

AGENDA

Committee on Development and Planning October 23, 2024 at 3:30 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.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Hussain, Chairperson
Council Member Brown, Vice Chairperson
Council Member Garza, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. October 9, 2024
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Reappointment; Tiffany Dowling as a business representative of the Saginaw Street Corridor Improvement Authority Board of Directors for a term to expire June 30, 2028
 - C. RESOLUTION - Appointment; Timothy Klont as an At-Large member of the Planning Commission for a term to expire June 30, 2028
 - D. RESOLUTION - Obsolete Property Rehabilitation Act (OPRA) District; 1102 S. Washington Ave., Reo Ventures, LLC
 - E. RESOLUTION - Obsolete Property Rehabilitation Act (OPRA) Certificate; 1102 S. Washington Ave., Reo Ventures, LLC
 - F. ORDINANCE - Amending Chapter 1236, Design Standards for Parcel Dimensions
- 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.



MINUTES
Committee on Development and Planning
Wednesday, October 9 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Hussain called the meeting to order at 3:30 p.m.

PRESENT

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

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen–Lawrence, OCA
Andy Fedewa, ED&P
Brent Wheeler, attending virtual
Mr. Ketema Beshah
Ms. Asnakech Mengistu
Karen Dietrich, Keller-Williams Realty

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM SEPTEMBER 25, 2024. MOTION CARRIED 3-0.

Public Comment

DISCUSSION/ACTION

ORDINANCE – Z-1-2024; 3724 Pleasant Grove Road, Rezoning from “R-3” Suburban Residential to “MFR” Multi Family Residential District

Councilmember Hussain recapped that the purpose of the rezoning is to facilitate the building up two five-unit row homes, each would be three-bedroom units, with 25 parking spots, and there is an existing single-family home that will be demolished.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE ORDINANCE – Z-1-2024; 3724 PLEASANT GROVE ROAD, REZONING FROM “R-3” SUBURBAN RESIDENTIAL TO “MFR” MULTI FAMILY RESIDENTIAL DISTRICT. MOTION CARRIED 3-0.

RESOLUTION – Setting a Public Hearing on SLU-1-2024; State-Licensed Adult Foster Care Small Group Home at 1950 N. Waverly Road

Mr. Fedewa stated the property is currently an Adult Facility Care (AFC) with 6 residents. The applicant is proposing to build an addition for a total of 12 with an additional 770 sq ft to include 3 bedrooms, a bathroom and a living room. Adding he spoke to the zoning administrator, and she couldn't recall anything like this for up to 12 residents or proposing a house addition. Referencing the staff report the property borders delta township. The State of Michigan and City law state no more than two of these can be within 1500 feet and didn't not see anything else. At the Planning Commission meeting 2 neighbors spoke on concerns centered on lack of communication with applicants. It was tabled for more information, LARA has some public records available, there was a violation investigation on reports of residents being locked out of the facility, LARA conducted an unannounced visit spoke to residents and the applicants nothing was found to substantiate the claim and was cleared. Continuing that LPD was asked about responding calls and they responded with 23 calls since January 2023. Ultimately, the Planning Commission recommended denial 5-1.

Councilmember Brwon asked who the license administrator is. Mr. Beshah answered him and his wife. Councilmember Brown then asked what type of license the facility has. Mr. Beshah answered an AFC license with capacity of 6. Councilmember Brown requested what the specialty license is for what type of delivery. Mr. Beshah responded aged, developmentally disabled and mental illness. Councilmember Brown then asked what the name of the Licensed facility is, Mr. Beshah answered AZMED AFC. Councilmember Brown inquired how many current residents do they have. Mr. Beshah answered currently 5 with capacity of 6. Councilmember Brown then asked why they are now asking for 12 total. Mr. Beshah indicated they have space on property to make L shape. Councilmember Brown expressed concern over a small 700 sq ft area for an additional 6 people. Mr. Beshah explained that LARA wouldn't allow them to do it if it didn't meet requirements. Councilmember Brown asked if this was minimum requirements, and Ms. Dietrich confirmed and added the home is handicap accessible. Councilmember Brown asked who is managing the residents and Ms. Mengistu confirmed both her and Mr. Beshah.

Councilmember Hussain reiterated the concern with the Planning Commission, with LARA requirements they would need to add staff. Ms. Mengistu answered they are hiring. Councilmember Brwon again expressed concern with increasing to 12 residents with only 2 staff currently.

Councilmember Hussain asked the applicants for the plan and application anything to the add. Mr. Beshah answered if they get the permit to build the addition then they go back to LARA for approval. Councilmember Garza asked two questions, what is the current sq ft and why didn't they ask prior approval and submit plans to LARA before coming to the City. Mr. Beshah responded 1630 sq ft and they have to get permit before going to LARA. Councilmember Hussain inquired about site plan approval then general construction permit to LARA, Mr. Fedewa answered there is no site plan because it is a single-family home, but need building permit, and doesn't know the process for LARA.

Councilmember Hussain stated concerns on the calls for service to LPD. Ms. Mengistu indicated they had a young homeless resident with mental issues, they accepted her, and she was calling 911 from cell phone. Councilmember Hussain also stated issues from the Planning Commission is lack of outreach, is there any work to engage the neighbors. Ms. Mengistu referenced the locked-out resident and stated LARA came out, investigated and found nothing, and closed case. Councilmember Hussain finished that it's critical they communicate with neighbors since they deal with a vulnerable population.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING ON SLU-1-2024; STATE-LICENSED ADULT FOSTER CARE SMALL GROUP HOME AT 1950 N. WAVERLY ROAD. MOTIOIN CARRIED 2-1.

Council Member Hussain stated the committee would like to have the applicants and department there on the 14th.

Other

No other topics of discussion.

Adjourn

Adjourned at 3:55p.m.

Submitted by Renee Richmond

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."

(Section Break)

Date	7/5/2020
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First Name	Tiffany
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Middle	Field not completed.
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Last Name	Dowling
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Other name(s) by which you have been known, including maiden names	Field not completed.
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Date of Birth	
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Address	1014 Walbridge Dr.
City	East Lansing
State	MICHIGAN
Zip Code	48933
Email	tiffany@m3group.biz
Gender	
Find my ward:	Lansing Neighborhoods Ward Map
Ward	1
Precinct	<i>Field not completed.</i>
Best phone number to contact you	5172908739
Last 4 digits of social security number	
In what year did you move to Lansing?	2002
Additional information regarding experience and credentials	I'm a Lansing business owner who has invested in a renovation of an old church building on the corridor. I love the Lansing region and would like to support efforts to move our area forward.
Occupational Background	I own M3 Group, a branding and marketing agency as well as publish 517 Business & Life. I also own a digital buying agency called Idea Application -- all headquartered in downtown Lansing

Educational Background	B.S. in Journalism from Eastern Michigan University
Previous Appointments	Saginaw Corridor Improvement Authority
Current Appointments	<i>Field not completed.</i>
Please attach a resume if available	<i>Field not completed.</i>
First choice for board to serve on	Saginaw St. Corridor Improvement Authority
Second choice of a board to serve on	Capital Area Transportation Authority (CATA)
Third choice of a board to serve on	Economic Development Corporation/Tax
Fourth choice of a board to serve on	<i>Field not completed.</i>
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	I'm committed to Lansing and would like to participate in its continued growth.
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	<i>Field not completed.</i>

you will be qualified or
eligible before you would
be sworn in to an
appointed office

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	Tiffany Dowling
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Date & Time	7/5/2020 12:00 PM
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Email not displaying correctly? [View it in your browser.](#)

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

WHEREAS, the Mayor has made the recommendation for the reappointment of Tiffany Dowling as a business representative of the Saginaw Street Corridor Improvement Authority Board of Directors for a term to expire June 30, 2028; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on October 23, 2024, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Tiffany Dowling as a business representative of the Saginaw Street Corridor Improvement Authority Board of Directors for a term to expire June 30, 2028.

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	09/20/2024
First Name	Timothy
Last Name	Klont
Date of Birth	
Home Address	123 Horton St.
City	Lansing
State	MI
Zip Code	48912
Email	timklont@gmail.com
Gender	
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 1
Best Phone Number to Contact You	
In what year did you move to	2023

Lansing?

Additional Information Regarding Experience and Credentials Extensive professional experience in community development, neighborhood planning and revitalization, and affordable housing.

Occupational Background Current: Chief Engagement & Strategy Officer for the Michigan State Housing Development Authority.

Educational Background B.S., Western Michigan University
Graduate Certificate, Central Michigan University

Previous Appointments None in Lansing

Current Appointments None in Lansing

First Choice for Board to Serve on Planning Board

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 a relatively new resident of Lansing, I'm looking for meaningful opportunities to contribute to the community. The Planning Commission is a natural fit given my professional experiences. I understand the importance and value of thoughtful, smart planning actions and decisions.

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

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. Timothy Klont

Date & Time 09/20/2024 12:00 PM (EDT)

Receive an email copy of this form. Yes

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

WHEREAS, the Mayor has recommended the appointment of Timothy Klont as an At-Large member of the Planning Commission for a term to expire June 30, 2028; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on October 23, 2024, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Timothy Klont as an At-Large member of the Planning Commission for a term to expire June 30, 2028.

August 31, 2024

Lansing City Clerk
City Hall
124 West Michigan Ave.
Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act District and Certificate for 1102 South Washington Ave., Lansing

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, the undersigned applicant REO Ventures, LLC, owner of the property commonly known as 1102 S. Washington Ave., Lansing 48910 (the "Property"), legal description attached, hereby requests the establishment of an OPRA District and granting of an OPRA Certificate by the City of Lansing on the Property. The Property has been inspected by the City of Lansing Assessor and determined to suffer from functional obsolescence (determination of obsolescence attached).

General Description of Obsolete Facility

This building (1813 square feet) was built in approximately 1925. The building was originally constructed as a gas station. Building use continued as gas station until the 1960. From the 1960 to the 2000's building was used as service station. Most recently building was used as storage. The building has not been occupied for several years. The previous owner started a remodeling process; however, the property was left in disrepair. The building currently has no heating or plumbing system nor a restroom.

The building could be adapted for many uses; however, the small size of the building and interior masonry partition walls limits financially feasible for occupancy.

The property is listed on Leaking Underground Storage Site according to Phase 1 report prepared by PM Environmental.

Proposed Use of the Rehabilitated Facility

The applicant intends to rehabilitate the facility as follows:

1102 South Washington Ave will be redeveloped into a location that includes restaurant/food concept on the vacant/obsolete building and a vibrant outdoor space on the undeveloped land. Good Truckin' Diner will be expanding. The concept of this location will be similar to Little Fleet In Traverse City (www.thelittlefleet.com)

Expected Economic Advantages

In an effort to maximize the utility value of functionally obsolete building, the applicant is committed to doing complete rehabilitation of the building. In that context, and as more fully detailed below, the developer will incur considerable renovation costs. The establishment of the OPRA District, with its multi-year property tax deferment benefit is vital to making the economics of the project work.

Redevelopment of the property will provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the transformation of the vacant building and undeveloped land on the riverfront into a thriving property and outdoor space.

Detailed Description of Hard Costs

The OPRA tax abatement is a significant component of this project. The petitioner has estimated the renovation costs of the project combined at approximately \$290,000. The renovation estimate are as follows:

1102 South Washington	1st Floor	Totals
Architect Drawings	\$18,5000	\$18,500
Renovations	\$437,000	\$437,000
Environmental Assessments	\$5,000	\$5,000
Remediation Work	\$20,000	\$20,000
Site preparation	\$15,000	\$15,000
Grading Pavement	<u>\$35,000</u>	<u>\$35,000</u>
Total	\$545,500	\$545,500

An itemized list of renovations and fixed building equipment as part of the rehabilitated facility is attached.

Time Schedule for Rehabilitation

Commencement of construction is scheduled for January, 1, 2025 with completion of the project expected by December 31, 2025. Environmental mitigation activities on the property will occur fall/winter 2024/2025 prior to commencement.

Property Taxable Value and Legal Description

The specifics on the property are as follows:

Property Address: 1102 South Washington Ave.
Lansing, MI 48910
Owner's Name: REO Ventures, LLC
Sq Feet of Building: Approximately 1,813
Tax ID Number: 86-1481293
Tax Value Land: \$37,000 (2024)
Tax Value Building: \$54,200,729 (2024)
SEV Value Total: \$54,20 (2024)
Legal Description: N 1/2 LOT 1 & E 46 FT OF N 1/2 LOT 2 BLOCK 195
ORIG PLAT
CITY OF LANSING, COUNTY OF INGHAM
Parcel Number: 33-01-01-21-178-040

Thank you in advance for your assistance and consideration in this matter.

Sincerely,



Name

REO Ventures, LLC., Owner Nicholas Pope

Obsolete Property Rehabilitation Act District and Certificate for
1102 South Washington Avenue, Lansing

List of Improvements

- Perform environmental mitigation \$25,000
- Perform selective demolition - \$10,000
- Upgrade Mechanical, Electrical, and Plumbing systems \$160,000
- Provide insulation to code \$7,000
- Architecture Build-out of interior to include restrooms, bar / kitchen - \$50,000
- Equipment/Build-out for specific Restaurant use - \$150,000
- Provide interior finishes \$75,000
- Provide exterior improvements including paving, signage, landscaping, paint - \$50,000

CITY OF LANSING
1102 S. Washington Avenue
PROPOSED OPRA APPROVAL PROCESS SCHEDULE

DATE	BOARD/COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
Sep 23, 2024 7:00PM	Lansing City Council	Received and referred to Committee on Development and Planning by council.	
Sep 25, 2024 3:30PM	Committee on Development and Planning	Committee approves Resolution to set Public Hearings.	
Sep 30, 2024 7:00PM	Lansing City Council	Presentation to Council and setting of public hearing.	YES
Oct 14, 2024 7:00PM	Lansing City Council	Public hearing held at City Council. Referred to the Committee on Development and Planning for approval.	YES
Oct 23, 2024 3:30PM	Committee on Development and Planning	Committee on Development and Planning recommends approval.	YES
Oct 28, 2024 7:00PM	Lansing City Council	Approves OPRA Certificate.	YES
Oct 29, 2024	Lansing EDC	Submits OPRA package to STC.	

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

Resolution to Establish an Obsolete Property Rehabilitation Act District at 1102 S.
Washington Avenue, Lansing, MI

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

WHEREAS, Reo Ventures, LLC, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 1102 S. Washington Avenue, Lansing, Michigan, and

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

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

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on Monday, October 14, 2024.

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

N 1/2 LOT 1 & E 46 FT OF N 1/2 LOT 2 BLOCK 195 ORIG PLAT CITY OF LANSING, COUNTY OF INGHAM; PARCEL NUMBER: 33-01-01-21-178-040, and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.

August 31, 2024

Lansing City Clerk
City Hall
124 West Michigan Ave.
Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act District and Certificate for 1102 South Washington Ave., Lansing

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General Description of Obsolete Facility

This building (1813 square feet) was built in approximately 1925. The building was originally constructed as a gas station. Building use continued as gas station until the 1960. From the 1960 to the 2000's building was used as service station. Most recently building was used as storage. The building has not been occupied for several years. The previous owner started a remodeling process; however, the property was left in disrepair. The building currently has no heating or plumbing system nor a restroom.

The building could be adapted for many uses; however, the small size of the building and interior masonry partition walls limits financially feasible for occupancy.

The property is listed on Leaking Underground Storage Site according to Phase 1 report prepared by PM Environmental.

Proposed Use of the Rehabilitated Facility

The applicant intends to rehabilitate the facility as follows:

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Expected Economic Advantages

In an effort to maximize the utility value of functionally obsolete building, the applicant is committed to doing complete rehabilitation of the building. In that context, and as more fully detailed below, the developer will incur considerable renovation costs. The establishment of the OPRA District, with its multi-year property tax deferment benefit is vital to making the economics of the project work.

Redevelopment of the property will provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the transformation of the vacant building and undeveloped land on the riverfront into a thriving property and outdoor space.

Detailed Description of Hard Costs

The OPRA tax abatement is a significant component of this project. The petitioner has estimated the renovation costs of the project combined at approximately \$290,000. The renovation estimate are as follows:

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Obsolete Property Rehabilitation Act District and Certificate for
1102 South Washington Avenue, Lansing

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- Equipment/Build-out for specific Restaurant use - \$150,000
- Provide interior finishes \$75,000
- Provide exterior improvements including paving, signage, landscaping, paint - \$50,000

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) Reo Ventures, LLC								
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) 6850 Aurelius Road, Lansing, MI 48911								
Location of obsolete facility (Number and Street, City, State, ZIP Code) 1102 South Washington Avenue, Lansing, MI 48910								
City, Township, Village (indicate which) Lansing	County Ingham							
Date of Commencement of Rehabilitation (mm/dd/yyyy) 01/01/2025	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 12/31/2025	School District where facility is located (include school code) 33020						
Estimated Cost of Rehabilitation \$545,500.00	Number of years exemption requested 12							
Attach legal description of obsolete property on separate sheet.								
Expected Project Outcomes (Check all that apply) <table border="0"><tr><td>☒ Increase commercial activity</td><td>☐ Retain employment</td><td>☒ Revitalize urban areas</td></tr><tr><td>☒ Create employment</td><td>☐ Prevent a loss of employment</td><td>☐ Increase number of residents in the community in which the facility is situated</td></tr></table> Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. _____			☒ Increase commercial activity	☐ Retain employment	☒ Revitalize urban areas	☒ Create employment	☐ Prevent a loss of employment	☐ Increase number of residents in the community in which the facility is situated
☒ Increase commercial activity	☐ Retain employment	☒ Revitalize urban areas						
☒ Create employment	☐ Prevent a loss of employment	☐ Increase number of residents in the community in which the facility is situated						
☒ Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.								

APPLICANT CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (No authorized agents) Nicholas Pope	Telephone Number (517) 346-5165	Fax Number (517) 301-9069
Mailing Address 1146 South Washington Avenue, Lansing, MI 48910	E-mail Address npope@waadvisors.com	
Signature of Company Officer (no authorized agents) 	Title Partner	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

Signature 	Date Application Received 9/16/24
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FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
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LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date

☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)

☐ Denied

Date District Established

LUCI Code

School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit.

A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.

A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.

A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.

A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.

A statement that the applicant is not delinquent in any taxes related to the facility.

If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.

A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.

A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.

A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.

A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.

A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.

A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)

Building Taxable Value

Building State Equalized Value

\$

\$

Name of Government Unit

Date of Action Application

Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.

Name of Clerk

Telephone Number

Clerk Mailing Address

Mailing Address

Telephone Number

Fax Number

E-mail Address

Clerk Signature

Date

For faster service, email completed application and attachments to PTE@michigan.gov. An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.



Andy Schor, Mayor

CITY ASSESSORS OFFICE

**Sharon Frischman, MMAO
City Assessor**

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

July 23, 2020

Functional Obsolescence Determination

**1102 S Washington St.
Lansing, MI 48910**



This building was constructed in about 1925. It was originally constructed as a gas station / vehicle repair facility. It was occupied for this purpose until the 1960s. At that time, the repair services were still available until as recently as about 2000. It has been used for storage most recently. Remodeling began a few years ago but has not been finished. There is not heating system or plumbing. There is no restroom.

The building could be adapted to many uses, however, the small size of the building and interior masonry partitions limit the financially feasible options for occupancy.

The site is listed on the Leaking Underground Storage Tank site according to a Phase I environmental report performed by PM Environmental.

I have determined that the property is suffering from functional obsolescence due to the size, configuration, lack of interior heating/plumbing and previous use.

Sharon Frischman
City Assessor

CITY OF LANSING
1102 S. Washington Avenue
PROPOSED OPRA APPROVAL PROCESS SCHEDULE

DATE	BOARD/COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
Sep 23, 2024 7:00PM	Lansing City Council	Received and referred to Committee on Development and Planning by council.	
Sep 25, 2024 3:30PM	Committee on Development and Planning	Committee approves Resolution to set Public Hearings.	
Sep 30, 2024 7:00PM	Lansing City Council	Presentation to Council and setting of public hearing.	YES
Oct 14, 2024 7:00PM	Lansing City Council	Public hearing held at City Council. Referred to the Committee on Development and Planning for approval.	YES
Oct 23, 2024 3:30PM	Committee on Development and Planning	Committee on Development and Planning recommends approval.	YES
Oct 28, 2024 7:00PM	Lansing City Council	Approves OPRA Certificate.	YES
Oct 29, 2024	Lansing EDC	Submits OPRA package to STC.	

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

Resolution to Approve an Obsolete Property Rehabilitation Act Certificate
1102 S. Washington Avenue

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), Reo Ventures, LLC has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for a proposed obsolete facility at 1102 S. Washington Avenue, Lansing, Michigan (Obsolete Property); and

WHEREAS, Reo Ventures, LLC (the Applicant) owns the proposed Obsolete Property; and

WHEREAS, the proposed Obsolete Property is located within an Obsolete Property Rehabilitation District legally established by resolution adopted Monday, October 28, 2024, after a public hearing was held on Monday, October 14, 2024, as provided by section 3 of PA 146 of 2000; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Lansing; and

WHEREAS, a public hearing was held on Monday, October 14, 2024, in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate; and

WHEREAS, Reo Ventures, LLC has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

WHEREAS, the application is for 12 years and under no circumstances or criteria will an extension of the exemption be considered; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant Reo Ventures, LLC has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, the City of Lansing requires that rehabilitation of the facility shall be completed by _____; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Lansing eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, revitalize urban areas, create employment, retain employment, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby grants an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in an Obsolete Property Rehabilitation District at property located at 1102 S. Washington Avenue, Lansing, Michigan, legally described as N 1/2 LOT 1 & E 46 FT OF N 1/2 LOT 2 BLOCK 195 ORIG PLAT CITY OF LANSING, COUNTY OF INGHAM; Parcel Number: 33-01-01-21-178-040.

BE IT FINALLY RESOLVED that the City Clerk shall cause the Application for Obsolete Property Rehabilitation Certificate to be completed, including the "Clerk Certification" and shall file the completed application, together with a certified copy of this resolution with the State Tax Commission.

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 1236 of the Lansing Codified Ordinances Section 1236.02, 1236.03, and 1236.07 to correct internal references and clarify lot size requirements for residentially zoned lots

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1236, Section 1236.02 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1236.02. - Floodplain development.

(a) No building shall be located on any portion of a lot lying within a floodplain, unless approved in accordance with ~~Chapter 1288~~ **Chapter 1250, Section 1250.06**.

(b) The natural floodplain may be altered if its original discharge capacity is preserved and the stream flow is not revised so as to affect the riparian rights of the other owners.

(c) Alteration of any floodplain area shall be based upon a plan approved by the Planning Board and the Department of Natural Resources.

(d) The floodplain shall be shown within a contour line, established by the studies of the U.S. Army Corps of Engineers and the Michigan Water Resources Commission, until such time as a flood insurance rate map is issued by the Federal Insurance Administrator.

(e) The floodplain area shall be clearly labeled on any and all plats hereafter filed with the words "floodplain area."

Section 2. That Chapter 1236, Section 1236.03 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1236.03. - Streets.

(a) The arrangement, character, extent, width, grade and location of all streets shall conform to the major street plan as adopted by the Planning Board and shall be considered in their relation to existing and planned streets, to topographic conditions, to public convenience and safety and to the proposed uses of the land to be served by such streets.

(b) Public right-of-way widths shall be as shown on the major street plan and, unless otherwise indicated on the major street plan, shall be not less than the following:

	Classification	Right-Of-Way Width (ft.)
(1)	Freeway	300
(2)	Expressway	200—300
(3)	Parkway	Variable (minimum 120)
(4)	Major arterial	100—175
(5)	Minor arterial	100-120
(6)	Collector	86—100
(7)	Local	60—66
(8)	Cul-de-sac	50—66
(9)	Alleys	20
(10)	Crosswalks (pedestrian ways)	10
(11)	Utility easements	12

(c) Additional street right-of-way may be required to ensure adequate access, circulation and parking in subdivisions within high density residential areas, commercial areas and industrial areas.

1 (d) Where a subdivision abuts or contains an existing street of inadequate right-of-way
2 width, additional width for the existing street may be required in conformity with the
3 standards outlined in paragraph (b)(6) hereof.

4 (e) If Council deems that right-of-ways in excess of 120 feet are necessary, it shall enter
5 into an agreement to purchase the land within 90 days and shall accomplish acquisition
6 within three years, expressways and freeways excepted.

7 (f) Dedication of expressway and freeway right-of-ways shall not be required. Such
8 right-of-ways may be reserved for public acquisition in accordance with Public Act 222
9 of 1943, as amended.

10 (g) Local streets shall be so arranged as to discourage their use by through traffic.

11 ~~Curvilinear street design is recommended for residential streets to discourage excessive~~
12 ~~speeds and to provide attractive vistas.~~

13 (h) The street arrangement in a subdivision shall provide for the continuation of existing
14 streets in surrounding areas and shall provide for suitable access to adjoining unplatted
15 areas at points not more than 1,320 feet apart.

16 (i) Where a proposed subdivision abuts or contains a major street as defined in the
17 major street plan, the Planning Board may require marginal access streets, reverse
18 frontage lots containing a ten-foot nonaccess, reservation with screen planting along the
19 rear property line or such other treatment as may be necessary for the adequate
20 protection of residential properties and the separation of through and local traffic.

21 (j) Intersections on major or minor arterial streets shall be located not less than 800 feet
22 apart, measured from centerline to centerline.

1 (k) When a tentative layout, including streets, of the general area or neighborhood has
2 been made by the Department of Planning and Municipal Development and approved
3 and adopted by the Planning Board, the proposed subdivision shall be in general
4 conformity thereto.

5 (l) Where a proposed subdivision abuts or contains a railroad right-of-way, expressway
6 or other limited access highway, the Planning Board may require a street approximately
7 parallel to and on each side of such right-of-way at a distance suitable for the
8 appropriate use with due regard for the requirements of approach grades for future
9 bridge or grade separations.

10 (m) Street jogs with centerline offsets of less than 125 feet shall be prohibited, except as
11 provided in Section 1236.11.

12 (n) There shall be no private streets, lanes or ways platted in any subdivision, except
13 under the special design considerations mentioned under Section 1236.10(a).

14 (o) Half streets shall be prohibited, except where unusual circumstances make it
15 essential to the reasonable development of a tract in conformity with these Subdivision
16 Regulations and where satisfactory assurance for dedication of the remaining part of the
17 street is provided. Whenever a tract to be subdivided borders on an existing half or
18 partial street, the other part of the street shall be dedicated within such tract.

19 (p) Dead-end streets are prohibited, except those designed as permanent cul-de-sacs
20 or those required for future access to adjacent unplatted property. Temporary
21 turnaround arrangements for dead-end streets which will be extended in the future may
22 be required by the Planning Board.

(q) Cul-de-sac streets shall be not longer than 600 feet or seven times the average lot width of the lots fronting the cul-de-sac and shall contain at the closed end a turnaround having an outside road pavement of 90 feet and a street property line diameter of 120 feet. Special consideration will be given to longer cul-de-sacs under unusual topographical conditions.

(r) Streets shall be not greater than five percent or less than one-half percent, except as provided in Section 1236.11.

(s) To ensure adequate sight distance, horizontal curves shall have the following minimum centerline ratio:

(1) Local streets150 feet

(2) Collector300 feet

(3) Minor arterial500 feet

(4) Major arterial750 feet

A tangent at least 100 feet long shall be provided between reverse curves on collector streets and at least 250 feet long on minor and major arterial streets.

(t) Streets shall intersect one another at right angles or as nearly at right angles as conditions permit. No street shall intersect another at an angle of less than 80 degrees.

(1) "T" intersections of minor streets shall be encouraged.

(2) Multiple intersections involving the junction of more than two streets shall be prohibited.

(3) Minor streets intersecting with a major street or thoroughfare shall have a tangent section of centerline not less than 50 feet in length.

(u) No street names shall be used which will duplicate or be confused with the names of existing streets within the area of jurisdiction of these Subdivision Regulations. Street and subdivision names and house numbers shall be subject to the approval of the Director of Public Service.

Section 3. That Chapter 1236, Section 1236.07 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1236.07. - Lot area.

(a) Lot size, width, depth, shape and orientation shall be appropriate for the location and contemplated use of each subdivision, but in no case shall any of the lot dimensions, building set-back lines or lot area requirements be less than the minimum specified in the Zoning Code for the particular district in which the subdivision is located.

(b) The minimum lot width of all **residential** lots ~~platted~~ **of record** or created from existing parcels, lots, or unplatted land shall be ~~60 feet~~ **that which is specified in the Zoning Code for the particular district**, at the building line, except on corner lots where the minimum lot width shall be ~~70~~ **60** feet, except as provided in Sections 1236.10(a) and 1236.11.

(c) The minimum lot depth for residential lots shall be 100 feet ~~and 135 feet on major streets~~, except as provided in Section 1236.11.

(d) The general ~~width to depth~~ **depth to width** ratio of lots ~~shall not exceed one to 2.5, except as provided in Section 1236.11.~~ **all residential lots of record or created from existing parcels may exceed four to one as permitted in Public Act 288 of 1967, as amended, if the minimum width of Section 1236.07 (b) and minimum depth of Section 1236.07 (c) are met.**

1 (e) Every lot shall abut upon and have permanent access to a public street, provided
2 that in subdivisions designed under conditions specified in Section 1236.10(a), this
3 requirement may be modified or waived by the Planning Board.

4 (f) Side lot lines shall be at approximately right angles or radial to the street right-of-way
5 line.

6 Section 4. All ordinances, resolutions or rules, parts of ordinances, resolutions or
7 rules inconsistent with the provisions are repealed.

8 Section 5. Should any section, clause or phrase of this ordinance be declared to
9 be invalid, the same shall not affect the validity of the ordinance as a whole, or any part
10 thereof other than the part so declared to be invalid.

11 Section 6. This ordinance shall take effect on the 30th day after enactment,
12 unless given immediate effect by City Council, and shall expire December 31, 2033.

The Subdivision Regulations Ordinance Part 12, Title 4

Basis: the Land Division Act, Public Act 288 of 1967, governs subdivision developments (plats), land divisions (lot splits) of established land, and construction of infrastructure improvements such as streets and utilities.

Issue: PA 288 of 1967 has a provision that restricts the depth of a parcel to a maximum of 4 times the width. A municipality can create a more restrictive ratio standard and in fact, the City of Lansing has done so by restricting the depth of a lot to 2.5 times the width. They can also set a less restrictive ratio, if based on some standard.

There are many platted parcels in the City that exceed the width to depth ratio restriction. Since there is a market for new housing in the City, we are receiving requests for variances to the width to depth ratio restriction, all of which are being approved and should continue to be approved. By eliminating the restriction on depth to width ratio, it will drastically reduce the number of variance requests. These lot splits can be approved administratively. The only exceptions will be to lots that do not comply with the minimum lot width and/or depth. Those requirements, however, are also outdated and need to be changed.

Reasoning: PA 288 is meant *to promote better utilization of land while maintaining rural character. reduce sprawling and fragmented development that often results from the division of large parcels of land. A minimum lot width-to-depth ratio prevents the creation of long and narrow lots, as well as the crowding of buildings along access roads while leaving the land behind buildings vacant and unserviceable.* These concerns are not relevant to Lansing.

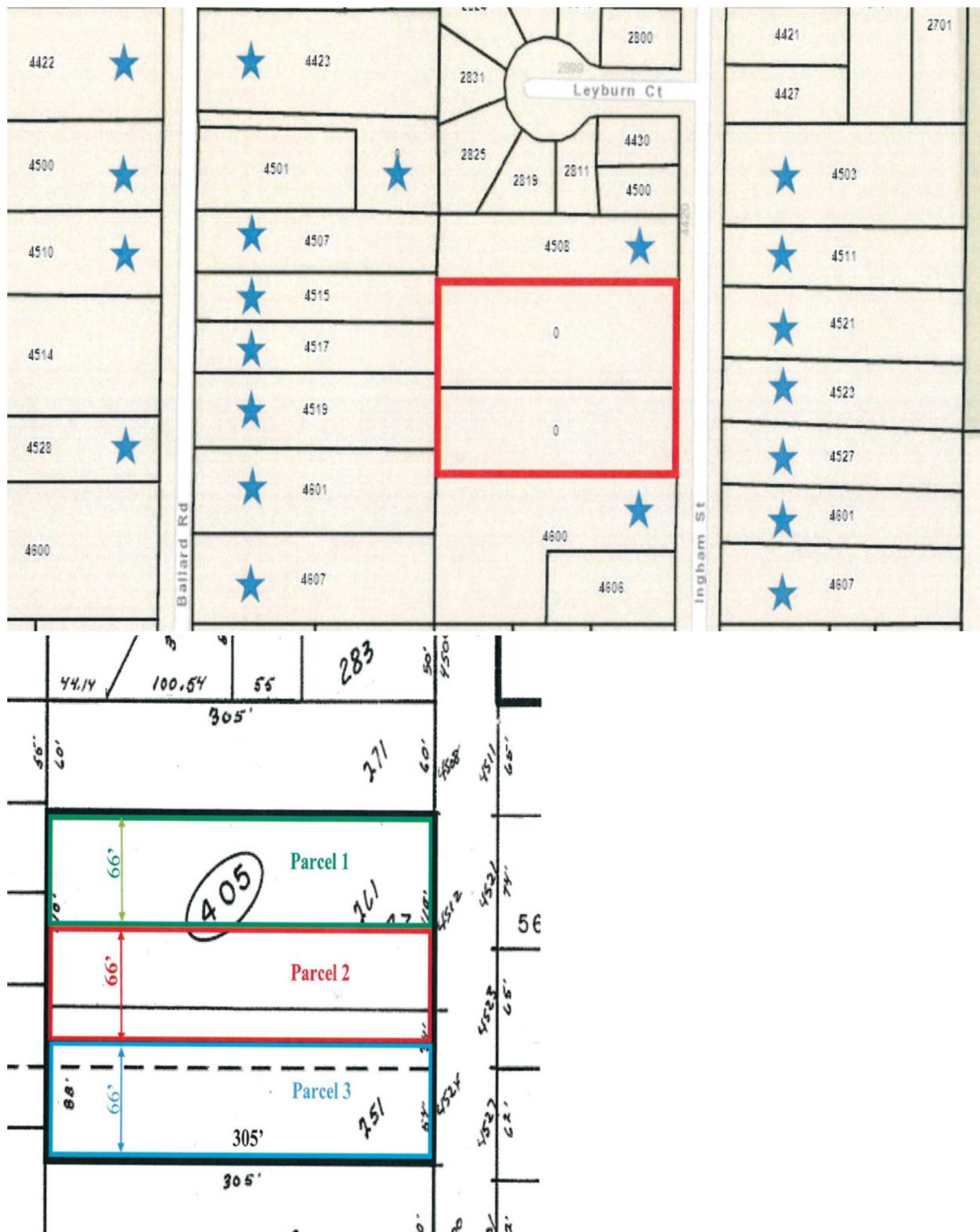
Process: Lot splits are reviewed and approved by the Zoning Administrator if they comply with the minimum lot requirements in terms of width, depth, and depth to width ratio.

If a proposal exceeds the ratio or does not comply with the required lot width or depth, the necessary variances to those requirements must be reviewed by the Planning Commission which will make a recommendation to the City Council after holding a public hearing. The Council has the final authority to approve or deny the request. Sometimes this results in two variances; the ratio and if the resulting parcel width is less than 60’.

Planning Commission: The Planning Commission reviewed the request and recommended approval of the ordinance revision at their August 1, 2023 meeting. No questions or comments were made.

Bottom Line: The City ordinance is even more restrictive than the 1967 state statute and limits lot dimensions to an extent that is contrary to proper planning for an urban environment. This is not protecting the built environment since the minimum width of residential districts is still required. Most City parcels are platted between 33’- 60’ wide and 100’ – 305 feet in depth. Removing the width to depth ratio restriction will result in creating more buildable lots and additional much needed housing.

Example:



Two parcels combined and split to make three, resulting in identical parcels of 66' x 305', a ratio of 1:4.62.

21 other properties in the direct vicinity exceed the ratio by a similar amount.

Proposal:

1236.02 Floodplain Development, no changes except to reference the current chapter number. Chapters were changed during the adoption of the Form-Based Zoning Code.

1236.03 Streets (g) remove language about curvilinear street design. This is not an actual rule, only a recommendation. An ordinance must have actual rules or allowances, not recommendations. Further, requiring curvilinear streets results in sprawl-like development patterns.

1236.07 Lot Area (b) minimum lot width. Change from minimum of 60' to reference that which is in the zoning code. Residential districts have a range from 40' – 50' in the zoning code based on if a residential zoning district is more urban (central neighborhoods) or developed post-1950s and have more space. The proposed change is meant to maintain the nature of different neighborhoods and not introduce a hardship of a second variance during lot splits. (e.g. some applicants would have to apply for a second variance if their split resulted in parcels less than the current minimum of 60')

1236.07 (c) minimum lot depth. Remove 135' minimum on major streets. Unnecessary because all districts have the same front setback. Minimum depth set at 100'.

1236.07 (d) general depth to width ratio. Removal of 2.5:1 language and statement that every parcel can exceed state's standard of 4:1 if the minimum width and minimum depth are met.