

Agenda

Planning Commission

City of Kalamazoo



Thursday, May 1, 2025

7:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of Minutes from the Planning Commission meeting on April 9, 2025

D. COMMUNICATIONS AND ANNOUNCEMENTS

E. PUBLIC HEARINGS

1. A public hearing to consider a rezoning request from Bogan Developments to rezone 802, 814, 822 & 824 S Burdick St. & 107 & 115 W Vine St, from Live-Work 1 (LW1) to Downtown 3 (D3).

F. DISCUSSION/ACTION ITEMS

G. REPORTS

1. City Planner's Report
2. Site Plan List

H. PUBLIC COMMENTS

I. CITY COMMISSION LIAISON COMMENTS

J. PLANNING COMMISSIONER COMMENTS

K. ADJOURNMENT

City of Kalamazoo
PLANNING COMMISSION
Meeting Minutes
April 9, 2025
DRAFT

Members Present: Ian Smith; Christine Dascenzo; Michelle Audette-Bauman; Jennifer Swan; Mitchell Curtiss; Wendell Tolber; Brian Pittelko; Thomas Kostrzewa; Zack Wilson

Members Excused:

City Staff: Bobby Durkee, Assistant City Planner; Beth Cheeseman, Executive Administrative Assistant; Charlie Bear, Assistant City Attorney

A. CALL TO ORDER/ROLL CALL

Commissioner Pittelko called the meeting to order at 7:00 p.m.

Planner Durkee proceeded with roll call and determined there was a quorum.

B. ADOPTION OF FORMAL AGENDA

Commissioner Swan, seconded by Commissioner Kostrzewa, moved approval of the April 9, 2025 Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

C. APPROVAL OF MINUTES

Commissioner Swan, seconded by Commissioner Dascenzo, moved approval of the March 6, 2025 minutes as presented. With a voice vote, the motion carried unanimously.

D. COMMUNICATIONS AND ANNOUNCEMENTS

Planner Durkee announced there was an application for the May meeting.

E. PUBLIC HEARINGS

1. P.C. #2025.01 A request from the Department of Community Planning & Economic Development to change the zoning of all the properties on Roskam Ct., Millard Ct. & 736 E Crosstown Pkwy from Manufacturing, Limited (M-1) to Live-Work 1 (LW-1) & Manufacturing, General (M-2)

Planner Durkee explained that the proposal to rezone the properties from M-1 to LW-1 and M-2 was initiated by residents who live on Roskam and want to build an adult foster care residence. He said the properties were likely missed in previous rezonings because it wasn't classified commercial or residential but was manufacturing. Because this should have been caught, it became a City-driven request. Planner Durkee showed pictures and maps of the area. He spoke about the heavier manufacturing district nearby and the LW1 area to the south. Staff decided it was appropriate to bring LW1 further north because it

matched the residential character of the area and is a less intensive use. Planner Durkee said no concerns were brought forward by the residents. Changing the zoning allows some flexibility for homeowners if they want something beyond a single family home. Planner Durkee reviewed the current and future land use maps. He shared that a rezoning is subject to the Public Participation Plan. Because of work schedules, it was decided to send a postcard to the residents of the area. Planner Durkee said he received one response from the postcard and three postcards came back in return mail. Regular notices were sent as well. He showed pictures of the properties/streets.

Planner Durkee reviewed the criteria for a rezoning. He felt the rezoning met the criteria - bringing the zoning in compliance with existing and proposed land uses and removing barriers to development. Planner Durkee stated that staff are supportive of the rezoning request.

Commissioner Dascenzo asked for the proposed zoning map to be displayed again. Planner Durkee complied.

Commissioner Pittelko explained how people can give comment on the rezoning.

Call in comment

Mr. Richard Stewart expressed concerns that City staff have used zoning as a weapon against existing property owners. He said he wanted to make sure existing property owners were given the opportunity to say yes or no to this rezoning proposal. Mr. Stewart thought they were using zoning to end the diverse characteristics of the neighborhood. He believed the neighborhood's success has been tied to its diversity. Mr. Stewart also asked them to prioritize remote participation for those who cannot attend the Planning Commission in person. They should not hold a public meeting if the technology is not working.

Commissioner Dascenzo asked Planner Durkee to talk about the proposed zoning and all of the uses allowed. Planner Durkee said the proposed zoning permits residential uses from 1, duplex, 3+ and 5+. It also permits a maker space (retail space with small scale manufacturing), adult and child foster care. He thought some light commercial uses were permitted, but he didn't have that information in front of him.

Commissioner Curtiss mentioned that one parcel was proposed to be rezoned M-2. He wondered if there were significant changes to uses or allowable uses under the new code in zoning. Planner Durkee explained that the parcel is one of three or four parcels that have not been combined. That parcel is being used for a stormwater pond. In theory, the facility next door could expand, but the entire site would have to be redeveloped. It was thought best to keep the zoning consistent with the other parcels owned by the facility. There is no access to the property from Roskam Court – technically there is no street frontage. The owner has access to the site from the east.

Commissioner Pittelko asked what public feedback was from the postcard. Planner Durkee said the person who responded was in favor of the rezoning. He said when he was out taking photos, a man talked with him, referenced that he saw the card, and that the rezoning made a lot of sense. The residents who initiated the rezoning live in two houses on the street and were supportive. Planner Durkee said they only received supportive comments.

Commissioner Pittelko said that he understood the caller's concern, but that when they are moving from a nonconforming to conforming use, that reflects what the people want.

Commissioner Curtiss, seconded by Commissioner Audette Bauman, moved to approve the rezoning request from the Department of Community Planning & Economic Development to change the zoning of all the properties on Roskam Ct., Millard Ct. & 736 E Crosstown Pkwy from Manufacturing, Limited (M-1) to Live-Work 1 (LW-1) & Manufacturing, General (M-2)

A roll call vote was taken and the motion passed unanimously.

Planner Durkee noted this will move forward to City Commission.

F. DISCUSSION/ACTION ITEMS

Planner Durkee explained possible processes for the elections.

1. Elect Chair, Vice Chair and Secretary Officers
 - o Commissioner Pittelko volunteered to be Chair, but cautioned he only has a year left on his term to serve.
 - o Commissioner Curtiss said he would be willing to serve as Chair, Vice Chair, or Secretary.
 - o Commissioner Swan said she would be willing to serve as Secretary or Vice Chair.
 - o Commissioner Swan verified that she would volunteer as Vice Chair, and Commissioner Curtiss verified that he would volunteer as Secretary.

Attorney Bear confirmed that the vote could be done as a slate.

Commissioner Kostrzewa, seconded by Commissioner Dascenzo, made a motion to nominate Commissioner Pittelko as Chair, Commissioner Swan as Vice Chair, and Commissioner Curtiss as Secretary.

A voice vote was taken and the motion passed unanimously.

2. Delegate Site Plan Review to the Site Plan Review Committee

Planner Durkee explained that one of the key roles of the Planning Commission in Michigan is the authority to review and approve site plans. The City zoning ordinance allows the Planning Commission to delegate that authority to the Site Plan Review Committee.

Commissioner Swan, seconded by Commissioner Curtiss, moved to delegate site plan review to the Site Plan Review Committee.

A voice vote was taken and passed unanimously.

3. Annual Retreat & Training - Development Process & Site Plan Policy Update

Planner Durkee reported that the Planning Department started looking at the development process - what was working and what was not working. The development process was broken into three lanes: Pre-Development, Site plan review, and Permitting & Inspections. Planner Durkee explained that the process encompasses an idea all the way to occupancy.

Planner Durkee explained that the Site Plan Review Process is outlined in the zoning enabling act and zoning ordinance which gives the Planning Commission the authority to approve or disapprove a site plan. Annually the Planning Commission takes responsibility for the process or delegates it.

Planner Durkee cited development challenges of inefficient channels, timelines, delays, and varying project needs that can make projects complicated for developers. In January 2025, they started implementing improvements in the process. So far, there have been mostly positive reviews of the new process. The City Commission authorized a Civil Engineer position directly related to site plan review. Planner Durkee shared that they held a series of engagement meetings with the community and developers to inform and get feedback on the process. A virtual presentation is available on the City's webpage. He said they will continue dialogue to see what is working.

Planner Durkee outlined the process steps and lead staff.

Pre-Development Phase – Step 1

Pre-development offers a single point of contact, an application form, and tracking method for every inquiry. Response time is 48 hours from when a form is submitted.

Site Plan Review – Step 2

The Site Plan Review Policy was updated. In the new format, they implemented a Checklist meeting. Developers walk with reviewers step by step on the checklist. They receive a copy of the checklist showing what information is missing and what needs to be added to the site plan. The Checklist references the code, meaning that everyone is using same language and format.

Once a project is scheduled for a full site plan review, it is posted online. The project will stay online until the site plan is approved.

Permits & Occupancy – Step 3

Planner Durkee shared that this step includes inspections of different aspects of the development. They now offer a pre-construction meeting - largely contained within the Building Department.

Planner Durkee said they are trying to communicate more with City Administration, the media, and continue to host 1:1 meetings with the development community. He shared that they have started to modify their website to match this three step development process.

Commissioner Wilson asked if there was an estimate of how much time these improvements will cut out of the existing process. Planner Durkee said they do track the process and anticipate having more information about that in a year.

Planner Durkee gave a more in-depth review of the Site Plan Review Process. He shared that there are 28 standards of approval in the zoning ordinance. Planner Durkee listed the reviewers and their disciplines. He explained the types of things each reviewer looks for and the communication needed between committee members. He mentioned Natural Features Protection and historic reviews. Planner Durkee showed an example of the new Checklist and pointed out where they add the specific code reference. He showed the website address for site plan review and talked about the online site plan review resources.

G. REPORTS:

1. City Planner's Report

Planner Durkee shared that there would be a meeting in May for a rezoning application. He indicated there would be an upcoming cell antennae replacement that would come before them. Commissioner Pittelko anticipated seeing Master Plan updates soon as well.

2. Site Plan List

Planner Durkee mentioned that site plans under review from 2024 are shown on the website. He has only included 2025 projects on their current site plan list.

H. PUBLIC COMMENTS:

Commissioner Pittelko shared how people could call in to comment.

Call in comment

Mr. Richard Stewart spoke about his history of repurposing commercial buildings. He felt the current state of the site plan process prohibits small business owners from repurposing existing properties. Mr. Stewart believes it is unmanageable for small businesses to reuse existing empty stock. He said he had no obstacles until about 10 years ago. Mr. Stewart indicated that the site plan process and City staff have scared away at least three purchasers of his property. He stated that he has been a victim of the new procedure.

I. CITY COMMISSION LIAISON COMMENTS

Commissioner Praedel thanked the newly elected Planning Commission officers for volunteering. He also congratulated the two new Planning Commissioners who were confirmed to the board.

Commissioner Praedel said he takes his liaison responsibility seriously. He feels it is valuable to hear the Planning Commissioners perspectives and share that at the City Commission meetings. Commissioner

Praedel spoke about the Respecting Differences on Neurodiversity event. He encouraged them to attend in the future. Commissioner Praedel spoke positively about the 2025 Master Plan and the progress made on goals. He encouraged feedback for the IK2035 Plan It phase, saying that involvement matters. Commissioner Praedel shared there was one more public IK2035 event on April 29 at the Crawlspace Theatre. There were also two beautification events coming up. They could find out more about these events on the Kalamazoo City website.

J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Pittelko welcomed the new members and thanked them for their willingness to serve.

K. ADJOURNMENT

Commissioner Pittelko adjourned the meeting at 8:15 pm.



Planning Commission Staff Report

Date: **5/1/2025**

Item: **E.1.**

City of Kalamazoo

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Bobby Durkee, AICP, Assistant City Planner

DATE: May 1, 2025

SUBJECT: A public hearing to consider a rezoning request from Bogan Developments to rezone 802, 814, 822 & 824 S Burdick St. & 107 & 115 W Vine St, from Live-Work 1 (LW1) to Downtown 3 (D3).

BACKGROUND:

The intersection of Vine and S Burdick sits in a transition area on the zoning map and in the form and development style of this part of the city. The four corners of Vine and Burdick are developed with a church, a parking garage for Bronson, and a three-and-a-half-story residential structure. Bogan Developments has applied to rezone six parcels at the southwest corner of this intersection from Live Work 1 (LW1) to Downtown 3 (D3). The rezoning request is to support a mixed-use building with eighty (80) units. This proposed development is the first step in a larger concept plan within the block to support additional housing, workforce housing nearby to Bronson Hospital and other employers and uses supportive of the surrounding neighborhood. A pre-application meeting with staff was held on Friday, March 28th; at this meeting, Jamarui Bogan with his development team described the project plan for The B on Burdick.

The initial application included six parcels to be included to the west of the six in this request but were soon removed from the application ahead of public notice deadlines. The original application in this staff report includes the original request and an email from Bogan Developments indicating the change to the application to the six parcels. This was done after feedback at the pre-application for the rezoning meeting that staff would not support rezoning of D3 for any RM-36 portion of land. City staff followed up on an address confirmation which turned out to be a typo. In the communications to confirm addresses, Bogan Development amended their request to be the six parcels making up this request, without any request to change the western RM-36 parcels.

Some of the parcels in the proposed development along W Vine Street, 107, 115 and 119 W Vine Street are in the Vine Historic District. The Historic District Commission (HDC) voted unanimously to approve the request to demolish the residential structures on those parcels at their April 15, 2025, meeting. The HDC meeting can be watched at the two links below. The

meeting video is in two segments.

April 15th Historic Distric Commission Meeting Video

https://www.youtube.com/live/OVFO1OgPa3E?si=c6Af0TB_jUpSqNft

Live Work 1 and Downtown 3 are both form-based districts. The uses and forms standards are largely similar between the LW-1 and D3 zones. With the exact same lot types permitted with the same list of uses. The two differences are first, that Live Work 1 allows up to 3 stories in height and Downtown 3 allows 5 stories. Secondly, the impervious coverage limit (ration of building and pavement to lot size) is up to 100% in Downtown 3 and is up to 75% in Live Work 1.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

Connected City - A City networked for walking, biking, riding, and driving.

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

Economic Vitality - A supportive infrastructure for growing businesses and stabilizing the local economy for the benefit of all.

In addition to the multiple alignments with the Strategic Vision the project aligns with the Future Land Use Plan and Master Plan. The project supports goals in the Vine Neighborhood Plan, including supporting additional housing units and allowing mixed uses on key corners and corridors.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

Collaborate (two-way conversation) - the communtiy will have a chance to shape the project by providing feedback.

Consult (two-way conversation) – the community will have a chance to react to the project through two-way conversation.

Discussion: The City rezoning notice's to the properties and those within 300 feet were mailed out on Friday April 11th, which also included a map of the parcels proposed for rezoning. A notice of public hearing was posted in the Kalamazoo Gazette on Tuesday, April 15th.

The developer referencing the Public Participation Plan (PPP) has elected to hold an informational meeting at the Vine Neighborhood Association on Tuesday, April 29th at the Vine Neighborhood Association. The informational meeting will have multiple booths for information, questions and input. A link to the event can be found here posted by the Vine Neighborhood Association on their Facebook page. The event will be at the Association offices at 806 S Westnedge Avenue from 4:00 p.m. to 6:00 p.m.

Direct Link to Event Details: <https://www.facebook.com/share/16jcat561X/>

The project was also heard by the HDC at their April 15th meeting where they reviewed the request to demolish the structures in the historic district. The request was unanimously approved.

Engagement/Communication Tools

Public notices by mail, in newspaper and a developer-hosted outreach effort developed with the City PPP.

FINDINGS:

The Planning Commission's role is to make a recommendation to the City Commission regarding the proposed zoning changes. When considering the request, the following should be considered per Chapter 8 of the Zoning Ordinance:

1. The extent to which the amendment is consistent with the Master Plan 2025 and Strategic Vision.

The proposed zoning map change is consistent with the Master Plan and the Strategic Vision. The moving of these parcels from the Budick Street corridor to the D3 from LW1 continues the support of mixed-use and form-based standards. These elements are critical to supporting an active block and corner just south of downtown and adjacent to a major employer, Bronson Hospital.

2. The extent to which there are changed conditions that require an amendment.

There is a demonstrated need for housing in Kalamazoo, especially around a major employer (Bronson Hospital) and near downtown. The challenge of constructing housing today includes the cost of materials and labor; the ability to construct more units in a taller building than what is currently allowed increases the chances of the project being able to "pencil."

3. The extent to which the proposed amendment addresses a demonstrated community need.

The proposed change in the zoning map addresses a demonstrated community need for additional housing units adjacent to a major employer, Bronson Hospital, and adjacent to Downtown. The Vine Neighborhood Plan also notes a need for additional housing, which this satisfies. This is an active walkable area per the Master Plan, the existing single-story, set back from the street, with a large parking lot, convenience store, does not support this vision like a multiple-story mixed-use building.

4. The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this Ordinance will maintain or improve compatibility among uses and will ensure efficient development within the City.

The slight increase in intensity and scale permitted with a Downtown 3 district will be compatible. The density along the corridor and the corner with Bronson Hospital's parking garage, a church, and a three plus-story residential building will not seem out of place.

5. The extent to which the proposed amendment would result in a logical and orderly development pattern.

The proposed change in the zoning map will result in a logical and orderly development pattern. Future development in this location will appear similar at the ground floor, the primary view of the pedestrian, with a potential taller form with up to five stories permitted in the Downtown 3 district.

RECOMMENDATION:

Staff recommends a favorable recommendation to the City Commission for the proposed rezoning of the six properties from LW1 to D3.

Planning Commission Application



Submitted on	3 April 2025, 10:43AM
Receipt number	13
Related form version	7

Introduction

Have you scheduled a pre-application meeting?	Yes
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Applicant Information

Name	Jamauri
Organization (if applicable)	Bogan Developments
Email Address	bogandevolutions@gmail.com
Phone Number	9088754999
Address	801 N Pitcher St, Kalamazoo, MI 49007, USA Map (42.2990421, -85.5800649)
Preferred Contact Method	Email
Are you the property owner?	No

Property Owner Information

Name	Bogan Developments
Mailing Address	801 N Pitcher St, Kalamazoo, MI 49007, USA Map (42.2990421, -85.5800649)
Email Address	bogandevolutions@gmail.com
Preferred Contact Method	Email
Authorization from property owner:	N_A.pdf

Property and Application Details

Property Address	802 S Burdick St, Kalamazoo, MI 49001, USA Map
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Parcel Identification Number	06-22-181-002
Zone District	LW-1
Type of Request	Rezoning
Application Fees	\$550.00

Project Description & Reason for Request

Executive Summary

The B on Burdick: Advancing Community Development through Workforce Housing and Early Childhood Education Overview

The B on Burdick is a transformative mixed-use development that will revitalize a key corner in the Vine neighborhood by replacing a long-standing liquor store and blighted structures with ELITE workforce housing, an early learning center, and neighborhood-serving amenities. This project aligns directly with the Imagine Kalamazoo 2025 vision and the Vine Neighborhood Plan by introducing affordable housing options, attracting new businesses, and enhancing connectivity to the broader Kalamazoo community.

The site is currently zoned Live-Work 1, which does not permit the construction of the envisioned 5-story structure. However, the original vision for this parcel—developed collaboratively by Bronson Healthcare, LISC, Vine Neighborhood Association, Edison Neighborhood Association, and the City of Kalamazoo—called for a 5-story, mixed-use development that activates the corner and serves as a community anchor. To bring that vision to life, we respectfully request the Planning Commission’s support to rezone the site to District D3.

Key Project Benefits

Removal of Liquor Store & Blight: The project will eliminate a liquor store and deteriorating structures that have contributed to neighborhood issues and disinvestment, significantly improving neighborhood safety, perception, and aesthetics.

Early Childhood Education Access: The development will feature a high-quality early learning center serving 40–50 children. In a community where only 65% of local children currently graduate, this investment in early education is essential to long-term equity and community vitality.

80 Units of Workforce Housing: The B on Burdick will deliver 80 units of mixed-income, workforce housing designed for educators, healthcare workers, and young professionals—many of whom are currently priced out of housing near where they work.

Advancing Master Plan Goals: The project embodies the values of mixed-use, walkable, inclusive development called for in the Vine and citywide master plans, creating a vibrant, connected, and equitable community.

Project Components

Residential Units: 80 mixed-income apartments, including studios, one-bedroom, and two-bedroom units.

Commercial & Community Space: 15,000 square feet dedicated to an early childhood education center and amenities for residents.

Workforce and Economic Development: Housing designed to meet the needs of Kalamazoo's essential workforce, particularly employees of Bronson Healthcare—the city's largest employer.

Bronson Healthcare's Commitment to Community Impact

Founded in 1900, Bronson Healthcare employs over 9,000 people and contributes more than \$147 million annually in uncompensated community benefits across Southwest Michigan. Bronson understands that housing is a critical social determinant of health. As part of its continued commitment to building healthy, equitable neighborhoods, Bronson is expanding its Healthy Living Campus to include workforce housing through this development.

The Bronson Healthy Living Campus: A Growing Ecosystem

Launched in 2016, this master-planned initiative has already turned a former industrial site into a dynamic hub for health, education, and local food systems. Existing developments include:

KVCC Culinary/Allied Health Building – Training for careers in nutrition and healthcare.

KVCC Food Innovation Center – Supporting local agriculture and sustainability.

KCMHSAS Integrated Services – Mental health, pharmacy, and community care.

Urban Agriculture Initiatives – Promoting food access and neighborhood self-sufficiency.

The B on Burdick complements and extends this campus vision by introducing much-needed housing and educational infrastructure.

Development Team

Bronson Healthcare Group – Anchor institution and lead partner in community health and housing.

Kalamazoo Forward Ventures (KZfV) – A \$50 million African American-led investment fund focused on inclusive economic development.

Bogan Developments – Minority-owned real estate firm focused on elevating the living standards of children, families and individuals through mixed-income developments. .

AVB – A leading construction management firm with \$1B+ in regional development.

TowerPinkster – Local design firm committed to architecture that uplifts and connects communities.

Closing Statement

The B on Burdick represents a once-in-a-generation opportunity to transform a prominent corner in the Vine neighborhood into a beacon of inclusive development. By investing in early education, housing affordability, and economic opportunity, this project reflects Kalamazoo's shared vision for a more connected, prosperous, and equitable city. We respectfully request the Planning Commission's approval to rezone the site from Live-Work 1 to D3, enabling this impactful project to move forward and deliver meaningful, long-term benefits to the community.

Rezoning/Text Amendments

What is the purpose of the requested change?

The purpose of this rezoning request is to honor and advance the original vision for this parcel—developed through a collaborative effort between Bronson Healthcare, LISC, the Vine Neighborhood Association, the Edison Neighborhood Association, and the City of Kalamazoo—which called for a 5-story mixed-use development. This change is essential to enable the construction of a true anchor project that will serve as a catalyst for neighborhood revitalization and long-term community impact.

How does the rezoning or text amendment align with the Imagine Kalamazoo Master Plan and Strategic Vision?

This project aligns directly with the Imagine Kalamazoo 2025 vision and the Vine Neighborhood Plan by introducing affordable housing options, attracting new businesses, and enhancing connectivity to the broader Kalamazoo community.

Are there conditions which have changed that require this rezoning or text amendment?

The primary constraint we face is the current height restriction, which prevents us from aligning with the original intent crafted by all project partners—including the City of Kalamazoo. This restriction would eliminate the much-needed commercial elements that activate the street and are essential to creating a vibrant new corridor.

How does the rezoning or text amendment change address a demonstrated community need?

The rezoning will allow for the development of 80 new workforce housing units—helping address the city's urgent need for 3,600 units over the next 8 to 10 years, as identified in a recent study. It will also make way for an early learning center to give our children the strong start they deserve, while attracting new businesses to the Vine neighborhood and the greater Kalamazoo community.

How will the rezoning be compatible with existing and future land use surrounding the subject property?

Two of the four corners at the Vine and Burdick intersection are already zoned D3 and feature multi-story structures. Our proposed development is fully aligned with the existing built environment and supports the vision for future redevelopment along this corridor, as outlined by previous planning efforts and community partners.

Will the proposed rezoning or text amendment result in a logical and orderly development pattern?

Yes—these changes align with the previously coordinated approach developed in partnership with Bronson, City of Kalamazoo staff, and both the Edison and Vine Neighborhood Associations.

Supporting Documentation

Please upload any documents related to your application. These can include plans detailing variance request, photos of the property, correspondence from city staff, etc.

[BOGAN - The Bee Site Study 02.26 \(1\) \(7\).pdf](#)

Submit

Your Signature

JGB

[Link to signature](#)

The B On Burdick		
Address	Acres	Parcel #
824 S Burdick	0.162	06-22-186-001
802 S Burdick	0.3	06-22-181-002
107 W Vine	0.204	06-22-181-001
822 Burdick	0.198	06-22-186-138
814 S Burdick	0.3	06-22-186-139
115 W Vine	0.144	06-22-180-003
Acreage	1.308	

Received
City of Kalamazoo
04-10-2025

April 9, 2025

Planning Commission
241 W South St
Kalamazoo, MI 49007

RE: Acknowledgment of Rezoning

Dear Bobby,

As the development partner of Elevate Impact—whose subsidiary is 824 VRBB LLC—I, on behalf of Bogan Developments, acknowledge and support the rezoning of 824 S. Burdick.

Sincerely,



Jamauri Bogan
Chief Executive Officer at Bogan Developments



Letter of Acknowledgment

April 8, 2025

To whom it may concern.

This is to acknowledge an agreement between Kalamazoo Forward Ventures LLC and Shinda Sons LLC that Shinda Sons LLC is aware of a rezoning of the following properties.

107 W. Vine St Kalamazoo, MI 49001.

Thank You!

Shinda Sons LLC

dotloop verified
04/08/25 5:16 PM EDT
Y2DO-GNP2-QSCZ-X79K

Shind Sons LLC.

April 9, 2025

City of Kalamazoo Planning Commission
c/o Bobby Durkee, Assistant City Planner
245 N. Rose Street, Suite 100
Kalamazoo, MI 49007

RE: Owner Permission to Rezone Property for The B on Burdick Development Request

Dear Planning Commissioners:

Eight years ago, after jointly developing the Bronson Healthy Living Campus adjacent to the Bronson Methodist Hospital south of downtown Kalamazoo, Bronson Healthcare Group and Kalamazoo Valley Community College crafted a vision for leveraging the \$35+ million investment. The Bronson Healthy Living Campus Plan identified desired public and private improvements and developments in the area surrounding the institutional facilities. As part of that vision, a tract of land southwest of the corner of Vine Street and Burdick Street was identified for future housing development.

Over the past eight years, Bronson has opportunistically acquired properties within that identified tract as they have become available. We have also spearheaded an effort with KVCC, the City of Kalamazoo, and other key stakeholders to develop a vision for what that tract should be. Having completed that phase of the project, we have partnered with Kalamazoo Forward Ventures and Bogan Development to take our collective vision and the desire for increased attainable housing across the finish line.

Our goal to create a greater density of quality, attainable housing units on this site hits several goals of the Healthy Living Campus:

- Over 5,000 employees work at the Bronson Methodist Hospital campus in downtown Kalamazoo, many of whom earn incomes at or below the average median income. Access to quality, attainable housing in close proximity to campus would be an incredible asset in our continuing efforts to attract and retain staff.
- Through the tri-annual Community Health Needs Assessment, we are keenly aware of the close connection between housing and health. By increasing the volume of housing units in the core community, we can increase the quality of the overall housing stock and make an impact on overall community health by impacting this key social determinant of health.
- This Burdick Street corridor is a key gateway to our campus, the surrounding employment centers, and the downtown. Currently though, this particular block has a deleterious impact on the entry and the overall impression of the destination. This project will change that and boost neighborhood pride and image along the way.

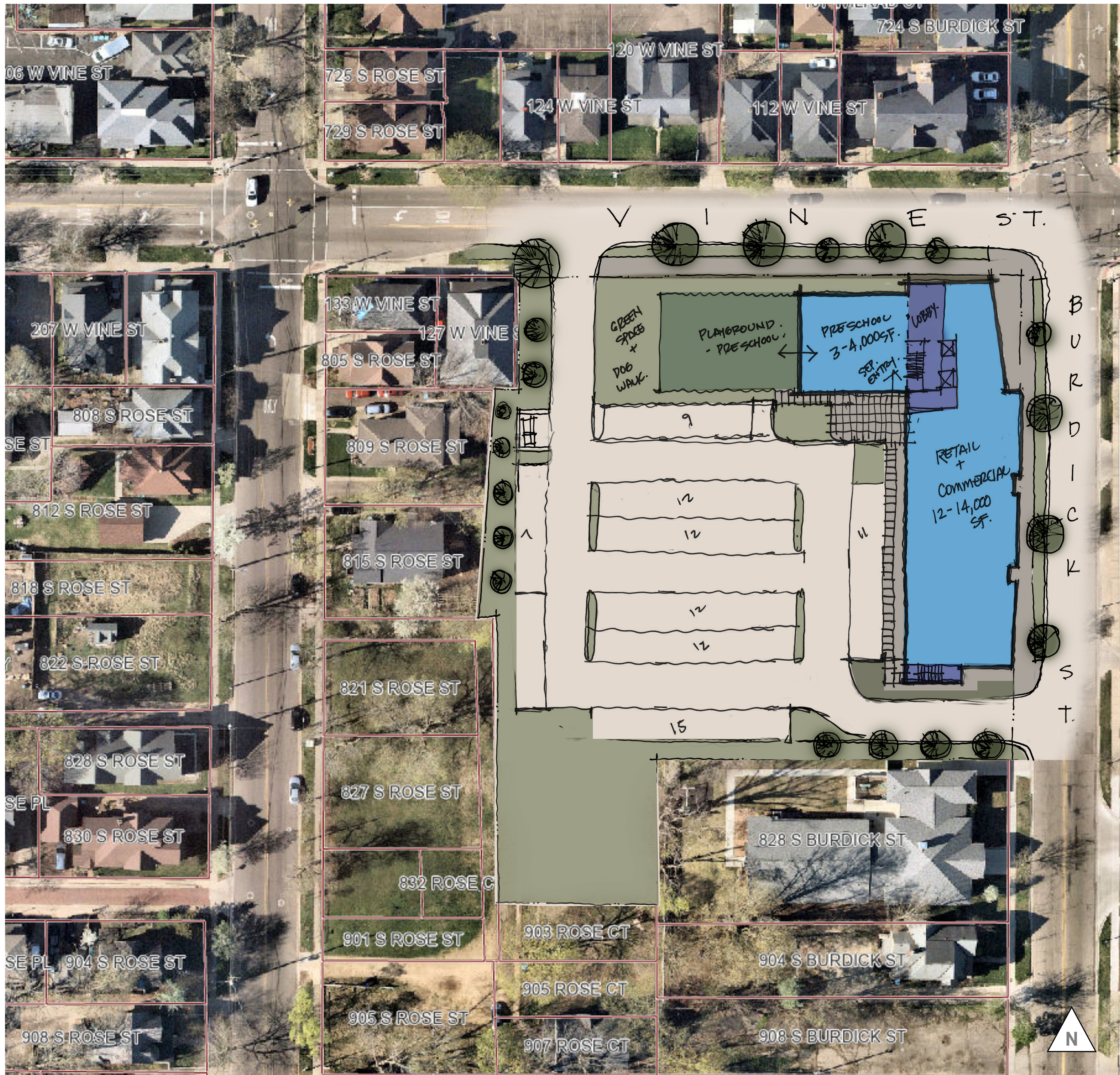
Bronson is pleased to donate the land it has assembled within this tract to the project team as well as assign a purchase agreement for an adjacent parcel we had not yet purchased. More specifically, as the current property owner having not yet completed said transfer, Bronson Properties Corporation and Westley Development Corporation, LLC, endorses the project team's request for rezoning and their proposed development.

Please accept this letter of full support of the project and the immediate work proposed by VRBB, LLC, Bogan Development and Kalamazoo Forward Ventures on The B on Burdick development project described in their request. Bronson Healthcare Group looks forward to working with you and others as we assist the project team make this vision for quality, attainable housing a reality for Bronson employees and the community at large a reality. Thank you for your consideration.

Respectfully Submitted,



Gregory Milliken, AICP, EMBA
System Director, Real Estate and Properties
Bronson Healthcare Group



FIRST FLOOR ALLOCATIONS

- RETAIL + COMMERCIAL: 18,000 SF
 - 3-4,000 SF
 - 12-14,000 SF
- SHARED/ CIRCULATION
- PARKING: 90 SPACES
INCL ADA + LOADING

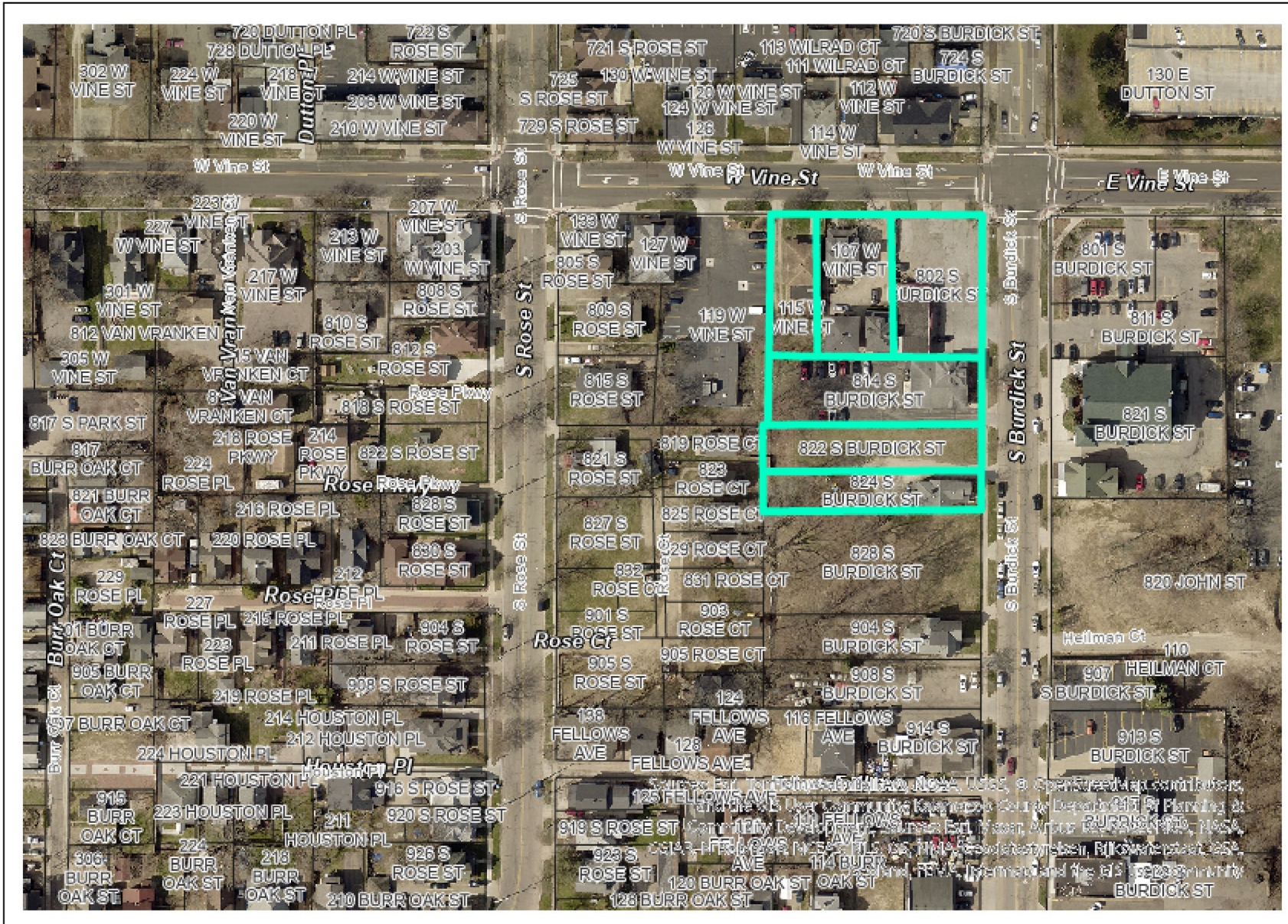
Received - 04/03/2025

BUILDING TOTALS:

- RETAIL + COMMERCIAL: 15-18,000 SF
- RESIDENTIAL: 80 UNITS
- PARKING: 90 SPACES
INCL ADA + 1 LOADING

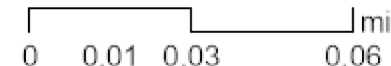
FIRST FLOOR + SITE CONCEPT
SCALE: 1" = 30'-0"

P.C. #2025.02 - Six parcels southwest of W. Vine St. & S. Burdick St.
 Rezoning from LW1 to D3

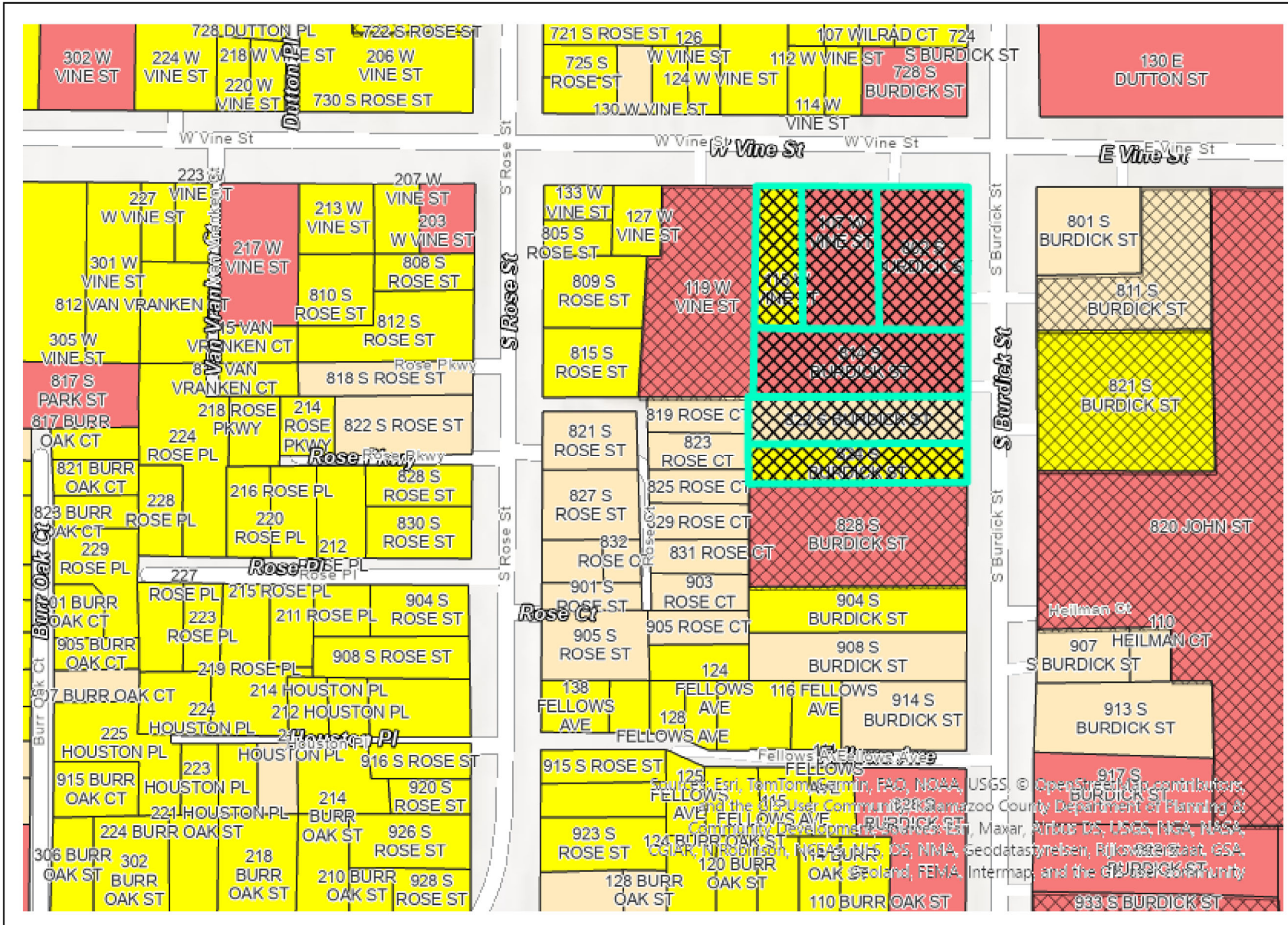


Aerial View





- Subject Property
 - Other Property
- 2018
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



P.C. #2025.02 - Six parcels southwest of W. Vine St. & S. Burdick St. Rezoning from LW1 to D3

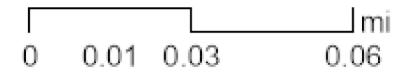


Current Land Use

-  Subject Property
-  Subject Property
-  Other Property
-  Tax Exempt

Property Class

-  Commercial
-  Vacant
-  Residential



DEVELOPMENT GUIDING PRINCIPLES



Community and Environmental Health

Development must propose amenities that support community health and wellness onsite or nearby. Buildings will incorporate sustainable design practices.



Attainable, Safe and Connected Housing

Development must include strategies that ensure that the housing will be financially attainable, physically safe, walkable, and connected to the City.



High Quality & Affordable Destinations

Develop destinations that attract Vine and Edison residents with businesses or third spaces providing quality social connections, goods, and services.



Economic Development Opportunity

Development that prioritizes spaces for economic growth with a focus on neighbor-owned businesses offering goods and services that meet daily needs.



Sensitive Infill Development

Development will be contextual with new construction and rehabilitation proposals that are reflective of the surrounding neighborhood in scale and character.



Under-Represented Developers & Trades

The RFP(s) will be developed and distributed in a way that supports successful submissions by local, first-time, and under-represented developers.



Align with Vine & Edison Master Plans

All development proposals will be evaluated relative to the objectives described in the Vine and Edison Neighborhood Master Plans.

Complete Communities & A Connected City

Complete Neighborhoods are residential areas that support the full range of people's daily needs. A complete neighborhood has safe walkable streets and affordable housing options at diverse price points to meet residents' needs throughout one's life. Additionally, access to quality parks, opportunities for recreation, and fresh food are essential. The unique way that each neighborhood achieves completeness will vary based on resident input.

Words frequently used in association with Complete Communities include: safe, healthy, affordable, and diverse.

IMAGINE KALAMAZOO 2025

Land Use: Neighborhood Edge / Zoning: LW1

The eastern half of the block fronting Burdick St. is Neighborhood Edge, a Land Use category that enables a variety of building types that support residential density and commercial uses where appropriate.

Land Use: R2 Residential / Zoning: RM 36

The western half of the block primarily fronting Rose St. is designated R2 Residential which enables context based medium intensity residential development. The RM 36 zoning indicates a Residential Multi-Unit district.

Edison Neighborhood Master Plan

- Rehabilitate the existing housing stock and increase neighborhood home ownership.
- Reconstruct streets to include ADA sidewalks, cross walks, bike lanes, historic light posts, landscaping, trees, and art and improve the visual appearance of the storefronts.
- Increase the quantity of licensed daycare centers and provide safe routes to school.
- Install publicly accessible Wi-Fi throughout the neighborhood.
- Incentivize family-friendly & supportive retail.
- Increase community and homeowner education opportunities.
- Construct gateway signage and improved lighting.
- Create complete streets that can safely connect residents to their destination.
- Make all trails, parks and the Kalamazoo Farmers Market ADA accessible.
- Expand the Kalamazoo Valley River Trail to connect residents to downtown Kalamazoo, the City of Portage and other trail systems.

Vine Neighborhood Master Plan

- Increase supply of affordable housing options.
- Develop tools to assist property owners in understanding home maintenance, historic structures, and Energy Efficiency.
- Support youth development and create opportunities for youth voice in the neighborhood.
- Promote local arts and music.
- Improve communications and a sense of community between neighborhood residents.
- Improve sidewalks and street lighting.
- Slow vehicular traffic and make parking regulations simpler and more uniform across the neighborhood.
- Improve connectivity to the rest of the City of Kalamazoo.
- Improve access to healthy foods, create a network of edible landscaping, improve biodiversity in open spaces, increase access to outdoor recreation in Vine.
- Stimulate local business growth/economic vitality.
- Initiate a branding campaign for the neighborhood.



VRBB

Vine / Rose / Burdick / Burr Oak
Healthy Living Developments

Project Update

July 31, 2024

Produced By:



In Partnership With:



RM 36 - Residential, Multi-Dwelling

The primary purpose of the RM districts is to accommodate the development of multi-unit housing (i.e., more than one dwelling unit per lot). The districts are intended to create, maintain and promote a mix of housing opportunities for City residents.

RM 36 - Permitted Uses

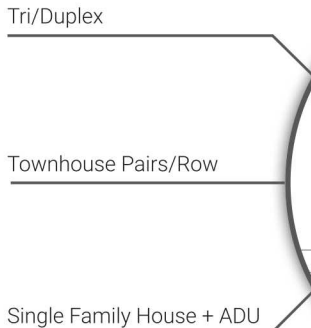
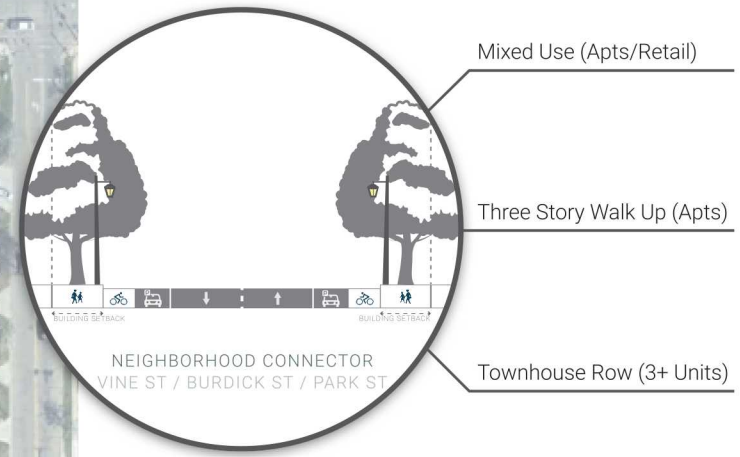
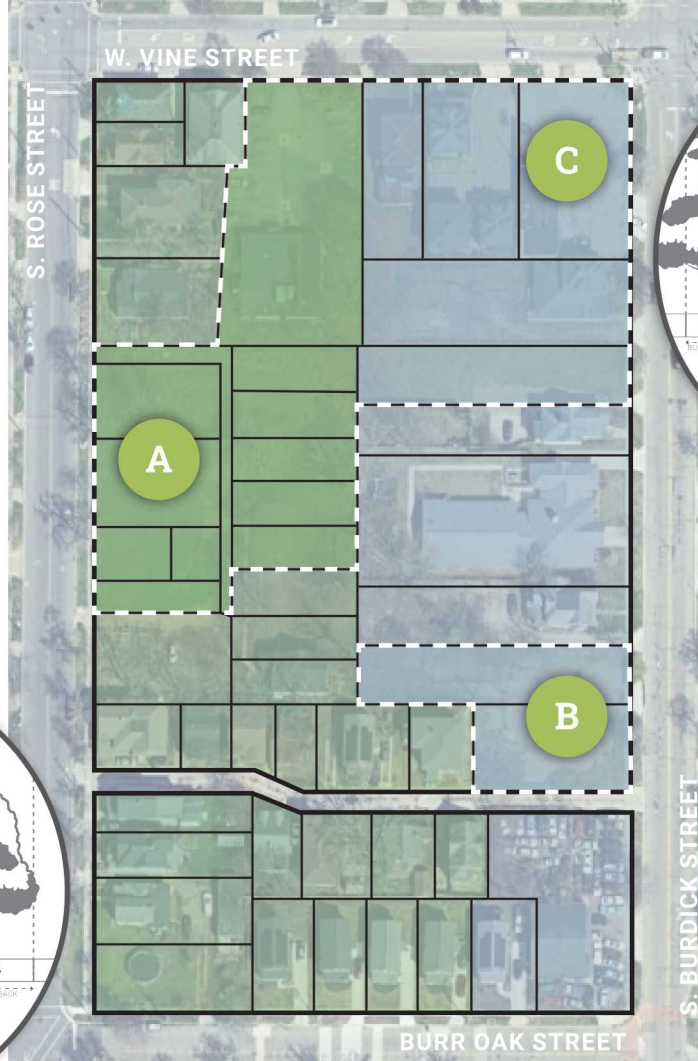
The following uses have been determined to be compatible with the project Guiding Principles.

- Duplex
- Attached/Detached Dwellings
- Open Space
- Daycare
- Cafe/Tea Room (S)

RM 36 - Parking

The following parking requirements apply to these uses.

- All residential uses require one (1) parking space per dwelling unit.
- Eating and drinking establishments require one (1) per four (4) max occupancy; plus one (1) per two (2) employees at largest shift.



LW 1 - Live Work

The Live-Work 1, zoning districts set development standards that focus not only on the use of the building, but also the building's form and impact on the block and adjacent street. These regulations go beyond basic setback lines and maximum height to consider such elements as building entrance, minimum amount of transparent windows, and both minimum and maximum heights.

LW 1 - Permitted Uses

The following permitted uses have been determined to be compatible with the project Guiding Principles.

- Residential (5+ Units)
- General Retail/Services
- Office
- Parking (Standalone)

LW1 - Parking

The following parking space requirements apply to these uses.

- All residential uses require one (1) parking space per dwelling unit.
- Retail one (1) per 330sf.
- Office one (1) per 300sf.
- Eating and drinking establishments require one (1) per four (4) max occupancy; plus one (1) per two (2) employees at largest shift.

A

Low Density

- Detached Single Family House
- Duplex
- Tiny Houses

B

Medium Density

- Townhouse (3+ Units)
- Tri/Quadplex

C

High Density

- Multi-Family / Multi-Story Development
- Mixed Use (Housing/Retail)

Accessory Dwelling Unit (ADU)



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

LEGEND

PARCEL MAP

- Parcel
- Address

GENERAL INFORMATION

- City Boundary

HISTORIC DISTRICTS AND PLACES

Historic District - Nat. Reg.

- Name
- VINE

Local Historical District

- Name
- VINE









CENTRE
LANE

SOUTHERN
COMMUNITY

GARDNER
SOUTH
ST. MARY'S
CHURCH
PAUL
W.C. & C
W.C. & C
W.C. & C

