



LANSING PLANNING COMMISSION
Regular Meeting
Tuesday, May 2, 2023, 6:30 p.m.
Neighborhood Empowerment Center
600 W. Maple Street, Lansing, MI 48906

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call**
 - B. Excused Absences**
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS & ITEMS FOR ACTION**
 - A. Z-4-2023, N Larch Street – Rezoning six properties from “R-3” Suburban Residential to “S-C” Suburban Commercial 1**
 - B. Z-5-2023, 1906 E Miller Road and adjoining vacant parcel, Rezoning two properties from “R-3” Suburban Residential to “R-MX” Mixed Residential 2**
 - C. Z-6-2023, 1326 N Chestnut Street and adjoining vacant parcel, Rezoning two properties from “R-6A” Urban Residential to “R-MX” Mixed Residential 3**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. Consent Items**
 - (1) Minutes for approval: April 4, 2023 4**
 - B. Old Business**
 - C. New Business**
- 8. REPORT FROM PLANNING & ZONING OFFICE**
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM COMMISSION MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: June 6, 2023

For special accommodations, please give 24 hours notice prior to the meeting by calling Sue Stachowiak in the Planning Office at 517-483-4085 or by dialing (tty 711).

GENERAL INFORMATION

APPLICANT/OWNER:	Tews Properties, LLC 3323 N. East Street Lansing, MI 48906
REQUESTED ACTIONS:	Rezone vacant lots from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial
EXISTING LAND USE:	6 vacant lots
EXISTING ZONING:	“R-3” Suburban Detached Residential District
PROPOSED ZONING:	“S-C” Suburban Commercial District
PROPERTY SIZE:	1 parcel at 66’ x 150 = 9,900 square feet 5 parcels at 60’ x 198’ = 11,880 square feet 69,300 square feet total – 1.59 acres
SURROUNDING LAND USE:	N: Single-Family Residential S: Single-Family Residential E: Retail, Auto Repair, Fence Contractor W: Single-Family Residential
SURROUNDING ZONING:	N: “R-3” Suburban Detached Residential S: “R-3” Suburban Residential District E: “S-C” Suburban Commercial W: “R-3” Suburban Residential District
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for “Low-Density Residential” land use.

DESCRIPTION:

This is a request to rezone 6 vacant parcels located on an unimproved section of N. Larch Street that extends south off of E. Frederick Avenue, west of N. East Street, from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. The properties that are the subject of this request are legally described as:

Lots 43, 44, 45, 46, 47 & 50, Supervisors Plat of Schworers Bloomfield Farms

The purpose of the rezoning is to permit use of the subject properties for storage of equipment and materials related to the fence contracting business at 3323 N. East Street. The applicant has also requested that the City vacate the unimproved section of N. Larch Street located east of and between the subject properties and the properties that have frontage along N. East Street. That request is still pending and was recommended for denial by the Planning Commission at its April 4, 2023, meeting.

The properties to the east, including 3323 N. East Street which is the site of the applicants fence contracting business are zoned “S-C” Suburban Commercial. The applicant would like to combine 3323 N. East Street with the properties to the west creating one large parcel of land that would be entirely zoned “S-C” so that he can have outdoor storage related to his business. In order for the properties to be combined, the Larch Street right-of-way that separates them would have to be vacated. Under the proposed “S-C” zoning, storage could only be “accessory” or “incidental” to the primary use which is the office for the business. Open storage would not be permitted in the “S-C” district. It would have to be confined to an enclosed building or an area surrounded by a fence that effectively screens the storage area.

At its April 4, 2023, meeting. The Planning Commission recommended denial of rezoning the subject properties to the “IND-1” Suburban Industrial zoning district. This request is being reconsidered for rezoning to “S-C” as that is what the applicant originally intended. The “IND-1” district was an error by the author of this report.

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject properties are surrounded to the north, south and west by residential zoning and land uses. The properties to the east that front along N. East Street are zoned “S-C” Suburban Commercial and include the applicant’s fence contracting business (Pro-Soil), Auto Zone and Tripp’s Auto Body Collision. The applicant purchased the 6 lots behind his business at 3323 N. East Street that are the subject of this request so that he can lawfully utilize them for outdoor storage related to his business. The applicant has been cited by the City in the past for using the lots for outdoor storage in violation of the Zoning Ordinance. During that time, the City received complaints from neighboring residential property owners about the unsightly appearance of the storage and the disruptive level of activity that was occurring on the site.

The applicant’s property at 3323 N. East Street is separated from the lots that are the subject of this rezoning by a platted, but not constructed public street (N. Larch Street). The applicant has a pending Act 33 request to vacate the unimproved right-of-way. If approved, the applicant would become the owner of that part of the right-of-way that he owns on both sides of it. This right-of-way is intended to provide street access to the vacant lots located to its east so that they could be developed for single family residential homes, as permitted under the current zoning designation. The person wishing to do so would be responsible for constructing the street in accordance with all City requirements applicable thereto.

Although use of the subject properties is challenging because they do not currently have frontage on an improved street, approval of the rezoning to allow storage on the site could negatively impact the existing residential uses to the north, south, and west from an appearance standpoint as well as the potential to generate noise, light glare, fumes, and heavy traffic. The “S-C” Commercial district allows uses as auto repair, auto sales, and light manufacturing uses, none of which would be appropriate on a site that is surrounded on 3 sides by single family residential uses. Based upon the single-family residential zoning and the single-family residential land use pattern being advanced the City’s Master Plan, the owners of the surrounding residential properties have a reasonable expectation that if the subject properties ever were to develop, that it would be for single family residential use only. It would be unreasonable and unfair to those residents to change the zoning to allow for far more intensive uses and outdoor, albeit screened storage in particular.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Comprehensive Plan designates the subject property for “Low-Density Residential” land use. The Plan specifies the following for this land use classification:

“To provide an environment for low-density, single-family detached dwellings.”

The existing R-3, Suburban Detached Residential zoning is a single-family residential zoning district and is thus, consistent with the Comprehensive Plan designation. The proposed commercial zoning would allow uses that are completely contrary to the low-density residential land use pattern being advanced in the Plan. It would also be contrary to the most basic, fundamental principle of planning and zoning which is to protect property values and quality of life standards by ensuring compatibility of land uses.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed rezoning could result in heavy truck traffic coming into the neighborhood. Frederick Street is classified as a local road that is designed for a low volume of residential traffic. The impacts of industrial grade vehicles could also impact the quality of life for residents in the area with respect to noise, fumes, vibrations, and other potential nuisances.

IMPACT ON PUBLIC FACILITIES:

Any new construction would require extending utilities to the site(s) at the sole expense of the property owner. There are no utilities in the unimproved N. Larch Street right-of-way that is proposed for vacation.

ENVIRONMENTAL IMPACT:

It is not anticipated that the proposed rezoning would have any negative impacts on the natural environment. Any use of the site, including storage, would require the construction of a paved driveway and parking area, constructed in accordance with all City ordinance requirements including stormwater management systems.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

Rezoning the subject properties from residential to commercial could have negative impacts on future patterns of development in the area. The proposed commercial zoning is contrary to the residential land use pattern being advanced in the Master Plan as described on page 2 of this report. Furthermore, use of the subject property for outdoor storage could infringe on the enjoyment and privacy of the surrounding residential area. In addition to storage, many of the uses permitted in the “S-C” zoning district would significantly increase the level of activity on the site and generate noise, light glare and heavy traffic that would negatively impact adjoining residential uses. Approval of a rezoning request that is in direct conflict with the Master Plan and incompatible with the surrounding zoning and land use patterns, could set a negative precedent for future requests of a similar nature involving the rezoning of residential properties in the area and in other locations in the City as well.

SUMMARY

This is a request to rezone 6 vacant parcels located on an unimproved section of N. Larch Street that extends south off of E. Frederick Avenue, west of N. East Street, from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. The properties that are the subject of this request are legally described as:

Lots 43, 44, 45, 46, 47 & 50, Supervisors Plat of Schworers Bloomfield Farms

The purpose of the rezoning is to permit use of the subject properties for storage of equipment and materials related to a fence construction business.

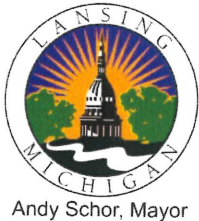
The findings of fact, as outlined in this staff report do not support a positive recommendation for the requested rezoning. The proposed rezoning is not consistent with the existing zoning and land use patterns in the area and with the low-density residential future land use pattern being advanced in the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning may have negative impacts on traffic patterns, the environment, and future patterns of development in the area.

RECOMMENDATION

Pursuant to the findings described in this report, staff recommends denial of Z-4-2023

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: 2-4-2023
DATE SUBMITTED: 02/16/2023

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

5 seperate lots including unimproved abandoned r.o.w.

Street address, including zip code, of property to be rezoned

From Lansing district to Lansing district.

Legal description: 33-01-01-04-230-311, 33-01-01-04-230-321, 33-01-01-04-230-331, 33-01-01-04-230-341, 33-01-01-04-230-351, 33-01-01-04-230-360

Applicant: Tews Properties LLC

Address (including zip code): 3323 N East Street

Phone number(s): 517-267-8767

Fax number: _____ Email: darrentews@prosoil.us

Name of owner: Tews Properties LLC

Address (including zip code): 3323 N East Street Lansing, MI 48906

Phone number: 517-267-8767

Interest in Property (please check one):

- ☐ Option to buy ☐ Owner
☐ Lessee ☐ Represent owner

☒ Other (please specify): Rezone lots from Zoned R4 to Zoned SC

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Do you have a specific plan for using this property? ☒ Yes ☐ No

If so, describe and / or explain the specific land use proposed for this property:

These lots including the abandoned unimproved r.o.w. will be used to store all of our fencing products and job materials for upcoming projects. No spoils or waste of any kind will be placed or stored on these lots.

Please answer the following:

☐ Check here if residential

Number of bedrooms:

	<u>Bedrooms</u>	<u># of Units</u>	<u>Total Bedrooms</u>
Efficiency		_____	_____
One bedroom		_____	_____
Two bedrooms		_____	_____
Three bedrooms		_____	_____
TOTAL UNITS		_____	

of accessible onsite parking spaces: _____

☐ Check here if non-residential

Number of employees (largest shift): _____

Number of accessible onsite parking spaces: _____

Hours and days / week of operation: _____

Explain what changes or changing conditions make the passage of this rezoning necessary:

Our company has been in City of Lansing for over 20 years. Our business has grown to the point where we need additional re-zoned property to be sustainable in our work force. These lots were purchased from the property tax auction and now have been paying taxes on these lots. The amount temporary fence panels used in multiple projects has grown significantly and the company needs more space.

Comment on other circumstances which justify the amendment:

If rezoned to SC as such our other property that is all adjoining these lots will provide additional tax revenue for the City. We have been proactive in hoping to get these lots re-zoned we have already installed the 6' chain link fence around the entire perimeter.

A site plan is always helpful in analyzing the petition to rezone land.

A site plan, if appropriate at this time, should be attached to each copy of not less than 1" = 100', identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300 feet, all public and private rights-of-way and easements. also, show the proposed development on the land with setbacks, access points, locations of accessory structures, trash receptacles, and parking spaces. A Landscape Screening and Buffering plan must be submitted in accordance with Chapter 1290.

If exhibits are to be furnished late, please indicate date of submittal: _____

If exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

Less than one (1) acre: \$500.00

One (1) to three (3) acres: \$650.00

Greater than three (3) acres: \$800.00

Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: *Darren Tews*

Name: **Darren Tews**

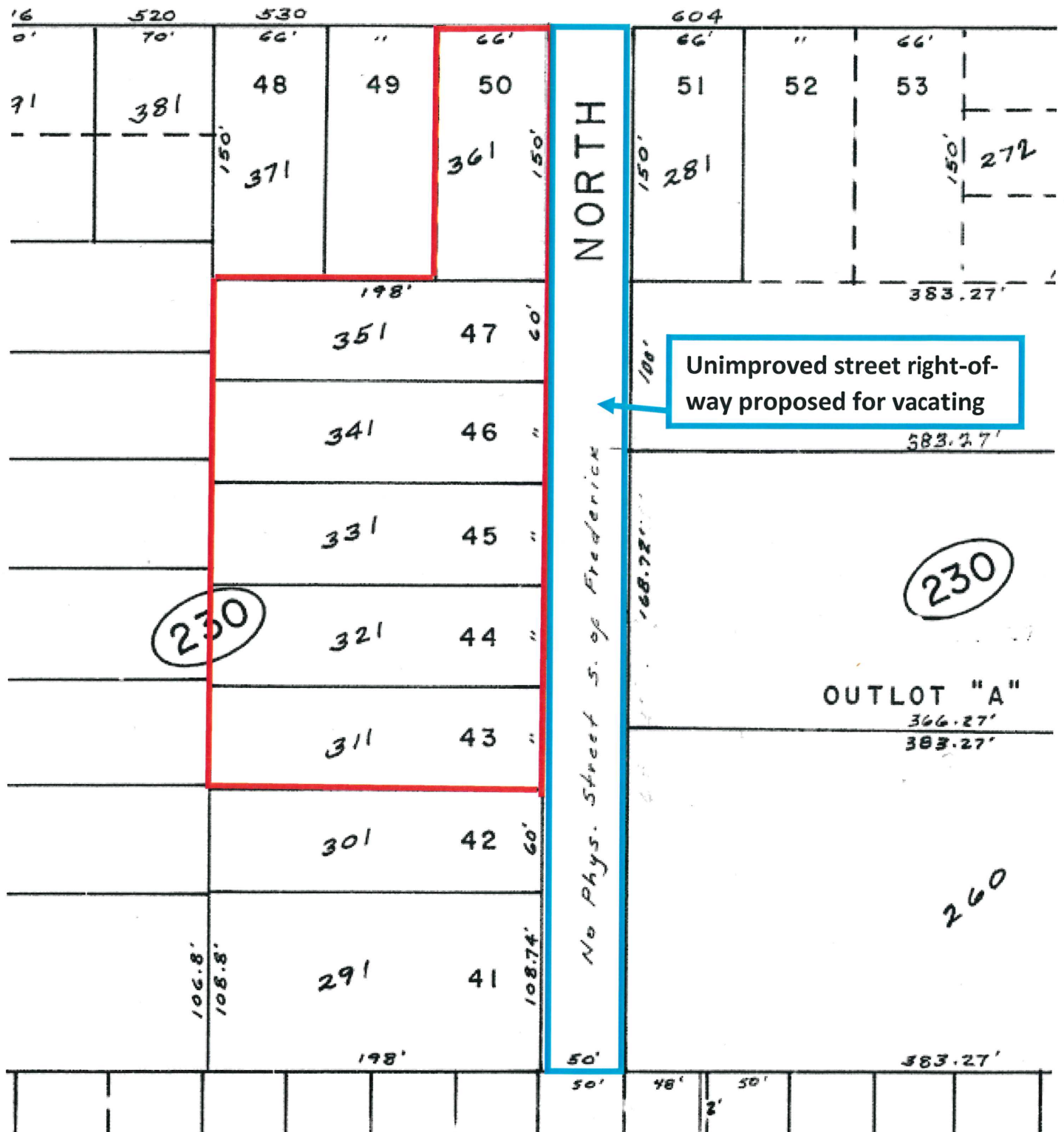
For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036

FREDERICK STREET



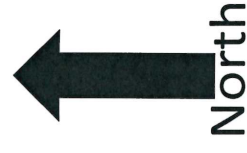
AVE.



City of Lansing Zoning Map

Zoning Districts

- R-1 - Suburban Detached Res.
- R-2 - Suburban Detached Res.
- R-3 - Suburban Detached Res.
- R-4 - Urban Detached Res.
- R-5 - Urban Detached Res.
- R-6A - Urban Detached Res.
- R-6B - Urban Detached Res.
- R-MX - Residential Mix
- MFR - Multi-Family Residential
- R-AR - Residential Adaptive Reuse
- S-C - Suburban Corridor
- MX-C - Mixed-Use Corridor
- MX-1 - Mixed-Use Neighborhood Center
- MX-2 - Mixed-Use Community Center
- MX-3 - Mixed-Use District Center
- IND-1 - Suburban Industrial
- IND-2 - General Industrial
- IND-3 - Urban Industrial
- INST-1 - Suburban Institution
- INST-2 - Urban Institution



View of property from E. Frederick Avenue



GENERAL INFORMATION

APPLICANT: Green Development Ventures, LLC
2186 East Centre Avenue
Portage, MI 49002

OWNER: Michael David Skory
1652 Ridgewood Drive
East Lansing, MI 4 8823

REQUESTED ACTIONS: Rezone from “R-3” Suburban Detached Residential Mix to “R-MX” Mixed Residential

EXISTING LAND USE: Vacant parcel at the southwest corner of E. Miller Road & Aurelius Road & a single family residential dwelling on the property to its west at 1906 E. Miller Road

PROPERTY SIZE: 1906 E. Miller Road – 79,200 square feet
Vacant Parcel - 405,109.5 square feet
Total: 484,309.5 square feet – 11.11 acres

SURROUNDING LAND USE: N: Vacant property & Office Building
S: Church
E: Various Commercial & Industrial Uses
W: Single Family Residential

SURROUNDING ZONING: N: “IND-1” Suburban Industrial
S: “R-3” Suburban Detached Residential
E: Delhi Township Zoning
W: “R-3” Suburban Detached Residential

MASTER PLAN: The Design Lansing Master Plan designates the future land use of the subject property for low density residential development. E. Miller Road & Aurelius Road are both designated as prime connector roads.

DESCRIPTION:

This is a request to rezone 1906 E. Miller Road and the adjoining vacant parcel of land at the southwest corner of E. Miller Road and Aurelius Road from “R-3” Suburban Detached Residential to “R-MX” Mixed Residential. The purpose of the rezoning is to permit a multi-unit residential development consisting of duplexes and detached single family dwellings. Attached is a basic development plan that is merely intended to show that the site could be developed for at least 55 units in compliance with the density restrictions and development requirements of the proposed “R-MX” zoning district. All of the units will be rentals.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposal is to rezone 1906 E. Miller Road and the vacant 9.3-acre parcel at the southwest corner of E. Miller Road and Aurelius Road and the south 1.48 acres of the adjoining property to its west (1906 E. Miller Road). The north 147 feet of 1906 E. Miller Road will be split off from the remainder of the property and the existing single-family home will remain thereon. The property is currently zoned “R-3” Residential, which district permits one single family residential dwelling unit per parcel. The proposed “R-MX” zoning, by contrast, permits multiple family residential development to the density necessary to accommodate the proposed development. The acreage of the subject property (11.11 acres) is more than sufficient to allow the 55, 3-bedroom unit concept plan provided by the applicant, under the permitted density of the proposed “R-MX” zoning. The concept plan/number of units is subject to change.

The proposed development will be compatible with and have no negative impacts on any of the surrounding properties. The site is surrounded by a church to its south, a vacant parcel, and an office building to the north, a 4.3-acre property to the west with a single-family home located near its north property line and various commercial and industrial uses on the east side of Aurelius Road in Delhi Township. There is an existing multi-unit condominium complex to the west of the 4.3-acre parcel which is just one property west of the subject properties.

The existing single-family zoning of the subject properties is not appropriate given the surrounding non-residential land uses and location at the intersection of 2 high traffic volume roads. A rezoning of the property would be necessary to allow for any reasonable use of the site. The proposed R-MX zoning allows for a multi-family residential development which would not only be an appropriate use of the site given its location but would also provide much needed housing in the City.

COMPLIANCE WITH MASTER PLAN:

The proposed rezoning will allow for development that is consistent with the Design Lansing Master Plan’s low-density residential (up to 6 dwelling units per acre) future land use designation for the subject properties. The applicant’s proposal is to develop approximately 55 units on a 11.11-acre site for a density of 4.95 units per acre which is well within the density being advanced in the Master Plan.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The site is located on and will have direct access to E. Miller Road and Aurelius Road, both of which are designated as prime connectors (minor arterials) and are designed to accommodate a relatively high volume of traffic. While the traffic generated by approximately 55 dwelling units will be negligible, concentrating multi-unit residential development along minor arterials such as E. Miller and Aurelius Roads is good planning/traffic management practice and preserves low traffic volumes on secondary, single family residential streets. Any changes to the roadways deemed necessary by the City’s Transportation Engineer to accommodate the development such as acceleration/deceleration lanes will be the installation and financial responsibility of the developer. The roads that are interior to the site will be privately owned and maintained.

The proposed development will generate additional pedestrian traffic in the area. Sidewalk along both road frontages will be required. The need for safety mechanisms such as pedestrian crosswalk signals will be determined by the City's Transportation Engineer during site plan review.

The subject properties are located on two major bus routes which will allow the future occupants of the homes to be less dependent on privately owned automobiles.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative review and approval. Primary components of this review are the plans for the storm sewer/drainage and all other utility systems.

ENVIRONMENTAL IMPACT:

The site plan will be reviewed for compliance with all applicable City codes and ordinances, many of which are specifically designed to ensure that the development does not have any negative impact on the environment. Furthermore, E. Miller Road and Aurelius Road are major bus routes which will allow residents of the development to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment as less traffic results in less pollution created by greenhouse gas emissions. It also results in less wear and tear on roads.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The rezoning will allow for residential development of the subject properties, consistent with the City's Master Plan and with proper planning principles in general, and thus, will have no negative impacts on future patterns of development in the area. The only other parcel in the area that would be appropriate for a new housing development is the adjacent 4.3-acre site to the west of the subject property at 1906 E. Miller Road. This site contains a single-family home and adjoins an existing multi-unit condominium development to its west. A rezoning to accommodate a multi-unit development on this 4.3-acre site would create a consistent zoning and land use pattern along the 1700-1900 blocks of E. Miller Road and would be given a favorable staff recommendation on the same bases as this request.

SUMMARY

This is a request to rezone 1906 E. Miller Road and the vacant parcel of land at the southwest corner of E. Miller Road and Aurelius Road from "R-3" Suburban Detached Residential to "R-MX" Mixed. The purpose of the rezoning is to permit a multi-unit residential development consisting of duplexes and detached single family condominiums. Attached is a basic development that is merely intended to show that the site can be developed for at least 55 units in compliance with the density restrictions and development requirements of the proposed "R-MX" zoning district.

The findings of fact as described in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area. In addition, new residential units will provide much needed housing with convenient access to public transportation.

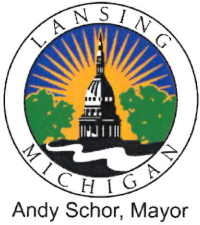
RECOMMENDATION

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

"I make a motion to recommend approval of Z-5-2023 to rezone 1906 E. Miller Road and the 9.3-acre parcel at the southwest corner of E. Miller Road and Aurelius Road from "R-3" Suburban Detached Residential to "R-MX" Mixed Residential."

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER:

5-2023

DATE SUBMITTED: 3/28/23

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

1906 E. Miller Road (Parcels 33-01-05-10-226-151 and 33-01-05-10-226-140)

Street address, including zip code, of property to be rezoned

From R-3, Suburban Residential district to R-MX, Mixed Residential district.

Legal
description:

See attached

Applicant: Green Development Ventures, LLC

Address (including zip code): 2186 East Centre Avenue, Portage, MI 49002

Phone number(s): (269) 365-8548 Mike West, Project Manager

Fax number: _____ Email: mwest@allenedwin.com

Name of owner: Michael David Skory

Address (including zip code): 1652 Ridgewood Drive, East Lansing, MI 48823

Phone number: _____

Interest in Property (please check one):

☒ Option to buy

☐ Owner

☐ Lessee

☐ Represent owner

☐ Other (please specify): purchase agreement dated 3-6-23 (Letter of Authorization attached)

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Do you have a specific plan for using this property? ☒ Yes ☐ No

If so, describe and / or
explain the specific land use
proposed for this property:

Mixed detached single family and two famiy attached residential housing
development (approximately 58 total dwelling units on 10 acres).

Please answer the following:

☐ Check here if residential

Number of bedrooms:

Bedrooms

of Units

Total Bedrooms

Efficiency

One bedroom

Two bedrooms

Three bedrooms

58

174

TOTAL UNITS

58

of accessible onsite parking spaces: 232

☐ Check here if non-residential

Number of employees (largest shift):

Number of accessible onsite parking spaces:

Hours and days / week of operation: _____

Explain what changes or changing conditions make the passage of this rezoning necessary:

Housing shortage and strong demand for additional residential housing options in the City of Lansing.

Comment on other circumstances which justify the amendment:

Proposed R-MX zoning is consistent with City Master Plan and surrounding land use/zoning pattern.

A site plan is always helpful in analyzing the petition to rezone land.

A site plan, if appropriate at this time, should be attached to each copy of not less than 1" = 100', identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300 feet, all public and private rights-of-way and easements. also, show the proposed development on the land with setbacks, access points, locations of accessory structures, trash receptacles, and parking spaces. A Landscape Screening and Buffering plan must be submitted in accordance with Chapter 1290.

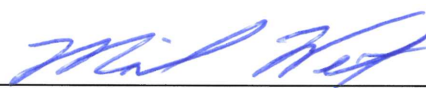
If exhibits are to be furnished late, please indicate date of submittal: Concept plan (see attached)

If exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

Less than one (1) acre:	\$500.00
One (1) to three (3) acres:	\$650.00
Greater than three (3) acres:	\$800.00

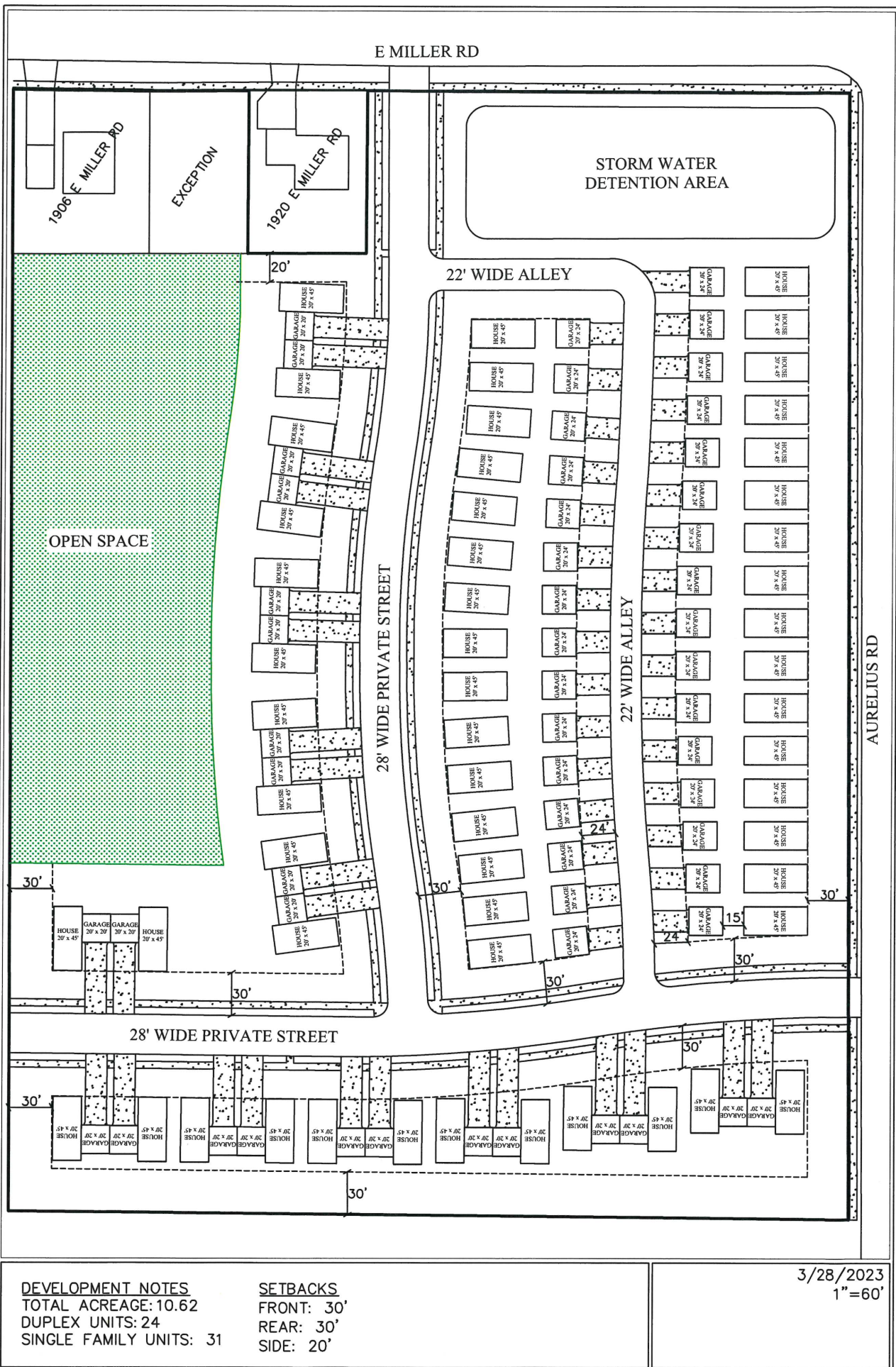
Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant:  3/28/23

Name: Michael West, Green Development Ventures LLC

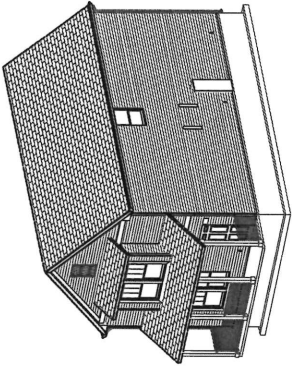
For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036







[illegible]

SCALE: 1/4"=1'-0"

A-07

1440S

FOR: Allen Edvin Homes

LOCATION:

PRINT DATE: 06/02/2022

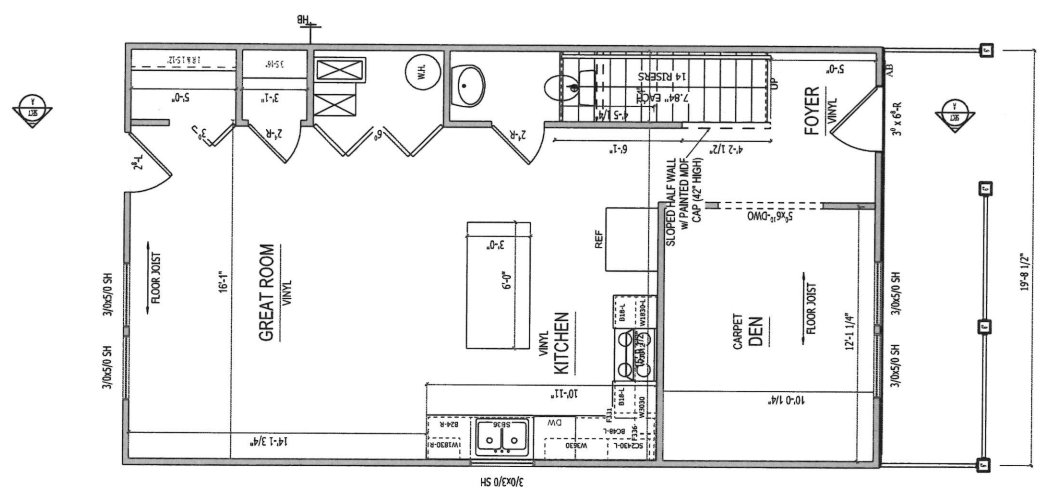
ALLEN EDWIN HOMES

2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

ELEVATION A1
GARAGE RIGHT
REV. NO. DATE

REMARKS

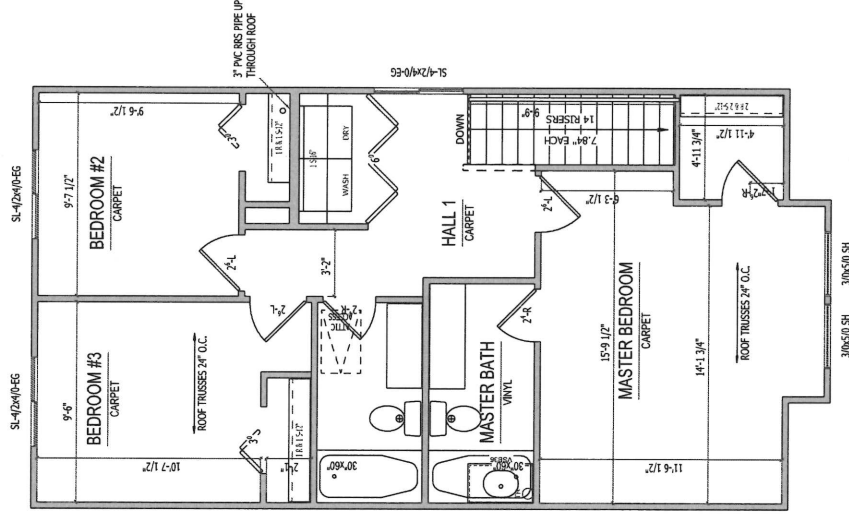
- GENERAL FLOOR PLAN NOTES:
1. ALL INTERIOR LOAD BRG WALLS SHALL BE 8" THICK CONCRETE.
 2. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER.
 3. DIMENSIONS ARE FROM FACE OF STUDS.
 4. PROVIDE BLINDING ABOVE WINDOWS.
 5. PROVIDE EXTRA STUDS AS INDICATED AT ALL BEARING LOCATIONS.
 6. ALL BEARING WALLS SHALL BE 8" THICK CONCRETE.
 7. PROVIDE DOUBLE CIPLES UNDER ALL DOORS AND WINDOWS.
 8. SHIM EXTERIOR DOORS & PKT. DOORS TO BE 1/2" THICK.
 9. UPPER KITCHEN CABINETS 34" ABOVE SUBFLOOR.
 10. 16" O.C. STUDS AT KITCHEN WALLS w/ CABINETS.



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

- GENERAL FLOOR PLAN NOTES:**
1. ALL EXTERIOR WALLS TO BE 24 STUDS 16" O.C.
 2. WINDOWS TO BE VINYL SINGLE-HUNG, 6" MIN. AS INDICATED BY NUMBER ON PLAN.
 3. DIMENSIONS ARE FROM FACE OF STUDS.
 4. DOORS 16" O.C. TYP.
 5. PROVIDE EXTRA STUDS AS INDICATED.
 6. ALL WINDOWS TO BE 6'-0" TO 6'-6" ABOVE FLOOR UNLESS OTHERWISE NOTED.
 7. PROVIDE STUDS FOR BEARING AT OPENINGS.
 8. 3/4" WIDE AND GREATER.
 9. UPPER KITCHEN CABINETS 54" ABOVE SUBFLOOR.
 10. KITCHEN WALLS w/ CABINETS.



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

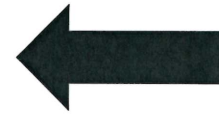
REVISION	DATE	REV. NO.	DATE	REV. NO.
GARAGE RIGHT				
ELEVATION A1				
REMARKS				

ALLEN EDWIN HOMES
 2186 E. Centre Street
 Portage, MI 49002
 (269) 321-2600
 www.allenedwin.com

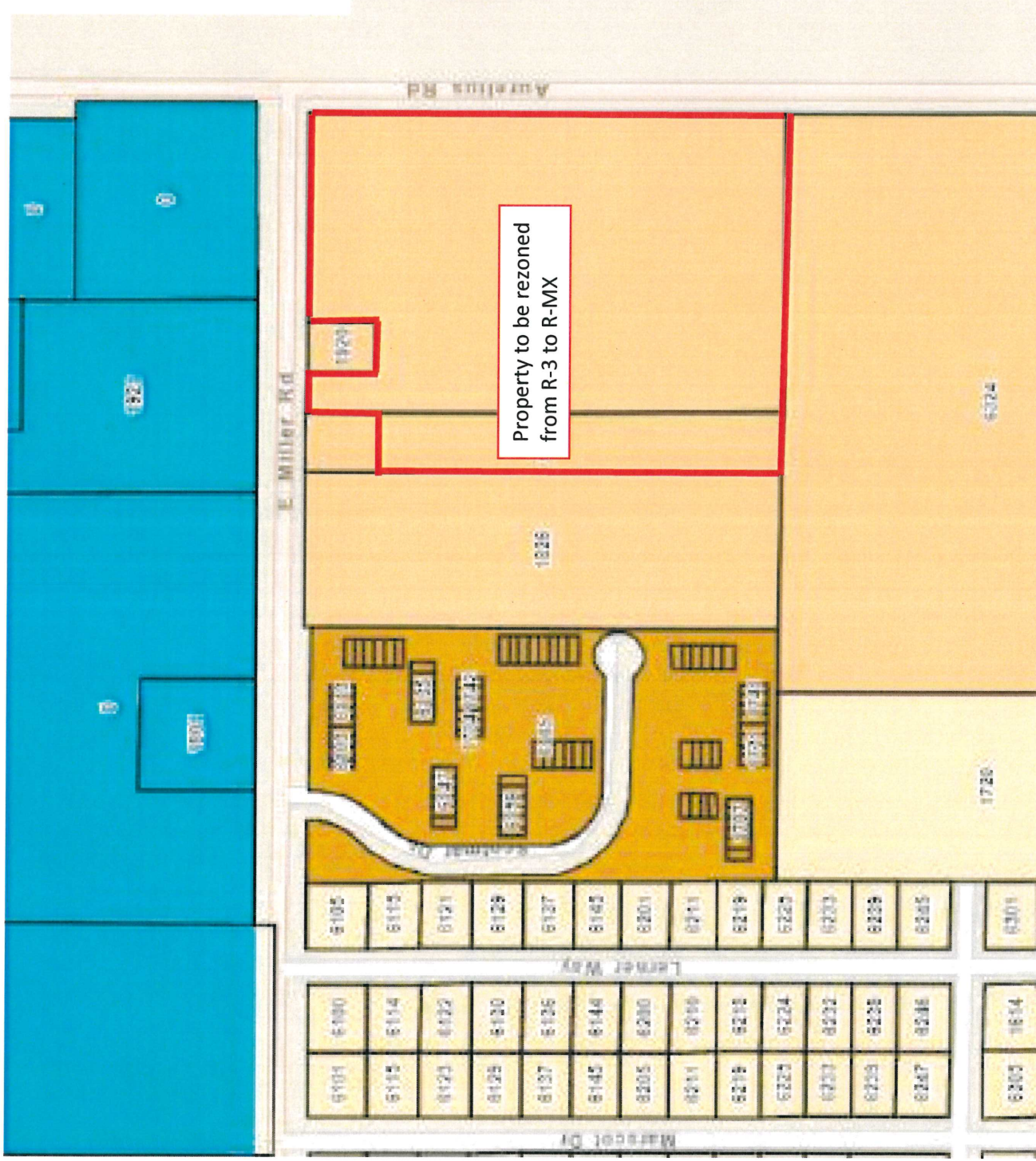
11440S
 FOR: Allen Edwin Homes
 LOCATION: LOT #:
 SHEET NUMBER: A-08
 PRINT DATE: 06/02/2022

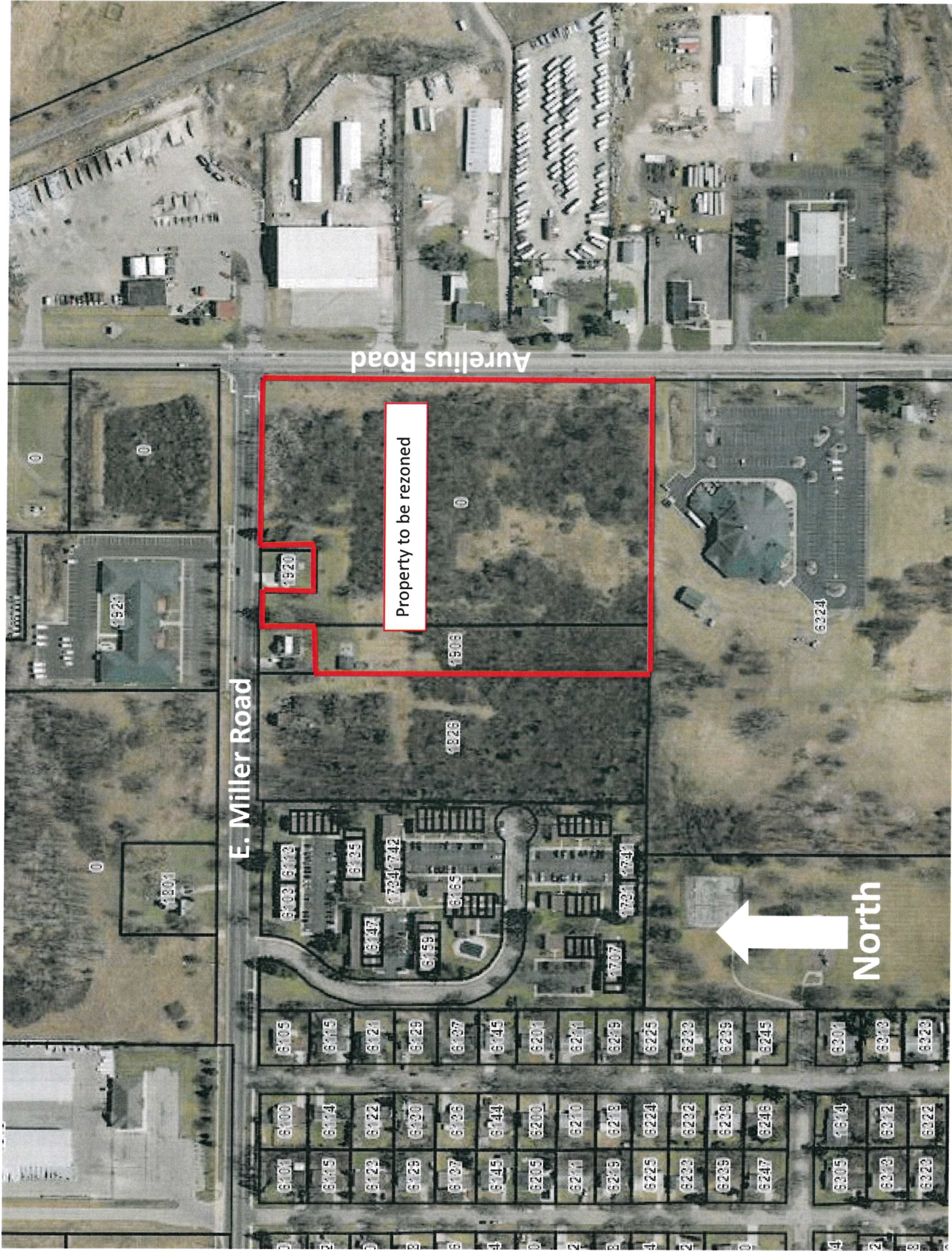
Zoning Districts

- R-1 - Suburban Detached Res.
- R-2 - Suburban Detached Res.
- R-3 - Suburban Detached Res.
- R-4 - Urban Detached Res.
- R-5 - Urban Detached Res.
- R-6A - Urban Detached Res.
- R-6B - Urban Detached Res.
- R-MX - Residential Mix
- MFR - Multi-Family Residential
- R-AR - Residential Adaptive Reuse
- S-C - Suburban Corridor
- MX-C - Mixed-Use Corridor
- MX-1 - Mixed-Use Neighborhood Center
- MX-2 - Mixed-Use Community Center
- MX-3 - Mixed-Use District Center
- IND-1 - Suburban Industrial
- IND-2 - General Industrial
- IND-3 - Urban Industrial
- INST-1 - Suburban Institution
- INST-2 - Urban Institution



North





Property to be rezoned

E. Miller Road

Aurelius Road

North

GENERAL INFORMATION

APPLICANT/OWNER:	Sanba & Brandi Saidy Sowe Home International, LLC 6263 Skyline Drive East Lansing, MI 48823
REQUESTED ACTIONS:	Rezone from “R-6A” Urban Detached Residential Mix to “R-MX” Mixed Residential
EXISTING LAND USE:	2 vacant parcels at the northeast corner of N. Chestnut Street and Pleasant Street
PROPERTY SIZE:	99' x 105' = 10,395 square feet – .23 acres
SURROUNDING LAND USE:	N: Single Family Residential S: Single Family Residential E: Single Family Residential W: Single Family Residential
SURROUNDING ZONING:	N: “R-6” Urban Detached Residential S: “R-MX” Mixed Residential E: “R-6” Urban Detached Residential W: “R-6” Urban Detached Residential
MASTER PLAN:	The Design Lansing Master Plan designates the future land use of the subject properties for medium – low density residential development. Chestnut and Pleasant Streets are designated as local roads.

DESCRIPTION:

This is a request to rezone the property at 1326 N. Chestnut Street and the vacant lot to its south from “R-6A” Urban Detached Residential to “R-MX” Mixed Residential. The purpose of the rezoning is to permit a multiple family residential building on the subject property. The applicant is considering a 4-unit row house with parking behind the building. Floor plans and a rendering of the proposed building façade are attached. The site currently consists of 2 separate parcels of land that will be combined to create a site large enough to accommodate a 4-plex under the proposed R-MX zoning district.

REZONING ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE:**

The property is currently zoned “R-6A” Residential, which district permits one single family residential dwelling unit per parcel of land. The proposed “R-MX” zoning, by contrast, permits multiple family residential development to the density necessary to accommodate the proposed 4-unit building on the .23-acre site.

The proposed development will have no negative impacts on the surrounding properties. While the site is located in a neighborhood that is primarily single family residential, the proposed 4-unit building will be generally compatible with and appropriate for the area in which it would be located. Under the existing zoning, the site could be developed into 3 detached single-family homes as it currently consists of 2 parcels and the parcel at 1326 could be split, thus creating 3 separate parcels, all of which would be buildable for a single-family home without the need for a rezoning. The proposed zoning merely allows for 4 units and allows them to be attached. In addition, since all of the properties on the south side of Pleasant Street are currently zoned R-MX, the requested R-MX zoning will be consistent with the established zoning pattern in the area and will not represent a “spot zone” which is generally considered to be an unacceptable planning and zoning practice.

COMPLIANCE WITH MASTER PLAN:

The proposed rezoning will allow for attached single family homes which is consistent with the Design Lansing Master Plan’s moderate-low density residential future land use designation for the subject properties. The purpose of this designation as stated in the Plan is:

“To provide an environment for medium-low density single-family detached; single-family attached (townhomes); and 2-family dwelling units.”

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The traffic generated by 4 dwelling units will be negligible and will have no impacts on the transportation system in the area. Additionally, the subject property is located just one block from Willow Street which is major bus route, thus allowing the future occupants of the units to be less dependent on privately owned automobiles. The applicant will be required to provide 2 on-site parking spaces for each unit. The parking spaces will be located behind the building.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative review and approval. Primary components of this review are the plans for the storm sewer/drainage and all other utility systems.

ENVIRONMENTAL IMPACT:

The site plan will be reviewed for compliance with all applicable City codes and ordinances, many of which are specifically designed to protect the natural environment. These include a restriction on lot coverage, requiring best stormwater management/treatment practices, requiring landscaping, and preserving existing trees to the extent possible. In addition, the site is located one block north of Willow Street which is a major bus route. Convenient access to public transportation allows residents to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment as less traffic results in less pollution created by greenhouse gas emissions. It also results in less wear and tear on roads.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The rezoning will allow for residential development of the subject properties, consistent with the City's Master Plan. Approval of the rezoning will not result in any negative impacts on future patterns of development in the area. Given the existing zoning pattern, future requests for rezonings to accommodate higher density residential development in the area, depending on the size of the property and the adjoining zoning, would be given a favorable staff recommendation on the same bases as this request.

SUMMARY

This is a request to rezone the property at 1326 N. Chestnut Street and the vacant lot to its south from "R-6A" Urban Detached Residential to "R-MX" Mixed Residential. The purpose of the rezoning is to permit a multiple family residential building on the subject property. The applicant is considering a 4-unit row house with parking behind the building. The site currently consists of 2 separate parcels of land that will be combined to create a site large enough to accommodate a 4 plex under the proposed R-MX zoning district.

The findings of fact as described in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area. In addition, the new residential units will provide much needed housing with convenient access to public transportation.

RECOMMENDATION

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

"I make a motion to recommend approval of Z-6-2023 to rezone the property at 1326 N. Chestnut Street and the property to its south at the northeast corner of N. Chestnut Street and Pleasant Street from "R-3" Suburban Detached Residential Mix to "R-MX" Residential Mix."

Respectfully Submitted,

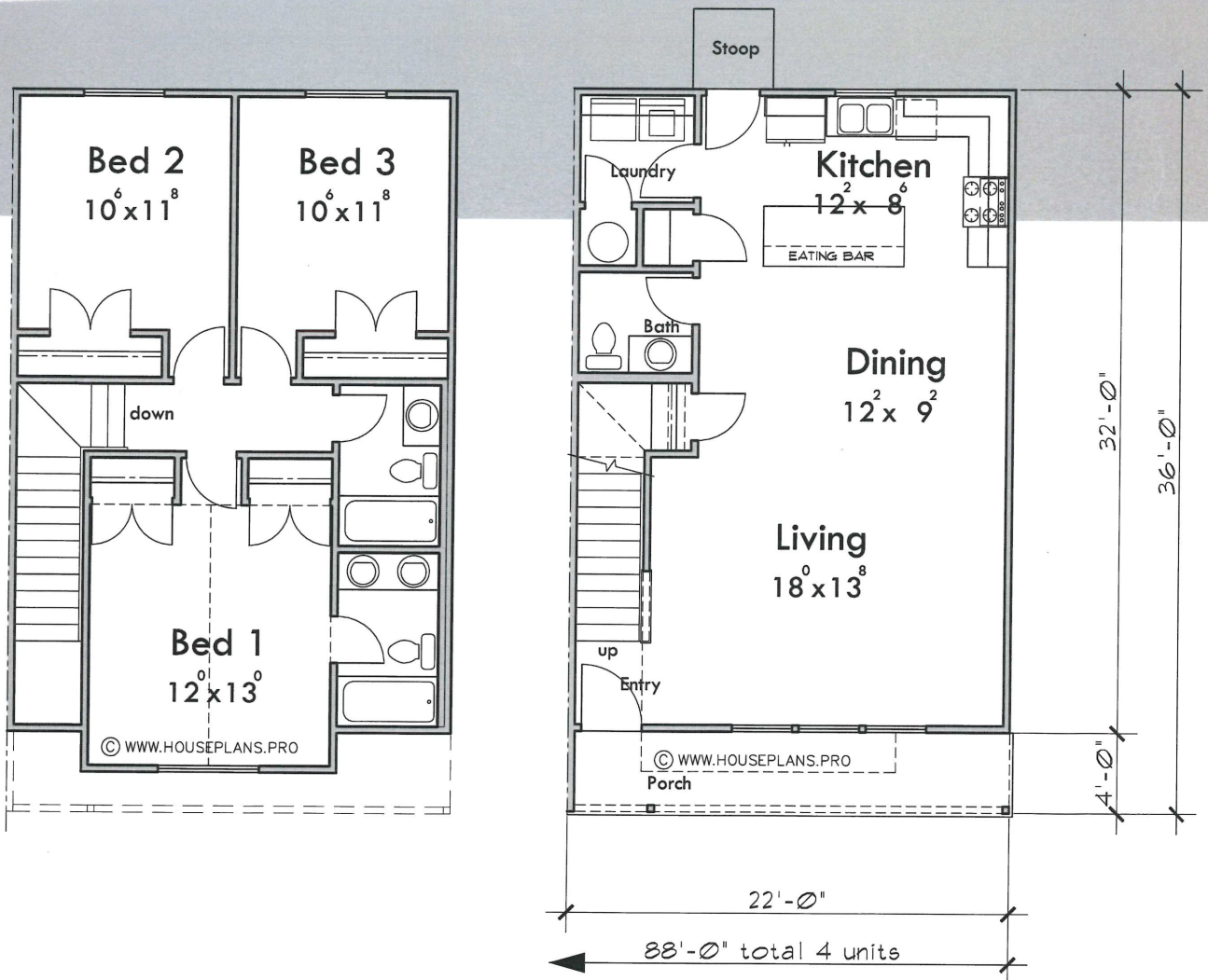
Susan Stachowiak
Zoning Administrator

PLAN #F-634

MAIN FLR. 704 SQ. FT.

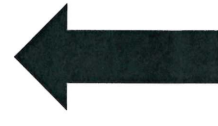
UPPER FLR. 659 SQ. FT.

TOTAL 1363 SQ. FT.



Zoning Districts

- R-1 - Suburban Detached Res.
- R-2 - Suburban Detached Res.
- R-3 - Suburban Detached Res.
- R-4 - Urban Detached Res.
- R-5 - Urban Detached Res.
- R-6A - Urban Detached Res.
- R-6B - Urban Detached Res.
- R-MX - Residential Mix
- MFR - Multi-Family Residential
- R-AR - Residential Adaptive Reuse
- S-C - Suburban Corridor
- MX-C - Mixed-Use Corridor
- MX-1 - Mixed-Use Neighborhood Center
- MX-2 - Mixed-Use Community Center
- MX-3 - Mixed-Use District Center
- IND-1 - Suburban Industrial
- IND-2 - General Industrial
- IND-3 - Urban Industrial
- INST-1 - Suburban Institution
- INST-2 - Urban Institution



North





E. Miller Road

North



Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
April 4, 2022 – 6:30 p.m
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – *DRAFT*

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:32 p.m.

- a. Present: Katie Alexander, Josh Hovey, Monte Jackson, John Ruge
- b. Absent: Farhan Bhatti, Tony Cox (excused), Thomas Morgan (excused)
- c. Staff: Sue Stachowiak, Andy Fedewa

2. APPROVAL OF AGENDA – The agenda was approved by unanimous consent.

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS

- A. Z-4-2023**, N Larch St., Rezoning six properties from R-2 “Suburban Residential” to IND-1 “Suburban Industrial”.

Ms. Stachowiak presented, stating applicant Tews Properties LLC, has requested to rezone their parcels from R-2 “Suburban Residential” to IND-1 “Suburban Industrial” to facilitate the open storage of their business materials. The applicant has been using their vacant land for storage of their business materials. Ms. Stachowiak stated that there is no other industrial zoning districts in the vicinity and when the area was platted it was intended that the parcels be developed as single-family housing. The current comprehensive plan’s future land use map identified the area as a single-family area as well.

The Planning Office recommends denial of Z-4-2023 based on the intensity of the proposed use and the intensity of the other allowable uses permitted in IND-1.

Mr. Ruge asked if the properties on this block along N East St. are SC “Suburban Commercial” and if the IND-1 zoning allows for open storage use. Ms. Stachowiak confirmed that the properties along N East St. are “S-C” districts and that Open Storage as defined in the zoning ordinance can only be allowed as a stand-alone, principal use in the IND-1 and IND-2 industrial zoning districts. Mr. Ruge questioned the ownership of the remaining two properties to the south of this request. Ms. Stachowiak replied that the property owners along N Cedar St. directly west of the vacant parcels own their adjoining vacant parcels.

Mr. Jackson asked for clarification about required screening and buffering. Ms. Stachowiak confirmed that all open storage materials are required to be screened by an opaque fence or landscaping or some combination thereof so as to not be visible and that material storage cannot exceed the height of the screening.

Darren Tews, applicant, requested to speak. Mr. Tews stated that his business purchased the property where his business is nine years ago and stated that the subject six properties all went through the foreclosure process with Ingham County before being purchased by Pro-Soil. Mr. Tews stated that they submitted plot plans displaying the screening. Mr. Tews stated that their screening fence is erected and that they have cleared prior premise violations. Mr. Tews stated

that his business is growing and that they would like to stay in this location so this request is to facilitate their storage and growth.

Mr. Ruge asked how the applicant has been accessing the vacant properties. Mr. Tews answered that they have been using the clearing off E Frederick Ave. and egress from their business property. Mr. Tews stated a willingness to use only their business property for sole access.

Mr. Hovey opened the public hearing.

Michael Zwilensky, E Frederick Ave, spoke in opposition of the request. Mr. Zwilensky stated he was a neighbor directly adjacent to the subject parcels and noted a nuisance with materials and noise and claimed the applicant has removed vegetation in the area.

Kristopher Graham, N Cedar St., spoke in opposition of the request. Mr. Graham stated he was a neighbor directly adjacent to the subject parcels and noted a nuisance with the materials, noise, and heavy equipment creating potholes. Mr. Zwilensky claimed the applicant's fence extends over property lines.

Seeing no one wishing to speak, Mr. Hovey closed the public hearing.

Mr. Ruge made a motion, seconded by Ms. Alexander, to recommend denial of Z-4-2023, N Larch Street, Rezoning six properties from R-3 "Suburban Residential" to IND-1 "Suburban Industrial".

Mr. Ruge stated he does not want to hamper the applicant's business growth and that he had concerns about landlocking the two remaining properties not owned by the applicant.

Ms. Alexander stated her opinion that it would be difficult to rezone the properties back to a residential zoning district if any industrial uses take place. Ms. Alexander questioned whether there are strategies to mitigate potential nuisances.

Mr. Ruge questioned if a storage building can be built in the "S-C" district. Ms. Stachowiak answered yes as an accessory building, but it cannot be the sole building or sole use. It has to be incidental to the primary building and use.

Mr. Hovey confirmed that all allowable uses in the IND-1 district would be allowed on these parcels if the request is approved.

Mr. Tews requested to ask if a pole barn type building would be allowed on the vacant properties if the current zoning remained. Ms. Stachowiak replied no because there is no primary use present.

On a roll call vote the motion passed unanimously (4-0).

5. COMMENTS FROM THE AUDIENCE -

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

(1) Minutes for approval: March 7, 2023

The minutes from the March 7, 2022 Planning Board meeting were approved without objection.

B. Old Business – None**C. New Business****(1) Act-3-2023, N Larch St., Street Vacation**

Mr. Fedewa presented, stating applicant Tews Properties LLC, has requested to vacate an unimproved section of N Larch Street, south of E Frederick Avenue right of way. This section is a “paper street” meaning it exists on maps, but no pavement nor infrastructure has been installed. Currently, the applicant has been using the land as an access drive to store materials from their business.

This stretch of right-of-way runs 618.74 feet and theoretically provides access to seven buildable residential properties, that are also currently vacant. Five of the parcels are owned by the applicant while the remaining two are each owned by the respective adjoining property owner to the west along N Cedar St. Street vacations by their nature would see the entirety of the land split with each adjacent property owner getting the adjoining piece of land, unless an alternate agreement is decided on by the parties. There are five other property owners that would get a portion of the vacated right-of-way if approved. The street vacation would allow the applicant connected access to five parcels of their rezoning request.

The vacation would not impact the circulation network in anyway due to this section being unimproved. No easements for water, electric, street lighting, or communications would be necessary.

Mr. Fedewa recognizes that the applicant has purchased six parcels from Ingham County and that it makes sense that there has not been development interest due to the lack of street access. However, the City has seen an increase in single-family house building recently and paving a small section of a local street is likely not insurmountable. Mr. Fedewa stated that he does not support recommend approval of the street vacation on the basis that its approval would remove the development potential of seven buildable residential properties.

Ms. Alexander asked what would happen to the two southernmost properties if approved. Mr. Fedewa responded that they would be landlocked from E Frederick Ave. but as of right now they can be accessed since the adjacent property owners to the west own them, respectively.

Ms. Alexander made a motion, seconded by Mr. Jackson, to recommend denial of Act-3-2023, N Larch St., Street Vacation. On a roll call vote the motion passed unanimously (4-0).

8. REPORT FROM PLANNING & ZONING OFFICE – None**9. COMMENTS FROM THE CHAIRPERSON – None****10. COMMENTS FROM BOARD MEMBERS – None****11. PENDING ITEMS: FUTURE ACTION REQUIRED – None****12. ADJOURNMENT – The meeting was adjourned at 7:09 p.m.**