

Agenda

Zoning Board of Appeals

City of Kalamazoo



Thursday, May 9, 2024

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 April 11, 2024

C. COMMUNICATIONS AND ANNOUNCEMENTS

D. PUBLIC HEARINGS

1. ZBA #24-05-09: 411 W. Kalamazoo Avenue. CD Arena LLC, is requesting the following variances:
The applicant is requesting the following variances for the Event Center:
Building Siting:
 1. A dimensional variance from Chapter 50-5.6 C (1) (a) 2, to allow for relief from the front lot line coverage of 43% where the requirement is 70% for the placement of the event center along Kalamazoo Ave.
 2. A dimensional variance from Chapter 50-5.6 C (1) (a) 3, to allow relief from the requirement that the building occupy the corner at Kalamazoo Ave. and Park St.
 3. A dimensional variance from Chapter 50-5.6 C (1) (a) 4, to allow a build to zone of 4 ft. 8 in. to 36 ft. 4 in. where a build to zone of 0 to 10 ft. is required along Kalamazoo Ave.Height:
 4. A dimensional variance from Chapter 50-5.6 C (2) 17, to allow upper floors of the building to be 16 ft. in height, where 14 ft. is the maximum height for upper floors.Street Facing Façades:
 5. A dimensional variance from Chapter 50-5.6 C (4) (a) 20, to allow ground floor transparency levels of 66% for Kalamazoo Ave., 57% for Westnedge Ave. and 47% for Park St. where 70% transparency is required.
 6. A dimensional variance from Chapter 50-5.6 C (4) (a) 21, to allow 0% upper floor transparency along Westnedge Ave. where 20% transparency is required.
 7. A dimensional variance from Chapter 50-5.6 C (4) (a), 22, to allow blank wall areas exceeding the 30% requirement on both Westnedge Avenue and Park

St.

8. A dimensional variance from Chapter 50-5.6 C (4) (b) 25, to allow only 15 entrances where the requirement is one per 60 feet, totaling 24 for the three street facing facades.

Parking and Loading Regulations:

9. A dimensional variance from Chapter 50-7.3-1, to allow 60 bike parking spaces where 144 are required based on the maximum occupancy.

10. A dimensional variance from Chapter 50-7.5 A (1) (b), to allow the driveway for the loading area on Westnedge Ave. to be 91 ft. where 24 ft. is the maximum driveway width.

The applicant is requesting the following variances for the Parking Deck:

Building Siting:

1. A dimensional variance from Chapter 50-5.6 C (1) (a) 2, to allow zero front lot line coverage where the requirement is 70% along Park St.

2. A dimensional variance from Chapter 50-5.6 C (1) (a) 3, for relief from the requirement that the building occupy the corner at Park St. and Water St.

3. A dimensional variance from Chapter 50-5.6 C (1) (a) 4, to allow a build to zone of 0 ft. to 112 ft 4 in. where a build to zone of 0 to 10 ft. is required.

Use:

4. A use variance from Chapter 50-5.6 C (3) 19, to allow relief from the requirement that there be occupied space on both the first and second floors of the parking deck along Westnedge Ave. and Water St.

Street Facing Façade:

5. A dimensional variance from Chapter 50-5.6 C (4) (a) 20, to allow ground floor transparency levels of 33% for Westnedge Ave. and 19% for Water St. where 70% transparency is required.

6. A dimensional variance from Chapter 50-5.6 C (4) (a) 22, to allow blank wall areas exceeding the 30% requirement on both Westnedge Ave. and Water St.

7. A dimensional variance from Chapter 50-5.6 C (4) (b) 25, to allow the parking deck to have one entrance on the Westnedge Ave. facade, where two entrances are required.

E. DISCUSSION/ACTION ITEMS

F. REPORTS

G. ADJOURNMENT