

Agenda

Zoning Board of Appeals

City of Kalamazoo



Thursday, January 12, 2023

7:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. APPROVAL OF MINUTES

1. Approval of minutes from the Zoning Board of Appeals meeting on December 8, 2022

C. COMMUNICATIONS AND ANNOUNCEMENTS

D. PUBLIC HEARINGS

1. ZBA #23-01-01: 622 W. Kalamazoo Avenue. Nicole Williams - Urban Montessori Development Center (Daycare) is requesting a use variance from Chapter 4, Section 4.1 to authorize a daycare center in a Residential - Duplex District (RD-19) District.
2. ZBA #23-01-02: 2605 E. Kilgore Road. A dimensional variance from Chapter 50-7.2, to allow 586 off-street parking spaces where 510 spaces is the maximum permitted for this industrial use by Zoetis.
3. ZBA #23-01-03: 3919 and 3921 Oakland Drive, 1823 Hazel Avenue, and 3903 Ruthin Road. The Oakland Financial Company, LLC (Kalamazoo Country Club), is requesting: 1) A dimensional variance from Chapter 50-7.2, to allow 364 off-street parking spaces where 824 spaces are required for this use; and 2) A dimensional variance from Chapter 50-7.3, to allow 20 bicycle parking spaces where 240 bicycle parking spaces are required for this use.

E. DISCUSSION/ACTION ITEMS

F. REPORTS

G. ADJOURNMENT

**MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
December 8, 2022 - 7:00 p.m.
CITY COMMISSION CHAMBERS**

Members Present: Matt Lager, Christina Doane, Remi Harrington, Beth van den Homberg, Jeremy Terpening, and Jerri Burdue (Alternate)

Members Absent: Jeff Carroll

City Staff: Pete Eldridge, Zoning Administrator; Charles Bear, Assistant City Attorney

Vice Chair Lager called the meeting to order at 7:00 p.m.

Mr. Eldridge performed a roll call of board members present for the meeting.

Vice Chair Lager asked if there were any announcements or changes to the agenda and Mr. Eldridge stated there are none.

APPROVAL OF MINUTES:

Ms. Harrington asked if there was going to be mention of the meeting not being able to be live streamed in the meeting minutes and Mr. Eldridge stated no because the minutes were recorded via audio, and meeting minutes prepared from this recording. He added that the live streaming is an added benefit to reach the public, but not required. Ms. Harrington stated that because she was so proud of the way the last meeting was handled, but it wasn't live streamed, she was disappointed that the public wouldn't get the chance to see that particular democratic process. She felt the people should have been able to see them vote against public safety and see how public safety interfaced with the public. Mr. Eldridge pointed out that all of the other meetings from 2022 have been live streamed but because this one was moved, there was a miscommunication with the service. Ms. Harrington stated that that meeting was really important to her.

Mr. Terpening moved to approve the minutes as submitted, seconded by Mr. Burdue. The motion was approved by voice vote unanimously.

PUBLIC HEARINGS: Vice Chair Lager summarized the process and explained the Zoning Board of Appeals public hearing rules of procedures. For each request, the secretary will read the application into the public record. The applicant or their representative will have 10 minutes

to present their comments, followed by public comments in favor of the application where they will state their name and address and speak for three minutes. Following that those in opposition will be invited to speak for four minutes and afterward. The public can call in to 888-382-9556 to enter a queue to comment live for any property on the agenda and will no longer be able to leave a recorded message, then the public hearing will be closed on that request. The Board would then conduct the finding of facts. The Board must approve the Finding of Fact. Therefore, the first vote you hear is not a ruling on the request, but the Finding of Fact, then the Board discusses the request in order to determine a ruling. The Board reserves the privilege to ask questions of persons who have already spoken even though the public comment portion is closed. Once discussion has ended the Board moves onto a roll call vote. A full board consists of six members and four affirmative votes are required to grant a motion for a non-use or use variance.

Ms. Doane read the application for 100 Monroe Street

ZBA#22-10-33: 100 Monroe Street: An application for variances for the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Drakkar Hill of Westmain Hill, LLC for 100 Monroe Street, which is situated in the Residential-Single Dwelling District (RS-5). The applicant is requesting variances from Chapter 4, Section 4.1 to authorize a small wine making operation on the residentially zoned premises, which would utilize the existing carriage house and wine cave.

Please note that this request will not change the zoning classification of the property. This is a request for a variance only regarding the items described above.

Mr. Drakkar Hill, representing Westmain Hill, LLC, stated that he would be using the Henderson Castle property for the winery, to include ten parking spots, half of Cottage A, and a wine cave. He stated Westmain Hill is a small winery and will be used for small production and educational purposes. There will be processing, wine tasting, and destination tours and the inside of the wine cave will be able to hold eight to ten people and there is a patio that is fenced and gated off that can hold up to 25 people. To process they bring in 160–225-liter barrels of unfinished wine from Fenn Valley that will be finished at the wine cave and the cottage. He stated the cottage will be the main area where the wine will be processed and rectified by adding ingredients to the unfinished wine. He said the wine cave will be used for tastings and demonstration of the processing and inside the cottage will be the bottling, labeling, corking, boxing, and finishing of the wine. He also said that what they do will not change the alcohol content or percentages, but they will just be enhancing the flavors. He said the weekends will be dedicated to the educational services and the weekdays will be used for local delivery. The owner of the property, Francois Moyet, was present as well.

Vice Chair Lager asked that he since he is already doing many of these things under his current business model and variance, is the difference that he will be bringing in wine and finishing it in Cottage A? Mr. Hill stated that the while the castle does do wine tastings, they don't process wine. Vice Chair Lager asked if he is currently doing everything except for the finishing at his current business and Mr. Hill stated he will be taking the wine tasting process from the castle and taking on that clientele at Westmain Hill and they will do the finishing and processing inside the cottage. Vice Chair Lager asked where Cottage A is in relation to the castle and the cave and Mr. Hill said Cottage A is about 50 feet away from the castle, closer to Prospect Hill Avenue where his

neighbors are and the wine cave is probably about 100 plus feet from the castle and Prospect Street, the cottage sits more on the hill and the wine cave is more slanted downward toward the driveway. Vice Chair Lager asked to what extent will his use increase, like the volume of customers, parking, noise levels, and other things the neighbors may have concerns about, and Mr. Hill said he used to work at the castle and he understands the complaints of the neighbors about the noise, but there will be no increase of traffic because he will only take in the clientele that the castle already has. He added that he wants to explain to the neighbors that inside the cottage everything will be done by hand and there will be no machinery, waste, or pollution. He added that the noise would come from the wine cave and the patio area and that while wine tastings are fun, they don't get rowdy. He added that the neighbors would be made aware of guests at the wine cave but the capacity inside the wine cave is eight to ten and the patio is 25. He said they're just starting off with very small production so not very much traffic or noise is anticipated. He said the timeline for the winery would be between April to October 31st, from 11 to 3p.m.

Mr. Terpening asked about the wine delivery and how it will be removed from the trucks and Mr. Hill stated that because the production is so small, 160 to 225-liter barrels, they are talking one barrel at a time and if he had a van he could get it himself, but it would not be delivered via a trailer but they are working on delivery right now. He stated when he worked there, and he worked there for eight years, they used to get linens and food delivered by trailer trucks, but they cut that out and the wine they currently get delivered is in boxes and they use a dolly for that, and he would guess that the same could be done for the barrels, one at a time. Mr. Terpening then asked about other supplies and would they eventually use a forklift and Mr. Hill said no and added that Cottage A isn't very large, with only enough space for an office and for them to do processing and some storage, but not enough space for a forklift. He said if they get that large, they will possibly buy another property or vineyard, but that's in the future.

Ms. Harrington said she doesn't understand how the leasing process for the property works and Mr. Eldridge said that they are leasing elements of what's on the property for the purpose of the wine making license, she then wanted to know if the use variance is going with the property and Mr. Eldridge said yes, as it was outlined in the packet but this variance is for what is on the property that will be utilized for the wine tasting and the small wine making operation that Mr. Hill is leasing it for. Ms. Harrington still had questions and Mr. Eldridge said you can lease space on a property without leasing the entire property, so essentially Mr. Hill will have access to the carriage house, as well as the wine cave and the patio next to it and the use of these elements is being given over to Mr. Hill via the lease for a defined period of time. Ms. Harrington said she still didn't understand but said the property is going to be able to utilize the small wine maker use variance and then lease it for whatever purpose, she then asked what the purpose was of bringing the lease issue into it and Mr. Hill said for the property to exercise the small winery license. He added that Mr. Francois Moyet is the president of the Henderson Castle foundation, and the landlord, and as such can write a lease for some of the property. He added that that meant Mr. Moyet would also have to forfeit Cottage A, which he used as a bedroom.

Mr. Hill then addressed the neighbors and said he would like to work with them as far as any concerns or irritations they think may potentially happen. He added he would be willing to give them his personal number and invited them to come and experience a wine tasting experience and offered to show them the process, if they drink wine and said he would love to show them what he's working on.

Vice Chair Lager opened the public hearing and asked if there was anyone there who wanted to speak in favor of the variance request and there was one supporter, Mr. Francois Moyet, the owner of the Henderson Castle and the president of the Henderson Castle Foundation. He wanted to clarify that this is about acquiring the ownership of the wine label based on the law of the state of Michigan and as the owner of the castle, he can't carry the winemaking license, so Mr. Hill decided to step up. He said this activity won't change anything in terms of the impact of the activity at the castle, but the main idea is for Mr. Hill to control the new Henderson Castle wine label and to be in control of the future of the winery. He likened it to professional ball players being traded to another club across the country and we have nothing to say about it, he said the same thing with wine labels. He said Imperial Beverage used to carry their label four years ago and his friend, Joe Cekola sold the label as a trade-off, for beer distribution up north which wasn't a big deal except Imperial Beverage, one of our local distributors, traded the label with Great Lakes Wine Distribution, which was based out of Detroit. He said Great Lakes didn't care about Henderson Castle and their wine sales went down tremendously. He added that 99% of the wine is made at Fenn Valley Winery in Fennville and distributed through them and all they will do at the castle is in the fall, they take what they have and give it to them to mix with their wine. He said the main strategy is for Mr. Hill to be able to promote the wine label and be in control of the destiny of the wine label and now they are doing a deal with Paw Paw Wine Distribution to distribute the wine and they will not sell the label again. He said this is a way to do small batch production and can truly manipulate the wine. It will be more like a laboratory testing, and it will be a way to help Fenn Valley develop new wine for them. He added that in terms of the neighborhood nothing will change.

Vice Chair Lager then asked for those in opposition to speak and Mr. Cooper of 1441 Prospect Hill spoke and said he and his neighbors have been at several ZBA meetings regarding variances for 100 Monroe Street and that living next door to a commercial establishment hasn't always been pleasant because noise travels, and they are against any business selling alcohol in any residential neighborhood in Kalamazoo. He said that when attending the other ZBA meetings they felt that their reasons for keeping their neighborhood residential only was valuable and correct they were also correct in knowing that the essential character of their neighborhood would be changed by any use variances. He said he did some research, and the granting of a variance requires the existence of an unnecessary hardship, that the hardship has not been created by the owner, and that the property can't be used for any purposes permitted in that zoning district. The applicant must also establish any of the currently allowed uses as permitted by the zoning rights, or through a special use variation, are appropriate for the property. He asked where the hardship regarding this building is as it could be used as a dwelling unit since the applicant leased it as such in 2019 and it can also be used as part of the property owner's bed and breakfast, which operates under a use variance granted in 2000. He added that even the small winery application that Mr. Hill's answer to the question "Does the ordinance deprive the applicant from using the property for permitted use, which is a right enjoyed by other property owners in the zone district?" was no. Mr. Cooper added that if for some reason a hardship was found to exist, it was created by the property owner as he knew what variances existed when he purchased the property. He added that the property owner also failed to seek zoning and building permits before construction of the wine cave.

Mr. Dave Morgan of 1442 Prospect Hill also spoke. He lives adjacent to the property and said he has no personal issue with Mr. Hill, but he is trying to protect his neighborhood and his home. He said he appreciates some of what he heard about the sound but the reverb coming back from the carriage house is 30 to 35 feet from his bedroom window, and only a small fence separates it from his property. He also said that he understands that the owner wants this to be a tourist destination,

but has to wonder where that would leave the neighborhood? He said they moved there five years ago believing in historical neighborhoods and they bought their home for that reason. He said the last home they bought, in Wisconsin, was also historic and around college rental housing but they knew what they were getting into with the noise and parties but when they moved here, they wanted to get away from that. He said when they moved in, for the first three years there were fireworks going off and loud music and he added that there have been significant changes made by Mr. Moyet in the last year and the sound has been better, but it's been difficult when on Friday through Sunday, there is loud music playing until 10 o'clock in the evening. He believes that were it a frat house it would be shut down immediately, but because it was a wedding and they wouldn't want to ruin someone's wedding day, it becomes a challenge when it's happening a lot of weekends. He said he's concerned where this is going to lead because every variance leads to something more. He said it took 15 years to deal with the sound issue and wonders where this is going to leave his property and home values and added that he and his wife have a right to a peaceful existence, and that isn't the case. He conceded he doesn't know how the traffic will change but he's guessing that they will want the business to be successful and build and says this is just the start of what could be. He said there has to be somewhere, commercially zoned, where something like this could exist and asked why change residential zoning when this could be placed in a commercial district. He said there will be an impact on them even though it says there won't be.

Vice Chair Lager asked if there were any more opposing speakers and there were none, he then asked if there were any phone calls and there were none.

Vice Chair Lager asked for staff comments because there was history concerning this variance. Mr. Eldridge said there is history around the wine cave and that on August 14, 2014, Mr. Moyet came before the board for a variance to use the wine cave for wine tasting events and the condition was that it be ran from April 1st until October annually, from noon to 6 p.m. He added that Mr. Hill mentioned a variation in the timing of the tastings and said that whatever happens, staff would like a condition that identifies a timeframe for the tastings. He said that what Mr. Moyet explained about the preparing and selling of the wine, they would like to be able to blend on site and use the Henderson Castle label. He said there are a lot of similarities between 2014 and what is being presented and the restroom that was required in the carriage house in 2014 fits in with tonight's proposal and that restroom will be public for those using the wine cave for the tastings and that can be done separately from the castle, so it will meet code requirements. He added that there are things that have been looked at, as far as changes in the carriage house, by the Building Official and the building inspectors, as far as the removal of the bedroom area and creating a space to be used for the small-scale blending, bottling, and labeling of the wine. He said he appreciated Mr. Hill's explanation of how that works how things won't mechanized and that the reason staff is supportive is because of the similarities from 2014, the crossover of the use of the existing spaces on the property and the timing that matches up with the previous condition. He wanted to speak to the uniqueness of the property saying that Mr. Cooper touched on this a bit when he talked about the special circumstances. He said that looking at the prior variances, the special circumstances are the adaptive reuse and that the Henderson Castle is unique as it sits on 3.2 acres, the structure is between nine and ten thousand square feet, which is a lot to still be considered a single family dwelling, therefore there have been use variances over the years allowing for the bed and breakfast, events on the property for limited periods of time, and Mr. Moyet also added a restaurant in 2011. He said there's been a close look at what the overlap is and there has been a lot of talk about parking, but they focus on the conditions, like the restaurant cannot be open if there is an outdoor reception and even though there are a lot of elements to what happens on the property, they're not all active at the same time, which is where the operation of the wine cave comes in play. He said

with the hours being limited from noon to 6 p.m., or the variation that Mr. Hill mentioned, and it only being done during the warmer months of the year, it is in less conflict of when guests are checking in and out of the bed and breakfast and there would be no wine tasting if there was a wedding reception scheduled. Mr. Eldridge said he wanted to explain that because while there have been several use variances approved since 2000, he felt it important to speak to the other elements. He added that another criteria of the ordinance is, is this the minimum action needed to allow Mr. Hill to proceed to apply for a license through the Michigan Liquor Control Commission for the small wine making operation and staff agrees that it is. He said the reason this has to come before the board for a use variance is because it's outside the bounds of a home occupation with the product being brought, blended, and bottled on site so it's an added activity starting up on the property, which is the reason it was directed to the Zoning Board of Appeals. The last thing he wanted to mention was that there will be no physical change to the property resulting from this request, the patio will remain the same and the occupancy will remain at 25 and neither is the wine cave since they are existing elements to the property that will be utilized for wine tasting specifically by this LLC, allowing for the wine made on site to be served at the wine tasting events. Mr. Eldridge wanted to reiterate the conditions of the months of the year and the time of day so that it is on record that staff supports the variance as long as the conditions remain in place.

Vice Chair Lager closed the public hearing.

FINDING OF FACT

Ms. van den Homberg moved the Finding of Fact as follows:

- 1.) The Finding of Fact for 100 Monroe Street shall include all information included in the notice of public hearing dated October 5, 2022, in the agenda packet staff provided for this request.
- 2.) 49 notices of public hearing were sent, and two opposing responses were received from Bert and Terry Cooper of 1441 Prospect Hill via email and Mr. Dave Morgan of 1442 Prospect Hill spoke at the Zoning Board of Appeals meeting on October 20, 2022.
- 3.) A public hearing was held before the board and public comments were accepted.
- 4.) The Finding of Fact shall include all facts and comments made during the public hearing which are summarized to include without limitation, the following:

Mr. Drakkar Hill, spoke on behalf of Mr. Francois Moyet, the property owner regarding the small production and education to take place in the wine cave, which can hold eight to ten and the patio, 25. There will be wine from Fenn Valley in small barrels, carted in by hand, that Mr. Hill will be managing for the wine tastings, which they will be enhancing. There won't be any mechanical processes and Mr. Hill stated there will be no impact to the neighborhood as there would be no increase in traffic or noise due to the manual processing of the wine in Cottage A. There are time contingencies in place from April 1st through October 31st from noon to 6 p.m. for

wine tasting. Mr. Moyet spoke in favor expressing they would like to have more control over the winemaking and distribution process. In opposition, Mr. Cooper made mention of strong feelings against the business of selling alcohol in districts zoned for single family home dwellings and there are concerns of the variance changing the character of the neighborhood and the strain of use variances that have been granted since 2000. He also brought up the criteria for hardship for a use variance and question specifically what the unnecessary hardship is based on special circumstances or conditions. Mr. Morgan mentioned his bedroom is 30 to 35 feet from Cottage A and there have been some significant noise issues, including fireworks and loud music, that have taken approximately 15 years working with the property owner, to improve, which took place in 2020. Staff mentioned with the granting of the variance for the wine cave and wine tasting events in 2014 and the variance asked for now, the only difference will be the winemaking on the premises and that the property is a large property and isn't indicative of the yard of a single-family residential area in the city and there are some special circumstances.

Mr. Terpening seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Ms. Doane moved to approve the application for 100 Monroe Street for a use variance from Chapter 4, Section 4.1 to authorize a small wine making operation on the residentially zoned premises, which would utilize the existing carriage house and wine cave, conditioned on the April 1st through October 31st, noon to 6 p.m. time frames, seconded by Mr. Terpening.

Discussion:

Mr. Burdue stated he was struggling with setting aside past use variances with this one and asked Mr. Eldridge what is the procedure for looking at past granted use variances and potentially changing past decisions and Mr. Eldridge stated there is no procedure to revisit variances. He said that in the past there were conditions put in place and if those weren't met, one option would be to return that case to the Zoning Board of Appeals to reconsider the approval, but the property owner would have to be in violation of the conditions. Otherwise, there is no proactive way to bring an approved use variance back to the Board, he then deferred to Assistant Attorney Bear. Attorney Bear stated once a use variance is granted, it runs with the land and there are limitations on when the board can reconsider and the only way to change it would be a new application to change from the use that was granted to something else. Mr. Eldridge gave an example dating back to the approval given in 2000 for a ten-room bed and breakfast. He stated that the applicant is acting upon that that variance and is running a bed and breakfast, and unless the conditions aren't followed, variances granted in the past won't be revisited unless another application comes along to modify it. Mr. Burdue said that the issues brought up by the other residents, such as noise, taking 15 years to resolve sends up a red flag to him that all of the review criteria, especially the one adversely adjacent land in a material way, potentially in the past wasn't decided correctly. He wants to know what the ZBA can do now to look at that and said that Mr. Eldridge's answer is not a lot. Mr. Eldridge stated that the ZBA has the authority to tie conditions to the approval that are reasonable and related to the activities of the variance request and what Mr. Burdue is referring to is rectifying the nuisance situations of the past, which have been handled through more ordinances and, as some of the residents have mentioned there have been improvements to the noise and the

evening hours and that is something the city staff and public safety need to continue to work with the neighbors on if there are still issues.

Ms. Harrington asked if when there are nuisance violations, are they attached to the criteria for the new use, or the zoning and Mr. Eldridge stated those are tied to the property and there is an ordinance for noise specifically he added that there is a tie back with zoning and that is the lower decibel level in a residential zone. Ms. Harrington asked how it would work if they were able to be in a commercial operation and Mr. Eldridge said it is a commercial, revenue generating operation but how it's regulated from a building code standpoint it's still considered a residential use. Ms. Harrington asked can they do fireworks, what the impediments to their business are, and what standards are they being held accountable to, and Mr. Eldridge said they are allowed to do fireworks in conjunction with the city ordinance and are limited to times of year and times of the day, but it would be better if there was some communication with the neighbors when they planned to do that, but that is regulated by city ordinances. Ms. Harrington asked Mr. Burdue to clarify his question and Mr. Burdue said he feels there are conditions that weren't thought of at the time, such as the hours and days of operation, and for the sake and feel of the neighborhood, is there a way to amend the original conditions, understanding that he knows that those past ordinances aren't the issue brought before the board today.

Ms. van den Homberg said she feels the same way Mr. Burdue does and she has a lot of empathy and sympathy for the residents and today's vote makes her uncomfortable, especially looking at the history of the granted variances. She said as a long-time resident of Kalamazoo, she looks at the castle and says it's a good thing it was allowed to be a bed and breakfast and said she doesn't know how the castle would have been maintained without being a bed and breakfast, but she added when you start looking at the reception venue for 125 people and the restaurant factored with it being in a single family neighborhood and the residents being subjected to noise and trash, she doesn't view that as being a good neighbor. She said all of this coupled with the neighbors dealing with these issues for over 15 years and suddenly, within the last year, being able to say things have died down is very disconcerting to her but now looking at the end of this and saying that they will be hand crafting wine in a cellar that holds eight to ten people. She asked if she could call Mr. Cooper and Mr. Morgan back up to ask them questions and Vice Chair said that he didn't deem it necessary.

Vice Chair Lager said he will be in favor of granting the variance because he views it as limited and it's to authorize a small wine making operation that will be used to finish wine. He added that no one refuted the fact that this will all be done by hand in a room that used to be a bedroom and that what's currently permitted under existing variances are things that can potentially problematic are things that aren't on the table for them to relitigate at this time. He added that wine tastings are already permitted and will be part of the new business and the only difference he sees is that wine finishing will occur. He spoke to the concern that this doesn't meet the unnecessary hardship standard and read the standard, which states "There is unnecessary hardship based on special circumstances that are peculiar to the land or structure for which the use variance is sought that is not applicable to other land or structures in the same zone district." He explained it's residential and there have been a series of variances granted and as he sees this, he likes the word that city staff used tonight and, in the packet, and that this is adaptive, and businesses change to remain viable. He added that there were comments made that Imperial Beverage changed ownership and some of the old wine distribution standards are no longer viable and what this allows for, as he

understands it, that requires on-site finishing and in order to do get the license to do that, it requires a granting of a variance on top of what was granted in the past. He added that this is consistent with everything that is already permitted and that this is a mere technicality that finishing, and blending would require this extra step, but they do. He said he thinks all the standards are met, but in regard to the one that deserves the most comment is the one that reads "The granting of the variance will not adversely affect adjacent land in a material way." Vice Chair Lager stated that what will happen under this is that finishing, and blending will be done in what used to be a bedroom and will be done by hand without the use of machines and he doesn't see how that will adversely affect adjacent land in a material way and they will stick with the existing conditions with this part of the wine operation and as such he will be in favor.

Ms. Harrington pointed out the part of the property that will be used for wine production and is also near where the restroom and bedroom are currently located but is now near the neighbor's bedroom and asked if a condition could be made for that. She then asked Mr. Hill if there will be wine produced there and Mr. Hill stated Cottage A is what is closest to that property and that is where the wine production will take place. Mr. Eldridge asked if he could offer a comment and said that there have been comments made about the potential for noise nuisance and said that if conditions aren't met a variance can be brought back to the board and a second condition can be placed that the small wine making license and operation not violate the noise ordinance and if the noise ordinance is violated, that would allow for what Mr. Burdue referenced regarding how to bring something back to the board, and that would address how the board could handle any difficulties that they would like to make right. Vice Chair Lager clarified that they would be able to add a layer of punishment to an ordinance violation that would change the already granted use of the land and Mr. Eldridge said it would be specific to what would be granted tonight, not any other prior variances. Attorney Bear pointed out that a condition like that could be added given the variety of uses there is and it being potentially problematic from an enforcement standpoint and determining what use is causing the noise, and that would be the trigger. Attorney Bear brought up the fact that this is a quasi-judicial body and so it's similar to a court without the full authority, but like a court at any particular hearing, you are considering the issues presented at that hearing and there is no issue that has been presented as to prior variances that have been granted, so they are looking at the particular change or variance that is being requested at this meeting.

Vice Chair Lager stated that as he sees it, there is a motion on the table and asked if those who made it wished to add a condition and he thinks elements of the condition should include who has the burden of proof, the standard for making that decision, he added that the City of Kalamazoo has noise ordinances and he thinks it's ill-advised to add a condition that creates greater punishment for violation of existing ordinances, but the person making the motion can add it. Ms. Doane stated she doesn't know how to amend it so that it's not complicated, and Vice Chair Lager said he doesn't think she can. She said she wants to amend the motion so it would come back before the board, but she doesn't know how it would be proven that this is the variance that caused the noise complaint. Vice Chair Lager suggested leaving the motion as is with the two existing conditions on the table. Ms. Harrington asked what the two conditions are, and Vice Chair Lager said the wine making operation will run from April 1st through October 31st and the times tasting will occur between noon and 6 p.m.

Vice Chair Lager asked for further discussion and there none.

Motion was approved by a four-to-two roll call vote with Mr. Burdue, Ms. Doane, Mr. Lager, and Ms. Harrington voting yes and Mr. Terpening and Ms. van den Homberg voting no.

OTHER BUSINESS:

Mr. Eldridge has rolled out the 2023 meeting schedule and announced that Ms. Christina Doane, who has served on the board since mid-2019 is leaving the board.

DISCUSSION/ACTION ITEMS:

REPORTS:

ADJOURNMENT:

The meeting was adjourned at 8:22 p.m.

Submitted By _____ **Date** _____
Recording Secretary

Reviewed By _____ **Date** _____
City Staff

Approved By _____ **Date** _____
Chair



Zoning Board of Appeals Staff Report

City of Kalamazoo

Date: **1/12/2023**

Item: **D.1.**

TO: Zoning Board of Appeals

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: January 12, 2023

SUBJECT: ZBA #23-01-01: 622 W. Kalamazoo Avenue. Nicole Williams - Urban Montessori Development Center (Daycare) is requesting a use variance from Chapter 4, Section 4.1 to authorize a daycare center in a Residential - Duplex District (RD-19) District.

BACKGROUND:

Nicole Williams of the Urban Montessori Development Center would like to open a daycare center at this location. The building is 14,000 square feet. The southern portion contains a church sanctuary, and the northern portion of the building has an upper and lower level that has been utilized for a variety of different purposes over the years. From 1938 to 1995, the entire building was occupied as a church. In 1996, an addition was constructed at the rear of the building, almost doubling the size of the structure. The church operated a school in the rear portion of the building until 2007. In 2007, a special use permit was approved by the Planning Commission for the Reach & Teach Learning Center, which occupied the northern portion of the building until 2009. This portion of the building was then vacant until 2011, when a use variance was granted for the Title Check Company to use it as professional office space. The Title Check Company moved out around 2019.

The Urban Montessori Development Center will plan to utilize the site and approximately 7,000 square feet of the building in the following way:

- Lower Level: Nursery Area and Classrooms for Ages 1-3, Ages 4-5, and Ages 6-12
- Upper Level: Main Entrance, Offices, Computer Lab, Kitchen, Cafeteria, Gymnasium
- Outdoor Area Behind Building: Off-Street Parking and a 2,200 Square-Foot Play Area

Additional off-street parking for the daycare center will be located off-site in established parking lots at 520 W. Kalamazoo Avenue and 529 W Willard Street.

The properties south of W. Kalamazoo Avenue are zoned Commercial – Mixed Use and Residential – Duplex District. To the east are four residential uses within the Residential – Duplex District and one commercial building in the Manufacturing – Limited District. To the north and west, the properties are in the Residential – Duplex District, and all contain residential

structures.

The Residential-Duplex District does allow for schools, churches, community centers, and group daycare (12 or fewer) as special use, but not daycare centers. Please also note that this change in use will require site plan review, which will allow for an evaluation of necessary screening of the parking lot and play area from adjacent residential uses.

STRATEGIC VISION ALIGNMENT:



Complete Neighborhoods - residential areas that support the full range of people's daily needs



Youth Development - A place with support where young people thrive

Strategic Vision and Master Plan 2025 Alignment:

The project touches on the Strategic Vision Goal of Complete Neighborhoods by providing a needed daycare service for the Stuart Neighborhood and surrounding area. It also touches on Youth Development as this daycare center will provide a Montessori educational component.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement:

Public hearing notices have been sent by the city to all property owners and occupants within 300 feet and notice sent to the Stuart Neighborhood Association. The applicant plans to reach out to the Stuart Neighborhood Association before the meeting.

Engagement/Communication Tools:

Kalamazoo Gazette, letters and emails.

FINDINGS:

The staff has made the following findings regarding this request:

1. That the literal interpretation and enforcement of the terms and provisions of this Ordinance would deprive the applicant for all practical purposes from using the property for a permitted use identified in the Zoning Ordinance, which is a right commonly enjoyed by other land in the same zone district.

The enforcement of the provisions of the Ordinance would not allow for a daycare center, though the site was previously allowed to have school and commercial uses. The existing site is uncharacteristic of most developed properties in the RD-19 District with the large commercial building and additional parking lot across the street. Additionally, this district does permit churches, schools, community centers, and

group daycare as special uses. A group daycare is a small, under 12 children, daycare facility out of someone's home; this is out of scale for the large commercial building occupying the site, which has the capacity to handle many more than 12 children.

2. That there is an unnecessary hardship based on special circumstances or conditions that are peculiar to the land or structure for which the use variance is sought that is not applicable to other land or structures in the same zone district.

The special circumstances are related to the reuse of this large commercial building in the RD-19 District. The 14,000 square foot building has received approval in the past to allow a school and then commercial offices at this location. Neither of these prior uses resulted in any known problems in the neighborhood. Further, this property is on a main aerial roadway just west of the downtown.

3. That the special circumstances are not the result of the actions of the applicant.

The existing condition of the property and building were not created by the applicant. The applicant seeks to lease the northern part of the building for the daycare.

4. That the granting of the variance is the minimum action that will make possible the use of the land or structure that is not contrary to the public interest, and that would carry out the spirit of this Ordinance.

The granting of the variance is the minimum action that will allow for re-occupancy of the northern part of the building for the daycare. The only change proposed for the site is the addition of an outdoor play area.

5. That the granting of the variance will not adversely affect adjacent land in a material way.

The granting of the variance will not adversely affect adjacent land. The applicant is required to go through site plan review. Screening of the play area and parking lot will be evaluated during this process. Further, the applicant will also need to pass a State inspection as a licensed daycare center.

6. That the granting of the variance will be generally consistent with the purposes and intent of this Ordinance.

The granting of the variance is consistent with the ordinance and past approvals for non-residential uses at this location. The proposed use will not be more intensive than the prior school and commercial office use.

RECOMMENDATION:

Staff recommends approval of the use variance as it meets the above criteria.



Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

December 28, 2022

**RE: ZBA #23-01-01
622 W. Kalamazoo Avenue
Parcel # 06-16-432-001**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Nicole Williams – Urban Montessori Development Center (Daycare Center) for 622 W. Kalamazoo Avenue in the Residential – Duplex District (RD-19).

The applicant is requesting a use variance from Chapter 4, Section 4.1 to authorize a daycare center on the residentially zoned property which would occupy the north half of the existing 14,000 square foot building.

Please note that this request will not change the zoning classification of the property. This is a request for variance only regarding the item described above.

The meeting will be held on Thursday, January 12, 2023, at 7 p.m. in the City Commission Chambers at City Hall, 241 W. South Street. This meeting will also be streamed live on the [City's Facebook page](#) and [YouTube Channel](#).

To examine documents related to this request or provide written comments, please contact Pete Eldridge at eldridgep@kalamazoocity.org or call (269) 337-8806. The agenda will be posted at <https://www.kalamazoocity.org/boards>

Sincerely,

Peter C. Eldridge, AICP
Zoning Administrator

Zoning Board of Appeals Application



Submission date: **5 December 2022, 7:29AM**
Receipt number: **10**
Related form version: **13**

Introduction

Have you scheduled a pre-application meeting? **Yes**

Applicant Information

Name **Nicole Williams**
Organization (if applicable) **Urban Montessori Development Center**
Email Address **nicolejs789@gmail.com**
Phone Number **6162129333**
Address **622 W Kalamazoo Ave, Kalamazoo, MI 49007, USA**
[Map](#)
(42.2948271, -85.5923198)
Preferred Contact Method **Email**
Are you the property owner? **No**

Property Owner Information

Name **Andrew Gyorkos**

Mailing Address	501 Willard St, Kalamazoo, MI 49007, USA Map (42.2954045, -85.5901966)
Phone Number	2698882755
Email Address	andrew@kalamazoocre.com
Preferred Contact Method	Email
Authorization from property owner:	<u>622 W Kalamazoo Ave Authorization Letter.pdf</u>

Property and Application Details

Property Address	622 W Kalamazoo Avenue No coordinates found
Type of Request	Use Variance
Application Fee	\$375.00
Project Description & Reason for Request	Building Use Variance is currently for "Administrative and Professional Offices". We want to change it to "Daycare Center".

December 2, 2022

To Whom It May Concern,

Kalamazoo Commercial Real Estate is the Property Manager hired by 622 W Kalamazoo Ave, LLC to manage and lease the property located at 622 W. Kalamazoo Ave. Kalamazoo, MI 49007. We are hereby authorizing Urban Montessori Development Center to apply for a zoning use variance for 622 W. Kalamazoo Ave. to change the current zoning use of the property which is Residential- Duplex District (RD-19). Urban Montessori Development Center's proposed use is a Daycare Center.

Please feel free to reach out with any questions or concerns.

Thank you,



Carolyn Hawkins

Property Manager

Kalamazoo Commercial Real Estate

Mobile: 269-330-3790 | Office: 269-888-2755

Carolyn@KalamazooCRE.com



ZONING BOARD OF APPEALS

USE VARIANCE REVIEW SHEET

General Information

Project Description (may also provide on a separate sheet):

We are looking to open a daycare/ early childcare facility located at 622 W. Kalamazoo St. We'll provide services to children 6 weeks up to 12 years. The property was built as a daycare and was used as such until being used as office space. The facility has a full commercial kitchen, gymnasium, and 14 classrooms. We are looking to provide top tier childcare services for the Kalamazoo community.

Review Criteria for Use Variances

ZBA will review all Dimensional Variance requests using the following criteria. Please reach out to staff if you have questions.

Does the Ordinance deprive the applicant from using the property for a permitted use, which is a right enjoyed by other property owners in the same zone district?

Yes, we would be deprived with it currently zoned as office space.

Is there a hardship that is unique to the land or structure that is not applicable to other land or structures in the same zone district?

No hardship that is applicable. The property is built for use of a daycare center. The south portion of the building will still be used as a church.



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Are the special circumstances created by actions of the applicant?

Prior variances have been granted for other non residential use.

Will the granting of the variance be the minimum action necessary for the use of the land or structure that will meet the spirit of this Ordinance?

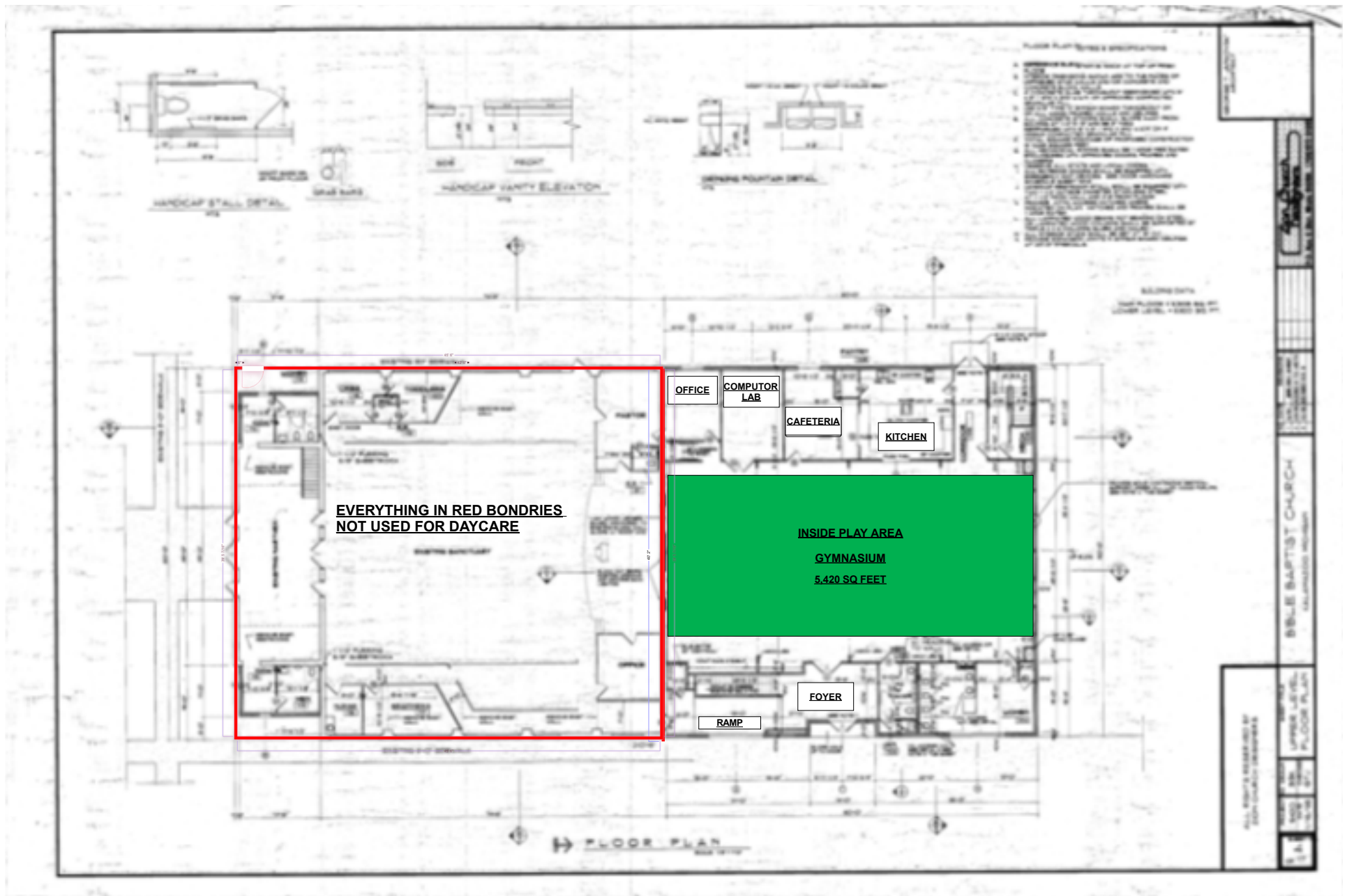
Yes, the property is already set up to be used as such.

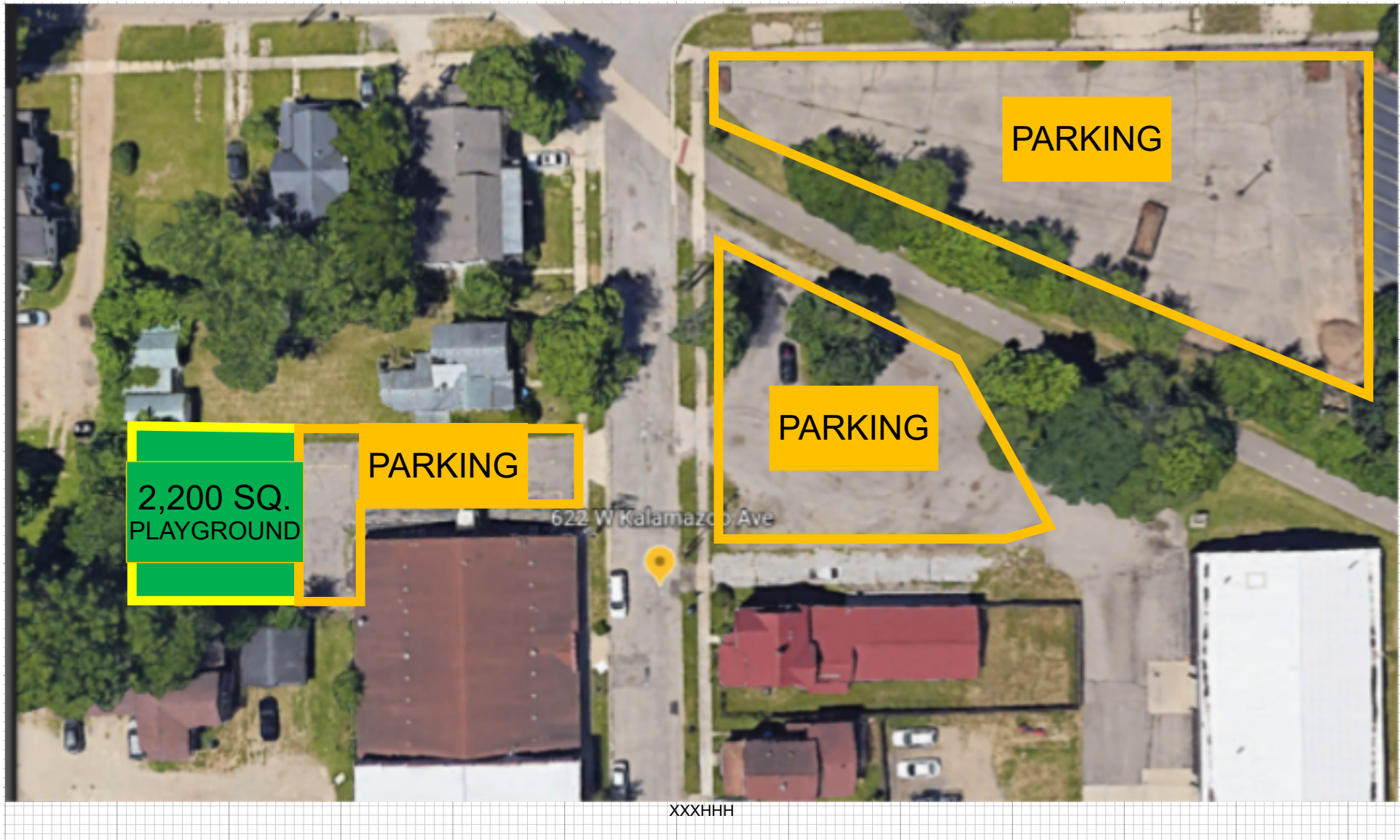
Will the granting of the variance negatively affect adjacent land?

This will not negatively affect the neighbors or any adjacent land since it had previously been used for a daycare already and there is already parking on site.

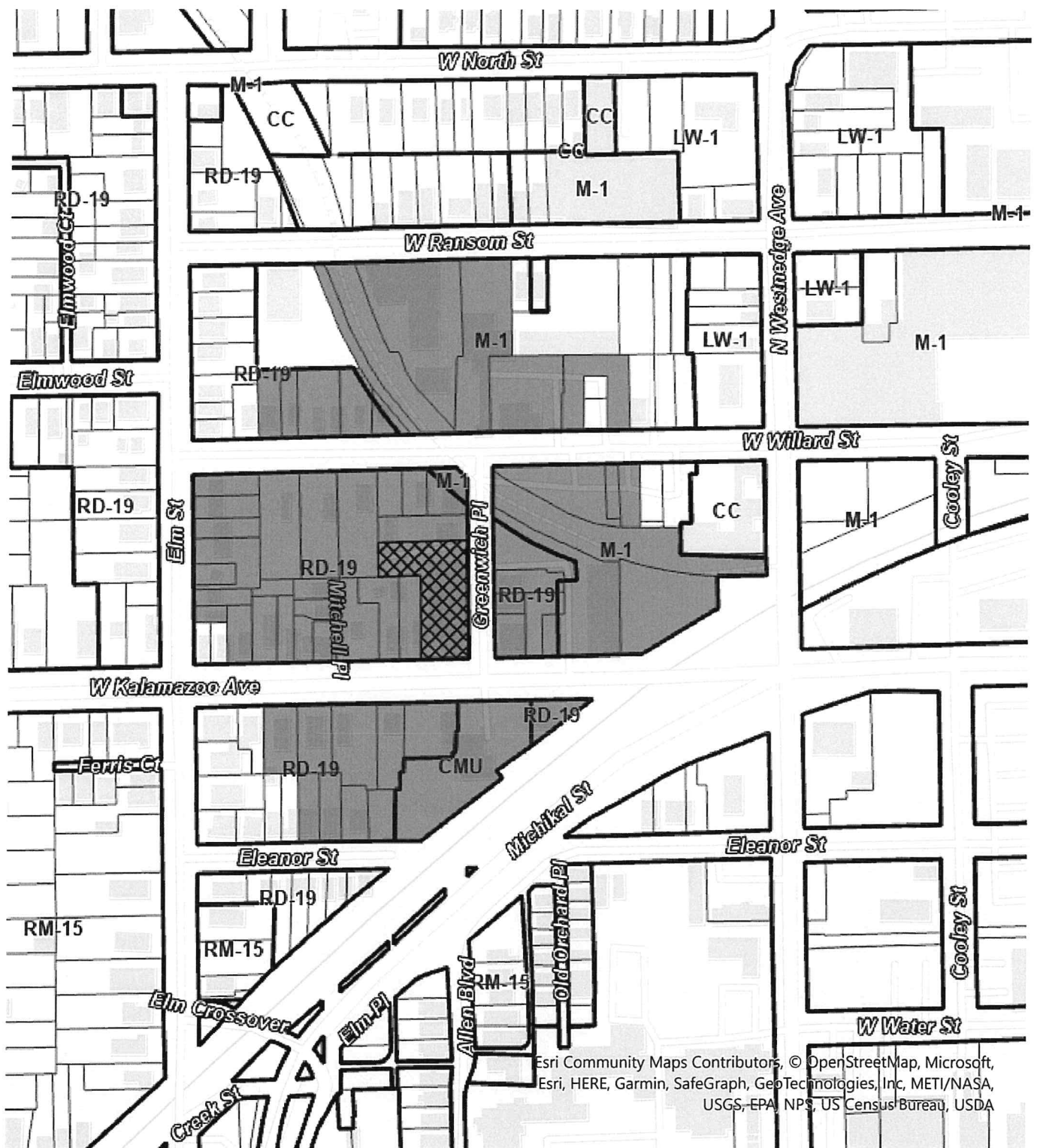
Will the granting of the variance be generally consistent with the purpose and intent of this Ordinance?

Yes, this will be consistent and is not in conflict. No difference with the previous use of the property.





XXXXHH



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Parcels within 300' Mailing Radius 622 W Kalamazoo Ave

-  Subject Property
-  Property within 300' Mailing Radius
-  Other Property
-  Zoning District Boundary



0 110 220 440 ft



Zoning Board of Appeals Staff Report

City of Kalamazoo

Date: **1/12/2023**

Item: **D.2.**

TO: Zoning Board of Appeals

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: January 12, 2023

SUBJECT: ZBA #23-01-02: 2605 E. Kilgore Road. A dimensional variance from Chapter 50-7.2, to allow 586 off-street parking spaces where 510 spaces is the maximum permitted for this industrial use by Zoetis.

BACKGROUND:

Zoetis is the world's largest producer of medicine and vaccinations for pets and livestock. This 41-acre Zoetis site is in the Manufacturing - General District and is located between E. Kilgore Road and I-94. Recent improvements to this facility include a small building addition and parking lot improvements in 2019, a new boiler plant building in 2021, and a 128,000 square foot production facility currently under construction.

The ongoing construction projects and other factors have facilitated demand for additional off-street parking. The biggest contributor to this increase is the manufacturing operations, which currently has two shifts of workers, with Zoetis planning to increase the workforce on each shift. The second shift workers overlap with the first shift, creating a peak parking demand situation. Additionally, there is a returning portion of the workforce that was at home during the height of the COVID-19 Pandemic. This demand is further impacted by contractor parking for current construction and on-going equipment maintenance.

The adjacent industrial uses are fully developed, limiting options for off-site parking or shared facilities and there is no on-street parking along E. Kilgore Road for overflow. Zoetis is requesting an additional 76 off-street parking spaces, which is 15% over the maximum number of spaces permitted of 510. The proposed parking will accommodate office workers, shift workers, construction contractors, and facility maintenance contractors.

STRATEGIC VISION ALIGNMENT:

Master Plan 2025 Alignment:

The Future Land Use Map identifies the parcels as industrial, which supports additional industrial development. The site is also located adjacent to other industrial uses.

COMMUNITY ENGAGEMENT:

Inform (one-way conversation) – the community will be made aware of the project.

Appropriate Depth of Engagement:

Public hearing notices have been sent by the city to all property owners and occupants within 300 feet. A notice was also sent to the Milwood Neighborhood Association. The applicant will also be reaching Milwood Neighborhood Association.

Engagement/Communication Tools:

Kalamazoo Gazette, letters and emails.

FINDINGS:

The staff has made the following findings regarding this request:

1. That there are special circumstances or conditions (like exceptional topographic conditions, narrowness, shallowness, or the shape of property) that are peculiar to the land or structure for which the variance is sought, that is not applicable to other land or structures in the same zone district.

The special circumstances are the significant size of this manufacturing operation and the manufacturing processes which require an overlap between shift workers on the first and second shifts. Additionally, the ongoing construction projects require additional spaces for contractor parking.

2. That there are special circumstances which are not the result of the actions of the applicant or titleholder of the land.

The special circumstances are driven by the type of production process this industry requires and ongoing construction projects on the site. Additionally, this location does not allow for off-site, shared, or on-street parking to assist in managing the flow, particularly of the contractors.

3. That the literal interpretation and enforcement of the terms and provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zone district, and would cause practical difficulty.

The Ordinance does not adequately accommodate manufacturing and production operations with multiple shifts of workers. The literal interpretation of the ordinance provides one parking space per employee on the largest shift, which covers one shift of workers but does not provide sufficient parking for the peak demand period where two shifts of workers are on-site. The applicant would not have the

necessary amount of parking on-site for the facility, which would lead to a shortage of off-street parking and vehicles parked on the grass and landscaped areas.

4. That the granting of the variance is the minimum action that will make possible the use of the land or structure that is not contrary to the public interest, and that would carry out the spirit of this Ordinance.

This is the minimum action that will make it possible to expand the parking lot to accommodate the demand for this facility. The overage is 15% above the permitted number of off-street parking spaces.

5. That the granting of the variance will not adversely affect adjacent land in a material way.

The location of the parking lots on this 41 acre site will not adversely impact the adjacent properties. The only parking lot fairly close to the west property line will still have a 10 to 15 foot greenstrip buffer.

6. That the granting of the variance will be generally consistent with the purposes and intent of this Ordinance.

The dimensional variance will be consistent with the intent of the ordinance to provide sufficient off-street parking for industrial uses. The applicant is requesting this variance to accommodate peak parking demand needed for daily operations once this facility is fully staffed. Further, the applicant has provided detailed calculations to demonstrate why the additional parking spaces are needed.

7. Where the requested dimensional variance involves required landscaping, the Zoning Board of Appeals may grant a variance upon the following additional criteria: 1) existing landscaping, screening or wetlands intended to be preserved meets the intent of this section; 2) the landscape design proposed by the applicant meets the intent of this section; 3) there is a steep change in topography that would limit the benefits of required landscaping; 4) the proposed building and parking lot placement is setback well beyond the minimum required; 5) the abutting or adjacent land is developed or will be developed in the near future with a use other than residential; and 6) similar conditions to the above exist such that no good purpose would be served by providing the landscaping or screening required.

Not applicable to the dimensional variance being requested.

RECOMMENDATION:

Staff recommends approval of the requested variance as it meets the above criteria.



Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

December 28, 2022

**RE: ZBA #23-01-02
2605 E. Kilgore Road
Parcel #06-36-362-001**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Zoetis for 2605 E. Kilgore Road in the Manufacturing – General District (M-2).

The applicant is requesting a dimensional variance from Chapter 50-7.2, to allow 586 off-street parking spaces where 510 spaces in the maximum permitted for the industrial use (increase of 76 spaces).

Please note that this request will not change the zoning classification of the property. This is a request for variance only regarding the item described above.

The meeting will be held on Thursday, January 12, 2023, at 7 p.m. in the City Commission Chambers at City Hall, 241 W. South Street. This meeting will also be streamed live on the [City's Facebook page](#) and [YouTube Channel](#).

To examine documents related to this request or provide written comments, please contact Pete Eldridge at eldridgep@kalamazoocity.org or call (269) 337-8806. The agenda will be posted at <https://www.kalamazoocity.org/boards>

Sincerely,

Peter C. Eldridge, AICP
Zoning Administrator



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo-city.org

ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION		
Name: Zoetis - Mark Callahan		Mailing Address: 2605 E. Kilgore Road
City: Kalamazoo	State: MI	ZIP Code: 49001
Phone: 269.220.8230	Email: mark.a.callahan@zoetis.com	Preferred Contact: ☒ Email ☐ Phone
PROPERTY OWNER INFORMATION		
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>		
Name: Zoetis - Mark Callahan		Mailing Address: 2605 E. Kilgore Road
City: Kalamazoo	State: MI	ZIP Code: 49001
Phone: 269.220.8230	Email: mark.a.callahan@zoetis.com	Preferred Contact: ☒ Email ☐ Phone
PROPERTY INFORMATION		
Property Address(s): 2605 E. Kilgore Road		
Parcel Identification Number(s): 06-36-362-001		Zone District (kalamazoo-city.org/maps): I-2
TYPE OF REQUEST		
☒ Dimensional Variance from Chapter(s) <u>50-7.2</u> , Section(s) <u>2b</u>		
☐ Appeal of an Administrative Decision		
☐ Interpretation of Zoning Ordinance, Chapter(s) <u>50-7.2</u> , Section(s) _____		
☐ Use Variance to allow _____		
☐ Temporary Use Approval		
Reason for Request: Expansion of parking facilities on site in excess of 110% maximum of required		
ATTACHMENTS		
☒ \$ <u>300.00</u> Fee		
☒ Type Plan detailing variance request, plat, site plan, sketch plan can all be used.		
☒ Review Sheet for Request Type		☐ Optional: Photos of property, architecture plans, etc.
Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support		
SIGNATURE		
Signature of Applicant: <u>Mark Callahan</u>		Date: REVIEWED By Mark Callahan at 10:02 am, Nov 18, 2022
Signature of Owner (if different than applicant):		Date:



December 5, 2022

Peter Eldridge
Assistant City Planner
Community Planning & Economic Development – Planning Division
City of Kalamazoo
245 North Rose Street, Suite 100
Kalamazoo, MI 49007

RE: Zoetis Parking Variance

Dear Peter,

Zoetis is requesting a parking variance that will put them 76 spaces over allowable parking per the city ordinance. The calculations for allowable and requested parking are summarized below:

Allowable Industrial Parking = 464 *spaces*

Plus 10% Allowance Beyond Required Amount: 46 *spaces*

TOTAL ALLOWED OFF STREET PARKING: 510 *spaces*

Requested Parking = 586 *spaces*

OVERAGE = 586-510 = 76 *spaces* (15% over the maximum number of Off Street Parking Spaces)

Zoetis' operations require employees to be present at all times, meaning the first shift will not be relieved from their position until the next shift employee comes to take their position. In terms of parking, both shifts will need to park within this time frame. Zoetis has been growing over the last few years, but some of the has been working remotely. These employees are returning to the office. Furthermore, Zoetis is currently constructing the new facility that will increase the employee count, production, and efficiency. With this new project being constructed, additional parking will be needed to accommodate more employees and contractors. For these reasons, Zoetis feels the parking overage is justified and has thus submitted this variance request to the city.

Sincerely,

HURLEY & STEWART, LLC

Jeffrey W. Paulson, PE



ZONING BOARD OF APPEALS

DIMENSIONAL VARIANCE REVIEW SHEET

General Information

Specific Project Details (may also provide on a separate sheet):

Review Criteria for Dimensional Variances

ZBA will review all Dimensional Variance requests using the following criteria. Please reach out to staff if you have questions.

Are there conditions, like unusual topography, the shape of the lot or structure that are not commonly found on other lots or structures in the same zone district that make this request unique?

Are there special circumstances which are not the result of the actions of the applicant or property owner of the land that impact the project?

Does the Ordinance deprive the applicant of rights enjoyed by other property owners in the same zone district?



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Is this the minimum action which will make it possible to use the lot or structure in a manner that does not negatively impact the public and meets the spirit of this Ordinance?

Will the granting of the variance negatively affect adjacent land?

Will the granting of the variance be generally consistent with the purpose and intent of this Ordinance?

Additional Criteria for Variance Requests for Required Landscaping

Does existing landscaping, screening or wetlands planned to be preserved meet the intent of the Ordinance?

Does the landscaping proposed by the applicant meet the intent of this section?



Are there steep changes in topography that would limit the benefits of landscaping?

Are the proposed building and parking lot locations setback beyond the required setback?

Are there abutting lands developed or could be developed in the near future with a use other than residential?

Do similar landscaping conditions exist which would result in no added benefit if additional landscaping or screening was provided?

ZONING REQUIREMENTS

ZONING

THE SITE IS ZONED I-2 (HEAVY INDUSTRIAL)

PROPOSED USE

MANUFACTURING FACILITY

PARKING

TYPICAL PARKING SPACE DIMENSION = 9'x18'

TOTAL PARKING SPACES REQUIRED

1 SPACE PER EMPLOYEES IN LARGEST SHIFT

TOTAL PARKING EXISTING ON-SITE: 297 SPACES

TOTAL EXISTING EMPLOYEES:

358 EXISTING FIRST SHIFT EMPLOYEES

+ 61 EXISTING SECOND SHIFT OVERLAP EMPLOYEES

419 TOTAL EXISTING EMPLOYEES (MANY HAVE BEEN WORKING REMOTELY DURING PANDEMIC)

TOTAL PROPOSED EMPLOYEES & PARKING ONSITE:

106 PROPOSED ADDITIONAL FIRST SHIFT EMPLOYEES

17 PROPOSED ADDITIONAL SECOND SHIFT OVERLAP EMPLOYEES

44 CONTRACTORS

+ 419 TOTAL EXISTING EMPLOYEES

586 TOTAL EMPLOYEES/SPACES

ALLOWED PARKING

358 EXISTING FIRST SHIFT EMPLOYEES + 106 PROPOSED ADDITIONAL FIRST SHIFT EMPLOYEES

358 + 106 = TOTAL EMPLOYEES X 1 SPACE/EMPLOYEE

464 SPACES

10% OVERAGE ALLOWED

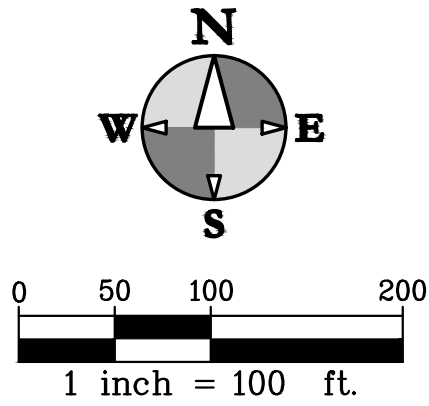
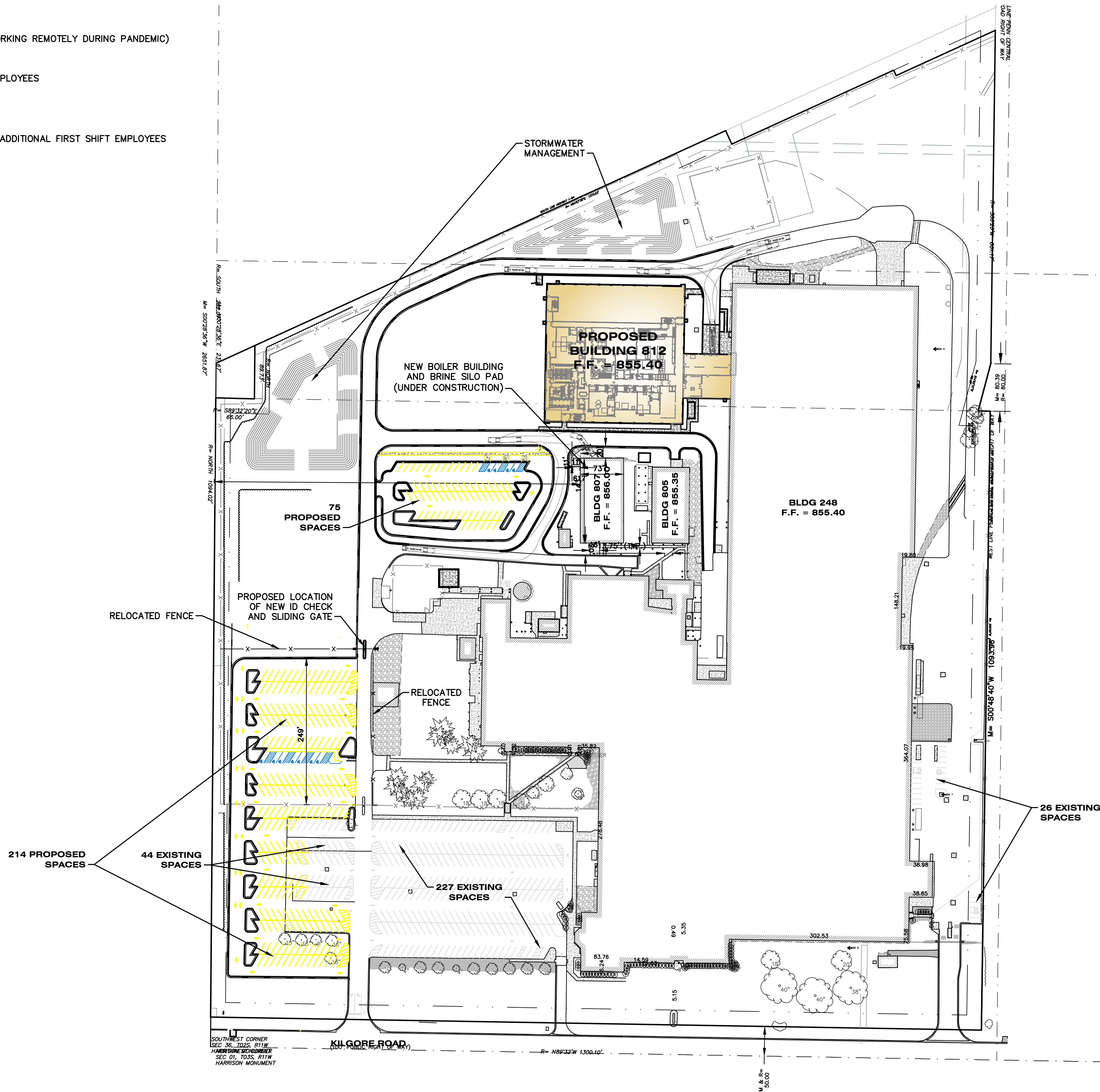
464 X 1.1 = 510 SPACES ALLOWED

REQUIRED VARIANCE:

586 PROPOSED SPACES

= 510 SPACES ALLOWED

76 SPACE VARIANCE REQUIRED



hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



Job No.	21-131D	P.M.-JWP	Draft	ACS	QA/QC	12/5/22
ISSUED FOR/REVISIONS:						
11	STORM	CONFLICT	REVISIONS	8/25/22		
12	WATER	PERMIT	RESUBMITTAL	8/31/22		
13	PARKING	VARIANCE	REQUEST	11/17/22		
14	PARKING	VARIANCE	REQUEST REVISION	12/5/22		

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OVERALL SITE PLAN
ZOETIS B812
ZOETIS

Sheet Title:
Project:
Client:

12/5/22
Sheet
C-3

Parking Calculations – 2605 E. Kilgore Road

2605 E. Kilgore Rd- Site Plan.pdf - Adobe Acrobat Pro 2017

File Edit View Window Help

Home Tools 2605 E. Kilgore Rd- ... 2605 E. Kilgore Rd- ... x Sign In

[1] C-3 Overall Site Plan (1 of 1)

100%

DRAWING LOCATION: H:\21-131D (Zoetis B812)\FINAL DRAWINGS\C-3 Overall Site Plan.dwg LAST SAVED BY:

PROPOSED USE
MANUFACTURING FACILITY
PARKING

TYPICAL PARKING SPACE DIMENSION = 9'x18'

TOTAL PARKING SPACES REQUIRED
1 SPACE PER EMPLOYEES IN LARGEST SHIFT

TOTAL PARKING EXISTING ON-SITE: 297 SPACES

TOTAL EXISTING EMPLOYEES:
358 EXISTING FIRST SHIFT EMPLOYEES
+ 61 EXISTING SECOND SHIFT OVERLAP EMPLOYEES
419 TOTAL EXISTING EMPLOYEES (MANY HAVE BEEN WORKING REMOTELY DURING PANDEMIC)

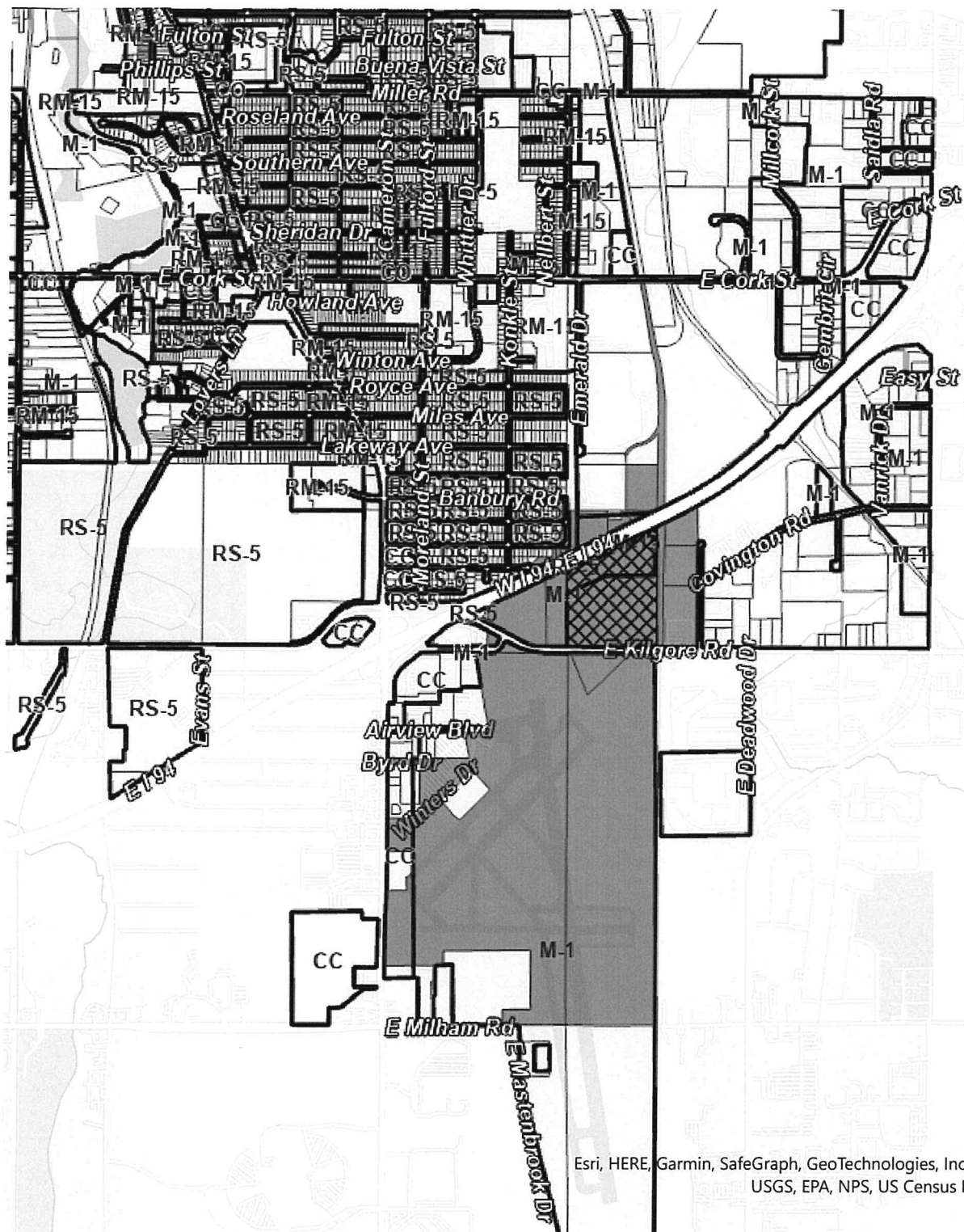
TOTAL PROPOSED EMPLOYEES & PARKING ONSITE:
106 PROPOSED ADDITIONAL FIRST SHIFT EMPLOYEES
17 PROPOSED ADDITIONAL SECOND SHIFT OVERLAP EMPLOYEES
44 CONTRACTORS
+ 419 TOTAL EXISTING EMPLOYEES
586 TOTAL EMPLOYEES/SPACES

ALLOWED PARKING
358 EXISTING FIRST SHIFT EMPLOYEES + 106 PROPOSED ADDITIONAL FIRST SHIFT EMPLOYEES
358 + 106 = TOTAL EMPLOYEES X 1 SPACE/EMPLOYEE
464 SPACES
10% OVERAGE ALLOWED
464 X 1.1 = 510 SPACES ALLOWED

REQUIRED VARIANCE:
586 PROPOSED SPACES
- 510 SPACES ALLOWED
76 SPACE VARIANCE REQUIRED

36.00 x 24.00 in

43°F Mostly cloudy 4:21 PM 12/28/2022



Parcels within 300' Mailing Radius 2605 E Kilgore Rd

-  Subject Property
-  Property within 300'
Mailing Radius
-  Other Property
-  Zoning District Boundary



ft
0 500 1,000 2,000

Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,
USGS, EPA, NPS, US Census Bureau, USDA



Zoning Board of Appeals Staff Report

City of Kalamazoo

Date: **1/12/2023**

Item: **D.3.**

TO: Zoning Board of Appeals

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: January 12, 2023

SUBJECT: ZBA #23-01-03: 3919 and 3921 Oakland Drive, 1823 Hazel Avenue, and 3903 Ruthin Road. The Oakland Financial Company, LLC (Kalamazoo Country Club), is requesting: **1)** A dimensional variance from Chapter 50-7.2, to allow 364 off-street parking spaces where 824 spaces are required for this use; and **2)** A dimensional variance from Chapter 50-7.3, to allow 20 bicycle parking spaces where 240 bicycle parking spaces are required for this use.

BACKGROUND:

In May of 2021, the Oakland Finance Co., acquired the former Lakeside for Children parcels which total approximately 55 acres. The proposed development plan will merge this acreage with the 134 acres owned by the Kalamazoo Country Club (KCC) to completely redevelop the Kalamazoo Country Club campus from what it is today. This proposed plan includes incorporating a former gymnasium building which was part of the former Lakeside campus with the new KCC buildings proposed along the west side of Whites Lake, including replacing the existing club house.

The new KCC facilities will include a golf performance center, new clubhouse, and an indoor/outdoor tennis facility, swimming pools and golf course. This project was before the Natural Features Protection Review Board on May 24, 2022, and then the Zoning Board of Appeals on June 9, 2022 for review and approval of two NFP variances related to site preparation for this project, which has already occurred.

The site layout for the new facilities has been refined over the last few months and the calculations for building occupancy have been assembled into the spreadsheet included in this packet. The maximum life safety occupancy referred to in the spreadsheet (Building Code terminology) is the same as the maximum occupancy term utilized in the parking table of the Zoning Ordinance. The KCC development team believes the required off-street parking total is much greater than necessary for the project. To determine a more accurate maximum occupancy, an evaluation was completed considering furnished rooms, which reduced the overall number of occupants. However, all areas of each building are normally included in the life safety occupancy calculation, meaning that areas like the roof top viewing area, restrooms,

kitchens, and other staff only areas are included. Special areas like the youth and teen rooms must also be included, but most of the users in this space will not be of driving age. Furthermore, the pool calculation was significantly higher than anticipated at 428 persons, but the development team has stated realistically the maximum occupancy will be around 30% of this number. Given the various elements of the facility, from the restaurant to the recreational activities, there are different peak demand times for some of these elements of the facility that yield a 5% reduction in the overall parking, which has been taken into account. It should also be noted that the KCC development team has indicated where overflow parking could be located if, for some reason, the need for parking above the 364 spaces were to arise.

The proposed parking for the new facility will be 50% higher than the parking for the existing club, but the membership is only projected to increase 32% and staff by 43%, so there is additional parking being added above the current ratio of parking spaces for members and staff. The facility size is increasing by 143%. However, because of the recreational nature of many of the elements of the facility, the increase in parking does not correlate with this increase in facility size, according to the development team.

Staff also believes there is a flaw in the wording in the Zoning Ordinance for the vehicle parking requirement for the uses being developed on the Country Club site, which currently implies that it is Building Code occupancy rather than functional or furnished occupancy from which the minimum parking requirement is calculated.

The bicycle parking spaces are also calculated utilizing the maximum occupancy (based on the life safety occupancy calculations per the Building Code). Due to the square footage of the facility, the required bicycle parking works out to 240 spaces. KCC is proposing to have 20 bicycle parking spaces, which will be twice as many as the current facility.

STRATEGIC VISION ALIGNMENT:



Environmental Responsibility - A green and healthy City.



Complete Neighborhoods - residential areas that support the full range of people's daily needs

Strategic Vision and Master Plan 2025 Alignment:

This project aligns with the Strategic Plan goal of environmental responsibility and the Master Plan's Natural Features Protection. The site has and will maintain areas with greater than 20% slope, woodlands and plans for replanting of native trees and grasses. The Future Land Use Map identifies these parcels as 'R1- Residential' and 'Open Space/Park'. The RS-5 and MR-15 Districts allow recreational facilities as a permitted use.

COMMUNITY ENGAGEMENT:

Inform (one-way conversation) – the community will be made aware of the project.

Appropriate Depth of Engagement:

Notices of the public hearing have been sent by the city to all property owners and occupants within 300 feet. Communication of the public hearing was also sent to the Oakwood Neighborhood Association. The applicant is also planning to contact the Oakwood Neighborhood Association.

Engagement/Communication Tools:

Kalamazoo Gazette, letters and emails.

FINDINGS:

The staff has made the following findings regarding this request:

1. That there are special circumstances or conditions (like exceptional topographic conditions, narrowness, shallowness, or the shape of property) that are peculiar to the land or structure for which the variance is sought, that is not applicable to other land or structures in the same zone district.

The special circumstances are the result of the unique facility being constructed. KCC is a members and guests-only club which does limit the flow of users to the facility. Elements of the facility are not all in use at the same time, which allows for the sharing of parking. Further, the Zoning Ordinance utilizes the maximum occupancy of the building space, which does not take into account furnishings in the rooms, which would reduce the occupancy maximum.

The same special circumstances apply to the bicycle parking proposed.

2. That there are special circumstances which are not the result of the actions of the applicant or titleholder of the land.

The special circumstances are not the result of the actions of the applicant. The applicant has provided documentation of the parking analysis, demonstrating that less parking will cover the peak demand. Further, the applicant has provided information showing that the existing KCC facility has functioned for decades with less parking than the Zoning Ordinance requires. This also applies to the number of bicycle parking spaces.

3. That the literal interpretation and enforcement of the terms and provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other land in the same zone district, and would cause practical difficulty.

The literal interpretation of the ordinance will result in an additional 460 parking spaces and an additional 220 bicycle parking spaces that the KCC development team has stated are not needed for daily peak demand times. The granting of these

variances will result in a reduction in impervious cover and the planned preservation of greenspace.

4. That the granting of the variance is the minimum action that will make possible the use of the land or structure that is not contrary to the public interest, and that would carry out the spirit of this Ordinance.

What is proposed is the minimum action necessary to allow for adequate parking and bicycle parking for the new KCC facility. The applicant has also demonstrated that if an event occurs where overflow parking is needed it could be accommodated on-site.

5. That the granting of the variance will not adversely affect adjacent land in a material way.

The proposed variance will not adversely affect adjacent land as the development concentrates the bulk of the parking within a parking deck structure. Further, the parking areas are all setback substantially from the property lines.

6. That the granting of the variance will be generally consistent with the purposes and intent of this Ordinance.

The granting of these variances will be consistent with the ordinance as the intent of providing adequate on-site vehicular parking and bicycle parking will be achieved for this unique recreational facility without resulting in excess pavement and loss of additional greenspace. Further, a plan has been developed for overflow parking if needed.

7. Where the requested dimensional variance involves required landscaping, the Zoning Board of Appeals may grant a variance upon the following additional criteria: 1) existing landscaping, screening or wetlands intended to be preserved meets the intent of this section; 2) the landscape design proposed by the applicant meets the intent of this section; 3) there is a steep change in topography that would limit the benefits of required landscaping; 4) the proposed building and parking lot placement is setback well beyond the minimum required; 5) the abutting or adjacent land is developed or will be developed in the near future with a use other than residential; and 6) similar conditions to the above exist such that no good purpose would be served by providing the landscaping or screening required.

Not applicable to the requested dimensional variances.

RECOMMENDATION:

Staff recommends approval of the requested dimensional variances as they meet the review criteria.



Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

NOTICE OF PUBLIC HEARING

December 28, 2022

RE: ZBA #23-01-03

3919 and 3921 Oakland Dr., 1823 Hazel Ave., 3903 Ruthin Rd.

Parcel #s: 06-33-300-001, 06-32-438-001, 06-32-299-003 and 06-32-298-003

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by the Oakland Financial Company, LLC (Kalamazoo Country Club) for 3919 and 3921 Oakland Dr., 1823 Hazel Ave., and 3903 Ruthin Rd. in the Residential – Single Dwelling District (RS-5) and Residential – Multi Dwelling District (RM-15).

The applicant is requesting the following:

- 1) A dimensional variance from Chapter 50-7.2, to allow 364 off-street parking spaces where 824 spaces are required for this use (decrease of 460 off-street spaces).
- 2) A dimensional variance from Chapter 50-7.3, to allow 20 bicycle parking spaces where 240 bicycle parking spaces are required for this use (decrease of 220 bicycle parking spaces)

Please note that this request will not change the zoning classification of the property. This is a request for variances only regarding the items described above.

The meeting will be held on Thursday, January 12, 2023, at 7 p.m. in the City Commission Chambers at City Hall, 241 W. South Street. This meeting will also be streamed live on the [City's Facebook page](#) and [YouTube Channel](#).

To examine documents related to this request or provide written comments, please contact Pete Eldridge at eldridgep@kalamazoocity.org or call (269) 337-8806. The agenda will be posted at <https://www.kalamazoocity.org/boards>

Sincerely,

Peter C. Eldridge, AICP
Zoning Administrator



Community Planning & Economic Development

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ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION		
Name: Timothy Stewart - Hurley & Stewart		Mailing Address: 2800 S. 11th Street
City: Kalamazoo	State: MI	ZIP Code: 49009
Phone: 269.552.4960	Email: tstewart@hurleystewart.com	Preferred Contact: ☒ Email ☐ Phone
PROPERTY OWNER INFORMATION		
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>		
Name: Oakland Finance Company, LLC		Mailing Address: 100 W. Michigan Ave., Suite 300
City: Kalamazoo	State: MI	ZIP Code: 49007
Phone: 269.553.6924	Email: melliston@greenleafcompanies.com	Preferred Contact: ☒ Email ☐ Phone
PROPERTY INFORMATION		
Property Address(s): 3919 & 3921 Oakland Drive, 1823 Hazel Ave., 3903 Ruthin Rd.		
Parcel Identification Number(s): 32-438-001		Zone District (kalamazoo-city.org/maps):
TYPE OF REQUEST		
☒ Dimensional Variance from Chapter(s) <u>50</u> , Section(s) <u>7.1</u>	☐ Appeal of an Administrative Decision	
☐ Use Variance to allow _____	☐ Interpretation of Zoning Ordinance, Chapter(s) <u>50</u> , Section(s) _____	
	☐ Temporary Use Approval	
Reason for Request: Development of the property will require disturbance and removal of woodlands and disturbance of slopes within 500 ft of a water resource.		
ATTACHMENTS		
☐ \$ <u>300</u> Fee	☒ Type Plan detailing variance request, plat, site plan, sketch plan can all be used.	
☒ Review Sheet for Request Type	☐ Optional: Photos of property, architecture plans, etc.	
Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support		
SIGNATURE		
Signature of Applicant:		Date: 12/15/22
Signature of Owner (if different than applicant):		Date: 12/15/2022

ZONING BOARD OF APPEALS

DIMENSIONAL VARIANCE REVIEW SHEET

General Information

Specific Project Details (may also provide on a separate sheet):

The Kalamazoo Country Club (KCC) is proposing to build a new clubhouse, golf performance building, indoor tennis facility, and executive golf course on the parcels at 3919 & 3921 Oakland Dr., 1823 Hazel Ave., and 3903 Ruthin Rd. Chapter 50, Section 7.1 and 7.2 of the City's zoning ordinance regarding vehicular and bicycle parking counts is not applicable to this new facility from a use and historical standpoint as demonstrated in the justification materials submitted with this variance application. We request a variance from the required 824 vehicular spaces per the zoning ordinance to 364 permanent spaces and a variance from the required 240 bicycle spaces to 20 bicycle spaces . Additional overflow spaces can also be accommodated on the premises as indicated.

Review Criteria for Dimensional Variances

ZBA will review all Dimensional Variance requests using the following criteria. Please reach out to staff if you have questions.

Are there conditions, like unusual topography, the shape of the lot or structure that are not commonly found on other lots or structures in the same zone district that make this request unique?

This development has a wide range of recreational uses which overlap in many areas making a parking determination based on occupancy or individually totaled uses inaccurate.

Are there special circumstances which are not the result of the actions of the applicant or property owner of the land that impact the project?

There are no special circumstances which are not the result of the actions of the property owner. The KCC has been in operation at 1409 Whites Road for well over 50 years and has no history of vehicle or bicycle parking shortages or other parking issues with their current count even during peak events. The new facilities will have parking available at levels beyond current numbers.

Does the Ordinance deprive the applicant of rights enjoyed by other property owners in the same zone district?

Yes, the ordinance deprives the property owner of rights enjoyed by others in the same zone district. The existing KCC facility, which will be demolished as part of this project, functions well with provided parking counts below those required per ordinance with this new facility.



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Is this the minimum action which will make it possible to use the lot or structure in a manner that does not negatively impact the public and meets the spirit of this Ordinance?

Yes, the parking proposed for the new KCC development is the minimum action to meet the spirit of the Ordinance and not negatively impact the public.

Will the granting of the variance negatively affect adjacent land?

No, granting the variance will not negatively affect adjacent land.

Will the granting of the variance be generally consistent with the purpose and intent of this Ordinance?

Yes, granting the variance will be generally consistent with the purpose and intent of this Ordinance. The Kalamazoo Country Club will easily be able to accommodate their vehicular and bicycle parking demand on-site with the proposed parking facilities.

Additional Criteria for Variance Requests for Required Landscaping

Does existing landscaping, screening or wetlands planned to be preserved meet the intent of the Ordinance?

N/A

Does the landscaping proposed by the applicant meet the intent of this section?



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Are there steep changes in topography that would limit the benefits of landscaping?

Are the proposed building and parking lot locations setback beyond the required setback?

Are there abutting lands developed or could be developed in the near future with a use other than residential?

Do similar landscaping conditions exist which would result in no added benefit if additional landscaping or screening was provided?

Memo

TO: Timothy Stewart – Hurley Stewart

FROM: Jon Forster

DATE: December 2, 2022

RE: Kalamazoo Country Club Parking Requirements - **REVISED**

Tim,

Attached is the Kalamazoo Country Club parking requirement summary based on City of Kalamazoo Zoning Code and occupancy information provided by the project architect, Chambers. The Life Safety Occupancy Parking Required (grey column) shows the City of Kalamazoo Parking Requirements based on the life safety occupancy levels derived from the building code. Utilizing the City code, the total number of parking spaces required is 824. This is significantly higher than the anticipated need and the amount proposed to be built on-site (364 spaces). Per our meeting with the City of Kalamazoo Planning Department, a variance request is needed to address parking demand and the number of spaces to be provided on-site.

A variance request from 824 parking spaces to 364 spaces is a reduction of 56%. To better explain a reduction of this size, we utilized data from Chambers to evaluate the actual anticipated occupancy as opposed to the maximum Life Safety Occupancy. The Parking Requirements per Furnishings Plan (dark blue column) shows a modified parking requirement based on the furnishings plan and anticipated actual occupancy. The following key items should be considered in the variance request.

- The amount of parking on-site is increasing from 242 current parking spaces to 364 planned spaces, a 50% increase. As noted below, there is a greater percentage increase in the number of parking spaces at the new facility, as compared to increases in membership and staffing.
 - Total on-site parking supply includes 26 spaces at the grounds buildings. These spaces would be used by staff during a peak event to free parking near the clubhouse. We understand the grounds buildings are being submitted under a different site plan, however the overflow parking is relevant to the total parking supply for the overall project.
- Membership levels are anticipated to increase from 475 members to 625 members, a 32% increase.
- Staff levels are anticipated to increase from 175 total staff to 250 total staff during the peak season, a 43% increase.
- The following considerations were used in developing the Modified Parking Requirements based on the Furnishings Plan.
 - Eating and Drinking Establishments – The Life Safety Occupancy is higher than actual occupancy levels based on furnishings and planned activity.

- Assembly / Theater – Slight reductions for most areas from Life Safety Occupancy. The Pre-Function area is not included, creating the largest reduction, as it is used by banquet attendees accounted for in other areas of the building.
- Entertainment Sports – Participant – Based on full use of golf course, racquet sports area, training areas and pro shops. Pool is based on EGLE maximum pool area capacity.
 - Golf – 29 holes with four participants per hole.
 - Racquet sports – Seven courts with six people (four players and two coaches) per court.
 - Pool capacity of 428 persons. This is significantly higher than anticipated use at any time and was further modified by 30%.
- Entertainment Sports – Spectator – Accommodation for 177 spectators on the rooftop viewing area. On-site spectators will be rare.
- Staff parking is based on the number of employees on the largest shift. Peak shift needs are estimated at 88 by KCC management, with a parking requirement of 44 vehicles.
- Accessory uses such as restrooms, storage closets, kitchens and other back of the house areas are not included. They are encompassed in the occupancy count and staff parking calculations.
- The Teen and Youth Rooms are not included due to participants being unable to drive and likely transported by others.
- The Total Modified Parking Requirement is 443 vehicles prior to any adjustments. The parking requirement calculations are based on peak occupancy without consideration for time of day, time of year, or shared parking adjustments.
- The City code allows for a 5% reduction for shared parking, which was applied to the modified total.
- The Estimated Parking Requirements are also based on peak occupancy of all uses simultaneously. Peak use of the building will be on the weekends with a peak from Entertainment Sports in the morning into the early afternoon and a peak for eating and drinking in the evening. Adjustments include:
 - A reduction of 40% for Entertainment Sports on a weekend evening.
 - City code does not allow for a shared parking reduction in entertainment sports. Considering a significant reduction in golf activity, a 40% reduction is a conservative estimate.
 - A reduction Of 25% for Eating / Drinking and Assembly space on a weekend morning during peak entertainment sports activity.
 - City code allows for a 40% shared parking reduction on weekend mornings.
- The EGLE bather capacity limits are higher than anticipated use. It is unrealistic to expect 428 pool occupants at peak times. A 30% reduction is conservative and still allows for 60 parking spaces dedicated to pool use alone during peak times.
- Peak Parking Demand after the applied reductions:
 - Summer daytime peak – 346 parking spaces
 - Summer evening peak – 349 parking spaces
 - The following chart shows the application of the parking demand reductions.

Proposed On-Site Parking			
Garage			306
Clubhouse Lot			32
Grounds Lot			26
Total Proposed On-Site Parking			364
Current Parking			242
Proposed Parking Demand Reductions			
Modified Parking Demand			443
Shared Parking	5%		22
Sub Total			421
Time of Day Reductions			
Eating, Drinking, Assembly	25%	Daytime	49
Daytime Peak Parking Demand			372
Entertainment Sports (Excluding Pool)	40%	Evening	46
Evening Peak Parking Demand			375
Other Considerations			
Pool Occupancy	30%		26
Pool parking demand of 86 spaces is overprescribed even with modified occupancy. A reduction of 30% is applied.			
Total Peak Parking Demand (Proposed)			
Daytime Peak			346
Evening Peak			349

Copy: Chambers – Jason Clapp, David Witt
 Fishbeck – Josh Rozeboom

Kalamazoo Country Club			
Parking and Use Changes			
Current Country Club		Proposed Country Club	% Change
242	Auto Parking Spaces	364	50%
475	Membership	625	32%
175	Staff (Total Employed)	250	43%
35,000	Building Size	85,000	143%
10	Bicycle Parking Spaces	20	100%

12/16/2022

Kalamazoo Country Club Parking / Zoning Summary

12/16/2022

Land Use	City of Kalamazoo Zoning Requirements	Programmed Use	Life Safety Occupancy Load	Life Safety Vehicular Occupancy Parking Demand (City of Kalamazoo Requirements)	Planned Participants per Furnishings Plan	Vehicular Parking Requirements per Furnishings Plan	Bicycle Parking
Designated Land Uses							
Eating and Drinking Establishments	1 per 5 max occupancy 1 per 2 employees / largest shift	Bar / Lounge	168	34	76	15	
		Casual Dining	119	24	70	14	
		Buffet	141	28	0	0	
		Ultra Casual	134	27	54	11	
		Private Dining Room	40	8	20	4	
		Chef's Private Dining Room	54	11	24	5	
		Social Lounge	157	31	30	6	
		Paddle Hut Lounge / Terrace	36	7	26	5	
		Terrace	351	70	136	27	
		Terrace 1	239	48	56	11	
				Eating and Drinking Total		98	
Assembly / Theater	1 per 3 permitted maximum occupancy	Media Room	42	14	28	9	
		Banquet Room	246	82	220	73	
		Pre-Function	228	76	0	0	
		Main Lobby	32	11	20	7	
		Boardroom	35	12	16	5	
		Library	54	18	13	4	
				Assembly Total		99	
Entertainment Sports - Participant	1 per 5 max occupancy 1 per 2 employees / largest shift	Golf Course	116	23	428	23	
		Golf Training Bays	6	1		1	
		Golf Training - Classroom	35	7		7	
		Driving Range and Putting Green	22	4		4	
		Pro Shop - Golf	24	5		5	
		Pro Shop - Tennis	58	12		12	
		Pool	823	165		86	
		Bowling	30	6		6	
		Racquet Sports Courts	42	8		8	
		Fitness Area	98	20		20	
				Participant Sub Total		172	14
				Spectator Sub Total		29	
Entertainment Sports - Spectator	625 Projected Members in new KCC facility 1 bicycle parking space per 45 members 1 per 6 max occupancy	Rooftop Viewing	177			201	
				Entertainment Sports Total			
Staff Parking (all departments and uses)	1 vehicle space per 2 staff on largest shift 1 bicycle space per 15 staff on largest shift		88			44	6
				Staff Total			
			3595	Total Initial Parking Demand	824		

EGL E Bather Capacity Limits

1217

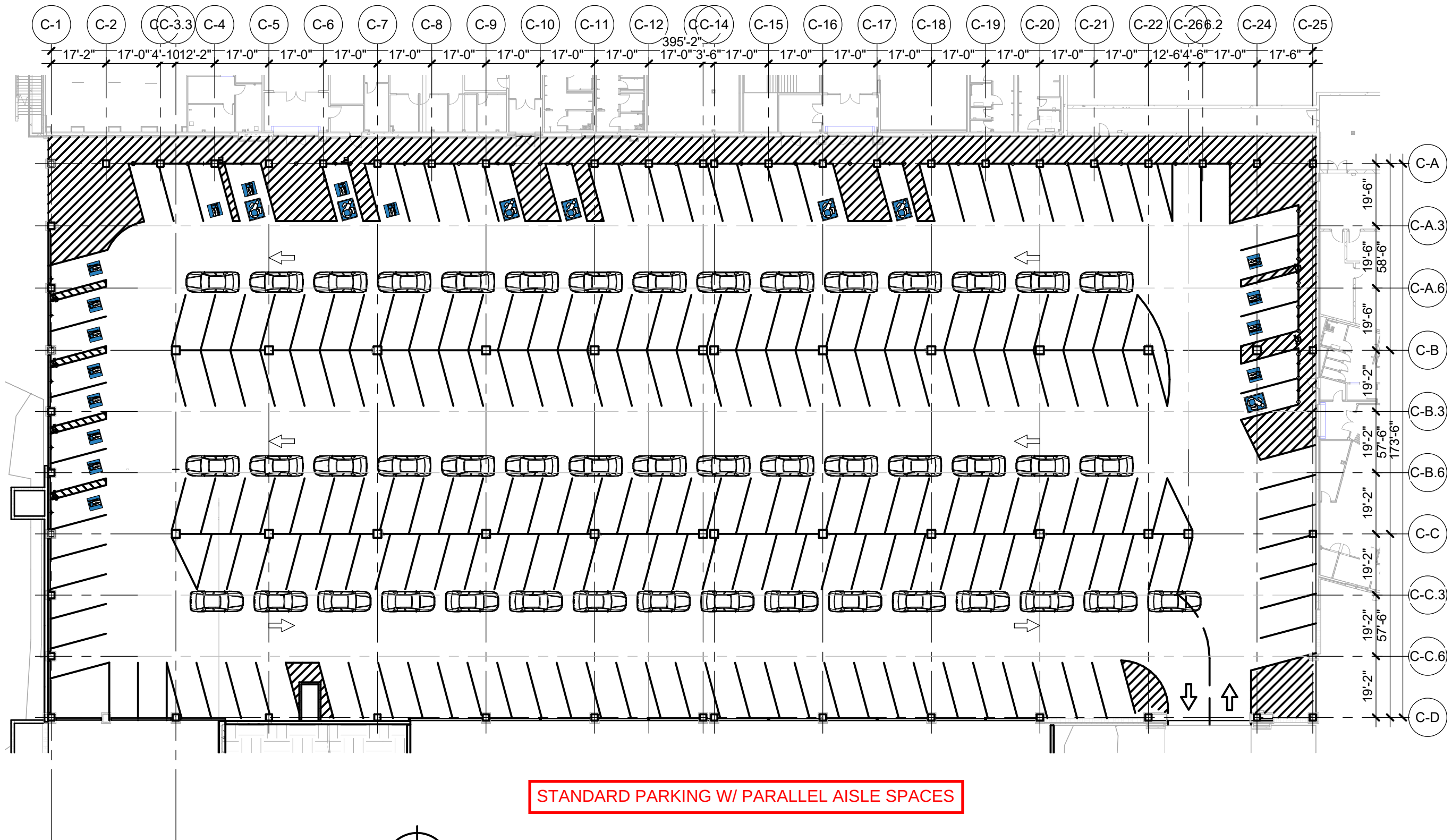
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Proposed Vehicular On-Site Parking	
Garage	306
Clubhouse Lot	32
Grounds Lot	26
Total Proposed On-Site Parking	364
Current Parking	242
Proposed Parking Demand Reductions	
Modified Parking Demand	443
Shared Parking	5% 22
Sub Total	421
Time of Day Reductions	
Eating, Drinking, Assembly	25% Daytime 49
Daytime Peak Parking Demand	372
Entertainment Sports	40% Evening 46
(Excluding Pool)	Evening Peak Parking Demand 375
Other Considerations	
Pool Occupancy	30% 26
Pool parking demand of 86 spaces is overprescribed even with modified occupancy. A reduction of 30% is applied.	
Total Peak Vehicular Parking Demand (Proposed)	
Daytime Peak	346
Evening Peak	349

Proposed Bicycle On-Site Parking	
Garage (covered)	20
Clubhouse Lot (uncovered)	0
Grounds Lot	0
	20

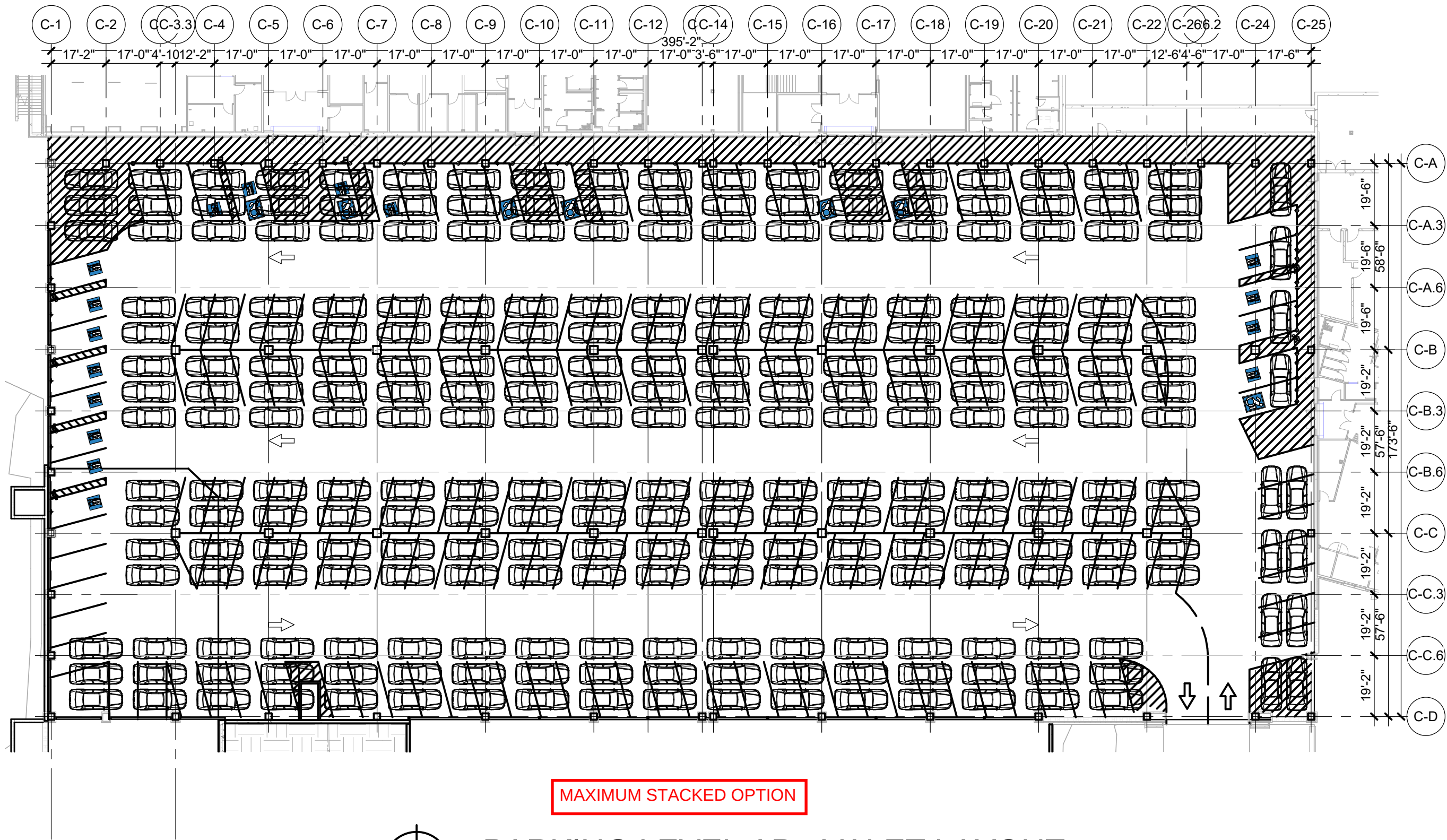
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Kalamazoo Country Club
Kalamazoo, Michigan
Parking Structure

PROJECT NO.
Project Number
FIGURE NO.



PARKING LEVEL AP - VALET LAYOUT

SCALE: 1/32" = 1'-0"

270-275 TOTAL VEHICLES PARKED
NET ADD OF 50-55 VEHICLES TO SPACE COUNT

Kalamazoo Country Club
Kalamazoo, Michigan
Parking Structure

PROJECT NO.
Project Number
FIGURE NO.



JOHAN RYKIEL
 DIRECTOR OF DESIGN
 150 CLIPPER MILL ROAD
 SUITE 200
 BALTIMORE, MD 21211
 PHONE: (410) 235-6001



Kalamazoo County Club
1609 Whites Rd, Kalamazoo, MI 49008
100% DESIGN DEVELOPMENT

[illegible]

Date: 10/19/22
 Job No.: 21035
 Sheet Title
 Markup Plan

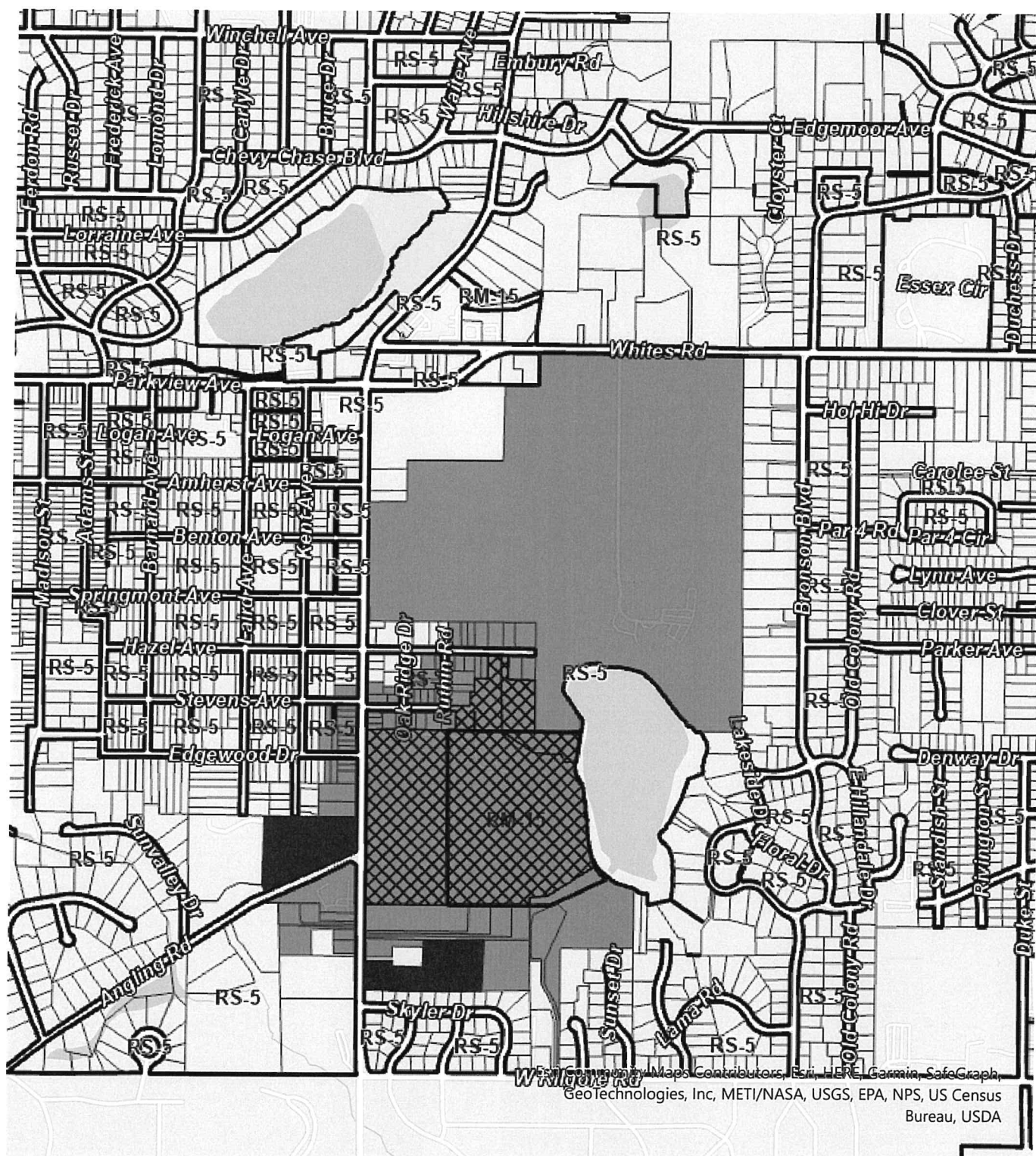
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① VE Markup Plan
1" = 60'-0"





Parcels within 300' Mailing Radius

3919/392

-  Property within 300'
 Mailing Radius
 Other Property
 Zoning District Boundary

