



AGENDA
Committee on Development and Planning
Monday, March 18, 2019 @ 3:30 p.m. (note time)
Council Conference Room, 10th Floor

Councilmember Adam Hussain, Chair
Councilmember Jeremy Garza, Vice Chair
Councilmember Jody Washington, Member

1. Call to Order

2. Public Comment on Agenda Items

3. Minutes

- March 4, 2019

4. Discussion/Action:

- A.) RESOLUTION – ACT-2-2019; Eastside Connector, Parcel No. 33-01-01-15-126-284; 33-01-01-15-226-012; 33-01-01-15-226-003 License Agreement
- B.) RESOLUTION – ACT-3-2019; Bear Lake Pathway, Parcel No. 33-01-01-35-180-002; 33-01-01-35-180-021; 33-01-01-35-179-101; 33-01-01-35-226-002; 33-01-01-35-201-004; 33-01-01-26-427-002; 33-01-01-26-426-012 Licensing Agreement
- C.) RESOLUTION – ACT-6-2019; Wise Road, Parcel No. 33-01-05-06-202-021; Acquire Davis Park
- D.) RESOLUTION – ACT-7-2019; Willard Avenue, Parcel No. 33-01-01-27-426-001; Acquire Scott Woods
- E.) RESOLUTION – ACT-8-2019; Hunters Ridge, Parcel No. 23-50-40-25-451-022; Acquire Hunters Ridge Park
- F.) RESOLUTION – Introduce and Set Public Hearing; Z-1-2019; West 5,295.5 sq ft of 901 Cleveland Street, Rezoning from B-Residential to F-Commercial District
- G.) RESOLUTION – Introduce and Set Public Hearing; Z-2-2019; 714 N Pine Street; Rezoning from C-Residential to D-1 Professional Office District

5. Other

6. Adjourn



COMMITTEE

Development & Planning

DATE March 18, 2019.

Please print

[illegible]

DRAFT



MINUTES

Committee on Development and Planning
Monday, March 4, 2019 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Council Member Hussain called the meeting to order at 4:02 p.m.

PRESENT

Council Member Hussain, Chair
Council Member Garza, Vice-Chair
Council Member Washington, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Don Kulhanek, Economic Development & Planning
Joseph Abood, Chief Deputy City Attorney
Jim Smiertka, City Attorney
Susan Stachowiak, Economic Development & Planning
Kris Klein, LEAP
Karl Dorshimer, LEAP
Bill Reins
Jon Gilmore, U-Haul
Mikki Droste
Tom Lapka
Chris Stralwoski, Ferguson
Eric Helzer, Red Cedar Development
Alan Boyer
Dave VanHaanen

PUBLIC COMMENT

No public comment at this time, but during each agenda item.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM FEBRUARY 18, 2019 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION – Amend Resolution 2019-060; Set a new Public Hearing for May 20, 2019 for Z-8-2018; 5400 S Cedar

Council Member Hussain recapped that a hearing was set for March 25th, 2019 at the February 25, 2019 Council meeting, however in the meantime the applicants (U-Haul) have requested it be delayed to May 20, 2019.

Mr. Gilmore stated that they want to take more time and continue meetings with the community for feedback. They had met with South Lansing Business Association and will meet with their Board again, they have spoken to the neighborhood group Rejuvenating South Lansing, and will meet with them, and they are coordinating community meetings on site. Council Members were invited to those meetings once they were set. Mr. Gilmore was encouraged to coordinate a meeting with 2nd Ward Council Member Garza. Council Member Washington stated she is more concerned with the residents than what the SLBA is concerned with, and encouraged them to work with the neighborhood groups.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO AMEND THE PUBLIC HEARING FOR Z-8-2018, 5400 S CEDAR TO MAY 20, 2019. MOTION CARRIED 3-0.

RESOLUTION – Brownfield Plan #62 Amendment; Oliver Towers Redevelopment Project; 310 N. Seymour Avenue

Council Member Hussain highlighted that the original Brownfield was an \$8 million private investment, with \$2 million in Brownfield eligibility with a completion date of the project at December, 2018 for 19 years. The amendment would be to add 12 years to the Brownfield plan with a new project completion date of December 31, 2019 and with a \$14.7 million invest, and \$1.4 million in Brownfield eligibility.

The representative for the project provided a list of contractors invited to bid on the project, the list of entities invited to bid and the listing of the final bidding. Currently there are 33% of the contractors from Lansing, however the project is not completely under way, so they would not all be let out to bid yet.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR BROWNFIELD PLAN #62 AMENDMENT FOR OLIVER TOWERS. MOTION CARRIED 3-0.

RESOLUTION – REO Town Project; 1102 S Washington Avenue and W. Elm Street; Pablo's Mexican Restaurant

Council Member Hussain confirmed the required public hearing was held, and it appeared the only question was the parking.

Mr. Klein confirmed there are 20 onsite parking spots, and the owner owns other lots located behind the building he could address more parking on if needed, however there are no future plans for that at this time. Lastly, he noted a local contractor is doing the rehabilitation work.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE REO TOWN PROJECT AT 1102 S WASHINGTON AVENUE AND W ELM STREET FOR PABLOS MEXICAN RESTAURANT. MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; Payment in Lieu of Taxes (PILOT); 517 N Walnut Apartments

Council Member Hussain stated the request before the Committee is to extend the PILOTS and change the sponsor name.

Mr. Kulhanek and Mr. Lapka provided a brief outline on what a PILOT is, a PILOT is an entity in affordable housing, where less rent is collected with less allowances, then paid and service is paid to the City in lieu of taxes. The benefit is that it gives a fixed amount of what they have to pay and will benefit the application. They plan to submit into the MSHDA Funding on April 1st, then sell to the limited partner, using the equity money to rehab and build back up to current standards. Council Member Hussain what percentage of PILOT it was, and Mr. Kulhanek stated anything at 10% would not need Council approval, and he was then asked if there is a minimum of 4% on all PILOTS and Mr. Kulhanek confirmed no, that he was aware of some at 0% and 2%. Council Member Washington asked for confirmation that both of the PILOTS today (517 N Walnut and 516 W Saginaw) were under new ownership. Mr. Kulhanek confirmed it was Greater Lansing Housing Commission (GLHC) and now is Capital Area Housing Partnership. The PILOT for the property at 517 N Walnut existed since 2002, for 4% supportive housing. The property at 516 W Saginaw began in 2001 and is 4% also. They are now coming under common ownership, with the outcome as partial supportive housing, to satisfy for HUD housing. The request before the Committee is to change the name of the sponsor and extend 15 years. Council Member Hussain asked for confirmation it would only be adding 4 years to 516 W Saginaw and 2 years to 517 N Walnut. Mr. Kulhanek stated it is 15 years from the time they got it, so it is a 15 year PILOT and they need it for the full 15 years, and won't have that so are asking to add those additional years now so they will have it for a full 15 years. At the original request in 2001 and 2002 they were 30 year PILOTS at that was typical then. Ms. Droste outlined the sites; 517 N Walnut has 9 units of supportive housing targeted to HUD defined residential that needs support to stay as a stabilized housing. The defined housing is homeless, chronic homeless, domestic survivors, special needs, or youth aging out of foster care. The property at 517 N Walnut in 2003 was chronic homeless adults with mental illness, Ferris originally was affordable housing, there was a time when it was continuum care, but currently they are not targeting those defined, but 9 of the 23 units are occupied by persons who meet the supportive housing and receive vouchers through continuum of care. MSHDA has changed since then and now 35% has to be supportive housing, so they need 35% at each property with special needs and the remainder can be affordable. Part of the project rehabilitation they plan to increase energy efficiency, do site improvements. The funding will also allow for vouchers and help with rent, and help set up a supportive services account to help.

Council Member Garza asked if they put funds into the property now or over the term of the Brownfield. Ms. Droste clarified that the tax credits state they must complete construction or they will not get the credit. Once it is awarded credits, after the closing, by a 12 month period they will have it all done. They plan to have it all contracted out by the time they are awarded the Brownfield and so at closing they will start the work. Council Member Garza asked if any tenants will be displaced during the rehabilitation, and Ms. Droste stated they have a contractor who specializes in this type of work and quick needs turn around so they will not. Council Member Hussain clarified that the work appears to be maintenance and no large rehabilitation occurring.

Council Member Washington acknowledged she normally would not support a 4% PILOT, however this is an extension of a PILOT that is already in place and they are just adding time. Ms. Droste confirmed that the Brownfield will end in 2035, when the original time line was 2031.

Mr. Kulhanek reiterated to the Committee that they want to meet the April 1, 2019 deadline so would be asking for approval the same night as the hearing, March 25, 2019. Council Member Hussain confirmed he believed that the discussions have already been held with Council leadership and they had agreed to approve the same night as the hearing.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR MARCH 25, 2019 FOR PILOT AT 517 N WALNUT APARTMENTS. MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; Payment in Lieu of Taxes (PILOT); Ferris Manor; 516 West Saginaw Apartments

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR MARCH 25, 2019 FOR PILOT AT 516 WEST SAGINAW APARTMENTS. MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; Brownfield Plan #72; Red Cedar Development; 203 S. Clippert

Council Member Hussain noted the project itself began in 2011, and there is a question on if it would be difficult to move forward on a Brownfield without knowing about the development agreement.

The applicants outlined the project and changes in the development. Those included an increase in the purchase price by \$21,670 in recognition of the delay in closing, a new closing date of August 30, 2019, there will now only be one plinth, there will be two hotels sharing one common area, the restaurant square footage has decreased to 35,500 and the retail has increased to 45,550. The market rate units have gone from 200 to 150, and the separate structure for senior housing was eliminated. The proposed student housing and parking was moved and lowered down to 1,100 beds in three buildings. Currently there will bonds determined once 30% of the construction drawings are done and they can meet with bond counsel. The Committee was referred to a recent email from the City Attorney office they received that highlighted all the changes to the agreement in the 7th amendment.

Mr. Helzer distributed a presentation and the applicants went through it (attached).

Council Member Garza stepped away from the meeting at 5:15 p.m.

Council Member Hussain stated his understanding of the process for the 7th amendment to the development agreement will be that Committee of the Whole will get it on March 11, 2019, they will set the hearing on March 25th, and the hearing will take place on April 8th. The process for the Brownfield will be intro and set hearing on March 11th, then DP will meet again on March 18th at their regular meeting and address any outstanding questions, then hold the hearing on March 25, 2019 and adopt the same night. Mr. Smiertka stated his understanding was the developer wanted the Brownfield and the 7th Amendment to the Development agreement to run together.

Council Member Garza returned to the meeting at 5:18 p.m.

Council Member Washington voiced a concern with student housing in the development.

Council Member Hussain asked if the Development Agreement needed to be approved before the Brownfield.

Mr. Strolowski asked for approval of the Brownfield the same night of the hearing, March 25, 2019. Council Member Washington stated she was not happy with action the same night as the hearing, but would take into consider, but also wanted them to attend her 1st Ward meeting on April 6, 2019.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR MARCH 25TH, 2019 FOR BROWNFIELD PLAN #72; RED CEDAR DEVELOPMENT; 203 S CLIPPERT. MOTION CARRIED 3-0.

Adjourn

Adjourned at 5:25 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on_____



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-2-4019

DATE SUBMITTED: 12/19/18

Applicant: City of Lansing

Address (including zip code): 124 W Michigan Avenue, 7th Floor City Hall, Lansing, MI 48933

Phone number: (517) 483-4248

Fax number: (517) 483-6082

Email: andrew.kilpatrick@lansingmi.gov

Interest in Property:

☐ Owner

☐ Represent owner

☐ Option to buy

☒ Other: License Agreement for construction and maintenance of non-motorized pathway

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): See Additional Sheets

Address (including zip code):

Phone number(s):

Fax number:

Email:

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): See Additional Sheets

Location description:

Permanent parcel #:

Legal description (see note below):

Applicant's proposal:

The city of Lansing is proposing the construction of a ten-foot wide non motorized pathway constructed on an 8 inch aggregate base comprising of 3.5 inches of Hot-Mix-Asphalt and a 2-foot aggregate shoulder on each side of the pathway. The pathway will be constructed on Lansing School district property beginning at the east side of Pennsylvania Avenue public right-of-way at Shiawassee Street just north of the existing school driveway, the pathway will follow the driveway to the Field House then cross the driveway with an ADA compliant crossing and continue east on the north side of the field house then south to the southern property line and continuing east to the Marshall Street Property where the pathway will cross Marshall street and continue eastward along the south side of the old Armory property and continue eastward onto School district property until it reaches the eastern parcel line at which time it will head northward along the property line to Saginaw Street. Three neighborhood connections will be incorporated into the project allowing access for the residents and students to access the path. The proposed pathway will be carried east and west on another project connect the network to downtown Lansing and the Frandor area. The proposed network, when complete, will allow access for students, recreational use, and utilitarian uses such as shopping and commuting to work. All parcel owners will be paid \$1 each for the execution of the agreement and use of the land in which the pathway occupies.

REQUESTED ACTION: (please check one)

☐ City Acquisition of Property

☐ Street or Alley Closure

☐ City Sale of Property

☐ Vacation of R.O.W

☐ Significant Change of Use of City Property

☒ Other: Liscense Agreements

What positive impacts (if any) will occur as a result of approving this proposal?

Non-motorized recreational and utilitarian access for area residents between downtown Lansing, Lansing Schools, Sparrow Hospital, Lansing Rivertrail and Frandor area will be provided.

What negative impacts (if any) will occur if this proposal is not approved?

A complete non-motorized connection will not be afforded to the area residents and Federal funding will be lost.

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

No negative impacts are anticipated. The city has been in discussion with the Lansing School District, the owners of the former Armory parcel and area residents and has involved them in the design process and incorporated any requests that were feasible.

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEES:

Involving land sales over \$50,000	\$100.00
Involving land sales under \$50,000	\$50.00

Signature of applicant:

_____/_____
Date

Signature of owner(s):

_____/_____
Date

_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036

Overall View of the Three Parcels the City of Lansing Proposes Constructing a Non-Motorized Pathway



Name of Owner: Lansing School District
Address: 519 W. Kalamazoo St.
Lansing, MI 48933-2080
Phone Number: (517) 755-1010
Fax Number:
Email:

Subject Property General Information

Address: 334 N. Pennsylvania Avenue
Lansing, MI 48912

Location Description: Parcel is located adjacent residential and businesses in the City of Lansing, Ingham County. The parcel is east of Pennsylvania Avenue, directly east of Shiawassee Street and Pennsylvania Avenue Intersection and North of Sparrow Hospital.

Permanent Parcel#: 33-01-01-15-126-284

Legal Description:

PARCEL E PART OF THE NORTH 1/2, SECTION 15, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 15; THENCE S01DEG15'05"W, 40 FEET; THENCE N88DEG31'40"W, 335.76 FEET ALONG THE SOUTH LINE OF EAST SAGINAW STREET; THENCE S01DEG52'00"W 395.17 FEET ALONG THE EAST LINE OF THE "JONES & PORTER'S ADDITION TO THE CITY OF LANSING", AS RECORDED IN LIBER 2 OF PLATS, PAGE 20, INGHAM COUNTY RECORDS AND THE EAST LINE OF THE "FAIRVIEW SUBDIVISION TO THE CITY OF LANSING" AS RECORDED IN LIBER 3 OF PLATS, PAGE 46, INGHAM COUNTY RECORDS; THENCE N88DEG32'59"W, 940.21 FEET ALONG THE SOUTH LINE OF SAID "FAIRVIEW SUBDIVISION TO THE CITY OF LANSING"; THENCE S01DEG52'00"W, 485.78 FEET ALONG THE EAST LINE OF PENNSYLVANIA AVENUE TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N88DEG05'53"E 810.28 FEET; THENCE N01DEG54'07"E, 60.00 FEET; THENCE ALONG THE SOUTHERLY LINE AND ITS WESTERLY EXTENSION OF "PARK PLACE AT EAST VILLAGE CONDOMINIUM", AS RECORDED IN INSTRUMENT NO. 2013-057489, INGHAM COUNTY RECORDS FOR THE FOLLOWING THREE (3) COURSES, (1) S88DEG05'53"E, 230.00 FEET, (2) S01DEG54'07"W, 115.13 FEET AND (3) S89DEG00'16"E, 1055.47 FEET; THENCE S01DEG40'03"W, 527.72 FEET; THENCE S88DEG59'41"E, 998.51 FEET TO THE WEST LINE OF MARSHALL STREET; THENCE S01DEG42'54"W, 100.65 FEET ALONG THE WEST LINE OF MARSHALL STREET, TO THE NORTHEAST CORNER OF BLOCK 2 OF "RUMSEY'S MICHIGAN AVENUE ADDITION TO THE CITY OF LANSING", AS RECORDED IN LIBER 2 OF PLATS, PAGE 12, INGHAM COUNTY RECORDS; THENCE N88DEG54'02"W, 499.76 FEET ALONG THE NORTH LINE OF SAID "RUMSEY'S MICHIGAN AVENUE ADDITION TO THE CITY OF LANSING"; THENCE ALONG THE NORTHERLY LINE OF "GANSSELYS ADDITION TO THE CITY OF LANSING", AS RECORDED IN LIBER 1 OF PLATS, PAGE 20, INGHAM COUNTY RECORDS FOR THE FOLLOWING THREE (3) COURSES, (1) N01DEG48'37"E, 4.03 FEET, (2) N88DEG46'44"W, 514.75 FEET AND (3) S01DEG29'24"W, 6.88 FEET; THENCE N88DEG59'08"W, 839.70 FEET ALONG THE NORTHERLY LINE OF THE FOLLOWING PLATS "CARROLL'S ADDITION TO THE CITY OF LANSING", AS RECORDED IN LIBER 2 OF PLATS, PAGE 35, "MCIPHERSON'S MICHIGAN AVENUE ADDITION OF THE CITY OF LANSING", AS RECORDED IN LIBER 3 OF PLATS, PAGE 15, "D.B. TAYLOR'S ADDITION TO THE CITY OF LANSING", AS RECORDED IN LIBER 4 OF PLATS, PAGE 8, AND "GOWER'S ADDITION TO THE CITY OF LANSING"; AS RECORDED IN LIBER 3 OF PLATS, PAGE 31, ALL IN INGHAM COUNTY RECORDS TO THE NORTHWEST CORNER OF SAID "GROWER'S ADDITION TO THE CITY OF LANSING"; THENCE S01DEG56'21"W, 126.21 FEET ALONG THE WEST LINE OF SAID "GOWER'S ADDITION TO THE CITY OF LANSING"; THENCE S01DEG56'21"W, 126.21 FEET ALONG THE WEST LINE OF SAID "GOWER'S ADDITION TO THE CITY OF LANSING"; THENCE N88DEG16'29"W, 359.67 FEET; THENCE S78DEG04'10"W, 85.00 FEET; THENCE N88DEG41'53"W, 17.71 FEET; THENCE N01DEG26'08"E, 328.86 FEET; THENCE N89DEG11'28"W, 351.19 FEET; THENCE 119.37 FEET ALONG A 114.58 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 59DEG41'26" AND A CHORD OF N56DEG01'47"W, 114.04 FEET; THENCE S88DEG39'04"W, 165.79 FEET; THENCE N88DEG24'47"W, 158.60 FEET; THENCE S85DEG29'19"W, 7.66 FEET TO THE EAST LINE OF PENNSYLVANIA AVENUE; THENCE N01DEG52'00"E, 456.00 FEET ALONG THE SAID EAST LINE OF PENNSYLVANIA AVENUE TO THE POINT OF BEGINNING. SUBJECT TO ANY RIGHTS OF WAY OR EASEMENTS OF RECORD AND CONTAINING 31.75 ACRES, MOR OR LESS. SPLIT/COMBINED ON 01/24/2017 FROM 33-01-01-15-126-293;

Applicant's Proposal: Construct a 10-foot wide hot-mix-asphalt pathway with 2 feet shoulders on each side and ADA compliant ramps at crossings. The pathway alignment will follow the north side of the driveway entrance beginning at Shiawassee Street continuing eastward along the driveway, then east along the north side of the field house, then southeast to the southern property line, then follow the southern property line eastward to the Marshall Street public right-of-way.

Name of Owner: Eastside Armory LLC
Address: 330 Marshall St. STE 100
Lansing, MI 48912-2317
Phone Number: (517) 333-4123
Fax Number:
Email:

Subject Property General Information

Address: 330 Marshall St STE 100
Lansing, MI 48912-2317

Location Description: Parcel is located just north of a residential neighborhood in the City of Lansing, Ingham County. The parcel is located on the east side of Marshall Street and south of Pattengill School.

Permanent Parcel#: 33-01-01-15-226-012

Legal Description:

COM NW COR LOT 1 BLOCK 1 RUMSEYS MICHIGAN AVENUE ADD, TH N 503 FT ALONG E
LINE MARSHALL ST, E 388.16 FT, S 502.98 FT TO N LINE JB RAYNERS ADD, W 390.06 FT TO
BEG SEC 15 T4N R2W

Applicant's Proposal: Construct a 10-feet wide hot-mix-asphalt pathway with 2 feet shoulders along each side of the path. The pathway alignment will follow the south end of the parcel.

Name of Owner: Lansing School District
Address: 519 W. Kalamazoo St.
Lansing, MI 48933-2080
Phone Number:
Fax Number:
Email:

Subject Property General Information

Address: 626 Marshall St
Lansing, MI 48912

Location Description: Parcel is located at the corner of southeast corner of Marshall Street and Saginaw Highway. The parcel is part of the Lansing School District and is currently used as a middle school. Residential units are south and east of the parcel and Lansing Catholic School and the National Guard recruiting office are to the west.

Permanent Parcel#: 33-01-01-15-226-003

Legal Description:
COM 40 FT S OF NE COR SEC 15, TH S 1560.25 FT TO N LINE LONGYEARS ADD, W 369.49 FT, N 502.98 FT, N 388.16 FT TO E LINE MARSHALL ST, N 1059.31 FT, E 760.01 FT TO BEG;
SEC 15 T4N R2W

Applicant's Proposal: Construct a 10-feet wide hot-mix-asphalt pathway with 2 feet shoulders along each side of the path. The pathway alignment will follow the south end of the parcel until it reaches the eastern end of the parcel, then head north along the eastern parcel line and terminate at Saginaw Highway. Pathway connections will be provided to the neighborhoods to the east and south of the parcel to provide access for students, recreation and utilitarian purposes.

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

Act-2-2019, Eastside Connector (PPN 33-01-01-15-126-284, 33-01-01-15-226-012, 33-01-01-15-226-003), License Agreement

WHEREAS, the City of Lansing plans to construct a 10 feet wide paved pathway with two feet shoulders each side beginning at Pennsylvania Avenue and traversing east and north through the aforementioned parcels and terminating at Saginaw Street/M-43; and

WHEREAS, these plans include the connection of Downtown Lansing with the Frandora Hills area on the eastern City limits and require license agreements for a tract of land up to 10 feet each side of the centerline of the proposed pathway alignment for public, non-motorized, use and maintenance; and

WHEREAS, on January 29, 2019, the Planning Board reviewed the proposal in accordance with its Act 33 Review procedures, and found that:

- the construction of the pathway will take place with Federal and City matching funds,
- the community character is enhanced by this proposal, because all changes reflect the city's Complete Street Ordinance; and

WHEREAS, on January 29, 2019, the Board voted unanimously (4-0) to recommend approval of Act-2-2019, of the request for the construction of the Eastside Connector onto a new tract of land established under agreements made between the City of Lansing and the parcel owners; 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, the Lansing City Council hereby approves Act-2-2019 for the interests in real property associated with the construction of the Eastside Connector.

BE IT FURTHER RESOLVED, that the alignment through parcel no. 33-01-01-15-126-284 is generally described as:

SECTION 15, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN,
BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE
NORTH 1/4 CORNER OF SECTION 15; THENCE S01DEG15'05"W, 40 FEET;
THENCE N88DEG31'40"W, 335.76 FEET ALONG THE SOUTH LINE OF EAST
SAGINAW STREET; THENCE S01DEG52'00"W 395.17 FEET ALONG THE
EAST LINE OF THE "JONES & PORTER'S ADDITION TO THE CITY OF
LANSING", AS RECORDED IN LIBER 2 OF PLATS, PAGE 20, INGHAM
COUNTY RECORDS AND THE EAST LINE OF THE "FAIRVIEW SUBDIVISION

TO THE CITY OF LANSING" AS RECORDED IN LIBER 3 OF PLATS, PAGE 46, INGHAM COUNTY RECORDS; THENCE N88DEG32'59"W, 940.21 FEET ALONG THE SOUTH LINE OF SAID "FAIRVIEW SUBDIVISION TO THE CITY OF LANSING"; THENCE S01DEG52'00"W, 898.58 FT ALONG THE EAST LINE OF PENNSYLVANIA AVENUE TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF THE PUBLIC PATH; TH E 1,130 FT ALONG THE PRIVATE DRIVE, SE 225 FT TO 32 FT N OF THE S PROPERTY LINE, E 1,840 FT TO THE E ROW LINE OF MARSHALL ST; SEC 15, T4N, R2W; and

BE IT FURTHER RESOLVED, that the alignment through parcel no. 33-01-01-15-226-012 is generally described as:

SECTION 15, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COM AT THE NW COR LOT 1 BLOCK 1 RUMSEYS MICHIGAN AVENUE ADD; TH N 24 FT TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF THE PUBLIC PATH; TH E 516 FT TO A POINT 52 FT E AND 18 FT N OF LOT 1 J B RAYNERS ADD; SEC 15, T4N, R2W; and

BE IT FURTHER RESOLVED, that the alignment through parcel no. 33-01-01-15-226-003 is generally described as:

SECTION 15, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COM 40 FT S OF NE COR SEC 15, TH S 1560.25 FT TO N LINE LONGYEARS ADD, W 369.49 FT, N 18 FT TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF THE PUBLIC PATH; E 4104 FT, N 1447 FT TO THE S LINE OF E SAGINAW STREET; SEC 15 T4N R2W; and

BE IT FURTHER RESOLVED, that the public pathway be placed in an agreement that meets the requirements of the Public Service Department; and

BE IT FURTHER RESOLVED, that the City of Lansing will pay the parcel owner of parcel no. 33-01-01-15-126-284 one dollar for the conveyance of said license agreement; and

BE IT FURTHER RESOLVED, that the City of Lansing will pay the parcel owner of parcel no. 33-01-01-15-226-012 one dollar for the conveyance of said license agreement; and

BE IT FURTHER RESOLVED, that the City of Lansing will pay the parcel owner of parcel no. 33-01-01-15-226-003 one dollar for the conveyance of said license agreement.

BE IT FINALLY RESOLVED, the Mayor, on behalf of the City, is authorized to execute all documents necessary to complete this transaction, subject to the prior approval as to content and form by the City Attorney.



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-3-2019

DATE SUBMITTED: 12/19/16

Applicant: City of Lansing

Address (including zip code): 124 W Michigan Avenue, 7th Floor City Hall, Lansing, MI 48933

Phone number: (517) 483-4248

Fax number: (517) 483-6082

Email: andrew.kilpatrick@lansingmi.gov

Interest in Property:

☐ Owner

☐ Represent owner

☐ Option to buy



Other: License Agreement for construction and maintenance of non-motorized pathway

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): See Additional Sheets

Address (including zip code):

Phone number(s):

Fax number:

Email:

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): See Additional Sheets

Location description:

Permanent parcel #:

Legal description (see note below):

Applicant's proposal:

The city of Lansing is proposing the construction of a ten-foot wide non-motorized pathway constructed on an 8 inch aggregate base comprising of 3.5 inches of Hot-Mix-Asphalt and a 2-foot aggregate shoulder on each side of the pathway. The pathway will be constructed on MSU, Consumers Energy, Hospice, Lansing School district, Tammany Hills Apartments and one residential properties. The path will begin at Cavanaugh Road where the South Lansing Pathway terminated. The pathway will continue north from there winding through the parcels mentioned above and identified in attached maps. The pathway will be constructed as close to parcel lines as practical to avoid any potential development on these parcels in the future. At the same time, the pathway will be constructed around wetlands with the exception of one location on MSU property. The city has already received approval from the DEQ to construct at this location, approximately 100 trees will be removed but the project will limit tree removals to include only trees within the grading limits. These trees called out to be removed are not considered specimen trees and are mostly small caliber trees. The city will also be mitigating the pasture land that will be taken by the pathway alignment, a new pasture area will be cleared, fenced and planted on the southeast side of the Beekman Center property. Staff at the Beekman Center have already started clearing the area. There will be three ADA crossings constructed with this project within city owned right-of-way. These locations are, Slaten Avenue, Forest Road east of I-496/US-127 and at Wabash Rd. A hawk signal is anticipated at Forest Road and will be installed with phase 2 of this project which will extend the pathway north from Forest Road to Mt Hope Avenue. \$1 will be provided to the parcel owner for execution of the agreement and construction and maintenance of the pathway on the owner's parcel.

REQUESTED ACTION: (please check one)

☐ City Acquisition of Property

☐ Street or Alley Closure

☐ City Sale of Property

☐ Vacation of R.O.W

☐ Significant Change of Use of City Property

☒ Other: Liscense Agreements

What positive impacts (if any) will occur as a result of approving this proposal?

The non-motorized pathway will provide an extended connection from the South Lansing Pathway to the Rivertrail. This in turn will connect to Delhi's trail, downtown Lansing, Reo Town, Old Town, numerous parks, schools and businesses. The pathway will provide the residents south of Forest Road, University Club and Hotel access to the trail network.

What negative impacts (if any) will occur if this proposal is not approved?

A complete non-motorized connection will not be afforded to the area residents and Federal funding will be lost.

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

No negative impacts are anticipated. The city has been in discussion with the parcel owners and residents. We have incorporated design elements requested whenever feasible and have not received negative feedback.

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEES:

Involving land sales over \$50,000	\$100.00
Involving land sales under \$50,000	\$50.00

Signature of applicant:

_____/_____
Date

Signature of owner(s):

_____/_____
Date

_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036

Overall View of the Parcels where the City of Lansing Proposes Constructing a Non-Motorized Pathway



Name of Owner: Michigan State University
Address: 420 New Administration Building
East Lansing, MI 48824
Phone Number: (517) 355-1855
Fax Number:
Email:

Subject Property General Information

Address: 0 E Cavanaugh Rd
Lansing, MI 48910

Location Description: Parcel is located in the City of Lansing, Ingham County, and is north of Cavanaugh Rd, East of Aurelius Road. The parcel is undeveloped and has existing overhead utility lines traversing the property. The parcel is partially wooded with some wetland areas. Residential properties are south, north and west of the parcel. A utility corridor exists south of the parcel and Bear Lake is east of the parcel.

Permanent Parcel#: 33-01-01-35-180-002

Legal Description: COM 660 FT E OF W 1/4 POST, TH N 313.98 FT, N 57DEG 55MIN 19SCD E 712.03 FT, N 01DEG 31MIN 30SCD W 61.07 FT, E 1782.38 FT, S 580.84 FT, E 1726 FT, S 165 FT, W 660 FT TO BEG; SEC 35 T4N R2W

Applicant's Proposal: Construct a 10-foot wide hot-mix-asphalt pathway beginning at the Cavanaugh Rd. right-of-way then winding northeast through parcel 33-01-01-35-180-002 to the northeast corner of the parcel. To preserve the future use of the parcel, the pathway will follow adjacent an existing power line and near to, but avoiding, wetland areas at the owner's request.

Name of Owner: Consumers Energy Company
Address: 1 Energy Plaza Dr
Jackson, MI 49201-2357
Phone Number: (800) 477-5050
Fax Number:
Email:

Subject Property General Information

Address: 0 E Cavanaugh Rd
Lansing, MI 48910

Location Description: Parcel is located in the City of Lansing, Ingham County, and is north of Cavanaugh Rd, East of Aurelius Road. The parcel is a Consumers Energy owned Utility Corridor. The parcel is partially wooded with some wetland areas. Residential properties are to the south, I-496/US-127 is to the east and undeveloped parcels are to the north and west.

Permanent Parcel#: 33-01-01-35-180-021

Legal Description: 165 FT OF NE 1/4, ALSO S 165 FT OF SE 1/4 OF NW 1/4, ALSO W 1/2 OF SW 1/4 EXC SUPERVISORS PLAT OF CULVER-DALE SUB, ALSO COM NW COR OF E 1/2 OF SW 1/4, TH S 314.3 FT, NE'LY TO A POINT ON E & W 1/4 LINE 350 FT E OF BEG, W TO BEG EXC THAT PART USED FOR HIGHWAY KNOWN AS DUNCKEL RD; SEC 35 T4N R2W

Applicant's Proposal: Construct a 10-feet wide hot-mix-asphalt pathway beginning along the northwest corner of the parcel.

Name of Owner: LWA Investments LLC
Address: PO BOX 1662
Okemos, MI 48805-1662
Phone Number:
Fax Number:
Email:

Subject Property General Information

Address: 0 No Street Frontage
Lansing, MI 48910

Location Description: Parcel is located in the City of Lansing, Ingham County, east of the residential housing along Stoneleigh Drive and Champion Way. This parcel is undeveloped, landlocked and wooded.

Permanent Parcel#: 33-01-01-35-179-101

Legal Description:

COM NE COR LOT 30 OTTO PARK SUB, TH E 647.51 FT, S 574.16 FT, W 341 FT TO SE COR LOT 22, N 00DEG 10MIN 46SCD E 42.5 FT, N 38DEG 05MIN W 133 FT, N 58DEG 24MIN 49SCD W 221.74 FT, N 14DEG 10MIN W 183 FT, N 03DEG 50MIN E 132.5 FT TO BEG; SEC 35 T4N R2W

Applicant's Proposal: Construct a 10-foot wide hot-mix-asphalt pathway with 2 feet shoulders along each side of the pathway. The pathway alignment will cross the southeast corner of the parcel.

Name of Owner: Michigan State University
Address: 420 New Administration Building
East Lansing, MI 48823
Phone Number: (517) 355-1855
Fax Number:
Email:

Subject Property General Information

Address: 0 No Street Frontage
Lansing, MI 48910

Location Description: Parcel is a landlocked parcel owned by Michigan State University and is in the City of Lansing, Ingham County. The majority of the parcel is wooded with a lake and bog that is an environmentally sensitive area monitored by the owner. A portion of eastern edge of the parcel extends into an old borrow pit with a utility corridor that runs north/south along the ridge of the old borrow pit. The parcel is bound by I-496/US-127 on the east, Lansing School District's Beekman Center on the north, a utility corridor on the south and Hospice and undeveloped property on the west.

Permanent Parcel#: 33-01-01-35-226-002

Legal Description: NE 1/4 SEC 35 EXC LANDS USED FOR HIGHWAY PURPOSES; ALSO EXC S 165 FT; ALSO EXC W 406 FT OF N 1155 FT OF S 1/2 SAID NE 1/4; AND ALSO EXC COM N 1/4 POST SEC 35, TH E 721.53 FT, S 08DEG 04MIN W 889.82 FT, W 599.47 FT TO N & S LINE SAID SEC, N 880 FT +/- TO BEG; SEC 35 T4N R2W

Applicant's Proposal: Construct a 10-feet wide hot-mix-asphalt pathway with 2 feet shoulders along each side of the pathway. The pathway alignment will traverse north and south along the utility corridor located on the west edge of the parcel and on the ridge adjacent to the old borrow pit.

Name of Owner: Hospice of Lansing Inc
Address: 420 New Administration Building
East Lansing, MI 48823
Phone Number: (517) 882-4500
Fax Number:
Email:

Subject Property General Information

Address: 0 No Street Frontage
Lansing, MI 48910

Location Description: Parcel is a business located east of Stoneleigh Drive and south of Wabash Road in the City of Lansing, Ingham County. The majority of the parcel is undeveloped and has a building owned and operated by Hospice in the northeast corner of the parcel. The parcel was a former borrow pit and has a high ridge along the eastern parcel line on which a utility line exists.

Permanent Parcel#: 33-01-01-35-201-004

Legal Description:

Applicant's Proposal: Construct a 10-foot wide hot-mix-asphalt pathway with 2 feet shoulders along each side of the pathway. The pathway alignment will traverse north and south along the utility corridor located on the east edge of the parcel and on the ridge adjacent to the old borrow pit.

Name of Owner: Lansing School District
Address: 519 W Kalamazoo St
Lansing, MI 48933-2080
Phone Number: (517) 755-1010
Fax Number:
Email:

Subject Property General Information

Address: 2901 Wabash Rd
Lansing, MI 48910

Location Description: The Beekman Center parcel is located at the east end of Wabash Rd in the City of Lansing, Ingham County. The majority of the parcel is 52 Acres with a school building, horse stable and walking and riding paths along the wooded periphery of the parcel. The parcel is bound by single unit residential housing on the west, apartment units and Forest Road on the north, I-496/US-127 on the east and Bear Lake wooded area on the south.

Permanent Parcel#: 33-01-01-26-427-002

Legal Description: LOT 56 TAMMANY HILLS NO 2, LOTS 19, 20 & 21 LEAWOOD SUB, ALSO PART SE 1/4 SEC 26 COM SE COR LEAWOOD SUB, TH N 1334.5 FT +/- TO S LINE TAMMANY HILLS NO 3, E 1314.32 FT TO SE COR TAMMANY HILLS NO 4, N 1320.08 FT TO E-W LINE SEC 26, E 39.55 FT +/- TO W LINE HWY I-496, SE'LY ON R/W 2729 FT +/- TO S LINE SEC 26, W 1889.3 FT +/- TO BEG; SEC 26 T4N R2W

Applicant's Proposal: Construct a 10-foot wide hot-mix-asphalt pathway with 2 feet shoulders along each side of the pathway. The pathway alignment will traverse north from Wabash Road public Right-of-way along the western parcel's property line within established paths to the northern property line, and then follow the established paths along the northern property line eastward toward the riding stables. The pathway will then cross into an adjacent parcel (Tammany Hills) to the north to avoid a wetland area then re-enter the parcel at the northernmost horse pasture where the path will then continue north to Forest Rd public right-of-way. A residential connection to Staten Avenue, between Tammany Hills and the parcels on the east side of Tumar Drive, is proposed to allow a connection to the pathway. The project will relocate a portion of the northern to the southeast end of the parcel to compensate for the grazing area lost as requested by the owner.

Name of Owner: Tammany Hills Apts Ltd PTNS
Address: 7804 Francis Ct Ste 100
Lansing, MI 48917-7769
Phone Number: (517) 393-1112
Fax Number:
Email:

Subject Property General Information

Address: 3010 Staten Avenue
Lansing, MI 48910

Location Description: Parcel is a residential apartment complex located on Staten Avenue Immediately south of Forest Rd. The parcel is bound by I-496/US-127 on the east, Forest Road on the north, Staten Avenue on the west and Lansing School District's Beekman Center on the south.

Permanent Parcel#: 33-01-01-26-426-012

Legal Description: LOT 113 EXC THAT PART COM INT'N S LINE STATEN AVE & NE COR LOT 104 TAMMAMY HILLS NO 3, TH S 89.71 FT TO POB OF EXCEPTION: TH E 15 FT, S 110 FT, W 15 FT TO W LINE LOT 113, N 110 FT TO BEG; TAMMANY HILLS NO 4

Applicant's Proposal: Construct a 10-foot wide hot-mix-asphalt pathway with 2 feet shoulders along each side of the pathway. The pathway alignment will traverse northeast through a wooded area at the southeast corner of the parcel. A neighborhood connection to Staten Avenue will be constructed on the west side of the parcel.

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

Act-3-2019, Bear Lake Pathway (PPN 33-01-01-35-180-002, 33-01-01-35-180-021, 33-01-01-35-179-101, 33-01-01-35-226-002, 33-01-01-35-201-004, 33-01-01-26-427-002, 33-01-01-26-426-012), License Agreement

WHEREAS, the City of Lansing plans to construct a 10 feet wide paved pathway with two feet shoulders each side beginning at Cavanaugh Road and traversing northeast through the aforementioned parcels and terminating at Forest Road; and

WHEREAS, these plans include the expansion of the South Lansing Pathway north toward Michigan State University and require license agreements for a tract of land up to 10 feet each side of the centerline of the proposed pathway alignment for public, non-motorized, use and maintenance; and

WHEREAS, Hospice of Lansing, Inc. has requested the City of Lansing acquire property for the portion of pathway through their parcel 33-01-01-35-201-004; and

WHEREAS, on January 29, 2019, the Planning Board reviewed the proposal in accordance with its Act 33 Review procedures, and found that:

- the construction of the pathway will take place with Federal and City matching funds,
- the community character is enhanced by this proposal, because all changes reflect the city's Complete Street Ordinance; and

WHEREAS, on January 29, 2019, the Board voted unanimously (4-0) to recommend approval of Act-3-2019, of the request for the construction of the Bear Lake Pathway onto a new tract of land established under agreements made between the City of Lansing and the parcel owners; 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, the Lansing City Council hereby approves Act-3-2019 for the interests in real property associated with the construction of the Bear Lake Pathway.

BE IT FURTHER RESOLVED, that the alignment through parcel no. 33-01-01-35-180-002 is generally described as:

SECTION 35, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN,
BEING MORE PARTICULARLY DESCRIBED AS: COM 1210 FT E OF W 1/4
POST TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED
CENTERLINE OF THE PUBLIC PATH; TH N 2 FT, NE 47.99 FT ALONG 60FT

RAD, NE 66.7 FT, NE 52.6 FT ALONG 400 FT RAD TO E PROPERTY LINE OF CONSUMERS ENERGY PARCEL # 33-01-01-35-180-021; SEC 35, T4N, R2W; and

BE IT FURTHER RESOLVED, that the alignment through parcel no. 33-01-01-35-180-021 is generally described as:

SECTION 35, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COM 1320 FT E OF 1/4 POST AND N 153 FT TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF THE PUBLIC PATH; TH NE 22 FT ALONG 400 FT RAD TO THE N PROPERTY LINE OF CONSUMERS ENERGY PARCEL # 33-01-01-35-180-021; SEC 35, T4N, R2W; and

BE IT FURTHER RESOLVED, that the alignment through parcel no. 33-01-01-35-180-002 reconvenes and is generally described as:

SECTION 35, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COM 660 FT E OF W 1/4 POST AND N 165 FT AND E 19 FT TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF THE PUBLIC PATH; TH NE 67.84 FEET ALONG A 400 FT RAD, NE 43.02 FT, NE 96.11 FT ALONG A 200 FT RAD, SE 366.55 FT, NE 53.14 FT ALONG A 70 FT RAD, NE 14.22 FT, NE 72.97 FT ALONG A 100 FT RAD, E 33.44 FT, NE 55.01 FT ALONG A 150 FT RAD, NE 356.42 FT, SE 99.3 FT ALONG A 60 FT RAD, SE 93.84 FT, SE 105.78 FT ALONG A 60 FT RAD, NE 117.33 FT, NE 83.86 FT ALONG A 500 FT RAD, NE 67.18, NE 107.21 FT ALONG A 60 FT RAD, NE 220.79 FT, NE 82.79 FT ALONG 60 FT RAD REVERSE CURVES, NE 62 FT TO LWA INVESTMENTS LLC PARCEL # 33-01-01-35-179-101; SEC 35, T4N, R2W; and

BE IT FURTHER RESOLVED, that the alignment through parcel no. 33-01-01-35-179-101 is generally described as:

SECTION 35, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COM 324 FT E OF SE COR LOT 22 OTTO PARK SUB TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF THE PUBLIC PATH; TH NE TO A PT 80.2 FT N OF SE COR OF PARCEL 33-01-01-35-179-101; SEC35, T4N, R2W; and

BE IT FURTHER RESOLVED, that the alignment through parcel no. 33-01-01-35-226-002 reconvenes and is generally described as:

SECTION 35, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COM 331 FT E OF SE COR

LOT 22 OTTO PARK SUB AND N 80.2 FT TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF THE PUBLIC PATH; TH NE 613.45 FT, NE 156.21 FT ALONG A 671.93 FT RAD, N 68.7 FT, NE 141.12 FT ALONG A 500 FT RAD, NE 33.71 FT TO A PT 967.29 FT +/- E OF SE COR LOT 75 PROVINCIAL HOUSE NO 4; SEC 35, T4N, R2W; and

BE IT FURTHER RESOLVED, that the alignment through parcel no. 33-01-01-35-201-004 is generally described as:

SECTION 35, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COM 967.29 FT +/- E OF SE COR LOT 75 PROVINCIAL HOUSE NO 4 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF THE PUBLIC PATH; TH NE 82.04 FT, NE 53.47 FT ALONG A 500 FT RAD, NE 586.35, NE 18.29 FT ALONG A 200 FT RAD, NE 185.16 FT NE TO A PT E 712.53 FT OF N 1/4 POST SEC 35; SEC 35, T4N, R2W; and

BE IT FURTHER RESOLVED, that the ROW through parcel no. 33-01-01-35-201-004 is generally described as:

SECTION 35, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COM E 719.53 FT OF N 1/4 POST SEC 35, S 08DEG 04MIN W 889.82 FT, W 52 FT, N 82DEG 52MIN 26SCD W 889.82 FT, E 52 FT TO BEG; SEC 35, T4N, R2W; and

BE IT FURTHER RESOLVED, that the alignment through parcel no. 33-01-01-26-427-002 is generally described as:

SECTION 26, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COM E 712.53 FT OF S 1/4 POST SEC 26 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF THE PUBLIC PATH; TH NE 20.3 FT, NE 32.82 FT ALONG A 60 FT RAD, NE 94.38 FT, NE 19.39 FT ALONG A 60 FT RAD, NE 132.86 FT, NE 50.55 FT ALONG A 200 FT RAD, NE 152.71 FT, NE 33.96 FT ALONG A 500 FT RAD, NE 296.27 FT, NE 126.56 FT ALONG A 150 FT RAD, NE 59.1 FT, NE 48.78 FT ALONG A 200 FT RAD, NE 56.57 FT ALONG A 60 FT RAD, NE 46.73 FT, NE 26.94 FT ALONG A 60 FT RAD, NE 72.36 FT, NE 72.14 FT ALONG A 200 FT RAD, NE 69.03 FT, NE 3.7 FT ALONG A 60 FT RAD, NE 47.33 FT TO THE CENTERLINE OF PUBLIC PATH CONNECTOR TO STATEN AVE , CONT NE ON CENTERLINE OF MAIN PUBLIC PATH 25.4 FT, NE 34.27 FT ALONG A 60 FT RAD, NE 36.46 FT, NE 17.97 FT, NE 43.9 FT ALONG A 60 FT RAD, NE 82.59 FT, E 122.54 FT, NE 39.27 FT ALONG A 60 FT RAD, NE 14 FT TO A PT N89 DEG 10 MIN 51 SEC 401.44 FT E OF LOT 2 TAMMANY HILLS NO 3; SEC 26, T4N, R2W; and

BE IT FURTHER RESOLVED, that the Staten Avenue connector path alignment through parcel no. 33-01-01-26-427-002 is generally described as:

SECTION 26, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COM 27.5 FT E AND 115.8 FT S OF LOT 2 TAMMANY HILLS NO 3 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF THE PUBLIC STATEN AVENUE CONNECTOR PATH FURTHERMORE LOCATED AT THE INT'N OF THE CENTERLINES OF THE PUBLIC BEAR LAKE PATH AND THE PUBLIC STATEN AVENUE CONNECTOR PATH; TH NW 20 FT, NE 26 FT ALONG A 60 FT RAD, N 70.8 FT TO A PT 10 FT E OF LOT 2 TAMMANY HILLS NO 3; SEC 26, T4N, R2W; and

BE IT FURTHER RESOLVED, that the alignment through parcel no. 33-01-01-26-426-012 is generally described as:

SECTION 26, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COM N89 DEG 10 MIN 51 SEC 401.44 FT E OF LOT 2 TAMMANY HILLS NO 3 AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF THE PUBLIC PATH; TH NE 111.93 FT, NE 66.18 FT ALONG A 60 FT RAD, NE 214.49 FT TO A PT N89 DEG 10 MIN 51 SEC 656.44 FT E OF LOT 2 TAMMANY HILLS NO 3 AND N 275.55 FT; SEC 26, T4N, R2W; and

BE IT FURTHER RESOLVED, that the Staten Avenue connector path alignment through parcel no. 33-01-01-26-426-012 is generally described as:

SECTION 26, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COM 10 FT E OF LOT 2 TAMMANY HILLS NO 3 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF THE PUBLIC STATEN AVENUE CONNECTOR PATH; TH N 319.19 FT TO STATEN AVENUE ROW; SEC 26, T4N, R2W; and

BE IT FURTHER RESOLVED, that the alignment through parcel no. 33-01-01-26-427-002 reconvenes and is generally described as:

SECTION 26, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COM N89 DEG 10 MIN 51 SEC 656.44 FT E OF LOT 2 TAMMANY HILLS NO 3 AND N 275.55 FT TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF THE PUBLIC PATH; TH NE 25.01 FT, N 37.91 FT ALONG A 100 FT RAD, N 239.25 FT, NE 12.89 FT ALONG A 239.19 FT RAD, NE 183.68 FT, NW 42.4 FT ALONG

A 200 FT RAD, NW 19.84 FT, N 43.75 FT ALONG A 200 FT RAD, N 400.27 FT TO THE FOREST ROAD ROW; SEC 26, T4N, R2W; and

BE IT FURTHER RESOLVED, that the public pathway be placed in an agreement that meets the requirements of the Public Service Department; and

BE IT FURTHER RESOLVED, that the City of Lansing will pay the parcel owner of parcel no. 33-01-01-35-180-002 one dollar for the conveyance of said license agreement; and

BE IT FURTHER RESOLVED, that the City of Lansing will enter into a license agreement with the parcel owner of parcel no. 33-01-01-35-180-021 at a prorated amount estimated at fifty-five dollars per year for the conveyance of said license agreement; and

BE IT FURTHER RESOLVED, that the City of Lansing will pay the parcel owner of parcel no. 33-01-01-35-179-101 one dollar for the conveyance of said license agreement; and

BE IT FURTHER RESOLVED, that the City of Lansing will pay the parcel owner of parcel no. 33-01-01-35-201-004 one thousand dollars for the conveyance of said property acquisition agreement; and

BE IT FURTHER RESOLVED, that the City of Lansing will pay the parcel owner of parcel no. 33-01-01-26-427-002 one dollar for the conveyance of said license agreement; and

BE IT FURTHER RESOLVED, that the City of Lansing will pay the parcel owner of parcel no. 33-01-01-26-426-012 one dollar for the conveyance of said license agreement; and

BE IT FINALLY RESOLVED, the Mayor, on behalf of the City, is authorized to execute all documents necessary to complete this transaction, subject to the prior approval as to content and form by the City Attorney.

An Act 33 Review is a planning level review of the **location, character and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT AND PROPOSAL: The City of Lansing Parks and Recreation Department proposes to purchase a vacant parcel adjacent to Davis Park for additional parkland.

LOCATION: The site is located along the east side of Wise Road, just north of Davis Park.

CURRENT OWNER(S): Frederick L. and Lola M. Harmon, 1266 Marsh Road, Luzerne, MI 48636

EXISTING LAND USE & ZONING: Use: Vacant land. Zoning: "A" Residential District

PROPERTY SIZE AND SHAPE: Rectangular, 396' deep X 65' wide, approx. 25,740 s.f. (0.59 acres).

SURROUNDING LAND USE & ZONING Residential and park uses, zoned "A" and "C" Residential Districts.

AGENCY REFERRALS

Board of Water & Light: No response received.

Parks and Recreation: Property was part of the 2018 Michigan Department of Natural Resources Trust Fund Acquisition grants and was sent to Park Board that set aside money for the 25% matching funds. City Council approved applying for the grant. This property is contiguous with Davis Park.

Public Service Department: No comment.

Public Service - Transportation: No impact on transportation.

ANALYSIS

LOCATION: The subject property is located north of and adjacent to Davis Park.

CHARACTER: The property is currently vacant and undeveloped. The acquisition will preserve the open space character of the property.

EXTENT: The proposed acquisition is limited to parcel adjacent to Davis Park.

STAFF RECOMMENDATION

Staff recommends approval as proposed.



Michigan Department of Natural Resources – Grants Management

NOTICE OF INTENT FOR RECREATION GRANT PROJECTS

This information is requested by authority of Part 19, Act 451 of 1994, to be considered for a MNRFT grant

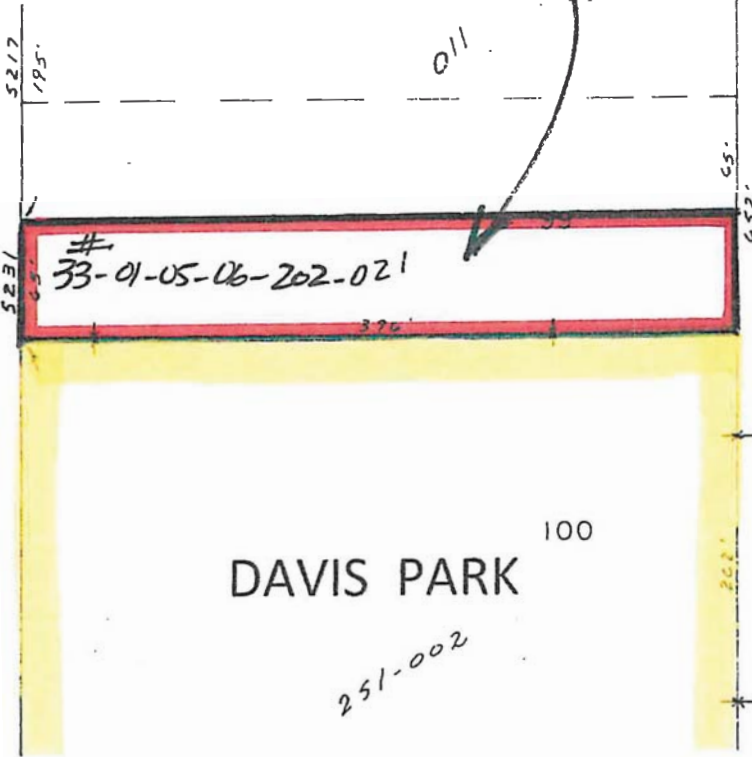
1. Name of Project Wise Road Acquisition		2. Date March 26, 2018	
3a. Identity of the applicant agency, organization, or individual: City of Lansing		3b. Indicate below the representative of the applicant to contact for additional information regarding this notice: Name Greg Satterfield Address (Street/PO Box) 200 N. Foster Avenue City, State, ZIP Code Lansing, MI 48912 Telephone 517-483-6936	
4a. Agency from which assistance will be sought: ☒ Michigan Department of Natural Resources		Name of Program: ☒ Michigan Natural Resources Trust Fund Public Law or USC#: Part 19 of Act 451 of 1994	
5. Estimated Cost: FEDERAL: _____ STATE: \$20,500 OTHER: \$6,900 TOTAL: \$27,400		6. Estimated date by which time the applicant expects to formally file an application: April 1, 2018 7. Geographic location of the project to be assisted: (Indicate specific location as well as city or county. Attach map if necessary). City of Lansing Parcel #33-01-05-06-202-021	
8. Brief description of the proposed project. This will help the clearinghouse identify agencies of state or local government having plans, programs, or projects that might be affected by the proposed project:			
8a. Type of project: Acquisition			
8b. Purpose: The acquisition of approximately 0.59 acres adjacent to the northern property line of Davis park along Wise Road, will provide a much needed buffer between the ball field and adjacent property.			
8c. General size or scale: 0.59 acres			
8d. Beneficiaries (persons or institutions benefited): Citizens of Lansing region.			
8e. Indicate the relationship of this project to plans, programs, and other activities of your agency and other agencies (attach separate sheet if necessary): This acquisition would preserve unused land in the residential neighborhood. Acquiring park land is part of our 5-Year Recreation Plan, to improve the offering of facilities and activities to the public.			

PARCEL

0' 100'
SCALE

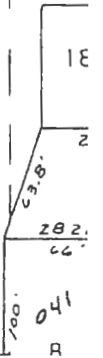
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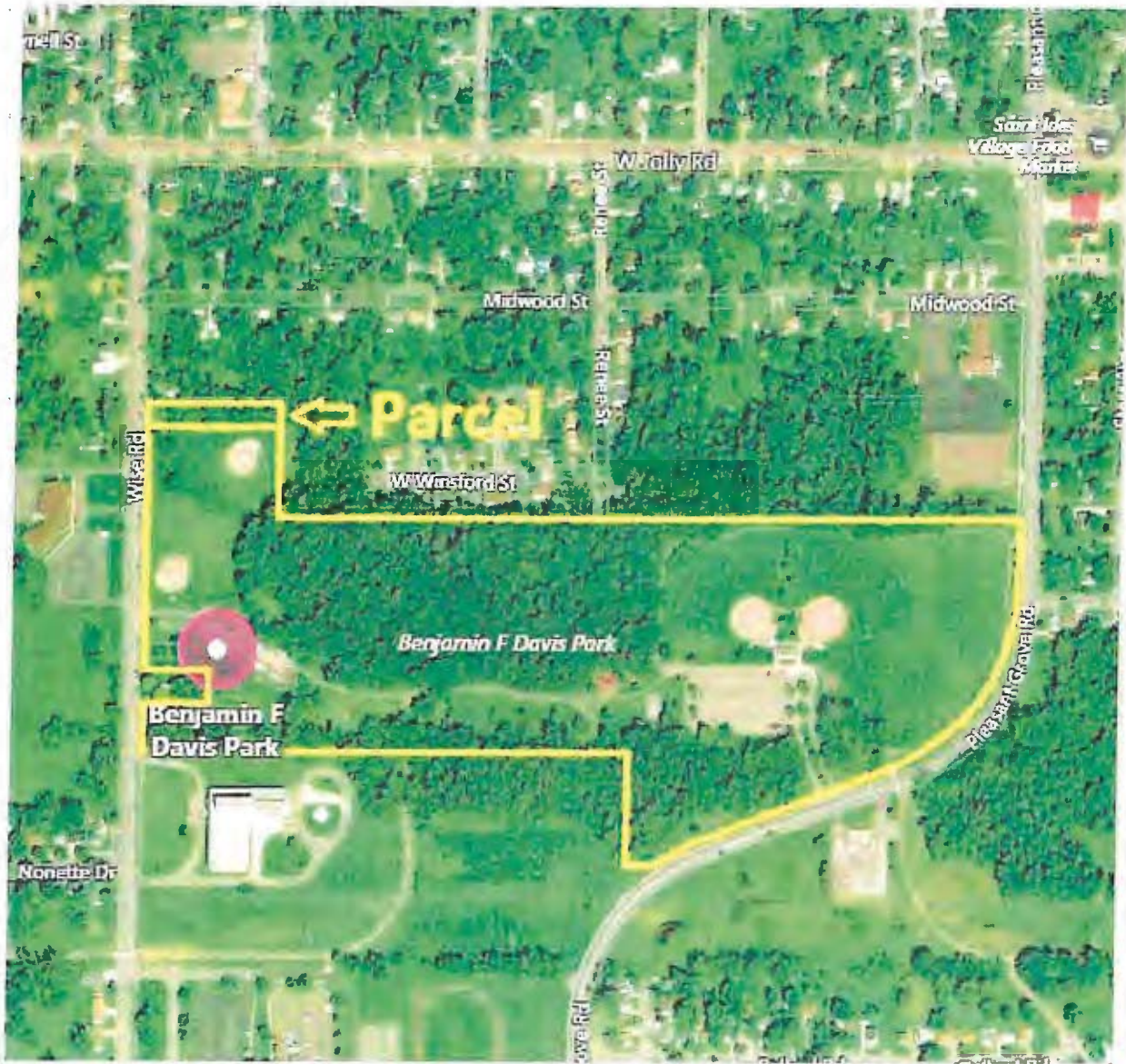
WISE



96

95





WISE RD. PARCEL # 33-01-05-06-202-021

5200

0

3015

0

300

5208

5217

5216

5220

0

2913

5224

Wise Rd

5304

5500

0

N



Legend

- all_roads_recov_City
- 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

City of Lansing Zoning Map



N



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

Act-6-2019, Wise Road Parcel No. 33-01-05-06-202-021, Acquire for Davis Park

WHEREAS, the Parks and Recreation Department proposes to purchase a vacant parcel north of and adjacent to Benjamin F. Davis Park for additional parkland; and

WHEREAS, the property consists of vacant land, 396' deep X 65' wide, approx. 25,740 s.f.; and

WHEREAS, the property was part of the 2018 Michigan Department of Natural Resources Trust Fund Acquisition grant application that was approved by both the Park Board and City Council; and

WHEREAS, on February 5, 2019, the Planning Board reviewed the proposal in accordance with its Act 33 Review procedures, and found that the property is currently vacant and undeveloped, and the acquisition will preserve the open space character of the property; and

WHEREAS, the Planning Board voted unanimously (6-0) to recommend approval of the proposed acquisition; 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, the Lansing City Council hereby approves Act-6-2019, the purchase of Parcel Number 33-01-05-06-202-021, being legally described as:

S 65 FT LOT 99 MAPLE GROVE FARMS NO 2

from Frederick and Lola Harmon, 1266 Marsh Rd., Luzerne, MI 48636, for the sum of \$27,400, including \$20,500 in grant funds, as an addition to Benjamin F. Davis Park.

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

Act-7-2019, Willard Ave. Parcel #33-01-01-27-426-001, Acquire for Parkland – STAFF REPORT
Page 1 of 1

An Act 33 Review is a planning level review of the **location, character and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT AND PROPOSAL:	The City of Lansing Parks and Recreation Department proposes to purchase a vacant parcel adjacent to Scott Woods, Mt. Hope Cemetery, and the RiverTrail for additional parkland.
LOCATION:	This parcel is located on the northwest corner of Willard and Ruth streets (west off Aurelius Rd.)
CURRENT OWNER(S):	John G. Sutherland, 7753 St. Clair Rd., Laingsburg, MI 48848
EXISTING LAND USE & ZONING:	Use: Vacant land. Zoning: "A" Residential District
PROPERTY SIZE AND SHAPE:	Rectangular, 370' deep X 407.5' wide, approx. 150,775 s.f. (3.47 acres).
SURROUNDING LAND USE & ZONING	Residential and undeveloped, zoned "A", "B", "C", and "DM-1" Residential Districts.

AGENCY REFERRALS

Board of Water & Light:	No response received.
Parks and Recreation:	Property was part of the 2018 Michigan Department of Natural Resources Trust Fund Acquisition grants and was sent to Park Board that set aside money for the 25% matching funds. City Council approved applying for the grant. This property is contiguous with Scott Woods and Mt. Hope Cemetery.
Public Service Department:	No comment.
Public Service - Transportation:	No impact on transportation.

ANALYSIS

LOCATION:	The subject property is located in the floodplain, east of Scott Woods, and south of Mt. Hope Cemetery.
CHARACTER:	The property is currently vacant and undeveloped. The acquisition will preserve the open space character of the property.
EXTENT:	The proposed acquisition is limited to the subject parcel.

STAFF RECOMMENDATION

Staff recommends approval as proposed.



Michigan Department of Natural Resources – Grants Management

NOTICE OF INTENT FOR RECREATION GRANT PROJECTS

This information is requested by authority of Part 19, Act 451 of 1994, to be considered for a MNRFT grant

1. Name of Project Willard Avenue Acquisition		2. Date March 26, 2018	
3a. Identity of the applicant agency, organization, or individual: City of Lansing		3b. Indicate below the representative of the applicant to contact for additional information regarding this notice: Name Greg Satterfield Address (Street/PO Box) 200 N. Foster Avenue City, State, ZIP Code Lansing, MI 48912 Telephone 517-483-6936	
4a. Agency from which assistance will be sought: ☒ Michigan Department of Natural Resources		Name of Program: ☒ Michigan Natural Resources Trust Fund Public Law or USC#: Part 19 of Act 451 of 1994	
5. Estimated Cost: FEDERAL: _____ STATE: \$17,300 _____ OTHER: \$5,800 _____ TOTAL: \$23,100		6. Estimated date by which time the applicant expects to formally file an application: April 1, 2018 7. Geographic location of the project to be assisted: (indicate specific location as well as city or county. Attach map if necessary). City of Lansing, Parcel # 33-01-01-27-426-001	
8. Brief description of the proposed project. This will help the clearinghouse identify agencies of state or local government having plans, programs, or projects that might be affected by the proposed project:			
8a. Type of project: Acquisition			
8b. Purpose: Acquisition of approximately 3.47 acres adjacent to Scott Woods Park, which is located along Sycamore Creek. The acquisition this property will allow the City of Lansing to own the property on both sides of the trail head leading to the River Trail from Willard Avenue. This property is a wooded property which borders Mt. Hope Cemetery on the north side, Scott Woods Park on the west and south sides. Acquiring park land is part of our 5-Year Recreation Plan, to improve the offering of facilities and activities to the public.			
8c. General size or scale: 3.47 acres			
8d. Beneficiaries (persons or institutions benefited): Citizens of Lansing region.			
8e. Indicate the relationship of this project to plans, programs, and other activities of your agency and other agencies (attach separate sheet if necessary): Due to the strategic location of the parcel to be acquired, the River Trail trail head would have park land completely around the site. In addition the parcel has no access onto the site. The south, west and north adjacent properties are City of Lansing owned. This acquisition would preserve natural forested environment, provide better access for hiking, bird watching, fishing activities and protect the wildlife corridor.			

Image/Sketch for Parcel: 33-01-01-27-426-001



Image/Sketch for Parcel: 33-01-01-27-426-001



Image/Sketch for Parcel: 33-01-01-27-426-001



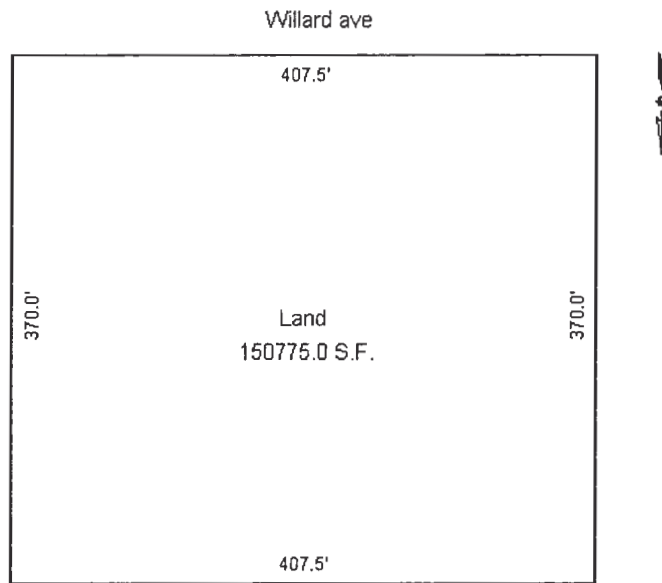
Image/Sketch for Parcel: 33-01-01-27-426-001





WILLARD AVE PARCEL # 33-01-01-27-426-001

Image/Sketch for Parcel: 33-01-01-27-426-001



Sketch by Apex IV™

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Image/Sketch for Parcel: 33-01-01-27-426-001



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1526

1709

0

1813

1809

1807

1825

1837

1809

2700

0

1915

E Willard Ave

2605

Ruth Ave

1806

1814

1832

1904

1912

2815

2825

2812

2822

2830

0

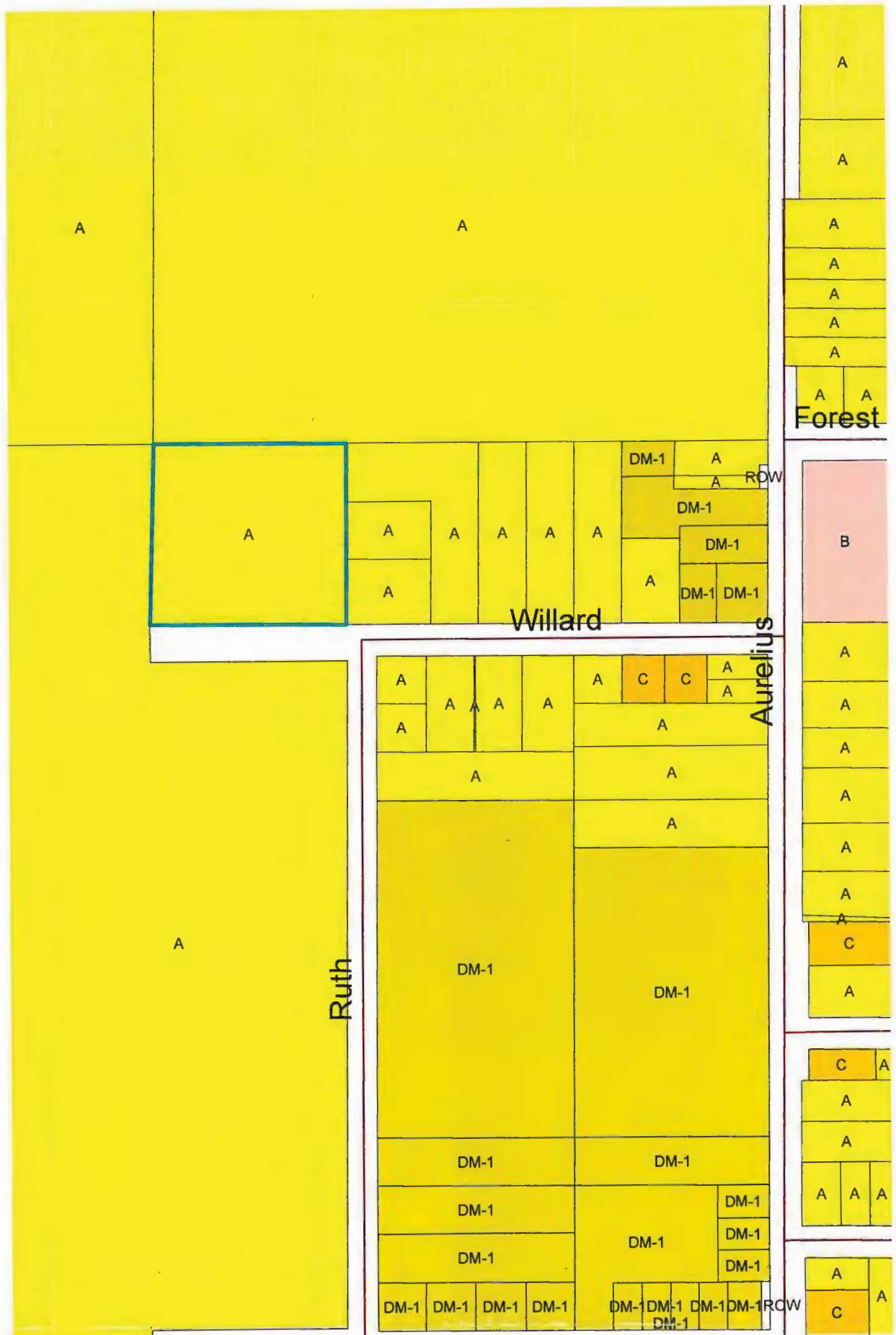
0



Legend

- all_roads_recov_City
- 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

City of Lansing Zoning Map



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

Act-7-2019, Willard Avenue Parcel No. 33-01-01-27-426-001, Acquire for Scott Woods

WHEREAS, the Parks and Recreation Department proposes to purchase a vacant parcel east of and adjacent to Scott Woods for additional parkland; and

WHEREAS, the property consists of vacant land, 370' deep X 407.5' wide, approx. 150,775 s.f. (3.47 acres); and

WHEREAS, the property was part of the 2018 Michigan Department of Natural Resources Trust Fund Acquisition grant application that was approved by both the Park Board and City Council; and

WHEREAS, on February 5, 2019, the Planning Board reviewed the proposal in accordance with its Act 33 Review procedures, and found that the property is currently vacant and undeveloped, and the acquisition will preserve the open space character of the property; and

WHEREAS, the Planning Board voted unanimously (6-0) to recommend approval of the proposed acquisition; 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, the Lansing City Council hereby approves Act-7-2019, the purchase of Parcel Number 33-01-01-27-426-001, being legally described as:

LOTS 10, 11, 12, 13 & W 22 FT LOT 9 GOODHOME SUB

From John G. Sutherland, 7753 St. Clair Rd., Laingsburg, MI 48848, for the sum of \$23,100, including \$17,300 in grant funds, as an addition to Scott Woods.

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

An Act 33 Review is a planning level review of the **location, character and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT AND PROPOSAL: The City of Lansing Parks and Recreation Department proposes to purchase a parcel adjacent to Hunter's Ridge Park and the Grand River for additional parkland.

LOCATION: This parcel is located at the west end of Hunter's Ridge Park drive, west off Waverly Road.

CURRENT OWNER(S): Shawn and Ellison Nicole Batt 1335 Bird Road, Ann Arbor, MI 481 48103

PROPERTY SIZE AND SHAPE: Irregular in shape, 1.602 acres in size.

EXISTING LAND USE & ZONING: Vacant land, zoned "DM-1" Residential

SURROUNDING LAND USE & ZONING Hunter's Ridge Park, zoned "CUP" Community Unit Plan

BACKGROUND

A 5-bedroom house was built on the property in 1999. The house was destroyed by fire. Demolition of the house was completed last year, and the property is now vacant.

AGENCY REFERRALS

Board of Water & Light: No response received.

Parks and Recreation: Property was part of the 2018 Michigan Department of Natural Resources Trust Fund Acquisition grants and was sent to Park Board that set aside money for the 25% matching funds. City Council approved applying for the grant. This property is contiguous with Hunters Ridge and is waterfront property.

Public Service Department: No comment.

Public Service - Transportation: No impact on transportation.

ANALYSIS

LOCATION: The property lies between Hunter's Ridge Park and the Grand River. The extreme west edge of the property is located in the floodplain. I.

CHARACTER: The property is currently vacant and undeveloped. The acquisition will preserve the open space character of the property.

EXTENT: The proposed acquisition is limited to the subject parcel.

STAFF RECOMMENDATION

Staff recommends approval as proposed.

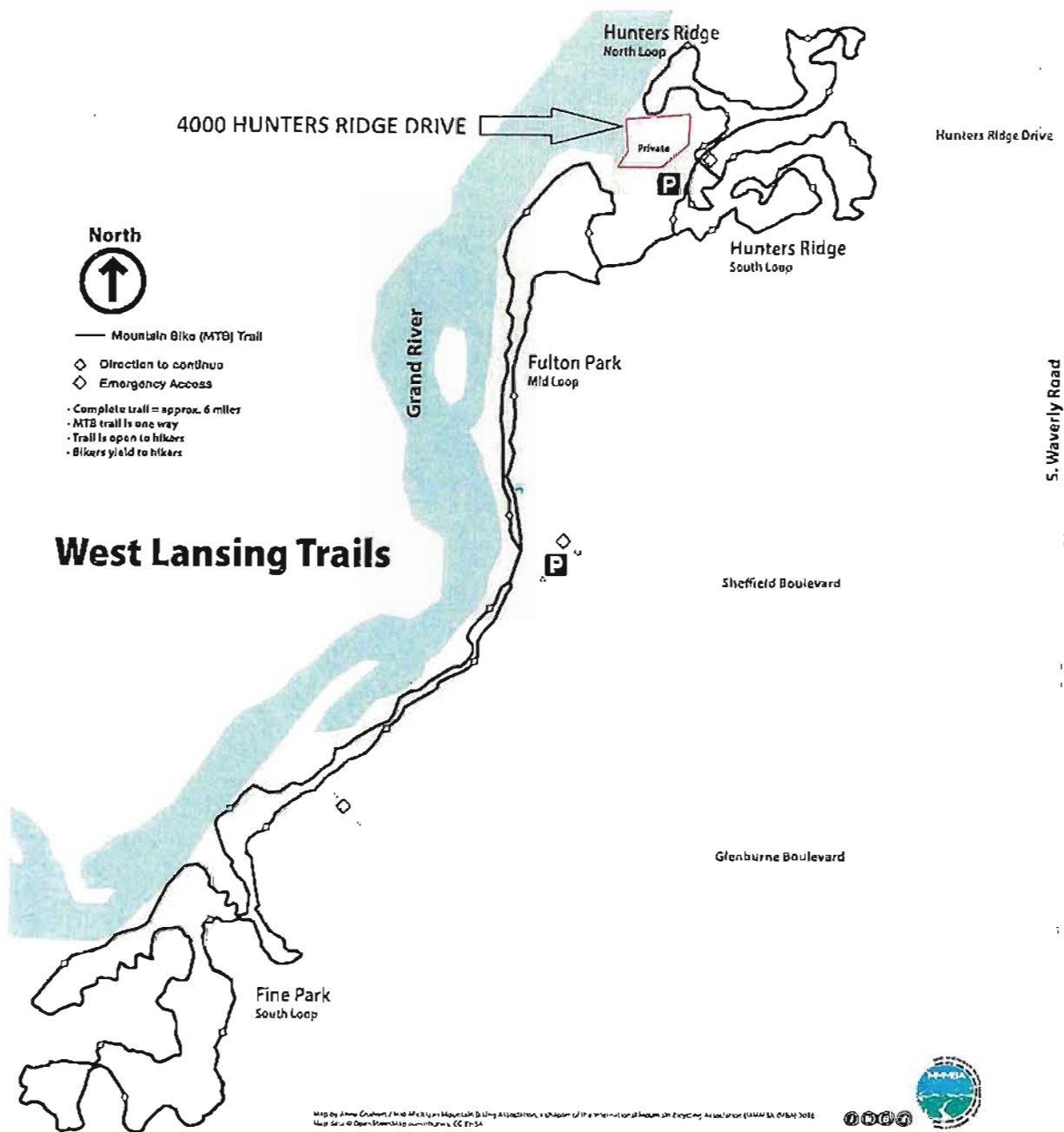


Michigan Department of Natural Resources – Grants Management

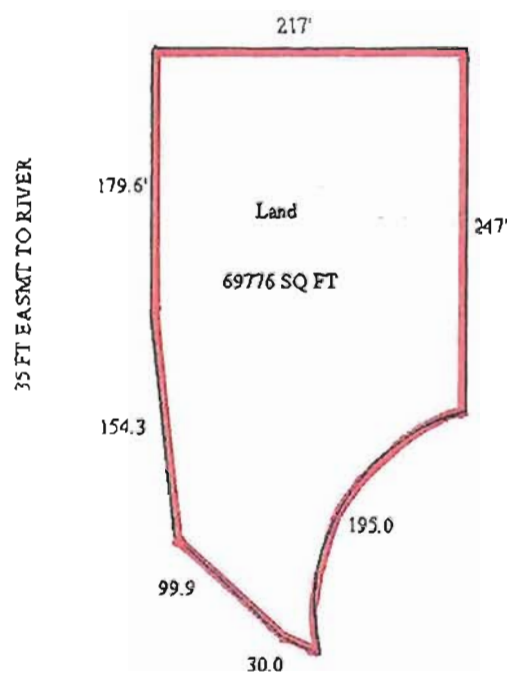
NOTICE OF INTENT FOR RECREATION GRANT PROJECTS

This information is requested by authority of Part 19, Act 451 of 1994, to be considered for a MNRFT grant.

1. Name of Project Hunters Ridge Drive Acquisition		2. Date March 26, 2018
3a. Identity of the applicant agency, organization, or individual: City of Lansing		3b. Indicate below the representative of the applicant to contact for additional information regarding this notice: Name Greg Satterfield Address (Street/PO Box) 200 N. Foster Avenue City, State, ZIP Code Lansing, MI 48912 Telephone 517-483-6936
4a. Agency from which assistance will be sought: ☒ Michigan Department of Natural Resources		Name of Program: ☒ Michigan Natural Resources Trust Fund Public Law or USC#: Part 19 of Act 451 of 1994
5. Estimated Cost: FEDERAL: _____ STATE: \$82,500 OTHER: \$27,500 TOTAL: \$110,000		6. Estimated date by which time the applicant expects to formally file an application: April 1, 2018 7. Geographic location of the project to be assisted: (indicate specific location as well as city or county. Attach map if necessary). Delta Township, Eaton County Parcel # 23-50-40-25-451-022
8. Brief description of the proposed project. This will help the clearinghouse identify agencies of state or local government having plans, programs, or projects that might be affected by the proposed project:		
8a. Type of project: Acquisition of private property from the owner.		
8b. Purpose: The building structures (house) on the property burnt down and have been cleared from the site. The city of Lansing would like to purchase the riverfront parcel for recreational and preservation purposes.		
8c. General size or scale: 1.6 acres		
8d. Beneficiaries (persons or institutions benefited): The citizens of the Lansing region.		
8e. Indicate the relationship of this project to plans, programs, and other activities of your agency and other agencies (attach separate sheet if necessary): The purchase of the parcel would allow the connection of two adjoining parks into one larger recreational area for greater connectivity for the non-motorized trail system.		



Image/Sketch for Parcel: 23-50-40-25-451-022

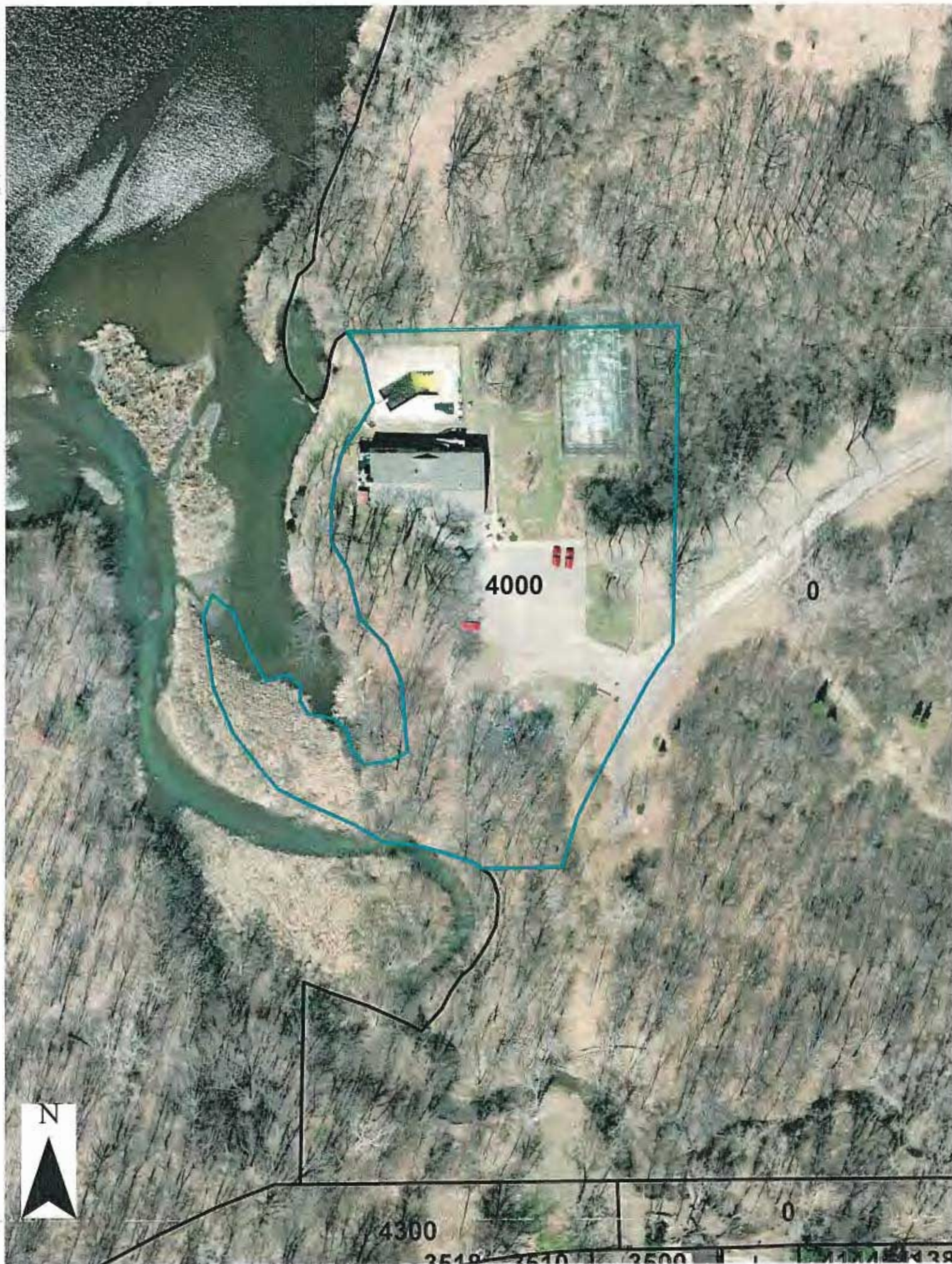


Sketch by Apex IV™

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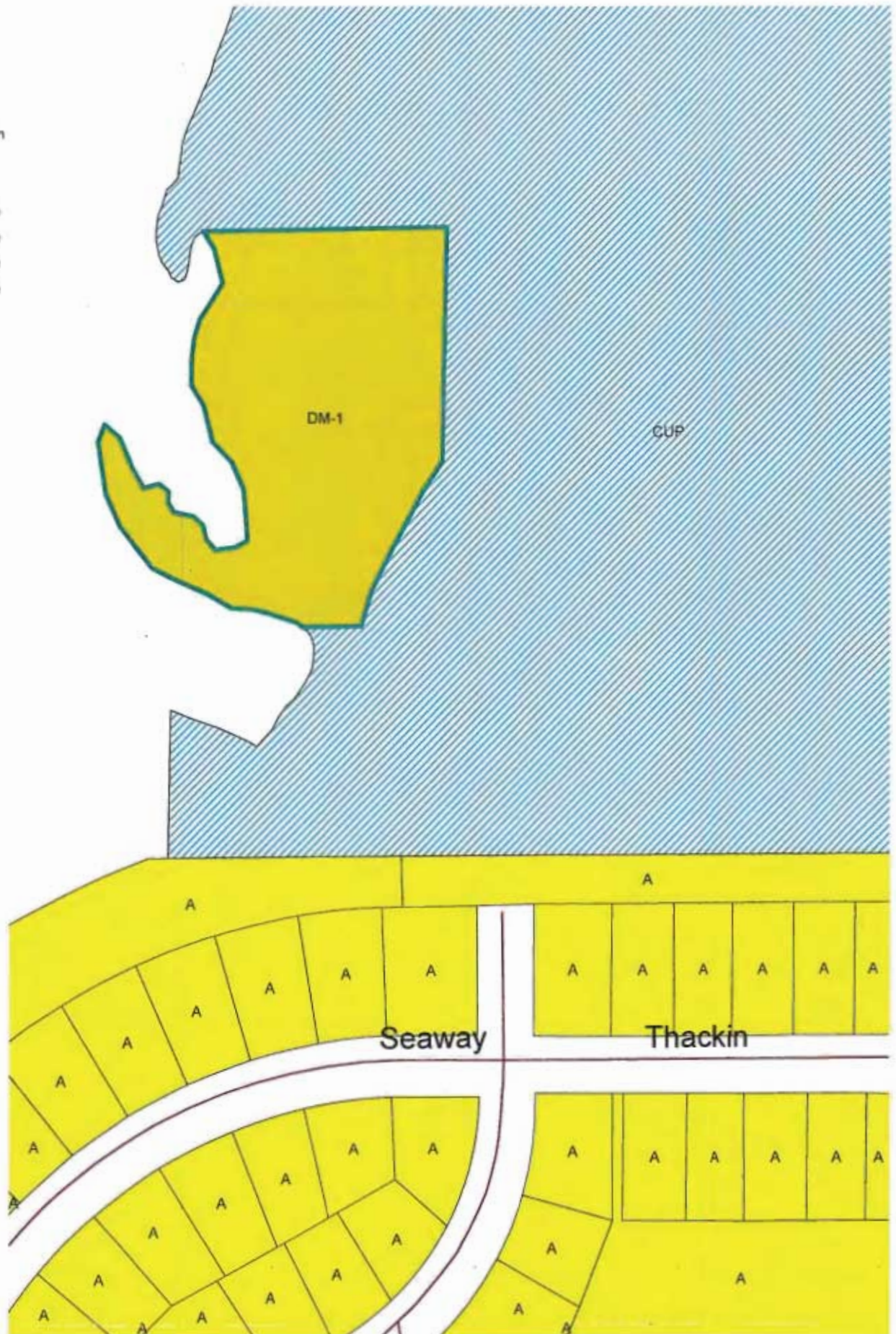




Legend

- all_roads_recov_City
- 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

City of Lansing Zoning Map



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

Act-8-2019, Hunters Ridge Parcel Number #23-50-40-25-451-022, Acquire for Hunters Ridge Park

WHEREAS, the Parks and Recreation Department proposes to purchase a vacant riverfront parcel west and north of and adjacent to Hunters Ridge Park for additional parkland; and

WHEREAS, the property consists of vacant land, irregular in shape, and 1.602 acres in size; and

WHEREAS, the property was part of the 2018 Michigan Department of Natural Resources Trust Fund Acquisition grant application that was approved by both the Park Board and City Council; and

WHEREAS, on February 5, 2019, the Planning Board reviewed the proposal in accordance with its Act 33 Review procedures, and found that the property is currently vacant and undeveloped, and the acquisition will preserve the open space character of the property; and

WHEREAS, the Planning Board voted unanimously (6-0) to recommend approval of the proposed acquisition; 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, the Lansing City Council hereby approves Act-8-2019, the purchase of Parcel Number #23-50-40-25-451-022, being legally described as:

COM AT A POINT S 89DEG 37MIN 30SCD W 2105.24 FT AND N 00DEG 22MIN 30SCD W 50 FT, AND N 09DEG 13MIN 45SCD E 199.06 FT FROM SE COR SEC 25, TH NE'LY 195 FT ALONG 596.57 FT RAD CURVE TO RT CHORD BEARING N 28DEG 11MIN 50SCD E 194.13 FT, N 247 FT, W 310 FT +/- TO E BANK OF GRAND RIVER, S'LY TO POINT W OF BEG, E 60 FT +/- TO BEG; SEC 25 T4N R3W

from Shawn Batt, 596 Kuehnle St., Ann Arbor, MI 48103, for the sum of \$110,000, including \$82,500 in grant funds, as an addition to Hunters Ridge Park.

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

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-1-2019: West 5,295.5 square feet of 901 Cleveland Street from “B” Residential District to “F” Commercial 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.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-1-2019, West 5,295.5 square feet of 901 Cleveland Street
Rezoning from “B” Residential District to “F” Commercial 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 to consider **Z-1-2019**. This is a request by Ahptic Productions, LLC to rezone the west 5,295.5 square feet of 901 Cleveland Street from “B” Residential District to “F” Commercial District. The purpose of the rezoning is to permit development of the subject property for parking and/or a building that would be used for commercial purposes or storage.

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

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-1-2019

Parcel Number: 33-01-01-10-331-192

Address: West 5,295.5 square feet of 901 Cleveland Street

Legal Descriptions: West 43 feet of Lot 10 & the West 42 feet of Lot 11, Block 2, Rouses Subdivision, from "B" Residential District to "F" Commercial 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 on the 30th day after enactment.

GENERAL INFORMATION

APPLICANT/OWNER: Ahptic Productions, LLC
901 Cleveland Street
Lansing, MI 48906

REQUESTED ACTION: Rezone the west 5,295.5 square feet of 901 Cleveland from
“B” Residential District to “F” Commercial District

EXISTING LAND USE: Vacant – Single family home was demolished in 2015

EXISTING ZONING: “B” Residential District

PROPOSED ZONING: “F” Commercial District

PROPERTY SIZE: “L” Shaped lot – 10,902.5 square feet (.25 acres)
West 5,295.5 square feet – area to be rezoned

SURROUNDING LAND USE: N: Single Family Residential
S: Single Family Residential
E: Single Family Residential
W: Single Family Residential

SURROUNDING ZONING: N: “B” Residential District
S: “B” Residential District
E: “B” Residential District
W: “B” Residential District

MASTER PLAN: The Design Lansing Comprehensive Plan designates the
subject property as “Residential Corridor”. E. Oakland is
designated as a principal arterial.

DESCRIPTION:

This is a request by Ahptic Productions, LLC to rezone the west 5,295.5 square feet of 901 Cleveland Street from “B” Residential District to “F” Commercial District, legally described as:

Entire Parcel: “Lot 11 & the West 43 feet of Lot 10, Block 2, Rouses Subdivision”

Area to be rezoned: “West 43 feet of Lot 10 & the West 42 feet of Lot 11, Block 2, Rouses Subdivision”

The purpose of the rezoning is to permit development of the subject property for parking and/or a building that would be used for commercial purposes or storage.

BACKGROUND INFORMATION

The property that is the subject of the rezoning contained a single family home that was demolished by the Ingham County Land Bank in 2015. The applicant purchased the property from the Land Bank in 2017 and subsequently combined it with the adjoining property to the east at 901 Cleveland Street. The two properties are now one parcel of land with two different zoning designations. The property at the corner of Cleveland and E. Oakland is zoned "F" Commercial and contains a video/film production studio. The property that was purchased from the Land Bank is zoned "B" Residential. The request is to rezone the area of the site that is zoned "B" Residential to "F" Commercial for the purpose of constructing a storage building or additional parking to support the existing production studio or for another commercial building with associated parking.

AGENCY RESPONSES

Assessing:	No objections.
BWL:	
Building Safety:	The Building Safety Office has no objection. This project will be subject to site plan and building plan review as set forth by the State Construction Code.
Development Office:	
Fire Marshal:	
Parks & Recreation:	No comment.
Public Service:	For a parking lot where the residential property at 1215 E. Oakland Ave. resided, they should be made aware up-front that they will not simply be able to pave a parking lot with sheet flow stormwater runoff. A site plan submittal would be required, and they will have to meet stormwater requirements, which, at a minimum, will include at least one catch basin in the new parking lot with a hard-piped connection to the public storm sewer. Now, assuming they are combining the parcels, they are fortunate in that we left a storm stub connection for their business at 901 Cleveland (this is shown on the attached drawing). In addition to the catch basin and piped connection and pending a review of what they are proposing, requirements for stormwater solids treatment and stormwater retention will likely apply. Lastly, any new driveway approaches would have to be reviewed in conjunction with the site plan submittal.

Traffic Engineer: No objection as long as a sufficient buffer is provided. All parking should use the existing drive of the commercial property. If the demolished house used a shared drive, the rezoned property should not be permitted to do so.

REZONING CRITERIA

Compatibility with Surrounding Land Use

The proposed rezoning will not be consistent with the existing zoning and land use patterns in the area. With the exception of the area of 901 Cleveland Street that is currently zoned "F" Commercial, the subject property is completely surrounded by properties that are zoned "B" Residential and are being used for single family residential purposes. As evidenced by the attached maps, the requested rezoning would allow for a significant intrusion of non-residential land use/development into the residential area. Nonresidential development on the subject property could result in negatively impacting the surrounding residential environment through light glare, noise and diminished privacy as a result of an increased level of activity on the site. Approval of the rezoning could also set a negative precedent for future rezonings in the vicinity of the subject property and along the E. Oakland Avenue corridor in general.

Compliance with Master Plan

The Design Lansing Comprehensive Plan designates E. Oakland Avenue from Ballard Street to the west to the E. Cesar Chavez/E. Oakland Avenue intersection to the east, which includes the subject property, as "Residential Corridor". The intent of this land use designation is:

"To allow medium-density residential development in a variety of urban formats, rather than a conversion of residential to commercial use, along certain high-traffic streets that also serve as transit routes or are within easy walking distance (¼ mile)."

The Plan described the following as the typical location criteria for this designation:

"Typical location/location criteria: Located on or within walking distance of an existing transit route currently developed for low-density or medium-low-density residential use **where some commercial uses have also been developed, indicating pressure to transition from residential to commercial use.**"

The Design Lansing Comprehensive Plan clearly discourages rezoning residential parcels along the "Residential Corridor" to commercial zoning designations. The applicant's request, therefore, is in direct conflict with the intent and purpose of the Plan.

Impact on Vehicular and Pedestrian Traffic

No new driveways will be permitted along E. Oakland Avenue. Any new development will be required to utilize the E. Oakland Avenue driveway on the area of the site that is currently zoned "F" Commercial. Non-residential traffic will not be permitted to utilize the joint driveway that provides access to 1211 E. Oakland Avenue and previously provided access to the single family home on the subject property.

Impact on Public Facilities

See comments from the Public Service Department on page 2 of the report. The Board of Water & Light will provide comments relative to water and electric service.

Environmental Impact

Any new development that results in 1,000 square feet of new impervious surface being added to the site will have to be reviewed and approved through the City's administrative site plan review process.

Impact on Future Patterns of Development

Rezoning the subject property from "B" Residential to "F" Commercial could have a negative impact on future patterns of development in the area. The proposed "F" Commercial zoning is contrary to the residential land use pattern being advanced in the Master Plan as described on page 3 of this report. Furthermore, development of the subject property for nonresidential purposes could infringe on the enjoyment and privacy of the surrounding residential area. Many of the uses permitted by right in the "F" Commercial district would significantly increase the level of activity on the site and generate noise and light glare that would negatively impact adjoining residential uses. Approval of the rezoning request, in spite of its conflict with the Master Plan and incompatibility with the surrounding zoning and land use patterns, could set a negative precedent for future requests to rezone residential properties along E. Oakland Avenue to commercial zoning designations.

SUMMARY

This is a request by Ahptic Productions, LLC to rezone the west 5,295.5 square feet of 901 Cleveland Street from "B" Residential District to "F" Commercial District, legally described as:

Entire Parcel: "Lot 11 & the West 43 feet of Lot 10, Block 2, Rouses Subdivision"

Area to be rezoned: "West 43 feet of Lot 10 & the West 42 feet of Lot 11, Block 2, Rouses Subdivision"

The purpose of the rezoning is to permit development of the subject property for parking and/or a building that would be used for commercial purposes or storage.

Rezoning the subject property to the “F” Commercial district would not be consistent with the established zoning pattern in the area and would allow for land uses that are not compatible with the surrounding residential neighborhood. The “F” Commercial zoning would also be contrary to the residential land use pattern being advanced in the Design Lansing Comprehensive Plan. In addition, approval of the rezoning could impact future patterns of development by setting a negative precedent for future rezoning requests in the vicinity of the subject property and along the E. Oakland Avenue corridor in general.

RECOMMENDATION

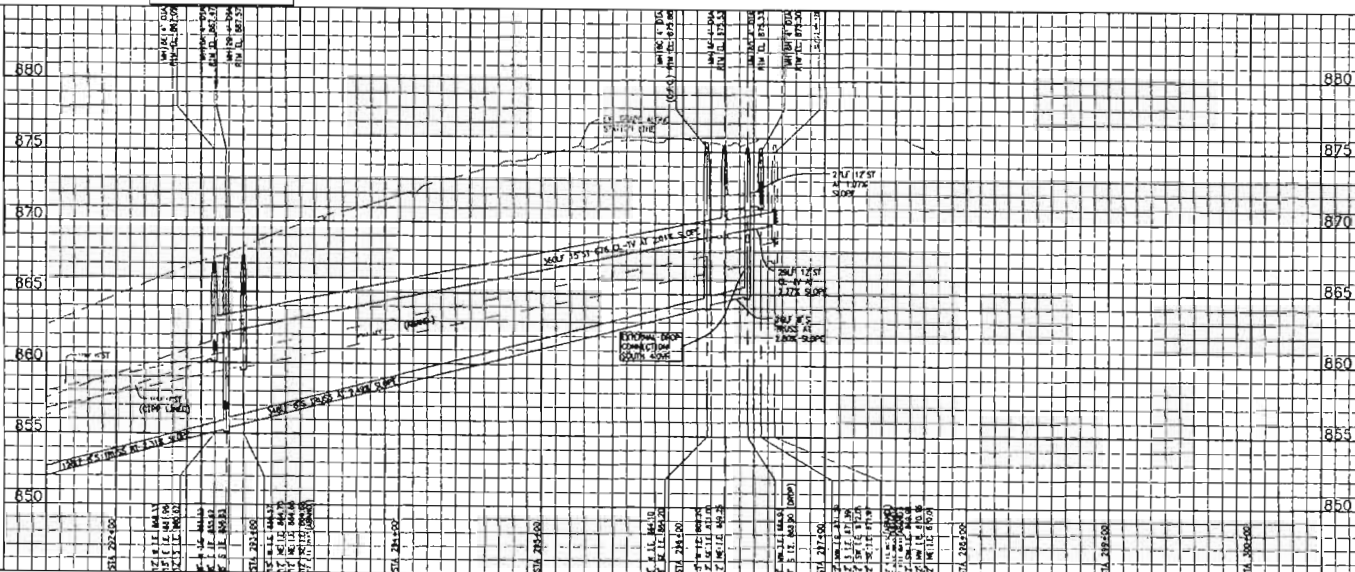
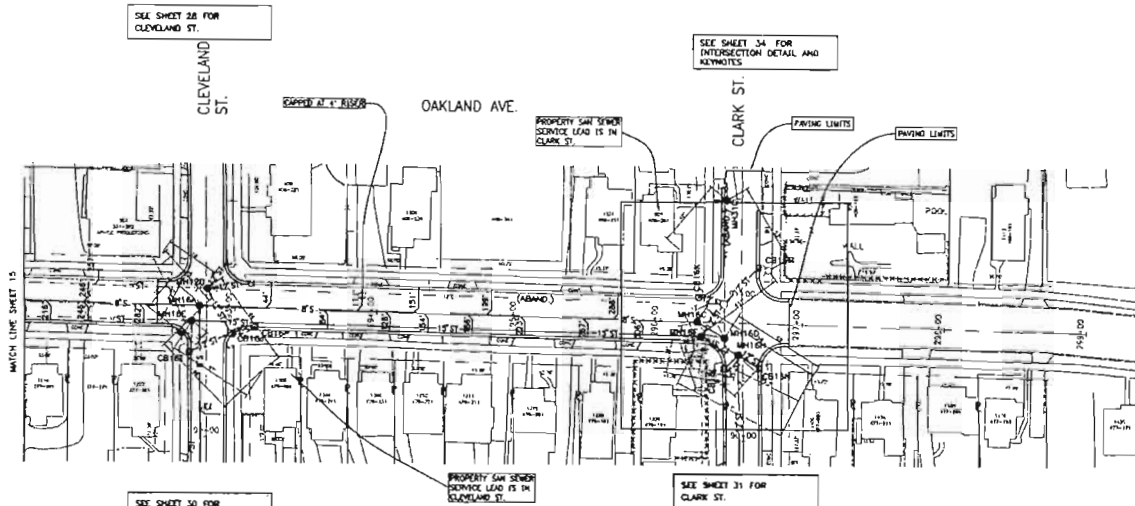
Pursuant to the findings described above, the following recommendations are offered for the Planning Board’s consideration:

Recommend that Z-1-2019 be **denied** to rezone the west 5,295.5 square feet of the property at 901 Cleveland Street from “B” Residential District to “F” Commercial District, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

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QUANTITIES - AS BID THIS SHEET

BENCHMARKS:
 TIPS B.M. 136 SET NAD83 ON FACE POWER POLE AT SW CORNER OF CLEVELAND & OAKLAND, ELEV. 864.42
 TIPS B.M. 439 SET NAD83 NORTH SIDE POWER POLE AT SE CORNER OF OAKLAND & TAYLOR, ELEV. 851.48

1	T.S. #26	6/23/08
	CONFORMING TO CONVA. NOTES	02/10
	WEB ID#	4/11/07
ISSUE	NATURE OF REVISION	DATE
	PHASE IV SEGMENT -	
	0185C SEPARATION 2003/2008	
PRINC. CONTRACTOR	KAMMING & HEDGECOCKS INC.	
CONSTRUCTION ADMINISTRATION	BRAD FRANKS - PT	
CONSTRUCTION OBSERVATION BY	RALPH STOVER - PT	
IN CHARGE	1230146.096.5-1	

N

 TETRA TECH
 MICHAEL J. WILKINSON
 10000 W. 10TH AVE. SUITE 100
 LANSING, MI 48204
 (313) 486-1000
 DEPARTMENT OF PUBLIC SERVICE
 LANSING, MICHIGAN
 OAKLAND AVENUE
 STA. 291+50 TO STA. 299+00
 APPROVED
 DEPARTMENT OF PUBLIC SERVICE
 PROJECT NO. PS 27067
 FILE NO.
 5867
 SCALE
 1" = 4'

RECORD COPY

PS 27067
PHASE IV SEGMENT 4 - 0185C SEPARATION







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rezoned

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been
demolished

901 Cleveland

Cleveland

Oakland

N

Legend

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- 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

Zoning



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, April 22, 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-1-2019: West 5,295.5 square feet of 901 Cleveland Street from "B" Residential District to "F" Commercial District

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-2-2019: 714 N. Pine Street from “C” 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.

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-2-2019

Parcel Number's: 33-01-01-09-363-041

Address: 714 N. Pine Street

Legal Descriptions: North 29 feet of the West 100 feet, 11 inches of Lot 9, Block F, Subdivision of Blocks 26 & 27, Original Plat, from "C" 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 on the 30th day after enactment.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-2-2019, 714 N. Pine Street

Rezoning from “C” 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-2-2019**. This is a request by Capital Area Housing Partnership to rezone the property at 714 N. Pine Street from “C” Residential District to “D-1” Professional Office District. The purpose of the rezoning is to permit use of the building at this location for a combination of office and residential uses.

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:	Capital Area Housing Partnership 600 W. Maple Street, Suite D Lansing, MI 48906
OWNER:	Niowave Properties, LLC 1012 N. Walnut Street Lansing, MI 48906
REQUESTED ACTION:	Rezone 714 N. Pine Street from "C" Residential to "D-1" Professional Office
EXISTING LAND USE:	Single Family Dwelling
EXISTING ZONING:	"DM-3" Residential District
PROPOSED ZONING:	"D-1" Professional Office District
PROPERTY SIZE & SHAPE:	29' x 100.9' = 2,927 square feet
SURROUNDING LAND USE:	N: Single Family Residential S: Parking Lot/Commercial Building E: Multiple Family Residential Building W: Single Family Residential
SURROUNDING ZONING:	N: "C" Residential District S: "J" Parking & "F" Commercial Districts E: "DM-3" Residential District W: "C" Residential District
MASTER PLAN DESIGNATION:	The Design Lansing Comprehensive Plan designates the subject property for medium-low density residential use. Pine Street, north of E. Oakland Avenue, is designated as a local road.

SPECIFIC INFORMATION

This is a request by Capital Area Housing Partnership to rezone the property at 714 N. Pine Street, legally described as:

"North 29 feet of the West 100 feet, 11 inches of Lot 9, Block F, Subdivision of Blocks 26 & 27, Original Plat"

from "C" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit use of the building at this location for a combination of office and residential uses.

AGENCY RESPONSES:

Assessor: No objections.

BWL:

Building Safety: The Building Safety Office has no objections to the rezoning. This project is subject to building plan review as set forth by the State Construction Code Act.

Fire Marshal:

Parks & Rec.: No comments.

Public Service: No comments.

Transportation: No objection to the rezoning. If the current house is demolished now or in the future, a sufficient buffer should be required between the D-1 structure and the adjacent residential use.

ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE**

The subject property has historically been used for a single family residential dwelling. The applicant, which also owns the adjoining apartment building at 516 W. Saginaw Street, recently purchased the property with the intent of renovating it into office space and a 1-bedroom apartment unit that would be utilized/occupied by the manager of the apartment building.

The apartment building adjoins single family residential uses to its north and east. High density residential uses can have a negative impact on single family residential uses simply due to the vast difference in the level of activity associated with the two uses. Providing on-site management (which has not been provided in the past for 516 W. Saginaw Street) is a very positive step towards mitigating any negative impacts on the surrounding area and thus, strengthening the compatibility between the two uses. To that end, approval of the rezoning to accommodate on-site management for the apartments will have a positive effect on the surrounding area.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for medium – low density residential use. Since the proposed “D-1” Professional Office zoning permits medium-low density residential uses as a matter of right, the applicant’s proposal is consistent, at least in part, with the specific land use designation being advanced in the

Master Plan. It is entirely consistent with one of the central goals of Master Plan which is to enhance the City's commercial corridors while preserving and protecting its residential neighborhoods.

The applicant for this request owns the adjoining multiple family residential property at 516 W. Saginaw Street which is located on one of the City's primary commercial corridors and directly adjoins a single family residential neighborhood to its north and east. If approved, the applicant intends to renovate the building at 714 N. Pine Street so that the manager of the adjoining apartment building would have an office on the first floor and could live in a second story 1-bedroom apartment. By providing continuous on-site management, any issues that arise can be promptly addressed so that the apartment building does not negatively impact the adjoining single family residential uses or the commercial corridor upon which it is located.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

No impacts on vehicular or pedestrian traffic are anticipated to result from the proposed rezoning. The traffic generated by converting the building at 714 N. Pine Street into living space and office space for the manager of the adjoining apartment building will be no greater than what has historically been generated by use of the building for a single family dwelling. In fact it may even be less since the building will only house a 1-bedroom apartment for the person who will also operate the office, whereas, the house could have had multiple occupants.

Four parking spaces are required for the proposed first floor office space and the upper floor 1-bedroom residential apartment. The existing parking area behind the building can accommodate 4, possibly 5 parking spaces which is more than adequate to support the proposed uses.

ENVIRONMENTAL IMPACT

There are no physical changes proposed for the site and therefore, the rezoning will have no impact on the natural environment. Occupants and visitors to the site will utilize the existing parking behind the building, which is more than adequate to support the proposed residential/office uses.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The request to rezone the subject property to the "D-1" Professional Office district is not anticipated to have any negative impacts on future land use patterns in the area. The rezoning will not result in any actual changes to the area from what currently exists. It will merely provide an office and an apartment for the manager of the adjoining apartment building so that it can be continuously monitored and any issues addressed in a timely manner.

SUMMARY

This is a request by Capital Area Housing Partnership to rezone the property at 714 N. Pine Street, legally described as:

"North 29 feet of the West 100 feet, 11 inches of Lot 9, Block F, Subdivision of Blocks 26 & 27, Original Plat"

from "C" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit use of the building at this location for a combination of office and residential uses.

The proposed rezoning is consistent with the goals of the Master Plan and the established land use pattern 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 the rezoning.

RECOMMENDATION

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

Recommend that Z-2-2019 be approved to rezone the property at 714 N. Pine Street from "C" Residential District to "D-1" Professional Office District, based on the findings of fact as outlined in this staff report.

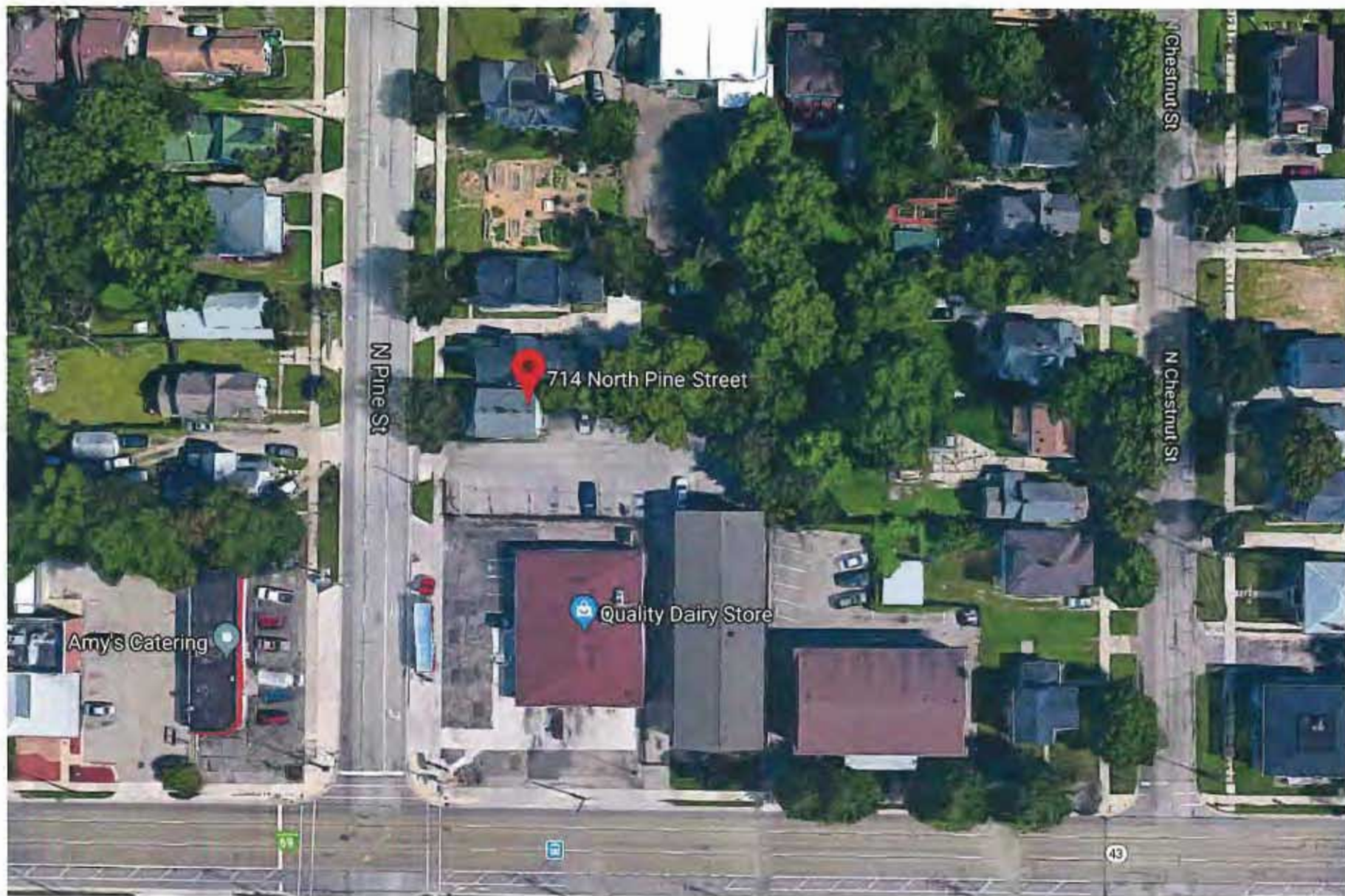
Respectfully Submitted,

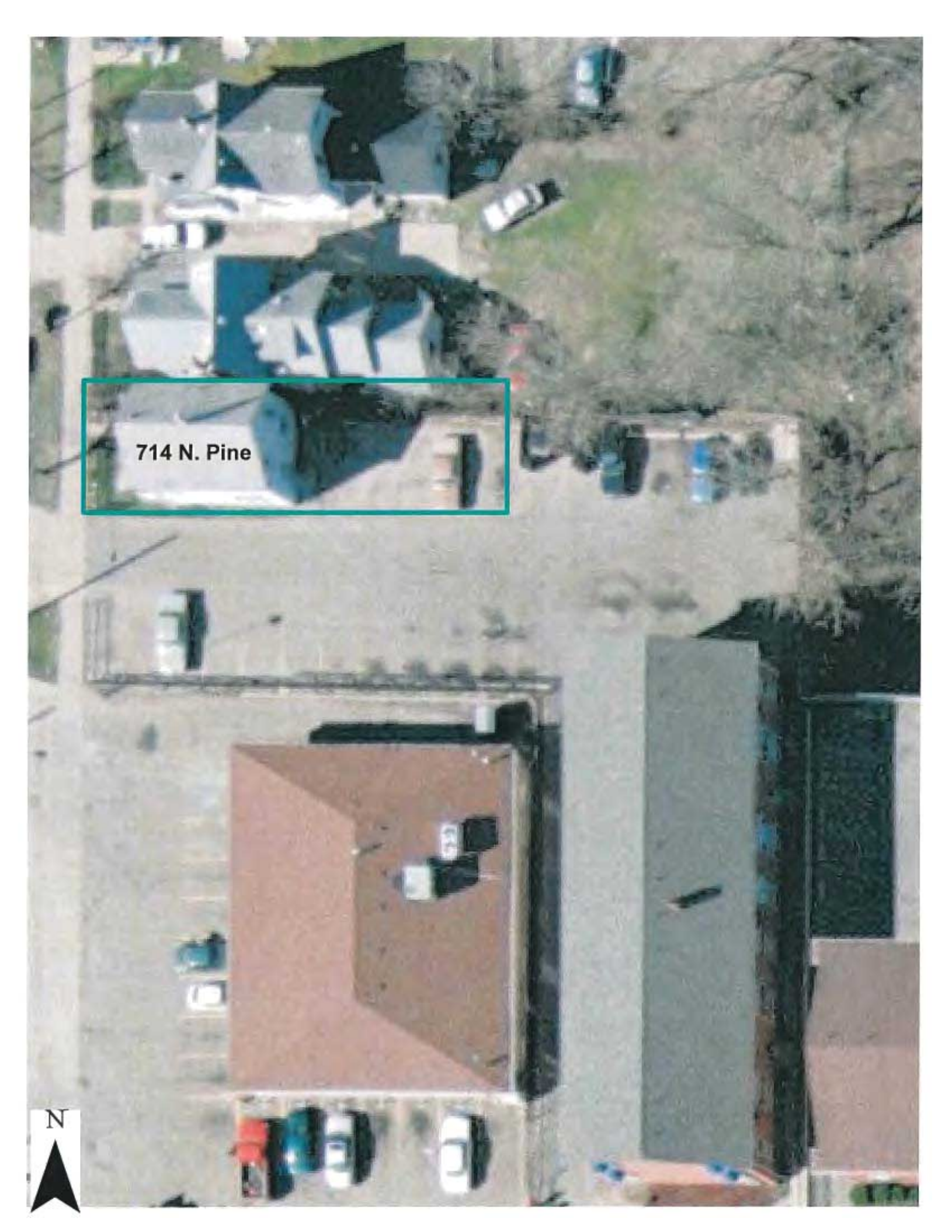
Susan Stachowiak
Zoning Administrator



Apartment building at 516 W. Saginaw adjoining 714 N. Pine Street







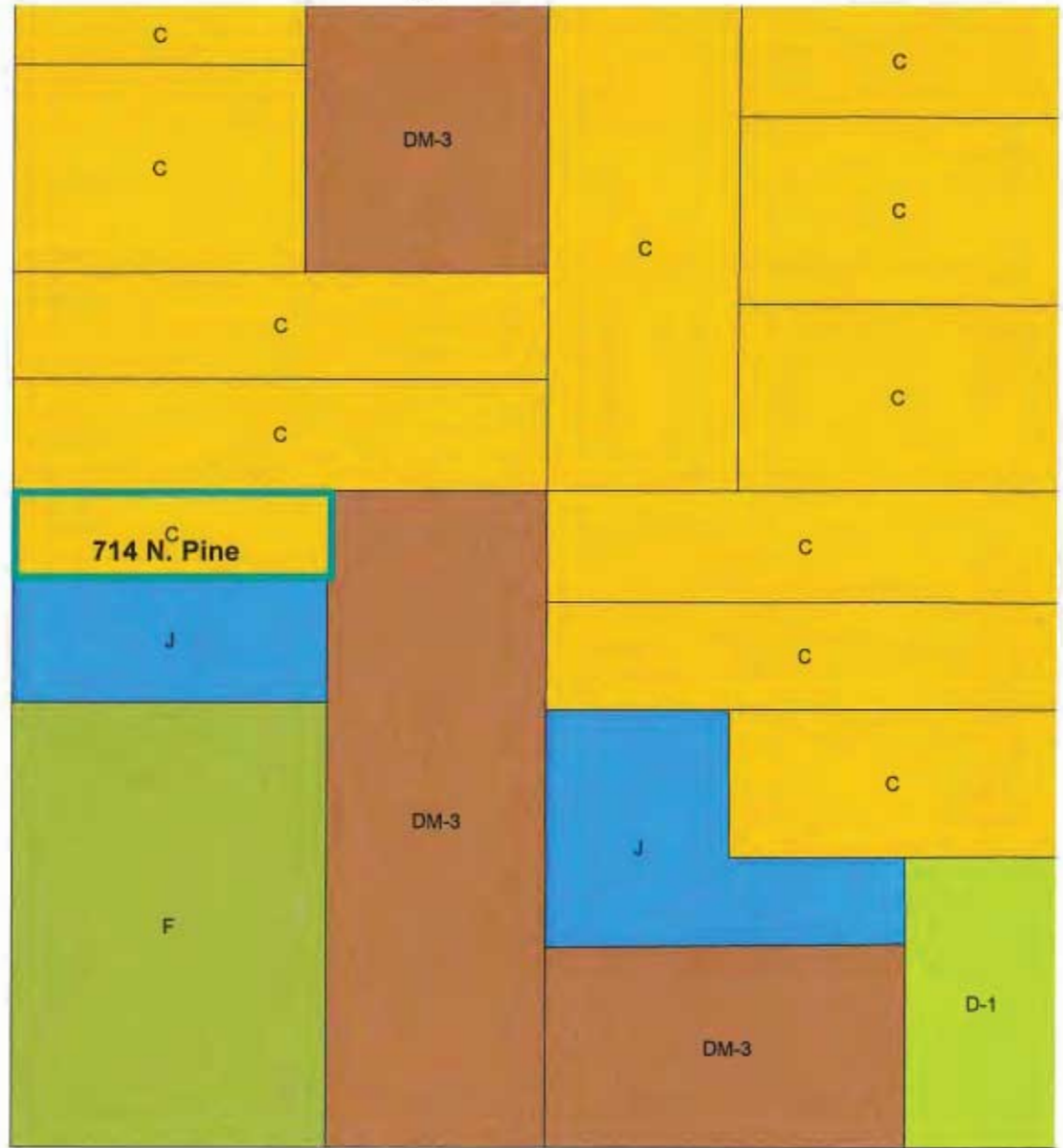
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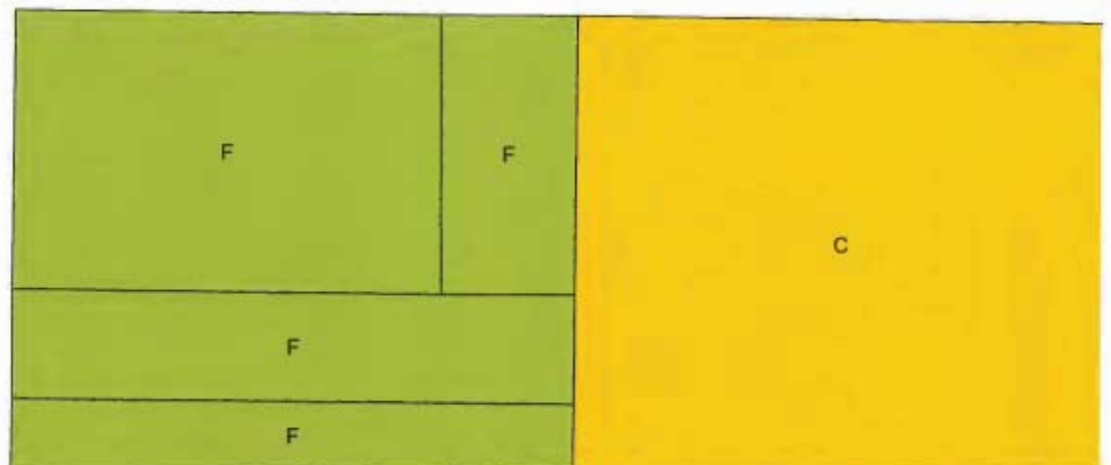
Legend

- all_roads_recov_City
- 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

Zoning



Saginaw



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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, April 22, 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-2-2019: 714 N. Pine Street from "C" Residential District to "D-1"
Professional Office District