PROPOSED ZONING:	"G-1" Business District
PROPERTY SIZE:	2.531 acres – total area to be rezoned
SURROUNDING LAND USE:	N: I-496 S: River/Apartment Building E: Apartment Building W: BWL Substation
SURROUNDING ZONING:	N: "G-1" Business District S: "DM-4" Residential District E: "DM-4" Residential District W: "DM-4" Residential District
MASTER PLAN:	The Design Lansing Master Plan designates the subject property for District Mixed-Use Center. S. Washington and E. Malcolm X are designated as minor arterials.

DESCRIPTION:

This is a request by Reo Gateway, LLC & Funk Zone Investors, LLC to rezone the property at 136 E. Malcolm X Street and the vacant 2.086 parcel to its east from "DM-4" Residential & "J" Parking Districts to "G-1" Business District. The purpose of the rezoning is to permit a mixed-use (hotel, retail/commercial and multiple family residential) development on the subject properties.

AGENCY RESPONSES

Assessing:	No concerns
BWL:	See attached.
Building Safety:	The BSO has no objections. Project will be subject to site and building plan reviews.
Development Office:	
Fire Marshal:	
Parks & Recreation:	No comment.
Public Service:	* Sanitary sewer is located on the north side of Malcolm X Street. It is recommended that the developer reuse existing sanitary sewer leads if possible to avoid lane/street closures of Malcolm X. * There is storm sewer in Washington Avenue. * The property has a private storm sewer that discharges directly to the Grand River. * Prior to being allowed to connect to the public sewers, the developer will have to provide sanitary and storm sewer flow rates from the development.
Traffic Engineer:	No objections to, or conditions on, the rezoning. Any site issues can be addressed during the site plan development process.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposal is to rezone the property at 136 E. Malcolm X and the property to its west from "DM-4" Residential and "J" Parking districts to the "G-1" Business district. The purpose of the rezoning is to permit a mixed-use development on the subject properties, although a specific development plan has not been provided. A very basic concept plan was provided by the applicant and is attached to this report. The concept plan shows 1, 5-story building and 1, 2-story building. The application states that the plan is to develop the properties with a hotel, retail/commercial and multiple family residential uses. A breakdown of the number of proposed apartment units by bedroom count has not been provided to determine if the proposed density is within what is allowed under the "G-1" Business district. The "G-1" district permits multiple family residential use to the density of the "DM-4" Residential district which is the predominant current zoning of the subject property.

A mixed-use development on the subject property would be compatible with the surrounding area and with the land use pattern being advanced in the master plan as described below. The majority of the subject property was previously used for a motel and the dominant land use in the area is multiple family residential. The subject property is primarily zoned "DM-4" Residential and is surrounded by "DM-4" zoning, which district permits multiple family residential up to 87 dwelling units per acre. The rezoning is necessary in order to accommodate the other proposed uses on the site (hotel, commercial, office). The "G-1" district allows for a mix of office, commercial and residential uses to the highest density permitted under the Zoning Ordinance. It also has no setback, height or parking requirements which is why the overwhelming majority of the land in and around the core downtown area is currently zoned "G-1" Business.

The proposed mixed use development will provide a renewed sense of vitality to an area that is somewhat devoid of activity (north of the river and south of the freeway). In fact, the site is a strategic location for the realization of the overall mixed-use pattern being advanced in the Master Plan for the area. The residential component of the project will provide housing for people who work, attend school or simply choose to live in an area that is within walking distance of the goods, services and entertainment already available in Lansing's core.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Comprehensive Plan designates the subject property for District Mixed-Use Center, the purpose of which is:

> "To support the mixed-use character and pedestrian scale of the existing Old Town, East Michigan Avenue and REO Town districts, and to encourage the consolidation of retail and commercial uses in walkable, mixed-use centers located at key intersections along high ridership transit routes and within walking distance of neighborhoods."

With respect to placemaking characteristics, the Plan states that:

> "Buildings should be located to frame the street with parking located to the rear. Shared parking should be encouraged. Reductions in required parking should be offered as an incentive. Primary building entrances should be oriented to the street. Retail should be clustered to create a shopping core with ground floor retail storefronts. Residentially-scaled and detailed structures should be encouraged on neighborhood edges."

The G-1 Business district is the zoning designation that would most effectively allow for the mixed use development strategy being advanced in the Design Lansing Comprehensive Plan. The "District Mixed-Use Center" land use designation is specifically designed for areas such as Old Town and Reo Town that have characteristics similar to the downtown but on a smaller scale. These areas are characterized by mixed use buildings (commercial, office, residential), small lots that cannot accommodate much if any on-site parking and buildings that have an urban design and are located at the front property lines. The "G-1" Business district is the only designation in the current Zoning Ordinance that would accommodate this type of development in that it allows for buildings to be located at the front property line; parking can be accommodated via shared public facilities; and mixed uses of retail, office, and high density residential are permitted as a matter of right.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed development is anticipated to generate additional pedestrian traffic which is very positive for the area. Furthermore, by providing residential units within walking distance of the downtown and on two bus routes, the occupants of the units can be less dependent on automobiles. The current pedestrian walkway system and traffic controls in the area are designed to accommodate pedestrian traffic in a safe manner. With respect to vehicular traffic, access to the site will be from E. Malcolm X and S. Washington Avenue, both of which are designated as minor arterials that are designed to carry a high volume of traffic.

Although no on-site parking is required under the "G-1" Business zoning, the applicant is proposing to construct 128 surface parking spaces and underground parking for one of the buildings. The proposed number of parking spaces should be adequate to accommodate the needs of the proposed development since the parking demands for the commercial/office uses will primarily occur during normal business hours while the peak parking demands for the residential and hotel component of the project will typically occur after normal business hours.

IMPACT ON PUBLIC FACILITIES:

The adequacy of the utility systems to accommodate the proposed development will be evaluated during the administrative site plan review process.

ENVIRONMENTAL IMPACT:

The proposed development will be required to go through an administrative site plan approval process, during which the drainage system as well as all other physical aspects of the development will be reviewed for compliance with all applicable city codes. Furthermore, S. Washington Avenue and E. Malcolm X are primary bus routes which allows residents of the development to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment since less traffic results in less pollution created by the greenhouse gas emissions that motorized vehicles produce and less wear and tear on the roads.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The proposal is anticipated to have a positive impact on future development patterns in the area. The "G-1" zoning classification will facilitate the mixed use development pattern of commercial and residential uses being advanced in the Design Lansing Comprehensive Plans. Furthermore, the proposed project may encourage more redevelopment projects in the area that will further the goals of the Comprehensive Plan to create a more vibrant Reo Town. A mixed use development on the subject property would strengthen the linkage between the core downtown to the north and the area south of I-496. The proposed development will provide convenient housing for people who work and attend the various educational institutions in Lansing's downtown. The development will also provide for a hotel in close proximity to the downtown which will bring more people to the area. This creates an additional customer base for the existing businesses in the area and may result in new businesses coming to the area as well.

SUMMARY

This is a request by Reo Gateway, LLC & Funk Zone Investors, LLC to rezone the property at 136 E. Malcolm X Street and the vacant 2.086 parcel to its east from "DM-4" Residential & "J" Parking Districts to "G-1" Business District. The purpose of the rezoning is to permit a mixed-use (hotel, retail/commercial and multiple family residential) development on the subject properties.

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will be consistent with the existing land use patterns in the area and with the future land use pattern being advanced in the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

RECOMMENDATIONS

Pursuant to the findings described above, the following recommendation is offered for the Planning Board's consideration:

Z-5-2018 be approved to rezone the property at 136 E. Malcolm X Street and the vacant property to its east from "DM-4" Residential District to "G-1" Business District.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

LANSING BWL
Hometown People. Hometown Power.

BOARD OF WATER AND LIGHT MEMO

September 27, 2018

TO: City of Lansing – Planning Department, Susan Stachowiak

FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795

RE: COL Rezoning Z-5-2018_136 E. Malcolm X Comments

BWL Electric: Rezoning Request- Approved

- Contact person: Jerry Wheeler, Electric Utility Designer, LBWL, phone: 517-702-6644.

BWL Street Lighting: Rezoning Request- Approved

- Contact person: Karen Carter Street Light Utility Designer: 517-702-7080.

BWL Water & Steam Distribution: Approved

- Contact person: Steve Conn, Utility Designer: 517-702-6726

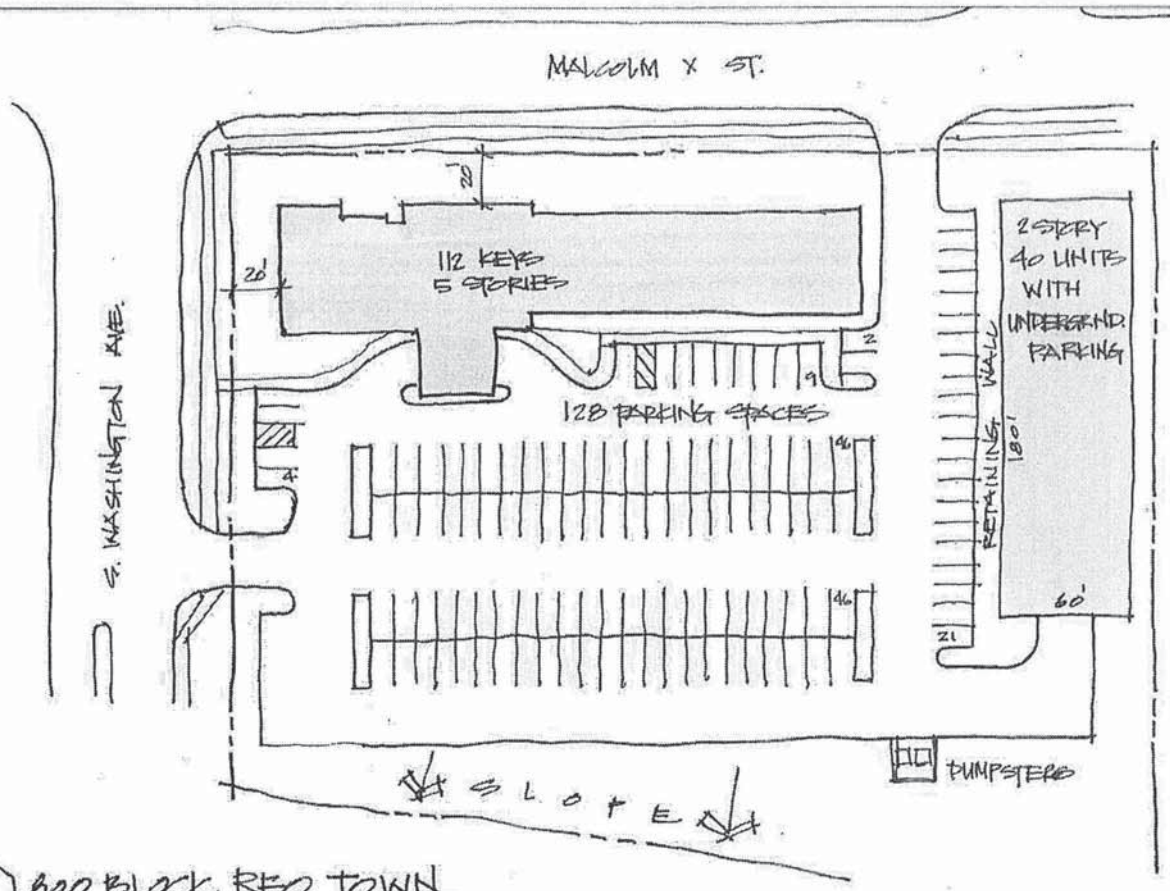
BWL Water Operations: Randall Roost- Approved

- I have no comments or concerns with the proposed rezoning.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality- Approved

- This project lies within the Board of Water & Light Wellhead Protection Area. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent loss to the groundwater. Construction machinery should be parked on paved areas when not in use, and leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.



© 800 BLOCK REO TOWN
LANSING, MI
FAE 6/26/18

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Buildings at 136 E. Malcolm X

Vacant site (former motel) at the southeast corner of S. Washington & E. Malcolm X

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225

Zoning

Legend
roads_final
Tax Parcels
A Residential-Single
B Residential-Single
C Residential-2 Unit
NONE
CUP Community Unit Plan
D-1 Professional Office
D-2 Residential/Office
DM-1 Residential-Multiple
DM-2 Residential-Multiple
DM-3 Residential-Multiple
DM-4 Residential-Multiple
E-1 Apartment Shop
E-2 Local Shopping
F Commercial
F-1 Commercial
G-1 Business
G-2 Wholesale
H Light Industrial
I Heavy Industrial
J Parking
ROW Right of Way
G-1
F-1
E-1
E-1
E-1
D-1
E Saint Joseph St
S Grand Ave
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Area to be rezoned
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ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number:	Z-5-2018
Parcel Number's:	33-01-01-21-203-003 & 33-01-01-21-203-020
Address:	136 E. Malcolm X Street & Vacant Parcel to its East
Legal Descriptions:	Lots 6 through 11, Inclusive, Block 177 Original Plat, from "DM-4" Residential & "J" Parking Districts to "G-1" Business District.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2019, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-6-2018: 522 Lesher Place, Rezoning from "DM-3" Residential District to "D-1" Professional Office District

was introduced by the Committee on Development & Planning, read a first and second time by its title and referred to the Committee on Development and Planning.

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, , 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-6-2018: 522 Lesher Place, Rezoning from "DM-3" Residential District to "D-1" Professional Office District

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-6-2018, 522 Lesher Place
Rezoning from "DM-3" Residential District to "D-1" Professional Office District

The Lansing City Council will hold a public hearing on Monday, , 2019 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-6-2018. This is a request by Neogen Corporation to rezone the property at 522 Lesher Place from "DM-3" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit the building at this location to be used for additional office space to support the Neogen Corporation offices already existing in the area.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2019 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

GENERAL INFORMATION

APPLICANT/OWNER:	Neogen Corporation 620 Lesher Place Lansing, MI 48912
REQUESTED ACTION:	Rezone 522 Lesher Place from "DM-3" Residential to "D-1" Professional Office
EXISTING LAND USE:	Vacant Single Family Dwelling
EXISTING ZONING:	"DM-3" Residential District
PROPOSED ZONING:	"D-1" Professional Office District
PROPERTY SIZE & SHAPE:	42.5' x 59.5' = 2,529 square feet
SURROUNDING LAND USE:	N: Neogen Offices S: Single Family Residential E: 3-unit Residential Building W: Oak Park
SURROUNDING ZONING:	N: "D-1" Professional Office District S: "DM-3" Residential District E: "DM-3" Residential District W: "A" Residential District
MASTER PLAN DESIGNATION:	The Design Lansing Comprehensive Plan designates the subject property for medium density residential use. Lesher Place and Linden Grove area designated as local roads.

SPECIFIC INFORMATION

This is a request by Neogen Corporation to rezone the property at 522 Lesher Place, legally described as:

"Lot 5, Block 2, Assessors Plat No. 7"

from "DM-3" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit the building at this location to be used for additional office space to support the Neogen Corporation offices already existing in the area.

AGENCY RESPONSES:

Assessor:	
BWL:	Approved for BWL concerns.
Building Safety:	The Building Safety Office has no objections to the rezoning. This project is subject to building plan review.
Fire Marshal:	
Parks & Rec.:	Neogen has been a great partner with Oak Park adjacent to the proposed site and have been an excellent anchor tenant/business in this area. They have done a great job of keeping the history and architecture of the neighborhood with the changes going on in the main building and adjacent properties they own.
Public Service:	No comments.
Transportation:	No comments or requirements. Any changes planned to the sites would still have to go through the appropriate approval processes.

ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE

The surrounding area is characterized by a mix of medium density residential, professional office and institutional uses. The surrounding zoning pattern is also a mix of various residential and professional office zoning designations. In fact, the property located directly to the west of the subject property and the property at the northeast corner of Lesher Place and Linden Grove are currently zoned "D-1" Professional Office and are being used for the Neogen Corporation operations. Therefore, the proposed rezoning will be compatible with the zoning and land use patterns already established in the area. Furthermore, the applicant will be preserving the residential architecture of the building which will ensure its continued compatibility with the neighborhood.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for medium density residential use. While the request is not in compliance with the land use designation being advanced in the Comprehensive Plan, the proposal will not be contrary to proper planning principles. The "character" or appearance of the building will continue to be residential in nature and the activity generated by the small amount of office space that the building can accommodate will be minimal and not disruptive to the adjoining

residential uses. Neogen's operations have had a positive impact on the area and making allowances for growth will help to ensure that the company is able to continue operating in the area.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

No adverse impacts on vehicular or pedestrian traffic are anticipated to result from the proposed rezoning. The additional traffic generated by converting the building at 522 Lesher Place to offices is anticipated to be negligible. There is already a strong mix of residential and non-residential traffic in the neighborhood. In addition, the subject property is located a mere block from Pennsylvania Avenue which is a minor arterial that is designed to carry a high volume of traffic.

The applicant intends to utilize the existing building at 522 Lesher Place for "overflow" office space to support the Neogen operations that are headquartered in the former Oak Park Elementary School building located approximately 300 feet north of the subject property. The Zoning Ordinance requires 1 parking space for each 200 square feet of usable floor area in the building. The existing building has a gross floor area of 1,144 square feet. Therefore, if 75% of the building is usable floor area, 4 parking spaces will be required. Required parking spaces must be located either on-site or within 300 feet of the site. While the subject property is too small to accommodate 4 parking spaces that would meet the dimensional requirements of the Zoning Ordinance, Neogen owns the office building directly north of the subject property and the former school building one parcel north of that. Both properties have more than enough parking to accommodate the required parking spaces for the uses located thereon as well as the 4 parking spaces required for this proposal.

ENVIRONMENTAL IMPACT

There are no physical changes proposed for the site and therefore, the rezoning will have no impact on the natural environment. Employees and visitors to the site will utilize the existing parking on the Neogen properties to the north which is more than adequate to accommodate the proposed additional office space.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The request to rezone the subject property to "D-1" Professional Office will not adversely affect the land use patterns in the area. There is already a very strong presence of office zoning and land uses in this area. In fact, the property located directly north of the subject property is currently zoned "D-1" Professional Office district and is owned and utilized by the applicant for this proposal (Neogen Corporation).

The Neogen Corporation has been an excellent neighbor of the east side of Lansing for many years. The company is actively involved in several neighborhood organizations and the business has had a positive impact on the neighborhoods in which it is located. The

Neogen operations have also proven to be very compatible with adjoining residential uses, as they are low impact uses that do not generate much traffic, noise and other potential nuisances. There are several properties owned and operated by Neogen on the east side of Lansing and most, if not all, are located in predominantly residential neighborhoods. There have been no complaints of noise, fumes, odors, excessive traffic or any other type of problems.

Conversion of the building at 522 Lesher Place to offices should not interfere with the enjoyment of the adjacent residential properties. Office uses in general are considered compatible with residential neighborhoods since they typically generate a low volume of traffic and do not create much noise or other nuisances

SUMMARY

This is a request by Neogen Corporation to rezone the property at 522 Lesher Place, legally described as:

"Lot 5, Block 2, Assessors Plat No. 7"

from "DM-3" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit the building at this location to be used for additional office space to support the Neogen Corporation offices already existing in the area.

The proposed rezoning is consistent with the land use pattern being advanced in the master plan and with the zoning and land use patterns already established in the area. In addition, no adverse impacts on vehicular and pedestrian traffic, the environment or future patterns of development are anticipated to result from approval of this rezoning.

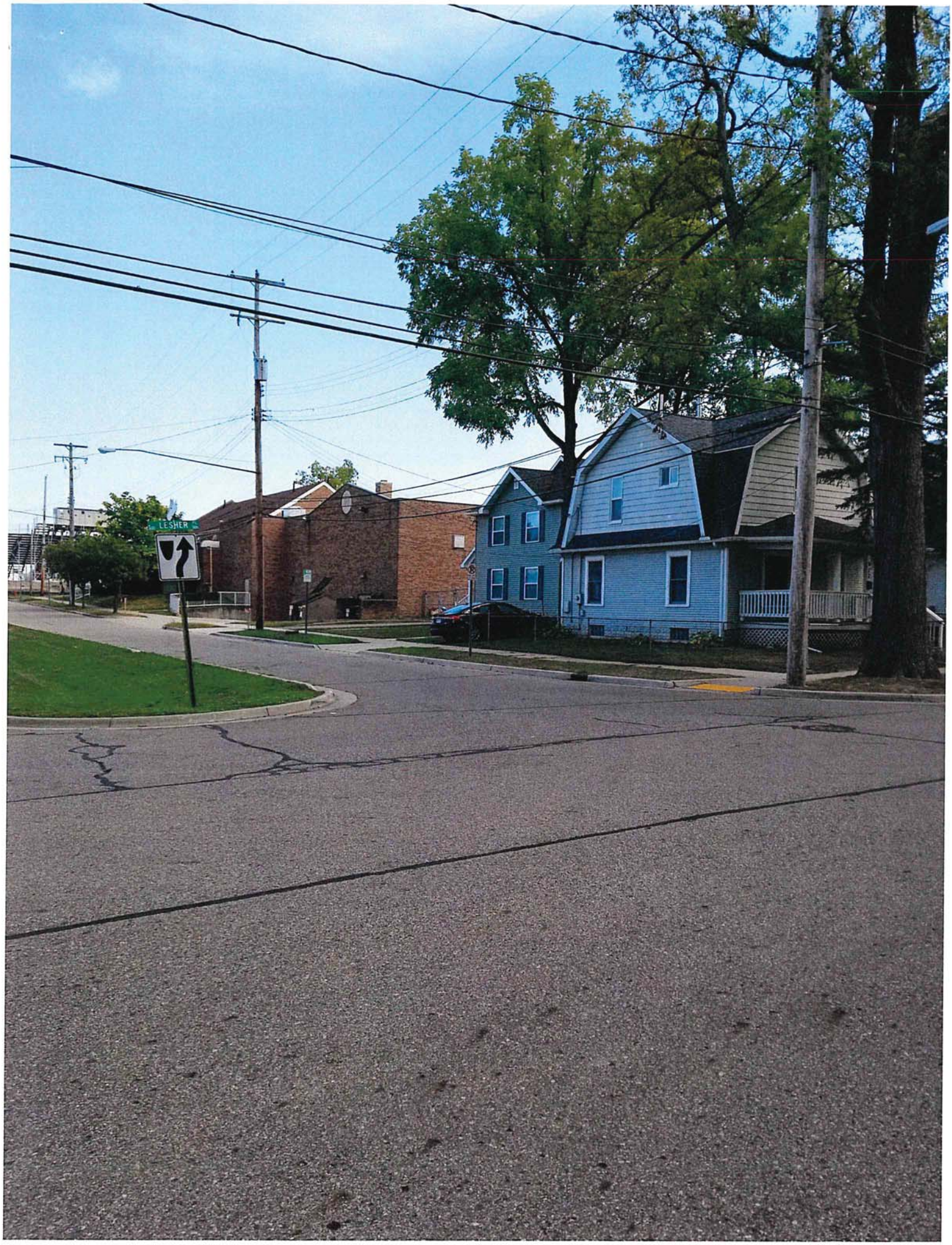
RECOMMENDATION

Pursuant to the findings described above, the following recommendation is offered for the Planning Board's consideration:

> Recommend that Z-6-18 be approved to rezone the property at 522 Lesher Place from "DM-3" Residential District to "D-1" Professional Office District, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator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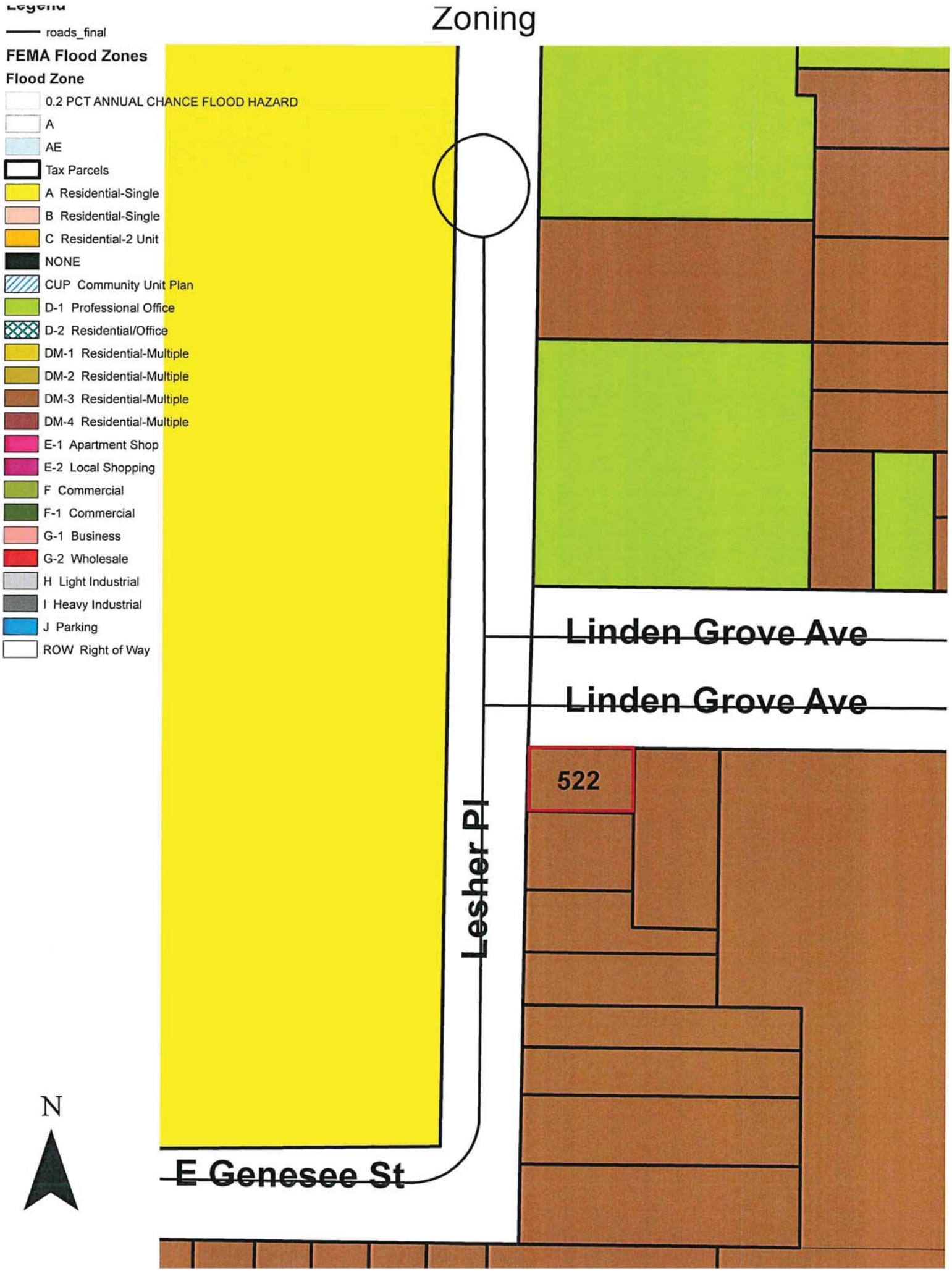
Zoning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FEMA Flood Zones
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A
AE
Tax Parcels
A Residential-Single
B Residential-Single
C Residential-2 Unit
NONE
CUP Community Unit Plan
D-1 Professional Office
D-2 Residential/Office
DM-1 Residential-Multiple
DM-2 Residential-Multiple
DM-3 Residential-Multiple
DM-4 Residential-Multiple
E-1 Apartment Shop
E-2 Local Shopping
F Commercial
F-1 Commercial
G-1 Business
G-2 Wholesale
H Light Industrial
I Heavy Industrial
J Parking
ROW Right of Way
Linden Grove Ave
Linden Grove Ave
522
Lesher Pl
E Genesee St
N

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number:	Z-6-2018
Parcel Number:	33-01-01-15-104-351
Address:	522 Lesher Place
Legal Descriptions:	Lot 5, Block 2, Assessors Plat No. 7, from "DM-3" Residential District to "D-1" Professional Office District.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2019, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-7-2018: Two Vacant Lots, Northwest Corner of W. Cavanaugh Road & Lowcroft Avenue, Rezoning from "A" Residential District to "C" Residential District

was introduced by the Committee on Development & Planning, read a first and second time by its title and referred to the Committee on Development and Planning.

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, , 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-7-2018: Two Vacant Lots, Northwest Corner of W. Cavanaugh Road & Lowcroft Avenue, Rezoning from "A" Residential District to "C" Residential District

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-7-2018, Vacant Lots, Northwest Corner of W. Cavanaugh Road & Lowcroft Avenue
Rezoning from "A" Residential District to "C" Residential District

The Lansing City Council will hold a public hearing on Monday, , 2019 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-7-2018. This is a request by Andrew Pauly to rezone the two vacant parcels of land at the northwest corner of W. Cavanaugh Road and Lowcroft Avenue from "A" Residential District to "C" Residential District. The purpose of the rezoning is to permit the construction of a duplex on the subject property.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2019 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

GENERAL INFORMATION

APPLICANT/OWNER:	Andrew Pauly 1535 Ridgewood Drive East Lansing, MI 48823
REQUESTED ACTIONS:	Rezone the 2 vacant parcels of land at the northwest corner of W. Cavanaugh Road and Lowcroft Avenue from "A" Residential District to "C" Residential District
EXISTING LAND USE:	Vacant
EXISTING ZONING:	"A" Residential
PROPOSED ZONING:	"C" Residential
PROPERTY SIZE:	125' x 92.2'= 11,525 square feet .26 acres (both parcels combined)
SURROUNDING LAND USE:	N: Single Family Residential S: Duplex E: Single Family Residential W: Duplex
SURROUNDING ZONING:	N: "A" Residential S: "C" Residential E: "A" Residential W: "C" Residential
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for low density residential land use. W. Cavanaugh Road is designated as a collector road and Lowcroft Avenue is designated as a local road.

SPECIFIC INFORMATION

This is a request by Andrew Pauly to rezone the two vacant parcels of land at the northwest corner of W. Cavanaugh Road and Lowcroft Avenue, legally described as:

"Lots 54 & 55 Foster S. Holmes Road Subdivision"

from "A" Residential District to "C" Residential District. The purpose of the rezoning is to permit the construction of a duplex on the subject property.

AGENCY RESPONSES

Assessor:	
BWL:	See attached.
Building Safety:	The Building Safety Office has no objections to the rezoning. This project is subject to building plan review.
Fire Marshal:	
Parks & Rec.:	No comments.
Public Service:	No comments.
Transportation:	No comments or requirements. Any changes planned to the site would still have to go through the appropriate approval processes.

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject property consists of two parcels of land located at the northwest corner of W. Cavanaugh Road and Lowcroft Avenue. The property is currently vacant and is adjacent to existing duplexes to the west and south that are zoned "C" Residential. The parcels to the north and east are zoned "A" Residential and contain single family residences. Since the property is currently surrounded on two sides by "C" Residential zoning, the proposed rezoning will not result in a "spot zone" which is typically considered to be an unacceptable planning practice as it affords land use rights to one property owner that are not afforded to the adjoining property owners. In this case, the properties to the west and south of the subject property are already zoned for duplexes which is a land use right that is not permitted for the applicant's property, even though it is an equally appropriate location for a duplex.

Under the existing "A" Residential zoning, a single family residence could be constructed on each of the two parcels. If the rezoning is approved, the two parcels will have to be combined in order to comply with the lot size requirement to permit the construction of a duplex. Two residential units, therefore, are the maximum number of units that could be constructed on the subject property under both the existing and the proposed zoning designations. A duplex, as opposed to two single family dwellings, would make for a more viable use of the site given its location on a collector road (Cavanaugh) which carries a higher volume of traffic than a typical residential street. Multi-family residential uses generally serve as buffers between higher volume streets and low-density single family residential uses. The applicant's proposal is representative of this type of transitional or step-down land use pattern which is a widely accepted planning and zoning practice.

COMPLIANCE WITH MASTER PLAN:

While the Design Lansing Comprehensive Plan designates the subject property for low-density residential use (single family residential), it also designates the properties in the area that are

currently zoned "C" Residential as low-density. It appears that the Plan did not take into account that there are a significant number of existing duplexes in the area. The duplexes in the area were not single family homes that were converted to duplexes. They were, in fact, constructed as duplexes and thus, it is highly unlikely that any of them will ever be converted to single family homes. Given the established zoning and land use patterns in the area, the rezoning in this case is appropriate in spite of the Comprehensive Plan designation.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed rezoning will have no impact on vehicular or pedestrian traffic. The traffic generated by a duplex will be no greater than that generated by the 2 single family dwellings that would be permitted under the current zoning of the property.

IMPACT ON PUBLIC FACILITIES:

The site is already served by all necessary public facilities.

ENVIRONMENTAL IMPACT:

Development of the property for a duplex will have no negative impacts on the environment. The site will still contain a significant amount of green space as the maximum allowable lot coverage in the "C" Residential district is 60%. A maximum of 40% of the lot can be covered by buildings.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The proposed rezoning will not negatively impact future patterns of development in the area. The rezoning may result in more requests to rezone properties in the immediate vicinity of the subject property from "A" Residential to "C" Residential in order to construct duplexes. Based on the existing zoning and land use patterns in the area, there are several parcels for which this would be appropriate.

SUMMARY

This is a request by Andrew Pauly to rezone the two vacant parcels of land at the northwest corner of W. Cavanaugh Road and Lowcroft Avenue from "A" Residential District to "C" Residential District. The purpose of the rezoning is to permit the construction of a duplex on the subject property.

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will be consistent with the existing zoning and land use patterns in the area. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

RECOMMENDATION

Pursuant to the findings described above, the following recommendation is offered for the Planning Board's consideration:

> Z-7-2018 be approved to rezone the two vacant parcels of land located at the northwest corner of W. Cavanaugh Road and Lowcroft Avenue from "A" Residential District to "C" Residential District.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

LANSING BWL
Hometown People. Hometown Power.

BOARD OF WATER AND LIGHT MEMO

October 23, 2018

TO: City of Lansing – Planning Department, Susan Stachowiak

FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795

RE: COL Rezoning- Z-7-2018_W. Cavanaugh Comments

BWL Electric: Approved with the following comments:

- The BWL can provide an (**underground and/or overhead**) electric service to serve the new development based on the Board's Rules and Regulations for Electric Service.
- A copy of the final site, grading, and electrical plans for the proposed development must be supplied to the Customer Projects Department before a final cost for electric service and service agreement can be provided to the owner/ developer.
- Owner/ developer must contact BWL Customer Projects Department, **Christopher Cavin @ 517-702-7192,** to initiate service agreement process.
- There are no apparent conflicts with the proposed development and the existing BWL electric distribution facilities.

BWL Street Lighting: Approved

- Contact person: Karen Carter, Street Light Utility Designer- 517-702-7080.

BWL Water & Steam Distribution:
Approved
Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- Site Specific Comments:
  - The proposed rezoning does not appear to impact existing BWL water facilities.
  - Should the customer require changes to the water service in order to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/
- General Comments:
  - The customer is responsible for verifying the precise location and depths of the existing water mains or services prior to construction. The BWL will not be responsible for unanticipated conflicts caused by inaccuracies in the customer's design documents or MISS-DIG staking in the field.

Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Jerrod Wade via e-mail at: Jerrod.Wade@lbwl.com.

BWL Water Operations: Approved
I have no comments or concerns. R. Roost

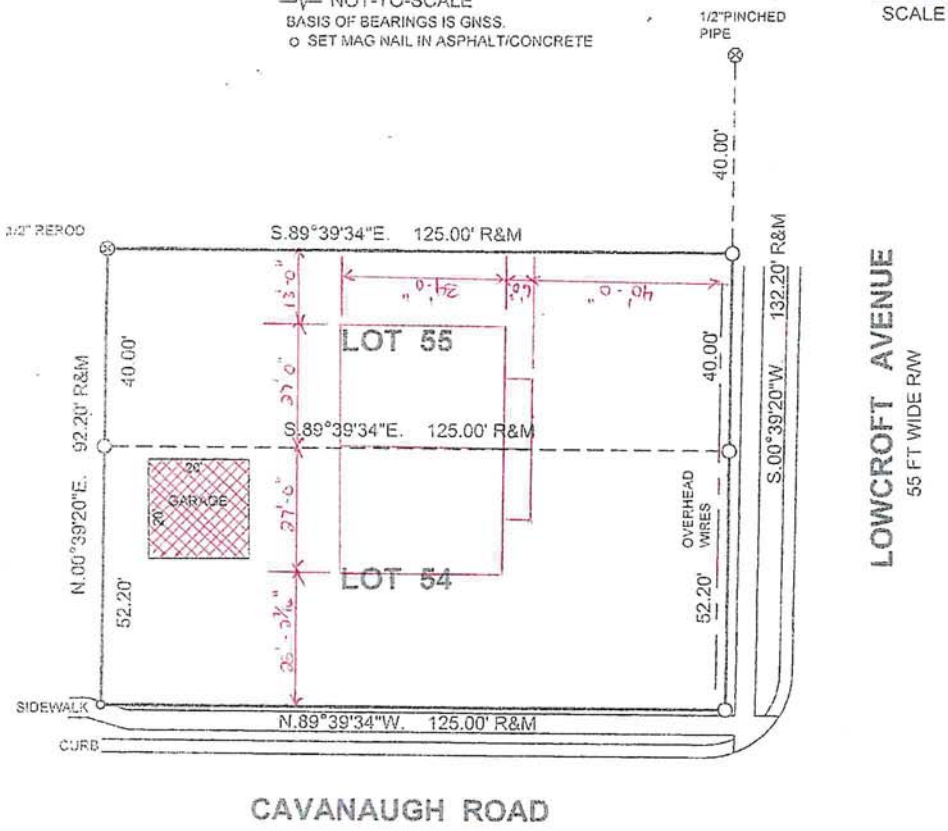
BWL Environmental Wellhead Protection: Angie Goodman, Water Quality
We have no wellhead protection concerns in this area.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.

CERTIFIED SURVEY MAP

◎ FOUND CONC. MON.
⊗ FOUND IRON
○ SET CAPPED 1/2"REROD
R=RECORDED AS
M=MEASURED AS
—\/— NOT-TO-SCALE
BASIS OF BEARINGS IS GNSS.
o SET MAG NAIL IN ASPHALT/CONCRETE

0 30
SCALE 1"=30'



LEGAL DESCRIPTION (AS PROVIDED): Lots 54 and 55 of Foster's Holmes Road Subdivision, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof.

Certified Survey For: Andrew R. and Brian E. Pauly
Property Address: Lowcroft Ave., Lansing, MI 48910

Scale: 1" = 30' Date: 03.27.18 By: KJS Job No: 18-11

I hereby certify the following: this survey was performed and map prepared by me, or under my direct supervision; the ratio of closure of latitudes and departures resulting from field work is one foot in 5000 feet or better; the requirements of Act No. 132, Public Acts of 1970 and Act No. 24, Public Acts of 1988 have been complied with.

Keyno J. Shellenbarger, Ph.D., P.E., P.S.
P.S. No. 30101

STATE OF MICHIGAN
KEYNO J.
SHELLENBARGER
PROFESSIONAL
SURVEYOR
NO.
30101
LICENSED PROFESSIONAL SURVEYOR

03.27.18

SES
517-337-8270
SHELLENBARGER ENGINEERING AND SURVEYING, P.C.
5910 N. Hagadorn Road
East Lansing, Michigan 48823

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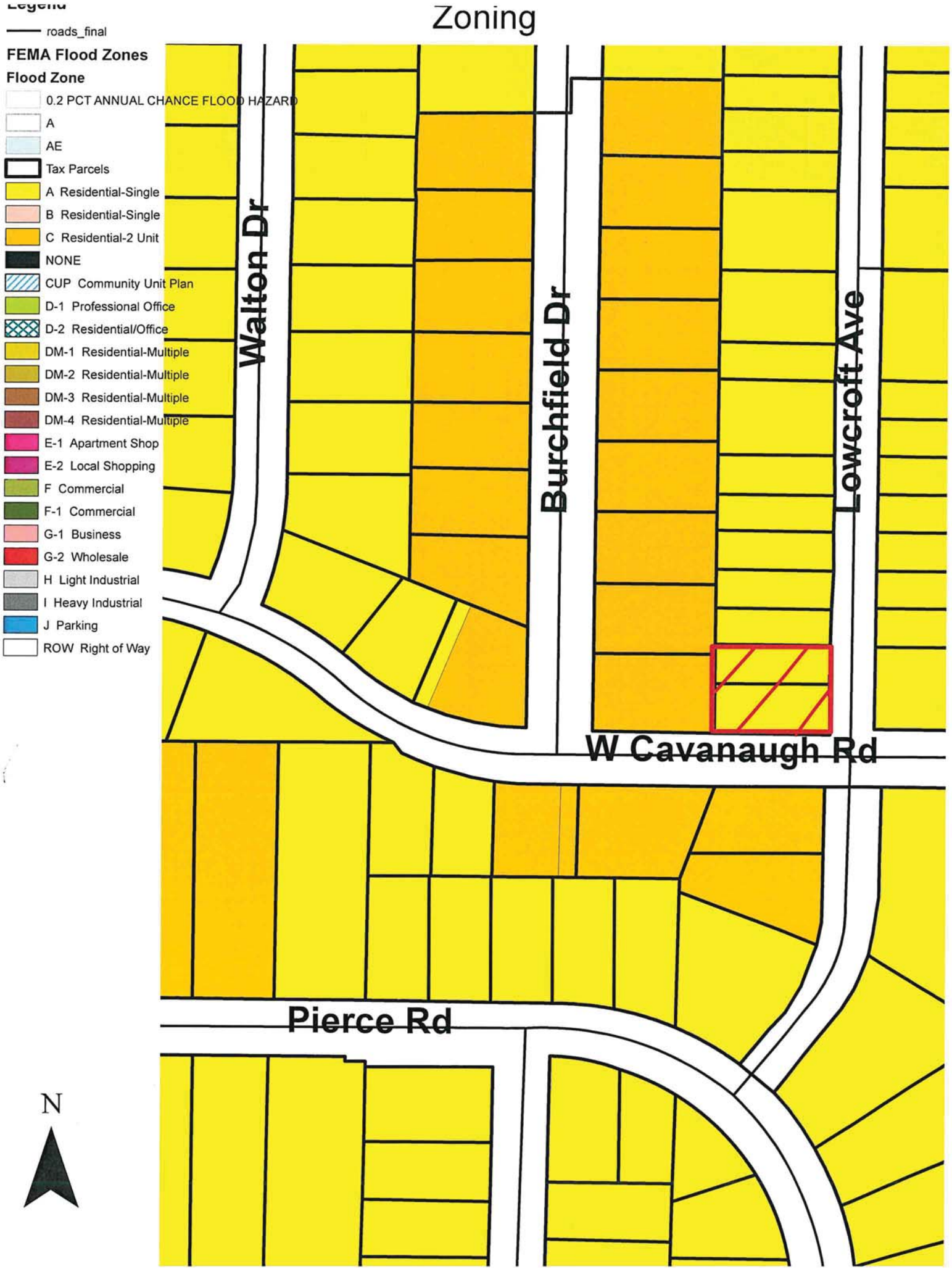
Zoning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Tax Parcels
A Residential-Single
B Residential-Single
C Residential-2 Unit
NONE
CUP Community Unit Plan
D-1 Professional Office
D-2 Residential/Office
DM-1 Residential-Multiple
DM-2 Residential-Multiple
DM-3 Residential-Multiple
DM-4 Residential-Multiple
E-1 Apartment Shop
E-2 Local Shopping
F Commercial
F-1 Commercial
G-1 Business
G-2 Wholesale
H Light Industrial
I Heavy Industrial
J Parking
ROW Right of Way
Walton Dr
Burchfield Dr
Lowcroft Ave
W Cavanaugh Rd
Pierce Rd
N

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number:	Z-7-2018
Parcel Number's:	33-01-01-32-278-121 & 33-01-01-32-278-131
Address:	Two Vacant Lots, Northwest corner of W. Cavanaugh Road & Lowcroft Avenue
Legal Descriptions:	Lots 54 & 55, Foster S. Holmes Road Subdivision, from "A" Residential District to "C" Residential District.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2019, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.

RESOLUTION NO. _____
BY COMMITTEE ON DEVELOPMENT AND PLANNING

Act-9-2015, Aurelius and Cavanaugh Roads – Acquisition of Easements and Property

WHEREAS, the Lansing Public Service Department wishes to obtain easements at all four corners of Aurelius and Cavanaugh Roads, for purpose of widening the intersection to accommodate ADA compliant sidewalk ramps and new traffic signal poles; and

WHEREAS, the proposed easements will allow the Public Service Department to construct these public amenities; and

WHEREAS, at its regular meeting on July 7, 2015, the Planning Board reviewed the location, character, and extent of the proposal, and found that:

- The location of the easements to be acquired are appropriate and necessary to improve safety operations at the Aurelius and Cavanaugh intersection,
- The intersection improvements will have a positive impact on the character of the area by making vehicular and pedestrian transportation much safer,
- The easements to be acquired are only of an extent necessary to accommodate new ADA compliant sidewalks and updated traffic signals as part of the intersection reconstruction project; and

WHEREAS, on July 7, 2015, the Board voted unanimously (6-0) to recommend approval of Act-9-2015, the request by the Public Service Department to acquire, by purchase or easement, triangular shaped areas at all four corners of Aurelius and Cavanaugh Roads; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith;

NOW THEREFORE, BE IT RESOLVED, that the Lansing City Council hereby approves Act-9-2015, and the acquisition of an interest in the properties at the four corners of Aurelius and Cavanaugh, provided the concerns of affected agencies are addressed, and to further recommend that the sidewalk network in this area be completed as soon as funding permits, in accordance with the adopted Major Street Sidewalk Gap Closure Priority List.

BE IT FURTHER RESOLVED, the Lansing City Council hereby approves entering into agreements for the purpose of acquiring easements on the following parcels:

PARCEL 1 - Northwest Corner: Address: 4218 Aurelius Road Parcel: 33-01-01-34-276-404. Parcel Description: LOTS 116 THRU 121 INCL, ALSO S 30 FT OF E 297 FT

Approved for placement on the City Council agenda:

_____
Jim Smiertka, City Attorney

LOT 111 SUPERVISORS PLAT OF CHERRY HILL NO 1. Owner: ARC FD34PCK001 L.L.C., 106 YORK RD, JENKINTOWN, PA 19046.
Easement Area Description: Commencing at the Southeast corner of Lot 121, thence North 12', thence South 35 degrees 32 minutes, 16 seconds West a distance of 8.60', thence West 18', thence South 6', thence East 23' to the point of beginning, containing approximately 155.5 square feet, for the sum of $100.

PARCEL 4 - Southwest Corner: Address: 4300 Aurelius Road
Parcel: 33-01-01-34-426-041 Description: COM AT E 1/4 POST, TH S 237.5 FT, W 183.41 FT, N 237.5 FT, E 183.41 FT TO BEG; SEC 34 T4N R2W. Owner: PARKER MEMORIAL BAPTIST CHURCH, 1902 E CAVANAUGH RD, LANSING, MI 48910-3694.
Easement Area Description: Commencing 33 feet south and west of the East ¼ post, thence, thence South 15.0 feet, thence North 33 degrees, 41 minutes, 24 seconds West 18.0 feet, thence East 10.0 feet to the point of beginning, containing approximately 75.0 square feet, for the sum of $100.

BE IT FURTHER RESOLVED, the Lansing City Council hereby approves entering into an agreement for the purpose of acquiring a portion of the following parcels:

PARCEL 2 – Northeast Corner: Address: 4221 Aurelius Road
Parcel: 33-01-01-35-154-056 Parcel Description: COM ON W 1/4 POST, TH N 165 FT, E 356.5 FT, S 165 FT, W 356.5 FT TO BEG; SEC 35 T4N R2W. Owner: SK PETROLEUM LLC, 4221 AURELIUS RD, LANSING MI 48910.
Acquisition Area Description: Commencing 33 feet north and 33 feet east of the West ¼ post, thence North 00 degrees 22 minutes, 26 seconds West along the west line of said Section 35 a distance of 13 feet, thence South 45 degrees 6 minutes, 35 seconds East a distance of 18.35 feet, thence South 89 degrees 24 minutes 25 seconds West along said east-west 1/4 line a distance of 13 feet to the point of beginning, containing approximately 84.5 square feet. for the sum of $450.

PARCEL 3 – Southeast Corner: Address: 2000 E Cavanaugh Rd
Parcel: 33-01-01-35-301-002 Parcel Description: LOT 1 & W 90 FT LOT 4 SUPERVISORS PLAT OF CULVER-DALE SUB. Owner: IVERSEN FAMILY REVOCABLE TRUST NO 1, 2000 E CAVANAUGH RD, LANSING, MI 48910-5813.
Easement Area Description: Commencing at the northwest corner of Lot 1, thence East 12 feet, thence South, 45 degrees West a distance of 21.63 feet, thence North 18 feet to the point of beginning, containing approximately 108 square feet, for the sum of $450.

BE IT FINALLY RESOLVED, that the administration, on behalf of the City, is hereby authorized to sign and execute all documents to complete these transactions, subject to prior approval as to form and content by the City Attorney.

Approved for placement on the City Council agenda:

_____
Jim Smiertka, City Attorney

SUMMARY

Andy Kilpatrick, Transportation Engineer, proposes the installation of new sidewalk ramps and traffic signal poles, including the requisite property acquisition by purchase or easement. He proposes to acquire triangular shaped properties of up to 15' x 15' x 21' at each corner, which is sufficient for the both the ramps and the poles.

EXISTING LAND USES AND ZONING

NE Corner: Commercial (gas station), zoned "E-2" Local Shopping, "J" Parking, and "F" Commercial Districts

SE Corner: Single Family residence, zoned "A" Single Family Residential District

SW Corner: Warehouse, zoned "A" Single Family Residential District

NW Corner: Commercial, zoned "F" Commercial District

No change is anticipated in either the uses or the zoning as a result of this proposal.

COMPREHENSIVE PLAN DESIGNATION

The *Design Lansing* Comprehensive Plan designates this area as Neighborhood Mixed-Use Center.

AGENCY REFERRALS

The applicant is coordinating this request with the affected agencies and utilities, and will address all concerns as part of this project.

Comments received are below:

Operations & Maintenance – No comments

Public Service Engineering - No comments

Consumers Energy – No response as of 7/2

Board of Water & Light – No response as of 7/2

BACKGROUND AND ANALYSIS

Section 208.07 of the Codified of Ordinances includes the requirement of an Act 33 review for the acquisition of property.

The improvements proposed are part of a larger road resurfacing project along Cavanaugh Road. The acquisitions are proposed because of insufficient room for these additional improvements within the current ROW.

The proposed ADA ramps, which accompany the roadway project, will lay the groundwork for expanding the sidewalk in the area. Currently, sidewalk is provided in front of the Family Dollar on the NW corner. On the southwest side of Cavanaugh, sidewalk was installed on along the frontage of the Parker Memorial Baptist Church, immediately west of the corner property (which the Church also owns).

According to the map attached with the application, the proposed acquisitions will provide the necessary room for the proposed improvements, but only negligibly reduce the usable square footage of the affected properties.

STAFF RECOMMENDATION

Staff recommends approval of the following finding and recommendation.

Finding:

- The proposed acquisitions are necessary and appropriate for the installation of ADA ramps and traffic signal poles.
- The improvements proposed for within the subject acquisitions will lay the groundwork for expanding the sidewalk in the area.

Recommendation:

Approval of Act-9-2015, the acquisition of an interest in the properties at the four corners of Aurelius and Cavanaugh, provided the concerns of affected agencies are addressed, and to further recommend that the sidewalk network in this area be completed as soon as funding permits, in accordance with the adopted Major Street Sidewalk Gap Closure Priority List.

Property Information: Aurelius & Cavanaugh Intersection

Corner:	Northwest
Address:	4218 Aurelius Road
Parcel:	33-01-01-34-276-404
Description:	LOTS 116 THRU 121 INCL, ALSO S 30 FT OF E 297 FT LOT 111 SUPERVISORS PLAT OF CHERRY HILL NO 1
To be acquired:	Commencing at the Southeast corner of Lot 121, thence North 15', thence South 45 degrees West 21.21', thence East 15' to the point of beginning, containing approximately 112.5 square feet.
Owner:	ARC FD34PCK001 L L C 106 YORK RD JENKINTOWN, PA 19046
Contact:	Core Resources (513) 699-8859

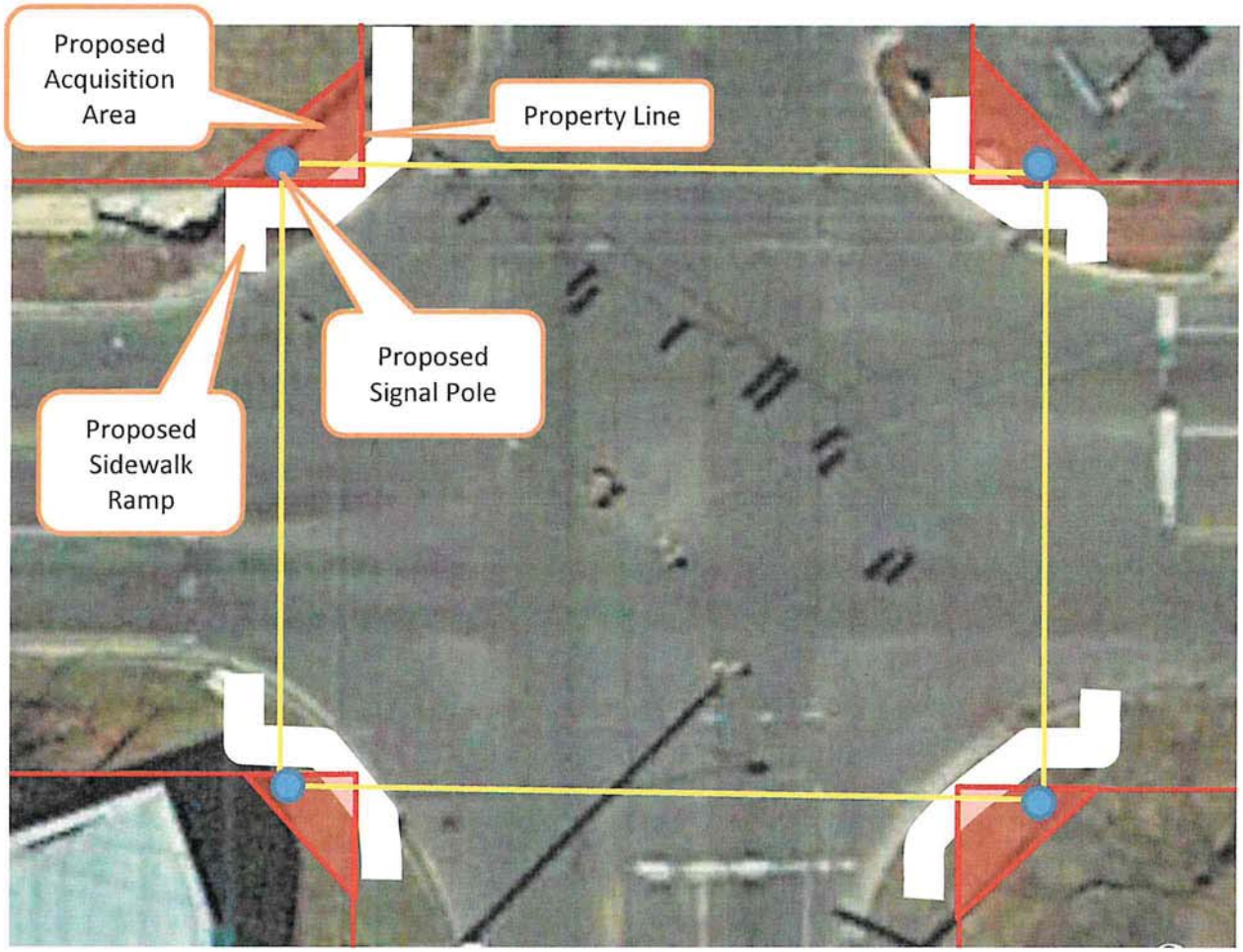
Corner:	Northeast
Address:	4221 Aurelius Road
Parcel:	33-01-01-35-154-056
Description:	COM ON W 1/4 POST, TH N 165 FT, E 356.5 FT, S 165 FT, W 356.5 FT TO BEG; SEC 35 T4N R2W
To be acquired:	Commencing 33' north and east of the West ¼ post, thence north 13' thence South, 45 degrees East 18.38', thence West to the point of beginning, containing approximately 84.5 square feet.
Owner:	HAMADI AMAL 7631 MANOR DEARBORN, MI 48126
Contact:	on site

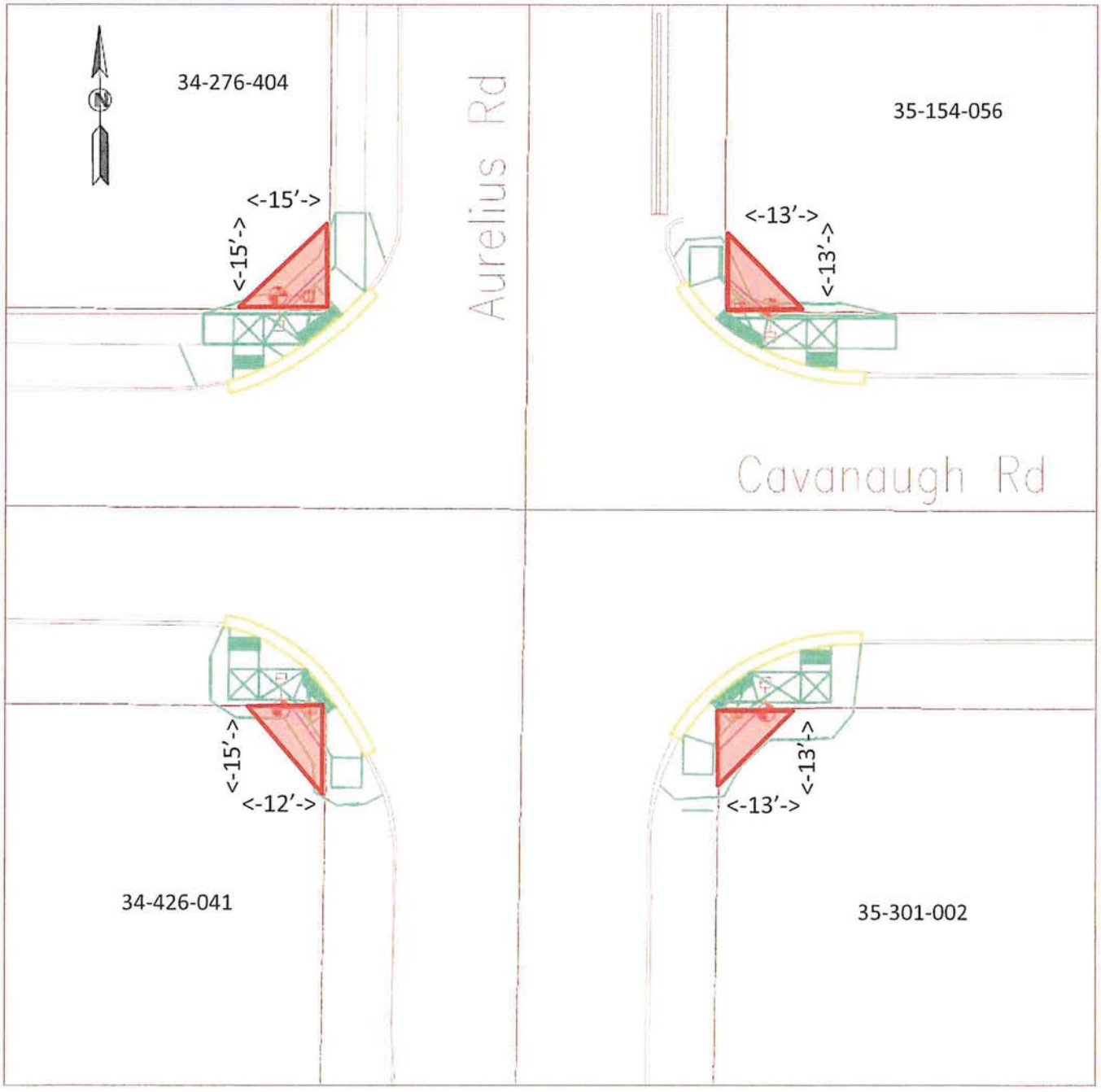
Corner:	Southeast
Address:	2000 E Cavanaugh Rd
Parcel:	33-01-01-35-301-002
Description:	LOT 1 & W 90 FT LOT 4 SUPERVISORS PLAT OF CULVER-DALE SUB
To be acquired:	Commencing at the northwest corner of Lot 1, thence East 13', thence South, 45 degrees West 18.38 feet, thence North 13' to the point of beginning, containing approximately 84.5 square feet.
Owner:	IVERSEN ERIC A & CYNTHIA L 2000 E CAVANAUGH RD LANSING, MI 48910-5813
Contact:	Eric Iversen iversen@lsg-es.com

Corner:	Southwest
Address:	4300 Aurelius Road
Parcel:	33-01-01-34-426-041
Description:	COM AT E 1/4 POST, TH S 237.5 FT, W 183.41 FT, N 237.5 FT, E 183.41 FT TO BEG; SEC 34 T4N R2W
To be acquired:	Commencing 33' south and west of the East ¼ post, thence, thence South 15.0 feet, thence North 38 degrees, 40 minutes, 55.9 minutes West 19.2 feet, thence East 12.0 feet to the point of beginning, containing approximately 90.0 square feet.
Owner:	PARKER MEMORIAL BAPTIST CHURCH 1902 E CAVANAUGH RD LANSING, MI 48910-3694
Contact:	Jim Green jdgreen@pmbclansing.org

Aurelius & Cavanaugh Intersection

Existing property lines are shown with red lines. The white lines show the proposed sidewalk and ADA ramps. The grey line shows the location of the sidewalk installed by Family Dollar with the construction of the store at the northwest corner of the intersection. The proposed traffic signal poles are shown in blue and the traffic signal wires are shown in yellow. Proposed acquisition areas are the red triangular areas on the corners of the parcels.

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