



AGENDA
Committee on Development and Planning
Monday, July 8, 2019 @ 4:00 P.M.
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

- June 24, 2019

4. Discussion/Action:

A.) RESOLUTION – Act-16-2015; Acquisition of Boat Club Property

B.) RESOLUTION –Introduction, Set Public Hearing; Z-3-2019; 835 W. Genesee Street;
Rezoning- C Residential to DM-1 Residential

C.) RESOLUTION – Introduction, Set Public Hearing; SLU-2-2019; 835 W. Genesee St.
Request for Neighborhood Community Center in DM Residential District

D.) RESOLUTION – Introduction, Set Public Hearing; Z-4-2019; 213 W. Malcom X St.
Rezoning – C Residential to F Commercial

E.) RESOLUTION – Set Public Hearing; OPRA; 700 May Street, Summit Street Development,
LLC;

5. Other

6. Adjourn

[illegible]

DRAFT



MINUTES
Committee on Development and Planning
Monday, June 24, 2019 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Council Member Hussain called the meeting to order at 4:00 p.m.

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Susan Stachowiak, Economic Development and Planning
Lisa Hagen, Council Legal Analyst
Greg Venker, Assistant City Attorney - arrived at 4:02 p.m.

PUBLIC COMMENT

No public comment.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM JUNE 10, 2019 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

RESOLUTION –Introduction and Setting of Public Hearing; Rezoning Northwest Corner Jolly Road & S. Waverly (Newly Annexed)

- 11097 Jolly – Rezone to A- Residential District
- 4820, 4848, 4880, 4902, 5030, 5050 & 5058 S. Waverly Rd – Rezone to E-2 Local Shopping District

Council Member Hussain summarized the application for property by the business owner who originally approached Delta Township and petitioned for an annexation to be placed on the ballot, and it was voted on in 2018 with passage and therefore conveyed to the City of Lansing on 1/1/2019. Since that time the Planning Board had 180 days to make a recommendation on the zoning to Council. The Planning Board at this time is recommending 11097 Jolly to A- Residential and the remaining seven (7) properties on Waverly to E-2 Local Shopping. Ms. Stachowiak added to the statement that the owner, Craig Degood, had submitted a letter asking for G-2 Wholesale but also stated it was not for marihuana related businesses. Ms. Stachowiak then confirmed that other than that letter, the office had not received any other communications

for the public and no one attended their public hearing. Council Member Hussain asked under G-2 how many of the marihuana uses would be allowed, and Ms. Stachowiak stated 4 of the 5 would be, and the only one not would be the grow facility. She then continued and clarified the recommendation from the Planning Board for E-2 was because it matches closely to what it currently was in the township along with matching with the Master Plan.

MOTION BY COUNCIL MEMBER GARZA TO INTRODUCE AND SET THE PUBLIC HEARING FOR JULY 22, 2019 FOR 11097 JOLLY AND 4820, 4848, 4880, 4902, 5030, 5050 AND 5058 S WAVERLY. MOTION CARRIED 2-0.

Other

Council Member Hussain asked Ms. Stachowiak what was in place for regulating car lots and the number of cars on the lot. Ms. Stachowiak stated that there is no number regulated, however they cannot block and entrance or lot entrance, have to provide parking for their customers and they all have to be parked in a parking space and it is all based on square footage of the building. Council Member Hussain asked if there was anything to make it more enforceable. Ms. Stachowiak confirmed the ordinance does have enforcement tools and they have an employee working on it, so any complaints can be sent to her or Zak the enforcement officer.

Council Member Garza provided photos of signage issues at Lansing Uniform and Ms. Stachowiak confirmed they were aware of the property and have strong enforcement where they memorialize complaints in writing, approach owners in person and work on each situation case by case.

Adjourn

Adjourned at 4:13 p.m.

Submitted by, Sherrie Boak,
Recording Secretary,
Lansing City Council
Approved by the Committee

CITY OF LANSING

INTEROFFICE COMMUNICATION

Date: June 17, 2019

To: Andy Schor, Mayor

From: Brett Kaschinske, Director, Parks and Recreation *Brett Kaschinske*

Subject: Acquisition of Boat Club Property (040-025-400-180-00)

Resolution to acquire undeveloped property along the Grand River currently owned by the Lansing Boat through an acquisition grant from the Michigan Department Natural Resources Trust Fund Grant.

This property will provide contiguous river frontage and parkland with Fine, Fulton and Hunter's Ridge Parks.

Based on the appraisal and the grant requirements, the purchase price will be \$54,000.00 with a twenty-five percent (25%) match from the City in the amount of \$13,500.00

If you have any questions regarding this matter, please feel free to contact me at 483-4042.

RESOLUTION # _____

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

Act-16-2015, Acquisition of Boat Club property (040-025-400-180-00)

WHEREAS, Brett Kaschinske, Parks and Recreation Director, proposes that the City acquire a parcel, currently owned by the Lansing Boat Club, for parks purposes; and

WHEREAS, the property currently vacant and undeveloped, and is located in Delta Township, just outside the western city limits; and

WHEREAS, the property has frontage on the Grand River, and connects Fulton, Fine and Hunters Ridge parks, and is thus a key location for facilitating Rivertrail development; and

WHEREAS, the Design Lansing Comprehensive Plan depicts this property as a location for future Rivertrail development; and

WHEREAS, on November 18, 2015, the Parks Board voted to move ahead with the proposed acquisition; and

WHEREAS, at its meeting on January 5, 2016, the Planning Board reviewed this proposed acquisition in accordance with its Act 33 Review procedures and found that:

- the area would retain the same rural character, with some future park-like improvements anticipated in the future,
- the grant-funded acquisition of this property would require its dedication as parkland, and would preclude its use for private development,
- with riverfront access and Woldemar Nature Center located across the river to the southwest, the site offers substantial potential for travel between parks as well as nature tourism,
- the acquisition proposal is in conformance with the *Design Lansing* Comprehensive Plan; and

WHEREAS, the Planning Board voted unanimously (6-0) to recommend approval of Act-16-2015, the acquisition of the subject property for public parks purposes; and

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

WHEREAS, a Phase I environmental, assessment dated April 21, 2017 by ASTI Environmental revealed no evidence of recognized environmental conditions in connection with the property; and

WHEREAS, by Resolution #2016-061, City Council approved Michigan Natural Resources Trust Fund (MNRTF) grant application for \$67,500, with \$22,000 in local funds, toward the purchase of this property;

WHEREAS, according to an appraisal by Judeh and Associates dated April 26, 2017, the property is valued at \$54,000; and

WHEREAS, based on the appraised value the total purchase price shall be \$54,000.00 plus closing costs. Seventy-five percent paid by the Michigan Department Natural Resources Trust Fund and twenty-five percent paid by the City of Lansing Department of Parks and Recreation Land Acquisition Fund.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-16-2015, the purchase of the property legally described as:

PARCEL A

A PARCEL OF LAND IN THE SOUTH HALF OF SECTION 25 TOWNSHIP 4 NORTH RANGE 3 WEST, DELTA TOWNSHIP EATON COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 89.54'36" WEST (RECORDED AS SOUTH 89°37'30" WEST) ALONG THE SOUTH SECTION LINE ° 2250.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH Q05°24'EAST (RECORDED AS DUE NORTH) 190.00 FEET THENCE NORTH 11°24'35" WEST TO THE WATER'S EDGE OF THE GRAND RIVER; THENCE ALONG THE WATERS EDGE OF THE GRAND RIVER TO THE SOUTH SECTION LINE OF SAID SECTION 25; THENCE ALONG THE SOUTH SECTION LINE SOUTH 89°54'36" EAST (RECORDED AS NORTH 89°37'30" EAST) TO THE SOUTH 1 / 4 CORNER OF SAID SECTION 25; THENCE CONTINUING ALONG THE SOUTH SECTION LINE SOUTH 89°54'36" EAST (RECORDED AS NORTH 89°37'30" EAST) 383.53 FEET TO THE POINT OF BEGINNING. CONTAINING APPROXIMATELY 6.04 ACRES SUBJECT TO ALLUVIAL PATIERNs AND ANY EASEMENTS OR RESTRICTIONS OF RECORD, AND

PARCEL B

A PARCEL OF LAND IN THE NORTH HALF OF SECTION 36 TOWNSHIP 4 NORTH RANGE 3 WEST, DELTA TOWNSHIP EATON COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 89°54'36" WEST (RECORDED AS SOUTH 89°37'30" WEST) ALONG THE NORTH SECTION LINE 2281.08 FEET TO THE POINT OF BEGINNING; THENCE 339.14 FEET SOUTH WESTERLY ALONG A NON TANGENTIAL CURVE TO THE LEFT WHOSE RADIUS IS 815.00 FEET HAVING A CHORD OF SOUTH 57°59'40" WEST 336.70 FEET TO A LINE THAT IS PARALLEL AND 178.90 FEET SOUTH OF THE NORTH SECTION LINE OF SECTION 36; THENCE ALONG SAID LINE NORTH 59°54'35" THENCE NORTH ALONG THE WATERS EDGE OF THE GRAND RIVER TO THE NORTH SECTION LINE OF SAID SECTION 36; THENCE ALONG THE NORTH SECTION LINE SOUTH 59°54'35" EAST

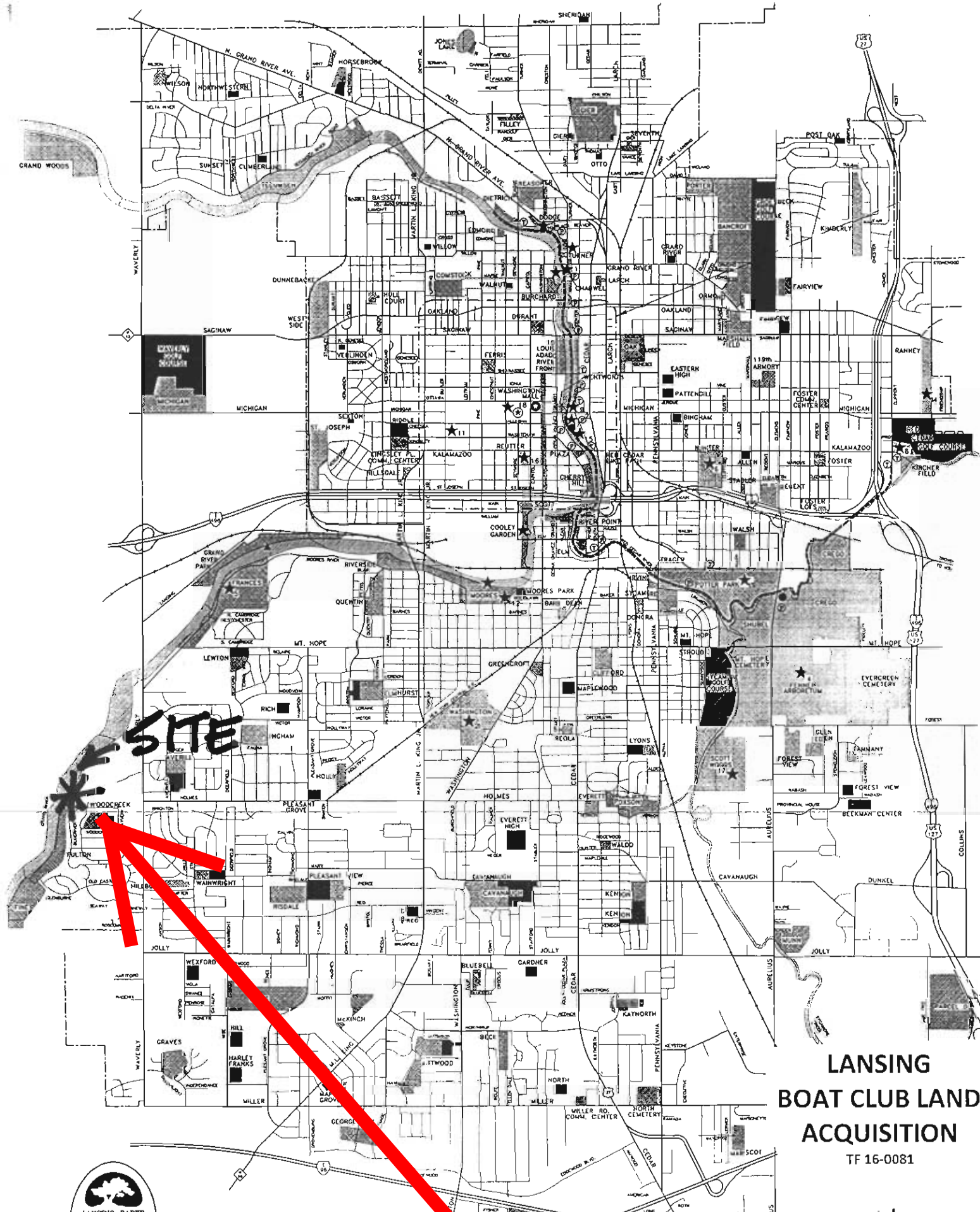
(RECORDED AS NORTH 89'37'30" EAST) TO THE NORTH 1 /4 CORNER THENCE CONTINUING
ALONG THE NORTH SECTION LINE SOUTH 89"54'36" EAST (RECORDED AS NORTH 89"37'30"),
SUBJECT TO ALLUVIAL PATIERNs AND ANY EASEMENTS OR RESTRICTIONS OF RECORD

for a total purchase price of Fifty Four Thousand and No/100 (\$54,000.00) Dollars plus closing costs.

BE IT FURTHER RESOLVED that the City Council hereby dedicates the above-described property for public park use.

BE IT FURTHER RESOLVED that the City Council hereby accepts the MNRTF grant.

BE IT FINALLY RESOLVED, the Mayor Schor, on behalf of the City, is hereby authorized to sign and execute all documents, receive the funds, create the necessary accounts, and make necessary transfers for their administration in accordance with the requirements of the grantor to effectuate this transaction, subject to their prior approval as to content and form by the City Attorney.



LOCATION MAP

**LANSING
BOAT CLUB LAND
ACQUISITION**
TF 16-0081

NORTH

GRAND RIVER

LANSING
BOAT CLUB
PARCEL

PRIVATE
PARCEL

HUNTER'S
RIDGE
PARK

LANSING
BOAT CLUB LAND
ACQUISITION

TF 16-0081

FULTON
PARK



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-3-2019: 835 W. Genesee Street from “C” Residential District to “DM-1”
Residential District

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

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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

Z-3-2019: 835 W. Genesee Street from “C” Residential District to “DM-1”
Residential District

CITY OF LANSING
NOTICE OF PUBLIC HEARINGS

Z-3-2019 & SLU-2-2019, 835 W. Genesee Street
Rezoning from “C” Residential District to “DM-1” Residential District
Special Land Use Permit – Community Center

The Lansing City Council will hold public hearings on Monday, , 2019 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider the following requests by Mike Markey:

Z-3-2019 is a request to rezone the property at 835 W. Genesee Street from “C” Residential District to “DM-1” Residential District. The purpose of the rezoning is to permit the majority of the building at this location to be used for 36 residential efficiency apartments.

SLU-2-2019 is a request for a special land use permit to allow the, approximately 4,000 square foot gymnasium portion of the building at 835 W. Genesee Street to be utilized by the neighborhood for recreational/athletic purposes and community gathering space.

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

Chris Swope, City Clerk

GENERAL INFORMATION

APPLICANT/OWNER:	Michael Markey 835 Genesee, LLC 1402 Cooper Avenue Lansing, MI 48910
REQUESTED ACTIONS:	Rezone from "C" Residential to "DM-1" Residential Special Land Use Permit for a neighborhood recreational facility
EXISTING LAND USE:	Vacant building
EXISTING ZONING:	"C" Residential District
PROPOSED ZONING:	"D-1" Professional Office District
PROPERTY SIZE:	Irregular Shape - 2.16 acres
SURROUNDING LAND USE:	N: Single & 2-Family Residential S: Single & 2-Family Residential E: Single & 2-Family Residential W: Single & 2-Family Residential
SURROUNDING ZONING:	N: "C" Residential District S: "C" Residential District E: "C" Residential District W: "C" Residential Districts
MASTER PLAN:	The Design Lansing Master Plan designates the subject property for Medium-Low Density Residential use. W. Genesee and N. Butler are designated as local roads.

DESCRIPTION:

Z-3-2019 is a request to rezone the property at 835 W. Genesee Street from "C" Residential District to "DM-1" Residential District. The purpose of the rezoning is to permit the majority of the building at this location to be used for 36 residential efficiency apartments.

SLU-2-2019 is a request for a special land use permit to allow the, approximately 4,000 square foot gymnasium portion of the building at 835 W. Genesee Street to be utilized by the neighborhood for recreational/athletic purposes and meeting space.

AGENCY RESPONSES

BWL:	No objections - See attached.
Building Safety:	The BSO has no objections to this rezoning. The project will be subject to site and building reviews.
Development Office:	
Fire Marshal:	
Parks & Recreation:	There is what looks to be a cut out for the playground in the property. This is not a City of Lansing playground. We had an agreement with the former owner but that expired and we do not have interest in maintaining this as a playground/park space owned and maintained by the City.
Assistant Planning Mgr.:	Recommend approval. The rezoning is essential to using this property for more than 2-Family residential. 36 efficiency apartment units may be excessive, however, and a mix of units may be in order. The property is listed on the National Register of Historic Places: (https://www.lansingmi.gov/DocumentCenter/View/7520/Genesee-Street-School_Lansing_Ingham-PDF), and the Secretary of the Interior's Standards for Rehabilitation at: (https://www.lansingmi.gov/314/Rehabilitation-Services) should be followed in order to receive Federal Historic Preservation Tax Credits (https://www.nps.gov/tps/tax-incentives.htm) of up to 20% of qualified rehab costs. The property is not in a local historic district, however, so applying the Secretary's Standards is not a requirement.
Public Service:	
Traffic Engineer:	No comments or requirements.

Background Information

The property to be rezoned is located at the southeast corner of S. Butler and N. Genesee. The building on the site is the former Genesee School, built circa 1910. The school was closed in 1987 and since that time, the building has been used as offices by many non-profits and neighborhood organizations. The primary tenant was the Black Child & Family Institute which moved out in 2012 after having occupied the building for several years. The building was most recently been used as offices by several non-profit

organizations including “Bridging the Digital Divide” and “MIPlacemakers/Zero Day”. In 2014, MIPlacemakers/Zero Day was granted a rezoning from “C” Residential to the “D-1” Professional Office district, with the following conditions:

1. There shall be no greenhouses or hoop houses on the property.
2. The proposed 16 residential units must be constructed and ready for occupancy by military veterans only, **within 36 months from the date of this rezoning approval** by the Lansing City Council.
3. The existing fence shall not be removed unless it becomes a hazard as a result of an “act of God”. In the event it does become a hazard, it may be replaced, repaired, or removed at Zero Day’s discretion.
4. No other structures except residential garages or carports, of which there shall be no more than one covered/enclosed parking space per residential unit for use of the resident only. Such garages/carports must be placed on the existing hardsurfaced parking area outlined in red on the attached aerial photograph of the site dated March 31, 2015, and must be constructed with similar architecture and materials to the existing building. Plans that demonstrate compliance with this condition must be reviewed and approved by the zoning administrator prior to issuance of a building permit.

Sections 1240.04 (f) (7) & (8) of the Zoning Ordinance provide that:

“Time period for establishing development or use. Unless another time period is specified in the ordinance rezoning the subject land, the approved development and/or use of the land pursuant to building and other required permits must be commenced upon the land within 18 months (or shorter if specified) after the rezoning takes effect and thereafter proceed diligently to completion. This time limitation may, upon written request, be extended by the City Council if: (1) It is demonstrated to the City Council’s satisfaction that there is a strong likelihood that the development and/or use will commence within the period of extension and proceed diligently thereafter to completion and (2) the City Council finds that there has not been a change in circumstances that would render the zoning with statement of conditions incompatible with other zones and uses in the surrounding area or otherwise renders it inconsistent with zoning policy.

“Reversion of zoning. **If the approved development and/or use of the rezoned land does not occur within the time frame specified under Subsection (7) above, then the land shall revert to its former zoning classification** as set forth in MCL § 125.3405.”

Since the applicant for the 2014 conditional rezoning did not construct the 16 residential units, the rezoning to the “D-1” Professional Office district is null and void and the subject property has reverted back to the “C” Residential zoning district.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject property is zoned “C” Residential and is surrounded on all sides by the same zoning

designation. While there are no other parcels in the vicinity of the subject property that area zoned “DM-1” Residential, there are several parcels in the area that are zoned “DM-3” and “DM-4” which are the City’s highest density multiple family residential zoning designations. The “DM-1” district is the lowest density multiple family residential zoning designation. Given the eclectic zoning pattern that already exists in the area, the proposed rezoning will not create an inconsistent zoning pattern.

The subject property is substantially larger than any other parcel in the area. Under the current “C” Residential zoning, the property can only be used for 2 residential units. The use of the building over the years for offices has been legally nonconforming and since the building has been vacant for more than 1 year, it can no longer be used for that purpose. Without a rezoning, therefore, the building is virtually unusable. Since the area is already characterized by multi-family residential use, it is reasonable to allow the building on the subject property to be used for that same purpose. The “DM-1” district zoning is necessary to permit more than 2 units on the site while at the same time limiting the density to that which is consistent with the general density of the area given that most of the parcels are relatively small and contain more than 1 residential unit. The purpose of the current rezoning is to permit the existing building to be used for up to 36 residential efficiency apartments. The “DM-1” district permits a maximum density of 19.8 dwelling units per acre. The proposed residential use would have a density of 16.5 dwelling units per acre which is not only well within the density allowed under the proposed “DM-1” district but is also consistent with the overall density of the surrounding area.

The applicant is not proposing any changes to the exterior of the building or the site itself. Therefore, its character will remain virtually the same. The only potential impact will be slightly more traffic generated by the addition of 36 residential units. The additional traffic, however, will have a negligible impact on the transportation system in the area since there are already numerous multiple family residential uses in the vicinity of the property. In fact, the entire block to the south and to the east are already zoned “DM-3” Residential, which district permits multiple family residential use to a density of 39.6 dwelling units per acre.

While the building may need significant restoration, it is structurally sound and adds much value to the neighborhood. The residential apartments will provide housing for people who work, attend school or simply choose to live in an area that is within walking distance to the goods, services and entertainment already available in Lansing’s core downtown. The site also has convenient access to public transportation at both N. ML King to the west and N. Capitol Avenue to the east, both of which are major bus routes.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Master Plan designates the subject property for “Medium-Low Density Residential Use”. More specifically, the Master Plan calls for 6 to 10 dwelling units per acre with building heights of 2-3 stories. The building at 835 W. Genesee is 3 stories in height. While the proposed density of 16.6 dwelling units per acre exceeds the density being advanced in the Master Plan, it is consistent with the overall density in the surrounding area and is well within the allowable density (18.1 dwelling units per acre) of the “C” Residential district which is the current zoning of the subject property. The only reason that the rezoning is necessary is that the “C” Residential districts has a limitation of 2 dwelling units per parcel of land whereas, the “DM-1” district permits multiple units, up to the allowable density of the

district. It is acknowledged that the proposed zoning will allow for a density level that is not consistent with the specific Master Plan designation. It will, however, allow for a land use pattern/density level that is consistent with the area in which it is located and consistency in land use patterns is one of the primary goals of planning principles in general.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The purpose of the rezoning is to permit conversion of the building at 835 W. Genesee into a maximum of 36 residential efficiency apartments. The proposal will likely generate additional pedestrian traffic which is very positive for the area, particularly since the current walkway system and traffic controls in the vicinity of the subject property are designed to accommodate pedestrian traffic in a safe manner. Furthermore, by providing residential units in the downtown near 2 major bus routes (M.L. King and Capitol Avenue), the occupants of the units can be less dependent on automobiles.

Vehicular traffic generated by the office uses that have occupied the building over the years has not been a burden on the surrounding residential neighborhoods and the traffic generated by 36 residential efficiency units is anticipated to be minimal.

Access to the site will be via the existing driveway to the parking lot along N. Butler Blvd. The parking lot contains approximately 48 parking spaces. 36 parking spaces are required for the proposed 36 efficiency units. This leaves 12 parking spaces which is more than adequate to support the proposed use of the gymnasium by the neighborhood which is the subject of the applicant's accompanying special land use permit request. There is also more than enough space on the existing lot to accommodate additional parking if necessary.

IMPACT ON PUBLIC FACILITIES:

All utilities and other public services are available to the subject property. Site plan review and approval will be required if more than 1,000 square feet of new impervious surface is proposed to be added to the property. A storm water management plan for the entire site would have to be reviewed and approved by the City Engineers as part of the site plan review process.

ENVIRONMENTAL IMPACT:

No negative environmental impacts are anticipated to result from the proposed rezoning. It is not anticipated that the proposed 36 efficiency units and use of the existing gymnasium by the neighborhood would generate excessive traffic, noise or other issues that would negatively impact the surrounding area. In terms of the physical environment, with the exception of possibly expanding the parking lot at some point in the future, the site will remain virtually unchanged.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The proposed rezoning will have no negative impacts on future patterns of the development in the area. The current "C" Residential zoning does not allow for reasonable use of the site (2 residential units). Rezoning the property to the "DM-1" Residential district will allow for use of the building on the subject

property in a manner consistent with the existing land use pattern and residential density level in the surrounding area.

The circumstances that justify the rezoning are unique to the property in question. The subject property is much larger than any other parcel in the area and contains a former elementary school building. Is approval, therefore, will not set a negative precedent for future rezoning requests in the area.

Overall, the proposal is expected to have a positive impact on future patterns of development in the area. There are several schools that have been closed in the City of Lansing, most of which are also located in residential neighborhoods. Reuse of these buildings has had a very positive impact on the community as opposed to vacant buildings which are subject to vandalism and can deteriorate over time, becoming a blight in the neighborhoods in which they are located.

SPECIAL LAND USE PERMIT ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

1. Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?

The Special Land Use permit is to allow the gymnasium to be open and available to the neighborhood for athletic/recreational purposes and for meeting/gathering space. The owner of the building will be solely responsible for all aspects of this operation. Previous owners of the subject property have made the gymnasium and the outdoor playground available to the neighborhood without the required special land use permit, which is necessary to comply with the zoning ordinance requirement for a private recreational use. The special land use permit is merely the formal approval for the activities that have historically occurred on the property for many, many years without incident.

2. Will the proposed special land use change the essential character of the surrounding area?

The special land use permit will not change the essential character of the area. It will not result in any physical changes to the site and will permit activities that have been taking place on the property continuously over the years.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

The proposed special land use is not anticipated to interfere with the enjoyment of adjacent properties. The existing gymnasium at 835 W. Genesee has historically been available to the neighborhood for various activities without any permits or approvals from the City. The use that is the subject of this special land use permit request, therefore, is not new to the site. The applicant is simply requesting the special land use permit so that the proper zoning approvals will be in place. Since there is no evidence that making the gym available to the neighborhood in the past has caused any problems in the area, there is no reason to believe that it would do so moving forward.

-
4. **Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**

No changes are proposed for the site (no new parking or new building area) and therefore, the proposed special land use will have no impact on the natural environment.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

No nuisances are anticipated to result from the proposed special land use as it will not generate any smoke, odors, fumes or glare. In addition, since the intent is to allow the gymnasium to be utilized by residents of the neighborhood, it is not anticipated that it will generate any additional traffic. Past occupants of the building have also allowed residents in the area to utilize the gym for athletic/recreation purposes and there have been no complaints with regard to noise or any other issues that would negatively impact the surrounding neighborhood.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

No negative comments have been received from any of the reviewing departments or agencies with regard to impacts on public facilities and services.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The proposed special land use will not place demands on any public services in excess of current capacity.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The proposed special land use is consistent with the intent and purpose of both the Zoning Code and the objectives of the Master Plan. The Zoning Ordinance allows community facilities in residential neighborhoods in order to provide convenient recreational facilities and gathering space for its residents where it can be determined, through the special land use permit process, that the location for such use is appropriate. Providing these types of facilities in residential neighborhoods is also consistent with property planning principles in general. In this particular case, there is more than adequate parking on the site, the building is located a fair distance from any of the adjacent residences the recreational facilities are already in place and have been utilized by the community in the past without incident.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

No new construction is proposed for the subject property. The building that is the subject of this request complies with all dimensional requirements set forth in the Zoning Ordinance. In addition, there is more than adequate parking on the site to accommodate the proposed special land use, both from a code standpoint and from a practical standpoint.

SUMMARY

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning from “C” Residential to “DM-1” Residential. The proposed rezoning will be consistent with the existing land use patterns in the area and with the goals of the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

The findings of fact as outlined in this staff report also support a finding that the proposed special land use permit for a community facility providing recreational, athletic and gathering facilities to the surrounding neighborhood complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services and utilities.
7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is consistent with the specific designations of the Zoning Code and the Design Lansing Comprehensive Plan.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Pursuant to the findings described in this report, the following requests are recommended for approval by the Planning Office:

Z-3-2019 be approved to rezone the property at 835 W. Genesee Street from “C” Residential District to “DM-1” Residential District.

SLU-2-2019 be approved for a special land use permit to allow the gymnasium at 835 W. Genesee Street to be available for use by the residents of the area for recreational/athletic facilities and gathering space with the condition that the facility is operated and maintained by the owner or owner’s representative for the property.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



BOARD OF WATER AND LIGHT MEMO

May 30, 2019

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: COL Z-3-2019_835 W. Genesee Comments

BWL Electric: Approved with the following comments:

- The BWL can provide an (underground and/or overhead) electric service to serve the new development based on the Board's Rules and Regulations for Electric Service.
- A copy of the final site, grading, and electrical plans for the proposed development must be supplied to the Customer Projects Department before a final cost for electric service and service agreement can be provided to the owner/ developer.
- Owner/ developer must contact BWL Customer Projects Department, Jerry Wheeler @ 517-702-6644, to initiate service agreement process.
- There are no apparent conflicts with the proposed development and the existing BWL electric distribution facilities.

BWL Street Lighting: Approved with the following comments

- Butler Road between Genesee and Shiawassee has STLT in conduit on East side of street. Genesee has no issues. OPI's are located in parking lot.
- This approval does not constitute an agreement for service, and is subject to the following conditions: BWL owns and operates street lighting facilities along the roadway (within the R.O.W). Should any part of the BWL street lighting system be in conflict with the proposed project, an engineered solution will be required to maintain lighting of the roadways. Advanced notice of conflicts will be required to effectively address. For Street Light Engineering contact Gary Simpson by email at Simpson.gary@LBWL.COM or by phone at (517)702-6647.

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

BWL Water & Steam Distribution:

Approved

Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- Site Specific Comments:
 - BWL records indicate an existing 2-inch service serving the site. The proposed rezoning does not appear to impact existing BWL water facilities.
 - Should the customer require changes to the water service in order to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/>.
 - Should construction work be performed in the vicinity of existing BWL Water Facilities, then the customer is responsible for verifying the precise location and depths of the existing water mains or services prior to design/construction. The BWL will not be responsible for unanticipated conflicts caused by inaccuracies in the customer's design documents or MISS-DIG staking in the field. Any work on the site that exposes, disturbs, or otherwise carries the risk of damage to existing BWL Water Distribution facilities, is subject to review by the BWL. The owner is responsible for the costs of preparing a plan to protect these facilities, as well as the costs of inspection and/or repair, if deemed necessary by the BWL.
- Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Jerrod Wade via e-mail at Jerrod.Wade@lbwl.com.

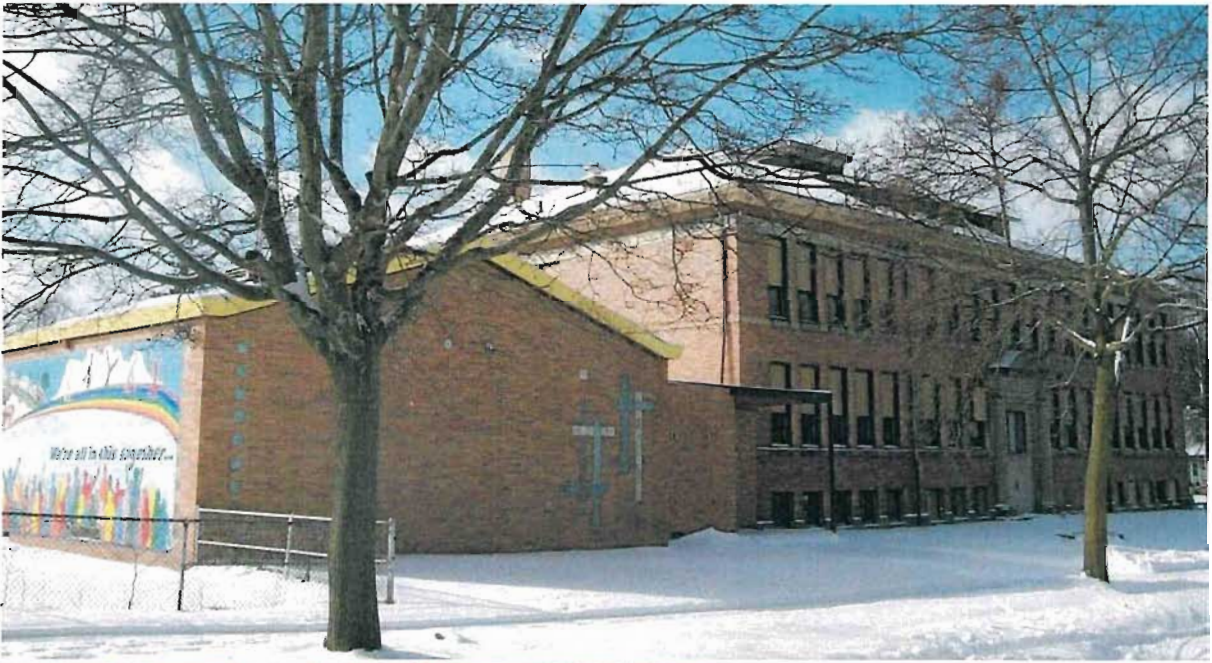
Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.

BWL Water Operations: Randall Roost
No comments or concerns with the rezoning.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality

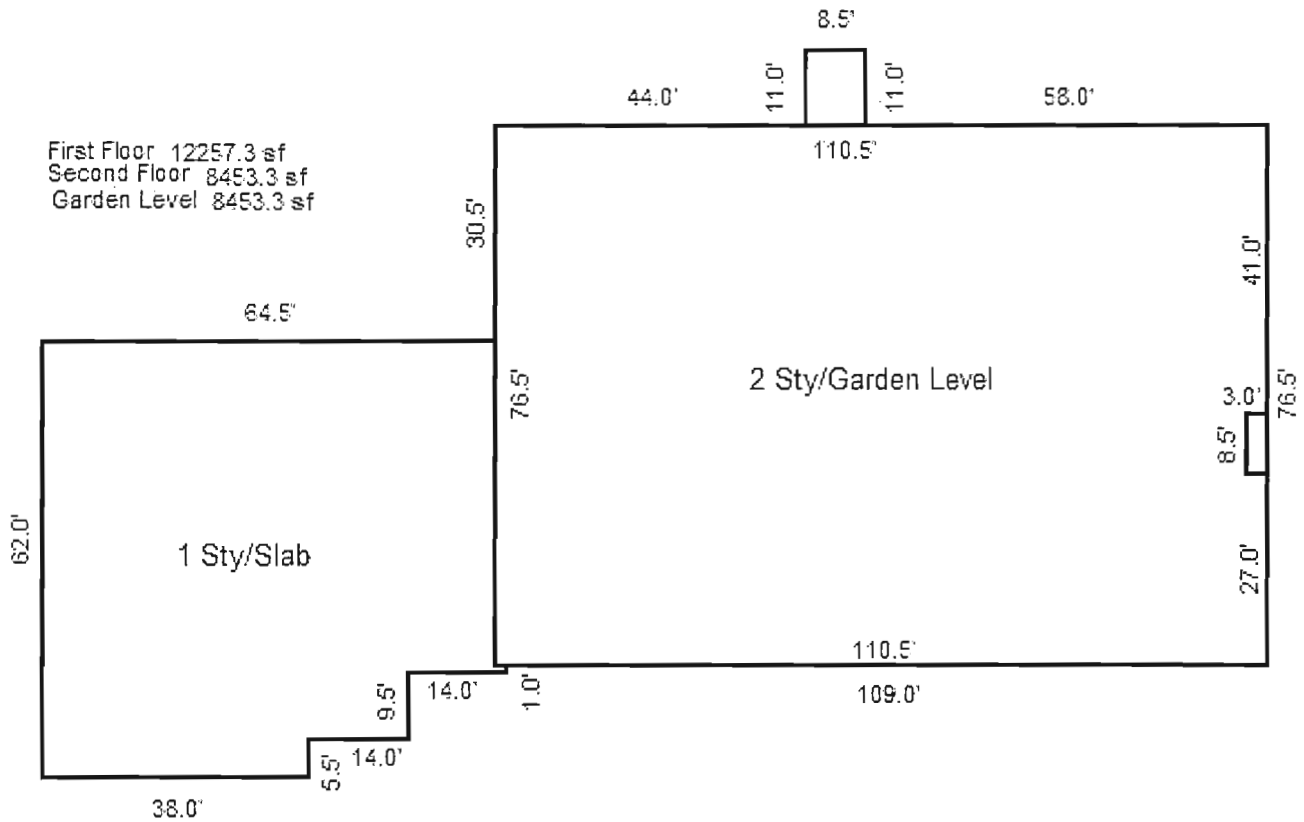
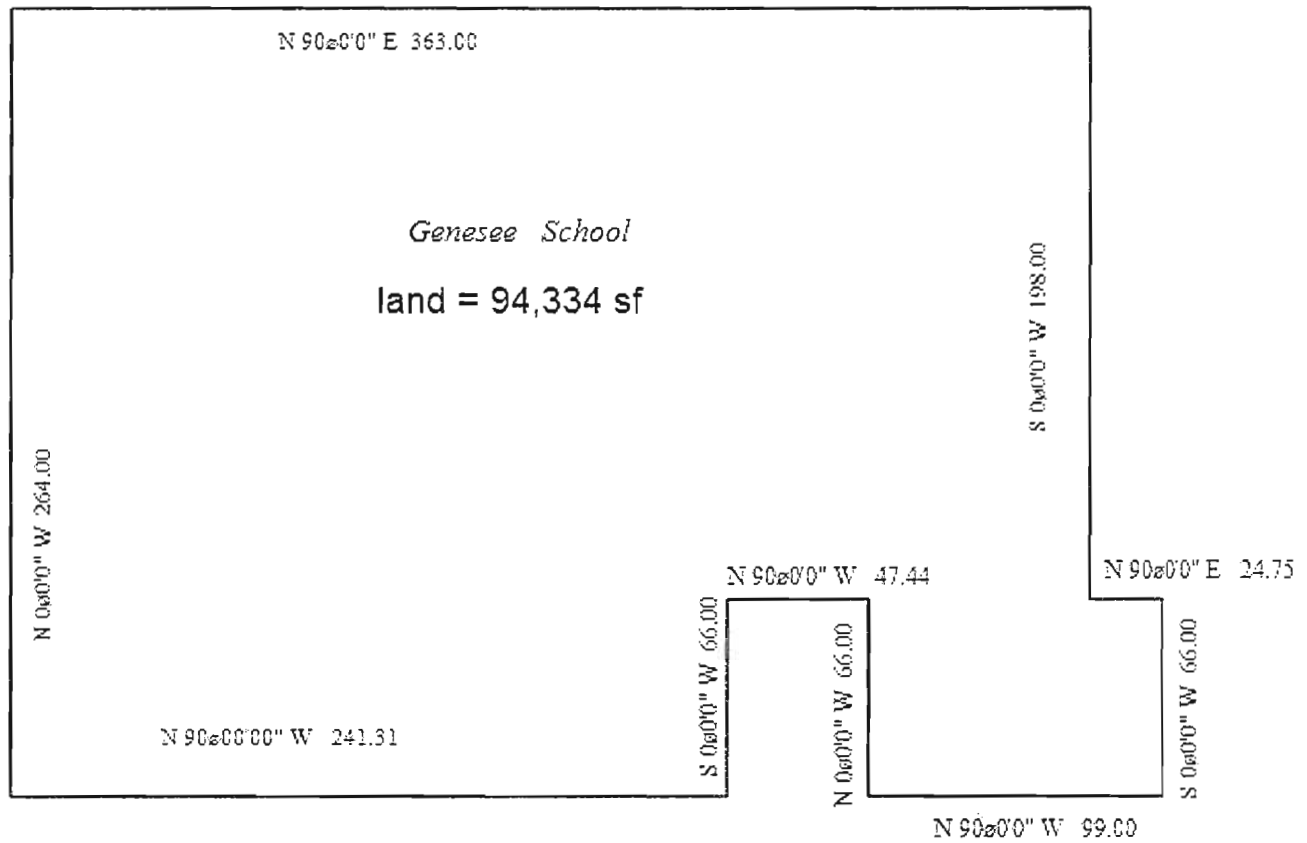
This project lies within the Board of Water & Light Wellhead Protection Area. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent loss to the groundwater. Construction machinery should be parked on paved areas when not in use, and leakage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

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



W. genesee St.

N. Butler Blvd.







Zoning District	
	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



Stachowiak, Susan

From: mc rothhorn <mrothhorn@gmail.com>
Sent: Monday, June 3, 2019 11:45 AM
To: Stachowiak, Susan
Subject: [EXTERNAL] 835 W. Genesee School Forum and neighborhood history
Attachments: 2013 Butler Corridor Rep.pdf; school wisdom and truth.pdf; 2012.11.06 GRC What We Wish For Infographic.pdf; 2012.11.13 Genesee Neighborhood Demographics.docx; 2012.11.14 GRC What We Don't Want Infographic.pdf; 2012.11.06 GRC What We Like Infographic.pdf; 2012.11.20 AARP Michigan Villiages Survey Summary.docx; 2012.11.20 Genesee Renaissance Center Visioning Summary.docx; 2014.02 Neighborhood and Housing Survey Results.pdf

Susan,

I just left you a VM about this question: will you need to print this email for the Planning Board, or is it possible to forward? In case we can save a few trees, I'm sending this to you.

However, if it makes it easier for you, I can print at my offices and deliver 3-5 copies of this email to you tomorrow @ 8am at your offices.

Please advise and thanks!

mc

Dear members of the Planning Board and decision-makers,

with this email, I want you to know:

1. there was a recent meeting convened by our 4th Ward Council Rep, Brian Jackson. The thread of this email gives some context for that meeting, and shows that some neighbors still care about the building in 2019.
2. there was an organized and substantial effort to understand how neighbors in the immediate vicinity of 835 W. Genesee felt about development of the school building and property between 2012 and 2014, resulting in the attachments provided.
3. instead of just one voice from the neighborhood that should be heard about how to develop and/or rezone the property, there are many voices represented in the summaries from forums and charettes. In case it is helpful, I can share more detail about ~100 voices, but I also wish to express the general desire of those neighbors to see this history of ours cared for and repurposed so that it adds value to the neighborhood, once again.
4. I have had an initial meeting with Julian Darden to share some of the same history, and have the impression that the developers will take into consideration the ideas presented in the attachments.

I know development is financially risky and any business plan seeks to minimize the planning & design phase. I applaud that the developers are using plans that have been passed on from Tim Hunnicutt and the MIPlacemakers Team, who participated directly in the neighborhood forums in 2012-2014. In the spirit of open sharing and helping expedite matters between the developers and the city, I am sharing the executed indemnification agreement that is also in my files.

 Playground Indemnification (Executed) .pdf

My own desire with this development is to see our historical, formerly publically-owned, building filled with life again and those living there to share their love of it as one of the best places to live in downtown Lansing.

As an immediate neighbor with invested interest, I hope to help make them welcome to the neighborhood, but truthfully hope that those who live there are my old friends and neighbors who have moved into an affordable, senior-living option that allows them to age-in-the-neighborhood, if they cannot age-in-place.

Cooperatively,
MC Rothhorn
519 Leitram
517-203-8937

On Wed, Feb 20, 2019 at 1:32 PM mc rothhorn <mrothhorn@gmail.com> wrote:

Dear friends and neighbors,

First, apologies if you're no longer in the n'hood and not interested. I'm using a dated list and you may get duplicates.

Second, our Lansing 4th ward Council Rep, Brian Jackson is hosting a constituent meeting 10am this Saturday, Feb 23rd at Gregorys. You may know this is a monthly event every 4th Saturday, and this month, the agenda includes a citizen engagement request (from the facebook post):

We will talk about the old Genessee School property/ Black Child and Family Institute and anything else related to Lansing city government.

We hope to discuss the status of the property and share visions for its future

Finally, this is an effort to give some historical context for this Saturday: Many of you participated in discussions and visioning in 2012-2014 around the school, sometimes known as BCFI, Bridging the Digital Gap. back then, those folks who gathered were sometimes known as the Genessee Renaissance Coalition and/or the Butler Corridor Coalition. the documents and pictures attached refer to those names, but it's all relevant to our beloved 100+ year old school and playground.

Thanks for reading, hope it's not too much, thanks for sharing with others, and for being here!

MC Rothhorn

Summary of Genesee Renaissance Center Visioning Meetings

Overview

In the fall of 2012, two visioning meetings were held by the Genesee Renaissance Coalition (GRC) to help determine community priorities for future use of the Genesee School, located at 835 West Genesee Street, over the next 100 years. The attendees agreed to rename the building the *Genesee Renaissance Center*. Throughout the meetings, three main questions guided community members' suggestions for the school.

1. How will we serve the building?
2. How will the building serve us?
3. Who will renovate it? (Public funds are not available.)

Participants

A total of 38 community members attended at least one of the meetings. (8 of the 38 people attended both meetings.) Every participant represented at least two community interests, including:

- 33 Neighbors of the center
- 11 Members of Genesee Gardens Cohousing
- 6 Frequent playground users
- 4 individuals with a historical connection to the building
- 2 Members of the Rivendell Cooperative
- 2 Mural contributors
- 2 People with Young Adult interests
- 1 Member of the GROW Initiative
- 1 Representative from Vesta Building Industries
- 1 Person from CSA Farms
- 1 Member of Eastside Lansing
- 1 Person with Elderly Interests
- 1 Representative of REACH Studio
- The Director of Closing the Digital Gap
- The Planning Director of the City of Lansing
- The President of the Downtown Neighborhood Association
- The City Councilperson for Lansing's 4th ward
- The Creator of Michigan Now
- A former Lansing School Board member
- A GLAAHI board member
- A photographer
- A small business owner
- A communications professional
- An artist

(Note: the number of interests does not match the total number of participants because everyone had more than one interest.)

Representativeness of the Genesee Neighborhood

Data from the 2010 U.S. Census for the census blocks within the boundaries of the Genesee Neighborhood was used to find the age distribution of the community. The table below shows how the participants of the visioning meetings compare to the neighborhood with respect to age:

	2010 Census Data		Visioning Participants	
	Number	Percent	Number	Percent
Total	1,260	100.0%	33	100.0%
Ages 0-9	191	15.2%		
Ages 10-17	123	9.8%		
Ages 18-44	656	52.1%		
Ages 45-59	189	15.0%		
Ages 60-74	73	5.8%		
Ages 75+	42	3.3%		

Description of Visioning Meeting Results

During the meetings, participants discussed three issues related to the three guiding questions:

1. What We Like About or Currently Use at the Genesee Renaissance Center
2. What We'd Wish to See at the Genesee Renaissance Center in the Future
3. What We DON'T Want to See at the Genesee Renaissance Center

Specific ideas related to these three issues were recorded during the meetings. Afterward, the individual suggestions were grouped into 18 reoccurring themes:

Emergent Themes from the Genesee Renaissance Center Visioning Meetings	
A. Community Access/Diversity	J. Property Management/Sustainability
B. Historical Preservation	K. Civic Engagement/Empowerment
C. Music and the Arts	L. Security/Safety
D. Computers/Internet	M. Community/Adult Education
E. Parks/Playgrounds/Outdoor Entertainment	N. Childhood Education/Programs
F. Gardening	O. Indoor Exercise/Fitness
G. Community/Health Services & Resources	P. Industrial Usage
H. Entrepreneurial Development	Q. Controlled Substances
I. Building Structure/Architectural Design	R. Blight (Vacant Lot, Boarded up Building, etc.)

The themes were then mapped according to how many times each was mentioned for each of the three issues (what we like, what we'd wish to see, what we DON'T want). The maps are arranged so that the largest bubbles show the themes that were mentioned the most for each issue, and the smaller bubbles show the themes that weren't mentioned as many times. The themes are just one way to group all the individual ideas, and some ideas appear in more than one theme. The theme maps are meant to help the GNC get an overall picture of the ideas.

Neighborhood wisdom and some truth¹ about Genesee School Building March 14, 2013

Structural history

- 1912 Genesee School built
- Grounds include over 2 acres
- 1962 the gym was added
- typical monthly utility bills, averaged over summer and winter, all utilities: \$1,700

Program history

- 1987 Black Child and Family Institute opened, renting from Lansing School District for \$1/year
 - same year Fred Marshall, building maintenance and operations manager started
 - BCFI moved out suddenly June 2012
- June 2002 Closing the Digital Gap moved in. Still operating today at the school
- Today, two churches and various community groups use space temporarily in the building, mostly managed by Marcus Jefferson, with help from CtDG staff.

What happened after BCFI left? How did we get here?

- July 2012: Four neighbors met with Superintendent and Director of Admin. Services to open discussion on how to keep the building open and people using it- avoid abandonment.
- August: First group of neighbors met at Northwest Initiative to discuss how to move forward and include our neighbors.
 - Decided we needed 2 forums to gather input on:
 - what do we want to avoid
 - what do we currently like and use
 - what do we want to see in the future
- September and October: Forums held with over 50 neighbors in age range from 8-80 years old
 - Decided to begin a renaissance with the school building, but not stop there.
 - Decided to name ourselves Genesee Renaissance Coalition, and the working title for the building was Genesee Renaissance Center, or affectionately as Renaissance Center.
- Heart of Lansing Villages group (with Northwest Initiative and AARP) shared their Nov. 2012 survey of over 1,000 residents 55, 65, and 75 years old who were asked what they need to stay in their homes, to age in place
- November 2012, Cristin Larder, statistician, and neighbor, voluntarily summarized the data from fall forums and the survey of our elders to make infographics and summary of census data. Available upon request: mctiko@yahoo.com or 517-203-8937.
- January 2013: Invited investors and potential tenants, including Tim Hunnicutt, who could put required amount of love and money into the school to renovate it and make it work in the neighborhood, be a good neighbor.
- February/March 2013: Tim Hunnicutt, approached the G.R. Coalition leadership, asking to meet with the Lansing School District to discuss sale of the property and future process.
 - March 13, 2013: announcement and next steps: developing a neighborhood vision for Genesee, including all stakeholders. Also known as a place-making charette

¹ These are facts as best determined by the Genesee Renaissance Coalition, with help from HISTORIC GENESEE SCHOOL WORK GROUP, and the Lansing School District Facility Analysis from July 1993.

Please contact 517-203-8937 or email mctiko@yahoo.com if you know otherwise or can help fill in more information.

Genesee Neighborhood Demographics

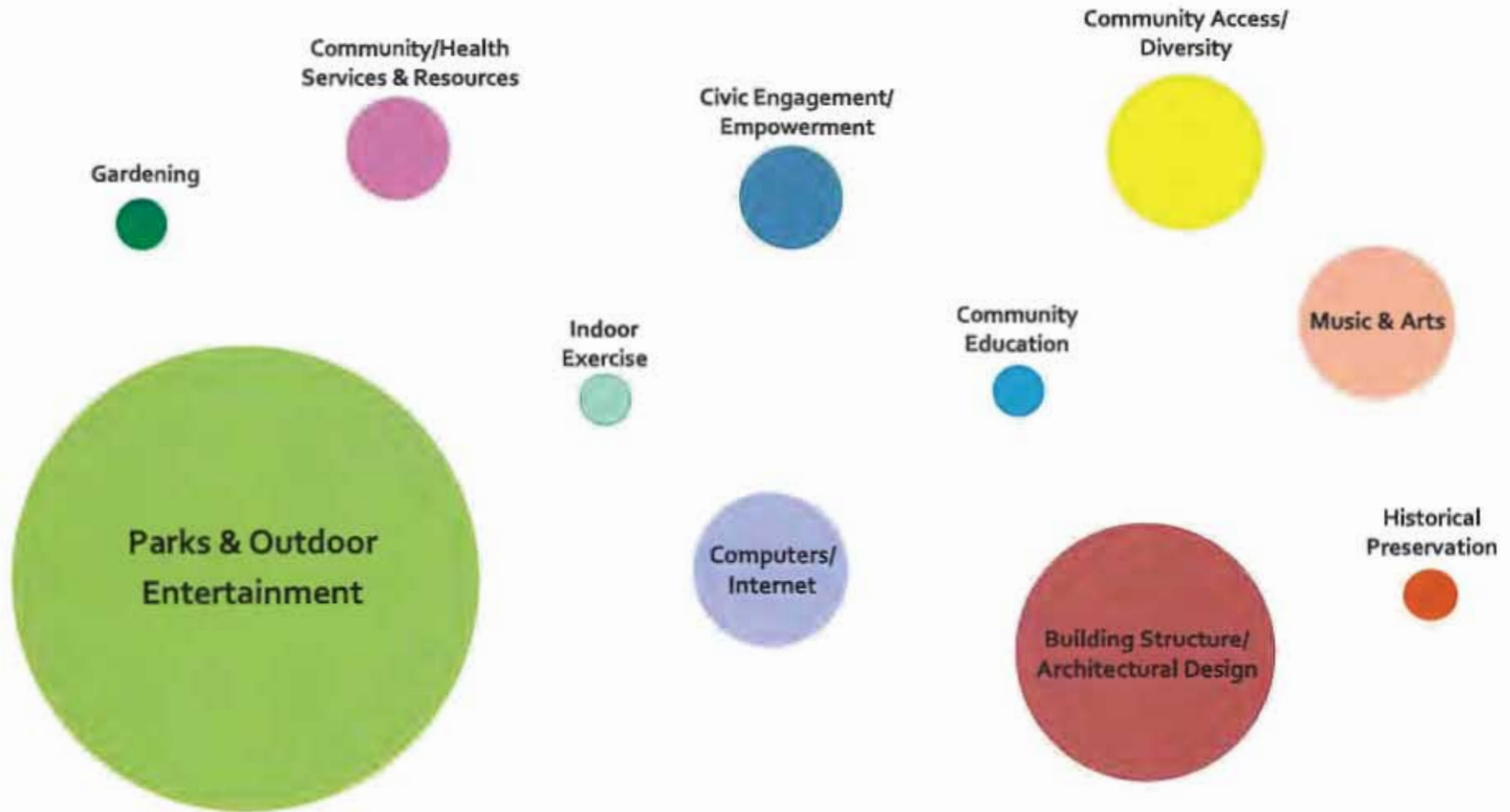
Source: 2010 Census Data

	Number	Percent
Total Population	1,260	100.0%
Race/Ethnicity		
NH White	621	49.3%
NH Black	366	29.0%
NH Native	8	0.6%
NH Asian/PI	24	1.9%
NH Other	1	0.1%
NH Mixed	75	6.0%
Hispanic	165	13.1%
Age Groups		
Ages 0-9	191	15.2%
Ages 10-17	123	9.8%
Ages 18-44	656	52.1%
Ages 45-59	189	15.0%
Ages 60-74	73	5.8%
Ages 75+	42	3.3%

	Number	Percent
Housing Units	741	100.0%
Occupied	573	77.3%
Vacant	168	22.7%
Households	573	100.0%
Owner	156	27.2%
Renter	417	72.8%

Results of the 2012 Genesee Renaissance Center Visioning Meetings

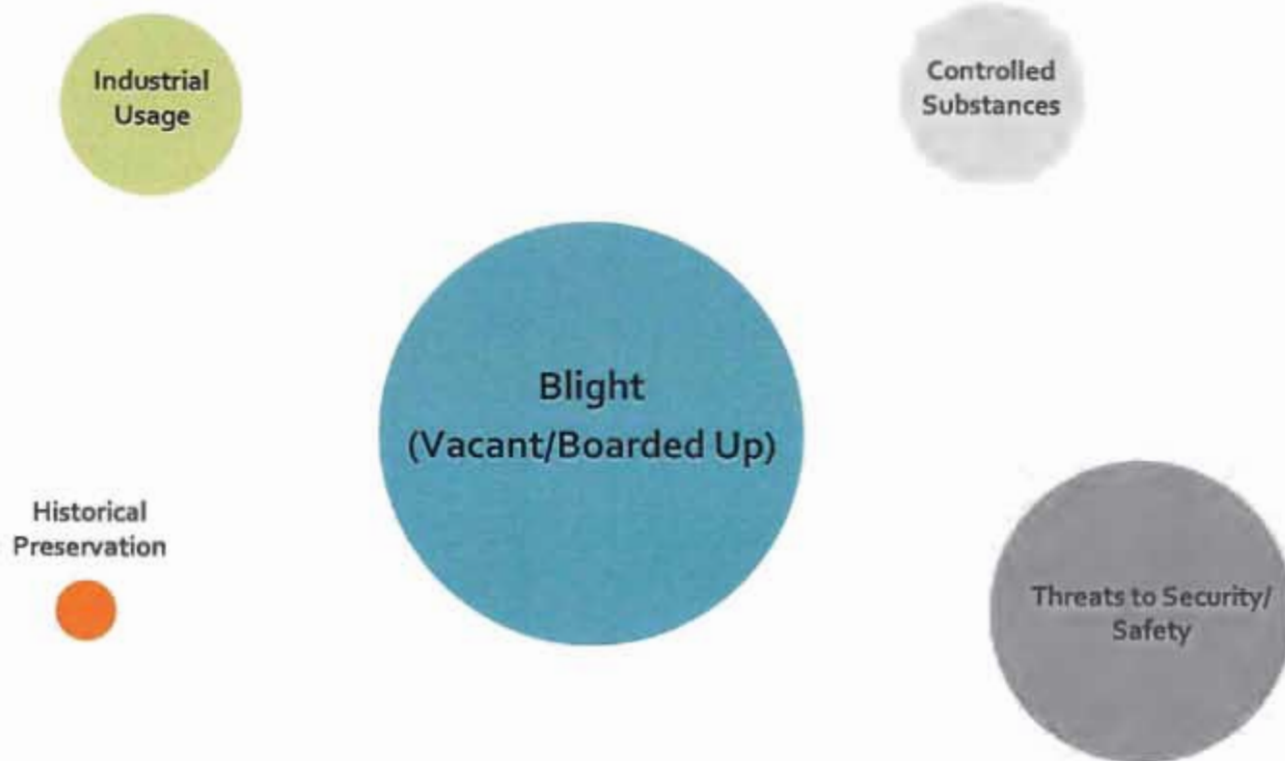
What We Like About or Currently Use at the Genesee Renaissance Center



Larger bubbles represent themes that were mentioned more times than themes with smaller bubbles at the two visioning meetings.

Results of the 2012 Genesee Renaissance Center Visioning Meetings

What We DON'T Want to See at the Genesee Renaissance Center



Larger bubbles represent themes that were mentioned more times than themes with smaller bubbles at the two visioning meetings.



**Butler Corridor Coalition
May 2013 Neighborhood Forum
REPORT**

June 19, 2013

www.butlercorridor.org

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SECTION ONE: Introduction and Overview

Forty neighbors, business owners and community members, gathered together on Saturday, May 11, 2013 at Lansing's First Presbyterian Church to take the future of our neighborhood into our hands. We were many ages, many income levels and many colors, united in our desire to take the best of the historic N. Butler Avenue Corridor and push it into the next century.

Here are some things we said:

- We like the small lots and four-story tall trees that create a green canopy enfolding us. We do not like landlords or homeowners who don't care for their properties.
- We like our small blocks, encouraging us to walk from here to there. We do not like raceway streets frightening parents with strollers or friends in wheelchairs.
- We reflected the values of knowledge workers before people spoke of "the creative class". We do need more bicycle amenities.
- We like our neighbors. We want more places to gather with them. Those could range from pocket parks and benches, to small cafes and bookstores.
- We treasure our old buildings, from the large imposing ones to the small "mother in law" houses. We do not want them left to fall into disrepair so that demolition is the only recourse. We cannot allow broken windows to criminally color our neighborhood.*
- We choose to eat well. We want varied options nearby, from fresh garden produce in community gardens to grocery stores carrying affordable, real food.
- We like to shop. We want to walk to buy what we need.
- We want our neighborhood to feel inviting to our many communities.
- We are thirsty for knowledge. We need tools to help us exchange ideas with the globe.
- We appreciate our commercial neighbors and intend to work with them in a spirit of mutual respect.

* George L. Kelling, C. M. (1996). *Fixing Broken Windows: Restoring Order and Reducing Crime in Our Communities*. New York: Simon and Schuster.

SECTION TWO: How to Stay Involved / Next Steps

The Butler Corridor Coalition thanks everyone that attended the Coalition's first Neighborhood Forum in May. We were delighted that over 40 neighbors, business owners, city council candidates, elected officials, and other citizens attended to share ideas and input.

This is a draft summary of the history that brought us together, and the conversation that took place at the BCC Neighborhood Forum. We invite feedback and input on the content of this report. To add any other ideas you have about the proposed development projects, or the neighborhood, please email info@butlercorridor.org.

We published this report on June 19, 2013, and intend to accept comments, questions, and other feedback for 30 days. On July 18, 2013, we will collect all the feedback we've received, and publish a final report. The report will be distributed to neighbors, elected officials, the Michigan Association of Broadcasters, Zero Day, the City of Lansing, the Lansing Economic Area Partnership, and other relevant entities. We hope the findings will positively shape proposed development projects, and the overall direction of our neighborhood.

If you have interest in joining the work group for this effort, contact us by email, info@butlercorridor.org. If you want more information regarding our activities, then visit our website, butlercorridorcoalition.org for additional resources and updates.

Follow Up

In July 2013, the BCC organized an ice cream social on the yet to be developed property owned by MAB at the corner of Ionia and Butler. The purpose: to remind community members of the ending of the comment period for the draft form of this report.

In September 2013, the BCC plans a second neighborhood forum at the Zero Day property in the former Genesee Street Elementary School to strategically plan next steps and desired outcomes based upon this finalized report.

SECTION THREE: About The Butler Corridor Coalition



The Butler Corridor Coalition defines itself using a one-third mile "walkshed", or any area about a 10 minute walk from the former Genesee Street School site (walkshed denoted in purple).

The Butler Corridor Coalition is made of citizens, organizations, and business owners working together to improve the quality of life in the area around N. Butler Avenue near downtown Lansing, Michigan.

our purpose.

Residents and representatives of several Lansing-based community organizations, including the Downtown Neighborhood Association, the Westside Commercial Association, and the Genesee Street School Coalition, formed the coalition in April 2013.

We believe that economic decision-making should be inclusive and open, and that economic development projects should create opportunity for residents, workers, and business owners alike. We seek to broaden public participation, identify and distill a set of clear objectives for the corridor, and ultimately ensure that future economic development creates real, measurable community benefits that improve the lives of workers, families and our city as a whole.

out with:

"You don't have to move to live in a good neighborhood." - Majara Carter
Butler Corridor Coalition, www.butlercorridor.org, 5 of 18

our "gymnastic"
- mags

SECTION FOUR: What Brought Us Here?

This report is a summary of the goals and next steps of the Butler Corridor Coalition. The content for this report was collected at the May 9, 2013 meeting of the Coalition at Lansing's First Presbyterian Church, where over 40 neighbors, business owners, and concerned citizens joined together to have a conversation about the future of the neighborhood.

But how did we get here in the first place?

The Butler Corridor Coalition was formed in response to development plans at two key neighborhood sites, both facing the threat of abandonment and neglect. The first site is a vacant lot, situated between Ottawa, Sycamore, Ionia, and Butler streets, just a 10-minute walk from the Michigan Capitol building and the heart of downtown Lansing. Once slated to become the site of the Michigan Governor's mansion, the site had attracted the interest of several real estate developers over the last several years, but multiple efforts failed to materialize.

Opportunity struck this spring when the Michigan Association of Broadcasters (MAB), a state association based in Lansing, purchased the five-acre site. MAB, the non-profit trade association for Michigan radio and television stations and broadcasters, purchased the site in hopes of building their state headquarters there.

The second site targeted for redevelopment is the 100-year-old Genesee Street Elementary School. Closed in the 1980's, the building remained in the ownership of the Lansing School District, but the property's growing maintenance costs were becoming a burden for the school district. During the 2000's, the average monthly utility bill over the summer and winter months for all utilities was \$1,700.

Community members sought to find ways to preserve the historic, 1912-built building situated on two acres of land, and to support tenants like the former Black Child and Family Institute (BCFI) and Closing the Digital Gap, two non-profits that partnered with the Lansing School District to provide services under the building's roof.



Photo courtesy of Capital Area District Library.

In Fall 2012, a group of community organizations banded together to talk about ways to preserve the building. Unofficially dubbed the Genesee Renaissance Coalition, they partnered with Closing the Digital Gap and the Lansing School District to construct a business plan, schedule meetings with concerned citizens, and to create a strategy to change the direction of the School. Armed with a restoration price tag of nearly \$3 million, the group pitched their ideas for redevelopment to the Great Lakes Capital Fund (GLCF). It was through GLCF that they connected with Zero Day, a non-profit organization that works to rehabilitate and re-orient military veterans to civilian life. Zero Day purchased the building in early April, and will utilize the building as its headquarters, while simultaneously training their members to preserve and restore the building.



The Genesee Street Elementary School in 2013. Photo courtesy of MC Rothorn and the Downtown Neighborhood Association.

With similar development timelines, these projects offer residents of the N. Butler Avenue corridor the opportunity to define what they want the neighborhood to look like over the next 5, 10, and 20 years. Commercial development can change neighborhoods in dramatic ways, so the same residents that worked to save the Genesee Street Elementary School banded together to discuss the future of each development and how they could move forward cooperatively, not competitively.

Michigan Association of Broadcasters Overview

About MAB:

- Current President and Chief Executive Officer is Karole White
- Company consists of 389 station members and 18 board members
- Purchased 5 acres, bordered by Ottawa, Butler, Ionia and Sycamore Streets

About the Project:

- Goal is to build a new headquarters and media center, probably at the SE corner at Ottawa and Sycamore.
- Neither an architect nor a builder have yet been chosen, but a concept architect, Barry Wood, has been hired. An MSU intern has been hired to perform a community needs analysis.
- Neither the size of the building nor the number of parking spaces has been determined, but may be determined by mid-June.
- Want the headquarters to fit the character of the surrounding community as much as possible.
- Once MAB's needs and the technology needs of the community are determined, credits from the Michigan Economic Development Corporation (MEDC) will be explored, as well as grants from the National Telecommunications and Information Administration (NTIA) for education and training.
- Plan to demolish the 2 western-most houses on Ottawa Street by June 1.
- Will develop remainder of property. RFP is being created. Meetings with potential developers are ongoing.
- Once financing is arranged, the City Council approves plans, and the community is supportive, construction will begin.

Potential Partners: Lansing Economic Area Partnership (LEAP), Michigan Economic Development Corporation (MEDC).

Present Zoning: DM-3 Residential District. The intent of the "DM-3" Residential District is to permit the construction or conversion of structures for multiple dwellings, which may be developed at a net density to 39.6 dwelling units per acre. Permitted Uses are medium density, multiple dwellings with minimum lot area per unit.

Estimated Timeline: One to three years.

Zero Day Overview

About Zero Day: Parent organization is MiPlacemakers, Inc., a 501c3 not-for-profit organization that specializes in "placemaking" economic development.

Zero Day Headquarters: The former Genesee Street Elementary School

Lot size: Approximately 2 acres

Approximately 30,000 square feet (3 levels)

Anticipated investment: \$3,000,000

Future use will require rezoning:

- Studio Intrigue Architects: hired and are developing new use drawings
- Mixed use/office/low density multifamily residential
- Historic preservation of existing school building
- Green renovations to ensure sustainable operations

Current Relationships:

- Historic Preservation organizations, including FAAR Group, MHPN, Preservation Lansing, National Trust for Historic Preservation
- Community revitalization and community development groups, including CEDAM, Michigan Land Bank, Ingham County Land Bank, Great Lakes Capital Fund

Mission:

Community/neighborhood revitalization & military veteran training/employment

Operations

Training, supportive services, construction, property improvement, graphic design/marketing, real estate development, housing, business development, landscaping, community gardens.

Current Projects

Neighborhood Clean Up with Zero Day, DNA, and Ingham County Land Bank: Zero Day has agreed to place 2 dumpsters on site for neighbors to clear out their yards and unwanted household materials, excluding hazardous materials not accepted by waste management companies. Will continue to host and support the project through July 1, 2013, and will gladly extend the program so long as the neighborhood is showing progress and the Land Bank continues to assist.

Community Garden: In partnering with neighborhood champions, we will continue to permit the use of the property for a neighborhood garden, so long as it is supported and maintained by neighbors.

Veteran Training: Classes have begun and will continue throughout the year. The school is not open to the general public for purposes of safety and security. When appropriate, Zero Day staff will welcome neighbors and businesses to the premises on an appointment basis (public notice will be provided). Hazardous material assessments are underway with abatement activities to follow in the near future.

Updates:

Genesee Street Elementary School Building renovation plans have started.
Maintenance and upkeep is ongoing (performed by Zero Day staff).

Zero Day Personnel & Leadership

General Operations: Tim Hunnicutt

Project Coordination: Dennis Boutwell

Business Operations: Chuck Embs

Business Development: Tim Hunnicutt and Chuck Embs

Career Counseling: Tim Hunnicutt and Chuck Embs

Zero Day Supportive Services: Tim Hunnicutt

Community Development: Tim Hunnicutt, Joe Andrews, Katie Norman

Non-profit Board Leadership: Jeff Towns and Rick Norris

Community Garden: Sara Lepley

Historic Preservation: Tim Hunnicutt

Graphic Design and Marketing: Katie Norman

Property Management: Tim Hunnicutt, Dennis Boutwell

Construction Management: Tim Hunnicutt, Dennis Boutwell

Construction Design: Tim Hunnicutt

Veteran/Apprentices are participating in varying capacities, but involved in all activities listed above.

SECTION FIVE: What do we want to Preserve, Transform, Enhance?

A. Coming Together, Volunteering

Preserve

Diverse, unique neighborhood agencies, organizations, and businesses, including:

- for-profit
- non-profit
- governmental
- non-governmental
- churches/faith community
- resident-driven & commercially-driven

Small ways for neighbors to get together and know one-another, like progressive parties, GOTV campaigns, outdoor potlucks, increased home ownership (using the existing renters/neighbors in the home already)

Wish for these existing groups to continue to thrive, filling the niches they do, giving and receiving help in the community.

Some of the groups represented at our table:

- Crossroads Church
- 4th Ward Progressives
- Neighborhood associations, including the Downtown Neighborhood Association (DNA), Westside Neighborhood Association (WNA), Genesee Neighborhood Association (GNA)
- Westside Commercial Association (WCA)
- Northwest Initiative (NWI)

Enhance

- Sense of place
- Individual groups work together, in the spirit of:
 - “you don’t have to move to live in a good neighborhood” and
 - “I see that garden/that building/that event, and I must be welcome to join/volunteer/help, because this is my neighborhood.”
- Neighborhood traditions of acceptance and agitation.
 - WNA, GNA, DNA

Transform

- Dream and think big- be optimistic...yes, we can!
- The Butler Corridor Coalition might build power with each individual group using community organizing skills and strategy to effect one change that is widely and/or deeply felt in the area within the Corridor walkshed
- Identify avenues to power within individual groups and BCC (so I know, as an individual or as a representative of a group, what I can do about something I/we care about)
- Connect the dots (the individual groups working in the walkshed)

B. How We Get Around – Transportation and Connectivity

Preserve

- The neighborhood has a compact street grid, is walkable, and sidewalks are in good shape (for the most part)
- Lots of good choices for destinations downtown and at the corner of Saginaw and MLK (El Azteco, Rite Aid)
- There are both a good number of choices for bus stops as well as bus routes to take you downtown or elsewhere (including 3, 8, 9, 11, 12). The timing of the schedules works
- The Saginaw Street bike lane is a great addition, helps improve biking options
- The clear separation between residential streets and heavier volume streets makes walking and biking on lower volume feel safe
- Keep the right-turn-only on Lapeer and Sycamore – helps quiet neighborhood traffic

Enhance

- Add more bike lanes, there are streets at excess capacity that could mean new east, west, north, and south routes
- Could some on-street parking that is underutilized become bike lanes?
- Sycamore, Ottawa, Ionia, and Butler all need traffic calming – state workers speed through our neighborhoods
- Consider key places to add benches, trees, and other amenities to enhance walkability, make the area inviting
- Consider adding small intersection islands at Genesee / Butler and possible other areas to slow cut-through traffic
- Shiawassee – no one knows it is a “bike route”, so add sharrows (shared auto/bike traffic lanes duly marked) and more signage so bicyclists feel safe and visible – bicycle boulevard?
- Consider ways to limit parking with new development to maintain feel and character of the neighborhood

“You don’t have to move to live in a good neighborhood.” – Majora Carter

- Genesee Street is scary to walk through at night, especially close to Butler. Find ways to improve lighting
- Intersection of MLK and Genesee, MLK and Lapeer need much better pedestrian crossings, unsafe to cross now and it separates our neighborhood cohesion
- Large potholes on both Genesee and Butler need attention
- Why isn't there a bicycle lane on Oakland, too?
- Pine is too wide and needs a road diet

C. Where We Play – Parks, Trails, Gardens and Lawns

Preserve

- Walkability
- The west end of Ferris Park offers lots of activities and is well-designed

Enhance

- Restore Gardens at Zero Day, better communicate availability and ground rules for use
- Schedule more festivals and events at Ferris Park like the former Art in the Park event
- Designs should include passive use spaces with benches, table etc. Places for lunch, reading
- Make parks more pet-friendly, and consider adding a dog park component to Ferris Park
- Add biking lanes and paths, connect with West Saginaw bike lane, add west bound bike lane

Transform

- Use more greenspace for gardens: include gardens at both Zero Day and MAB projects
- Include playgrounds and play spaces at both Zero Day and MAB sites
- Add pocket parks closer to high numbers of children
- Add Tennis Courts at an available location in the neighborhood
- Reuse and repurpose abandoned properties
- Improve street appeal ambience with flower and vegetable gardens in front yards
- Make Shiawassee Street a complete street
- Create a community center at an available site in the neighborhood

D. Where We Rest

Preserve

- Our diverse housing stock
- Architectural integrity
- Character
- Variety
- Our diverse incomes: take care not to lose this diversity by creating larger lots, larger houses

Enhance

- Launch a building/housing code education program: What does compliance look like; what to do if building is tagged; where to get help; how to report non-compliance
- Create a historic district: Educate property owners that increased property values do not dictate increased taxes (Mathieu-Gast Act)
- Develop a unique streetlight design to brand the neighborhood
- Increase trash receptacles; host a trash receptacle design contest/ contact Reach Art Studio for help

Transform

- Put a grocery store at the corner of Ionia and Butler
- Put a bike path on Butler, remove all parking
- Create affordable lofts above Parks Furniture offering tax incentives
- Redesign Quality Dairy's exterior
- Nurture sensitivity to abounding trash
- Plant trumpet vines on the 70 utility poles lining Saginaw
- Line Saginaw with trees, add wells at bases for flowers
- Put garden on roofs
- Ensure that MAB's 5 acres have as little surface parking as possible

E. Curb Appeal

Preserve

- Maintain historic character theme throughout neighborhood
- Renovate or upgrade vacant homes
- Improve look and appeal of Park Furniture Building and adjacent property

Enhance

- Consider enhancements to curb side medians. Add decorative flowers, shrubs, trees, and greenery, as well as ornamental trees
- Add more trash receptacles throughout the neighborhood
- Add neighborhood way-finding signage
- Add awnings, fences, benches where possible
- Enhance storefronts along Saginaw Corridor from MLK to Pine, including Quality Dairy
- Improve, stylize and standardize street lighting. Increase overall lighting

Transform

- Tear down structures that cannot be renovated
- Grocery store or market to eliminate food access and food desert issues
- Address legislation and policy for eviction, and address absentee landlord accountability
- Seek change of curb placement of personal belongings

F. Small Business

Preserve

- Limit the size of any businesses in the Corridor (Boutique)
- Reuse or repurpose historic materials removed from buildings under redevelopment or revitalization
- Develop funding resource for community, businesses or individuals
- Partner with Zero Day for exploration of community revitalization

Enhance

- Add videographer training and usage for community. Develop apprenticeships
- Identify Zero Day and MAB as homes to media center
- Enhance relationships with economic anchors: Zero Day, Shanora's, MAB, Furniture Store, Rite Aid, El Azteco
- Explore a portable playground concept
- Develop Precious Care, education components

Transform

- House physical BCC in Zero Day building. Look for additional options
- Explore career development opportunities with partners
- Assist Zero Day with public face of veterans-in-need
- Develop a personal community member revitalization process or program

SECTION SIX: Mapping Shared Goals

What shared goals / agreements did we reach today?

- Where do we not have agreement?
- What remains to be known / decided?

In Common:

- Find ways of removing of billboards on Saginaw Street
- Install traffic calming, parking, and other infrastructure on Butler Street
- Need Bike Lane going west to pair with Saginaw – perhaps on Shiawassee Street. Also consider removing parking or a traffic lane along Pine and Ottawa to add bicycle lanes and calm traffic. State workers using the neighborhood as a thoroughfare need to respect that this is a place where people live
- Improve the pedestrian crossing along MLK at Lapeer and Genesee. This will help connect the Westside to the Genesee neighborhood
- Include greenspace at MAB site – perhaps mini-parks
- Enhance Ferris Park, as it is currently underutilized. Beautify the large open space, add activities: movies, festivals, etc. Consider adding a small urban dog park. Find ways to better hide the parking area and enhance its look with street trees and other plantings
- Engage City officials, landlords, and renters in policy initiatives to enhance / improve properties. Consider policies that engage renters and protect them from certain practices
- Find ways to create character across the neighborhood, capture our historic character and market it to the city and region
- Renovate commercial corridors along Saginaw (especially MLK to Pine Street) and the small section along Ionia Street. Maintain existing structures and enhance historic character
- Publicize NorthWest Initiative's Farmers Market better in the neighborhood to connect us to local food opportunities
- Examine ways to improve the pedestrian experience along Butler. This includes creating a nicer walking greenway to the farmer's market and other destinations

"You don't have to move to live in a good neighborhood." - Majora Carter

- MAB development should be townhouses like Printers Row in Cherry Hill Neighborhood, or a similar look and feel that includes patios and ways of adding eyes on the street. Identify ways for the site to increase the amount of greenspace. There is a unique opportunity at the corner of Ottawa and Butler to use a mixed-use approach to capture state worker foot traffic for commercial uses
- Include mixed uses at MAB site, commercial and mixed residential
- Add public wireless, long term – bury utilities

Differences:

- Roundabout at Butler and Shiawassee or a curbed planting circle without roundabout
- Slow down traffic on Grand Avenue
- Provide residents with information about assessments and evaluations
- As a last resort, shame bad landlords with photos and picketing where they live
- Brand Butler Corridor neighborhood with consistent lighting and other features, beginning with curbside plantings on Butler Street
- Add fruit trees into street tree mix
- Dog Park at Ferris Park
- Create feeling of safe neighborhood:
 - Spaces and forms that feel safe and inviting
 - Address behaviors like autos playing loud music and honking

Acknowledgements

The Butler Corridor Coalition Work Group extends our thanks to:

Bob Johnson, Director, Planning and Neighborhood Development Office, City of Lansing, MI

Brendan Boyle

Downtown Neighborhood Association

Genesee Neighborhood Association

First Presbyterian Church

Jessica Yorko, 4th Ward City Councilmember, City of Lansing, MI

Kindra Jackson, K's Precious Care

Michigan Association of Broadcasters

Preservation Lansing

Westside Commercial Association

Zero Day

This report was compiled by:

Gretchen Cochran, Lynn Martinez, Bill D. Morris, Rory L. Neuner and MC Rothhorn



Neighborhood and Housing Survey Results

Tri-County
Five-Year Fair and Affordable Housing Plan





Survey Process:

Internet survey conducted via Vertical Response®:

46 (21%) completed surveys from November 2013 through February 2014

Paper surveys conducted via intercept events and at community meetings:

169 (79%) completed surveys from August 2013 through December 2013

Clinton County: 8 surveys (4%)

Eaton County: 21 surveys (10%)

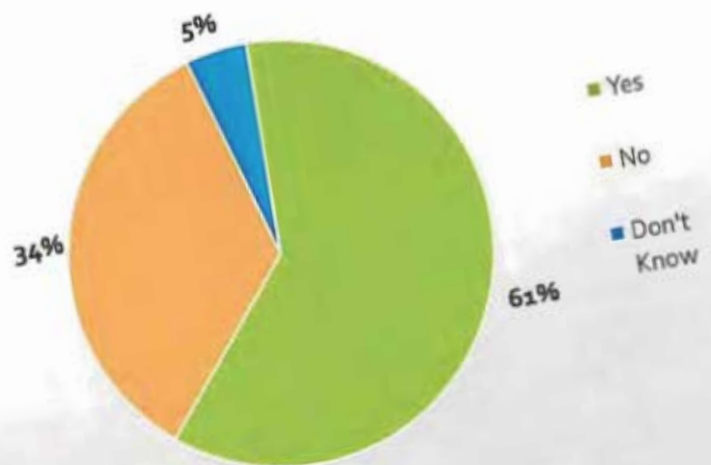
Ingham County: 109 surveys (51%)

County unknown or other: 77 surveys (36%)

Is housing affordable?

- The majority of survey respondents (61%) indicated that their housing costs are affordable.
- Over one-third (34%) of respondents indicated that their housing costs are not affordable.

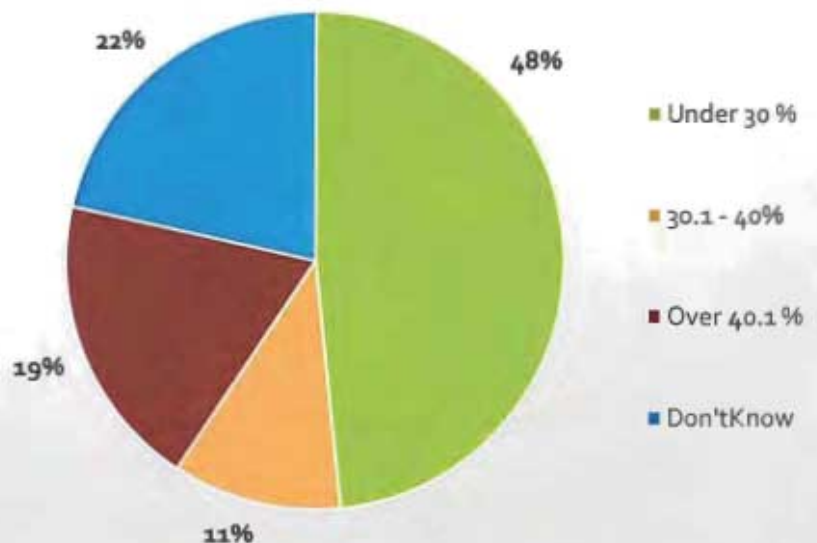
Do you think that you are living in an affordable home based upon your income? (Cost for housing includes mortgage and escrow or rent, electric, gas, water, property tax, and insurance.)



What percentage of income is spent on housing costs?

- Nearly one-third of respondents (30%) reported their housing costs are more than 30% of their household income.
- Nearly half (48%) of respondents reported their housing costs to be 30% or less of their household income.

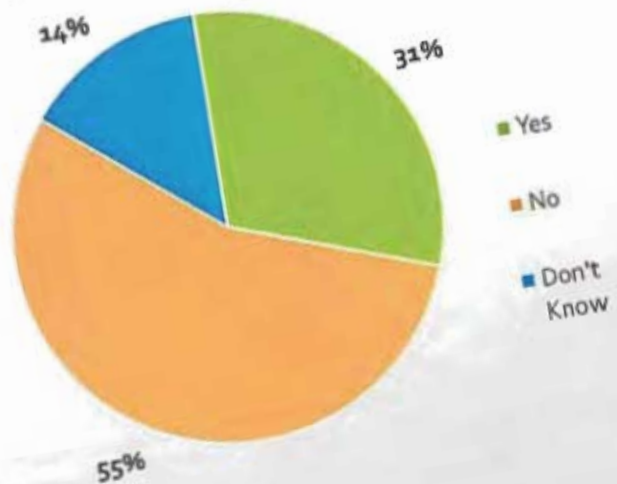
Please estimate the percentage of your costs for housing, based upon your annual income? (Cost for housing includes mortgage & escrow or rent, electric, gas, water, property tax, and insurance.)



Is there enough affordable housing in the Tri-County area?

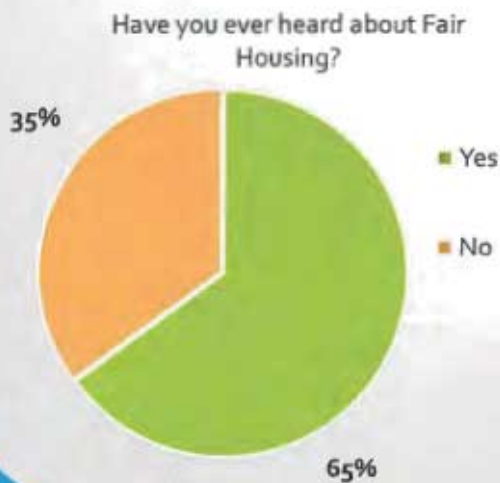
- Over half (55%) of respondents believe their community does not have enough affordable housing.

Do you think that your community or area has enough affordable housing?



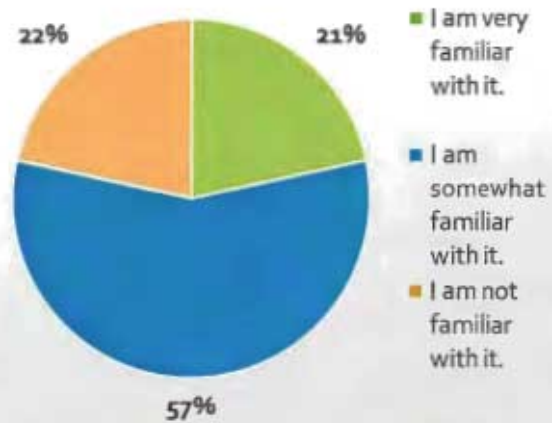
How much do people know about Fair Housing Laws?

Over half of respondents (65%) have heard of Fair Housing.



One fifth (21%) of respondents believe they are very familiar with Fair Housing laws.

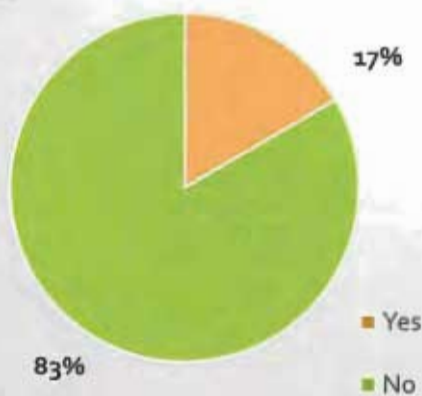
If you answered "Yes", how much do you know about Fair Housing Laws and your rights?



Mortgage Discrimination

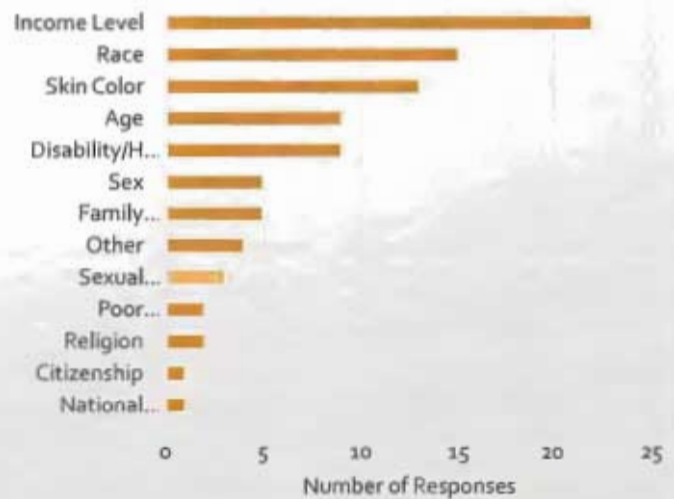
Nearly one fifth (17%) know someone or have themselves experienced discrimination when buying a house.

Have you or anyone you know ever experienced financial discrimination by loan officers or mortgage brokers due to your or his/her personal status within the last 5 years?



Other than income level, the most commonly cited reason for discrimination was race, followed by skin color.

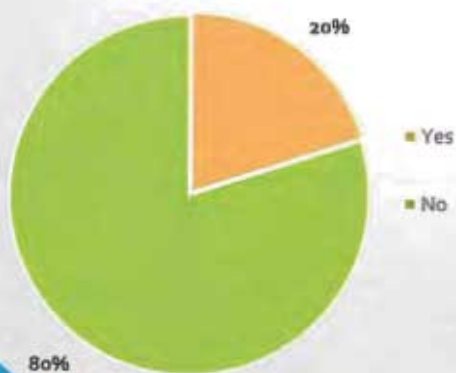
If you answered "Yes," what do you believe was the reason for the treatment you or the person received? (Select all that apply.)



Rental Discrimination

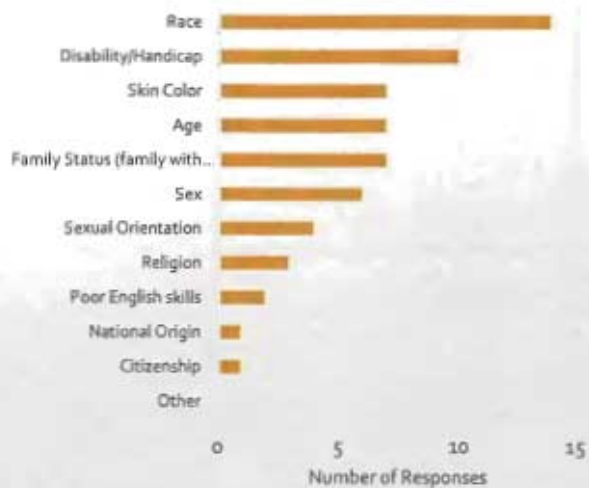
One fifth of respondents (20%) reported a situation of discrimination when renting a housing unit.

Have you or anyone you know ever experienced rental housing discrimination by rental property managers/owners due to your or his/her personal status within the last 5 years? (For example, turned down for a rental house.)



Income, race, and disability were the most commonly cited reasons respondents believed they were discriminated against when renting.

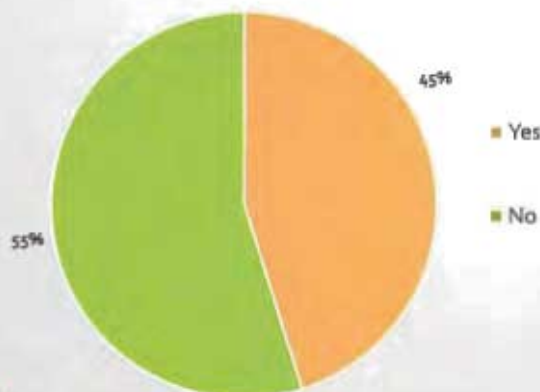
If you answered "Yes," what do you believe was the reason for the unfair treatment you or the person received? (Please select all that apply.)



Neighborhood Segregation

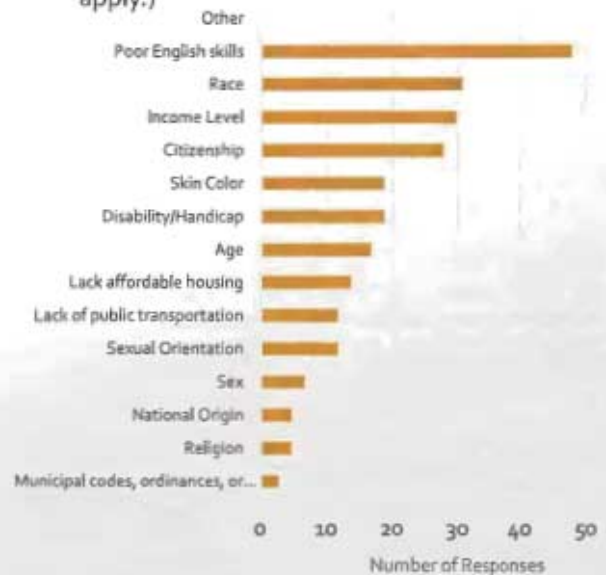
Just over half of respondents (55%) believe our neighborhoods are *not* segregated.

Do you feel that you or your acquaintances' housing choices are geographically limited to certain areas or neighborhoods in your region?



Of those who believe our communities are segregated, the most common reason given was poor English skills, followed by race.

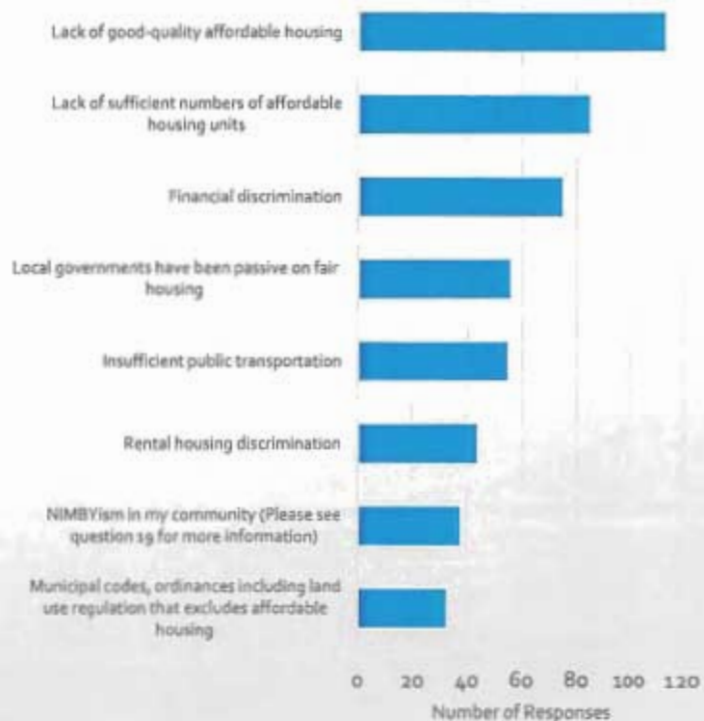
If you answered "Yes," what do you believe is the basis? (Please select all that apply.)



What are the barriers to affordable housing?

- Of the responses given, the quality of the available units, and the lack of enough units were most commonly cited.
- Household finances and access to transportation were also often cited.

What do you think are the main barriers to fair housing? (Select all that apply)



Respondent Characteristics

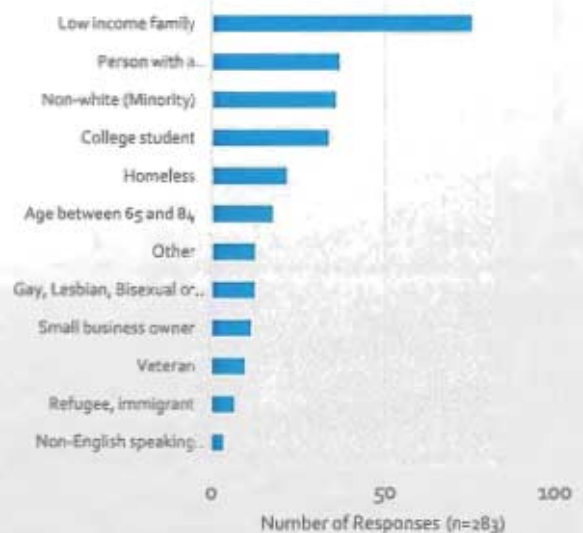
Of those who responded, the largest percentage (21%) reported incomes under \$10,000. The next largest percentage (13%) reported incomes over \$100,000.

Total income of you household from all sources from one year.



Respondents reported belonging to several cohorts: among the most prevalent were low income family (27%), person with disabilities (13%), non-white person (13%), college student (12%), and homeless person (8%).

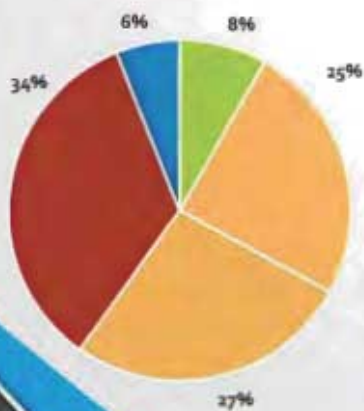
Please check all of the following that apply to you or to a member(s) of your household.



Respondent Characteristics

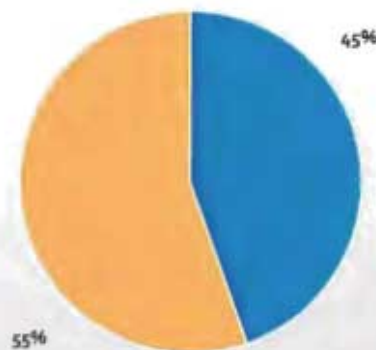
What is your age in years?

- 20 and younger
- 21 - 30
- 31 - 45
- 46 - 65
- 66 and older



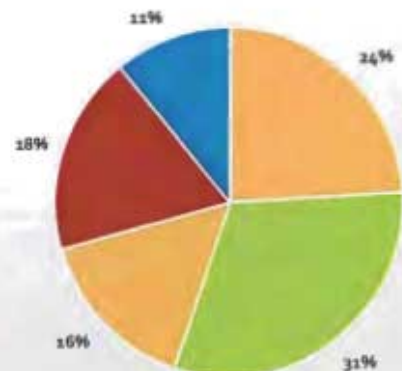
What is your sex (gender)?

- Female
- Male



How many people are in your household, including you?

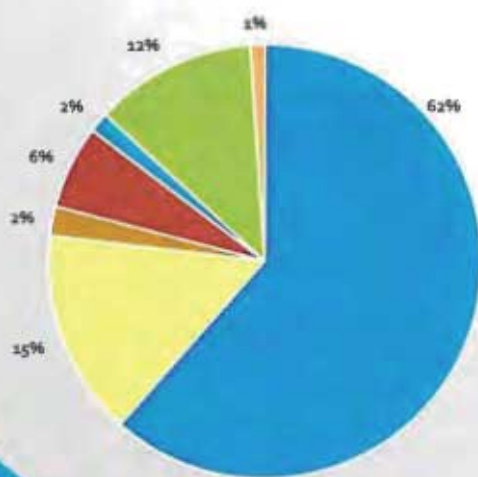
- 1 person
- 2 people
- 3 people
- 4 people
- 5 or more people



Respondent Characteristics

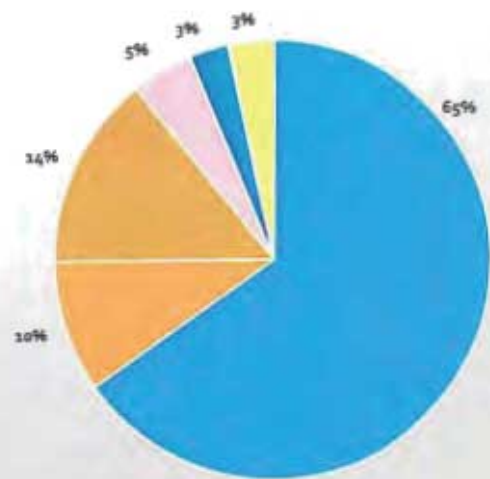
What is your current marital status?

- Married
- Single head of household
- Divorced
- Prefer not to answer
- Single/ Never married
- Domestic partners
- Widowed



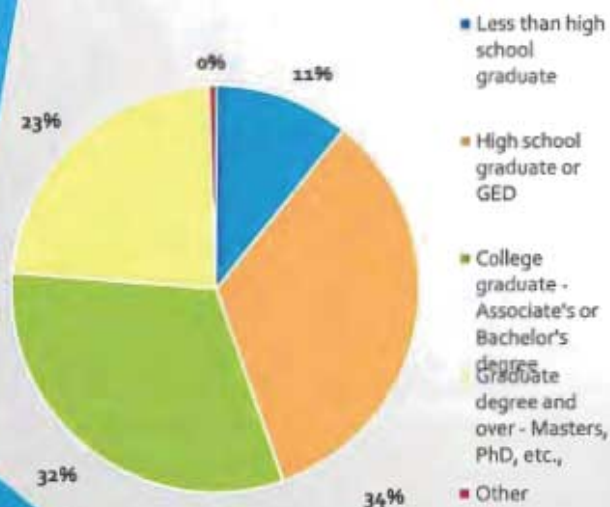
How many children (under 17 years-old) are in your household?

- No children
- 1 child
- 2 children
- 4 children
- 3 children
- Other

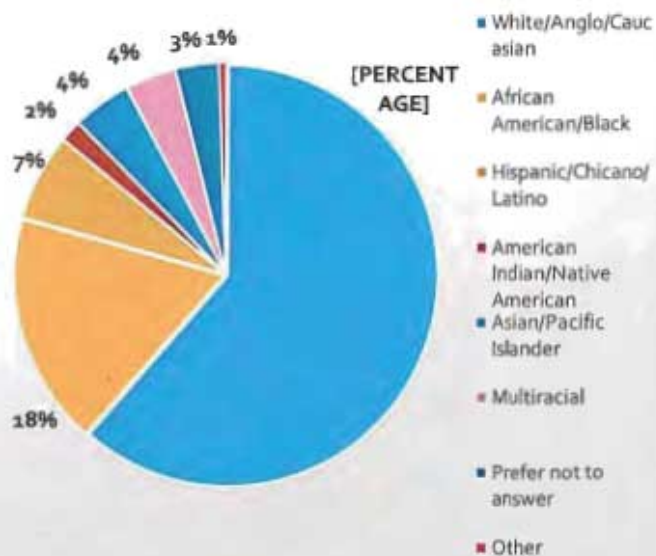


Respondent Characteristics

What is your education level?



Of which ethnic or cultural group do you consider yourself a member?



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-3-2019

Parcel Number's: 33-01-01-17-232-002

Address: 835 W. Genesee Street

Legal Descriptions: North 66 feet of the West 241.312 feet of Lot 3 & the North 66 feet of the West 99 feet of Lot 2 of Block 2, Claypool Subdivision, also Lots 5 through 11 Inclusive, Dodge & Daniels Subdivision East of Butler from "C" Residential District to "DM-1" Residential District.

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment.

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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

SLU-2-2019: 835 W. Genesee Street, Special Land Use Permit, Neighborhood
Community Center in the “DM-1” Residential zoning district

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

SLU-2-2019

**Neighborhood Community Center in the "DM-1" Residential District
835 W. Genesee Street**

WHEREAS, Michael Markey has requested a Special Land Use permit to allow the gymnasium at 835 W. Genesee Street to be used by the neighborhood/community for recreational/athletic purposes and for community gathering and performing arts space; and

WHEREAS, community centers are permitted in the "DM-1" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on June 4, 2019, at which the applicant spoke in favor of the request, one area resident spoke in opposition to the request and 6 area residents/property owners spoke in support of the gymnasium being available to the neighborhood but expressed concerns about the proposed use of the remainder of the building for apartments; and

WHEREAS, the Planning Board, at its regular meeting held on June 4, 2019, voted (4-0) to recommend approval of SLU-2-2019, a Special Land Use permit to allow the gymnasium at 835 W. Genesee Street to be used by the neighborhood/community for recreational/athletic purposes and for community gathering and performing arts space with the condition that the facility is operated and maintained by the owner or owner's representative for the property; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2019 on 2019; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2019, a Special Land Use permit to allow the gymnasium at 835 W. Genesee Street to be used by the neighborhood/community for recreational/athletic purposes and for community gathering and performing arts space with the condition that the facility is operated and maintained by the owner or owner's representative for the property.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed neighborhood community center is compatible with the essential character of the surrounding area, as designed.
2. The proposed neighborhood community center will not change the essential character of the surrounding area.
3. The proposed neighborhood community center will not interfere with the general enjoyment of adjacent properties.
4. The proposed neighborhood community center will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed neighborhood community center will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed neighborhood community center can be adequately served by essential public facilities and services.
7. The proposed neighborhood community center will not place any demands on public services and facilities in excess of current capacities.
8. The proposed neighborhood community center is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed neighborhood community center neighborhood community center will comply with the requirements of the "DM-1" Residential 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-4-2019: 213 W. Malcolm X Street from “C” 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.

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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

Z-4-2019: 213 W. Malcolm X Street from “C” Residential District to “F”
Commercial District

CITY OF LANSING
NOTICE OF PUBLIC HEARING

**Z-4-2019, 213 W. Malcolm X Street
Rezoning from “C” 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 a request by Joseph Vitale to rezone the property at 213 W. Malcolm X Street from “C” Residential District to “F” Commercial District. The purpose of the rezoning is to permit the building at this location to be used for space to educate about and sell building materials that have been harvested from historic buildings.

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:	Joseph Vitale 227 N. Sycamore Street Lansing, MI 48933
OWNER:	City of Lansing
REQUESTED ACTION:	Rezone 213 W. Malcolm X Street from "C" Residential district to "F" Commercial district
EXISTING LAND USE:	Vacant building
EXISTING ZONING:	"C" Residential District
PROPOSED ZONING:	"F" Commercial District
PROPERTY SIZE & SHAPE:	66' x 173.3' = 11,434.5 square feet
SURROUNDING LAND USE:	N: I-496 Freeway – Office Building S: City park property E: City park property W: City park property (Cooley Gardens)
SURROUNDING ZONING:	N: "DM-1" Professional Office District S: "A" Residential District E: "C" Residential District W: "A" Residential District
MASTER PLAN DESIGNATION:	The Design Lansing Comprehensive Plan designates the subject property as "Open Space-Dedicated Park". Malcolm X Street is designated as a minor arterial.

SPECIFIC INFORMATION

This is a request by Joseph Vitale to rezone the property at 213 W. Malcolm X Street, legally described as:

Lot 20, Block 177, Original Plat

from "C" Residential District to "F" Commercial District. The purpose of the rezoning is to permit the building at this location to be used for space to educate about and sell building materials harvested from historic buildings.

AGENCY RESPONSES:

Assessor:

Asst. Planning Mgr.: Recommend approval. The applicant is the only one who has been working with the Parks and Recreation Department on purchasing and reusing the building, and the rezoning is a requirement of the purchase agreement. The proposed use is a suitable one for that site.

BWL: See attached – no objections.

Building Safety: The Building Safety Office has no objections to the rezoning. This project is subject to site and building plan review.

Fire Marshal:

Parks & Rec.: Parks and Recreation is in full support of the changes for Cooley Haze and this proposal has been thru Park Board, Council and a vote of the electorate as far as sale of the property.

Public Service:

Transportation: No comments or requirements.

ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE**

On November 7, 2017, the voters of the City of Lansing approved the sale of the subject property which is the site of the Cooley-Haze House (formerly the Michigan Women's Historical Center). The building has been vacant for several years and is in need of significant repair/rehabilitation. The costs to rehabilitate and maintain the building exceed the funding the City has available. It is also not ADA accessible, and as such it is not well suited to be a public facility. The building is on the State Register of Historic Sites, and is eligible for designation on the National Register of Historic Places, thus making it eligible for historic preservation tax credits of up to 20% of qualified rehabilitation costs.

The applicant for this request has a purchase offer with the City that is contingent on the property being rezoned so that it can be used for educating about and selling salvaged materials from historic buildings. The "F" Commercial district is the most appropriate zoning classification for the property as it not only allows the proposed uses but would also allow secondary residential use in the building if the applicant or a future owner chose to utilize part of the building for that purpose. Under the current "C" Residential zoning, the

only allowable use for the building is 2 residential units. Given the size of the building, its location on a high traffic volume minor arterial and the amount of money it will take to renovate the building, limiting its use to 2 residential units is not reasonable or practical. Without a rezoning to allow reasonable use of the building, it will likely continue to sit vacant and eventually deteriorate to the point where it would have to be demolished which would be very undesirable given its architectural and historical significance.

The site is surrounded by the Cooley Gardens property and the relocated Sunken Garden. No negative impacts on the surrounding parks property are anticipated to result from the proposed uses of the building. A center for educating about and selling salvaged materials from historic buildings will not generate any noise, odors or other nuisances and traffic volumes will be minimal. Furthermore, the applicant intends to preserve the character of the building and does not intend to make any changes to the site. The applicant's proposal, thus, will be compatible with and will not change the character of the surrounding area.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as "Open Space- Dedicated Park". The Plan was adopted prior to the decision by the City and subsequent authorization by the voters to sell the subject property. Since it was dedicated parkland when the Plan was adopted, it could only be classified as such in the Plan. Since the property will now be under private ownership, the dedicated park designation is no longer appropriate. The Plan will need to be updated in accordance with the Michigan Municipal Planning Act within the next year and the land use designation for the subject property will be addressed at that time.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

No impacts on vehicular or pedestrian traffic are anticipated to result from the proposed rezoning. W. Malcolm X is a minor arterial that is designed to carry a high volume of traffic. The traffic generated by utilizing the building at 213 W. Malcolm X Street for educating on the process and selling salvaged materials from historic buildings, however, will be negligible.

There are 10 parking spaces on the subject property which is more than adequate to support the proposed uses. The driveway in front of the building will be ideal for loading and unloading of materials related to the business.

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 or the circular drive in front of the building which is more than adequate to support the proposed uses.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The request to rezone the subject property to the "F" Commercial district is not anticipated to have any negative impacts on future land use patterns in the area. Since the circumstances, as described in the previous sections of this report, that warrant a rezoning are unique to the subject property, approval of the request will not set a negative precedent for future rezoning requests in the area. Also, since no change are proposed for the site or the exterior of the building and the proposed uses are very low impact (no noise, minimal traffic, no odors, etc.), the change in zoning/land use will be virtually unnoticeable.

SUMMARY

This is a request by Joseph Vitale to rezone the property at 213 W. Malcolm X Street, legally described as:

Lot 20, Block 177, Original Plat

from "C" Residential District to "F" Commercial District. The purpose of the rezoning is to permit the building at this location to be used for space to educate about and sell building materials harvested from historic buildings.

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-4-2019 be approved to rezone the property at 213 W. Malcolm X Street from "C" Residential District to "F" Commercial District, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



BOARD OF WATER AND LIGHT MEMO

May 30, 2019

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: COL Z-4-2019_213 W. Malcolm X_Comments
BWL Electric: Approved.

- No Comments. Contact person: Jerry Wheeler of LBWL, phone: 517-702-6644.

BWL Street Lighting: Approved

- 480V STLT runs along Malcolm X on South side of street in 3"pvc
- This approval does not constitute an agreement for service, and is subject to the following conditions:
BWL owns and operates street lighting facilities along the roadway (within the R.O.W). Should any part of the BWL street lighting system be in conflict with the proposed project, an engineered solution will be required to maintain lighting of the roadways. Advanced notice of conflicts will be required to effectively address. For Street Light Engineering contact Gary Simpson by email at Simpson.gary@LBWL.COM or by phone at: (517)702-6647.
Note: This site plan approval does not constitute an agreement for service. All customers must meet LBWL requirements and enter a service agreement prior to receiving service.

BWL Water & Steam Distribution: Approved

Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- Site Specific Comments.
 - BWL records indicates an existing 1-inch service serving the site. The proposed rezoning does not appear to impact existing BWL water facilities.
 - Should the customer require changes to the water service in order to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/>.
 - Should construction work be performed in the vicinity of existing BWL Water Facilities, then the customer is responsible for verifying the precise location and depths of the existing water mains or services prior to design/construction. The BWL will not be responsible for unanticipated conflicts caused by inaccuracies in the customer's design documents or MISS-DIG staking in the field. Any work on the site that exposes, disturbs, or otherwise carries the risk of damage to existing BWL Water Distribution facilities, is subject to review by the BWL. The owner is responsible for the costs of preparing a plan to protect these facilities, as well as the costs of inspection and/or repair, if deemed necessary by the BWL.

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

BWL Water Operations: Randall Roost

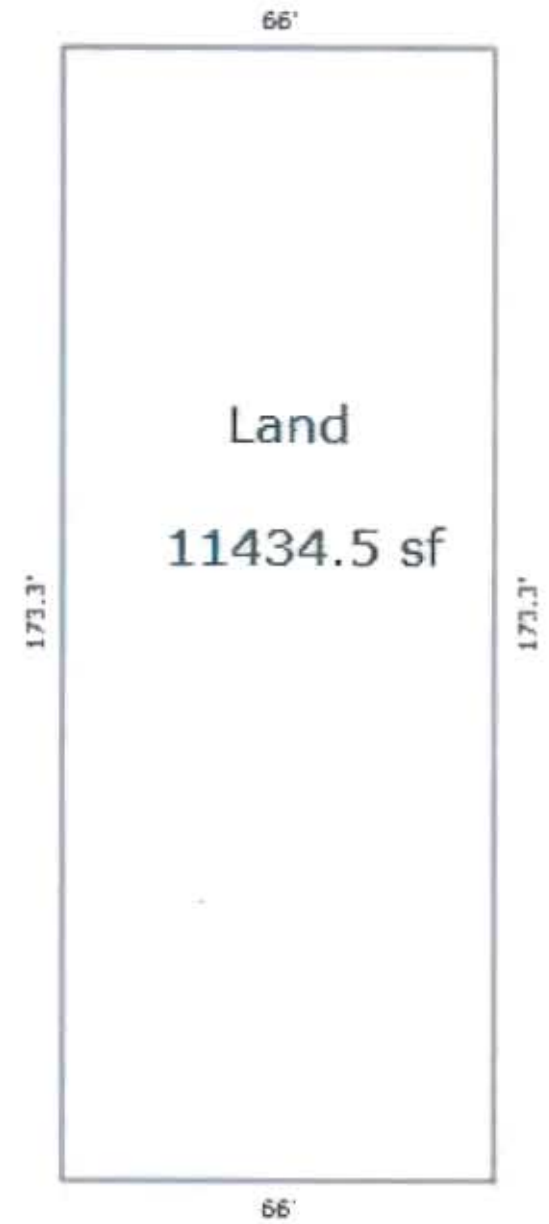
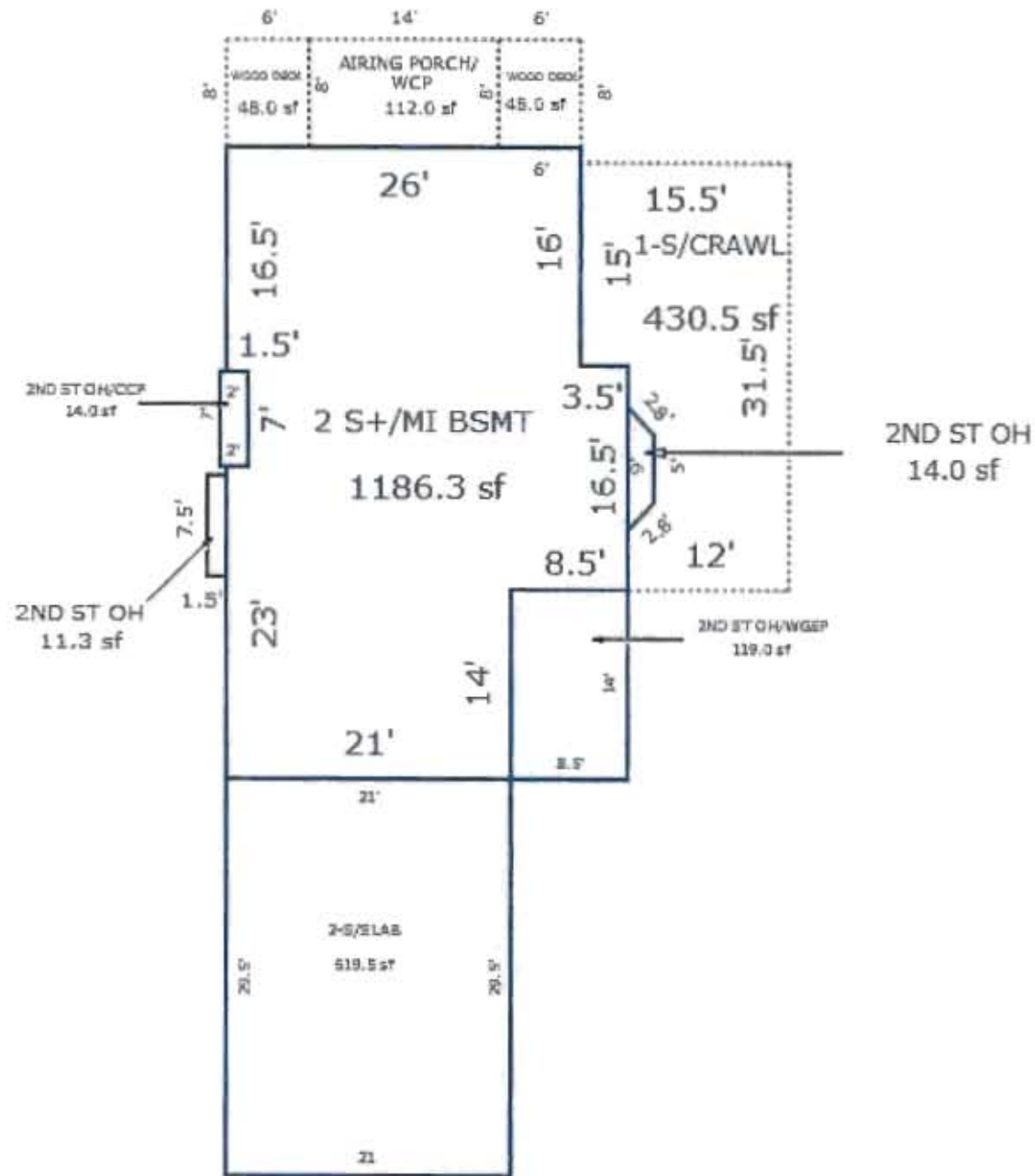
No comments or concerns with the proposed rezoning.

BWL Environmental Wellhead Protection: Angle Goodman, Water Quality

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

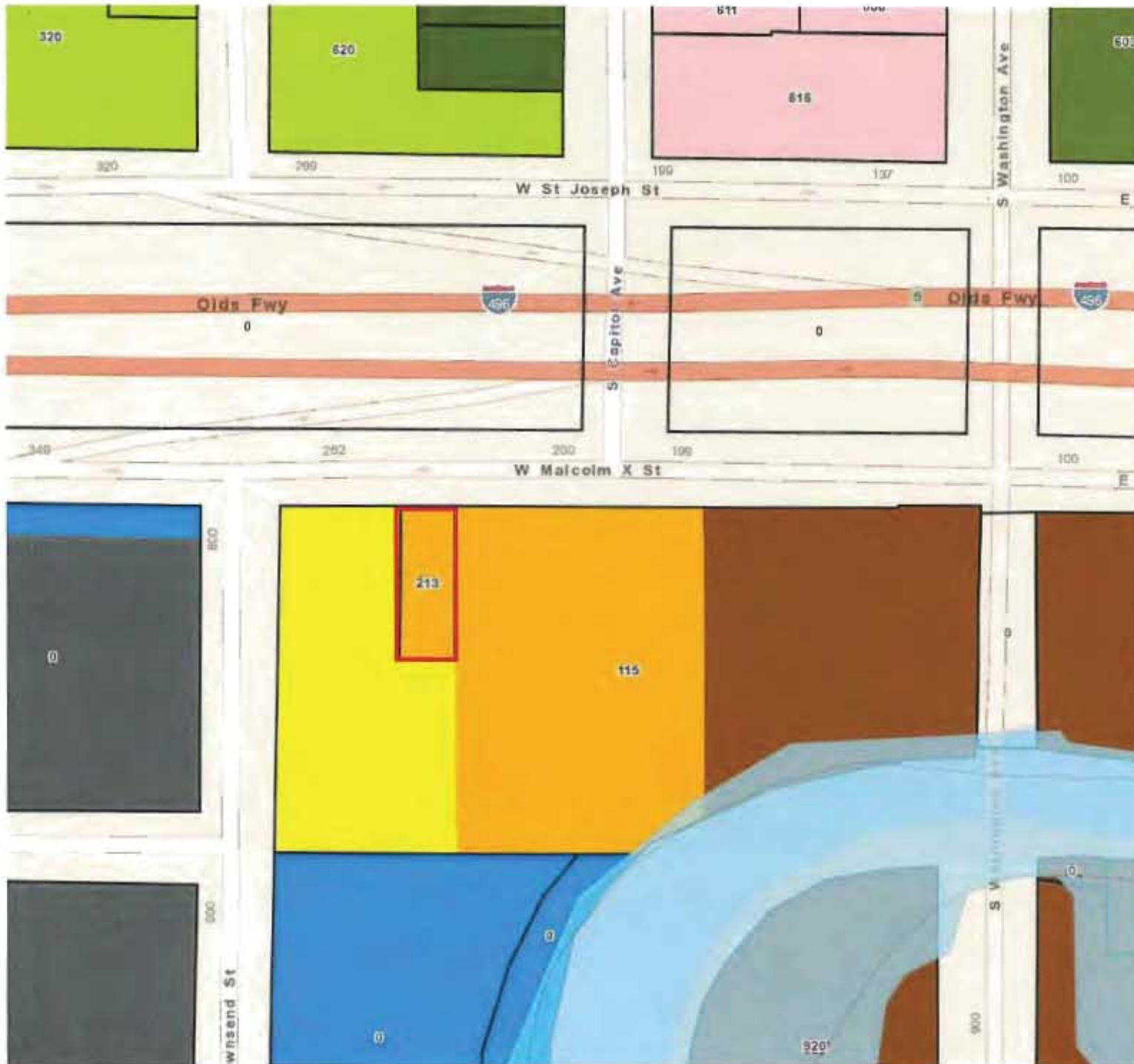
Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.

W. MALCOLM X ST.









Zoning District

- 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



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-4-2019

Parcel Number's: 33-01-01-21-131-009

Address: 213 E. Malcolm X Street

Legal Descriptions: Lot 20, Block 177, Original Plat from "C" 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.

Tuesday, June 18, 2019

Lansing City Clerk's Office
124 W Michigan Avenue, 9th Floor
Lansing, MI 48933

Re: Requesting an OPRA District for 700 May St. Lansing

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act - Act 146 of 2000 (OPRA), Summit Street Development LLC, as 100% owner of the property commonly known as 700 May St, Lansing 48906 (Property), legal description attached, is requesting an OPRA District be established by the City of Lansing on the Property. The Property has recently been determined to be obsolete by the City of Lansing Assessor (determination of obsolescence attached).

Summit Street Development LLC is seeking to redevelop the Property, consisting of a 1950s era building that was originally used for manufacturing purposes but has sat substantially vacant for several decades. A portion of the 70,095 sq.ft. building was rehabilitated in the late 1990s, but the warehouse portion was never fully redeveloped, is disconnected from utilities, and lacks needed infrastructure (HVAC, plumbing, fire suppression and electrical). Furthermore, the building's storm water management and drainage systems are compromised and require immediate investment.

It is our vision to make the Property economically viable by rehabilitating the building and securing a tenant. However, due to the current condition and amount of investment required, we are seeking use of the OPRA program. Our initial focus is to repair the urgent issues with the drainage system within the building to prevent any further costly damage. Establishing an OPRA District will allow us to proceed with these repairs while refining overall project costs without jeopardizing a future OPRA Certificate application.

Once immediate repairs are made and a full determination of costs is available, we plan to submit an OPRA Certificate application for consideration by City Council. We understand that this is being done at our own risk as the establishment of an OPRA District does not ensure the approval of an OPRA Certificate. However, we do not believe the proper redevelopment and long-term economic viability of this property is possible without the OPRA program.

We appreciate the consideration of our request to establish an OPRA District by City Council and look forward to working with the City of Lansing to redevelop the Property.

If you have any questions, don't hesitate to contact me at



Stephen Purchase
Authorized Representative
Summit Street Development, LLC
(517) 862-5448

Attachments: Legal Description of Property and Letter of Obsolescence

LEGAL DESCRIPTION

The District will be for the property commonly known as 700 May St. and legally described as follows:

COM AT THE SW CORNER OF SECTION 10, TH N00D31'32"W 390.58 FT (RECORDED AS N00D35'41"W 392.72 FT) TO POB: TH N00D31'32"W 121.20 FT; TH N82D26'00"E 86.98 FT; NO 82D58'07"E 15.01 FT; S89D51'56"E 140.63 FT; S89D44'56"E 55.83 FT ; S00D28'26"W ALONG A BLDG WALL LINE 398.36 FT TO NORTH LINE OF MOTOR WHEEL LOFTS; TH N89D39'09"W 14.74 FT, S00D20'51"W 3.70 FT, N89D39'09"W 120.70 FT, N00D20'51"E 182.13 FT AND N89D39'09"W 50.84 FT; N00D20'51"E 84.23 FT; N89D39'09"W 108.50 FT TO POB, CONTAINING 1.83 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, IF ANY. SPLIT/COMBINED ON 02/01/2018 FROM 33-01-01-10-353-006

PARCEL NUMBER: 33-01-01-10-353-008



Andy Schor, Mayor

CITY ASSESSORS OFFICE

Sharon Frischman, MMAO

City Assessor

3rd Floor City Hall

124 West Michigan Avenue

Lansing, Michigan 48933

(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

April 22, 2019

Functional Obsolescence Determination

700 May St.

33-01-01-10-353-008

This determination is for the warehouse section of the above referenced parcel only. This section of the building is found to be functionally obsolete.

Currently, there is no heating or cooling in this section. The wet fire suppression system needs to be replaced; the sprinkler heads are approximately 50 years old and must be replaced per the owner. The current light fixtures are an over-improvement (where they are present).

There is no floor currently, the storm water system needs to be re-routed.

For these reasons, the warehouse section is found to be functionally obsolete.

Sharon L. Frischman, MMAO
City Assessor

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on Monday, July 22, 2019 at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 700 May St., Lansing, Michigan, but more particularly described as follows:

COM AT THE SW CORNER OF SECTION 10, TH N00D31'32"W 390.58 FT (RECORDED AS N00D35'41"W 392.72 FT) TO POB: TH N00D31'32"W 121.20 FT; TH N82D26'00"E 86.98 FT; NO 82D58'07"E 15.01 FT; S89D51'56"E 140.63 FT; S89D44'56"E 55.83 FT ; S00D28'26"W ALONG A BLDG WALL LINE 398.36 FT TO NORTH LINE OF MOTOR WHEEL LOFTS; TH N89D39'09"W 14.74 FT, S00D20'51"W 3.70 FT, N89D39'09"W 120.70 FT, N00D20'51"E 182.13 FT AND N89D39'09"W 50.84 FT; N00D20'51"E 84.23 FT; N89D39'09"W 108.50 FT TO POB, CONTAINING 1.83 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, IF ANY. SPLIT/COMBINED ON 02/01/2018 FROM 33-01-01-10-353-006 – PARCEL NUMBER: 33-01-01-10-353-008

Approval of this District will allow the owners of real property within the District to apply for an abatement of certain property taxes for the improvements to their property located within the District. Further information regarding this issue may be obtained from Karl Dorshimer, Lansing Economic Area Partnership (LEAP), 1000 S. Washington Ave., Suite 201, Lansing, MI 48910, 517-702-3387.

Chris Swope

City Clerk

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

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete
Property Rehabilitation Act District at 700 May St., Lansing

WHEREAS, Summit Street Development, LLC owner of the property located at 700 May St. in the City of Lansing, Michigan (the "Property") has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District is legally described as:

COM AT THE SW CORNER OF SECTION 10, TH N00D31'32"W 390.58 FT (RECORDED AS N00D35'41"W 392.72 FT) TO POB: TH N00D31'32"W 121.20 FT; TH N82D26'00"E 86.98 FT; NO 82D58'07"E 15.01 FT; S89D51'56"E 140.63 FT; S89D44'56"E 55.83 FT ; S00D28'26"W ALONG A BLDG WALL LINE 398.36 FT TO NORTH LINE OF MOTOR WHEEL LOFTS; TH N89D39'09"W 14.74 FT, S00D20'51"W 3.70 FT, N89D39'09"W 120.70 FT, N00D20'51"E 182.13 FT AND N89D39'09"W 50.84 FT; N00D20'51"E 84.23 FT; N89D39'09"W 108.50 FT TO POB, CONTAINING 1.83 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, IF ANY. SPLIT/COMBINED ON 02/01/2018 FROM 33-01-01-10-353-006 – PARCEL NUMBER: 33-01-01-10-353-008, and

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA District.

NOW THEREFORE BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, July 22, 2019 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

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

Resolution to Establish an Obsolete Property Rehabilitation Act District at 700 May St.

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, Summit Street Development, LLC, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 700 May St. located in the City of Lansing hereinafter described, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on **(INSERT DATE)**;

NOW THEREFORE BE IT RESOLVED that the following property are hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 legally described as:

COM AT THE SW CORNER OF SECTION 10, TH N00D31'32"W 390.58 FT (RECORDED AS N00D35'41"W 392.72 FT) TO POB: TH N00D31'32"W 121.20 FT; TH N82D26'00"E 86.98 FT; NO 82D58'07"E 15.01 FT; S89D51'56"E 140.63 FT; S89D44'56"E 55.83 FT ; S00D28'26"W ALONG A BLDG WALL LINE 398.36 FT TO NORTH LINE OF MOTOR WHEEL LOFTS; TH N89D39'09"W 14.74 FT, S00D20'51"W 3.70 FT, N89D39'09"W 120.70 FT, N00D20'51"E 182.13 FT AND N89D39'09"W 50.84 FT; N00D20'51"E 84.23 FT; N89D39'09"W 108.50 FT TO POB, CONTAINING 1.83 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, IF ANY. SPLIT/COMBINED ON 02/01/2018 FROM 33-01-01-10-353-006 – PARCEL NUMBER: 33-01-01-10-353-008, and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation

Exemption Certificate for the Developer or any other applicant.