Agenda
Zoning Board of Appeals

City of Kalamazoo

Thursday, May 14, 2026 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 9, 2026

C. COMMUNICATIONS AND ANNOUNCEMENTS

D. PUBLIC HEARINGS

1. ZBA #26-02-03: 112 W. Cork Street. Statewide Rentals LLC is requesting:
   1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
   2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

2. ZBA #26-02-04: 114 W. Cork Street. Statewide Rentals LLC is requesting:
   1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
   2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

3. ZBA #26-02-05: 120 W. Cork Street. Statewide Rentals LLC is requesting:
1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon.

4. ZBA #26-02-06: 126 W. Cork Street. Statewide Rentals LLC is requesting:
1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon.

5. ZBA #26-02-07: 132 W. Cork Street. Statewide Rentals LLC is requesting:
1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon.

E. DISCUSSION/ACTION ITEMS

F. REPORTS

G. ADJOURNMENT

MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
April 9, 2026 - 7:00 p.m.
CITY COMMISSION CHAMBERS

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Members Present: Allison Haan, Remi Harrington, Tony McReynolds, Beth van den Hombergh, and Gary Wark

Members Absent: Joseph Hohler III

City Staff: Pete Eldridge, Zoning Administrator; Charles Bear, Assistant City Attorney; Shelby Donaldson, Recording Secretary

Vice Chair Wark called the meeting to order at 7:02 p.m.

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

Vice Chair Wark asked if there were any changes or announcements and Mr. Eldridge stated he has both. The announcement is that there were three reappointments approved for the Zoning Board of Appeals: Vice Chair Gary Wark was approved for an additional term, Alison Haan was approved for a full first term, and alternate Jack Urban was approved for his first full term. The change to the agenda is the other case that was to be heard for 211 West Vine Street was withdrawn by Plazacorp, so the only case left on the agenda is 401 East Michigan Avenue.

Ms. Harrington wanted to clarify what happened at the last meeting regarding the nominations and stated Vice Chair Wark noted that her attendance was the catalyzer for the nomination of Secretary van den Hombergh and Ms. Harrington asked if he pulled her attendance record in contrast to other members of the board and Vice Chair Wark stated he didn't. Ms. Harrington stated now that's a point of public record and is embedded into the records in our city, that should have been a part of due diligence if that was part of his rationale for nominating Secretary van den Hombergh because it discredited her and her participation on this board and if he was going to make the nomination for Ms. van den Hombergh to serve in that role, she doesn't understand why she had to be posed against her. She said she wanted to understand why his due diligence wasn't brought forth and she wanted this to be part of the record. Vice Chair Wark wanted her to state how many absences she had, and Ms. Harrington said that was up to him, in contrast because she didn't call herself into

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question, he did. Vice Chair Wark stated she wasn't here for that meeting and Ms. Harrington asked if that is why because Chair Hohler wasn't present at this meeting and people miss meetings, but she didn't understand why he brought her up if he wanted to nominate Ms. van den Hombergh. Vice Chair Wark stated over the last four months prior to that she missed several meetings and Ms. Harrington asked if he had that and he asked the city staff secretary which meeting Ms. Harrington missed and was told that the meeting minutes would have to be pulled to which Ms. Harrington stated she would like for that to be done if that is his justification because that was a part of the record in an attempt to discredit her and she shouldn't have been brought up and, again, thinks it was divisive. She said that isn't the way she wants to do community but if that's the way he wants to do it, she appreciates his commitment to attending every meeting for the duration of his term since he is holding her to such rigidity and she feels his statement as she sensed it, was rooted in the reinstatement that has been happening over the past year and a half, of creating a level of homogeneity on this board. Vice Chair asked if she felt he was doing that and Ms. Harrington stated she feels there have been efforts to make that happen and that was an unfortunate way to do community and she didn't appreciate that approach if he doesn't have her record of attendance and he said he would have the record at the next meeting, Ms. Harrington said in contrast to everyone else on the board and Vice Chair stated they were only talking about hers and Ms. Harrington said she is talking about in contrast to the other people serving in officer positions because he used that as rationale. Vice Chair Wark stated he remembered a meeting where she was going to be late and then she just didn't show up and Ms. Harrington wanted to know what he was defending because this is a volunteer constituent board and he doesn't have to be divisive as she isn't an elected official, but a volunteer and when someone can't come, the board has alternates and she shouldn't have been posed against Ms. van den Hombergh in that way because it was an attempt to discredit her and it was divisive. Vice Chair Wark stated they could talk more about it so as not to hold up this meeting and Ms. Harrington stated because he put it on record, she wanted to as well. Vice Chair Wark stated they can also do it at the next meeting and Ms. Harrington stated they don't have to, she wanted to make a statement that she would like him to do his due diligence but she had an emergency and that hadn't been her traditional way of doing things and he shouldn't have pit her against Ms. van den Hombergh in that way. He stated he didn't pit her against Ms. van den Hombergh, but she is in attendance, pretty much, all the time and that's why everyone said Ms. van den Hombergh and Ms. Harrington stated they can pull everyone's record and he didn't have to say anything about her.

APPROVAL OF MINUTES:

Ms. van den Hombergh moved to approve the meeting minutes from February 12, 2026, as submitted, seconded by Mr. McReynolds.

The motion was approved by voice vote unanimously.

PUBLIC HEARINGS: Vice Chair Wark 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 three minutes and afterward, those received via phone will be aired for the panelist and audience. The public can call in to 888-382-9556 to leave comments for any of the

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property on the agenda 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 people 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. van den Hombergh read the application for 401 East Michigan Avenue into the record.

ZBA#26-04-09: 401 East Michigan Avenue: An application for a dimensional variance for the provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Abonmarche-Byce on behalf of the Larry J. Bell Library Foundation. The applicant is requesting a dimensional variance from Chapter 50-5.6 C (4) 24, to authorize three entrance doors on the street facing façade along North Pitcher Street, where five entrance doors are required.

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

Mr. Larry Bell, President of the Larry J. Bell Library Foundation, spoke regarding the application stating the project is basically a renovation of the Food Dance building at 401 East Michigan, and is a remodel for the purpose of display galleries and a new building will be attached to that for the purpose of a library archives, a small auditorium, and a bell tower. For the library portion there are approximately 60,000 books that will go in there as well as large collections of other items that will be available for researchers, students, and galleries to be open to the public for display.
Mr. Michael Flynn, an architect with AbonMarche-Byce Architects, was there to explain the variance that is being asked for. On the screen he showed a rendering and plan of the buildings on East Michigan, North Pitcher, and East Water Street he said in the application on the primary street the requirement for the number of doors is met along East Michigan, but on the secondary street, North Pitcher, there is a total of five entrances but two of them don't face directly onto the street, they face into the courtyard, He pointed out the existing building where the renovations will take place, the courtyard, and the new building that will have a 200 seat performance center and an archive or research library and added that part of the nature of the three functionalities of the gallery in the existing building, the courtyard, the performance hall and the library is they each require control points of access and controlled security, and that is the primary reason for the new entrance and keeping the existing entrances on the existing building. Mr. Flynn stated that the other part of that is that the courtyard will need to be kept secured for access to the two buildings and pointed out the courtyard and existing entrance to the north and will match that with another building facing south on the new building and said those are the two buildings that are near the front elevation but face onto the courtyard, but there are gateways of the street onto that area and part of the reason for that is there is a grade differential to meet to have the doors aligned, and the grade differential from the existing building to the new building. He pointed out the front elevation and stated the variance they are asking for is for a reduction of two doors and working with Mr. Eldridge and city staff, they were able to minimize other variances by adapting the design, one adaptation is with the form-based zoning code, they understand the intent of that is to have active streets, active entrances, and also adaptability so for the elevations for the building in the future if the functions change, more entrances can be added facing North Pitcher.

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Vice Chair Wark asked for staff comments, and they are as follows: Mr. Eldridge spoke to the special circumstances regarding there being three street frontages, with the primary street being East Michigan Avenue, and given that in the hierarchy of street types, that makes North Pitcher and Water Street secondary streets, but there are three street frontages and the requirement for one entrance every 60 feet applies for all of the street facing facades. He stated that Water Street and Michigan comply, but North Pitcher, the long side of the lot, has the entrance issue. He said that with the three street frontages and the unique nature of the building usage, which the form standards are intended to allow current uses and create a building envelope that can be easily adapted for other uses in the future, which is a big part of the form base standards, which speaks to Mr. Flynn's point that there are alternative locations that doors could be put in, but the focus is the fact that the North Pitcher Street side is required to have three street facing entrances and the existing building has two doors: one is street facing and the other will face the future courtyard also, the building addition will have the archive library and the concert hall will also have a door facing the courtyard, and there will be a main entrance further down on North Pitcher Street with two forward facing doors. Mr. Eldridge stated the courtyard doors aren't technically street-facing so can't be counted as meeting this requirement even though these two are close to the north Pitcher Street frontage. He added there was no public feedback from the public notices that were mailed out.

Vice Chair Wark asked if there was anyone who wanted to speak for the request and there was no one.

Vice Chair Wark asked if there was anyone who wanted to speak against the request and there was no one.

Vice Chair Wark asked if there were any phone in comments and there were none.

Vice Chair Wark asked if there were questions from the board and Ms. Harrington asked why there are three entrances instead of five and Mr. Eldridge stated the requirement is one street facing entrance every 60 feet for the frontage facing the public street so the longer the building facing the street, the more required entrances are needed. Ms. Harrington asked if there was enough building for that requirement and Mr. Eldridge stated because of the utilization of the existing Food Dance building, and adding onto that the passageway, and the new building and current parking lot form an almost horseshoe shape with a small courtyard in the middle, the other two of the entrances will face the courtyard instead of Pitcher Street, and one of those is existing and was the primary entrance for Food Dance. Ms. Harrington asked about this affecting adjacent land and Mr. Eldridge stated the surrounding properties and the YWCA facility across the street is are older buildings and don't meet the form-based standards, so it doesn't have any entrance doors facing Pitcher Street and predates the form-based standards not to throw form-based standards out but this won't be out of character with what is adjacent to it on the other side of North Pitcher.

Vice Chair Wark closed the public meeting.

FINDING OF FACT
Ms. Harrington moved the Finding of Fact as follows:

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1) The Finding of Fact for 401 E. Michigan Avenue shall include all information included in the notice of public hearing dated March 25, 2026, in the agenda packet staff provided for this request and staff comments.

2) 16 notices of public hearing were sent, and no responses were received in support of the variance.

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:

The facts presented regarding circumstances, or conditions, of the property or structures that are special circumstances or conditions not commonly found on the other lots or structures in the same zone district that make this request unique are that the Larry J. Bell Library Foundation is requesting a dimensional variance from Chapter 50-5.6 C (4) 24, to authorize three entrance doors on the street facing façade along North Pitcher Street, where five entrance doors are required. The three street frontages are not aligned with the form-based standards but are easily adaptable for future use. This new development is going to have a courtyard and the building, formerly known as Food Dance, is being reimagined to have a courtyard and the forward-facing frontage doors and there will be add-ons to this building, and the adaptations don't align with the current ordinance, which makes the variance necessary.

The facts presented regarding whether the applicant is denied rights enjoyed by other property owners in the same zone district are that the shifts in the form-based standards and this building hasn't been grandfathered in. She wanted to know if that was correct and Mr. Eldridge stated that because it is an older structure that will have a building addition, the addition now must meet the current form-based standards so that is correct.

The facts presented regarding whether the action requested is 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 the ordinance are the three doors versus the five doors that are required and again, this building is adjacent to the YWCA, that is also an older building that doesn't meet that doesn't face the Larry J. Bell Library Foundation building, so it will not disrupt the spirit of the ordinance and adversely affect the YWCA.
The facts presented regarding whether the granting of the variance will adversely affect adjacent land in a material way again, the YWCA doesn't meet form-based standards.
The facts presented whether the granting of the variance will, generally, be consistent with the purposes and intent of the ordinance are the variances will align with the spirit of the ordinance and create a development in our city that will expand the enjoyability of our town from a major fixture and contributor of our community.

Mr. McReynolds seconded the Finding of Fact.

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

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Ms. van den Hombergh moved to approve the application for a dimensional variance from Chapter 50-5.6 C (4) 24, to authorize three entrance doors on the street facing façade along North Pitcher Street, where five entrance doors are required, seconded by Ms. Haan.

Discussion:

Vice Chair Wark stated he will vote for the variance because there is a building across the street that is similar to what Mr. Bell is requesting, and the board agreed

Motion was approved unanimously by a roll call vote.

DISCUSSION/ACTION ITEMS:

Mr. Eldridge stated that staff is working on joint training with the city of Portage Zoning Board of Appeals members at City of Portage City Hall on Monday, May 18, 2026, at 7:00 pm. He stated he will send an email on Friday so everyone can let him know if the date works. The trainer is being brought in by the Michigan Association of Planning who will go over basic ZBA items, including some situational understanding of how to handle various requests and hardships.

Vice Chair Wark reiterated that he wasn't trying to pit Ms. Harrington and Ms. van den Hombergh against each other, but the meeting that stuck out in his mind was when the board waited for Ms. Harrington to show up for half an hour and Mr. Urban ended up filling in for her, but the board wasn't informed. Ms. Harrington admitted that while attendance is a valid concern, she had an emergency and spoke with Mr. Eldridge about it. She added that if her attendance is being called into question, she would like the full complement of information available to the public and to be done in contrast to everyone on the board and she has an opinion based on the way he raised the nomination and felt that, as it relates to her, it's less about her attendance and more about what she represents on this board. Vice Chair Wark denied her claim and she said it felt like to her when he brought up her attendance but no one else's, and it feels interesting to her and as this being a volunteer, constituent board, she doesn't think anyone can call into question her contribution to our community and love for Kalamazoo and Vice Chair said it wasn't about any of that and Ms. Harrington said when talking about, dealing with, and respecting people and what they represent, adding that she enjoys being on this board but there are many things she doesn't agree with that happen on this board, that happen with city staff, and there are many things she calls into question regarding how things are ran and operated within the City of Kalamazoo, the hierarchy of human value and how that materializes in the quality of life for the constituents in this community. She added for him to frame her out like that in the public domain and call her into question is problematic for her and puts her in a situation that makes her look like she's being discredited and if he wanted to raise someone else up, he didn't need to say anything against her and her contribution to this board. She said because this is a volunteer board, she is doing it because she cares about our community and there are alternates if emergencies arise, we have to compensate for that because we're a community. Ms. van den Hombergh interjected and stated this went negative really fast and there are a lot of big words being thrown around and shade being thrown at other people, and other side issues being brought into this situation so she suggested tabling this discussion until the next meeting and have an attendance sheet and have the data tell the story.

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REPORTS:

ADJOURNMENT:

The meeting was adjourned at 7:42 p.m.

Submitted By_____**Date**_____
Recording Secretary

Reviewed By_____**Date**_____
City Staff

Approved By _____ **Date**_____
Chair

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Date: **5/14/2026**
Item: **D.1.**

Zoning Board of Appeals Staff Report

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Reviewed by: Bobby Durkee, AICP, Assistant City Planner
Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: May 14, 2026

SUBJECT: ZBA #26-02-03: 112 W. Cork Street. Statewide Rentals LLC is requesting:
1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

BACKGROUND:

The property at 112 W. Cork Street is in the RM-15 District / Natural Features Protection Overlay. The property frontage is 49.5 feet and depth is 150 feet. The property is vacant and there is no prior development history. The property owner is proposing the construction of a duplex on this property. The RM-15 District would allow four dwelling units on a site of this size. It should be noted that staff have made the developer aware that the maximum is four off-street parking spaces for a duplex. The drawing provided doesn't appear to show the parking spaces drawn to scale, and the developer has acknowledged that the construction plan will not include more parking spaces than the maximum permitted by zoning. No variance is being requested to add additional spaces. The developer knows there is a need for additional housing units in Kalamazoo and is working to develop this site and adjacent ones to add to the city's housing inventory.

The site has two natural features present, both woodland and protected slopes. The developer has completed a tree inventory and demonstrated that the woodland removal will be within the threshold allowed. No variance is needed from the woodland standards. The slope on the site is significant. The grade difference between street level and the top of the slope is approximately 25 feet. This slope exceeds 20% throughout a large portion of the property frontage and is therefore a protected slope under the NFP Ordinance. To minimize the impact of the duplex

structure on the protected slope, the proposed duplex is toward the rear (north side) of the property. The 12-foot-wide driveway accessing the duplex from W. Cork Street is proposed to be located within the slope face. At the ridge of the slope, the driveway and small parking area will encroach 100% into the required protected slope setback, which is 12.5 feet. To limit further impact on the protected slope and slope setback, the developer plans to run the utilities for the duplex under the driveway.

This project was before the NFP Board on January 27, 2026. At that meeting, the NFP Board did not feel that sufficiently detailed development plans had been provided to fully understand the impact on this rather steep protected slope. The NFP Board did not provide a favorable recommendation to approve the protected slope setback variance to the ZBA.

This project was then before the Zoning Board of Appeals on February 12, 2026. At that meeting, the Zoning Board of Appeals opened a public hearing to discuss information surrounding the duplex proposed for this property and the other four properties, but halted the discussion and adjourned the proceedings on this case and the other four cases along W. Cork Street to the May 14, 2026, Zoning Board of Appeals meeting. This was done specifically to provide time for Mr. Cole to return to the NFP Board with his revised information. Mr. Cole had the ability to place this project on the March or April NFP Board agendas but failed to follow through. There is no new information from the NFP Board to provide.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Master Plan 2025 Impact:
The proposed project aligns with the Strategic Goal of complete neighborhood as it will provide additional housing options for the Westnedge Hill Neighborhood. Further, this project aligns with the Future Land Use Map which identifies this property at R-2, Medium Density Residenital.

COMMUNITY ENGAGEMENT:

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

Appropriate Depth of Engagement:
A notice was published in the Kalamazoo Gazette on April 28, 2026. Notice of the public hearing was also mailed out to all property owners within 300 feet of the subject property. A notice was also sent to the Westnedge Hill Neighborhood Association.

Engagement/Communication Tools:
Newspaper, mailings to property owners, mailing to the neighborhood association, and any outreach by the applicant.

FINDINGS:

Relief from the NFP Overlay District Standards in § 50-6.2 may be granted when all the following conditions are met:

[1] The parcel cannot be reasonably utilized for its zoned use without the requested relief.

The property has a portion of slope across a large portion of the frontage; some form of access must be granted to allow use. The property does have an area along the east side with slope less than 20% to allow a driveway outside the protected slope. The plans provided appear to show at least 12 feet of width outside the slope setback and appears to be an option to provide a driveway without impacting the protected slope.

[2] The extent of relief requested is the minimum needed to permit reasonable utilization of the site.

The request is not the minimum needed to permit reasonable use of the site. There are alternatives, including shared driveways that serve two lots/structures or some other shared configuration that grants access. This would limit the disturbance of the protected slope face; the disturbance area includes both the driveway itself and the adjacent grading and slope stabilization on either side, the details of which are not detailed in the application. The applicant is the owner of the 5 lots fronting Cork Street and is developing each with a duplex, making shared access a possibility.

Related to the encroachment of the parking area and driveway into the top slope setback, wherever the driveway for access is located, it will be located within the top of the slope setback. The request here is not the minimum needed to permit access. Reducing the total number of driveway approaches across the whole slope face of the development project area will limit the total impact in this area. The encroachment of the driveway and parking area into the top protected slope setback is not the minimum necessary to permit the reasonable use of the site as there is no parking requirement in the zoning ordinance.

[3] It is demonstrated that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the NFP Overlay District.

The request does not align with the intent of the NFP Overlay District as the request impacts the full length of the slope from the south property line to the top of the slope where the grade flattens out. The disturbance includes both the paved driveway surface and the required earthwork and grade stabilization to support the driveway and the remaining protected slope on either side of the driveway. The total width of disturbance is not detailed in the application. The NFP board did question the same details and sought more clarity on the plans provided, with concerns about the ground construction impacts. The parking area encroachment into the top of the slope setback is also not in alignment with the NFP Overlay as it is not required by code, but its development impacts a protected natural feature.

[4] The requested relief is balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater BMPs from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List.

There are two natural features on the property, woodland and slope. Woodland is being preserved according to NFP Overlay requirements. Once development is done, the applicant is committed to restoring the damaged area by using native trees and shrubs, including those from the tree replacement list.

RECOMMENDATION:

Staff does not support the requested variances from the protected slope and slope setback requirements as the requests do not meet all of the above review criteria and there are outstanding questions about flexible design options and construction impacts.

THE CITY OF Kalamazoo

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

April 29, 2026

Dear Property Owner:

Applications for variances for provisions of the Zoning Ordinance have been filed with the Zoning Board of Appeals by Statewide Rentals LLC for the following properties listed below which are all in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

ZBA #26-02-03 112 W. Cork Street Parcel #06-27-397-097

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

ZBA #26-02-04 114 W. Cork Street Parcel #06-27-397-098

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

ZBA #26-02-05 120 W. Cork Street Parcel #06-27-397-099

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot-wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

ZBA #26-02-06 126 W. Cork Street Parcel #06-27-397-100

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.

2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

ZBA #26-02-07 132 W. Cork Street Parcel #06-27-396-201

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

Please note that these requests for variances will not change the zoning classification of the properties. The meeting will be held on Thursday, May 14, 2026, 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

Submitted on	14 January 2026, 9:33AM
Receipt number	64
Related form version	14

Introduction

Have you scheduled a pre-application meeting?	Yes

Applicant Information

Name	JEREMY COLE
Organization (if applicable)	STATE WIDE RENTALS LLC
Email Address	JEREMY@KZOORESTORED.COM
Phone Number	2693529645
Address	606 Bryant St, Kalamazoo, MI 49001, USA Map (42.2715494, -85.57357789999999)
Preferred Contact Method	Email
Are you the property owner?	Yes

Property and Application Details

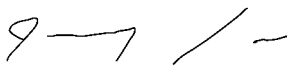
Property Address	112 W Cork St, Kalamazoo, MI 49001, USA Map (42.259922, -85.582116)
Parcel Indentification Number	06-27-397-097
Zone District	RM-15
Type of Request	Natural Features Protection
Application Fee	$300.00
Project Description & Reason for Request	This property is currently zoned to allow up to 4 residential units. The applicant is requesting relief from the Natural Features Protection (NFP) requirements solely to allow reasonable access to the property. The proposed development is limited to two residential units (one duplex). The requested relief is necessary to provide access in a manner that enables modest development of the site while minimizing overall disturbance and remaining consistent with the intent of the zoning district.

Natural Features Protection Review Criteria

Please indicate the relevant natural features and the requested variances	Protected Slope
What variances are you requesting from the requirements for these natural features?	The applicant is requesting relief from the Natural Features Protection standards applicable to protected slopes, limited solely to the extent necessary to provide access to the parcel. No relief is requested from wetlands, water resources, woodlands, protected trees, or natural heritage areas. The request does not seek to increase density or intensity of use, but only to allow access improvements needed to develop the site.
Are there reasons the parcel cannot be reasonably utilized for its zoned use without the requested relief?	Yes. Due to the presence of protected slopes on the parcel, the site cannot be reasonably accessed or utilized for its permitted residential use without limited relief from the NFP protected slope requirements. Strict application of the standards would preclude any practical access to the buildable area of the site, effectively preventing reasonable use of property that is otherwise zoned for residential development.
Is the extent of relief requested the minimum action needed to permit reasonable utilization of the site?	Yes. The requested relief represents the minimum action necessary to allow reasonable utilization of the site. The proposal limits disturbance to the smallest practicable area and is narrowly tailored to accommodate access only. No additional encroachment into protected features is proposed beyond what is required to enable development consistent with the zoning district.
How can you demonstrate that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the NFP Overlay District?	Granting the requested relief will not result in substantial detriment to the public good nor impair the intent of the Natural Features Protection Overlay District. The proposal limits development to a modest two-unit residential structure, significantly below the maximum density allowed by zoning. Disturbance to protected slopes is minimized, and no impacts are proposed to wetlands, water resources, woodlands, or protected trees. The project maintains the overall intent of the NFP Overlay by avoiding unnecessary disturbance while allowing reasonable use of the property.
Is the requested relief balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater best management practices from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List?	Yes. The project incorporates conservation-minded site planning and green development practices, including limiting impervious surface area, directing stormwater runoff to infiltration where feasible, and preserving existing natural features outside the access area. Additional measures, such as the use of native vegetation or desired tree species, may be incorporated as part of final site development to further mitigate impacts and support the goals of the Natural Features Protection Overlay District.

Submit

Your Signature



Link to signature

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SUPPLEMENTAL SITE PLAN REVIEW APPLICATION
FOR NATURAL FEATURES PROTECTION

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code (Chapter 50, NFP). The NFP Overlay District map can be found on the City's GIS mapping website (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

Section I. Project & Applicant Information

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

Section II. Natural Features Checklist & Attachments

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of $110 will apply.

QUESTIONS

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or development@kalamazoocity.org .

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SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wide Rentals (last) LLC		
APPLICANT ADDRESS:	606 (number) Bryant St (street name) (city) Kalamazoo (state) MI (Zip) 49001		
APPLICANT EMAIL:	Admin@kroosterestored.com	PHONE:	269-301-0829
PARCEL ADDRESS/PIN:	06-27-397-097 / 112 W Cork St		
PROJECT DESCRIPTION:	Build Residential Duplex		
OWNER NAME: *(if different)*	(first) (last)		
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	☐ Yes ☒ No	DATE OF SITE PLAN REVIEW MEETING:	

NFP APPLICATION REQUIRED?

Is the project limited to interior work only with no exterior ground changes or increase in impervious coverage?	
☐ YES	If YES, Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
☑ NO	If NO, proceed to Sections II & III. Do **NOT** sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: _____

Signature: _____ Date: _____

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SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and addition plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)

2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

   Future development plan must include:

   - **Boundary with extent of re-grading**, construction, or site preparation activities
   - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
   - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
   - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
   - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
   - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features

3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)

4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

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WETLANDS	Present:	Included on page #:	Notes:
Mark existing wetland boundaries with notes about wetland conditions. *Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.*	~~☒ Yes~~ ☒ No		N/A
WATER RESOURCES	**Present:**	**Included on page #:**	**Notes:**
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. *Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.*	~~☒ Yes~~ ☒ No		N/A
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.			N/A
TREES	**Present:**	**Included on page #:**	**Notes:**
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	~~☒ Yes~~ ☒ No		N/A
Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.			N/A
Provide a note with justification for removal.			N/A
WOODLANDS	**Present:**	**Included on page #:**	**Notes:**
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	~~☒ Yes~~ ☐ No		0
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 & 5	See pages 1 & 5
Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.		4	See page 4
SLOPES	**Present:**	**Included on page #:**	**Notes:**
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	☒ Yes ☐ No	2	See page 2
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource.		4	See page 4

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NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? *Parcels can be pre-screened using the City's GIS website, click on the "Planning & Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.*	☐ Yes ■ No	N/A
If an MNFI rare species review is required, attach the resulting report.		

*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at: https://mnfi.anr.msu.edu/services/rare-species-reviews

ACCEPTED DATA SOURCES & ANALYSIS

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

1. **WETLANDS**
   - Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
   - Most recent US Fish & Wildlife Service's National Wetlands Inventory boundary (State of Michigan mapper: https://www.michigan.gov/egle/about/organization/water-resources/wetlands/inventory-maps)

2. **PROTECTED TREE IDENTIFICATION**
   - May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

3. **WOODLANDS**
   - A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
   - When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
     - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
     - Woodland assessment report with a determination that Basal Area is equivalent to the TPA in the NFP definition and meets definition of a woodland and mapped delineation of woodland
     - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must include information on general species diversity,

composition of species, any notable trees (either notable species or size), invasive species composition, and general health and age observations of tree stand

4. **PROTECTED SLOPES**
   - Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
   - Desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution, performed by a qualified consultant or engineer

7

DUPLEX HOME SITE PLAN

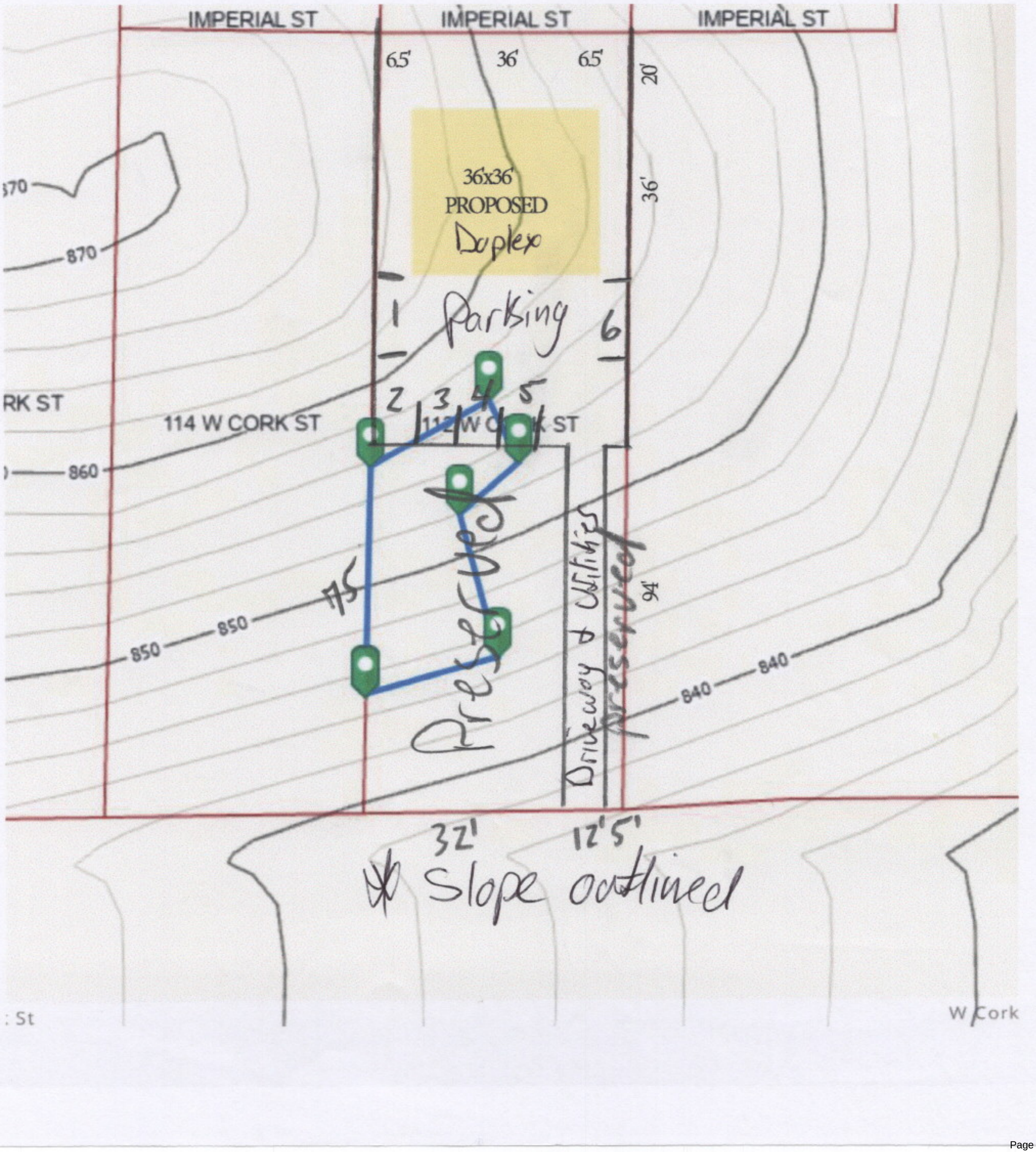
112 W CORK ST.
06-27-397-097

LOT FRONTAGE 49'

LOT DEPTH: 150'

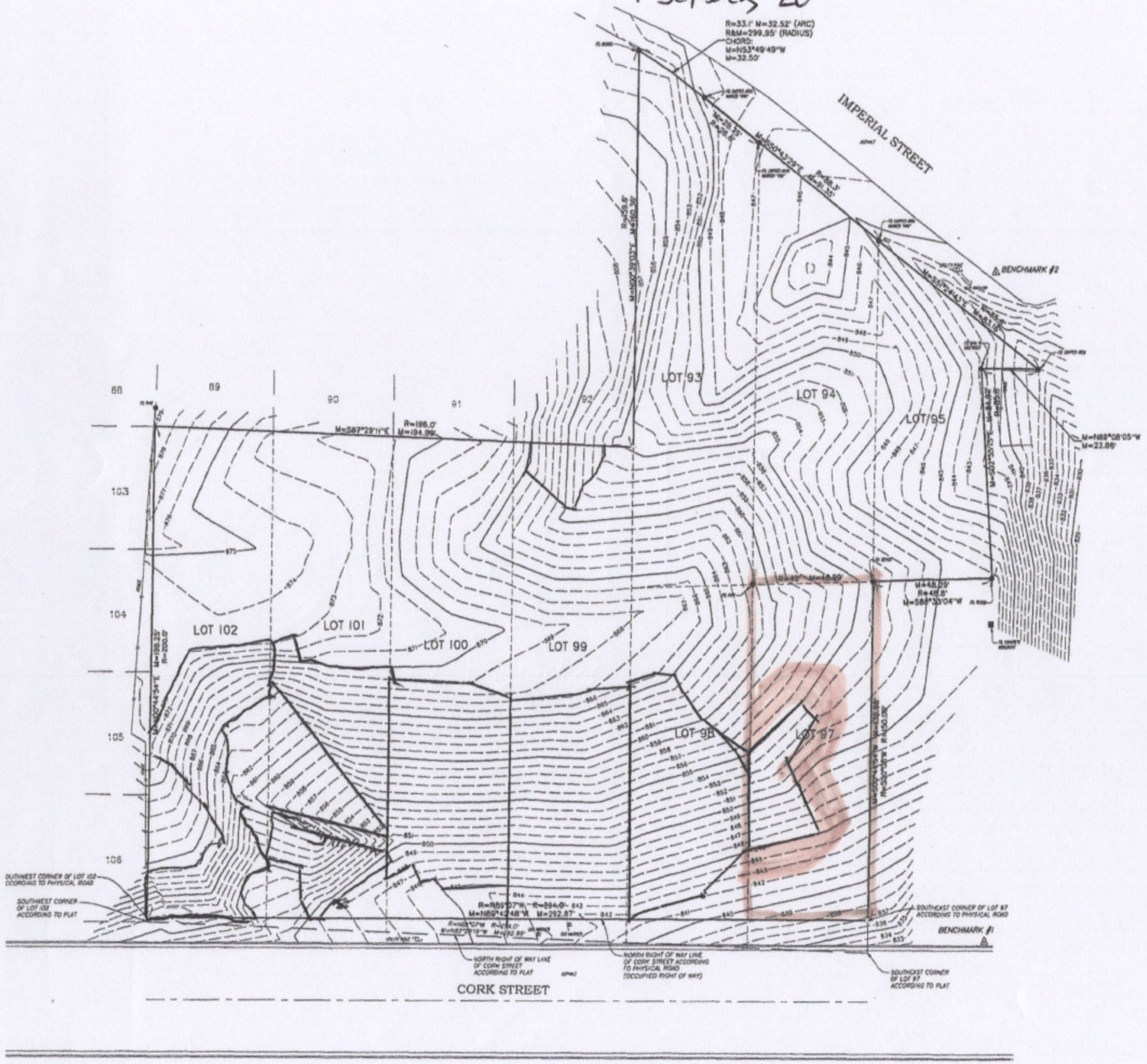
LOT SQ FOOTAGE: 7,350

EXISTING SITE CONDITIONS ✓
PROPOSED STRUCTURE ✓
SETBACKS ✓
DISTURBANCE BOUNDARY pg 2
PROTECTION FENCING pg 2
DRIVEWAY AND UTILITLES ✓
EXISTINGWOODLAND COVERAGE - 100% pg-4
PROPOSED COVERAGE 25% pg- 5



BOUNDARY & TOPOGRAPHIC SURVEY

+ Setback 20'



LEGEND OF SYMBOLS & ABBREVIATIONS

MEASURED	M=
RECORDED	R=
SET CAPPED IRON	○
FOUND IRON	●
BENCHMARK	⚠
GAS LINE MARKER	GM
UTILITY POLE	UP
FENCE	

BENCHMARK INFORMATION

BENCHMARK #1
Railroad spike in North side of Power Pole, +/- 50' east of Southeast property corner
EL: 851.65' (NAVD 88)

BENCHMARK #2
Northeast corner of most Westerly catch basin casting at East end of Imperial St.
EL: 863.72' (NAVD 88)

BENCHMARK #3
Spike in South side of Light Pole at Northwest corner of Cork St and Axt Ave.
EL: 863.05' (NAVD 88)

FURNISHED LEGAL DESCRIPTION

Per Chicago Title Insurance Company Commitment No. 39126031328MT, dated August 14, 2025.

Lots 93, 94, 95, 97, 98, 99, 100, 101 and 102 in Belmont Plat, according to the plat thereof recorded in Liber 9 of Plats, Page 17, Kalamazoo County Records

Daniel Dale Pratt — P.S. No. 4001039094

GRAPHIC SCALE 0 20 40 — 1 INCH = 20 FEET

Terra Pointe Consultants, Inc.
1128 Fancher Lane, SE
Grand Rapids, MI 49546
(616) 901-3958

Boundary & Topographic Survey
Part of Belmont Plat
Sec. 27, Town 03 South, Range 11 West
Kalamazoo Township, Kalamazoo County, MI

Client: Jeremy Cole
112, 114, 120, 126 & 132 Cork Street and
101, 107 & 113 Imperial Street
Kalamazoo, MI 49001

TPC Job No. 25079 Sheet 1 of 1
Date of Field Survey: 09/19/2025

3

DUPLEX HOME SITE PLAN

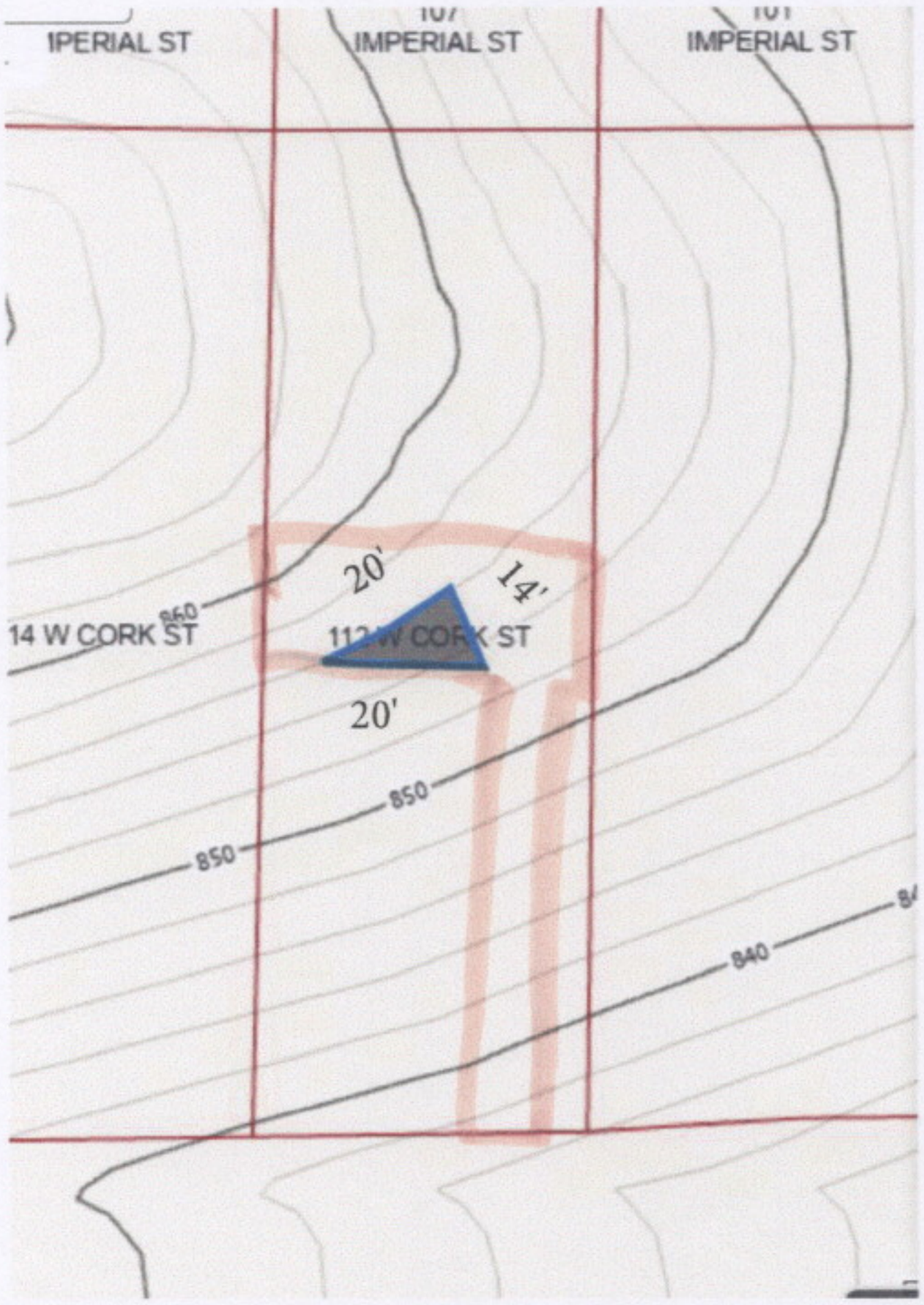
112 W CORK ST.

LOT FRONTAGE 49'

LOT DEPTH: 150'

LOT SQ FOOTAGE: 7,350

SLOPE DISTURBANCE
PROTECTIVE FENCING



Measurement Result

119.8 Sq Feet

Clear

Temporary Construction Protection Fence – No Disturbance Beyond This Line

During or after Construction

WOODLAND PRESERVATION BREAKDOWN

112 W CORK ST

06-27-397-097

PROPERTY SQ FOOTAGE: 100%

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE:4,650

WOODLAND PRESERVED SQ FT: 2,700

PRESERVED WOODLAND PERCENTAGE: 36.7%

*Woodland preservation calculated by area per NFP §50-6.2G

Co-Existing Natural Features

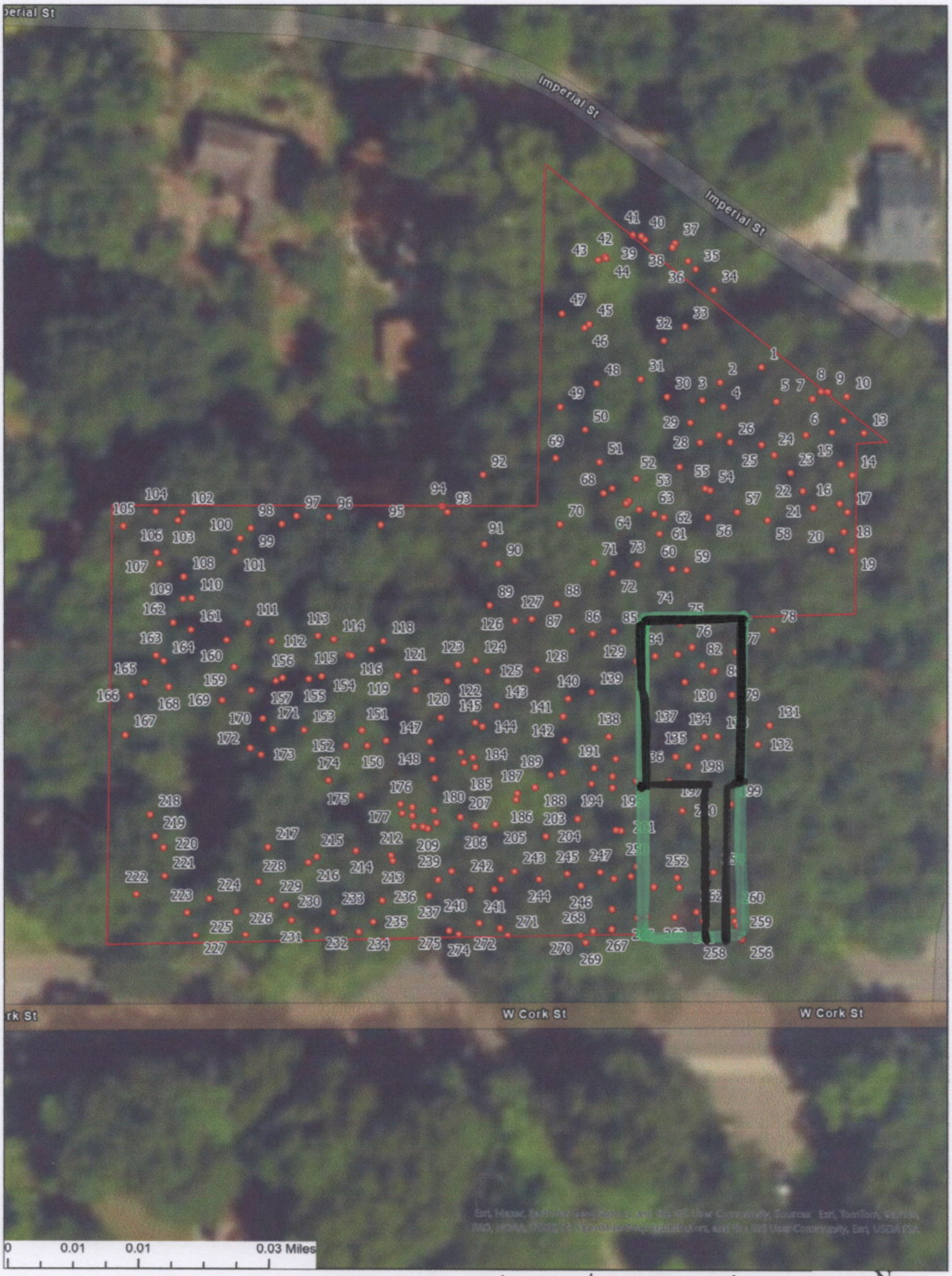
The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.

Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.

132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.
October 13th, 2025

5



Woodland Boundary

Legend

132 W Cork St Woodland Inventory

Project Area

Approximate Parcel 0

N
W E
S



Parcels within 300' Mailing Radius

112, 114, 120, 126, and 132 W Cork Street

Subject Property

Property within 300' Mailing Radius

Other Property

Zoning District Boundary

N

0 110 220 440 ft



Parcels within 300' Mailing Radius

112, 114, 120, 126, and 132 W Cork Street

Subject Property

Property within 300' Mailing Radius

Other Property

Zoning District Boundary

N

0 110 220 440 ft

Date: **5/14/2026**
Item: **D.2.**

Zoning Board of Appeals Staff Report

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Reviewed by: Bobby Durkee, AICP, Assistant City Planner
Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: May 14, 2026

SUBJECT: ZBA #26-02-04: 114 W. Cork Street. Statewide Rentals LLC is requesting:
1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

BACKGROUND:

The property at 114 W. Cork Street is in the RM-15 District / Natural Features Protection Overlay. The property frontage is 49.5 feet and depth is 150 feet. The property is vacant and there is no prior development history. The property owner is proposing the construction of a duplex on this property. The RM-15 District would allow four dwelling units on a site of this size. The site layout provided shows six off-street parking spaces. It should be noted that staff have made the developer aware that the maximum is four off-street parking spaces for a duplex. No variance is being requested to add additional spaces. The developer knows there is a need for additional housing units in Kalamazoo and is working to develop this site and adjacent ones to add to the city's housing inventory.

The site has two natural features present, both woodland and protected slopes. The developer has completed a tree inventory and demonstrated that the woodland removal will be within the threshold allowed. No variance is needed from the woodland standards. The slope on the site is significant. The grade difference between street level and the top of the slope is approximately 25 feet. This slope exceeds 20% throughout a large portion of the property frontage and is therefore a protected slope under the NFP Ordinance. To minimize the impact of the duplex structure on the protected slope, the proposed duplex is toward the rear (north side) of the property. The 12-foot-wide driveway accessing the duplex from W. Cork Street is proposed to

be located within the slope face. At the ridge of the slope, the driveway and small parking area will encroach 100% into the required protected slope setback, which is 12.5 feet. To limit further impact on the protected slope and slope setback, the developer plans to run the utilities for the duplex under the driveway.

This project was before the NFP Board on January 27, 2026. At that meeting, the NFP Board did not feel that sufficiently detailed development plans had been provided to fully understand the impact on this rather steep protected slope. The NFP Board did not provide a favorable recommendation to approve the protected slope setback variance to the ZBA.

This project was then before the Zoning Board of Appeals on February 12, 2026. At that meeting, the Zoning Board of Appeals opened a public hearing to discuss information surrounding the duplex proposed for this property and the other four properties, but halted the discussion and adjourned the proceedings on this case and the other four cases along W. Cork Street to the May 14, 2026, Zoning Board of Appeals meeting. This was done specifically to provide time for Mr. Cole to return to the NFP Board with his revised information. Mr. Cole had the ability to place this project on the March or April NFP Board agendas but failed to follow through. There is no new information from the NFP Board to provide.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Master Plan 2025 Impact:
The proposed project aligns with the Strategic Goal of complete neighborhood as it will provide additional housing options for the Westnedge Hill Neighborhood. Further, this project aligns with the Future Land Use Map which identifies this property at R-2, Medium Density Residential.

COMMUNITY ENGAGEMENT:

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

Appropriate Depth of Engagement:
A notice was published in the Kalamazoo Gazette on April 28, 2026. Notice of the public hearing was also mailed out to all property owners within 300 feet of the subject property. A notice was also sent to the Westnedge Hill Neighborhood Association.

Engagement/Communication Tools:
Newspaper, mailings to property owners, mailing to the neighborhood association, and any outreach by the applicant.

FINDINGS:

Relief from the NFP Overlay District Standards in § 50-6.2 may be granted when all the following conditions are met:

[1] The parcel cannot be reasonably utilized for its zoned use without the requested relief.

The property cannot be used without access; some form of access must be granted to allow use. Placement of the driveway anywhere along the frontage will require relief. The protected slope setback will also be encroached upon for the parking area and driveway even with a conforming number of off-street parking spaces. The property cannot be used without some impact to the protected slope and slope setback.

[2] The extent of relief requested is the minimum needed to permit reasonable utilization of the site.

The request is not the minimum needed to permit reasonable use of the site. There are alternatives, including shared driveways that serve 2 lots/structures or some other shared configuration that grants access. This would limit the disturbance of the protected slope face; the disturbance area includes both the driveway itself and the adjacent grading and slope stabilization on either side, the details of which are not detailed in the application. The applicant is the owner of the 5 lots fronting Cork Street and is developing each with a duplex, making shared access a possibility.

Related to the encroachment of the parking area and driveway into the top slope setback, wherever the driveway for access is located, it will be located within the top of slope setback. The request here is not the minimum needed to permit access. Reducing the total number of driveway approaches across the whole slope face of the development project area will limit the total impact in this area. The encroachment of the driveway and parking area into the top protected slope setback is not the minimum necessary to permit the reasonable use of the site as there is no parking requirement in the zoning ordinance.

[3] It is demonstrated that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the NFP Overlay District.

The request does not align with the intent of the NFP Overlay District as the request impacts the full length of the slope from the south property line to the top of the slope where the grade flattens out. The disturbance includes both the paved driveway surface and the required earthwork and grade stabilization to support the driveway and the remaining protected slope on either side of the driveway. The total width of disturbance is not detailed in the application. The NFP board did question the same details and sought more clarity on the plans provided, with concerns about the ground construction impacts. The parking area encroachment into the top of the slope setback is also not in alignment with the NFP Overlay as it is not required by code, but its development impacts a protected natural feature.

[4] The requested relief is balanced by the use of conservation and/or green development tools

and actions, such as utilizing stormwater BMPs from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List.

There are two natural features on the property, woodland and slope. Woodland is being preserved according to NFP Overlay requirements. Once development is done, the applicant is committed to restoring the damaged area by using native trees and shrubs, including those from the tree replacement list.

RECOMMENDATION:

Staff does not support the requested variances from the protected slope and slope setback requirements as the requests do not meet all of the above review criteria and there are outstanding questions about flexible design options and construction impacts.

THE CITY OF Kalamazoo

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

April 29, 2026

Dear Property Owner:

Applications for variances for provisions of the Zoning Ordinance have been filed with the Zoning Board of Appeals by Statewide Rentals LLC for the following properties listed below which are all in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

ZBA #26-02-03 112 W. Cork Street Parcel #06-27-397-097

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

ZBA #26-02-04 114 W. Cork Street Parcel #06-27-397-098

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

ZBA #26-02-05 120 W. Cork Street Parcel #06-27-397-099

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot-wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

ZBA #26-02-06 126 W. Cork Street Parcel #06-27-397-100

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.

2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

ZBA #26-02-07 132 W. Cork Street Parcel #06-27-396-201

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

Please note that these requests for variances will not change the zoning classification of the properties. The meeting will be held on Thursday, May 14, 2026, 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

Submitted on	14 January 2026, 9:30AM
Receipt number	63
Related form version	14

Introduction

Have you scheduled a pre-application meeting?	Yes

Applicant Information

Name	JEREMY COLE
Organization (if applicable)	STATE WIDE RENTALS LLC
Email Address	JEREMY@KZOORESTORED.COM
Phone Number	2693529645
Address	606 Bryant St, Kalamazoo, MI 49001, USA Map (42.2715494, -85.57357789999999)
Preferred Contact Method	Email
Are you the property owner?	Yes

Property and Application Details

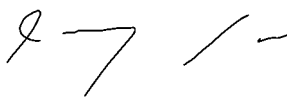
Property Address	114 W Cork St, Kalamazoo, MI 49001, USA Map (42.259922, -85.582291)
Parcel Indentification Number	06-27-397-098
Zone District	RM-15
Type of Request	Natural Features Protection
Application Fee	$300.00
Project Description & Reason for Request	This property is currently zoned to allow up to 4 residential units. The applicant is requesting relief from the Natural Features Protection (NFP) requirements solely to allow reasonable access to the property. The proposed development is limited to two residential units (one duplex). The requested relief is necessary to provide access in a manner that enables modest development of the site while minimizing overall disturbance and remaining consistent with the intent of the zoning district.

Natural Features Protection Review Criteria

Please indicate the relevant natural features and the requested variances	Protected Slope
What variances are you requesting from the requirements for these natural features?	The applicant is requesting relief from the Natural Features Protection standards applicable to protected slopes, limited solely to the extent necessary to provide access to the parcel. No relief is requested from wetlands, water resources, woodlands, protected trees, or natural heritage areas. The request does not seek to increase density or intensity of use, but only to allow access improvements needed to develop the site.
Are there reasons the parcel cannot be reasonably utilized for its zoned use without the requested relief?	Yes. Due to the presence of protected slopes on the parcel, the site cannot be reasonably accessed or utilized for its permitted residential use without limited relief from the NFP protected slope requirements. Strict application of the standards would preclude any practical access to the buildable area of the site, effectively preventing reasonable use of property that is otherwise zoned for residential development.
Is the extent of relief requested the minimum action needed to permit reasonable utilization of the site?	Yes. The requested relief represents the minimum action necessary to allow reasonable utilization of the site. The proposal limits disturbance to the smallest practicable area and is narrowly tailored to accommodate access only. No additional encroachment into protected features is proposed beyond what is required to enable development consistent with the zoning district.
How can you demonstrate that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the NFP Overlay District?	Granting the requested relief will not result in substantial detriment to the public good nor impair the intent of the Natural Features Protection Overlay District. The proposal limits development to a modest two-unit residential structure, significantly below the maximum density allowed by zoning. Disturbance to protected slopes is minimized, and no impacts are proposed to wetlands, water resources, woodlands, or protected trees. The project maintains the overall intent of the NFP Overlay by avoiding unnecessary disturbance while allowing reasonable use of the property.
Is the requested relief balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater best management practices from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List?	Yes. The project incorporates conservation-minded site planning and green development practices, including limiting impervious surface area, directing stormwater runoff to infiltration where feasible, and preserving existing natural features outside the access area. Additional measures, such as the use of native vegetation or desired tree species, may be incorporated as part of final site development to further mitigate impacts and support the goals of the Natural Features Protection Overlay District.

Submit

Your Signature



Link to signature

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Community Planning & Economic Development
245 N Rose St • Suite 100 • Kalamazoo, MI 49007
(269) 337-8000 • www.kalamazoocity.org

SUPPLEMENTAL SITE PLAN REVIEW APPLICATION
FOR NATURAL FEATURES PROTECTION

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code (Chapter 50, NFP). The NFP Overlay District map can be found on the City's GIS mapping website (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

Section I. Project & Applicant Information

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

Section II. Natural Features Checklist & Attachments

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of $110 will apply.

QUESTIONS

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or development@kalamazoocity.org .

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SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wide Rentals (last) LLC		
APPLICANT ADDRESS:	606 (number) Bryant St (street name) (city) Kalamazoo (state) MI (Zip) 49001		
APPLICANT EMAIL:	Admine@kroosterestored.com	PHONE:	269-301-0829
PARCEL ADDRESS/PIN:	06-27-397-098 / 114 W Cork St.		
PROJECT DESCRIPTION:	Build Residential Duplex		
OWNER NAME: *(if different)*	(first) (last)		
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	☐ Yes ☑ No	DATE OF SITE PLAN REVIEW MEETING:	

NFP APPLICATION REQUIRED?

Is the project limited to interior work only with no exterior ground changes or increase in impervious coverage?	
☐ YES	If YES, Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
☑ NO	If NO, proceed to Sections II & III. Do **NOT** sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: _____

Signature: _____ Date: _____

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SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and addition plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)

2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

   Future development plan must include:

   - **Boundary with extent of re-grading**, construction, or site preparation activities
   - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
   - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
   - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
   - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
   - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features

3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)

4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

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WETLANDS	Present:	Included on page #:	Notes:
Mark existing wetland boundaries with notes about wetland conditions. *Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.*	~~Yes~~ ☒ No		NA
WATER RESOURCES	**Present:**	**Included on page #:**	**Notes:**
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. *Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.*	~~Yes~~ ☒ No		NA
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.			NA
TREES	**Present:**	**Included on page #:**	**Notes:**
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	~~Yes~~ ☒ No		NA
Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.			NA
Provide a note with justification for removal.			
WOODLANDS	**Present:**	**Included on page #:**	**Notes:**
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	~~Yes~~ ☐ No		
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 & 5	See pages 1 & 5
Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.		4	See page 4
SLOPES	**Present:**	**Included on page #:**	**Notes:**
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	■ Yes ☐ No	2	See page 2
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource.		4	See page 4

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NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? *Parcels can be pre-screened using the City's GIS website, click on the "Planning & Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.*	☐ Yes ■ No	NA
If an MNFI rare species review is required, attach the resulting report.		

*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at: https://mnfi.anr.msu.edu/services/rare-species-reviews

ACCEPTED DATA SOURCES & ANALYSIS

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

1. **WETLANDS**
   - Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
   - Most recent US Fish & Wildlife Service's National Wetlands Inventory boundary (State of Michigan mapper: https://www.michigan.gov/egle/about/organization/water-resources/wetlands/inventory-maps)

2. **PROTECTED TREE IDENTIFICATION**
   - May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

3. **WOODLANDS**
   - A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
   - When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
     - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
     - Woodland assessment report with a determination that Basal Area is equivalent to the TPA in the NFP definition and meets definition of a woodland and mapped delineation of woodland
     - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must include information on general species diversity,

composition of species, any notable trees (either notable species or size), invasive species composition, and general health and age observations of tree stand

4. **PROTECTED SLOPES**
   - Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
   - Desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution, performed by a qualified consultant or engineer

7

DUPLEX HOME SITE PLAN

114 W CORK ST.
06-27-397-098

LOT FRONTAGE 49'

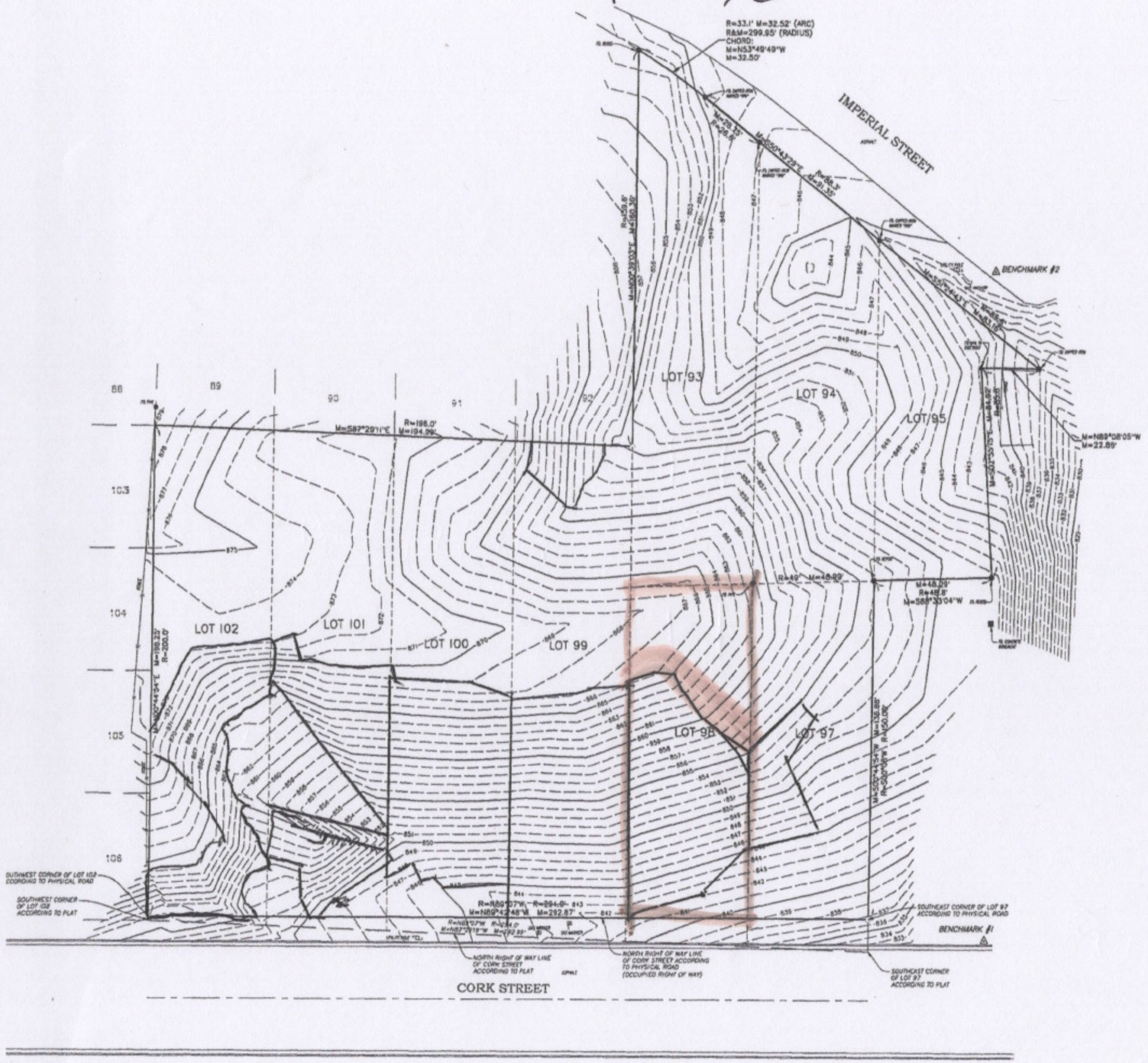
LOT DEPTH: 150'

LOT SQ FOOTAGE: 7,350

EXISTING SITE CONDITIONS ✓
PROPOSED STRUCTURE ✓
SETBACKS ✓
DISTURBANCE BOUNDARY Pg 2
PROTECTION FENCING Pg 2
DRIVEWAY AND UTILITLES ✓
EXISTINGWOODLAND COVERAGE - 100% Pg 4 5
PROPOSED COVERAGE 25% Pg 4 5

BOUNDARY & TOPOGRAPHIC SURVEY

+ Setback 201



LEGEND OF SYMBOLS & ABBREVIATIONS

MEASURED	M=
RECORDED	R=
SET CAPPED IRON	○
FOUND IRON	●
BENCHMARK	△
GAS LINE MARKER	GM
UTILITY POLE	UP
FENCE	

BENCHMARK INFORMATION

BENCHMARK #1
Railroad spike in North side of Power Pole, +/- 50' east of Southeast property corner
EL: 831.67 (NAVD 88)

BENCHMARK #2
Northeast corner of most Westerly catch basin casting at East end of Imperial St.
EL: 843.75' (NAVD 88)

BENCHMARK #3
Spike on South side of Light Pole at Northwest corner of Cork St and Ant Ave.
EL: 865.95' (NAVD 88)

FURNISHED LEGAL DESCRIPTION

Per Chicago Title Insurance Company Commitment No. 39126313SBMT, dated August 14, 2025.

Lots 93, 94, 95, 97, 98, 99, 100, 101 and 102 in Belmont Plat, according to the plat thereof recorded in Liber 9 of Plats, Page 17, Kalamazoo County Records

I HEREBY CERTIFY THAT THE DESCRIPTION SHOWN HEREON IS TRUE AND THAT SURVEY IS, AND SHOULD BE EXAMINED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS, ENCUMBRANCES OR ESTABLISHMENT AS THE LAND DIVISION ACT (1967 PA 288, AS AMENDED) OR LOCAL ORDINANCES.

Daniel Dale Pratt — P.S. No. 4001039094

N

GRAPHIC SCALE
0' 10' 20'
1 INCH = 20 FEET

Terra Pointe Consultants, Inc.
1128 Fonclaire Lane, NE
Grand Rapids, MI 49546
PH 616.581.3918

Boundary & Topographic Survey
Part of Belmont Plat
Sec. 27, Town 02 South, Range 11 West
Kalamazoo Township, Kalamazoo County, MI

Client: Jeremy Cole
112, 114, 120, 126 & 128 Cork Street and
101, 107 & 113 Imperial Street
Kalamazoo, MI 49001

TPC Job No. 25070 Sheet 1 of 1
Date of Field Survey: 09/19/2025

DUPLEX HOME SITE PLAN

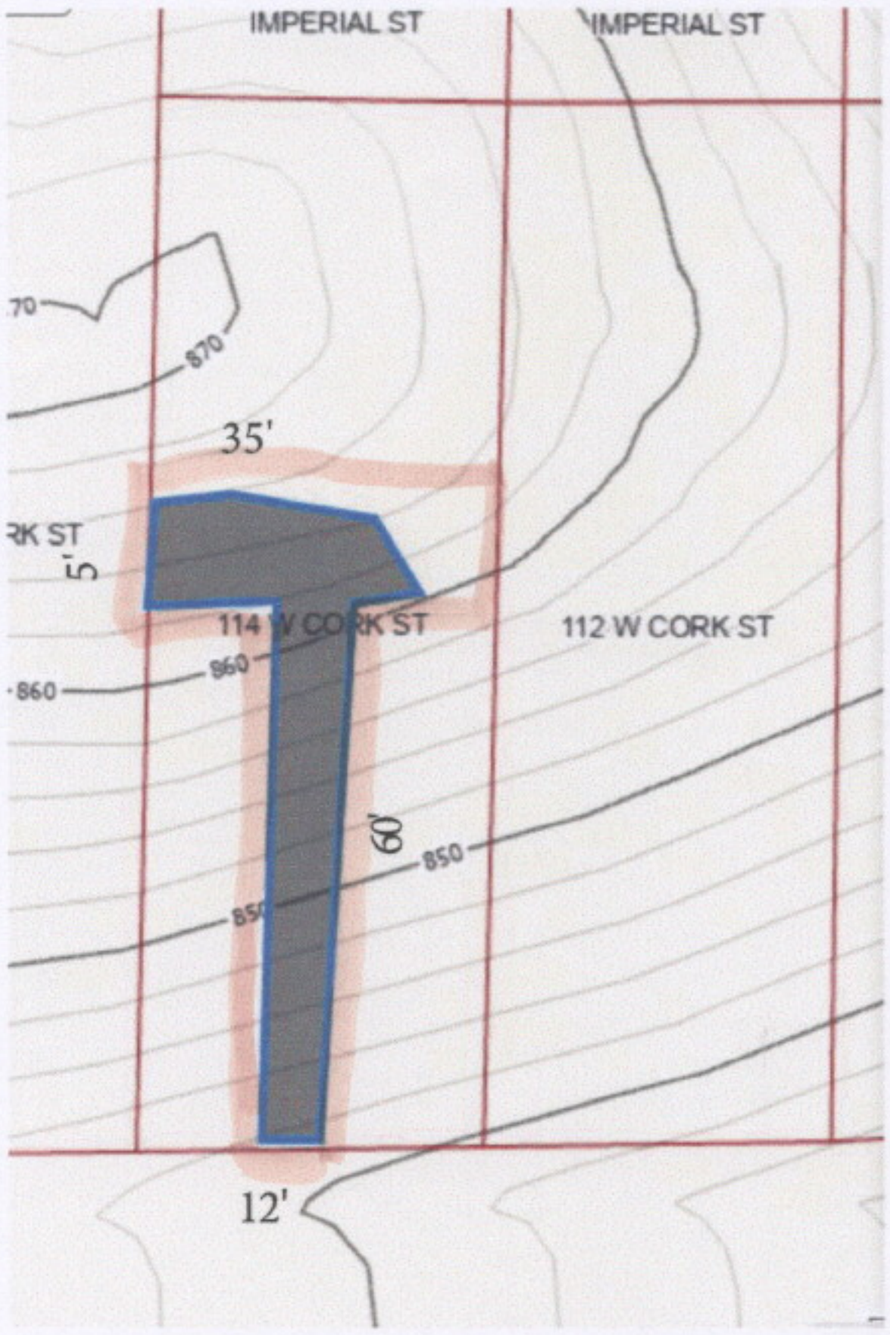
114 W CORK ST.

LOT FRONTAGE 49'

LOT DEPTH: 150'

LOT SQ FOOTAGE: 7,350

SLOPE DISTURBANCE
PROTECTIVE FENCING



Measurement Result

1,137.2 Sq Feet

Clear

Temporary Construction Protection Fence – No Disturbance Beyond This Line

during or after construction

WOODLAND PRESERVATION BREAKDOWN

114 W CORK ST

06-27-397-098

PROPERTY SQ FOOTAGE: 7,350

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE: 5,130

WOODLAND PRESERVED SQ FT: 2,220

PRESERVED WOODLAND PERCENTAGE: 30.2%

*Woodland preservation calculated by area per NFP §50-6.2G

Co-Existing Natural Features

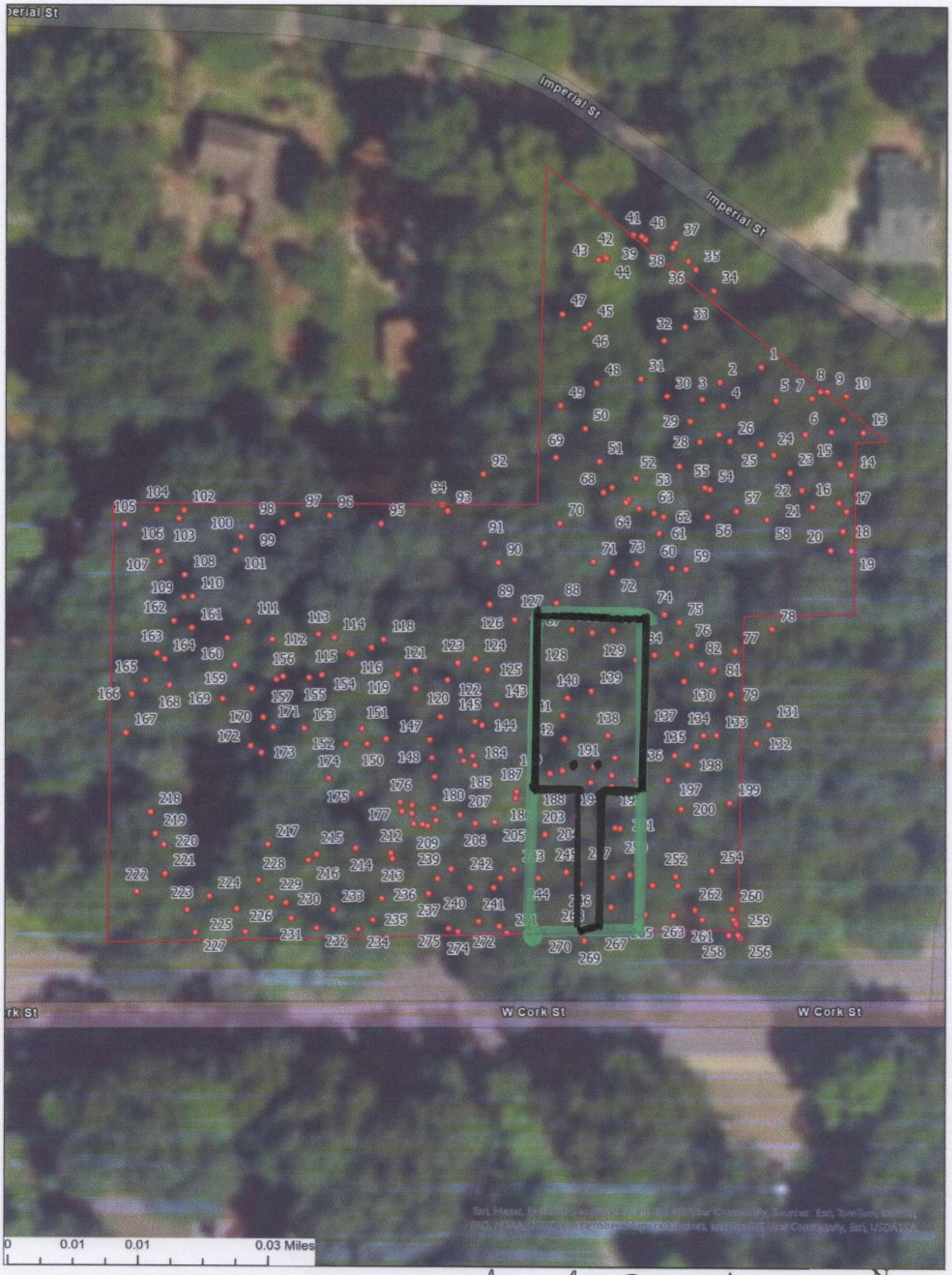
The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.

Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.

132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.
October 13th, 2025

5



Legend

132 W Cork St Woodland Inventory

Project Area

Approximate Parcel 0

Woodland Boundary

N
W
E
S



Parcels within 300' Mailing Radius

112, 114, 120, 126, and 132 W Cork Street

Subject Property

Property within 300' Mailing Radius

Other Property

Zoning District Boundary

N

0 110 220 440 ft



Parcels within 300' Mailing Radius

112, 114, 120, 126, and 132 W Cork Street

Subject Property

Property within 300' Mailing Radius

Other Property

Zoning District Boundary

N

0 110 220 440 ft

Date: **5/14/2026**
Item: **D.3.**

Zoning Board of Appeals Staff Report

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Reviewed by: Bobby Durkee, AICP, Assistant City Planner
Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: May 14, 2026

SUBJECT: ZBA #26-02-05: 120 W. Cork Street. Statewide Rentals LLC is requesting:
1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon.

BACKGROUND:

The property at 120 W. Cork Street is in the RM-15 District / Natural Features Protection Overlay. The property frontage is 49.5 feet and depth is 200 feet. The property is vacant and there is no prior development history. The property owner is proposing the construction of a duplex on this property. The RM-15 District would allow six dwelling units on a site of this size. It should be noted that staff have made the developer aware that the maximum is four off-street parking spaces for a duplex. The drawing provided doesn't appear to show the parking spaces drawn to scale, and the developer has acknowledged that the construction plan will not include more parking spaces than the maximum permitted by zoning. No variance is being requested to add additional spaces. The developer knows there is a need for additional housing units in Kalamazoo and is working to develop this site and adjacent ones to add to the city's housing inventory.

The site has two natural features present, both woodland and protected slopes. The developer has completed a tree inventory and demonstrated that the woodland removal will be within the threshold allowed. No variance is needed from the woodland standards. The slope on the site is significant. The grade difference between street level and the top of the slope is approximately 20 feet. This slope exceeds 20% throughout a large portion of the property frontage and is therefore a protected slope under the NFP Ordinance. To minimize the impact of the duplex

structure on the protected slope, the proposed duplex is toward the rear (north side) of the property. The 12-foot-wide driveway accessing the duplex from W. Cork Street is proposed to be located within the slope face. At the ridge of the slope, the driveway will encroach into approximately 25% of the protected slope setback, which is 10 feet, as it extends north to the parking area in front of the duplex. To limit further impact on the protected slope and slope setback, the developer plans to run the utilities for the duplex under the driveway.

This project was before the NFP Board on January 27, 2026. At that meeting, the NFP Board did not feel that sufficiently detailed development plans had been provided to fully understand the impact on this rather steep protected slope. The NFP Board did not provide a favorable recommendation to approve the protected slope setback variance to the ZBA.

This project was then before the Zoning Board of Appeals on February 12, 2026. At that meeting, the Zoning Board of Appeals opened a public hearing to discuss information surrounding the duplex proposed for this property and the other four properties, but halted the discussion and adjourned the proceedings on this case and the other four cases along W. Cork Street to the May 14, 2026, Zoning Board of Appeals meeting. This was done specifically to provide time for Mr. Cole to return to the NFP Board with his revised information. Mr. Cole had the ability to place this project on the March or April NFP Board agendas but failed to follow through. There is no new information from the NFP Board to provide.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Master Plan 2025 Impact:
The proposed project aligns with the Strategic Goal of complete neighborhood as it will provide additional housing options for the Westnedge Hill Neighborhood. Further, this project aligns with the Future Land Use Map which identifies this property at R-2, Medium Density Residential.

COMMUNITY ENGAGEMENT:

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

Appropriate Depth of Engagement:
A notice was published in the Kalamazoo Gazette on April 28, 2026. Notice of the public hearing was also mailed out to all property owners within 300 feet of the subject property. A notice was also sent to the Westnedge Hill Neighborhood Association.

Engagement/Communication Tools:
Newspaper, mailings to property owners, mailing to the neighborhood association, and any outreach by the applicant.

FINDINGS:

Relief from the NFP Overlay District Standards in § 50-6.2 may be granted when all the following conditions are met:

[1] The parcel cannot be reasonably utilized for its zoned use without the requested relief.

The property cannot be used without access; some form of access must be granted to allow use. Placement of the driveway anywhere along the frontage will require relief. The protected slope setback will also be encroached upon for the parking area and driveway even with a conforming number of off-street parking spaces. The property cannot be used without some impact to the protected slope and slope setback.

[2] The extent of relief requested is the minimum needed to permit reasonable utilization of the site.

The request is not the minimum needed to permit reasonable use of the site. There are alternatives, including shared driveways that serve 2 lots/structures or some other shared configuration that grants access. This would limit the disturbance of the protected slope face; the disturbance area includes both the driveway itself and the adjacent grading and slope stabilization on either side, the details of which are not detailed in the application. The applicant is the owner of the 5 lots fronting Cork Street and is developing each with a duplex, making shared access a possibility.

Related to the encroachment of the parking area and driveway into the top slope setback, wherever the driveway for access is located, it will be located within the top of slope setback. The request here is not the minimum needed to permit access. Reducing the total number of driveway approaches across the whole slope face of the development project area will limit the total impact in this area. The encroachment of the driveway and parking area into the top protected slope setback is not the minimum necessary to permit the reasonable use of the site as there is no parking requirement in the zoning ordinance.

[3] It is demonstrated that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the NFP Overlay District.

The request does not align with the intent of the NFP Overlay District as the request impacts the full length of the slope from the south property line to the top of the slope where the grade flattens out. The disturbance includes both the paved driveway surface and the required earthwork and grade stabilization to support the driveway and the remaining protected slope on either side of the driveway. The total width of disturbance is not detailed in the application. The NFP board did question the same details and sought more clarity on the plans provided, with concerns about the ground construction impacts. The parking area encroachment into the top of the slope setback is also not in alignment with the NFP Overlay as it is not required by code, but its development impacts a protected natural feature.

[4] The requested relief is balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater BMPs from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List.

There are two natural features on the property, woodland and slope. Woodland is being preserved according to NFP Overlay requirements. Once development is done, the applicant is committed to restoring the damaged area by using native trees and shrubs, including those from the tree replacement list.

RECOMMENDATION:

Staff does not support the requested variances from the protected slope and slope setback requirements as the requests do not meet all of the above review criteria and there are outstanding questions about flexible design options and construction impacts.

THE CITY OF Kalamazoo

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

April 29, 2026

Dear Property Owner:

Applications for variances for provisions of the Zoning Ordinance have been filed with the Zoning Board of Appeals by Statewide Rentals LLC for the following properties listed below which are all in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

ZBA #26-02-03 112 W. Cork Street Parcel #06-27-397-097

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

ZBA #26-02-04 114 W. Cork Street Parcel #06-27-397-098

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

ZBA #26-02-05 120 W. Cork Street Parcel #06-27-397-099

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot-wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

ZBA #26-02-06 126 W. Cork Street Parcel #06-27-397-100

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.

2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

ZBA #26-02-07 132 W. Cork Street Parcel #06-27-396-201

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

Please note that these requests for variances will not change the zoning classification of the properties. The meeting will be held on Thursday, May 14, 2026, 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

Submitted on	14 January 2026, 9:25AM
Receipt number	62
Related form version	14

Introduction

Have you scheduled a pre-application meeting?	Yes

Applicant Information

Name	JEREMY COLE
Organization (if applicable)	STATE WIDE RENTALS LLC
Email Address	JEREMY@KZOORESTORED.COM
Phone Number	2693529645
Address	606 Bryant St, Kalamazoo, MI 49001, USA Map (42.2715494, -85.57357789999999)
Preferred Contact Method	Email
Are you the property owner?	Yes

Property and Application Details

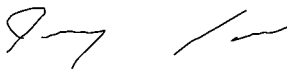
Property Address	120 W Cork St, Kalamazoo, MI 49001, USA Map (42.259988, -85.582465)
Parcel Indentification Number	06-27-397-098
Zone District	RM-15
Type of Request	Natural Features Protection
Application Fee	$300.00
Project Description & Reason for Request	This property is currently zoned to allow up to 13 residential units. The applicant is requesting relief from the Natural Features Protection (NFP) requirements solely to allow reasonable access to the property. The proposed development is limited to two residential units (one duplex). The requested relief is necessary to provide access in a manner that enables modest development of the site while minimizing overall disturbance and remaining consistent with the intent of the zoning district.

Natural Features Protection Review Criteria

Please indicate the relevant natural features and the requested variances	Protected Slope
What variances are you requesting from the requirements for these natural features?	The applicant is requesting relief from the Natural Features Protection standards applicable to protected slopes, limited solely to the extent necessary to provide access to the parcel. No relief is requested from wetlands, water resources, woodlands, protected trees, or natural heritage areas. The request does not seek to increase density or intensity of use, but only to allow access improvements needed to develop the site.
Are there reasons the parcel cannot be reasonably utilized for its zoned use without the requested relief?	Yes. Due to the presence of protected slopes on the parcel, the site cannot be reasonably accessed or utilized for its permitted residential use without limited relief from the NFP protected slope requirements. Strict application of the standards would preclude any practical access to the buildable area of the site, effectively preventing reasonable use of property that is otherwise zoned for residential development.
Is the extent of relief requested the minimum action needed to permit reasonable utilization of the site?	Yes. The requested relief represents the minimum action necessary to allow reasonable utilization of the site. The proposal limits disturbance to the smallest practicable area and is narrowly tailored to accommodate access only. No additional encroachment into protected features is proposed beyond what is required to enable development consistent with the zoning district.
How can you demonstrate that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the NFP Overlay District?	Granting the requested relief will not result in substantial detriment to the public good nor impair the intent of the Natural Features Protection Overlay District. The proposal limits development to a modest two-unit residential structure, significantly below the maximum density allowed by zoning. Disturbance to protected slopes is minimized, and no impacts are proposed to wetlands, water resources, woodlands, or protected trees. The project maintains the overall intent of the NFP Overlay by avoiding unnecessary disturbance while allowing reasonable use of the property.
Is the requested relief balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater best management practices from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List?	Yes. The project incorporates conservation-minded site planning and green development practices, including limiting impervious surface area, directing stormwater runoff to infiltration where feasible, and preserving existing natural features outside the access area. Additional measures, such as the use of native vegetation or desired tree species, may be incorporated as part of final site development to further mitigate impacts and support the goals of the Natural Features Protection Overlay District.

Submit

Your Signature



Link to signature

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(269) 337-8000 • www.kalamazoocity.org

SUPPLEMENTAL SITE PLAN REVIEW APPLICATION
FOR NATURAL FEATURES PROTECTION

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code (Chapter 50, NFP). The NFP Overlay District map can be found on the City's GIS mapping website (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

Section I. Project & Applicant Information

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

Section II. Natural Features Checklist & Attachments

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of $110 will apply.

QUESTIONS

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or development@kalamazoocity.org .

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SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wide Rentals (last) LLC		
APPLICANT ADDRESS:	606 (number) Bryant St (street name) (city) Kalamazoo (state) MI (Zip) 49001		
APPLICANT EMAIL:	Admine krookrestored.com	PHONE:	269-301-0829
PARCEL ADDRESS/PIN:	06-27-397-099 / 120 W Cork St.		
PROJECT DESCRIPTION:	Build Residential Duplex		
OWNER NAME: *(if different)*	(first) (last)		
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	☐ Yes ☒ No	DATE OF SITE PLAN REVIEW MEETING:	

NFP APPLICATION REQUIRED?

Is the project limited to interior work only with no exterior ground changes or increase in impervious coverage?	
☐ YES	If YES, Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
☑ NO	If NO, proceed to Sections II & III. Do **NOT** sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: _____

Signature: _____ Date: _____

SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and addition plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)

2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

   Future development plan must include:

   - **Boundary with extent of re-grading**, construction, or site preparation activities
   - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
   - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
   - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
   - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
   - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features

3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)

4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

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WETLANDS	Present:	Included on page #:	Notes:
Mark existing wetland boundaries with notes about wetland conditions. *Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.*	~~☒ Yes~~ ☒ No		N/A
WATER RESOURCES	**Present:**	**Included on page #:**	**Notes:**
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. *Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.*	~~☒ Yes~~ ☒ No		N/A
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.			N/A
TREES	**Present:**	**Included on page #:**	**Notes:**
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	~~☒ Yes~~ ☒ No		N/A
Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.			N/A
Provide a note with justification for removal.			N/A
WOODLANDS	**Present:**	**Included on page #:**	**Notes:**
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	~~☒ Yes~~ ☐ No		
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 & 5	See pages 1 & 5
Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.		4	See page 4
SLOPES	**Present:**	**Included on page #:**	**Notes:**
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	☒ Yes ☐ No	2	See page 2
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource.		4	See page 4

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NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? *Parcels can be pre-screened using the City's GIS website, click on the "Planning & Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.*	☐ Yes ■ No	NA
If an MNFI rare species review is required, attach the resulting report.		

*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at: https://mnfi.anr.msu.edu/services/rare-species-reviews

ACCEPTED DATA SOURCES & ANALYSIS

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

1. **WETLANDS**
   - Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
   - Most recent US Fish & Wildlife Service's National Wetlands Inventory boundary (State of Michigan mapper: https://www.michigan.gov/egle/about/organization/water-resources/wetlands/inventory-maps)

2. **PROTECTED TREE IDENTIFICATION**
   - May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

3. **WOODLANDS**
   - A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
   - When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
     - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
     - Woodland assessment report with a determination that Basal Area is equivalent to the TPA in the NFP definition and meets definition of a woodland and mapped delineation of woodland
     - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must include information on general species diversity,

composition of species, any notable trees (either notable species or size), invasive species composition, and general health and age observations of tree stand

4. **PROTECTED SLOPES**
   - Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
   - Desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution, performed by a qualified consultant or engineer

DUPLEX HOME SITE PLAN

120 W CORK ST.

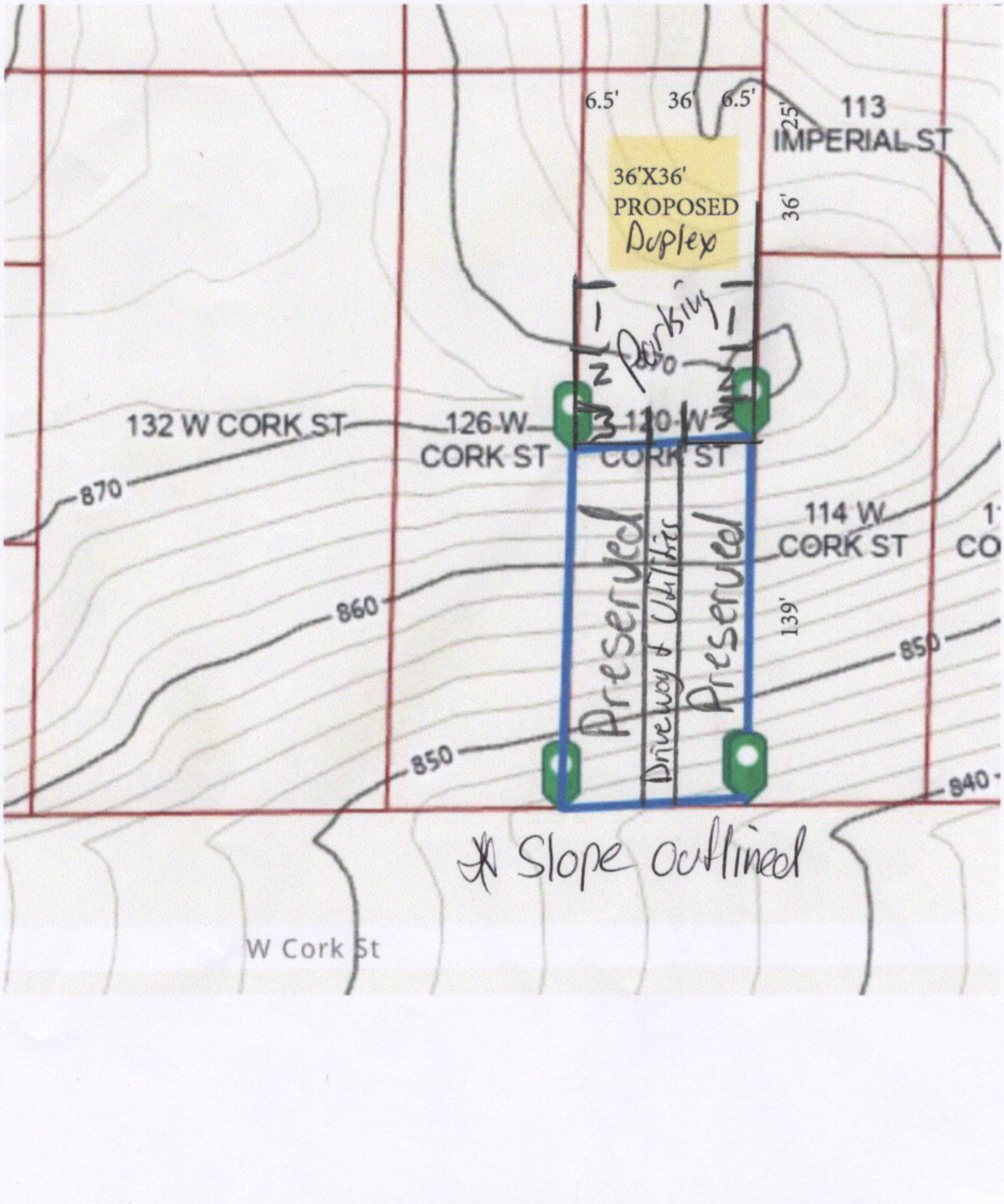
06-27-397-099

LOT FRONTAGE 49' LOT

DEPTH: 200'

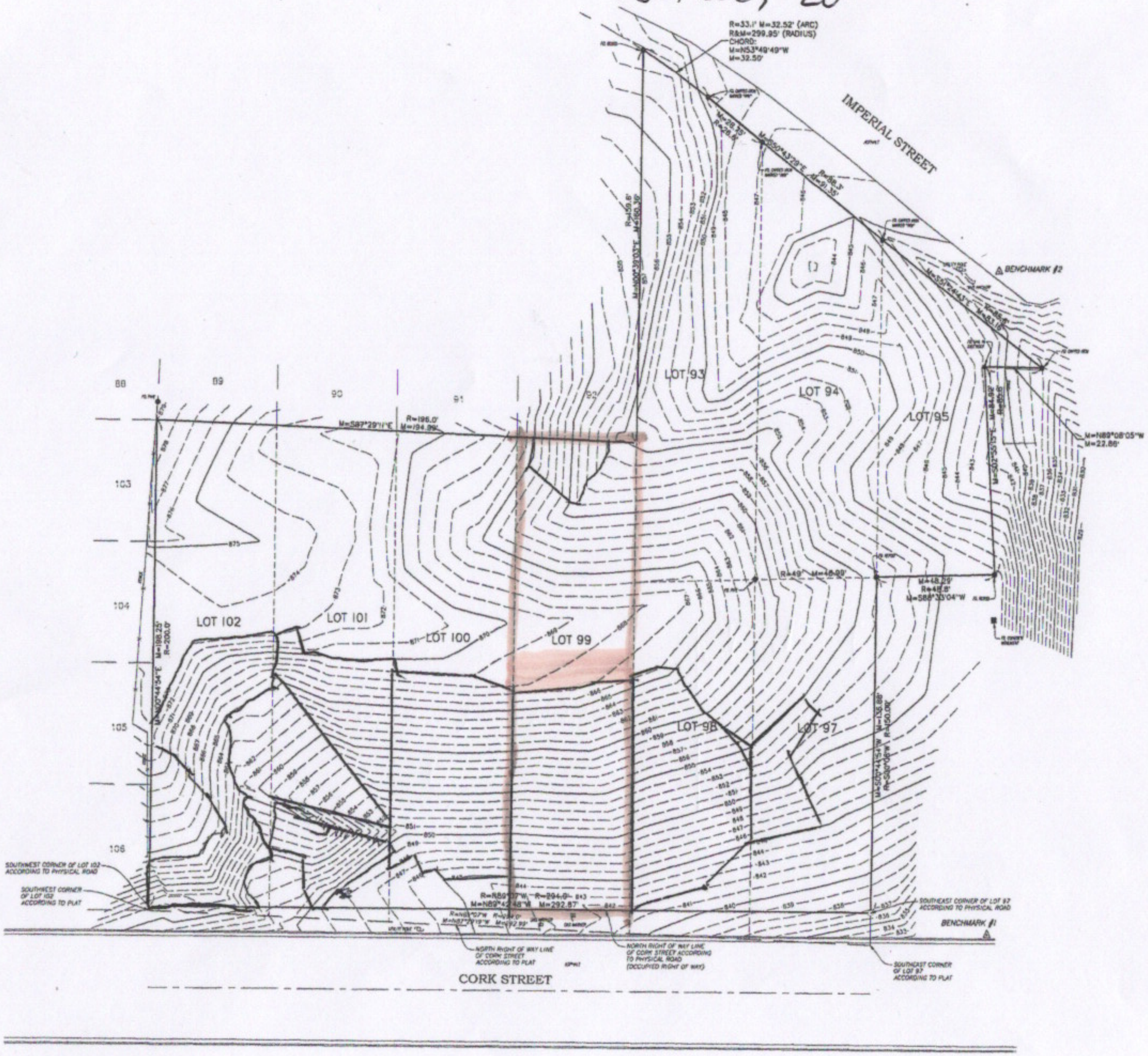
LOT SQ FOOTAGE: 9,800

EXISTING SITE CONDITIONS PROPOSED ✓
STRUCTURE ✓
SETBACKS ✓
DISTURBANCE BOUNDARY ✓ pg 2
PROTECTION FENCING pg 2
DRIVEWAY AND UTILITLES ✓
EXISTINGWOODLAND COVERAGE - pg X5
100%PROPOSED COVERAGE 25% pg 45



BOUNDARY & TOPOGRAPHIC SURVEY

+ setback 20'



LEGEND OF SYMBOLS & ABBREVIATIONS

MEASURED	M=
RECORDED	R=
SET CAPPED IRON	○
FOUND IRON	●
BENCHMARK	BM
GAS LINE MARKER	GM
UTILITY POLE	UP
FENCE	

BENCHMARK INFORMATION

BENCHMARK #1
Railroad spike in North side of Power Pole, +/- 50' east of Southeast property corner
EL: 831.62 (NAVD 88)

BENCHMARK #2
Northeast corner of most Westerly catch basin casting at East end of Imperial St.
EL: 843.79 (NAVD 88)

BENCHMARK #3
Spike on South side of Light Pole at Northwest corner of Cork St and Ash Ave.
EL: 865.05 (NAVD 88)

FURNISHED LEGAL DESCRIPTION

Per Chicago Title Insurance Company Commitment No. 39:2031326NT, dated August 14, 2025

Lots 93, 94, 95, 97, 98, 99, 100, 101 and 102 in Belcrest Plat, according to the plat thereof recorded in Liber 9 of Plats, Page 17, Kalamazoo County Records

I HEREBY CERTIFY THAT THE DESCRIPTION SHOWN HEREON IS THE SAME AS THAT SHOWN ON THE TITLE COMMITMENT NUMBER AS INDICATED, AND THAT THE SURVEY AND PLAT HEREON COMPLY WITH THE REQUIREMENTS OF TITLE INSURANCE POLICY FOR ACCURACY, MONUMENTS, ENCROACHMENTS, IMPROVEMENTS OR LACK THEREOF.

Daniel Dale Pratt — P.S. No. 4001039094

GRAPHIC SCALE 1 INCH = 20 FEET

Terra Pointe Consultants, Inc.
1120 Fuller Lane, SE
Grand Rapids, MI 49546
PH 616.901.1954

Boundary & Topographic Survey
Part of Belcrest Plat
Sec. 27, Town 02 South, Range 11 West
Kalamazoo Township, Kalamazoo County, MI

Client: Jeremy Cole
112, 114, 120, 126 & 132 Cork Street and
101, 107 & 113 Imperial Street
Kalamazoo, MI 49001

TPC Job No. 25079 Sheet 1 of 1
Date of Field Survey: 09/19/2025

3

DUPLEX HOME SITE PLAN

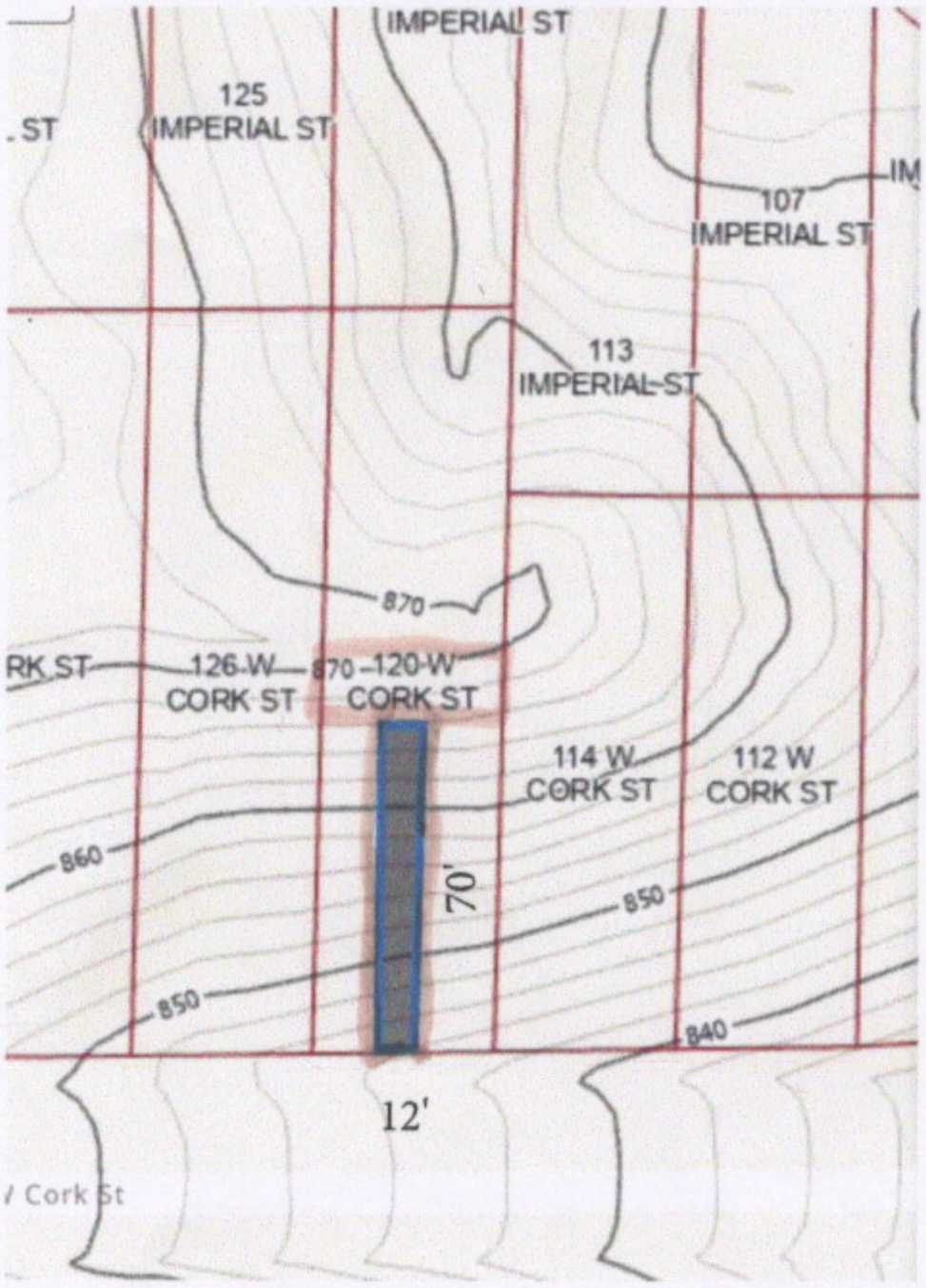
120 W CORK ST.

LOT FRONTAGE 49' LOT

DEPTH: 200'

LOT SQ FOOTAGE: 9,800

SLOPE DISTURBANCE
PROTECTIVE FENCING



Measurement Result

863.5 Sq Feet

Clear

Temporary Construction Protection Fence – No Disturbance Beyond This Line

during of after Constructions

WOODLAND PRESERVATION BREAKDOWN

120 W CORK ST

06-27-397-099

PROPERTY SQ FOOTAGE: 9,800

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE: 7,210

WOODLAND PRESERVED SQ FT: 2,590

PRESERVED WOODLAND PERCENTAGE: 26.43%

*Woodland preservation calculated by area per NFP §50-6.2G

Co-Existing Natural Features

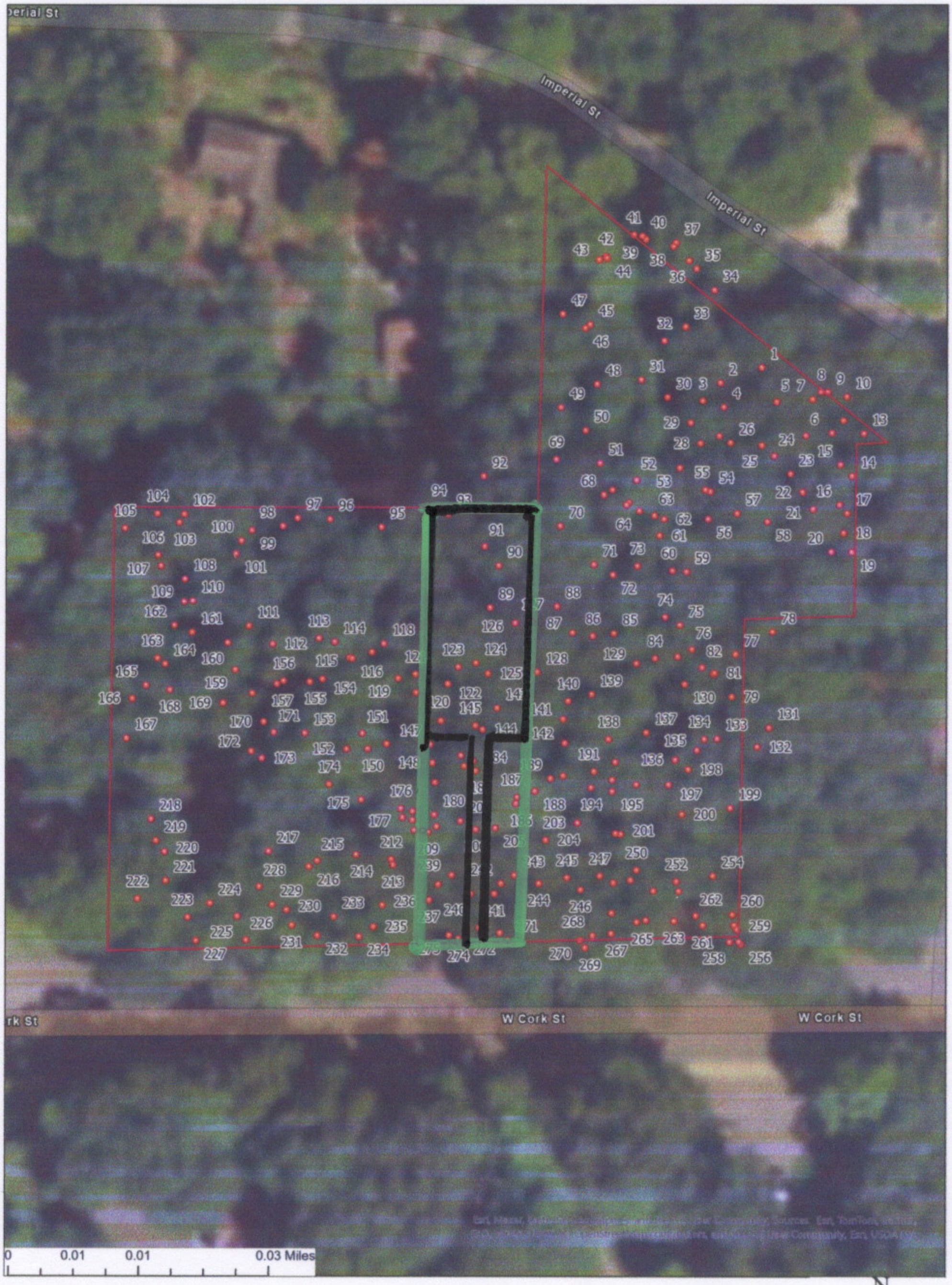
The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.

Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.

132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.
October 13th, 2025

5



Legend

132 W Cork St Woodland Inventory

Project Area

Approximate Parcel 0

Woodland Boundary

N
W E
S



Parcels within 300' Mailing Radius

112, 114, 120, 126, and 132 W Cork Street

Subject Property

Property within 300' Mailing Radius

Other Property

Zoning District Boundary

N

0 110 220 440 ft



Parcels within 300' Mailing Radius

112, 114, 120, 126, and 132 W Cork Street

Subject Property

Property within 300' Mailing Radius

Other Property

Zoning District Boundary

N

0 110 220 440 ft

Date: **5/14/2026**
Item: **D.4.**

Zoning Board of Appeals Staff Report

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Reviewed by: Bobby Durkee, AICP, Assistant City Planner
Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: May 14, 2026

SUBJECT: ZBA #26-02-06: 126 W. Cork Street. State Wide Rentals LLC is requesting:
1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon.

BACKGROUND:

The property at 126 W. Cork Street is in the RM-15 District / Natural Features Protection Overlay. The property frontage is 49.5 feet and depth is 200 feet. The property is vacant and there is no prior development history. The property owner is proposing the construction of a duplex on this property. The RM-15 District would allow six dwelling units on a site of this size. The site layout provided shows six off-street parking spaces. It should be noted that staff have made the developer aware that the maximum is four off-street parking spaces for a duplex. The drawing provided doesn't appear to show the parking spaces drawn to scale, and the developer has acknowledged that the construction plan will not include more parking spaces than the maximum permitted by zoning. No variance is being requested to add additional spaces. The developer knows there is a need for additional housing units in Kalamazoo and is working to develop this site and adjacent ones to add to the city's housing inventory.

The site has two natural features present, both woodland and protected slopes. The developer has completed a tree inventory and demonstrated that the woodland removal will be within the threshold allowed. No variance is needed from the woodland standards. The slope on the site is significant. The grade difference between street level and the top of the slope is approximately 20 feet. This slope exceeds 20% throughout a large portion of the property frontage and is therefore a protected slope under the NFP Ordinance. To minimize the impact of the duplex

structure on the protected slope, the proposed duplex is toward the rear (north side) of the property. The 12-foot-wide driveway accessing the duplex from W. Cork Street is proposed to be located within the slope face. At the ridge of the slope, the driveway will encroach into approximately 25% of the protected slope setback, which is 10 feet, as it extends north to the parking area in front of the duplex. To limit further impact on the protected slope and slope setback, the developer plans to run the utilities for the duplex under the driveway.

This project was before the NFP Board on January 27, 2026. At that meeting, the NFP Board did not feel that sufficiently detailed development plans had been provided to fully understand the impact on this rather steep protected slope. The NFP Board did not provide a favorable recommendation to approve the protected slope setback variance to the ZBA.

This project was then before the Zoning Board of Appeals on February 12, 2026. At that meeting, the Zoning Board of Appeals opened a public hearing to discuss information surrounding the duplex proposed for this property and the other four properties, but halted the discussion and adjourned the proceedings on this case and the other four cases along W. Cork Street to the May 14, 2026, Zoning Board of Appeals meeting. This was done specifically to provide time for Mr. Cole to return to the NFP Board with his revised information. Mr. Cole had the ability to place this project on the March or April NFP Board agendas but failed to follow through. There is no new information from the NFP Board to provide.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Master Plan 2025 Impact:
The proposed project aligns with the Strategic Goal of complete neighborhood as it will provide additional housing options for the Westnedge Hill Neighborhood. Further, this project aligns with the Future Land Use Map which identifies this property at R-2, Medium Density Residential.

COMMUNITY ENGAGEMENT:

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

Appropriate Depth of Engagement:
A notice was published in the Kalamazoo Gazette on April 28, 2026. Notice of the public hearing was also mailed out to all property owners within 300 feet of the subject property. A notice was also sent to the Westnedge Hill Neighborhood Association.

Engagement/Communication Tools:
Newspaper, mailings to property owners, mailing to the neighborhood association, and any outreach by the applicant.

FINDINGS:

Relief from the NFP Overlay District Standards in § 50-6.2 may be granted when all the following conditions are met:

[1] The parcel cannot be reasonably utilized for its zoned use without the requested relief.

The property cannot be used without access; some form of access must be granted to allow use. Placement of the driveway anywhere along the frontage will require relief. The protected slope setback will also be encroached upon by the driveway even with a conforming number of off-street parking spaces. The property cannot be used without some impact to the protected slope and slope setback.

[2] The extent of relief requested is the minimum needed to permit reasonable utilization of the site.

The request is not the minimum needed to permit reasonable use of the site. There are alternatives, including shared driveways that serve two lots/structures or some other shared configuration that grants access. This would limit the disturbance of the protected slope face; the disturbance area includes both the driveway itself and the adjacent grading and slope stabilization on either side, the details of which are not detailed in the application. The applicant is the owner of the 5 lots fronting Cork Street and is developing each with a duplex, making shared access a possibility.

Related to the encroachment of the driveway into the top slope setback, wherever the driveway for access is located, it will be located within the top of slope setback. The request here is not the minimum needed to permit access. Reducing the total number of driveway approaches across the whole slope face of the development project area will limit the total impact in this area. The encroachment of the driveway into the top protected slope setback is the minimum necessary to permit the reasonable use of the site, as there is no parking area within the slope setback.

[3] It is demonstrated that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the NFP Overlay District.

The request does not align with the intent of the NFP Overlay District as the request impacts the full length of the slope from the south property line to the top of the slope where the grade flattens out. The disturbance includes both the paved driveway surface and the required earthwork and grade stabilization to support the driveway and the remaining protected slope on either side of the driveway. The total width of disturbance is not detailed in the application. The NFP board did question the same details and sought more clarity on the plans provided, with concerns about the ground construction impacts.

[4] The requested relief is balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater BMPs from the Michigan Low Impact Development

Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List.

There are two natural features on the property, woodland and slope. Woodland is being preserved according to NFP Overlay requirements. Once development is done, the applicant is committed to restoring the damaged area by using native trees and shrubs, including those from the tree replacement list.

RECOMMENDATION:

Staff does not support the requested variances from the protected slope and slope setback requirements as the requests do not meet all of the above review criteria and there are outstanding questions about flexible design options and construction impacts.

THE CITY OF Kalamazoo

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

April 29, 2026

Dear Property Owner:

Applications for variances for provisions of the Zoning Ordinance have been filed with the Zoning Board of Appeals by Statewide Rentals LLC for the following properties listed below which are all in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

ZBA #26-02-03 112 W. Cork Street Parcel #06-27-397-097

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

ZBA #26-02-04 114 W. Cork Street Parcel #06-27-397-098

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

ZBA #26-02-05 120 W. Cork Street Parcel #06-27-397-099

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot-wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

ZBA #26-02-06 126 W. Cork Street Parcel #06-27-397-100

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.

2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

ZBA #26-02-07 132 W. Cork Street Parcel #06-27-396-201

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

Please note that these requests for variances will not change the zoning classification of the properties. The meeting will be held on Thursday, May 14, 2026, 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

Submitted on	14 January 2026, 9:21AM
Receipt number	61
Related form version	14

Introduction

Have you scheduled a pre-application meeting?	Yes

Applicant Information

Name	JEREMY COLE
Organization (if applicable)	STATE WIDE RENTALS LLC
Email Address	JEREMY@KZOORESTORED.COM
Phone Number	2693529645
Address	606 Bryant St, Kalamazoo, MI 49001, USA Map (42.2715494, -85.57357789999999)
Preferred Contact Method	Email
Are you the property owner?	Yes

Property and Application Details

Property Address	126 W Cork St, Kalamazoo, MI 49001, USA Map (42.259987, -85.582641)
Parcel Indentification Number	06-27-397-099
Zone District	RM-15
Type of Request	Natural Features Protection
Application Fee	$300.00
Project Description & Reason for Request	This property is currently zoned to allow up to 6 residential units. The applicant is requesting relief from the Natural Features Protection (NFP) requirements solely to allow reasonable access to the property. The proposed development is limited to two residential units (one duplex). The requested relief is necessary to provide access in a manner that enables modest development of the site while minimizing overall disturbance and remaining consistent with the intent of the zoning district.

Natural Features Protection Review Criteria

Please indicate the relevant natural features and the requested variances	Protected Slope
What variances are you requesting from the requirements for these natural features?	The applicant is requesting relief from the Natural Features Protection standards applicable to protected slopes, limited solely to the extent necessary to provide access to the parcel. No relief is requested from wetlands, water resources, woodlands, protected trees, or natural heritage areas. The request does not seek to increase density or intensity of use, but only to allow access improvements needed to develop the site.
Are there reasons the parcel cannot be reasonably utilized for its zoned use without the requested relief?	Yes. Due to the presence of protected slopes on the parcel, the site cannot be reasonably accessed or utilized for its permitted residential use without limited relief from the NFP protected slope requirements. Strict application of the standards would preclude any practical access to the buildable area of the site, effectively preventing reasonable use of property that is otherwise zoned for residential development.
Is the extent of relief requested the minimum action needed to permit reasonable utilization of the site?	Yes. The requested relief represents the minimum action necessary to allow reasonable utilization of the site. The proposal limits disturbance to the smallest practicable area and is narrowly tailored to accommodate access only. No additional encroachment into protected features is proposed beyond what is required to enable development consistent with the zoning district.
How can you demonstrate that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the NFP Overlay District?	Granting the requested relief will not result in substantial detriment to the public good nor impair the intent of the Natural Features Protection Overlay District. The proposal limits development to a modest two-unit residential structure, significantly below the maximum density allowed by zoning. Disturbance to protected slopes is minimized, and no impacts are proposed to wetlands, water resources, woodlands, or protected trees. The project maintains the overall intent of the NFP Overlay by avoiding unnecessary disturbance while allowing reasonable use of the property.
Is the requested relief balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater best management practices from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List?	Yes. The project incorporates conservation-minded site planning and green development practices, including limiting impervious surface area, directing stormwater runoff to infiltration where feasible, and preserving existing natural features outside the access area. Additional measures, such as the use of native vegetation or desired tree species, may be incorporated as part of final site development to further mitigate impacts and support the goals of the Natural Features Protection Overlay District.

Submit

Your Signature



Link to signature

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Community Planning & Economic Development
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SUPPLEMENTAL SITE PLAN REVIEW APPLICATION
FOR NATURAL FEATURES PROTECTION

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code (Chapter 50, NFP). The NFP Overlay District map can be found on the City's GIS mapping website (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

Section I. Project & Applicant Information

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

Section II. Natural Features Checklist & Attachments

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of $110 will apply.

QUESTIONS

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or development@kalamazoocity.org .

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SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wide Rentals (last) LLC		
APPLICANT ADDRESS:	606 (number) Bryant St (street name) (city) Kalamazoo (state) MI (Zip) 49001		
APPLICANT EMAIL:	Admin@kzoohrestored.com	PHONE:	269-301-0829
PARCEL ADDRESS/PIN:	06-27-397-100 / 126 W Cork St.		
PROJECT DESCRIPTION:	Build Residential Duplex		
OWNER NAME: *(if different)*	(first) (last)		
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	☐ Yes ☒ No	DATE OF SITE PLAN REVIEW MEETING:	

NFP APPLICATION REQUIRED?

Is the project limited to interior work only with no exterior ground changes or increase in impervious coverage?	
☐ YES	If YES, Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
☑ NO	If NO, proceed to Sections II & III. Do **NOT** sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: _____

Signature: _____ Date: _____

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SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and addition plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)

2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

   Future development plan must include:

   - **Boundary with extent of re-grading**, construction, or site preparation activities
   - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
   - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
   - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
   - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
   - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features

3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)

4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

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WETLANDS	Present:	Included on page #:	Notes:
Mark existing wetland boundaries with notes about wetland conditions. *Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.*	~~Yes~~ ☒ No		N/A
WATER RESOURCES	**Present:**	**Included on page #:**	**Notes:**
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. *Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.*	~~Yes~~ ☒ No		N/A
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.			N/A
TREES	**Present:**	**Included on page #:**	**Notes:**
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	~~Yes~~ ☒ No		N/A
Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.			N/A
Provide a note with justification for removal.			N/A
WOODLANDS	**Present:**	**Included on page #:**	**Notes:**
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	~~Yes~~ ☐ No		
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 & 5	See pages 1 & 5
Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.		4	See page 4
SLOPES	**Present:**	**Included on page #:**	**Notes:**
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	■ Yes ☐ No	2	See page 2
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource.		4	See page 4

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NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? *Parcels can be pre-screened using the City's GIS website, click on the "Planning & Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.*	☐ Yes ■ No	
If an MNFI rare species review is required, attach the resulting report.		

*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at: https://mnfi.anr.msu.edu/services/rare-species-reviews

ACCEPTED DATA SOURCES & ANALYSIS

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

1. **WETLANDS**
   - Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
   - Most recent US Fish & Wildlife Service's National Wetlands Inventory boundary (State of Michigan mapper: https://www.michigan.gov/egle/about/organization/water-resources/wetlands/inventory-maps)

2. **PROTECTED TREE IDENTIFICATION**
   - May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

3. **WOODLANDS**
   - A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
   - When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
     - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
     - Woodland assessment report with a determination that Basal Area is equivalent to the TPA in the NFP definition and meets definition of a woodland and mapped delineation of woodland
     - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must include information on general species diversity,

composition of species, any notable trees (either notable species or size), invasive species composition, and general health and age observations of tree stand

4. **PROTECTED SLOPES**
   - Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
   - Desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution, performed by a qualified consultant or engineer

DUPLEX HOME SITE PLAN

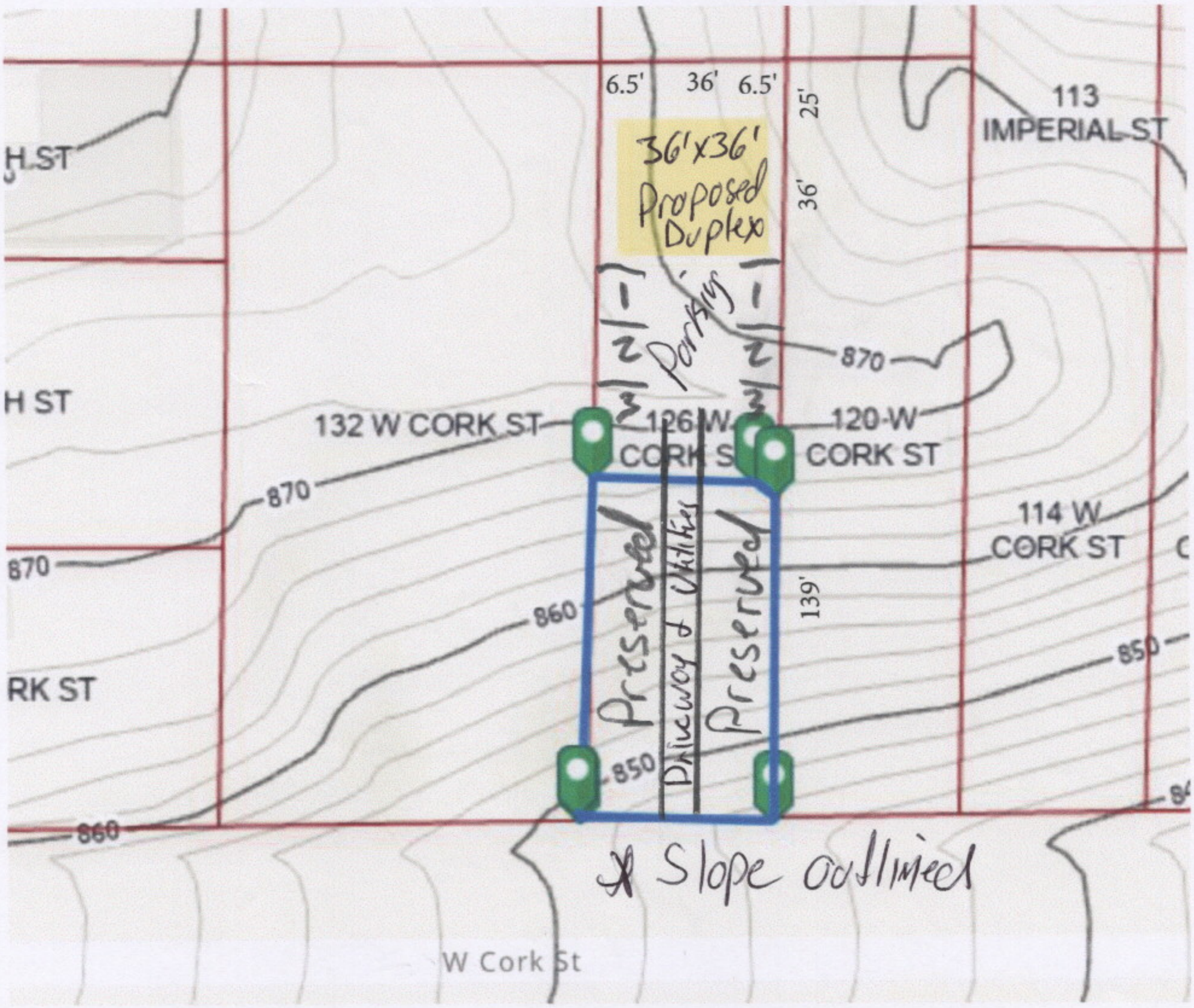
126 W CORK ST.
06-27-397-100

LOT FRONTAGE 49' LOT

DEPTH: 200'

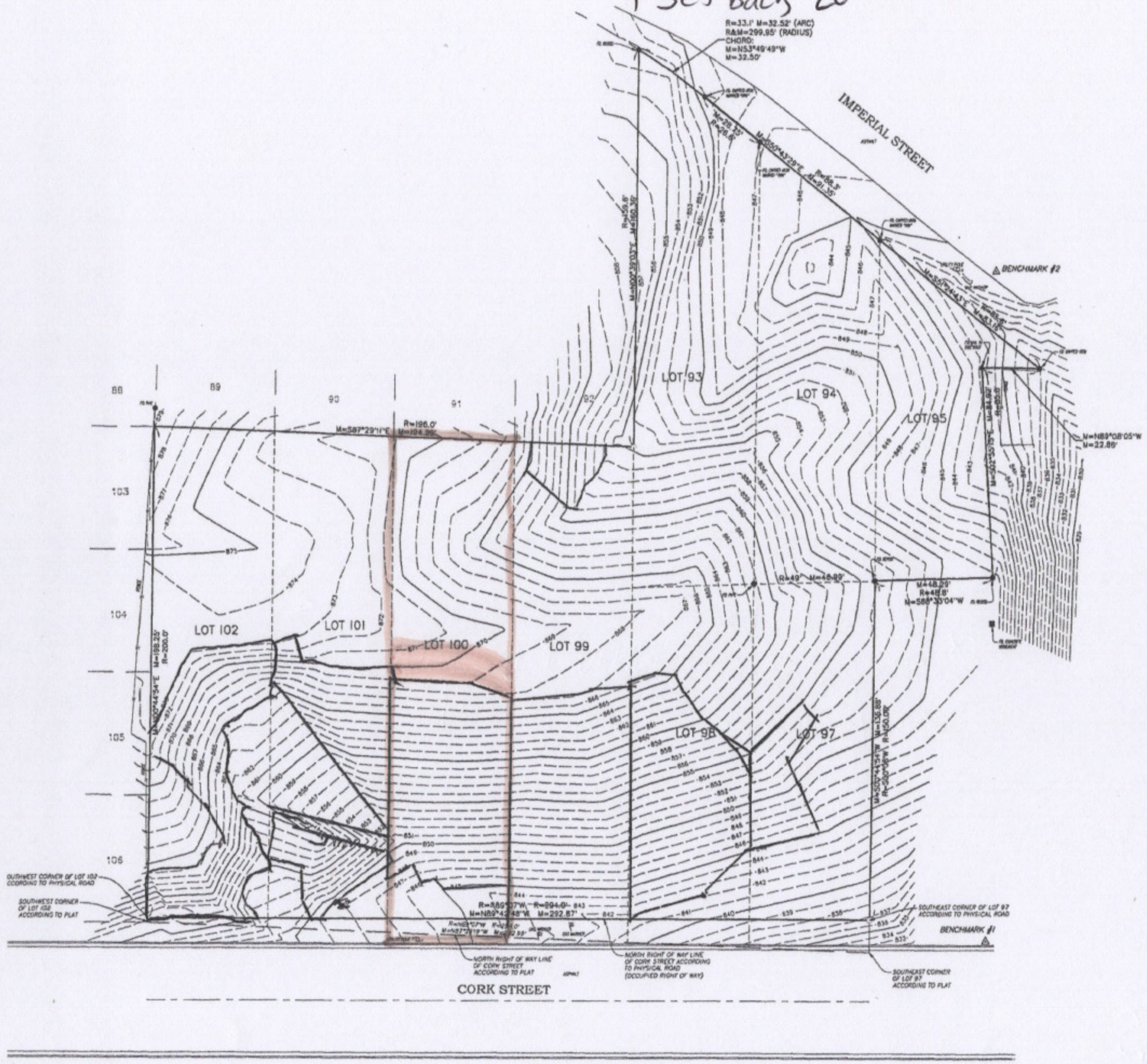
LOT SQ FOOTAGE: 9,800

EXISTING SITE CONDITIONS ✓
PROPOSED STRUCTURE ✓
SETBACKS ✓
DISTURBANCE BOUNDARY Pg 2
PROTECTION FENCING Pg 2 ✓
DRIVEWAY AND UTILITLES ✓
EXISTINGWOODLAND Pg ~~4~~ 5
COVERAGE - 100%PROPOSED
COVERAGE 25% Pg ~~4~~ 5



BOUNDARY & TOPOGRAPHIC SURVEY

+Set back 20'



LEGEND OF SYMBOLS & ABBREVIATIONS

MEASURED	M=
RECORDED	R=
SET CAPPED IRON	○
FOUND IRON	●
BENCHMARK	△
GAS LINE MARKER	GAS
UTILITY POLE	
FENCE	

BENCHMARK INFORMATION

BENCHMARK #1
Railroad spike in North side of Power Pole, +/- 50' east of Southeast property corner
EL: 831.85' (NAVD 88)

BENCHMARK #2
Northeast corner of most Westerly catch basin casting at East end of Imperial St.
EL: 844.75' (NAVD 88)

BENCHMARK #3
Spike on South side of Light Pole at Northwest corner of Cork St and Ael Ave.
EL: 865.05' (NAVD 88)

FURNISHED LEGAL DESCRIPTION

Per Chicago Title Insurance Company Commitment No. 39126313288T, dated August 14, 2025

Lots 93, 94, 95, 97, 98, 99, 100, 101 and 102 in Belmont Plat, according to the plat thereof recorded in Liber 9 of Plats, Page 19, Kalamazoo County Records

I HEREBY STATE THAT THE DESCRIPTION SHOWN HEREON IS BELIEVED TO BE THE PERSON CONTAINED IN ANY DEEDS OR CLAIMED WITH THE EXCEPTION OF THOSE ON TITLE INSURANCE POLICY FILE ACCURACY, EASEMENTS, ENCROACHMENTS, OR VIOLATIONS, IF ANY, THIS LAND DIVISION ACT OR ANY LOCAL ORDINANCES.

Daniel Dale Pratt P.S. No. 40016390W4

N

GRAPHIC SCALE
0' 10' 20'
1 INCH = 20 FEET

Terra Pointe Consultants, Inc.
1128 Fencinee Lane, SE
Grand Rapids, MI 49546
PH 616.981.3958

Boundary & Topographic Survey
Part of Belmont Plat
Sec. 27, Town 02 South, Range 11 West
Kalamazoo Township, Kalamazoo County, MI

Client: Jeremy Cole
112, 114, 120, 126 & 132 Cork Street and
101, 107 & 113 Imperial Street
Kalamazoo, MI 49001

TPC Job No. 250PD Sheet 1 of 1
Date of Field Survey: 09/19/2025

DUPLEX HOME SITE PLAN

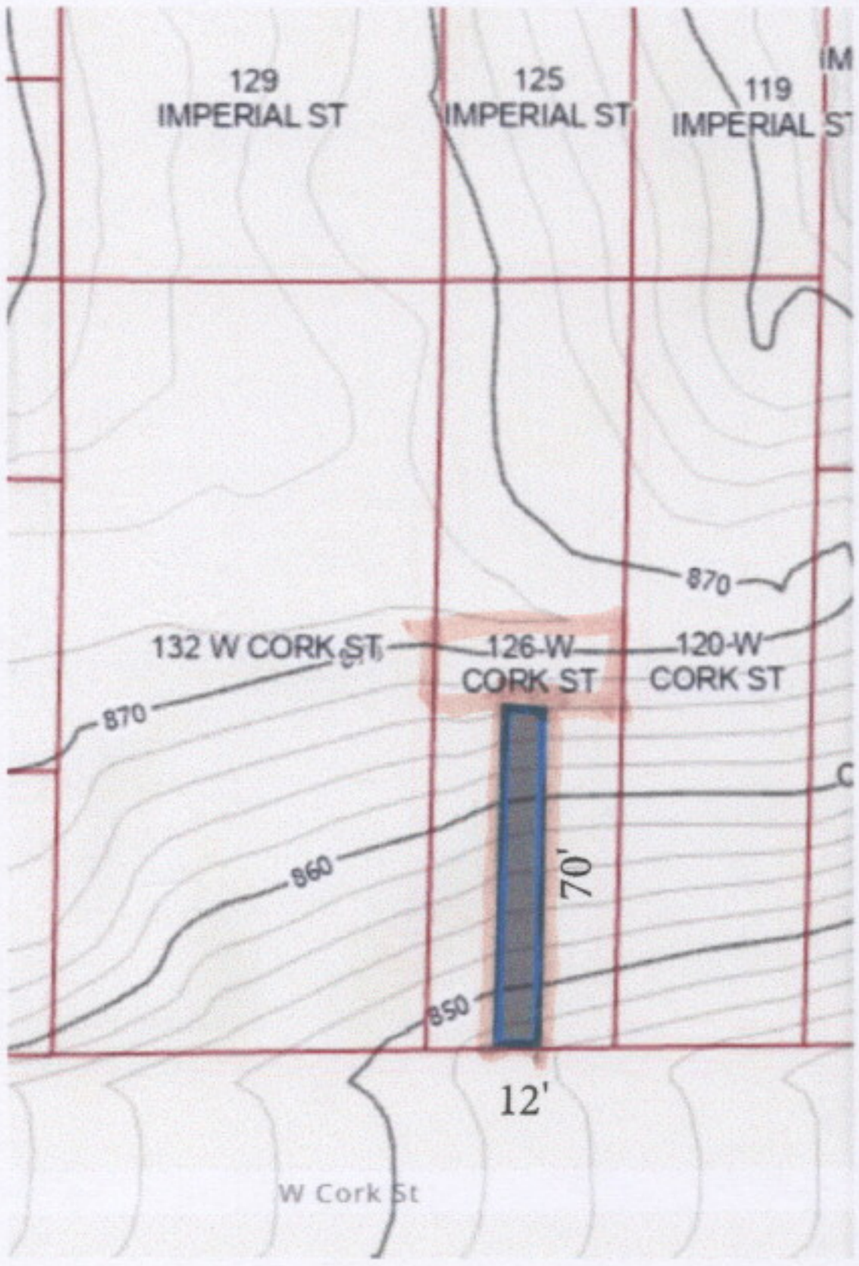
126 W CORK ST.

LOT FRONTAGE 49' LOT

DEPTH: 200'

LOT SQ FOOTAGE: 9,800

SLOPE DISTURBANCE
PROTECTIVE FENCING



Measurement Result

826.8 Sq Feet

Clear

Temporary Construction Protection Fence – No Disturbance Beyond This Line

during or after Construction

WOODLAND PRESERVATION BREAKDOWN

126 W CORK ST

06-27-397-098

PROPERTY SQ FOOTAGE: 9,800

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE: 7,210

WOODLAND PRESERVED SQ FT: 2,590

PRESERVED WOODLAND PERCENTAGE: 26.43%

*Woodland preservation calculated by area per NFP §50-6.2G

Co-Existing Natural Features

The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.

Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.

132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.
October 13th, 2025

5



Legend

132 W Cork St Woodland Inventory

Project Area

Approximate Parcel 0

Woodland Boundary

N
W E
S



Parcels within 300' Mailing Radius

112, 114, 120, 126, and 132 W Cork Street

Subject Property

Property within 300' Mailing Radius

Other Property

Zoning District Boundary

N

0 110 220 440 ft



Parcels within 300' Mailing Radius

112, 114, 120, 126, and 132 W Cork Street

Subject Property

Property within 300' Mailing Radius

Other Property

Zoning District Boundary

N

0 110 220 440 ft

Date: **5/14/2026**
Item: **D.5.**

Zoning Board of Appeals Staff Report

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Reviewed by: Bobby Durkee, AICP, Assistant City Planner
Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: May 14, 2026

SUBJECT: ZBA #26-02-07: 132 W. Cork Street. Statewide Rentals LLC is requesting:
1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon.

BACKGROUND:

The property at 132 W. Cork Street is in the RM-15 District / Natural Features Protection Overlay. The property frontage is 98 feet and depth is 200 feet. The property is vacant and there is no prior development history. The property owner is proposing the construction of a duplex on this property. The RM-15 District would allow thirteen dwelling units on a site of this size. The site layout provided shows eight off-street parking spaces. It should be noted that staff have made the developer aware that the maximum is four off-street parking spaces for a duplex. The drawing provided doesn't appear to show the parking spaces drawn to scale, and the developer has acknowledged that the construction plan will not include more parking spaces than the maximum permitted by zoning. No variance is being requested to add additional spaces. The developer knows there is a need for additional housing units in Kalamazoo and is working to develop this site and adjacent ones to add to the city's housing inventory.

The site has two natural features present, both woodland and protected slopes. The developer has completed a tree inventory and demonstrated that the woodland removal will be within the threshold allowed. No variance is needed from the woodland standards. The slope on the site is significant. The grade difference between street level and the top of the slope is approximately 20 feet. This slope exceeds 20% throughout a large portion of the property frontage and is therefore a protected slope under the NFP Ordinance. To minimize the impact of the duplex

structure on the protected slope, the proposed duplex is toward the rear (north side) of the property. The 12-foot-wide driveway accessing the duplex from W. Cork Street is proposed to be located within the slope face. At the ridge of the slope, the driveway will encroach onto approximately 25% of the protected slope setback, which is 10 feet, as it extends north to the parking area in front of the duplex. To limit further impact on the protected slope and slope setback, the developer plans to run the utilities for the duplex under the driveway.

This project was before the NFP Board on January 27, 2026. At that meeting, the NFP Board did not feel that sufficiently detailed development plans had been provided to fully understand the impact on this rather steep protected slope. The NFP Board did not provide a favorable recommendation to approve the protected slope setback variance to the ZBA.

This project was then before the Zoning Board of Appeals on February 12, 2026. At that meeting, the Zoning Board of Appeals opened a public hearing to discuss information surrounding the duplex proposed for this property and the other four properties, but halted the discussion and adjourned the proceedings on this case and the other four cases along W. Cork Street to the May 14, 2026, Zoning Board of Appeals meeting. This was done specifically to provide time for Mr. Cole to return to the NFP Board with his revised information. Mr. Cole had the ability to place this project on the March or April NFP Board agendas but failed to follow through. There is no new information from the NFP Board to provide.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Master Plan 2025 Impact:
The proposed project aligns with the Strategic Goal of complete neighborhood as it will provide additional housing options for the Westnedge Hill Neighborhood. Further, this project aligns with the Future Land Use Map which identifies this property at R-2, Medium Density Residential.

COMMUNITY ENGAGEMENT:

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

Appropriate Depth of Engagement:
A notice was published in the Kalamazoo Gazette on April 28, 2026. Notice of the public hearing was also mailed out to all property owners within 300 feet of the subject property. A notice was also sent to the Westnedge Hill Neighborhood Association.

Engagement/Communication Tools:
Newspaper, mailings to property owners, mailing to the neighborhood association, and any outreach by the applicant.

FINDINGS:

Relief from the NFP Overlay District Standards in § 50-6.2 may be granted when all the following conditions are met:

[1] The parcel cannot be reasonably utilized for its zoned use without the requested relief.

The property cannot be used without access; some form of access must be granted to allow use. Placement of the driveway anywhere along the frontage will require relief. The protected slope setback will also be encroached upon by the driveway even with a conforming number of off-street parking spaces. The property cannot be used without some impact to the protected slope and slope setback.

[2] The extent of relief requested is the minimum needed to permit reasonable utilization of the site.

The request is not the minimum needed to permit reasonable use of the site. There are alternatives, including shared driveways that serve two lots/structures or some other shared configuration that grants access. This would limit the disturbance of the protected slope face; the disturbance area includes both the driveway itself and the adjacent grading and slope stabilization on either side, the details of which are not detailed in the application. The applicant is the owner of the 5 lots fronting Cork Street and is developing each with a duplex, making shared access a possibility.

Related to the encroachment of the driveway into the top slope setback, wherever the driveway for access is located, it will be located within the top of slope setback. The request here is not the minimum needed to permit access. Reducing the total number of driveway approaches across the whole slope face of the development project area will limit the total impact in this area. The encroachment of the driveway into the top protected slope setback is the minimum necessary to permit the reasonable use of the site, as there is no parking area within the slope setback.

[3] It is demonstrated that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the NFP Overlay District.

The request does not align with the intent of the NFP Overlay District as the request impacts the full length of the slope from the south property line to the top of the slope where the grade flattens out. The disturbance includes both the paved driveway surface and the required earthwork and grade stabilization to support the driveway and the remaining protected slope on either side of the driveway. The total width of disturbance is not detailed in the application. The NFP board did question the same details and sought more clarity on the plans provided, with concerns about the ground construction impacts.

[4] The requested relief is balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater BMPs from the Michigan Low Impact Development

Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List.

There are two natural features on the property, woodland and slope. Woodland is being preserved according to NFP Overlay requirements. Once development is done, the applicant is committed to restoring the damaged area by using native trees and shrubs, including those from the tree replacement list.

RECOMMENDATION:

Staff does not support the requested variances from the protected slope and slope setback requirements as the requests do not meet all of the above review criteria and there are outstanding questions about flexible design options and construction impacts.

THE CITY OF Kalamazoo

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

April 29, 2026

Dear Property Owner:

Applications for variances for provisions of the Zoning Ordinance have been filed with the Zoning Board of Appeals by Statewide Rentals LLC for the following properties listed below which are all in the Residential – Multi Dwelling District (RM-15) and Natural Features Protection Overlay.

ZBA #26-02-03 112 W. Cork Street Parcel #06-27-397-097

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

ZBA #26-02-04 114 W. Cork Street Parcel #06-27-397-098

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a parking area and driveway in front of the duplex that will encroach 100% into the 12.5 foot protected slope setback, where the protected slope setback is not to be encroached upon.

ZBA #26-02-05 120 W. Cork Street Parcel #06-27-397-099

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot-wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

ZBA #26-02-06 126 W. Cork Street Parcel #06-27-397-100

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.

2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

ZBA #26-02-07 132 W. Cork Street Parcel #06-27-396-201

1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with a grade greater than 20% are not to be encroached upon.
2) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (3), to authorize the proposed development of a duplex which will have a driveway in front of the duplex that will encroach 25% into the 10-foot protected slope setback, where the protected slope setback is not to be encroached upon

Please note that these requests for variances will not change the zoning classification of the properties. The meeting will be held on Thursday, May 14, 2026, 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

Submitted on	14 January 2026, 9:17AM
Receipt number	60
Related form version	14

Introduction

Have you scheduled a pre-application meeting?	Yes

Applicant Information

Name	JEREMY COLE
Organization (if applicable)	STATE WIDE RENTALS LLC
Email Address	JEREMY@KZOORESTORED.COM
Phone Number	2693529645
Address	606 Bryant St, Kalamazoo, MI 49001, USA Map (42.2715494, -85.57357789999999)
Preferred Contact Method	Email
Are you the property owner?	Yes

Property and Application Details

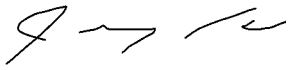
Property Address	132 W Cork St, Kalamazoo, MI 49001, USA Map (42.259986, -85.582904)
Parcel Indentification Number	06-27-396-201
Zone District	RM-15
Type of Request	Natural Features Protection
Application Fee	$300.00
Project Description & Reason for Request	This property is currently zoned to allow up to 13 residential units. The applicant is requesting relief from the Natural Features Protection (NFP) requirements solely to allow reasonable access to the property. The proposed development is limited to two residential units (one duplex). The requested relief is necessary to provide access in a manner that enables modest development of the site while minimizing overall disturbance and remaining consistent with the intent of the zoning district.

Natural Features Protection Review Criteria

Please indicate the relevant natural features and the requested variances	Protected Slopes
What variances are you requesting from the requirements for these natural features?	The applicant is requesting relief from the Natural Features Protection standards applicable to protected slopes, limited solely to the extent necessary to provide access to the parcel. No relief is requested from wetlands, water resources, woodlands, protected trees, or natural heritage areas. The request does not seek to increase density or intensity of use, but only to allow access improvements needed to develop the site.
Are there reasons the parcel cannot be reasonably utilized for its zoned use without the requested relief?	Yes. Due to the presence of protected slopes on the parcel, the site cannot be reasonably accessed or utilized for its permitted residential use without limited relief from the NFP protected slope requirements. Strict application of the standards would preclude any practical access to the buildable area of the site, effectively preventing reasonable use of property that is otherwise zoned for residential development.
Is the extent of relief requested the minimum action needed to permit reasonable utilization of the site?	Yes. The requested relief represents the minimum action necessary to allow reasonable utilization of the site. The proposal limits disturbance to the smallest practicable area and is narrowly tailored to accommodate access only. No additional encroachment into protected features is proposed beyond what is required to enable development consistent with the zoning district.
How can you demonstrate that the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the NFP Overlay District?	Granting the requested relief will not result in substantial detriment to the public good nor impair the intent of the Natural Features Protection Overlay District. The proposal limits development to a modest two-unit residential structure, significantly below the maximum density allowed by zoning. Disturbance to protected slopes is minimized, and no impacts are proposed to wetlands, water resources, woodlands, or protected trees. The project maintains the overall intent of the NFP Overlay by avoiding unnecessary disturbance while allowing reasonable use of the property.
Is the requested relief balanced by the use of conservation and/or green development tools and actions, such as utilizing stormwater best management practices from the Michigan Low Impact Development Manual that promote infiltration, restoration or expansion of a natural feature on the site, or use of wild-type native plants or desired trees as detailed in Table 6.2-5, Replacement Tree List?	Yes. The project incorporates conservation-minded site planning and green development practices, including limiting impervious surface area, directing stormwater runoff to infiltration where feasible, and preserving existing natural features outside the access area. Additional measures, such as the use of native vegetation or desired tree species, may be incorporated as part of final site development to further mitigate impacts and support the goals of the Natural Features Protection Overlay District.

Submit

Your Signature



Link to signature

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SUPPLEMENTAL SITE PLAN REVIEW APPLICATION
FOR NATURAL FEATURES PROTECTION

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code (Chapter 50, NFP). The NFP Overlay District map can be found on the City's GIS mapping website (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

Section I. Project & Applicant Information

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

Section II. Natural Features Checklist & Attachments

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of $110 will apply.

QUESTIONS

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or development@kalamazoocity.org .

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SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	(first) State Wide Rentals (last) LLC		
APPLICANT ADDRESS:	606 (number) Bryant St (street name) (city) Kalamazoo (state) MI (Zip) 49001		
APPLICANT EMAIL:	Admin@kzoohrestored.com	**PHONE:**	269-301-0829
PARCEL ADDRESS/PIN:	06-27-396-201 132 W CORK ST		
PROJECT DESCRIPTION:	Build Residential Duplex		
OWNER NAME: *(if different)*	(first) (last)		
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	☐ Yes ■ No	**DATE OF SITE PLAN REVIEW MEETING:**	

NFP APPLICATION REQUIRED?

Is the project limited to interior work only with no exterior ground changes or increase in impervious coverage?	
☐ **YES**	If YES, Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
☑ **NO**	If NO, proceed to Sections II & III. Do **NOT** sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: _____

Signature: _____ Date: _____

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SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and addition plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked "no" to certain NFP items in questions 1-7 in Section II, record "N/A" on the checklist.

REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)

2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

   Future development plan must include:

   - **Boundary with extent of re-grading**, construction, or site preparation activities
   - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
   - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
   - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
   - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
   - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features

3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)

4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

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WETLANDS	Present:	Included on page #:	Notes:
Mark existing wetland boundaries with notes about wetland conditions. *Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.*	~~☐ Yes~~ ☒ No		N/A
WATER RESOURCES	**Present:**	**Included on page #:**	**Notes:**
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. *Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.*	~~☐ Yes~~ ☒ No		N/A
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.			N/A
TREES	**Present:**	**Included on page #:**	**Notes:**
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	~~☐ Yes~~ ☒ No		N/A
Include a table with species name, size (DBH and height), and condition of "protected" trees that are proposed to be removed and list replacement tree information.			N/A
Provide a note with justification for removal.			N/A
WOODLANDS	**Present:**	**Included on page #:**	**Notes:**
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	~~☒ Yes~~ ☐ No		
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 & 5	See pages 1 & 5
Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.		4	See page 4
SLOPES	**Present:**	**Included on page #:**	**Notes:**
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	☒ Yes ☐ No	2	See page 2
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource.		4	See page 4

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NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? *Parcels can be pre-screened using the City's GIS website, click on the "Planning & Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.*	☐ Yes ■ No	N/A
If an MNFI rare species review is required, attach the resulting report.		

*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at: https://mnfi.anr.msu.edu/services/rare-species-reviews

ACCEPTED DATA SOURCES & ANALYSIS

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

1. **WETLANDS**
   - Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
   - Most recent US Fish & Wildlife Service's National Wetlands Inventory boundary (State of Michigan mapper: https://www.michigan.gov/egle/about/organization/water-resources/wetlands/inventory-maps)

2. **PROTECTED TREE IDENTIFICATION**
   - May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

3. **WOODLANDS**
   - A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
   - When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
     - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
     - Woodland assessment report with a determination that Basal Area is equivalent to the TPA in the NFP definition and meets definition of a woodland and mapped delineation of woodland
     - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must include information on general species diversity,

composition of species, any notable trees (either notable species or size), invasive species composition, and general health and age observations of tree stand

4. **PROTECTED SLOPES**
   - Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
   - Desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution, performed by a qualified consultant or engineer

J

DUPLEX HOME SITE PLAN

132 W CORK ST.
06-27-396-201

LOT FRONTAGE 98' LOT

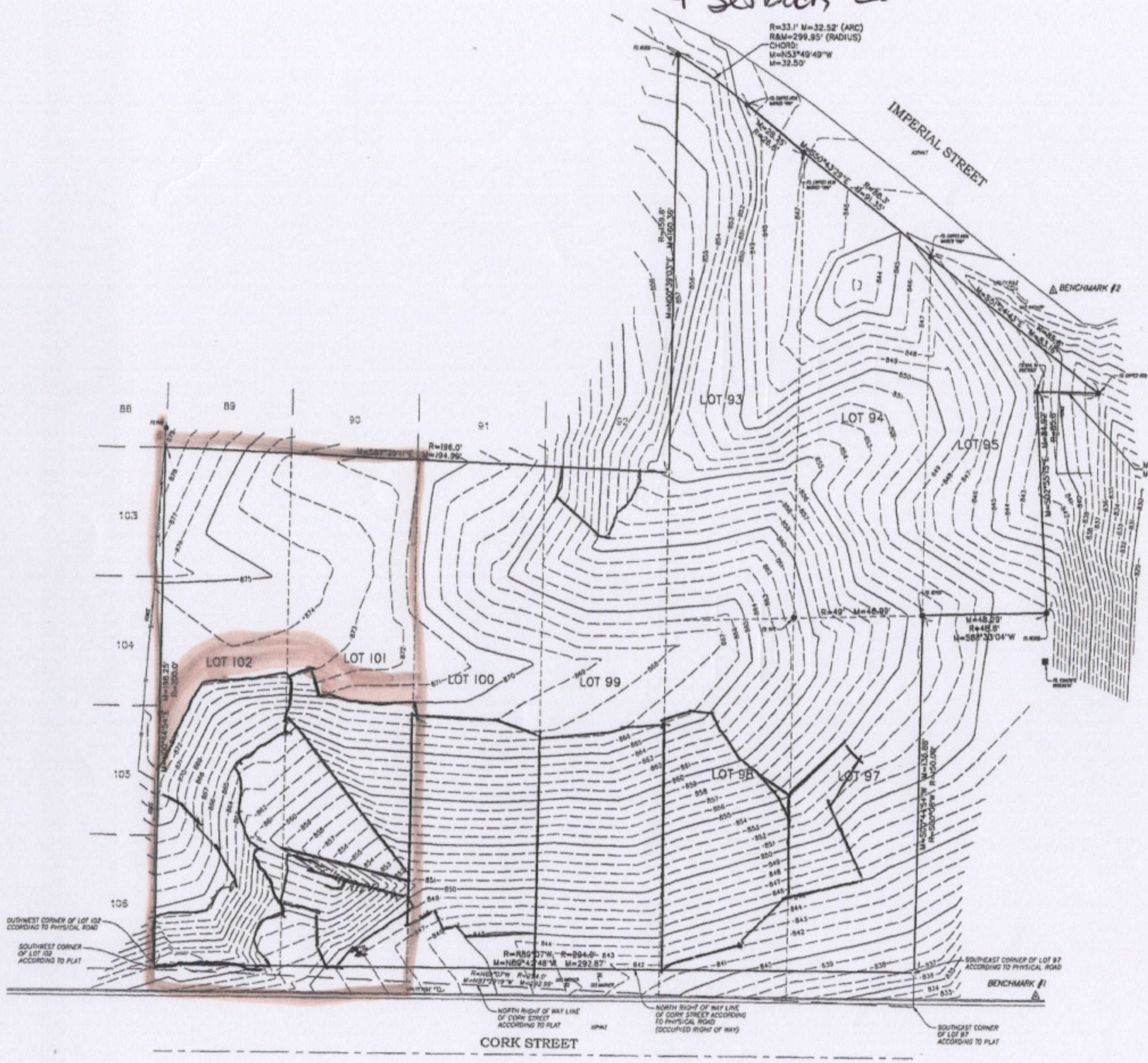
DEPTH: 200'

LOT SQ FOOTAGE: 19,600

EXISTING SITE CONDITIONS PROPOSED ✓
STRUCTURE
SETBACKS ✓
DISTURBANCE BOUNDARY Pg 2
PROTECTION FENCING Pg 2
DRIVEWAY AND UTILITLES ✓
EXISTINGWOODLAND COVERAGE -100% Pg 5
PROPOSED COVERAGE 25% Pg 5

BOUNDARY & TOPOGRAPHIC SURVEY

+ Setback 20'



LEGEND OF SYMBOLS & ABBREVIATIONS

MEASURED	M=
RECORDED	R=
SET CAPPED IRON	○
FOUND IRON	●
BENCHMARK	⧋
GAS LINE MARKER	GM
UTILITY POLE	UP
FENCE	x x x

BENCHMARK INFORMATION

BENCHMARK #1
Railroad spike in North side of Power Pole, +/- 50' east of Southeast property corner
EL: 851.64' (NAVD 88)

BENCHMARK #2
Northeast corner of most Westerly catch basin casting at East end of Imperial St.
EL: 843.75' (NAVD 88)

BENCHMARK #3
Spike on South side of Light Pole at Northwest corner of Cork St and 8&1 Ave.
EL: 865.05' (NAVD 88)

FURNISHED LEGAL DESCRIPTION

Per Chicago Title Insurance Company Commitment No. 39128311288MT, dated August 14, 2025

Lots 93, 94, 95, 97, 98, 99, 100, 101 and 102 in Belmont Plat, according to the plat thereof recorded in Liber 9 of Plats, Page 17, Kalamazoo County Records

SURVEYOR CERTIFICATE: I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DONE UNDER MY DIRECTION AND IS CERTIFIED TO ANY PERSON OR COMPANY WHO HAS CONTRACT OR TITLE OR TITLE INSURANCE POLICY WITH ACCURACY REQUIRED BY THE STANDARDS R 56 TO THE LAND DIVISION ACT, PA 591 OF 1996, AS AMENDED.

Daniel Dale Pratt — P.S. No. 49031056194

N

GRAPHIC SCALE: 1 INCH = 20 FEET

Terra Pointe Consultants, Inc.
1128 Peninsular Lane, SE
Grand Rapids, MI 49546
PH 616.991.1968

Boundary & Topographic Survey
Part of Belmont Plat
Sec. 27, Town 02 South, Range 11 West
Kalamazoo Township, Kalamazoo County, MI

Client: Jeremy Cole
112, 114, 120, 126 & 132 Cork Street and
201, 107 & 113 Imperial Street
Kalamazoo, MI 49001

TPC Job No. 250170 Sheet 1 of 1
Date of Field Survey: 09/19/2025

2

3

DUPLEX HOME SITE PLAN

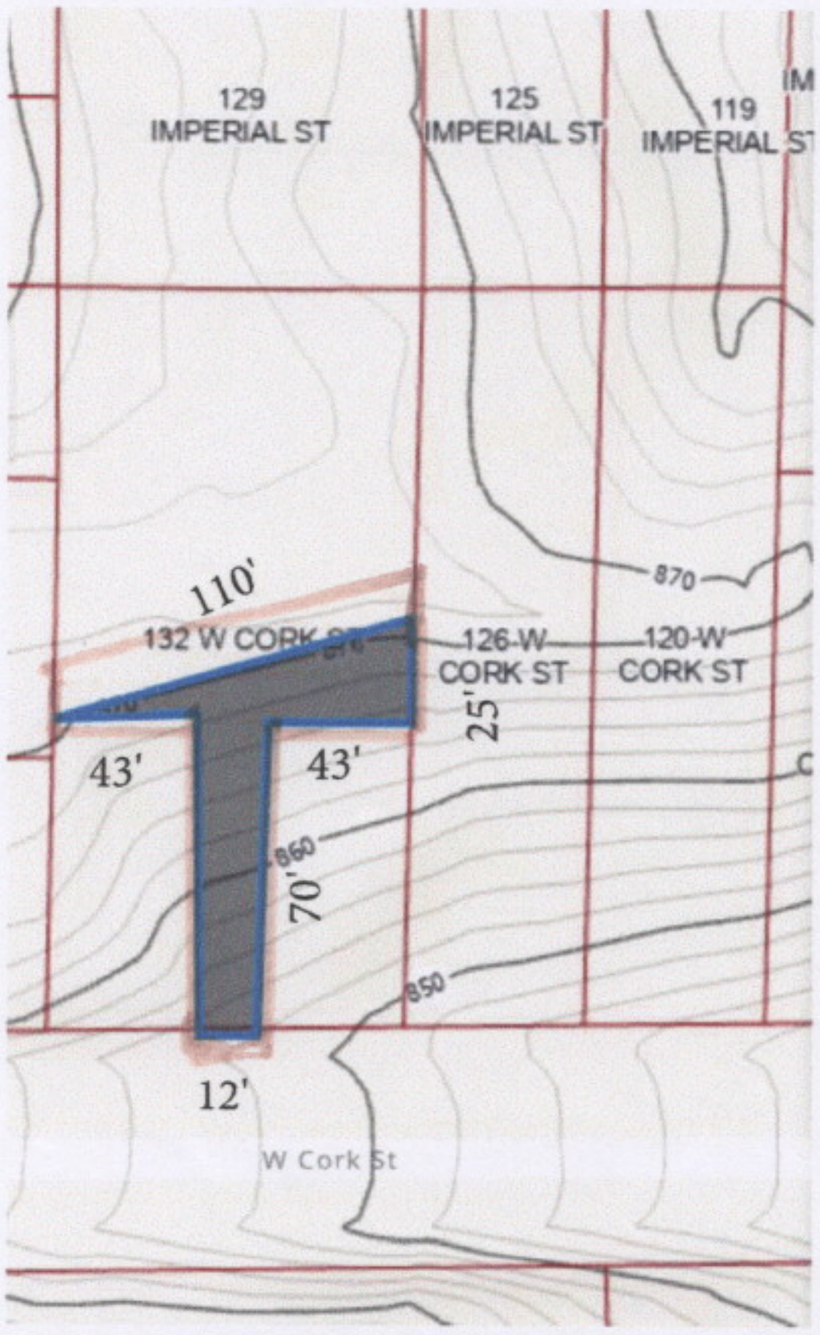
132 W CORK ST.

LOT FRONTAGE 98' LOT

DEPTH: 200'

LOT SQ FOOTAGE: 19,600

SLOPE DISTURBANCE
PROTECTIVE FENCING



Measurement Result

2,683.4 Sq Feet

Clear

Temporary Construction Protection Fence – No Disturbance Beyond This Line
during or after Construction

WOODLAND PRESERVATION BREAKDOWN

132 W CORK ST

06-27-396-201

PROPERTY SQ FOOTAGE: 19,600

WOODLAND SQ FOOTAGE: 100%

DISTURBED SQ FOOTAGE: 13,580

WOODLAND PRESERVED SQ FT: 6,020

PRESERVED WOODLAND PERCENTAGE: 30.7%

*Woodland preservation calculated by area per NFP §50-6.2G

Co-Existing Natural Features

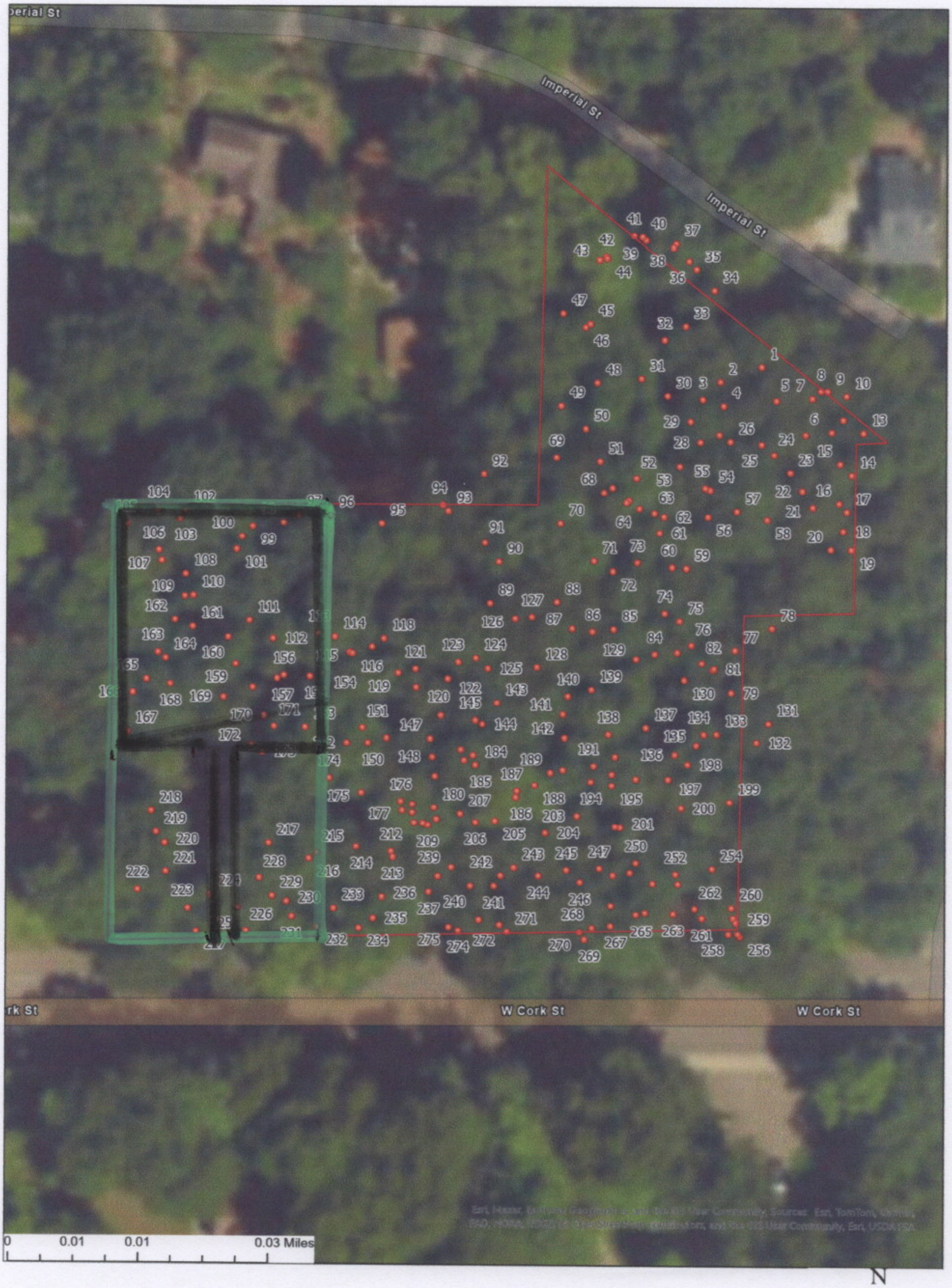
The subject parcel contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance, including steep slopes that occur in conjunction with woodland coverage. These features overlap spatially and function together, such that the regulated slopes are located within areas of existing woodland and natural grade change. As a result, the Protected Slope Standard is triggered not in isolation, but as a co-existing condition with woodland coverage, requiring evaluation and relief under both standards where reasonable residential development cannot otherwise occur.

Accordingly, the co-existing woodland and slope conditions on the parcel are evaluated under §50-6.2G (Woodlands) and §50-6.2K (Slopes and Relief) of the Natural Features Protection Ordinance.

132 W Cork St Woodland Tree Inventory

Prepared By: Davey Resource Group, Inc.
October 13th, 2025

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Legend

132 W Cork St Woodland Inventory

Project Area

Approximate Parcel 0

Woodland Boundary

N
W
E
S



Parcels within 300' Mailing Radius

112, 114, 120, 126, and 132 W Cork Street

Subject Property

Property within 300' Mailing Radius

Other Property

Zoning District Boundary

N

0 110 220 440 ft



Parcels within 300' Mailing Radius

112, 114, 120, 126, and 132 W Cork Street

Subject Property

Property within 300' Mailing Radius

Other Property

Zoning District Boundary

N

0 110 220 440 ft