



**LANSING PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, October 3, 2023, 6:30 p.m.**  
**Neighborhood Empowerment Center**  
**600 W. Maple Street, Lansing, MI 48906**

**AGENDA**

- 1. OPENING SESSION**
  - A. Roll Call**
  - B. Excused Absences**
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS & ITEMS FOR ACTION**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
  - A. Consent Items**
    - (1) Minutes for approval: August 1, 2023 ..... 1**
  - B. Old Business**
  - C. New Business**
    - (1) Z-9-2023, Vacant lot south of 1917 Osband Avenue, rezoning from "IND-2" General Industrial to "R-6A" Urban Residential ..... 2**
    - (2) Act-4-2023, Sale of City-Owned Property, 425 S Grand Ave. .... 3**
- 8. REPORT FROM PLANNING & ZONING OFFICE**
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM COMMISSION MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: Tuesday November 7, 2023

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

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**GENERAL INFORMATION**

|                       |                                                                                                                                                     |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT/OWNER:      | Stephanie Williams<br>5740 Wise Road<br>Lansing, MI 48911                                                                                           |
| REQUESTED ACTIONS:    | Rezone the vacant lot south of 1917 Osband Avenue from<br>“IND-2” General Industrial to “R-6A” Urban Residential                                    |
| EXISTING LAND USE:    | Vacant                                                                                                                                              |
| EXISTING ZONING:      | “IND-2” General Industrial                                                                                                                          |
| PROPOSED ZONING:      | “R-6A” Urban Residential District                                                                                                                   |
| PROPERTY SIZE:        | 40’ x 121.5’ = 4,860 square feet – .11 acres                                                                                                        |
| SURROUNDING LAND USE: | N: Single-Family Residential<br>S: Access to industrial uses to the east<br>E: Industrial<br>W: Single-Family Residential                           |
| SURROUNDING ZONING:   | N: “R-6A” Urban Detached Residential<br>S: “IND-2” General Industrial<br>E: “IND-2” General Industrial<br>W: “R-6A” Urban Detached Residential      |
| MASTER PLAN:          | The Design Lansing Comprehensive Plan designates the<br>subject property for “Research and Development” land use.<br>is designated as a local road. |

**DESCRIPTION:**

This is a request to rezone the vacant property (parcel #: 33-01-01-28-103-098) located south of 1917 Osband Avenue. Legally described as:

Lot 23, Rockford Subdivision

from “IND-2” General Industrial to “R-6A” Urban Detached Residential. The purpose of the rezoning is to permit the construction of a single-family residential home on the subject property.

**COMPATIBILITY WITH SURROUNDING LAND USE:**

The subject property is located in an area that is predominantly single family residential. The adjoining property to the north and all of the properties to the west are single family and are zoned “R-6A” Urban Detached Residential. In addition, there are two properties along the east side of Osband Avenue, south of the subject property that area zoned for and contain single family residential homes. As evidenced by the attached zoning map, there is an inconsistent zoning and land use pattern along the east side of Osband Avenue and along W. Mt. Hope Avenue. The lots in

this area that are zoned “IND-2” are too small to accommodate any type of industrial development and thus, there does not seem to be any reason to retain the industrial zoning. The proposed residential zoning will ensure that development of the subject property, and other vacant lots in the area, should the City receive more requests for rezonings, will not negatively impact the existing residential uses. If a proposal were to be presented at some point in the future that involved assembling lots for an industrial development, rezoning the subject property and the other residentially zoned lots along Osband and Mt. Hope to “IND-2” would be given favorable consideration. In the meantime, accommodating new residential homes seems to be the most appropriate use of the subject property and the other small industrially zoned properties in the area.

#### **COMPLIANCE WITH MASTER PLAN:**

The Design Lansing Comprehensive Plan designates the subject property for “Research and Development” land use. While the single-family residential use allowed under the proposed “R-6A” zoning would not be compatible with the research and development land use designation, it would be consistent with proper planning and zoning principles in general by eliminating an inconsistent zoning pattern in the area and ensuring that new development will not negatively impact existing residential uses along the east side of Osband Avenue.

#### **IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:**

The proposed rezoning will have no negative impacts on vehicular or pedestrian traffic. In fact, a single-family home will produce the least amount of traffic of any use that could potentially be established on the property.

#### **IMPACT ON PUBLIC FACILITIES:**

Construction of the new home will require the applicant to connect to all relevant public facilities (sanitary sewer, water, electric, etc.) all of which are available to serve the site.

#### **ENVIRONMENTAL IMPACT:**

The proposed single-family home will have no negative impacts on the natural environment as it is the least intensive use that could occupy the property. There is a 60% lot coverage restriction (all impervious surfaces) in the proposed “R-6A” zoning district. There is no lot coverage restriction in the existing “IND-2” zoning.

#### **IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:**

The applicant’s request will not negatively impact the development pattern in the area which is characterized by a mix of industrial and low-density residential uses. The proposed rezoning will merely allow the construction of a single-family home on the subject property, consistent with the single-family residential use of the adjoining property to its north, the residential neighborhood to the west and 2 of the 4 lots to its south. It will also not set a negative precedent for future rezoning requests in the area. Favorable consideration would be given to rezoning the other industrially zoned lots to the south in the 2000 block of Osband Avenue to “R-6A” if the owners were to make those requests. This would actually be encouraged as it would eliminate an inconsistent zoning pattern and eliminate the potential for incompatible land uses along the east side of Osband Avenue.

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### SUMMARY

This is a request by Stephanie Williams to rezone the vacant property (parcel #: 33-01-01-28-103-098) located south of 1917 Osband Avenue. Legally described as:

Lot 23, Rockford Subdivision

from “IND-2” General Industrial to “R-6A” Urban Detached Residential. The purpose of the rezoning is to permit the construction of a single-family residential home on the subject property.

The findings of fact, as outlined in this staff report, support a positive recommendation for the requested rezoning. The proposed “R-6A” zoning and single-family home will be consistent with the general zoning and land use pattern in the area. In addition, the proposed home will have no negative impacts on traffic, the environment, or future patterns of development in the area.

### RECOMMENDATIONS

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

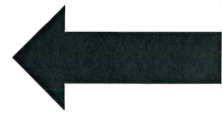
“I make a motion to recommend approval of Z-9-2023 to rezone the vacant .11-acre parcel of land located immediately south of 2917 Osband Avenue from “IND-2” General Industrial to “R-6A” Urban Detached Residential.”

**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



North









Andy Schor  
Mayor

**LANSING PLANNING COMMISSION**  
**Regular Meeting**  
**August 1, 2023 – 6:30 p.m**  
**Neighborhood Empowerment Center**  
**600 W Maple Street, Lansing, MI**

**MINUTES – *DRAFT***

**1. OPENING SESSION**

**Mr. Hovey called the meeting to order at 6:31 p.m.**

- a. Present: Katie Alexander, Farhan Bhatti, Tony Cox, Josh Hovey, Monte Jackson, Shane Muchmore (arrived at 6:41)
- b. Absent: John Ruge (excused)
- c. Staff: Sue Stachowiak, Andy Fedewa

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

**3. COMMUNICATIONS –** Letter correspondence from Patrick Smith in opposition of Z-8-2023 and SLU-2-2023.

**4. PUBLIC HEARINGS**

- A. Z-8-2023, 415 and 421 West Kalamazoo Street, Rezoning from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse”**
- B. SLU-2-2023, 415 and 421 West Kalamazoo Street, Special Land Use Permit for a Sheltered Care Facility in the “R-AR” Residential Adaptive Reuse district**

Ms. Stachowiak presented the staff report for the requests by VIRIDIS Design Group on behalf of the City Rescue Mission of Lansing to rezone 415 and 421 W Kalamazoo Street from “DT-3” to R-AR and for a special land use permit to utilize the buildings on the site for a sheltered care facility. She stated that the R-AR zoning district is meant to accommodate unique situations and will allow for the sheltered care facility, with a special land use permit.

Ms. Stachowiak stated that the requests will essentially allow the City Rescue Mission to double its current capacity. She said that the Mission currently operates a men’s shelter at 607 E. Michigan Avenue and a shelter for women and children at 2216 S. Cedar Street. The Mission’s plan is to move the men’s shelter to 415/421 W. Kalamazoo Street and convert 607 E. Michigan into the kitchen that produces meals for the homeless. The plan also includes relocating the shelter for single adult women to W. Kalamazoo Street, thus creating additional shelter space at the 2216 S. Cedar Street location for women with children.

Ms. Stachowiak stated that the staff recommendation is to approve both the rezoning and the special land use permit. She further stated that shelters are essential to the community and should be located primarily near the downtown where they are easily accessible to the majority of the population they serve. The site on W. Kalamazoo Street is an appropriate location for a shelter as it is in close proximity to but not directly in the core downtown area. The site is located along two primary bus routes and within easy walking distance to a variety of businesses, institutional and civic uses, and human service agencies that provide assistance and resources to those in need. The site is surrounded on three sides by office buildings. Ms. Stachowiak said that while there is an apartment building directly to the south. it is not anticipated that the shelter will have any negative impacts on the residents thereof. The City

Rescue Mission has been in operation at 607 E. Michigan Avenue for more than 110 years and at 2216 S. Cedar Street for well over a decade. The shelters at these locations are adjacent to or in very close proximity to residential uses and there have been no issues of incompatibility. The Mission has an established a record of doing an excellent job managing its facilities. Incidents requiring police intervention have been non-violent/non-assaultive, non-destructive, and extremely rare.

Chairman Hovey opened the public hearing.

Mark Criss, Executive Director of City Rescue Mission of Lansing, provided an overview of the organization's operations, private funding sources, and level of services. Mr. Criss stated that there is a much greater need for shelter services than what the Mission can provide in its current facilities and the sites on W. Kalamazoo will allow them to at least double the capacity. He also stated that the proposed relocation and expansion will allow for a day shelter and provide space for partner agencies to locate satellite offices within the building to assist members of the community in need.

Mr. Jackson asked about people utilizing the shelter congregating in the area as they do during the evening on E Michigan Avenue. Mr. Criss responded that the proposed expansion will allow people to stay inside during the day and to also line up inside at night rather than wait outside.

Mr. Hovey asked for details about their levels of turnover and occupancy. Mr. Criss responded that CRM serves about 2,000 persons per year and generally have 200-240 individuals staying their shelter each night. The City Rescue Mission has observed that many of their clients are homeless only temporarily due to an unexpected event or situation and eventually transition out, but that the temporary tenure has been getting slightly longer recently.

Mr. Cox asked what the rate of people who successfully transition out of homelessness. Mr. Criss answered that generally about 80% of their clients reestablish permanent housing when they partner with additional agencies that CRM works with, such as Community Mental Health and Michigan Works.

Mr. Hovey opened the public hearing.

Don Morrison, Executive House LLC, spoke in opposition to the requests. He stated that his property is directly adjacent to the subject properties, and he has significant concerns about the proposed shelter and its impact on the residents of his apartment building to the south.

Julie Lawton-Essa, Metro Place Apartments, spoke in opposition to the request. She stated that her apartments have been broken into and vandalized by homeless individuals in the area.

[Name not recorded] read a letter from Patrick Smith, City View Apartments, in opposition of Z-8-2023 and SLU-2-2023. Person also spoke on her own behalf as a property manager for City View Apartments.

Dan Essa, Metro Place Apartments, stated his objection to the proposed shelter being located right next to the Ingham County courthouse.

Rawley Van Fossen, Executive Director of Capital Area Housing Partnership, and chair of the Capital Region Housing Collaborative, Lansing's Continuum of Care network, spoke in support of the requests. He stated that his organization is also a property owner and rents units in the downtown, some of which are reserved for individuals transitioning out of

homelessness. Mr. Van Fossen stated it is his belief that without proper support, there will ultimately be an even greater number of people on the streets.

Tyler [last name not recorded], Porter Apartments, stated his apartments have been broken into and vandalized by persons experiencing homelessness, and spoke in opposition of Z-8-2023 and SLU-2-2023.

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

**Dr. Bhatti made a motion, seconded by Ms. Alexander, to recommend approval of Z-8-2023, 415 and 421 West Kalamazoo Street, Rezoning from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse”.**

Dr. Bhatti stated that his organization, Carefree Medical, treats many patients that are homeless or experiencing mental illness. Dr. Bhatti reflected on the public hearing comments about safety and the impacts of a shelter on the surrounding area. He stated that there are statistics that demonstrate that crime does not increase around homeless shelters. Dr. Bhatti stated that it is his belief that a stable housing shelter would reduce congregation, crime, and trespassing because it provided homeless individuals with a place to go where they can receive help rather than just hanging out in a park or elsewhere in the community.

Mr. Cox conveyed his understanding of the public hearing comments in opposition and stated his belief that the proposals present an opportunity for persons experiencing homelessness to be centrally located in a supportive facility where they can receive the help that they need. Mr. Cox asked that CRM inform the individuals staying in the shelter that there are certain behavioral expectations both in and around the facility.

Mr. Jackson stated his belief that there may be very real negative impacts on nearby residents and downtown businesses/organizations. Mr. Jackson asked CRM if they have on-site security and if they track when people arrive and leave the facility. Mr. Criss stated that while they have been on E Michigan Ave. for over 100 years many developments have been completed nearby. The E Michigan Ave. facility has security on site 24 hours a day, 1 per 100 clients – two a night. Mr. Criss stated that a day program will not be mandatory and that based on comments received during the public hearing portion they will explore the opportunity to patrol Reutter Park. Clients are signed in and out while at the facility.

Mr. Hovey asked for additional information on CRM’s program. Randy Barton, City Rescue Mission of Lansing, replied that residents have 30 days to establish a plan and after that, they have to meet with a case manager and counselors to assist with implementing the plan and transitioning out of homelessness.

Mr. Cox requested CRM make a plan to address comments made during the public hearing. Mr. Criss stated they can usually correct behavior on site and that they plan to regularly meet with their neighbors as they currently do at their existing locations.

Ms. Alexander asked for clarification about the R-AR zoning district. Ms. Stachowiak stated that R-AR is the least intensive district that would allow a sheltered care facility.

Dr. Bhatti asked if there will be a fence around the back yard. Mr. Criss stated they are planning to install a courtyard and are open to constructing a fence based on feedback from the neighbors.

Mr. Muchmore asked for clarification about what happens if clients do not follow the rules of the organization. Mr. Criss answered that they may have to leave or relocate to the drop-in center on N Larch St.

**On a roll call vote, the motion passed by a vote of 5-1. Mr. Jackson cast the dissenting vote.**

**Dr. Bhatti made a motion, seconded by Ms. Alexander, to recommend approval of SLU-2-2023, 415 and 421 West Kalamazoo Street, Special Land Use Permit for a Sheltered Care Facility in the “R-AR” Residential Adaptive Reuse district.**

**On a roll call vote the motion passed by a vote of 5-1. Mr. Jackson cast the dissenting vote.**

**5. COMMENTS FROM THE AUDIENCE – None**

**6. RECESS – Not taken**

**7. BUSINESS**

**A. Consent Items**

**(1) Minutes for approval: June 6, 2023**

**The minutes from the June 6, 2023, Planning Commission meeting were approved without objection.**

**B. Old Business – None**

**C. New Business**

**(1) Amendments to Code of Ordinances Part 12, Title 4, Subdivision Regulations**

Ms. Stachowiak stated that the amendments primarily remove the depth to width ratio requirement and bring the minimum width and depth requirements for new lot into consistency with the zoning ordinance requirements. She stated that the City has been issuing a lot of variances to these requirements and these amendments will eliminate the need to do so. .

Mr. Fedewa stated that the basis of the depth to width ratio restriction in general is to protect large tracts of land that are typically used for farming which is not relevant to an urban environment such as Lansing. He said that the Planning and Zoning Office consulted with a land use law expert from Michigan State University to verify that the proposed changes will be allowed per state law. He also said that removing the restriction will eliminate a bureaucratic hurdle when splitting large parcels of land to facilitate new residential development.

**Ms. Alexander made a motion, seconded by Mr. Jackson, to recommend approval of the proposed amendments to the City of Lansing Code of Ordinances Part 12, Title 4, Subdivision Regulations. On a voice vote the motion passed unanimously (6-0)**

8. **REPORT FROM PLANNING & ZONING OFFICE** – None

9. **COMMENTS FROM THE CHAIRPERSON** – None

10. **COMMENTS FROM COMMISSION MEMBERS**

Mr. Fedewa welcomed Mr. Muchmore to the Planning Commission. Mr. Muchmore introduced himself and his professional background.

Dr. Bhatti informed the Planning Commission that he regretfully has to resign due to family obligations. Planning Commission members and planning and zoning staff thanked Dr. Bhatti for his years of service.

11. **PENDING ITEMS: FUTURE ACTION REQUIRED** – None

12. **ADJOURNMENT** – The meeting was adjourned at 7:46 p.m.

**Act-4-2023, Sale of City-Owned Property, 425 S Grand Ave. - STAFF REPORT  
DRAFT**

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

|                                  |                                                                                                  |
|----------------------------------|--------------------------------------------------------------------------------------------------|
| APPLICANT                        | City of Lansing – Economic Development & Planning Department                                     |
| PROPOSAL:                        | Sale of excess City-owned land.                                                                  |
| PARCEL(S):                       | 425 S Grand Ave.<br>PID # 33-01-01-16-452-023                                                    |
| CURRENT OWNER(S):                | City of Lansing                                                                                  |
| EXISTING LAND USE<br>& ZONING:   | Use: Parking lot, Zoning: DT-3 Urban Core                                                        |
| PROPERTY SIZE AND SHAPE:         | 1 acre, rectangular, see Exhibit A                                                               |
| SURROUNDING ZONING<br>& LAND USE | North: DT-3, commercial<br>South: DT-3, parking<br>West: DT-3, bus station<br>East: DT-3, office |

**ANALYSIS**

**BACKGROUND:**

The City of Lansing’s Economic Development & Planning Department is proposing to sell the City-owned municipal parking lot commonly referred to as “Lot 1”. The Planning Office does not have much background information on the lot’s history but per public records and details from Parking Services Office the property was acquired in 2008 from the Center for the Arts Inc. to develop 115 parking spaces. It has primarily served as reserved parking for State of Michigan employees. The lot was a very productive resource prior to the Covid-19 Pandemic and EDP had no plans to decommission the lot, but as the pandemic progressed Lot 1 saw the same drastic reduction in use levels as other city-owned parking lots.

Since the beginning of Mayor Schor’s ‘Build Lansing Initiative’ in 2021 the City has maintained a review of any and every proposal for redevelopment of non-park City-owned property. The proposed development group has been the only entity to show an interest in Lot 1 to assist their development plans in this area.

**Act-4-2023, Sale of City-Owned Property, 425 S Grand Ave. - STAFF REPORT  
DRAFT**

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A development group has announced plans to build a four-story apartment building (65 units) on the property to the direct north. The sale of the subject property to the Boji Group will facilitate a second development, a four-story apartment building (55 units). More details about these projects can be found in the City Pulse.

Below is a summation of the declining revenue over the past six fiscal years.

Lot 1 revenue 2018 – 2023

FY18 \$116,319.00  
FY19 \$137,014.00  
FY20 \$69,897.00  
FY21 \$18,825.00  
FY22 \$11,546.00  
FY23 \$6,790.00

Metered on-street parking will continue to exist in the vicinity and a city-owned public parking ramp is two blocks away so EDP does not expect a sudden scarcity of parking spaces. Although there is no parking requirement in the DT-3 zoning district and the subject property neighbors the main bus station making it ideal for residential development, the proposed projects will have sufficient parking for both buildings on-site.

The appraised value of the property is \$760,000.00. The proposed sale price is \$760,000.00. The sale agreement has been placed on file with the City Clerk's Office before City Council's future public hearing, per requirements of the City Charter.

**LOCATION:**

Lot 1, 425 S Grand Ave., is bordered by S Grand Ave., E Lenawee St., and Cherry St. downtown. The parcel is 330' wide by 132' long, a total of 1.0 acre.

**CHARACTER:**

The subject property is currently under-utilized as a surface parking lot and is an under-utilized use within the greater context of the Downtown area of the Future Land Use Plan and Form-Based Zoning Code. The desire for this area is a shift from parking uses to a denser, urban environment with corresponding mix of residential and businesses uses.

**EXTENT:**

A one-acre City-owned and administered surface parking lot will be subject to sale to the Boji Group. With the reduced usage and available parking spaces in the vicinity, parking operations of the City should not be significantly impacted, but downtown will have 55 new dwelling units.

**Act-4-2023, Sale of City-Owned Property, 425 S Grand Ave. - STAFF REPORT  
DRAFT**

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**AGENCY REFERRALS**

***Lansing Board of Water and Light (BWL)***

- No comment received.

***Public Service Department:***

- No comment received

***Development Office***

- No objection.

***Building Safety Office:***

- No comment received.

***Parking Services Office:***

- No objection.

***Lansing Fire Department:***

- No comment received.

***Parks and Recreation Department:***

- No comment received.

***Accessor's Office***

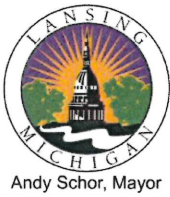
- No objection

**STAFF RECOMMENDATION**

Staff recommends approval of Act-4-2023 as proposed, to facilitate returning the subject parcel to the tax rolls and to support development to a higher and better use of the property once transferred.

**Respectfully submitted,**

**Andy Fedewa, Planner**



## ACT 33 REVIEW APPLICATION

CITY OF LANSING  
PLANNING OFFICE

[Reset Form](#)[Print](#)

FILE NUMBER: ACT-\_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

Applicant: City of Lansing - Economic Development and Planning Dept.Address (including zip code): 316 N Capitol Ave. Lansing, MI 48933Phone number: 517-483-4066

Fax number: \_\_\_\_\_

Email: \_\_\_\_\_

**Interest in Property:**☒ Owner☒ Represent owner☐ Option to buy☐ Other: \_\_\_\_\_**If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):**Name of owner(s): City of Lansing - Parking Services

Address (including zip code): \_\_\_\_\_

Phone number(s): \_\_\_\_\_

Fax number: \_\_\_\_\_ Email: \_\_\_\_\_

**SUBJECT PROPERTY GENERAL INFORMATION:**Address (if any): 425 S Grand Ave.Location description: Bordered by S Grand Ave., E Lenawee St., and Cherry St.Permanent parcel #: 33-01-01-16-452-023Legal description (see note below): LOTS 5, 6, 7 & 8 BLOCK 134 ORIG PLATApplicant's proposal: Sale of a city-owned parking lot that is now considered surplus and unnecessary due to the large decline in parking revenue. Sale of property will facilitate the building of a new mixed-use apartment building and returning downtown property to the tax rolls.

**REQUESTED ACTION:** (please check one)

☐ City Acquisition of Property

☐ Street or Alley Closure

☒ City Sale of Property

☐ Vacation of R.O.W

☐ Significant Change of Use of City Property

☐ Other: \_\_\_\_\_

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

Property will facilitate the development of a 5-story mixed-use apartment building and increase downtown property tax value. Any development that brings new residents downtown is a higher and better use than an underutilized parking lot.

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

No property taxes will be collected. Marginal parking lot fees will be collected.

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

There are no foreseen negative impacts.

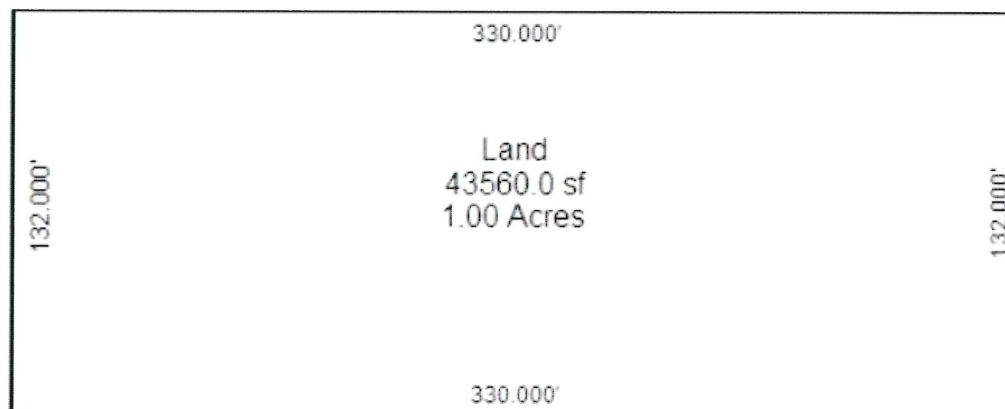
Please fill out this application **COMPLETELY** and make sure that the following items are included:

- Maps describing proposal. Maps should be readable and drawn to a specific scale.
- Any other materials, brochures, pictures, etc. which will further explain the proposal.

Act-4-2023, Sale of City-Owned Property, 425 S Grand Ave. - STAFF REPORT  
DRAFT



S. GRAND AVENUE



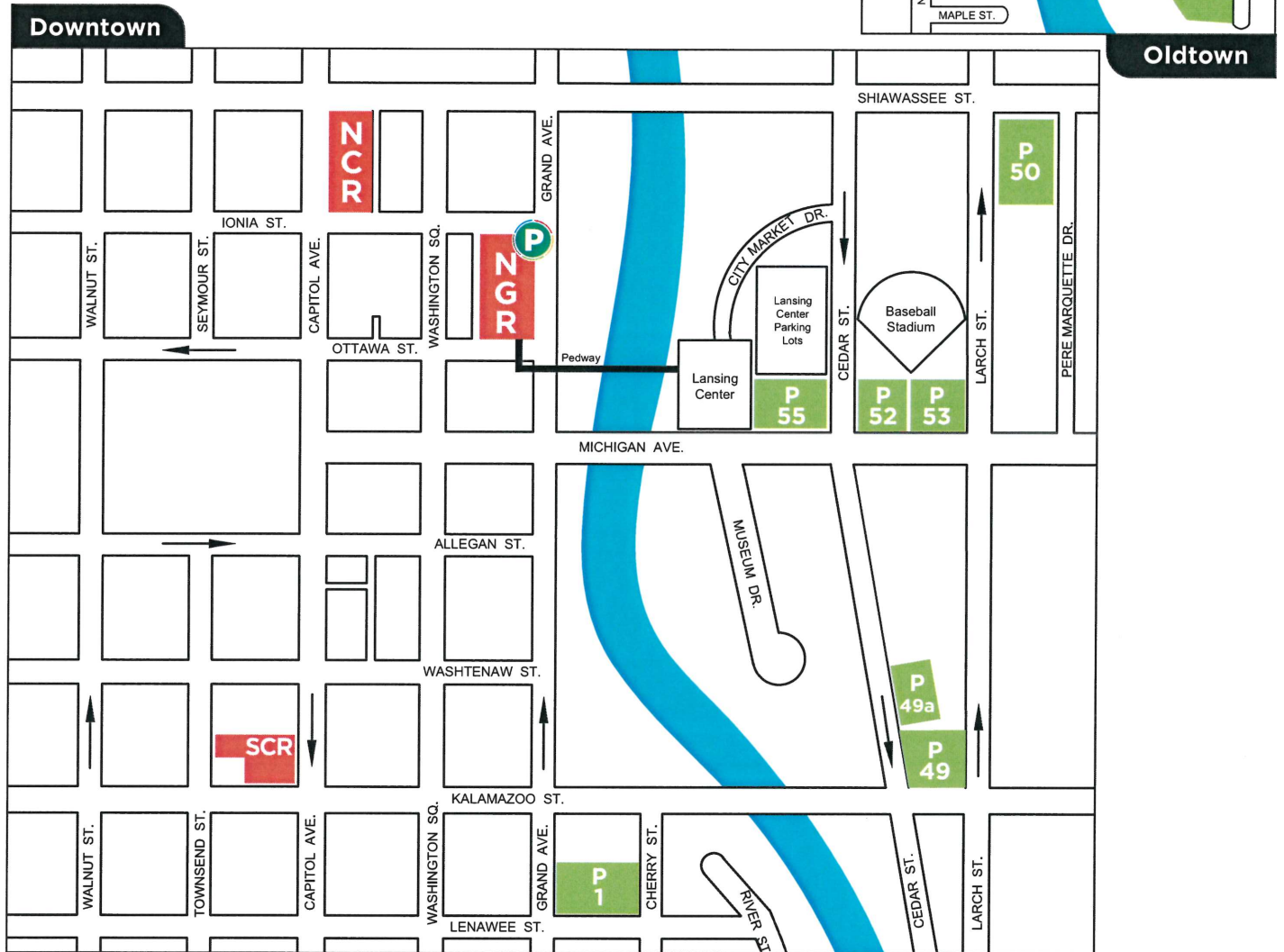
CHERRY STREET

E. LENAWEE STREET



## Monthly Permit Rates and Locations

Effective July 1, 2020



### City of Lansing Parking Ramps

|            |                           |       |
|------------|---------------------------|-------|
| <b>NGR</b> | <b>North Grand Ramp</b>   |       |
|            | Roof                      | \$112 |
|            | 3rd & 4th Levels          | \$143 |
|            | 4th Level Reserved        | \$163 |
| <b>NCR</b> | <b>North Capitol Ramp</b> |       |
|            | All Levels                | \$120 |
| <b>SCR</b> | <b>South Capitol Ramp</b> |       |
|            | Roof                      | \$92  |
|            | Covered                   | \$117 |
|            | Reserved                  | \$144 |

### City of Lansing Parking Lots

|             |          |      |
|-------------|----------|------|
| <b>P1</b>   | Lot #1   | \$92 |
| <b>P17</b>  | Lot #17  | \$40 |
| <b>P49</b>  | Lot #49  | \$65 |
| <b>P49a</b> | Lot #49a | \$65 |
| <b>P50</b>  | Lot #50  | \$36 |
| <b>P52</b>  | Lot #52  | \$75 |
| <b>P53</b>  | Lot #53  | \$75 |
| <b>P55</b>  | Lot #55  | \$87 |
| <b>P56</b>  | Lot #56  | \$45 |



### City of Lansing Parking Services Office

219 N. Grand Ave.