

AGENDA

Committee on Development and Planning AGENDA FOR MAY 17, 2023 AT 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
view on: <https://www.youtube.com/@lansingcitycouncil4446/streams>

UPDATED MAY 15, 2023 A.M.

Council Member Spitzley, Chairperson
Council Member Brown, Vice Chairperson
Council Member Garza, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. May 3, 2023
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Appointment; Laura Stoken; Resident Member; Saginaw St. Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2025
 - C. RESOLUTION - Tri County Office on Aging Annual Implementation Plan Summary Fiscal Year 2024
 - D. ORDINANCE -Z-1-2023; 4111 Aurelius Road, Rezoning from MX-1, Neighborhood Mixed-Use Center to R-2, Suburban Detached Residential District
 - E. RESOLUTION - Set Public Hearing Z-4-2023; 6 vacant lots along the west side of the 3300 block of the unimproved N. Larch Street right-of-way from "R-3" Suburban Detached Residential to "S-C" Suburban Commercial
 - F. RESOLUTION - Set Public Hearing on Z-5-2023; 1906 E. Miller Road and the vacant parcel at the southwest corner of E. Miller Road and Aurelius Road from "R-3" Suburban Detached Residential to "R-MX" Residential Mix
 - G. RESOLUTION - Set Public Hearing- Z-6-2023; 1326 N. Chestnut Street & vacant lot to its south from "R-6A" Urban Detached Residential to "R-MX" Residential Mix
 - H. RESOLUTION - SLU-1-2023; Special Land Use Permit, 109 E. Randolph St. for a state-licensed adult foster care, small group home with a maximum capacity of 12 residents
 - I. ORDINANCE - Z-3-2023; 818, 820, 908, 914, May Street, 817, 821, 823, 827, 843 & 903 E. Saginaw St., 711, 713, 714, 0, 717, 718, 0, 721, 722, 723,

724, 725, 727, East Park Terrace, 709, 713, 714, 718, 717, 721, 722, 725,
729 Quaker Court, and 711, 715, 721, 727 & 737 N. Pennsylvania Avenue ,
Rezoning from “R-MX” Residential Mix to “DT-2” Urban Flex District

6. Other

7. Adjourn

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

DRAFT



MINUTES
Committee on Development and Planning
Wednesday, May 3, 2023 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

Council Member Spitzley, Chair

Council Member Brown, Vice-Chair

Council Member Garza, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager

Lisa Hagen-Lawrence, OCA

Greg Venker, OCA

Nick Zande

Aurelius Christian, LEDC

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE APRIL 19, 2023 MINUTES AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

No public comment on this time.

Discussion/Action

RESOLUTION -ReAppointment; Calvin Jones Term to Expire 2/28/2029

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE REAPPOINTMENT OF CALVIN JONES AS AN AT LARGE MEMBER OF THE EDC/TIFA/BROWNFIELD AUTHORITY. MOTION CARRIED 3-0.

RESOLUTION -ReAppointment; Michael McKissic Term to Expire 2/28/2029

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE REAPPOINTMENT OF MICHAEL MCKISSIS AS AN AT LARGE MEMBER OF THE AT LARGE MEMBER OF THE EDC/TIFA/BROWNFIELD AUTHORITY.

Council Member Garza noted for the record that the delay on both of these reappointments were because of old or incorrect applications submitted by the Administration. It has been verified they are both current at this time.

MOTION CARRIED 3-0.

RESOLUTION – By Laws; Lansing Gateway Corridor Improvement Authority

Mr. Christian confirmed the document is the standard By Law that have been approved by all the other corridor authorities, and approved by the OCA.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR THE BYLAWS FOR THE LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY.
MOTION CARRIED 3-0.

Other

No other topics.

Adjourn

Adjourned at 4:03 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on

Application for Appointment to Board or Commission

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

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

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

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	03/07/2023
First Name	Laura
Middle	Marie
Last Name	Stoken
Other name(s) by which you have been known, including maiden names	Jess
Date of Birth	
Address	4613 Bison Drive
City	Holt
State	MI
Zip Code	48842
Email	laura@rathbunagency.com
Gender	Female

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

Ward Ward 4

Best Phone Number to Contact You



In what year did you move to Lansing? I have been working in the city of Lansing since February 2012

Additional Information Regarding Experience and Credentials I LOVE Lansing and am invested in the community in a variety of ways!! I have worked in Lansing since 2012, holding a variety of positions that allowed me to champion the State of Michigan and city of Lansing. I am also an active member of the Junior League of Lansing since 2016 and coach soccer and softball in the Mason area.

Occupational Background Current: Chief Administrative Officer at the Rathbun Insurance Agency (located on the corner of Saginaw and Pine)
Public Sector Consultants: Director of Administration, December 2017- November 2023 (located on Washington Square)
Executive Office of Governor Rick Snyder: Manager of Constituent Relations, February 2012- December 2017 (Washington Square)
Mental Health Technician and 211 Call Specialist: The Listening Ear, May 2008- December 2011 (Mount Pleasant, Michigan)

Educational Background Bachelors, Business with a Human Resource Management Certificate from University of Phoenix
Diversity, Equity and Inclusion in the Workplace Certificate, USF Corporate Training and Professional Education (May 2021)

Previous Appointments N/A

Current Appointments N/A

First Choice for Board to Serve on Saginaw Street Corridor Improvement Authority

Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission. As the Chief Administrative Officer of the Rathbun Insurance Agency located on the Saginaw Street Corridor, we have a vested interest in the success and growth of the area. By serving on the Improvement Authority board, I can help represent the unique needs and concerns of local businesses at that table. Additionally, the Improvement Authority board plays a key role in implementing plans and strategies to improve the Saginaw Street Corridor, such as infrastructure upgrades, beautification efforts, and economic development initiatives. By serving on the board, I would love to contribute to helping shape the future of the area and helping it thrive. Lastly, serving on the Improvement Authority board can provide opportunities to connect with other local leaders and stakeholders, such as city officials, community organizations, and other business owners. This can help foster collaboration and partnerships that benefit the entire community.

Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office.	N/A
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This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to Background Check Authorization	☒ I agree
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Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Laura Stoken
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Date & Time	03/07/2023 1:29 PM (EST)
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Receive an email copy of this form.	Yes
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BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the appointment of Laura Stoken as a resident member of the Saginaw St. Corridor Improvement Authority Board of Directors for a term to expire June 30, 2025; and

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

WHEREAS, the Committee on Development & Planning met on May 17, 2023 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Laura Stoken as a resident member of the Saginaw St. Corridor Improvement Authority Board of Directors for a term to expire June 30, 2025.



*A consortium of Clinton, Eaton, and Ingham Counties
and the Cities of Lansing and East Lansing since 1974*

Tri-County Office on Aging (TCOA) Region 6

ANNUAL IMPLEMENTATION PLAN SUMMARY

Fiscal Year 2024

Date Posted: March 27, 2023

Tri-County Office on Aging's (TCOA) mission is to promote and preserve the independence and dignity of the aging population. This mission is at the core of all programs and services the agency provides in its service area and the foundation of the agency's 2024 Annual Implementation Plan (AIP), a continuation of the approved 2023-2025 Multi-Year Plan (MYP).

The Tri-County Office on Aging Administrative Board (Tri-County Aging Consortium) is made up of representatives from five local units of government: Clinton, Eaton and Ingham Counties, and the Cities of Lansing and East Lansing. TCOA Advisory Council older adult members are appointed by their respective local units of government. Both the Advisory Council and Board review and recommend approval of or changes to the Annual Implementation Plan (AIP).

Between the 2016 and the 2020 American Community Surveys, the three counties that make up TCOA's service area have seen an estimated 12% increase in the 60 and older population. As of 2020, older adults represented 22% of the total tri-county population.

Existing efforts continue with no significant new priorities, plans or objectives for the use of OAA and state funding during the AIP, though TCOA will continue to reprioritize efforts throughout the year around current events and the needs of the community being served.

TCOA will continue to advocate with the Area Agencies on Aging Association of Michigan and community partners to urge policymakers to do what is necessary to meet the needs of older adults, adults with disabilities, and their caregivers. Advocacy topics include supporting and strengthening the direct care workforce, supporting and strengthening the Long-Term Care Ombudsman program, expanding access to MI Choice, increasing access to Home and Community-Based Services, and supporting formal and informal caregivers. TCOA has two representatives on the Michigan Senior Advocates Council (MSAC) and one representative on the Senior Advisory Council (SAC). TCOA also advocates with the Silver Key Coalition, IMPART Alliance and other organizations. The TCOA Executive Director, Community Engagement and Fundraising Director, and Quality Assurance Director will attend the USAging Aging Policy Briefing in Washington, DC in April 2023 to prepare for the discontinuation of COVID-19 relief funding which prompts the need for advocacy for sustained funding levels. With the knowledge gained, momentum will build into fiscal year 2024 to advocate for older adults, adults with disabilities, and caregivers in the tri-county region.

Approved Goals

Existing Multi-Year Plan (MYP) goals will continue into fiscal year 2024. The MYP can be found at www.tcoa.org/documents. All goals, objectives and activities are geared toward promoting independence and dignity, stating TCOA's intentions for programs and services that utilize Older Americans Act funding.

GOAL 1	Improve the accessibility of services to Michigan's communities and people of color, immigrants and LGBTQ+ individuals.
GOAL 2	Ensure older adults have access to information, options counseling, and services to improve their ability to make informed decisions and support their independence.
GOAL 3	Expand access to health, wellness, and nutrition supports.
GOAL 4	Protect older adults from abuse and exploitation.
GOAL 5	Support formal and informal caregivers in the community, including direct care workforce.
GOAL 6	Work to prepare for and effectively respond to local, state, national, and global natural disasters, personal safety, and health emergencies.

TCOA is dedicated to expanding access to programs and services that support people to live independently, eliminating waitlists, improving communication with social and healthcare networks, advocating for older adults, supporting caregivers, focusing on quality improvement, and initiating transportation service improvements.

Proposed Services (by category):

Access Services

- Case Coordination
- Care Management
- Crisis Services for the Elderly
- Disaster Advocacy and Outreach
- Information and Assistance
- Options Counseling
- Outreach
- Transportation

In-Home Services

- Home Delivered Meals
- Friendly Reassurance

Community Based Supports

- Caregiver Supports
- Congregate Meals
- Disease Prevention/Health Promotion
- Kinship Support Services
- Programs for Prevention of Elder Abuse, Neglect, and Exploitation

Submit a Public Comment or Attend a Public Hearing:

TCOA will hold public hearings regarding the Annual Implementation Plan on May 2 and 3, 2023. Persons need not be present at the hearings to provide public comment, which must be accepted for at least a 30-day period beginning when this summary is made available.

May 2 at 12:00pm

Virtual via Microsoft Teams

Contact Kate Long for meeting information prior to May 2.

May 3 at 4:00pm

Tri-County Office on Aging

5303 S. Cedar St., Bldg. 1
Lansing, MI 48911

For a complete draft of the plan or for more information, visit www.tcoa.org/documents.

To submit a comment or for other requests about the Annual Implementation Plan:

Kate Long

TCOA Planning and Program
Development Manager

517-887-1348

longk@tcoa.org

Tri-County Office on Aging

**5303 S. Cedar St., Bldg. 1
Lansing, MI 48911**

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

WHEREAS, the Tri-County Aging Consortium, known as Tri-County Office on Aging, produced the Fiscal Year 2024 Annual Implementation Plan as required by the Older Americans Act and the Older Michiganians Act; and

WHEREAS, the Committee on Development & Planning met and reviewed the document at its meeting on May 17, 2023; and

WHEREAS, Lansing City Council has reviewed the Tri-County Office on Aging's Fiscal Year 2024 Annual Implementation Plan.

BE IT RESOLVED, that the Lansing City Council hereby approves said document

GENERAL INFORMATION

APPLICANT/OWNER:	Keavin & Lindsay (Johnson) Henson 4111 Aurelius Road Lansing, MI 48910
REQUESTED ACTIONS:	Rezone 4111 Aurelius Road from “MX-1” Neighborhood Mixed-Use Center to “R-2” Suburban Residential
EXISTING LAND USE:	1,519 square-foot Single-Family Residential Dwelling.
EXISTING ZONING:	“MX-1” Neighborhood Mixed-Use Center District
PROPOSED ZONING:	“R-2” Suburban Residential District
PROPERTY SIZE:	177' x 356.5' = 63,101 square feet – 1.314 acres
SURROUNDING LAND USE:	N: Single-Family Residential S: Single-Family Residential E: Single-Family Residential W: Multi-Family & Commercial Retail
SURROUNDING ZONING:	N: “MX-1” Neighborhood Mixed-Use Center District S: “MX-1” Neighborhood Mixed-Use Center District E: “R-2” Suburban Residential District W: “MFR” Multi-Family Residential & “MX-1” Neighborhood Mixed-Use Center Districts
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for “Low-Density Residential” land use. Aurelius Road is designated as a prime connector.

DESCRIPTION:

This is a request by Keavin & Lindsay (Johnson) Henson to rezone the property at 4111 Aurelius Road, legally described as:

Commencing 265.67 feet North of the West ¼ post, thence East 356.5 feet, North 177 feet, West 356.5 feet, South 177 feet to the point of beginning; Section 35, T4N R2W

from “MX-1” Neighborhood Mixed-Use Center District to “R-2” Suburban Residential District. The purpose of the rezoning is to bring the single-family residential use of the property into compliance with the Zoning Ordinance.

COMPATIBILITY WITH SURROUNDING LAND USE:

The rezoning will not result in any changes to the subject property and thus, will have no impact on the surrounding area. The applicant is requesting the rezoning for the sole purpose of bringing the single-family residential use of the property into compliance with the Zoning Ordinance. The “MX-1” zoning district only permits single-family residential uses on local streets. Since Aurelius Road is designated as a prime connector (non-local street), the property is considered “nonconforming” and is subject to the following provisions of Chapter 1270 of the Zoning Ordinance:

- No such structure may be enlarged or increased, nor extended to occupy a greater area of land.
- Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except as may be permitted by the Board of Zoning Appeals.
- If a non-conforming use is abandoned for any reason for a period of more than twelve (12) calendar months, any subsequent use shall conform to the requirements of this Chapter. Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

The rezoning will bring the building into compliance with the Zoning Ordinance so that the owner’s investment is protected in the event of damage or destruction and the building can be enlarged or reconstructed without requiring special approval by the Board of Zoning Appeals, particularly since approval by the BZA is not guaranteed.

No requests to split the lot have been proposed at this time. If such an inquiry is made at some time in the future, a variance to the width to depth ratio would be required, as would a land survey to determine where the new lot line would need to be drawn in order to comply with the side yard building setback requirements from the existing structures to the new lot line.

As evidenced by the attached zoning map, the subject property is located in an area that has a mix of commercial and residential land uses and zoning patterns. The 3 properties to the north and to the south along the east side of Aurelius Road and one of the parcels to the west are zoned MX-1, some of which are being used for commercial purposes and others of which are being used for residential purposes. There is a multiple family residential condo development to the west that is zoned “MFR” Multi-Family Residential and a single-family neighborhood to the east that is zoned R-2 which is the zoning designation being sought by the applicant. Since the site adjoins “R-2” Suburban Residential zoning to its east, the rezoning would not be considered a true “spot zone” although it would result in a spot zone of R-2 zoning in the 4000-4200 blocks on the east side of Aurelius Road as the properties to the north and south are zoned MX-1. Given the zoning pattern and the eclectic mix of land uses that already exist in the area, however, the rezoning will not create an inconsistent land use pattern or create a zoning pattern that will allow for incompatible uses.

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 Plan lists the following as “typical uses” for the “Low-Density Residential” land use category:

“Single-family detached homes.”

The current “MX-1” Neighborhood Mixed-Use Center zoning designation of the subject property allows uses that are in direct conflict with the residential land use pattern being advanced in the master plan for the Aurelius Road corridor. The proposed “R-2” Suburban Residential zoning, by contrast, allows for low-density, single-family residential dwellings on medium to large-sized lots. The proposed rezoning to bring the single-family dwelling on the subject property into compliance with the Zoning Ordinance is therefore, supported by the master plan designation.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed rezoning will have no negative impacts on vehicular or pedestrian traffic. The proposed rezoning merely brings the current single family residential use of the subject property into compliance with the Zoning Ordinance. The traffic generated by a single-family residential dwelling is far less than the uses permitted in the “MX-1” Neighborhood Mixed-use Center district.

IMPACT ON PUBLIC FACILITIES:

The site is already served by all necessary public facilities and no changes are proposed for the site that would have any impact on public facilities.

ENVIRONMENTAL IMPACT:

The proposed rezoning will have no impacts on the natural environment as the site is already developed and no changes are proposed at this time. Even if a proposal to split the lot were to be submitted, the newly formed lot would be limited to the same “R-2” Suburban Residential land uses, resulting in a negligible increase to public utilities.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The applicant’s request will not be disruptive to the development pattern in the area which is already characterized by a variety of land uses and zoning designations. The proposed rezoning merely allows the existing single-family dwelling, which is a reasonable use of the property, to continue without the limitations that result from being a nonconforming use. The proposed request to rezone the property from “MX-1” Mixed-Use Neighborhood Center district to the “R-2” Suburban Residential district is consistent with the low-density, residential use of the area being advanced in

the Design Lansing Comprehensive Plan. In addition, it is not anticipated that the rezoning will set a negative precedent for future rezoning requests as the majority of the other properties along Aurelius Road that are zoned “MX-1” are being used for commercial purposes.

SUMMARY

This is a request by Keavin & Lindsay (Johnson) Henson to rezone the property at 4111 Aurelius Road, legally described as:

Commencing 265.67 feet North of the West ¼ post, thence East 356.5 feet, North 177 feet, West 356.5 feet, South 177 feet to the point of beginning; Section 35, T4N R2W

from “MX-1” Neighborhood Mixed-Use Center district to “R-2” Suburban Residential district. The purpose of the rezoning is to bring the single-family residential use of the property into compliance the Zoning Ordinance to eliminate the restrictions that result from the use of the property being considered “nonconforming”.

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

RECOMMENDATIONS

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

Z-1-2023 be approved to rezone the property at 4111 Aurelius Road from “MX-1” Neighborhood Mixed-Use Center District to “R-2” Suburban Residential District.

Respectfully Submitted,

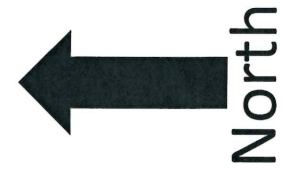
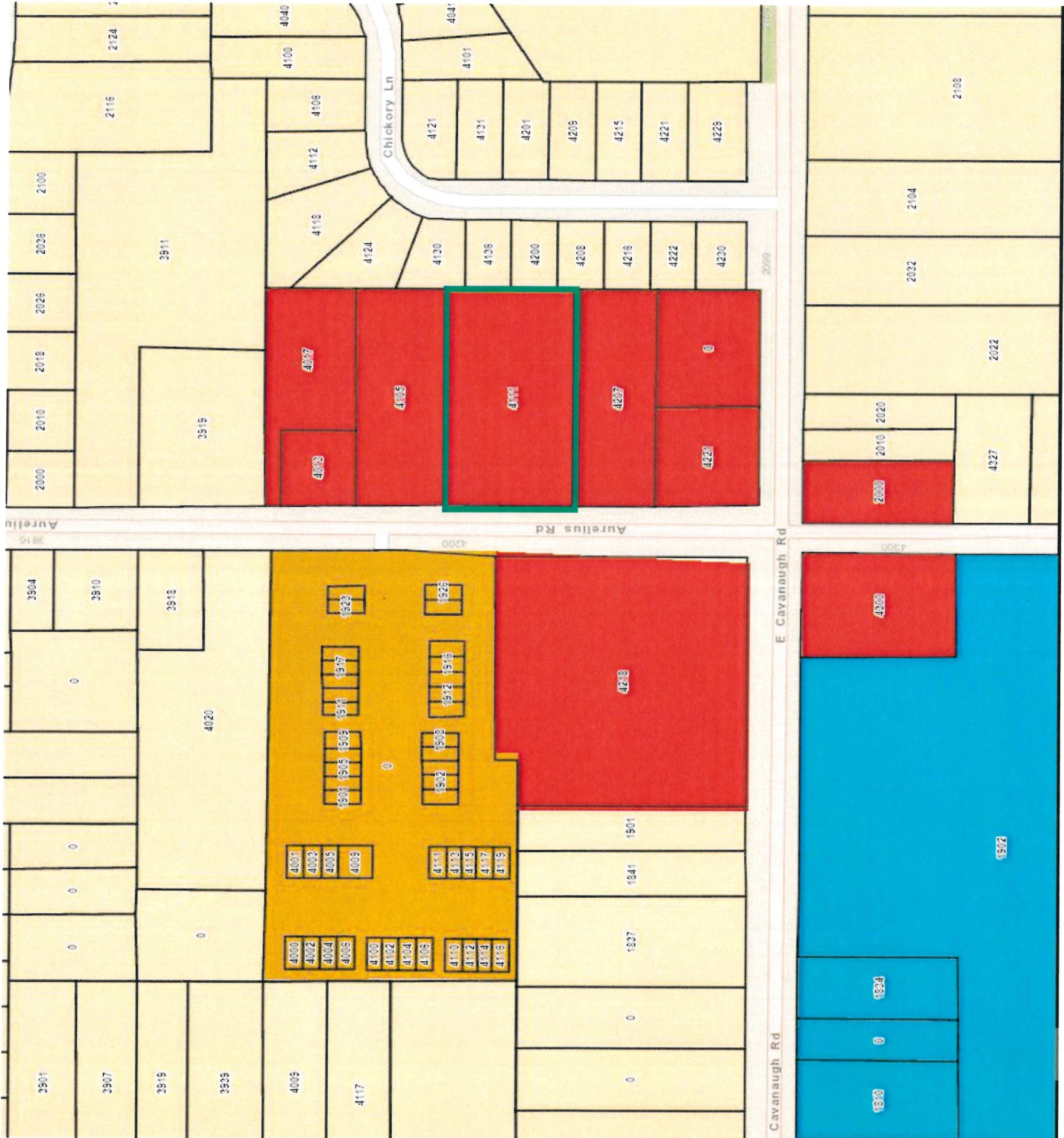
Zachary Driver
Commercial Corridor Specialist





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

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 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

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

Case Number:	Z-1-2023
Parcel Number's:	33-01-01-35-154-051
Addresses:	4111 Aurelius Road
Legal Descriptions:	Commencing 265.67 feet North of the West ¼ post, thence East 356.5 feet, North 177 feet, West 356.5 feet, South 177 feet to the point of beginning; Section 35, T4N R2W, from "MX-1" Neighborhood Mixed-Use Center to "R-2" Suburban Residential

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 _____, 2023, 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.

Z-4-2023

Z-4-2023, N. Larch Street Rezoning from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial

At its May 4, 2023, meeting, the Planning Board voted 3-1 to recommend denial of Z-4-2023. 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 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 Planning Board held a public hearing at its May 2, 2023, meeting at which the applicant spoke in favor of the rezoning and 2 individuals spoke in opposition to the request.

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.

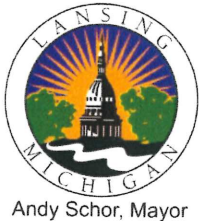
The findings of fact, as outlined in this staff report do not support a positive recommendation for the requested rezoning. The proposed rezoning is not consistent with the existing zoning and land use patterns in the area and with the low-density residential future land use pattern being advanced in 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

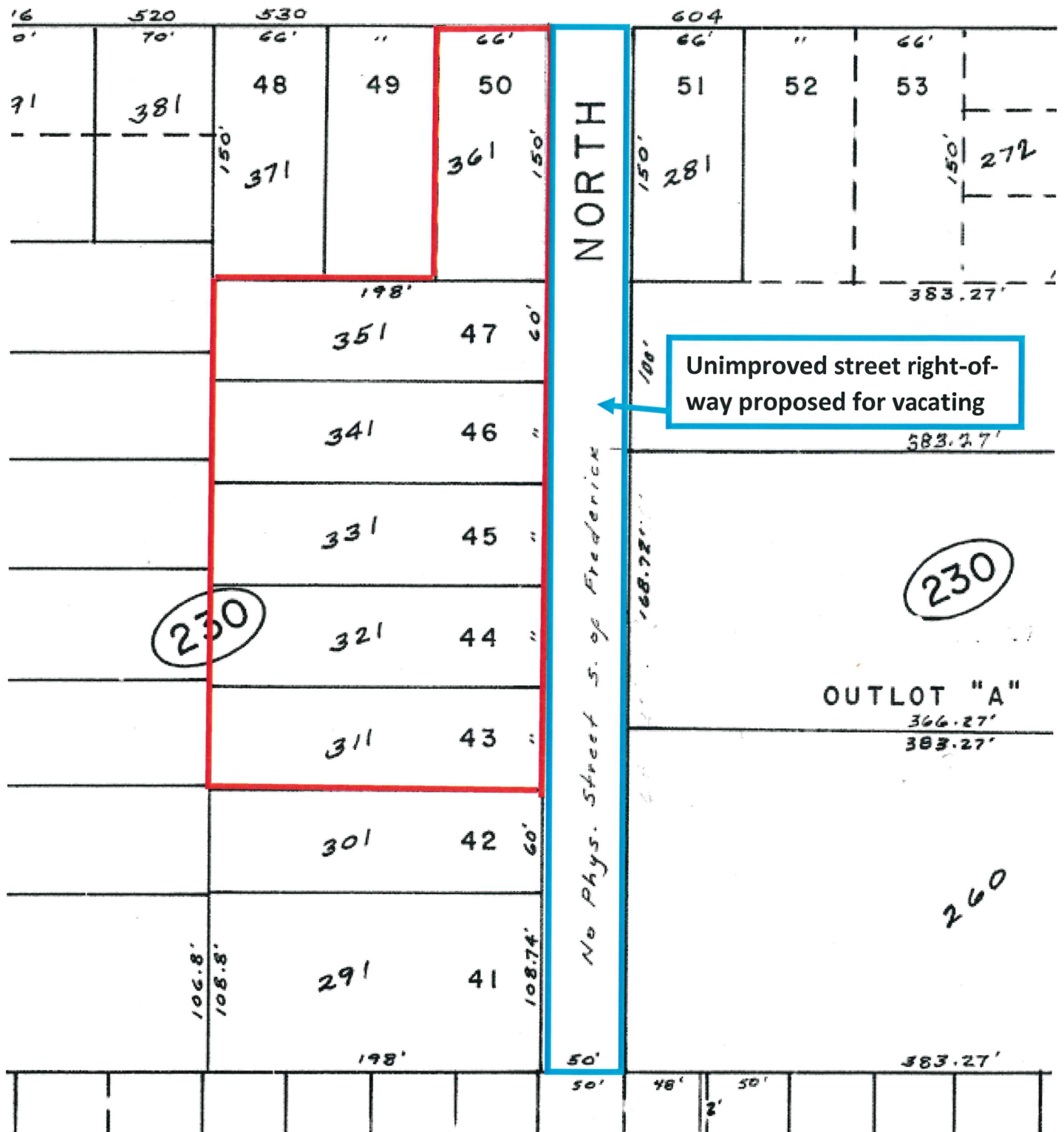
For assistance, please contact:

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

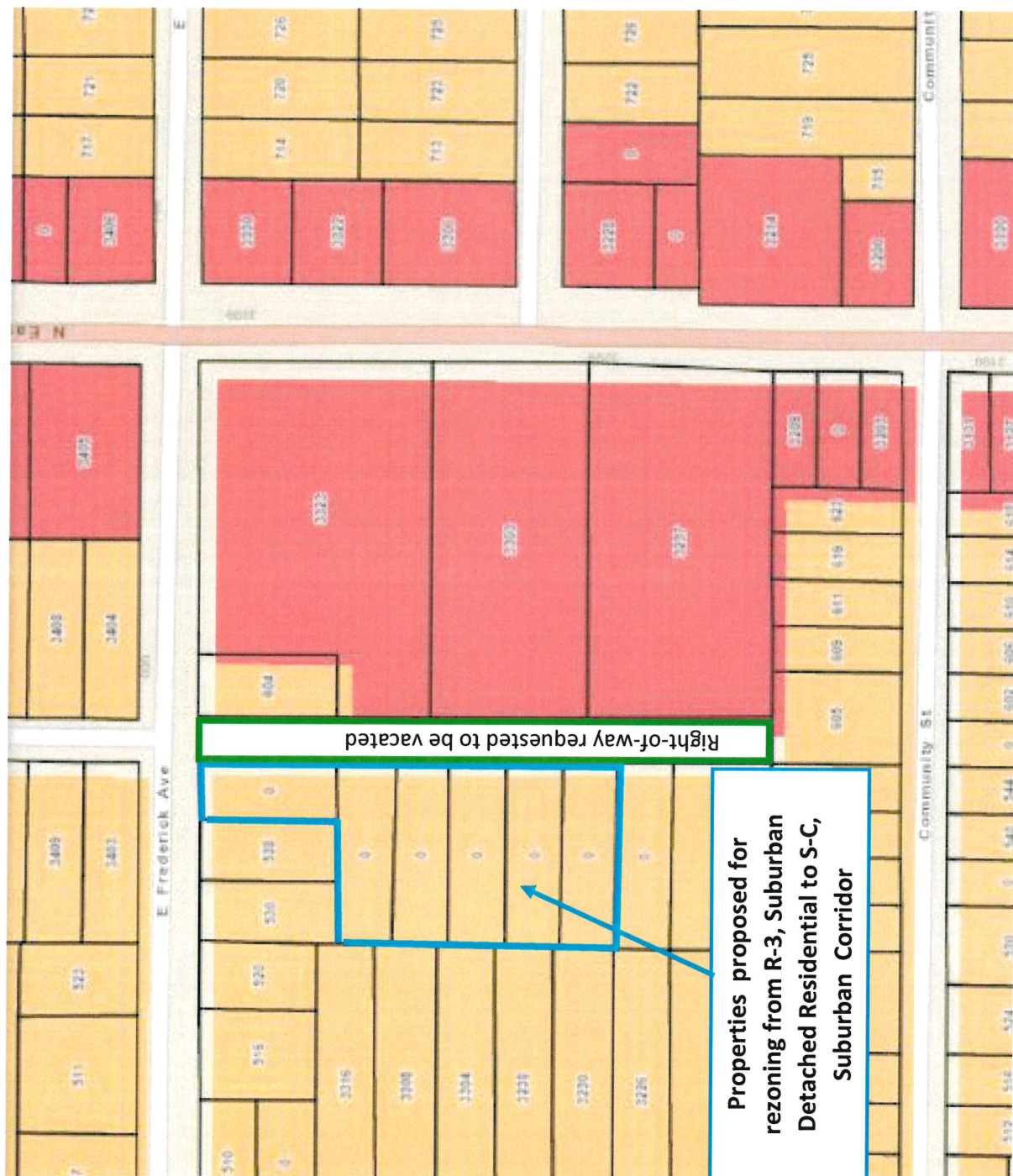
FREDERICK STREET



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



North

View of property from E. Frederick Avenue



BY THE COMMITTEE ON DEVELOPMENT AND 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, June 12, 2023, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-4-2023: 6 vacant lots along the west side of the 3300 block of the unimproved N. Larch Street right-of-way from "R-3" Suburban Detached Residential to "S-C" Suburban Commercial

INTRODUCTION OF ORDINANCE

The following ordinance of the City of Lansing, Michigan, for amending the Code of Ordinances 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 1242.02 of the Zoning Ordinance for property located at:

Z-4-2023: 6 vacant lots along the west side of the 3300 block of the unimproved N. Larch Street right-of-way from "R-3" Suburban Detached Residential to "S-C" Suburban Commercial

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

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

**Z-4-2023, N. Larch Street
Rezoning from “R-3” Suburban Detached Residential
to “S-C” Suburban Commercial**

The Lansing City Council will hold a public hearing on Monday, June 12 , 2023 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request to rezone 6 vacant parcels located along the west side of the 3300 block of the unimproved of N. Larch Street right-of-way that extends south off of E. Frederick Avenue, 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 Schworer’s Bloomfield Farms

The purpose of the rezoning is to permit use of the subject properties for storage of materials related to the fence construction/contracting business at 3323 N. East Street

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, June 12, 2023 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

ORDINANCE # _____

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

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 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-4-2023
Parcel Number's: 33-01-01-04-230-331, 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
Addresses: 6 vacant lots along the west side of the 3300 block of the unimproved N. Larch Street right-of-way
Legal Descriptions: Lots 43, 44, 45, 46, 47 & 50, Supervisors Plat of Schworer's Bloomfield Farms from R-3" Suburban Detached Residential to "S-C" Suburban Commercial

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 _____, 2023, 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.

Z-5-2023

**1906 E. Miller Road and the vacant parcel at the southwest corner
of E. Miller Road and Aurelius Road**

**Rezoning from “R-3” Suburban Detached Residential
to “R-MX” Residential Mix**

At its May 4, 2023, meeting, the Planning Board voted unanimously to recommend approval of Z-4-2023. This is a request to rezone 1906 E. Miller Road and the adjoining vacant parcel at the southwest corner of E. Miller Road and Aurelius Road from “R-3” Suburban Detached Residential to “R-MX” Residential Mix. The purpose of the rezoning is to permit multiple family residential use of the subject properties consisting of duplexes and single family detached units.

The Planning Board held a public hearing at its May 2, 2023, meeting at which the applicant spoke in favor of the rezoning and 1 area resident spoke in opposition to the request, citing concerns about increased traffic in the area.

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 family attached residential housing
development (approximately 58 total dwelling units on 10 acres).

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	<u>58</u>	<u>174</u>
	TOTAL UNITS	<u>58</u>	

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

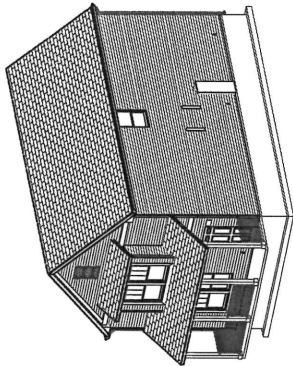
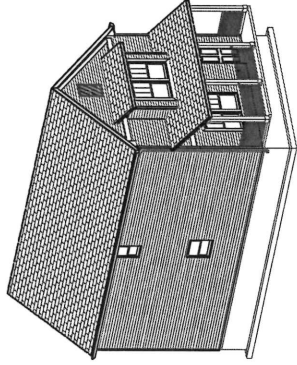
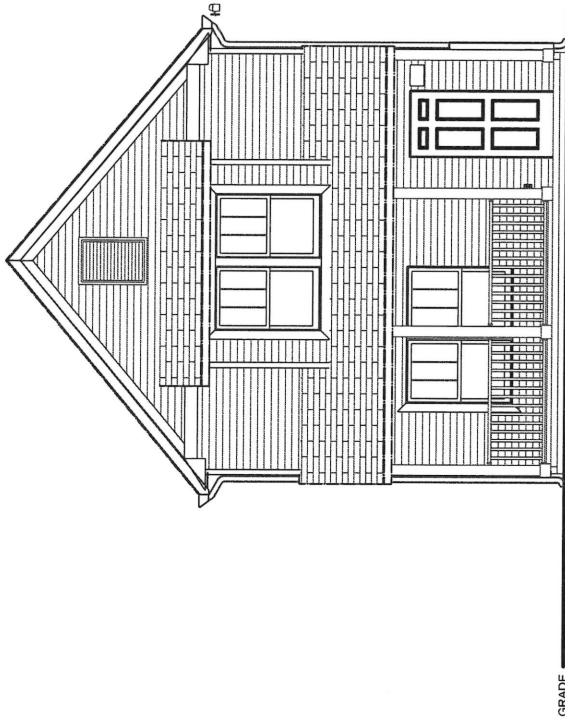






FRONT ELEVATION

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



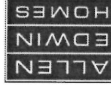
A-01

SHEET NUMBER

FOR: Allen Edwin Homes
LOT #:
LOCATION:

11440S

PRINT DATE:
06/02/2022



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

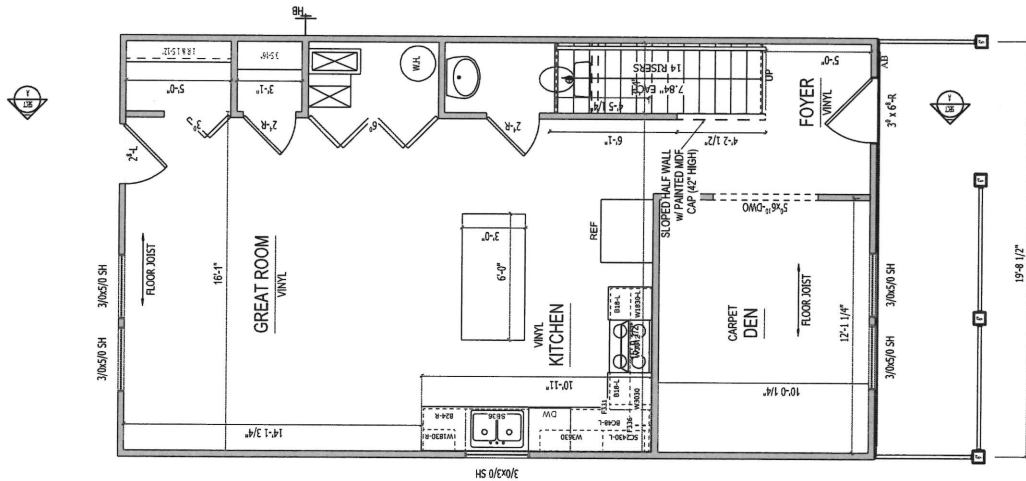
ELEVATION A1
GARAGE RIGHT
REVISION

REV. NO.
DATE

REMARKS

FIRST FLOOR PLAN

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



- GENERAL FLOOR PLAN NOTES:
1. AFTER NON-LOAD BEG WALLS
 2. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER
 3. DIMENSIONS ARE FROM FACE OF STUDS
 4. PROVIDE BLINDS ABOVE WINDOWS
 5. PROVIDE EXTRA STUDS AS INDICATED
 6. ALL BEAM FINANCE LOCATIONS ABOVE FLOOR UNLESS OTHERWISE NOTED
 7. PROVIDE DOUBLE CYPRES UNDER
 8. SHIM EXTERIOR DOORS & PKT. DOORS
 9. UPPER KITCHEN CABINETS 54" ABOVE SUBFLOOR
 10. 16" O.C. STUDS AT KITCHEN WALLS w/ CABINETS

REVISION	REV. NO.	DATE	REMARKS
GARAGE RIGHT ELEVATION A1			

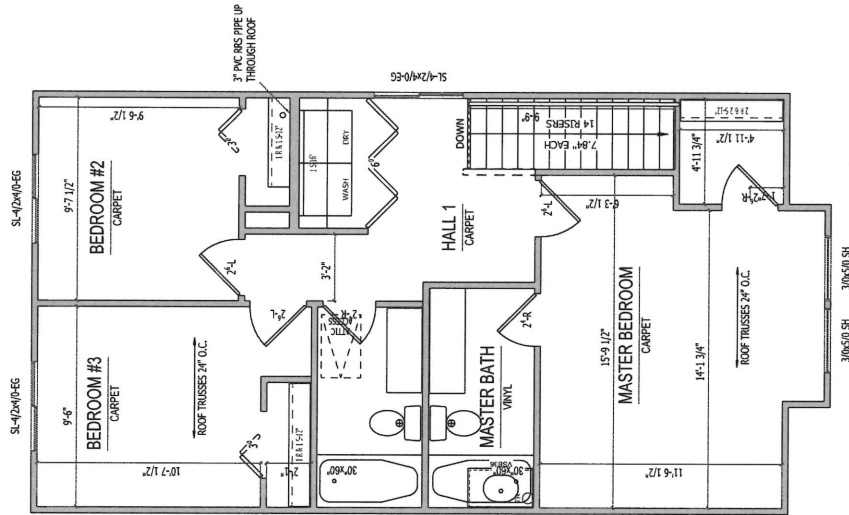
ALLEN EDWIN HOMES
2186 E. Centre Street
Portage, MI 49002
(269) 321-2600
www.allenedwin.com

ALLEN
EDWIN
HOMES

1440S
FOR: Allen Edwin Homes
LOT #:
SHEET NUMBER
A-07
PRINT DATE: 06/02/2022
CG Visions 2008 PLAN CREATION DATE 10/01/2019

SECOND 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-HANG, 6" MIN. OVER SILL, 6" MIN. UNDER SILL, AND INDICATED BY NUMBER ON PLAN.
 3. DIMENSIONS ARE FROM FACE OF STUDS.
 4. DOORS 16" O.C. TYP.
 5. PROVIDE EXTRA STUDS AS INDICATED ON PLAN.
 6. ALL WINDOWS TO BE 6'-0" TO 6'-6" ABOVE FLOOR UNLESS OTHERWISE NOTED.
 7. PROVIDE STUDS FOR BEARING AT OPENINGS.
 8. 30" WIDE AND GREATER.
 9. UPPER KITCHEN CABINETS 54" ABOVE SUBFLOOR.
 10. 16" O.C. STUDS AT KITCHEN WALLS w/ CABINETS.

REVISION	DATE	REV. NO.	REMARKS
ELEVATION A1			
GARAGE RIGHT			

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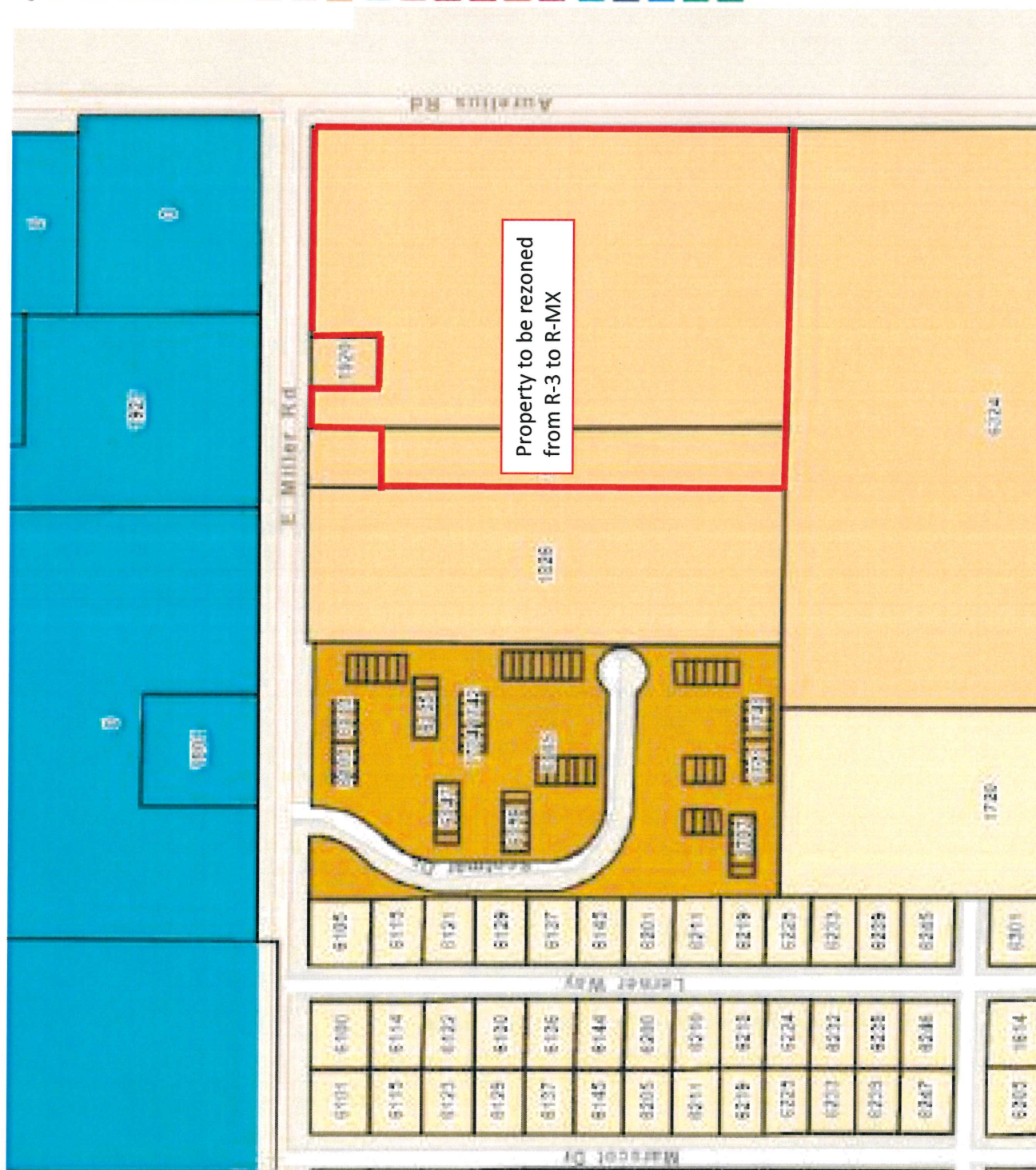
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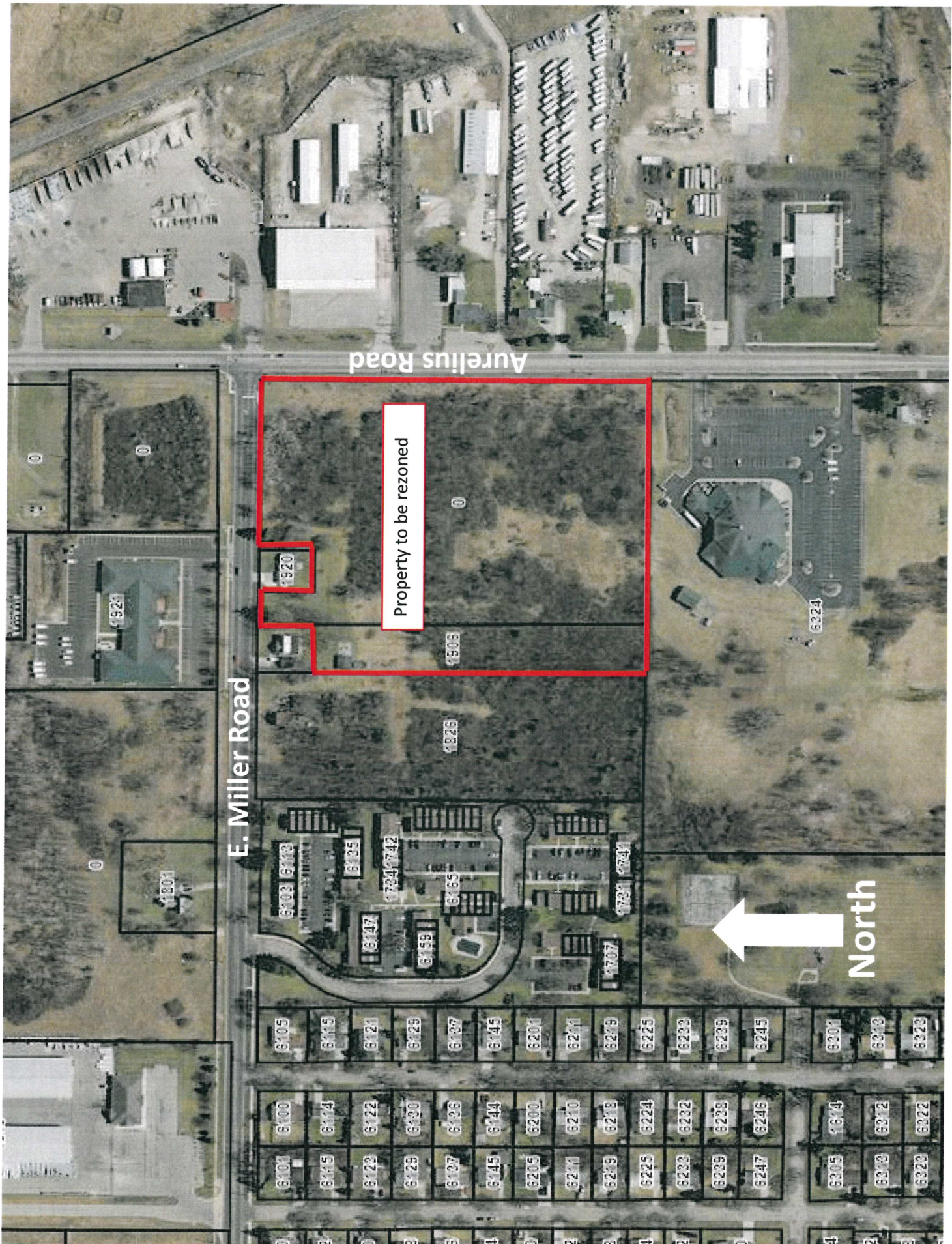
11440S
FOR: Allen Edwin Homes
LOT #: 11440S
LOCATION: 11440S
PRINT DATE: 06/02/2022
SHEET NUMBER: A-08

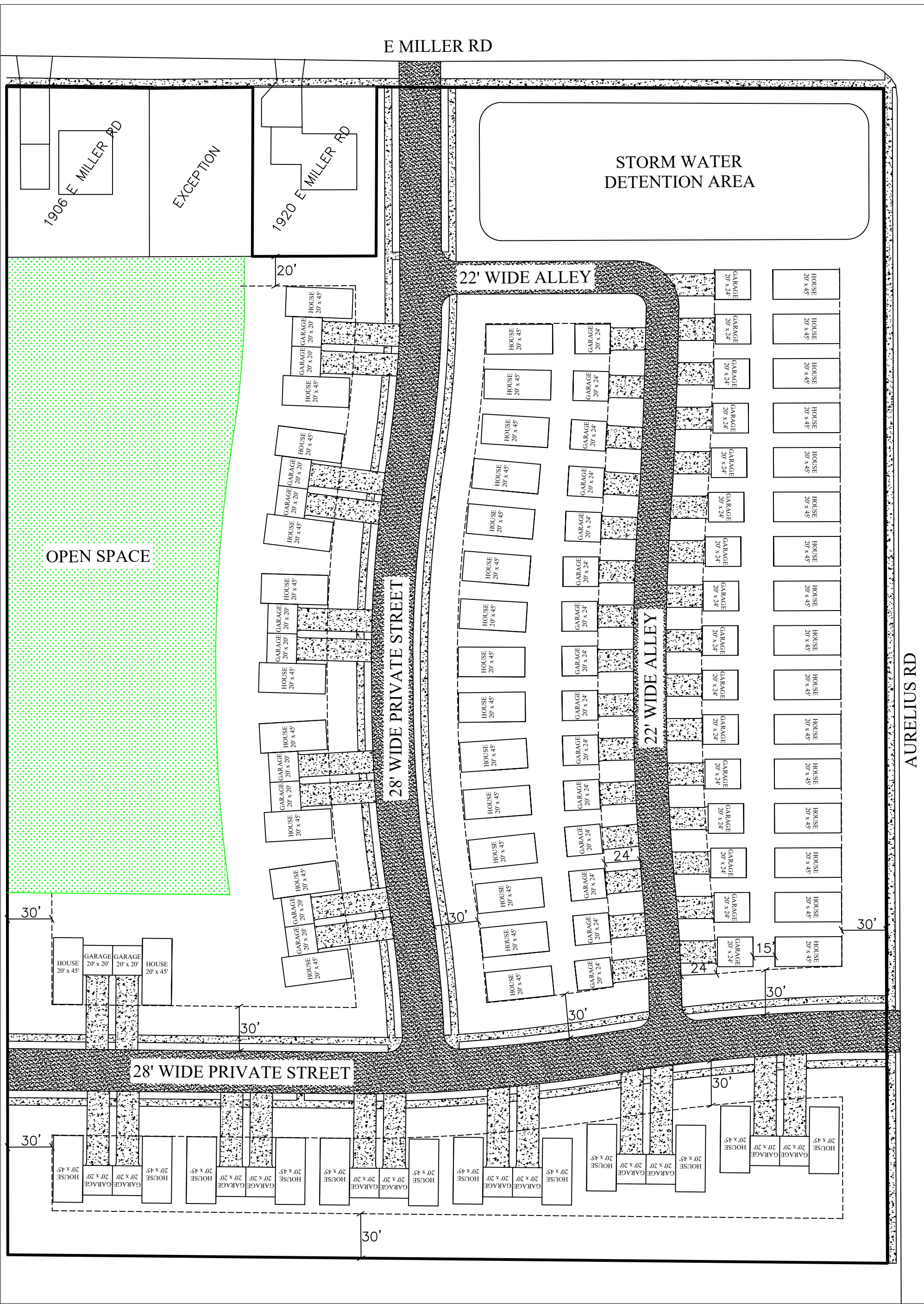
1

- 

North







DEVELOPMENT NOTES
TOTAL ACREAGE: 10.62
DUPLEX UNITS: 24
SINGLE FAMILY UNITS: 31

SETBACKS
FRONT: 30'
REAR: 30'
SIDE: 20'

3/28/2023
1"=60'

A-01

SHEET NUMBER

!1440S

FOR: Allen Edwin Homes
LOT #:
LOCATION:

PRINT DATE:
06/02/2022

ALLEN
EDWIN
HOMES

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ELEVATION A1
GARAGE RIGHT
REVISION

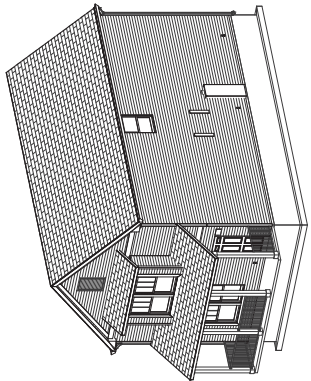
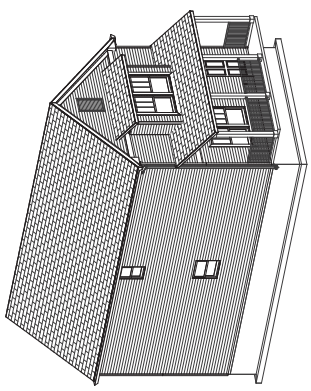
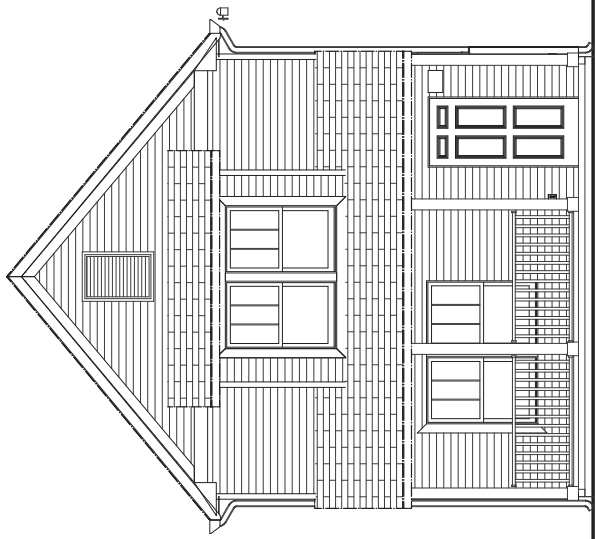
REV. NO.
DATE

REMARKS

FRONT ELEVATION

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

GRADE

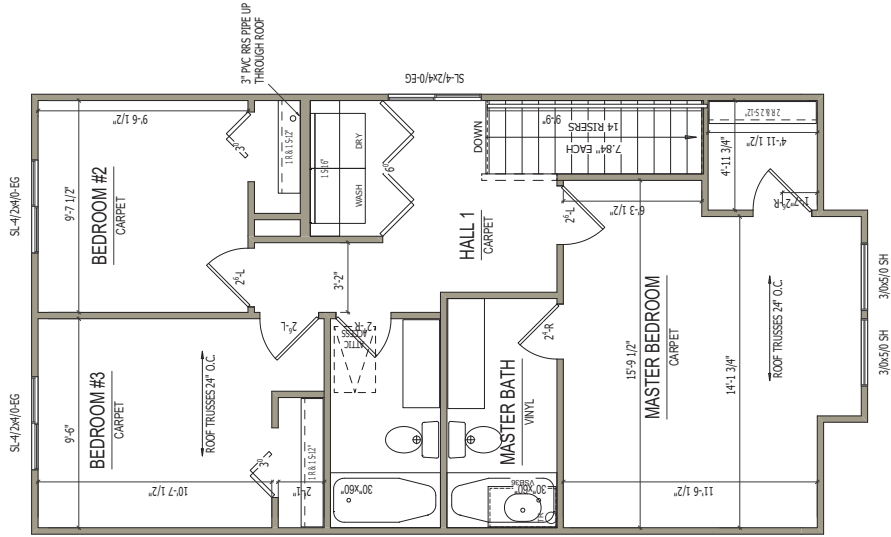


A-07		SHEET NUMBER	
!1440S		FOR:	LOCATION:
		Allen Edwin Homes	
		LOT #:	
		PRINT DATE:	
		06/02/2022	

FIRST FLOOR PLAN

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

- GENERAL FLOOR PLAN NOTES:**
1. ALL INTERIOR NONLOAD BEARING WALLS TO BE CONCRETE CMU 8" THICK.
 2. UNINDICATED DOOR SWEPT UNDER DOOR.
 3. UNINDICATED WINDOW TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN.
 4. DIMENSIONS ARE FROM FACE OF STUDS.
 5. PROVIDE BLOCKING ABOVE WINDOWS.
 6. PROVIDE 19" O.C. TRUSSES AS INDICATED AT ALL BEAM BEARING LOCATIONS.
 7. ALL WINDOW HT. TO BE 6'-10 7/8" ABOVE FINISHED FLOOR.
 8. PROVIDE 2X6 CEILING JOISTS.
 9. PROVIDE 2X6 CEILING JOISTS UNDER HEADERS FOR BEARING AT OPENINGS.
 10. 6" WIDE AND GREATER.
 11. 12" ABOVE SUBFLOOR.
 12. 12" ABOVE SUBFLOOR.
 13. UPPER KITCHEN CABINETS 5'4" ABOVE SUBFLOOR.
 14. 12" ABOVE SUBFLOOR.
 15. 12" ABOVE SUBFLOOR.
 16. 12" ABOVE SUBFLOOR.
 17. 12" ABOVE SUBFLOOR.
 18. 12" ABOVE SUBFLOOR.
 19. 12" ABOVE SUBFLOOR.
 20. 12" ABOVE SUBFLOOR.



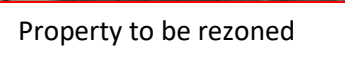
SECOND FLOOR PLAN

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

REVISION	REV. NO.	DATE	REMARKS
ELEVATION A1			
GARAGE RIGHT			

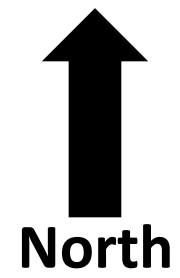
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FOR: Allen Edwin Homes
SHEET NUMBER: A-08
LOT #: 1440S
LOCATION: 1440S
PRINT DATE: 06/02/2022





- ### 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



BY THE COMMITTEE ON DEVELOPMENT AND 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, June 12, 2023, at 7 p.m. in City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-5-2023: 1906 E. Miller Road and the vacant parcel at the southwest corner of E. Miller Road and Aurelius Road from "R-3" Suburban Detached Residential to "R-MX" Residential Mix

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, for amending the Code of Ordinances 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 1242.02 of the Zoning Ordinance for property located at:

Z-5-2023: 1906 E. Miller Road and the vacant parcel at the southwest corner of E. Miller Road and Aurelius Road from “R-3” Suburban Detached Residential to “R-MX” Residential Mix

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

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

**Z-5-2023, 1906 E. Miller Road and the vacant parcel at the southwest corner of E.
Miller Road and Aurelius Road**

Rezoning from “R-3” Suburban Detached Residential to “R-MX” Residential Mix

The Lansing City Council will hold a public hearing on Monday, June 12, 2023 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider 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” Residential Mix. The purpose of the rezoning is to permit multiple family residential use of the subject properties.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, June 12, 2023 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

ORDINANCE # _____

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

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

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

Case Number:	Z-5-2023
Parcel Number's:	33-01-05-10-226-140 & 33-01-05-10-226-151
Addresses:	1906 E. Miller Road and the vacant parcel at the southwest corner of E. Miller Road and Aurelius Road
Legal Descriptions:	1906 E. Miller Road: Commencing 627 feet West of the Northeast Corner of Section 10, thence South 825 feet, East 100 feet, North 825 feet, West 100 feet to the point of beginning; Vacant parcel: North 825 feet of the East 527 feet of the Northeast 1/4 of Section 10, T3N, R2W, except the North 147 feet of the West 83.5 feet of the East 459.5 feet thereof, from "R-3" Suburban Detached Residential to "R-MX" Residential Mix.

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 _____, 2023, 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.

Z-6-2023

1326 N. Chestnut Street and the vacant lot to its south

**Rezoning from “R-6A” Urban Detached Residential
to “R-MX” Mixed Residential.**

At its May 4, 2023, meeting, the Planning Board voted 3-1 to recommend approval of Z-6-2023. 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 1, 4-unit row house on the subject properties (will be combined into 1 parcel if the rezoning is approved).

The Planning Board held a public hearing at its May 2, 2023, meeting at which the applicant spoke in favor of the rezoning and 5 area residents spoke in opposition to the request, citing concerns about increased traffic in the area, limited availability of on-street parking, and increased level of activity in general being disruptive to the neighborhood.

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.

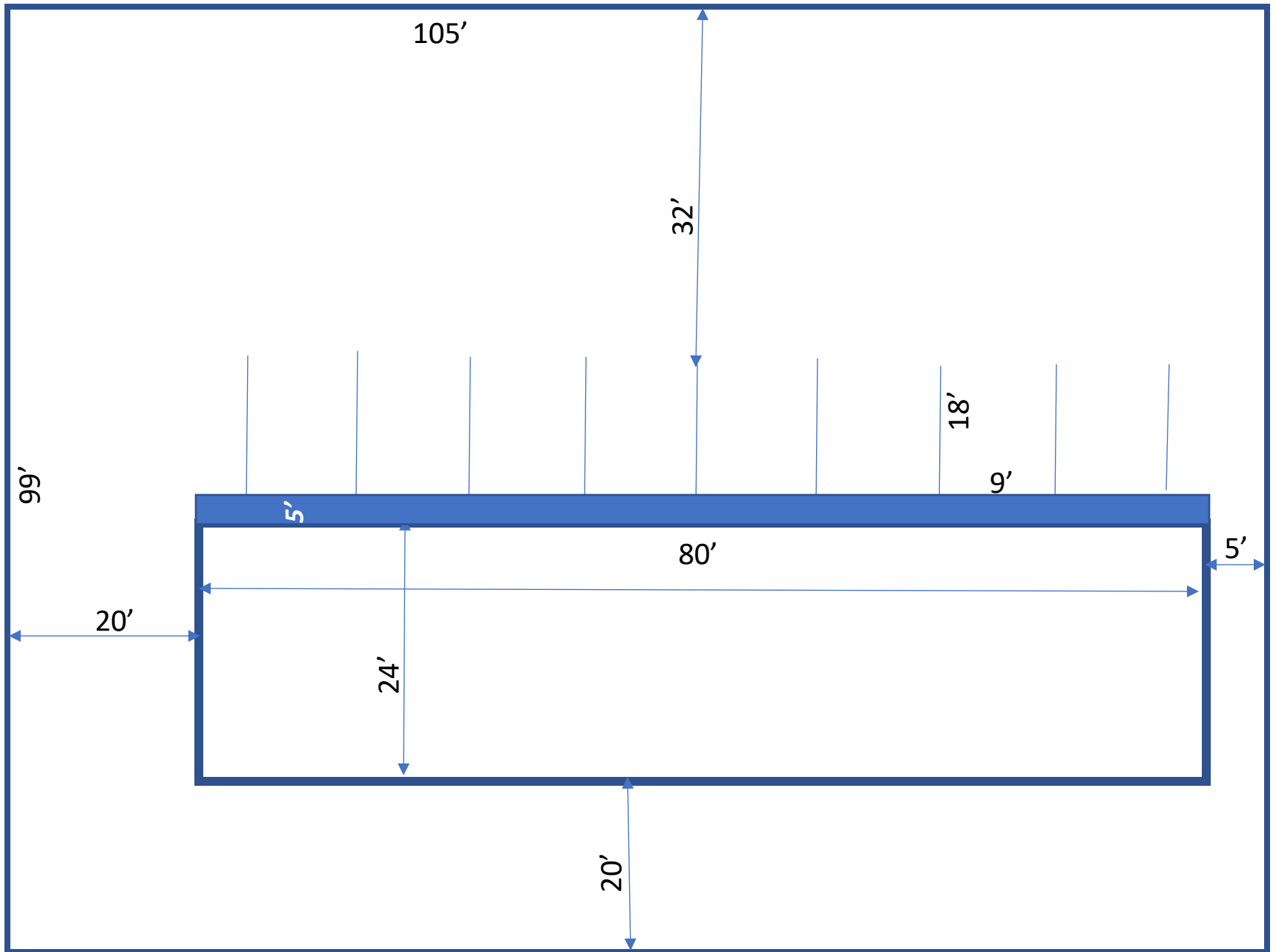
RECOMMENDATION

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,

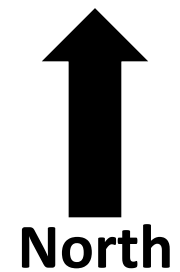
**Susan Stachowiak
Zoning Administrator**

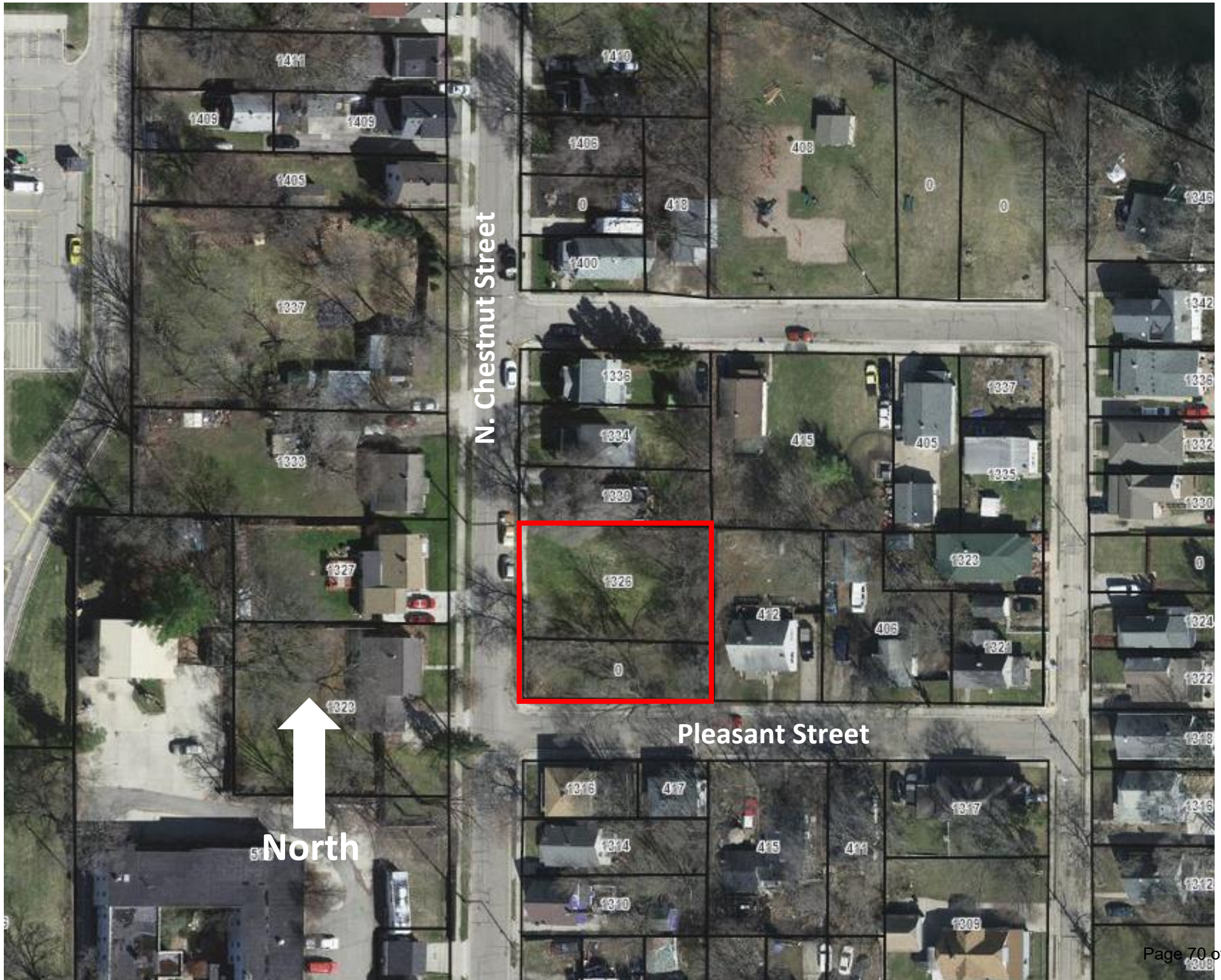




Zoning Districts

- 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





BY THE COMMITTEE ON DEVELOPMENT AND 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, June 12, 2023, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-6-2023: 1326 N. Chestnut Street & vacant lot to its south from "R-6A" Urban Detached Residential to "R-MX" Residential Mix

INTRODUCTION OF ORDINANCE

The following ordinance of the City of Lansing, Michigan, for amending the Code of Ordinances 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 1242.02 of the Zoning Ordinance for property located at:

Z-6-2023: 1326 N. Chestnut Street & vacant lot to its south from “R-6A” Urban Detached Residential to “R-MX” Residential Mix

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

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

**Z-6-2023, 1326 N. Chestnut Street & Vacant Lot to its South
Rezoning from “R-6A” Urban Detached Residential
to “R-MX” Residential Mix**

The Lansing City Council will hold a public hearing on Monday, June 12, 2023 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider 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” Residential Mix. The purpose of the rezoning is to permit a multiple family residential building on the subject property.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, June 12, 2023 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

ORDINANCE # _____

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

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

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

Case Number:	Z-6-2023
Parcel Number's:	33-01-01-09-181-031 & 33-01-09-181-141
Addresses:	1326 N. Chestnut Street and the vacant parcel to its south at the northeast corner of N. Chestnut Street and Pleasant Street
Legal Descriptions:	Lots 19, 20 & 21, Assessors Plat No 15, recorded in Liber 10, Page 18, from "R-6A" Urban Detached Residential to "R-MX" Residential Mix

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 _____, 2023, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

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

GENERAL INFORMATION

APPLICANT: Justin Miller
Looking Glass AFC (Adult Foster Care)
1543 Dennison Road
East Lansing, MI 48823

OWNER: Passionist Sisters Convent
109 E. Randolph Street
Lansing, MI 48906

REQUESTED ACTION: Special Land Use Permit for a state-licensed adult foster care, small group home for up to 12 residents in care

EXISTING LAND USE: Vacant convent

EXISTING ZONING: "R-6A" Urban Detached Residential District

PROPERTY SIZE: 16,296 square feet (.374 acres)

SURROUNDING LAND USE: N: Single Family Residential
S: Single Family Residential
E: Single Family Residential
W: St. Therese Parish Church

SURROUNDING ZONING: N: "R-6A" Urban Detached Residential District
S: "R-6A" Urban Detached Residential District
E: "R-6A" Urban Detached Residential District
W: "R-6A" Urban Detached Residential District

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property for low density residential use. E. Randolph Street is designated as a local road.

APPLICANT'S REQUESTS

SLU-1-2023: Special land use permit to utilize the existing building at 109 E. Randolph Street for a state-licensed adult foster care, small group home. The proposal is to provide around the clock care for a maximum of 12 residents that may be developmentally delayed, need assistance with daily living activities or are dealing with issues such as dementia or Alzheimer's Disease. The home will be licensed and operated in accordance with all State of Michigan requirements for adult foster care group home facilities and subject to inspections and oversight thereby.

BACKGROUND INFORMATION

The building on the subject property has historically been used as a convent for 17 nuns. At one time it was located on the same property as the church to its west and the convent was considered an accessory use to the church. The subject property was split off from the church property more than 40 years ago, although the church allowed the nuns to continue utilizing its parking lot. At this time, the church is not unwilling to sell or lease any of its parking to a future owner of the property for several reasons including liability and the additional maintenance that would be involved in keeping the lot clear during a snow/ice event.

The capacity of the convent has decreased over the years and is now vacant or in very limited use as living quarters for nuns. The current owner would like to sell the property but has had difficulty doing so because of the parking situation and because the zoning only allows for single family residential use, without a special land use permit. There is no room on the site to construct additional parking and given the size of the building, it would be unreasonable to restrict it to a single-family dwelling. The property is located in an area that, except for the church, is almost exclusively single family residential. There needs to be some accommodation for reuse of the building and the only way to do so is to either rezone the property or issue a special land use permit and to authorize a variance to the parking requirement which was granted by the Board of Zoning Appeals at its June 9, 2022, meeting.

There was a recent request to rezone the property to the “R-AR” Residential Adaptive Reuse zoning district and for a special land use permit to allow a 20-bed, large group adult foster care center. Those requests were withdrawn by the applicant prior to any action for approval or denial by the City Council. A rezoning is not required for the proposed small group home for up to 12 residents as it is a use permitted under the current “R-6A” zoning, with a special land use permit.

SPECIAL LAND USE PERMIT

Section 1262.02(f) of the Zoning ordinance 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?**

Approval of the special land use permit will allow the existing building at 109 E. Randolph Street to be used for a low impact residential use, similar in intensity to the historical use of the property as a convent. The proposal, therefore, will not change the general character of the neighborhood. In fact, the proposed 12-bed group home should have the least amount of impact on the surrounding residential neighborhood of any use that could potentially occupy the existing building. Traffic is expected to be light which will result in a low demand for use of on-street parking in the area and activity associated with the use should be minimal and not generate noise, fumes, light glare or other nuisances that would be disruptive to the neighborhood. If the special land use permit is not approved, the building will remain vacant and will deteriorate over time which will have a negative impact on the neighborhood.

The facility will have to be licensed and maintain licensing by the State of Michigan, Department of Licensing and Regulatory Affairs and will be subject to its oversight, regulations, and requirements. The facility will also be subject to inspections by the both the State and the Ingham County Health Department. The facility will be required to provide around the clock, on-site care by qualified staff.

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

The proposal merely involves reuse of an existing building from one residential use to another. Similar to the convent, the facility will be the home for its residents so it will not involve short-term or transient occupancy. Furthermore, no new construction is proposed for the site and the level of a activity generated by the proposed use will not change the essential character of the area. The proposed group home is the use of the building that is anticipated to have the least amount of impact on the surrounding residential neighborhood. The level of traffic, on-street parking, daily number of visitors to the site and activity in general associated with the proposed use is expected to be very low, and comparable to that which was generated by the convent when it was in full use.

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

The proposed 12-bed adult foster care home will not interfere with the enjoyment of adjacent properties. The special land use permit will allow for reuse of the existing building that is reasonable and will have as low of an impact as possible on the surrounding residential neighborhood. The proposed group home will generate a low volume of traffic which is of particular concern since all vehicles related to the facility will have no choice but to use the on-street parking that is shared by the residents in the area. It will also generate a very low volume of activity in general and will not involve noise, fumes, light glare, or any other type of nuisances that could interfere with the enjoyment of other properties in the area.

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?

The proposal does not involve any new construction on the site and thus, will have no impact on the natural environment. In fact, the site is not large enough to accommodate any new construction in compliance with applicable zoning ordinance development requirements such as setbacks, lot coverage and parking. As described in the above paragraphs of this report, the proposed group home is one of, if not the most appropriate use of the site as the volume of traffic and outdoor activity that it is anticipated to generate will not be at a level that is disruptive to the surrounding residential neighborhood.

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?

The proposed group home will produce very little traffic and no smoke, odors, fumes, glare or anything else at a level that would be detrimental or disruptive to the surrounding neighborhood. Furthermore, it is not anticipated that the facility will generate outdoor activities that result in noise from large numbers of people congregating on the site.

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?**

The site is already served by all necessary public facilities. With respect to transportation, the proposed adult care home will generate a low volume of both vehicular and pedestrian traffic. A variance to the parking requirement has been granted on the basis that there is no parking on the site, no room to construct any parking and because the low volume of traffic will result in minimal usage of the on-street parking in the area. Since the residents of the facility will not likely be in a position to drive, the traffic on a daily basis will be limited to that of visitors and staff which will likely only be about 5-6 persons during the day and even fewer in the evenings and overnight. This level of traffic will be comparable, if not even lower, than that which was generated by the convent when it housed 17 nuns.

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

The proposed facility is very similar to the historical use of the property as a convent and thus, the demand on public services and facilities should not increase to the extent that the demand exceeds 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 Design Lansing Comprehensive Plan designates the subject property for low density residential use. It appears that when the Plan was written, it was assumed that the building would remain a convent and thus, no alternative uses for the site were considered. The reason for creating the "R-AR" Residential Adaptive Reuse zoning district was to provide for appropriate reuse of sites that contain vacant schools, churches, and other institutional type buildings in residential neighborhoods so that they can be utilized but in a manner that does not negatively impact the area in which they are located. Compatibility of uses is also a primary goal of the City's Comprehensive Plan and is a fundamental principle of land use planning. The proposed group home will likely have the least amount of impact on the surrounding residential area as any use that would make for reasonable use of the subject property. It will generate a low volume of traffic, will not result in overuse of on-street parking, and will not produce noise, fumes, light glare or an overall level of activity that would be disruptive to the area. The proposed use will, therefore, be consistent with the intent and purpose of the Comprehensive Plan, the Zoning Ordinance and proper planning principles in general.

Approval of the special land use permit will not negatively impact future patterns of development or set a negative precedent for additional requests to permit group homes in the area. Both the City and the State do not permit 2 such facilities to be located within 1500 feet of each other. The subject property is unique in that it contains a large, existing building that is designed for housing multiple individuals and is located on a site that does not have any existing parking and is not large enough to accommodate any new parking. There are no other sites in the general vicinity of the subject property that share these same circumstances and could thus, make the same case for a group home special land use permit or a parking variance.

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

Since this request does not involve any new construction, the only dimensional requirement that applies is the number of parking spaces required for the proposed use. Section 1254.01.03 of the Zoning Ordinance requires .5 parking spaces for every 2 beds in the facility, plus .25 spaces per unit for visitor/employee parking. The proposed facility will have 12 beds which requires 9 parking spaces. In addition, the current Zoning Ordinance does not permit parking in a front yard and as evidenced by the attached aerial photograph, there is no room in the side or back yards, to accommodate any new parking. The applicant has been granted a variance from the Board of Zoning Appeals to the required number of parking as there is no existing parking on the site or room to construct new parking in compliance with the locational provisions of the Zoning Ordinance.

SUMMARY

SLU-1-2023: Special land use permit to utilize the existing building at 109 E. Randolph Street for a state-licensed adult foster care, small group home with a maximum capacity of 12 residents, operated in accordance with all State of Michigan requirements for such facilities.

The available information supports a finding the requests satisfy all of the criteria set forth in the Zoning Ordinance for evaluating rezoning special land use permit applications, as detailed in this staff report.

RECOMMENDATION

Staff recommends approval of SLU-1-2023, for a special land use permit to allow for use of the existing building at 109 E. Randolph Street for a state-licensed adult foster care, small group home providing care for up to 12 residents, operated in accordance with all State of Michigan requirements for such facilities.

Respectfully Submitted,

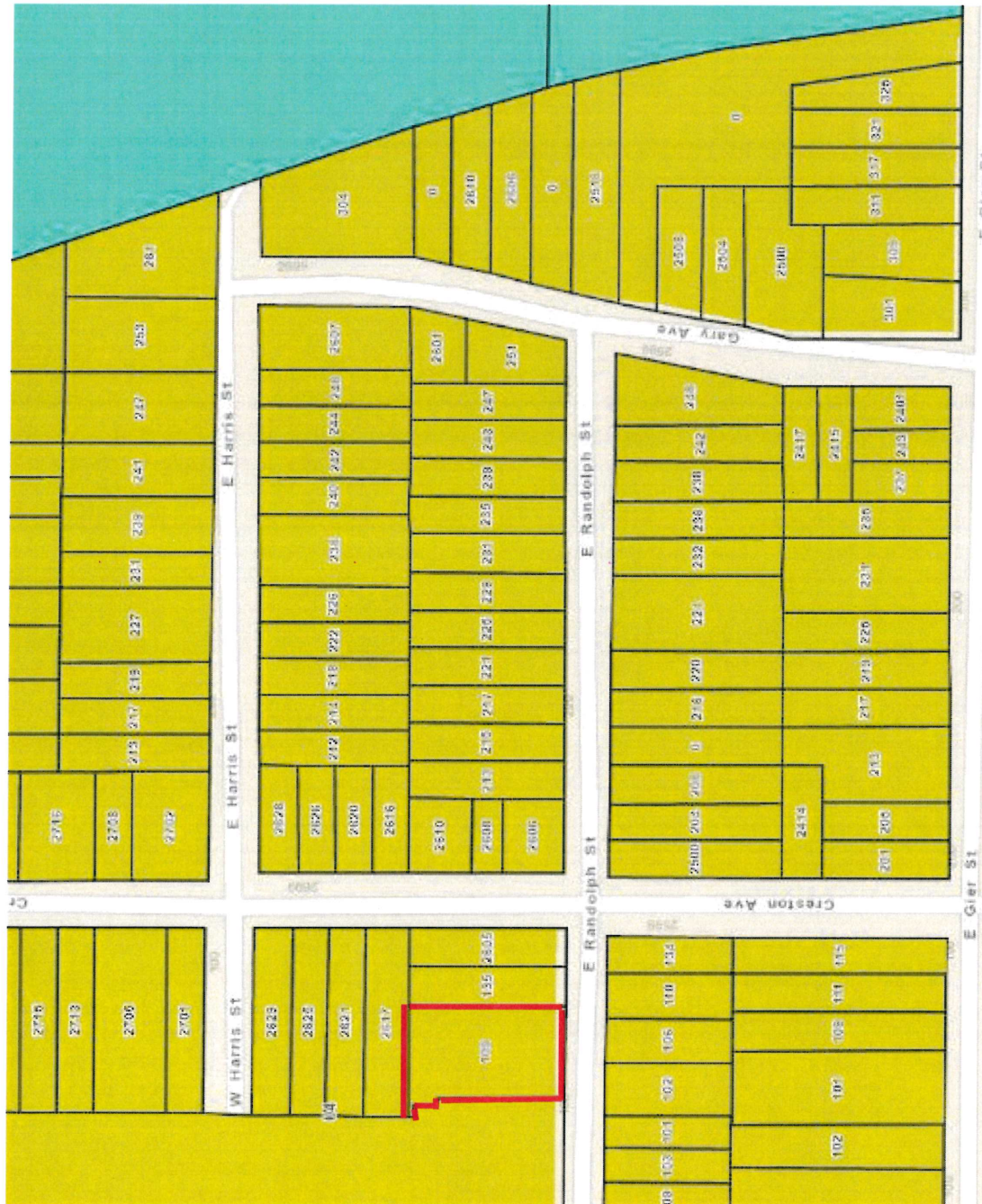
Susan Stachowiak
Zoning Administrator







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



North

May Resolution #2023-###

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

SLU-1-2022

109 E. Randolph Street

State-Licensed Adult Foster Care Small Group Home

WHEREAS, the applicant, Justin Miller, Looking Glass Adult Foster Care, has requested a special land use permit to authorize the use of the existing building at 109 E. Randolph Street for a state-licensed adult foster care, small group home with a maximum capacity of 12 residents; 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 March 7, 2023 at which the applicant and 2 other persons spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its March 7, 2023, meeting, voted (6-0) to recommend approval of SLU-1-2023 for a special land use permit to authorize the use of the existing building at 109 E. Randolph Street for a state-licensed adult foster care, small group home with a maximum capacity of 12 residents; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2023 on May 8, 2023; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2023 for a special land use permit to authorize the use of the existing building at 109 E. Randolph Street for a state-licensed adult foster care, small group home with a maximum capacity of 12 residents.

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 group home will be harmonious with the character of adjacent properties and surrounding uses.

2. The proposed group home will not change the essential character of the area.
3. The proposed group home will not interfere with the enjoyment of adjacent properties.
4. The proposed group home does represent an improvement to the property.
5. The proposed group home will not generate any nuisances or hazardous conditions.
6. The proposed group home can be adequately served by public services and utilities.
7. The proposed group home will not place any demand on public services and facilities in excess of current capacities.
8. The proposed group home is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The only Zoning Ordinance dimensional requirement that applies to this request is compliance with the parking requirement, for which the applicant is seeking a variance from the Board of Zoning Appeals.

GENERAL INFORMATION

APPLICANT/OWNER:	H, Inc. P.O. Box 12147 Lansing, MI 48901
REQUESTED ACTIONS:	Rezone from “R-MX” Residential Mix to “DT-2” Urban Flex
EXISTING LAND USE:	Multiple vacant and single-family residential parcels
EXISTING ZONING:	“R-MX” Residential Mix District
PROPOSED ZONING:	“D-2” Urban Flex District
PROPERTY SIZE:	Approximately 5.5 acres total
SURROUNDING LAND USE:	N: Single family residential S: Various commercial uses, City Park E: Retail/commercial, single, and multiple family residential, vacant parcel W: Single/multiple family residential & offices
SURROUNDING ZONING:	N: “R-MX” Residential Mix S: “R-MX” Residential Mix & “R-6A” Urban Detached Residential E: “R-MX” Residential Mix & “DT-2” Urban Flex W: “R-MX” Residential Mix & “DT-2” Urban Flex
MASTER PLAN:	The Design Lansing Master Plan designates the subject property for a combination of medium/low residential use and as “Residential Corridor”. N. Pennsylvania Avenue and W. Saginaw Street are designated as arterial corridors, East Park Terrace and May Streets are designated as local roads and Quaker Court is a private drive.

DESCRIPTION:

This is a request by H, Inc. to rezone 818, 820, 908, 914, May Street, 817, 821, 823, 827, 843 & 903 E. Saginaw Street, 711, 713, 714, 0, 717, 718, 0, 721, 722, 723, 724, 725, 727, East Park Terrace, 709, 713, 714, 718, 717, 721, 722, 725, 729 Quaker Court, and 711, 715, 721, 727 & 737 N. Pennsylvania Avenue from “R-MX” Residential Mix to “DT-2” Urban Flex. The purpose of the rezoning is to permit a 240-unit multiple family residential development. The parcels shown in green on the attached map are the parcels that are controlled by the applicant. 8 of the parcels that will be included in the proposed development area are already zoned “DT-2”. These are shown on the attached aerial map.

The attached conceptual development plan for phase 1 shows 84 buildings; each of which would contain more than 1 unit. The applicant is in the process of trying to obtain several other properties in

the area so that ultimately there could ultimately be up to 240 units in total. The applicant will have to file a new rezoning application for the properties that are not included in this request. The attached plan does not provide enough detail to determine if it complies with the building setback and parking requirements and allows enough room for compliance with landscaping requirements. It is merely intended to demonstrate the applicant's vision for the first phase of the development.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposal is to rezone several properties located in the area bounded by Prudden Street to the west, N. Pennsylvania Avenue to the east, May Street to the North and E. Saginaw Street to the south from "R-MX" Residential Mixed Use to "DT-2" Urban Flex. The purpose of the rezoning is to allow for redevelopment of the area into a multiple family residential complex consisting of 3-story buildings (1st floor garages and upper floor apartments). There are several single-family residential houses on the subject properties that would need to be demolished in order to accommodate the new development. While multiple family use is permitted in the existing "R-MX" zoning district, the density restrictions of that district would make the project financially unfeasible. There are no density restrictions in the "DT-2" zoning district. There are also no lot coverage restrictions, very low setback requirements and substantial relief from parking requirements.

Use of the properties for a multiple family housing development will bring a renewed sense of vitality to the area east of the Motor Wheel lofts and office building site in the 700 block of E. Saginaw Street. The proposed project may also be the catalyst for more redevelopment projects that will further the goals of the Master Plans to create vibrant residential districts in the areas surrounding the core downtown. The proposed development will continue the housing pattern that currently exists along Saginaw Street east of N. Larch Street, beginning with the Prudden Place apartments at 620 May Street that were constructed in 2005 and the renovation and adaptive reuse of the former Motor Wheel factory to its east into residential loft condominiums and office space in the late 1990's. Those properties are both zoned "DT-2" as is a significant amount of land in the surrounding area as depicted on the attached zoning map. The proposed zoning will therefore, be consistent with the zoning and land use patterns that already exist in the area.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Master Plan designates the subject properties for a combination of medium/low residential use and as "Residential Corridor". The purpose of these designations as described in the Plan are:

Medium-Low Density Residential: "To provide an environment for medium-low-density single-family detached; single-family attached (townhomes); and two-family dwelling units"

Residential Corridor: "To allow medium-density residential development in a variety of urban formats, rather than a conversion of residential to commercial use, along certain high-traffic streets that also serve as transit routes or are within easy walking distance (1/4 mile)."

The majority of the property within the area to be rezoned is designated as “Residential Corridor”. The typical uses listed in the Plan for this designation are “Townhomes, stacked flats, multi-family apartments and lofts.” The Plan calls for a density of 20 to 50 units per acre in 2-3 story buildings. The proposed density is 43.6 units per acre and the proposed buildings are 3 stories in height (1st floor garages and 2 upper-level apartments). The proposed development will, therefore, be consistent with the land use plan being advanced in the Comprehensive Plan and the rezoning is necessary to permit the density necessary to make the development feasible.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

No negative impacts on vehicular or pedestrian traffic are anticipated to result from the proposed residential development. Additional housing will generate additional pedestrian traffic which will have a positive impact on the area. The current pedestrian walkway system and traffic controls in the area are sufficient to accommodate large volumes of pedestrian traffic in a safe manner.

The subject properties are located on two major bus routes (E. Saginaw Street and N. Pennsylvania Avenue), which will allow the future occupants of buildings to be less dependent on privately owned automobiles. The site is located within walking and bicycling distance of several major employers and institutional facilities such as Sparrow Hospital, State of Michigan offices, the Accident Fund, Lansing Community College, Cooley Law School, and Davenport University. It is also located within walking distance of restaurants, personal service establishments, city parks and various other commercial, recreational, and civic uses. While the proposed “DT-2” zoning permits a significant reduction in the number of required parking spaces, the proposed plan provides for adequate parking to accommodate the future residents and visitors of the development so that it should not result in overuse of the on-street parking in the area.

IMPACT ON PUBLIC FACILITIES:

New development will require administrative site plan review during which the specific details of the the utility systems to accommodate the development will be evaluated.

ENVIRONMENTAL IMPACT:

Given the amount of human intervention already occurring on this site, the zoning proposal will have little impact on the physical environment. Redevelopment of the site will be required to go through the City’s administrative site plan approval process, during which the drainage system as well as all other aspects of the development will be reviewed for compliance with the applicable City codes and ordinances. Furthermore, E. Saginaw Street and N. Pennsylvania Avenue are major bus routes which will allow residents of the area 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 the greenhouse gas emissions. It also results in less wear and tear on roads.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The rezoning will allow for multiple family residential development, in a manner consistent with the City’s Master Plan and with the multiple family residential land use pattern that has already been established in the area west of the subject properties. The properties that front along E. Saginaw

Highway for several blocks to the east and to a certain extent along N. Pennsylvania Avenue are designated for multiple family residential land use in the City's Master Plan. In addition, and as evidenced by the attached zoning map, the majority of the area surrounding the subject properties is already zoned "DT-2" so that it can be developed as multiple family residential as a matter of right. Given these circumstances, approval of the rezoning will not set a negative precedent for future rezoning requests. In fact, it may encourage more redevelopment in the area that is consistent with the Master Plan and the existing zoning and land use patterns.

SUMMARY

This is a request by H, Inc. to rezone 818, 820, 908, 914, May Street, 817, 821, 823, 827, 843 & 903 E. Saginaw Street, 711, 713, 714, 0, 717, 718, 0, 721, 722, 723, 724, 725, 727, East Park Terrace, 709, 713, 714, 718, 717, 721, 722, 725, 729 Quaker Court, and 711, 715, 721, 727 & 737 N. Pennsylvania Avenue from "R-MX" Residential Mix to "DT-2" Urban Flex. The purpose of the rezoning is to permit a 240-unit multiple family residential development.

The findings of fact as described in this staff report support a positive recommendation for the requested rezoning. The proposed "DT-2" zoning will allow for the type of land uses that are appropriate for property that is located in close proximity to the core downtown and for development that is consistent with the land use pattern being advanced in the Master Plan.

The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area. New residential units will provide convenient housing for people who work, attend school, or simply choose to live in an area that is within walking distance of the goods, services and entertainment venues already available in Lansing's core downtown. The occupants of the residential units will also have convenient access to public transportation and will provide additional customer base for the existing commercial uses in the area.

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-3-2023, a request by H, Inc. to rezone 818, 820, 908, 914, May Street, 817, 821, 823, 827, 843 & 903 E. Saginaw Street, 711, 713, 714, 0, 717, 718, 0, 721, 722, 723, 724, 725, 727, East Park Terrace, 709, 713, 714, 718, 717, 721, 722, 725, 729 Quaker Court, and 711, 715, 721, 727 & 737 N. Pennsylvania Avenue from "R-MX" Residential Mix to "DT-2" Urban Flex."

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

Branded Construction Fence - 890 ft

May St

Blvd

4.25 Acres Contiguous

EA, LLC

Gate

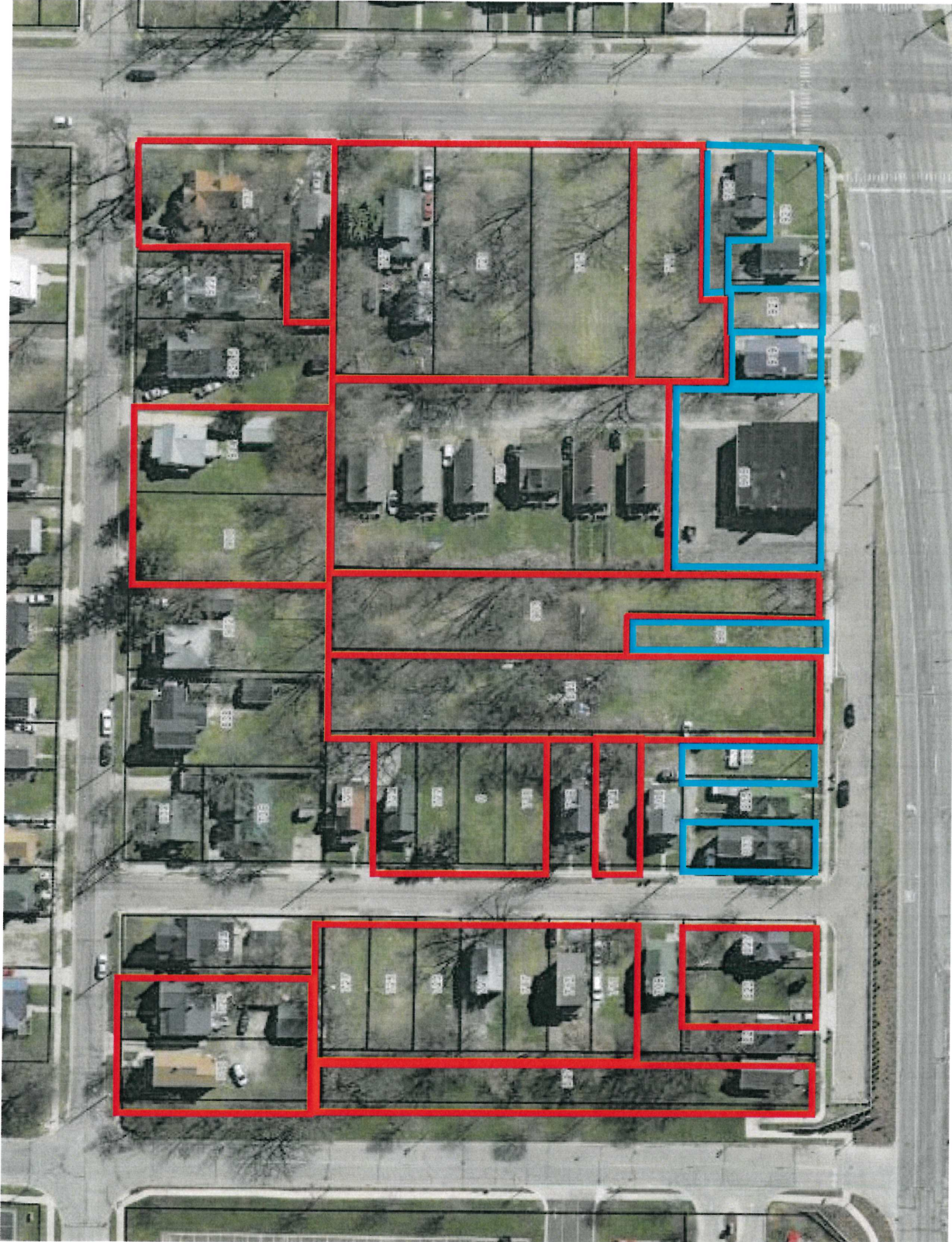
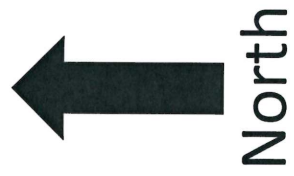
Branded Construction Fence

E Park Terrace

1.25 Acres Contiguous

Branded Construction Fence - 525 ft

Prudden St

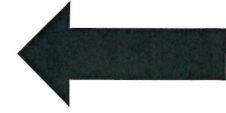


Parcels outlined in red are proposed for rezoning from R-MX, Residential Mix to DT-2, Urban Flex

Parcels outlined in blue are part of the proposed development area but are already zoned DT-2, Urban Flex

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
- DT-1 - Urban Edge
- DT-2 - Urban Flex
- DT-3 - Urban Core
- IND-1 - Suburban Industrial
- IND-2 - General Industrial
- IND-3 - Urban Industrial
- INST-1 - Suburban Institution
- INST-2 - Urban Institution



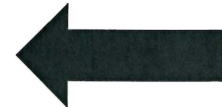
North





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
- DT-1 - Urban Edge
- DT-2 - Urban Flex
- DT-3 - Urban Core
- IND-1 - Suburban Industrial
- IND-2 - General Industrial
- IND-3 - Urban Industrial
- INST-1 - Suburban Institution
- INST-2 - Urban Institution



North

Parcels outlined in red are proposed for rezoning from R-MX, Residential Mix to DT-2, Urban Flex





1,421 SF. units

8'-1 1/8" CL@

8'-1 1/8" CL@

8'-1 1/8" CL@

revision date

2-25-23

Harry Hepler Inc.

Lansing, MI.



drawn by:

PAUL J. FARHAT

date:

2-20-23

scale:

1/8" = 1'-0"

job #:

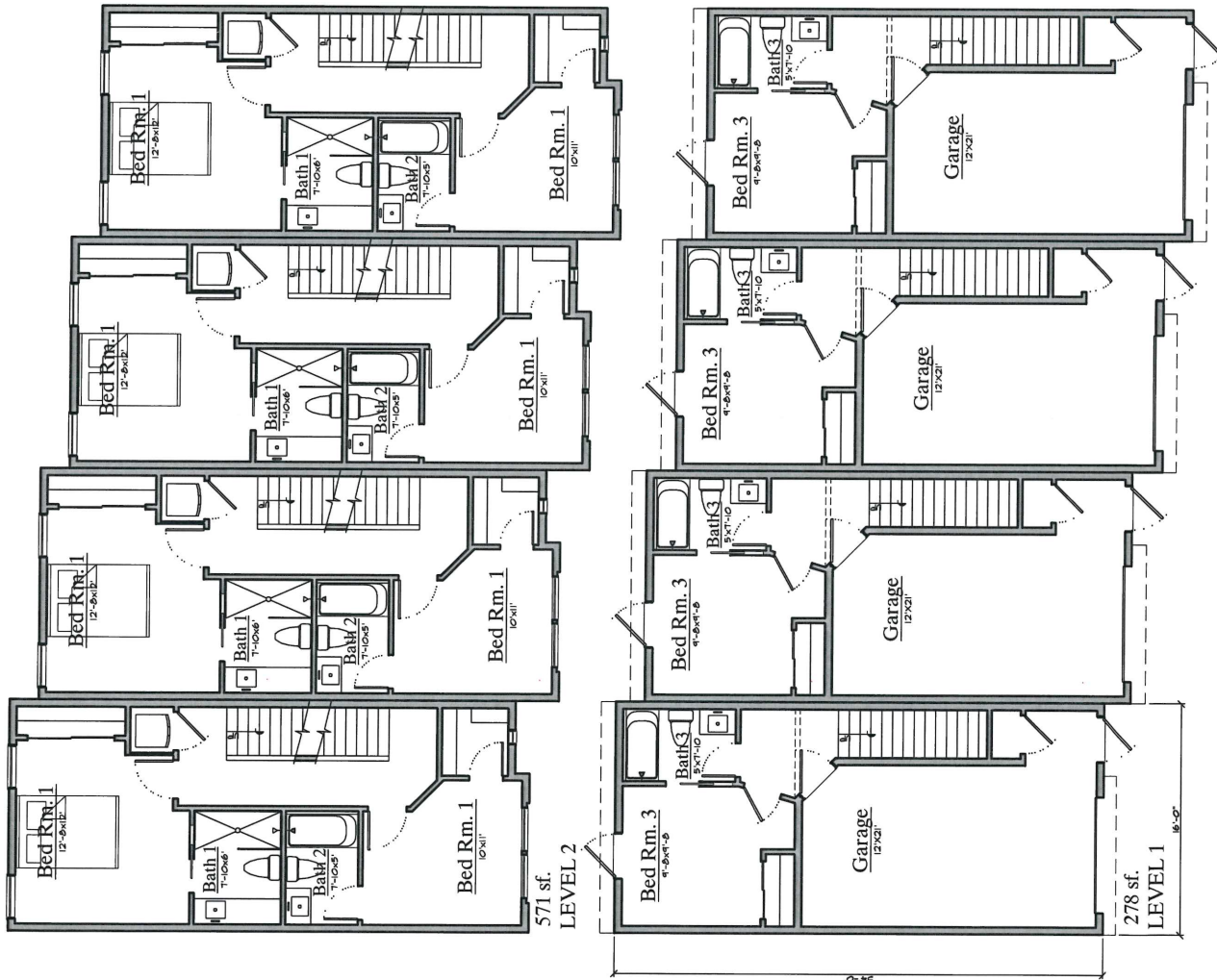
11623

sheet contents:

1,421 SF.

sheet #:

OF 8 SHEETS





farhat design
575 694-9800
10725 N. Kaysom Rd.
Grand Lodge, MI 48037

revision date

2-25-25

Harry Hepler Inc.

Lansing, MI.



drawn by :

PAUL J. FARHAT

date :

2-20-25

scale :

1/8" = 1'-0"

job # :

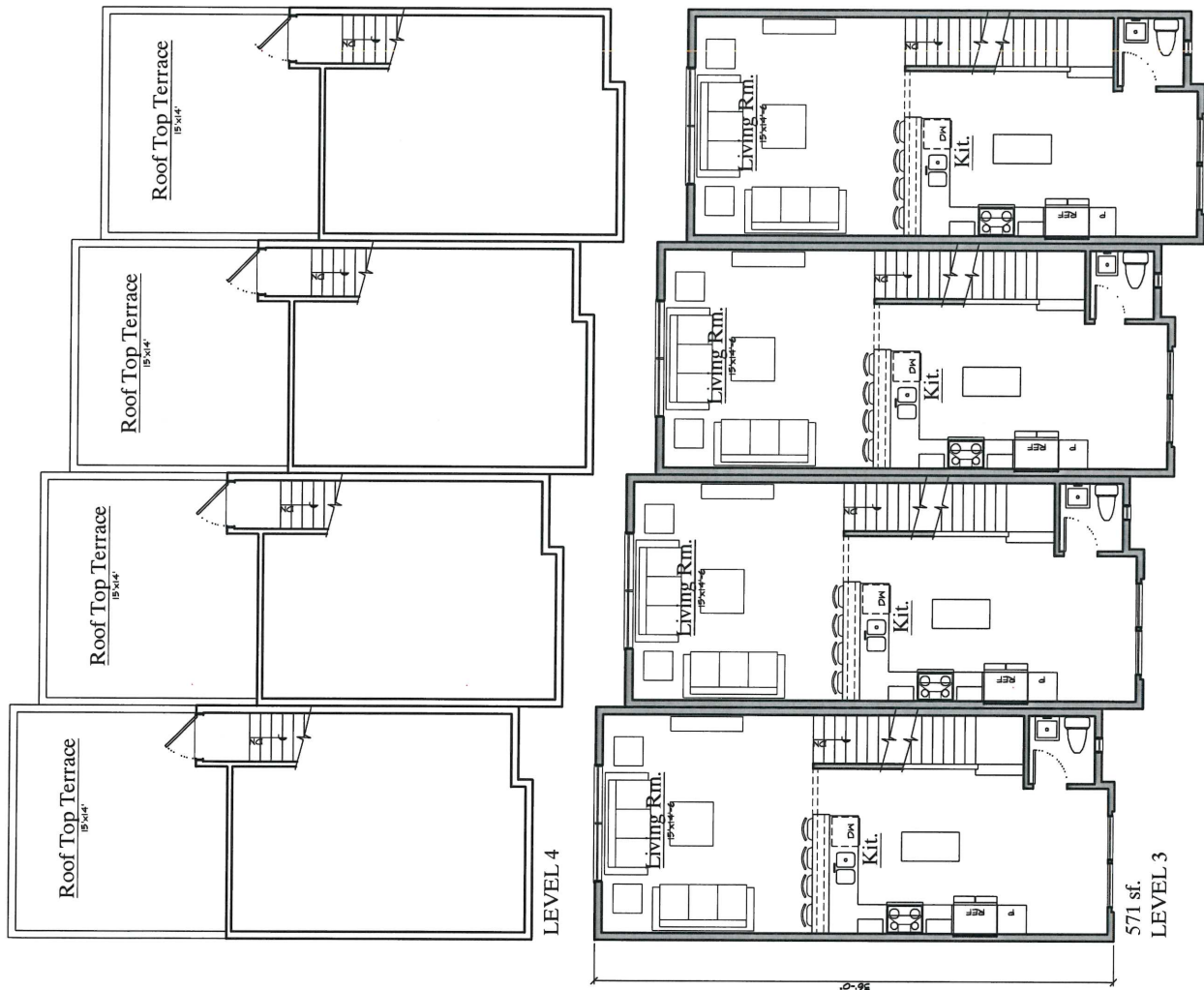
1625

sheets contained :

1,421 SF.

sheet # :

OF 8 SHEETS



Phase 1 – Conceptual Preliminary Development Plan



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 1242.02 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-3-2023

Parcel Number's: 33-01-01-10-353-101, -121, -131, -151, -161, -171, -181, -191, -201, -211, -231, -241 & 33-01-01-10-354-031, -041, -051, -061, -081, -131, -151, -165, -221, -231, -241, -251, -261, -291 & -301

Addresses: 818, 820, 908, 914, May Street, 817, 821, 823, 827, 843 & 903 E. Saginaw Street, 711, 713, 714, 0, 717, 718, 0, 721, 722, 723, 724, 725, 727, East Park Terrace, 709, 713, 714, 718, 717, 721, 722, 725, 729 Quaker Court, and 711, 715, 721, 727 & 737 N. Pennsylvania Avenue

Legal Descriptions: Lot 10, Block 2, Prines Subdivision, Lot 1, Lathrop's Addition, Lots 2, 3, 4, 5, 7, 12, 13, 16, 17, 18, 19, 20, 21 & 22, Young, Stabler and Youngs, East Park Addition, Lots 16 & 17, Lot 19, except the north 94 feet of the west 45 feet thereof, & Lot 20, Wiley's Subdivision, Lots 27, 28 & 29, Lot 30, except the South 18 feet of the east 101 feet thereof, Lot 35, except the south 99 feet thereof, Lots 36 & 38, Assessor's Plat No. 22, from "R-MX" Residential Mix to "DT-2" Urban Flex

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 _____, 2023, 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.