

Agenda

Zoning Board of Appeals



City of Kalamazoo

Thursday, July 9, 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 May 14, 2026

C. COMMUNICATIONS AND ANNOUNCEMENTS

D. PUBLIC HEARINGS

1. ZBA #26-02-07: 132 W. Cork Street. Statewide Rentals, LLC is requesting the following:
 - 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 with a 24-foot wide shared driveway encroaching into the protected slope 27.78% (2,683.4 square feet) from 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 with shared driveway which will encroach 21.20% (655 square feet) 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 encroach into the protected slope 6.68% (292 square feet), 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 encroach 51.6% (316 square feet) into the 12.5-foot protected slope setback, where the protected slope setback is not to be encroached upon.
3. 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 encroach into the protected slope 2.38% (50 square feet), 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 encroach 20.2% (240 square feet) into the 12.5-foot protected slope setback, where the protected slope setback is not to be encroached upon.
4. ZBA #26-07-10: 151 S. Rose Street. Valley City Signs on behalf of 151 S. Rose Street, LLC, is requesting a dimensional variance from Chapter 50-9.5, to authorize four wall signs that exceed the maximum size permitted per wall sign of 200 square feet. The applicant is looking to replace the sign panels on the roof enclosure with two 385.78 square foot wall signs facing east and west and two 210.69 square foot signs facing north and south.
 5. ZBA#26-07-11: 1617 N. Drake Road. Kalamazoo County Event Center Authority is requesting a dimensional variance from Chapter 50-9.5, to authorize wall signs on the proposed Youth Sports Center that exceed the maximum size permitted for wall signs in this residential zone district of 24 square feet. The applicant is proposing wall signs only on the east and west walls of the facility. The east wall of the building will face the parking lot and have multiple entrances. The east wall will have the name of the facility at 941.5 square feet, signage over the sports medicine clinic suite entrance of 174.1 square feet, and signage over the entrance for the turf field of 134.4 square feet. The west wall facing US-131 will have the name of the facility at 728.8 square feet and large block letters that spell out KALAMAZOO of 1,203.3 square feet.

E. DISCUSSION/ACTION ITEMS

F. REPORTS

G. ADJOURNMENT

**MINUTES
CITY OF KALAMAZOO
ZONING BOARD OF APPEALS
May 14, 2026 - 7:00 p.m.
CITY COMMISSION CHAMBERS**

Members Present: Allison Haan, Remi Harrington, Joe Hohler III Beth van den Hombergh, and Gary Wark

Members Absent: Tony McReynolds

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

Chair Hohler called the meeting to order at 7:03 p.m.

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

Chair Hohler asked if there were any changes to the agenda and Mr. Eldridge added a reminder of the ZBA training with the City of Portage Zoning Board of Appeals on May 18 at Portage City Hall located at 7900 South Westnedge at 7 and there will be refreshments and snacks, but not a dinner per se.

APPROVAL OF MINUTES:

Chair Hohler asked if there are any corrections that need to be made to last month's minutes and Ms. Harrington asked what he meant by that and is it different than anything that was meant before? Chair Hohler asked if they were accurate to what last month's meeting was and Ms. Harrington said there needs to be something on record surrounding what happened at the last meeting in regard to the attendance of the secretary, which was formerly her, and she would like that to be addressed. Chair Hohler asked what the inaccuracy was in the minutes and Ms. Harrington said it's disordered in terms of the rationale and she made a statement about her attendance being call into question as a reason to nominate someone else and she wanted that to be on record since it's being overlooked right now, she wants it being read into the record for the public domain. Chair Hohler said he doesn't understand and asked if the minutes are missing some clarification that she wants a response to and Ms. Harrington said correct, she wants it to be included into the meeting minutes. Chair Hohler said he wanted to understand there's something she wants to say in response to the minutes and Ms. Harrington stated she wants it on record that she has the exact same amount of

absences as the person the person nominated to replace her. Vice Chair Wark stated he wanted to see more detail between the conversation between Ms. Harrington and himself, he said the second part was fine when they got to their business but as far as the detail goes he would have to go back and look at what was missed but in reading it, there seemed to be a fair amount that was missed. He added about the absences that Ms. Harrington referred to that were the same as Ms. van den Hombergh's, Ms. van den Homberg's was over a 12-month period and Ms. Harrington's were over a seven-month period. Ms. Harrington asked the staff secretary if they would like to address that and added that it was over the 13-month period of the nomination or the election, so all of it and he has to take the cumulative number and not just say over the course of a certain amount and apply it, it was over the course of 13 months. She said she understands that he is trying to justify his position but the reality is that over the course of 13 months, which is the amount of time that the attendance record for the time that she was the secretary in that roll, they have the same amount of absences and she wants that included in the record. Chair Hohler asked if this was discussed at the last meeting, Ms. Harrington said yes and Chair Hohler advised her to make a motion.

Ms. Harrington made a motion that the amount of absences she had is also the same amount of absences that Vice Chair Wark, who used her absences as the rationale to nominate someone else. She added she made a statement at the last meeting that that isn't what should have happened, that if he wanted to nominate somebody for his own, he shouldn't have brought her into it and since he wanted to say her absences were the reason that he nominated Secretary van den Hombergh, she'd like it to be on record that Secretary van den Hombergh has the same exact amount of absences that she does. Mr. Eldridge asked Chair Hohler if he can interject and said this is not appropriate to add to the meeting minutes from the last meeting because these are comments being made that did not occur at the last meeting and what is being said right now is being recorded and will be reflected in the meeting minutes for this particular meeting so it will be on the record, just not on the record for last month. Chair Hohler stated ironically, discussing absences, he wasn't here to hear this discussion, but that was a long-planned absence and Ms. Harrington stated she just wanted it on record. Chair Hohler asked if there were any corrections to the minutes and Vice Chair Wark stated he's asking for more detail. Ms. Harrington wanted to add that this is consistent in a microcosm of what's happening in the United States surrounding the disempowerment of the black constituency, on record. Chair Hohler stated these are recorded and asked if there is a recording that can be referred to and was told yes by Ms. Harrington and Mr. Wark, he then asked what is the procedure and do they just look at the staff secretary and say "write a book..." he then asked Attorney Bear whose responsibility is it to produce minutes more accurate to the meeting if they disagree with it, aside from a small corrections and Attorney Bear stated the responsibility lies with the person who records the minutes and Chair Hohler said he guess that goes to the staff secretary and when she's augmenting this, is it just about the absences that Vice Chair Wark is asking for more detail in the minutes and Vice Chair Wark stated he thinks he said Ms. Harrington wasn't at that meeting when they voted for the officers and he thinks that had she been at that meeting, things would have went very differently, but she wasn't there and she didn't tell the board she wasn't going to be there, and she didn't tell them she was still interested in being the secretary. Ms. Harrington stated that wasn't true and asked Mr. Eldridge to speak to this and Vice Chair Wark asked if she said that and Ms. Harrington said 100% and that he's just not telling the truth and keeps dragging things and he won't stop because that's not what

happened. Mr. Eldridge stated he had an email from Ms. Harrington stating she would be interested in continuing to serve, if that's how the vote turned out and that was acknowledged before the meeting. Ms. Harrington stated there was so much misinformation and Vice Chair Wark apologized and said he wasn't aware of that, Ms. Harrington said it's fine and she's not mad but don't misrepresent her, she's not angry but she's saying he can't espouse misinformation in a public domain. Vice Chair Wark stated none of them knew that and Ms. Harrington stated she sent an email and if that wasn't communicated to the board, she doesn't know what to say. Chair Hohler stated he doesn't recall whether it was or wasn't and Ms. Harrington stated it was and it's on record and again, said don't misrepresent her. Mr. Eldridge stated that he and the staff secretary will review the video footage from the last meeting for that portion of the discussion that went on and make sure we have the detail and if there is something missing we will make note and bring the meeting minutes, with the corrections, back for the next month. Ms. Harrington asked Mr. Eldridge why is it acceptable for Vice Chair Wark to say he wants more information, but it's not to incorporate that into the minutes, but it's not ok for her to say her statement and there's disordered rationale that's not reflective of the reality and Chair Hohler said he doesn't think Mr. Eldridge is saying that what she has to say shouldn't be noted, but it's going to be noted in this month's minutes because it wasn't in last month's meeting. Ms. Harrington asked if this will be in this month's minutes and Mr. Eldridge said correct and Ms. Harrington stated she gets it now and Mr. Eldridge said it's a fair question and what Vice Chair Wark is asking us to do is to go back and see if there's detail missing from the discussion last month, so we will review the audio and video and if there's detail missing, it will be added because if those are things that happened at the meeting, they belong in the meeting minutes but nothing will be added unless it occurred at that last meeting. Attorney Bear added that the actual attendance records weren't available until this meeting and the numbers might have been discussed generally, but not specifically and that's why they have to go in here because they've only been available here and Ms. Harrington said she understands. Vice Chair Wark asked if in the records is there a such thing as excused and unexcused and Mr. Eldridge stated no, we don't do excused, you're either present or you're absent and Attorney Bear stated some boards do that, but it's not provided for in our bylaws. Vice Chair Wark said so if you call in and let people know you won't be there, then there can be a substitute fill in and Attorney Bear said when there is a call in, Mr. Eldridge can be sure that an alternate is available and here, but he needs to be notified in enough time to make that arrangement. Chair Hohler stated clearly the minutes won't be approved and he may want to look at that as well and Ms. Harrington stated she would like to take a tally of everyone's attendance over the course of the years that she's been on the board in contrast to the rest of the board and Chair Hohler we can do that and he will read out the attendance for the last year and Ms. Harrington said he can or can't, or can bring out everyone's attendance since they've been on the board. Chair Hohler said he would look at the spreadsheet for the 13 months preceding that meeting. Ms. van den Hombergh said she guesses one of the concerns that she has is that maybe moving forward they need to have a protocol for absences whether they are excused or unexcused where in a sense if they are going to go through that, are they comparing apples to apples or apples to oranges? For example if someone says they're going to be on vacation, using herself for example, and giving four months, six months' notice, some amount of notice so that one the alternates can be secured, is a big difference than someone not showing up or sending a text or an email without enough time to secure an alternate and to paint another board member as engaging in unkind, unprofessional, and discriminatory practices concerns

her. Ms. Harrington asked if she was referring to her and Ms. van den Hombergh stated she was referring to anybody and that's a problem. Ms. Harrington asked what, specifically, was her problem and Ms. van den Hombergh said if they're going to take attendance, let's make sure there's an accurate comparison. Ms. Harrington stated for her, there have been a few different experiences she's had on this board that make her question why they would want to disempower or create more rigidity towards participation and or how they engage in participation and she thinks that a more judicious approach to addressing the issue of attendance and timeliness would be to re-emphasize the necessity of maintaining a protocol that people call or, to the point that they're making, if you're going to be absent, they would like to know as far in advance as possible and they would like to know people are coming 15 minutes before just so they aren't painting a picture of the people they profess to respect on this board, and what they reflect and represent in our community, to her that feels like a more respectful approach to handling protocol. She said to police the attendance of people on a volunteer constituent board, specifically when there's selective enforcement about what that looks like and whether or not they told a year in advance that they would be gone, or whether they said it the same day the point is the person wasn't there and there is a responsibility that they have to the board but there's a values assessment that feels like it's being called into question. She said selectively enforcing things that are reflective and representative of people, for instance they both have the same amount of absences but what they're really talking about is the way they engage on the board and she feels like there's people that aren't there now, but they're making an assessment about those people and their participation on this board and she thinks that's weird and to be respectful of everyone, to again, re-emphasize the importance of the protocol of attendance and timeliness, she agrees that that is absolutely appropriate and it doesn't embarrass people or call them, their commitment, or character into question. But to do what they are doing now, when it's clear there's an issue of representation, she feels it's an underhanded approach and she finds that corny and she doesn't know why Ms. van den Hombergh is offended and Ms. van den Hombergh said she's not offended. Vice Chair Wark asked if the staff secretary reaches out to the board to find out if they are attending or not and Attorney Bear stated an issue has been identified that has to do with policies and procedures of the board regarding attendance and the board has the ability to adopt policies and procedures through the bylaws and the board can address this by an amendment to the bylaws, but that requires a more thorough discussion and is perhaps a separate issue from what we're dealing with here with the minutes and can be discussed in the future. Ms. Harrington said she wanted to get some clarity from Attorney Bear, and that is that this board wants to raise up a shift in the bylaws to make them more rigid so that people that are not attending have to account for their participation in a way that does what: excludes them from participation or puts them under the scrutiny and speculation and Attorney Bear interjected and stated if you're not here you can't participate and Ms. Harrington conceded that's true. Attorney Bear added that typically with this kind of provision a distinction is made between excused and unexcused absences, excused absences are vacations, family matters that need to be attended to then r. Eldridge is contacted and the board makes a determination whether that absence is excused. Unexcused absences are simply not showing up and not participating, and some boards only allow a certain number of unexcused absences. Chair Hohler stated he was on a board that didn't care and if you had three you were off and Attorney Bear stated he isn't suggesting they go that way, but it's something that can be considered and is that more fair and does it make the distinction between apples and oranges? He added that's something the board can

discuss if it chooses. Chair Hohler stated he doesn't wish to discuss it, he just wishes they were all there every time, but he knows that's not entirely possible. Ms. Harrington stated she wished we would resist the embodied practice of oppression. Chair Hohler stated he's not going to call everybody to be there every possible time they can to be oppressed, and Ms. Harrington stated that's obviously not what she's saying, but to police people into participation, or you're out and Chair Hohler stated this is a volunteer board, not a volunteer when you feel like it, it's you volunteered, you took on this responsibility, now show up and do it. He added he doesn't want to be that guy but now he feels like he's being shoved into that box of being that guy and Ms. Harrington interjected and said let's read the attendance then and Chair Hohler continued that ultimately, they're there as volunteers and if you can't do it as a volunteer, just don't do it and if you signed up to volunteer and you can't do it, maybe you should leave the board. He then said Mr. McReynold's ears must be burning right now because he was expected and he's not there and frankly, he has the most absences of anybody. Ms. Harrington said she doesn't want to throw him under the bus and Chair Hohler said neither does he because he values his opinion when he's there, but he wants him to be there and Ms. Harrington said let's just keep his name out of their mouths and handle it with some civility, let people have their dignity and stop policing people. Vice Chair Wark stated he was on another city board and wasn't able to term out because his work took him to East Lansing regularly and he had to miss what he thought was a fair amount of meetings and he had to resign and someone else stepped up and took his place, it was very easy. Attorney Bear stated the board doesn't have to do anything on this as it stands right now, the commission has the authority to appoint and remove board members so it can be left up to the commission if there is an issue that comes to their attention, and he doesn't know that there is an issue here to come to the commission's attention, but if there was an issue with lack of attendance, that would be pretty significant, somebody's just hardly ever there, then that would go to the commission. Ms. Harrington asked Attorney Bear to read the definition of excused from the bylaws and was told it isn't in the bylaws and Ms. van den Hombergh stated maybe it should be since it's become an issue and Attorney Bear responded that it could be if they wanted it to be, but it doesn't have to be. Ms. Haan said she has a couple of things to say and that they are all adults and don't need to get into what's an excused absence and what's not and defining that is really difficult, she's spent a lot of her career talking about absences for people in professional environments, and she thinks planned absences and unplanned absences are different and they all have things that come up last minute, and she was just talking about things that have happened to her recently that will probably make her unavailable for the upcoming training on Monday, but to her, she thinks they might have a bigger conversation they need to have as a group and she doesn't know if that needs to be in a formal setting or offline, but she thinks they're having a lot of words coming about respect and some accusations being presented, and things she thinks are concerning for the board and personally she doesn't like that. She added that she thinks they are all there because they care a lot about inclusivity in at large, she can only speak for herself, but she experienced that from everyone but she notices there are messages and words that are quite disrespectful to board members and even to people who are in the community and she's witnessed it and it makes her very uncomfortable, so she just wants to say she thinks they need to talk about that at some point, in addition to maybe the issue isn't really about attendance. Ms. Harrington asked Ms. Haan if she would be opposed to having that conversation in the public domain and Ms. Haan responded she doesn't know if it's appropriate to have the conversation in the public or not, but she's comfortable sharing her

thoughts here and she has certainly felt disrespected by Ms. Harrington in the past and Ms. Harrington stated she has also been disrespected by Ms. Haan over the course of several meetings, so she agrees and she is also comfortable having that conversation in the public domain. Ms. Harrington stated she has found Ms. Haan to be extraordinarily disrespectful, passive aggressive, and violent in her communication, Vice Chair Wark said violent? And Ms. Harrington said violent. Ms. Haan said she wasn't comfortable continuing the conversation in public and she's not even necessarily comfortable staying in the room at that point, with the accusations that had just been made towards her to which Ms. Harrington said there is violent and nonviolent communication.

The approval of the meeting minutes from April 9, 2026, as submitted with any corrections, will be pushed to the next Zoning Board of Appeals.

Chair Hohler stated normally we would have public meetings but there is a problem, and Mr. Eldridge will get everyone up to speed and Attorney Bear can weigh in and give directions on what can and can't be done tonight and why.

Mr. Eldridge said the reason he asked for the opportunity to start off is because this is different than the usual public hearing scenario because we began the public hearing for these five cases on West Cork Street, that is 112 West Cork Street through 132 West Cork Street, presented at our February 12th meeting where the applicant spoke about the development project. The public hearing was opened, public comments taken, and the public hearing was closed. The discussion phase was started and that's where things concluded and the board adjourned all five of the cases to this May 14th meeting to provide the applicant time to revisit the Natural Features Protection Review Board and that's where we're at and picking up. He stated, as noted in the staff report, the applicant didn't go to the NFP Board in either March or April, so there's no additional information to share and in the ordinance process it outlines that the NFP Review Board shall review the request, and the applicant took that original request to the NFP Board but now has a different development proposal, a revised development proposal that he's going to go over tonight. An additional comment Mr. Eldridge wanted to make was related to what was noticed publicly for tonight's meeting, the additional information that the board had hard copies in front of them, he blew up the drawing so it's an 11 x 17 to make it a little easier to see, but it is a revised layout with a single drive that will serve all five of the duplexes instead of the original layout that's in the packet, that instead shows a single drive for each duplex, so there is some discrepancy with what was publicly noticed for, and what the new development layout shows and he was going to leave that to the applicant to speak more on, but the board members all have copies and it was also queued up on the computer for the applicant to talk about, but he's sure there will be other questions.

Chair Hohler reiterated that the applicant wants to change the proposal but because that wasn't what was noticed for, the board can't hear it but they can talk about it even though he doesn't see a need to because the public wasn't properly noticed and Attorney Bear said that's correct. Chair Hohler stated they can hear the other five but the applicant may not like the outcome since it was tabled for the express purpose of going to the NFP and instead of going to the NFP, the applicant came up with an alternate idea which still has to go to the NFP and Attorney Bear stated the NFP ordinance requires any variance from the NFP overlay must be reviewed by the NFP Board and

then this board, for consideration of that variance after that review, needs a copy of the recommendation from the NFP Board and because this board has neither of those, they can't proceed. There's no proper notice and they don't have the required NFP review and recommendation and Chair Hohler stated it sounds like that's getting tabled until the NFP's had their say on either the old five or the new one and he doesn't want to waste anyone's time if it's going to the NFP and they say "...no, you need to do this or that or whatever..." or they might approve it and it comes back.

Vice Chair Wark asked if they need to make a motion in regard to that and Mr. Eldridge stated action needs to be taken of some sort on the application at hand so this could be moved. Chair Hohler asked if they voted to table it before, or did they just make that decision and Vice Chair Wark said they voted on it. Attorney Bear stated they will need to make a motion and set it over to a time certain because essentially, they're dealing with a new matter so there's going to be a new public hearing at the next meeting. Mr. Eldridge stated it would be moved to the July meeting, that would provide time for the June Natural Features Protection Review Board so this board can make a motion to move these requests to the July meeting.

Vice Chair Wark made a motion to move ZBA 26-02-03 through 26-02-07 to be tabled to the July ZBA meeting, seconded by Ms. van den Hombergh.

The motion was approved by voice vote.

DISCUSSION/ACTION ITEMS:

REPORTS:

ADJOURNMENT:

The meeting was adjourned at 7:41 p.m.

Submitted By _____ **Date** _____
Recording Secretary

Reviewed By _____ **Date** _____
City Staff

Approved By _____ **Date** _____
Chair



Zoning Board of Appeals Staff Report

Date: **7/9/2026**
Item: **D.1.**

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: July 9, 2026

SUBJECT: ZBA #26-02-07: 132 W. Cork Street. Statewide Rentals, LLC is requesting the following:
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 with a 24-foot wide shared driveway encroaching into the protected slope 27.78% (2,683.4 square feet) from 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 with shared driveway which will encroach 21.20% (655 square feet) into the 12.5-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 24-foot wide shared access driveway to serve the duplex on this property and four other duplexes immediately east of this lot. The RM-15 District would allow thirteen dwelling units on a site of this size. 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.

The applicant has re-designed the development plan since the February ZBA meeting. The new development plan was in the May ZBA packet. The modifications are so significant that 120 and 126 W. Cork Street, also part of this development, no longer require NFP variances and those two applications have been withdrawn. 132 W. Cork Street will be the only lot with a driveway connecting to W. Cork Street, which significantly reduces the slope disturbance on the other four lots. The developer has also placed the duplex as close as possible to the rear of the site to limit the slope disturbance. This new development plan was reviewed by the NFP Board on June 23, 2026. The NFP Review Board spoke supportively about the revisions and attention to detail. The NFP Review Board unanimously approved the variances for 132, 114 and 112 W. Cork Street with one condition that shade-tolerant grass seed be utilized for site restoration.

Timeline of Board of Reviews:

- January 27, 2026, this project was before the NFP Board for all five lots. The NFP Board did not provide a favorable recommendation for the protected slope and protected slope setback variances to the ZBA for the initial plan.
- February 12, 2026, this project was before the ZBA. The ZBA tabled the application to the May 14th meeting to provide time for the applicant to revisit the NFP Board.
- May 14, 2026, this project was again before the ZBA. A revised development plan was shown but with no NFP Board review. The ZBA tabled it to the July 9th meeting.
- June 23, 2026, this project was before the NFP Board for only three of the lots. The revised plan was well received and a recommendation to approve the requested variances was unanimously granted for the three lots, with one condition that shade-tolerant grass seed be utilized for site restoration.

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 June 24, 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:

Staff has made the following findings regarding this request:

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 protected slope across the entire frontage; some form of reasonable accommodation is necessary to allow use. The applicant redesigned the project to minimize impact on the natural features for the overall development. The shared driveway does impact 27.78% of the protected slope, but the shared access driveway is now 24 feet wide instead of a single driveway for one duplex of 12 feet wide. The impact on the protected slope setback is slightly reduced to 21.20% from what was originally proposed to be around 25%. The utilities run under the shared access driveway and extend to each duplex from the north side of each lot.

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

The request is understood to be the minimum needed to permit reasonable use of the site. There is no woodland variance needed, and the redesigned plan has a shared access driveway and utilities running into the site. The utility connections are on the north side of each duplex, which further reduced slope disturbance.

[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 align with the intent of the NFP Overlay District with the redesigned plan no longer impacting the full length of the slope from the south property line to the top of the slope where the grade flattens out. The reduction in disturbance to the protected slope setback has dropped from 100% to 20.2% with the new plan. The NFP Board approved a favorable recommendation for the variances at the June 23, 2026, meeting.

[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. Impact on the protected slopes has been significantly reduced. 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 support the requested variances from the protected slope and slope setback requirements per the recommendation for approval and condition placed on the approval by the NFP Review Board, which is to add a shade-tolerant grass seed mix for the site restoration.



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

June 24,2026

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 #26-02-07 132 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 with a 24-foot wide shared driveway encroaching into the protected slope 27.78% (2,683.4 square feet) from 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 with shared driveway which will encroach 21.20% (655 square feet) 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 encroach into the protected slope 6.68% (292 square feet), 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 encroach 316 square feet into the 12.5-foot protected slope setback, where the protected slope setback is not to be encroached upon.

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 encroach into the protected slope 2.38% (50 square feet), 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 encroach 240 square feet into the 12.5-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, July 9, 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. Agenda link: <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
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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 Identification 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?

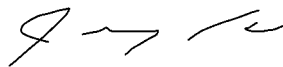
Granting the requested relief will not result in substantial detriment to the public good nor impair the intent of the Natural Features Protection Overlay District. The proposal limits development to a modest two-unit residential structure, significantly below the maximum density allowed by zoning. Disturbance 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](#)

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@kalamazoo.org.

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:	State Wide Rentals LLC <small>(first)</small> <small>(last)</small>		
APPLICANT ADDRESS:	606 Bryant Street <small>(street name)</small>		
	Kalamazoo <small>(city)</small>	MI <small>(state)</small>	49001 <small>(zip)</small>
APPLICANT EMAIL:	jeremy@kzoorestored.com	PHONE:	
PARCEL ADDRESS/PIN:	132 W. Cork Street PIN: 06-27-396-201		
PROJECT DESCRIPTION:	Construction of a residential duplex on 132 W. Cork Street (combined Lots 101 and 102, 19,600 sq ft) within the NFP Overlay District. Woodland preservation (30.0%) exceeds the 25% minimum under Sec. 50-6.2G; no woodland variance is requested. Variance relief is requested under Sec. 50-6.2K for protected slope and slope-setback impacts. See attached supplemental narrative and site plans.		
OWNER NAME: <i>(if different)</i>	Jeremy Cole, Member <small>(first)</small> <small>(last)</small>		
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DATE OF SITE PLAN REVIEW MEETING:	

NFP APPLICATION REQUIRED?

Is the project limited to interior work <u>only</u> with no exterior ground changes or increase in impervious coverage?	
<input type="checkbox"/> 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.
<input checked="" type="checkbox"/> 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 additional 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)

WETLANDS	Present:	Included	Notes:
Mark existing wetland boundaries with notes about wetland conditions. <i>Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	N/A
WATER RESOURCES	Present:	Included	Notes:
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. <i>Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	N/A
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.		N/A	N/A
TREES	Present:	Included	Notes:
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	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	N/A
Provide a note with justification for removal.		N/A	N/A
WOODLANDS	Present:	Included	Notes:
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1 & 2	Woodland boundary delineated on Pages 1 & 2.
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 & 2	Retained & removed (cleared) areas shown.
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.		1 & 2	Preservation 30.0% of woodland exceeds the 25% minimum (Table 6.2-3, Sec. 50-6.2.G). Compliant - no woodland variance requested.
SLOPES	Present:	Included	Notes:
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1	Protected slopes and required setbacks shown on Page 1.
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource).		1	Wooded slope triggers protected status; variance requested under Sec. 50-6.2K.

NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? <i>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.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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

Co-Existing Natural Features Statement

112, 114, and 132 W. Cork Street | State Wide Rentals LLC | City of Kalamazoo NFP Overlay District

Overview

Each of the three active parcels located at 112, 114, and 132 West Cork Street contains co-existing natural features regulated under the Natural Features Protection (NFP) Ordinance — specifically, protected steep slopes occurring in direct spatial conjunction with contiguous woodland coverage. These two features overlap and function together across all three properties, such that the protected slopes are entirely located within areas of existing woodland and natural grade change.

Spatial Relationship of Slopes and Woodland

The parcels share a continuous slope complex that runs laterally across the properties. The slope originates near the W. Cork Street right-of-way and rises steeply to the north, with a vertical change of approximately 25 feet over 75 linear feet. The slope grade exceeds 20% across the regulated areas and is therefore subject to the Protected Slope Standard under § 50-6.2 H. The woodland on each parcel is nearly 100% contiguous with this slope complex; the root systems of the woodland trees directly stabilize the slope soils, and the two features function as a single integrated natural feature that cannot be practically separated for development review.

Regulatory Triggers

Because the protected slopes occur within woodland coverage, both the Protected Slope Standard (§ 50-6.2 H) and the Woodland Standard (§ 50-6.2 G) are triggered simultaneously on each parcel. Relief is sought under § 50-6.2 K for both standards, as reasonable residential development of these platted RM-15 lots cannot occur without limited disturbance to the slope and slope setback areas. The Davey Resource Group Woodland Assessment (October 2025) confirms the woodland boundary delineation, species composition, DBH/height, basal area, trees per acre, and general health of the woodland across all parcels, and is included as an attachment.

Why Relief Is Required

There is no configuration of residential development on any of these parcels that avoids all slope and slope setback disturbance. The slope complex occupies the full frontage of each parcel along W. Cork Street — the only access point. The flat, buildable area begins only at the top of the slope, approximately 75 feet from the street. Providing any driveway access or utility connection from W. Cork Street requires crossing the slope. The applicant has minimized disturbance to the maximum extent feasible:

- A single shared 24-foot wide driveway originating at 132 W. Cork Street serves all parcels, eliminating individual driveway cuts through the slope on 112 and 114.
- All driveway disturbance is confined to a defined 24-foot corridor; no disturbance occurs outside this boundary.
- A rear spine driveway at the top of the slope connects the parcels, eliminating additional slope crossings.
- The driveway is engineered to a maximum 10% grade per fire marshal guidance, eliminating the need for retaining walls.
- Woodland preservation meets the 25% ordinance minimum on all parcels.

- Construction protection fencing is installed along all disturbance boundaries prior to ground disturbance and maintained for the entirety of construction.

Charge: Percentage of Slopes and Slope Setbacks Affected

REVISED SUBMISSION — May 2026

This charge is provided in support of the requested relief from the Natural Features Protection slope standards pursuant to **§50-6.2K (Slopes)** of the City of Kalamazoo Zoning Ordinance. The table below summarizes the total area of regulated slopes and slope setback areas on each parcel, the portion proposed to be affected, and the corresponding percentage of impact.

This revised submission reflects the following material changes from the original application:

- **Shared Ingress/Egress Driveway at 132 W. Cork Street (Lots 101–102):** A single shared driveway accessed from 132 W. Cork Street is proposed to serve all five addresses on the corridor — 112, 114, 120, 126, and 132 W. Cork Street. This is the central design change that enables all slope impact reductions described in this submission. All revised disturbance figures below are contingent upon approval of this shared driveway. If denied, each of the five parcels will require its own individual driveway, resulting in significantly greater regulated slope and setback disturbance across the corridor.
- **112 W. Cork Street (Lot 97) and 114 W. Cork Street (Lot 98):** With the shared driveway approved, individual driveways and southern parking areas are eliminated. Disturbance is reduced to utility connections and building placement only. Slope area affected at 112 drops from 119.8 to 50 sq ft; at 114 from 1,137.2 to 292 sq ft.
- **120 W. Cork Street (Lot 99) and 126 W. Cork Street (Lot 100) — Conditionally Withdrawn:** With shared driveway access provided via 132 W. Cork, these parcels require zero regulated slope or setback disturbance and are withdrawn from this NFP application. If the shared driveway is denied and individual driveways are required, NFP relief will be necessary on both lots.
- **132 W. Cork Street (Lots 101–102):** Structure footprint reduced to 36' x 42'. The shared driveway originates here and serves all neighboring homes, replacing what would otherwise be five separate driveway cuts with associated slope disturbance.

■ **CONTINGENCY NOTICE — ALL FIVE PARCELS:** The slope impact reductions shown in this submission are entirely contingent upon approval of the single shared ingress/egress driveway at 132 W. Cork Street. This one driveway is proposed to serve 112, 114, 120, 126, and 132 W. Cork Street. If the shared driveway is denied, all five addresses will require individual driveways, each producing independent regulated slope and setback disturbance. Under that scenario, NFP relief would be required for every parcel on the corridor at disturbance levels exceeding those in the original application. The applicant respectfully requests that the shared driveway approval and NFP applications be evaluated together.

Parcel Address	Parcel ID (PIN)	Total Regulated Slope Area (sq ft)	Slope Area Affected (sq ft)	Slope Setback Affected (sq ft)	Percentage Affected	NFP Relief Required
112 W. Cork Street	06-27-397-097	2,100	50*	240*	2.38%*	Conditional*
114 W. Cork Street	06-27-397-098	4,373	292*	316*	6.68%*	Conditional*

Parcel Address	Parcel ID (PIN)	Total Regulated Slope Area (sq ft)	Slope Area Affected (sq ft)	Slope Setback Affected (sq ft)	Percentage Affected	NFP Relief Required
120 W. Cork St. (cond. withdrawn)*	06-27-397-099	4,845	0*	0*	0%*	Conditional*
126 W. Cork St. (cond. withdrawn)*	06-27-397-100	4,791	0*	0*	0%*	Conditional*
132 W. Cork Street (shared driveway origin)	06-27-396-201	9,659	2,683.4	See note†	27.78%	Yes

* All figures for 112, 114, 120, and 126 W. Cork Street are contingent upon approval of the shared ingress/egress driveway at 132 W. Cork Street. If the shared driveway is denied, all five parcels revert to requiring individual driveways with associated regulated slope and setback disturbance, and NFP relief will be required for each address.

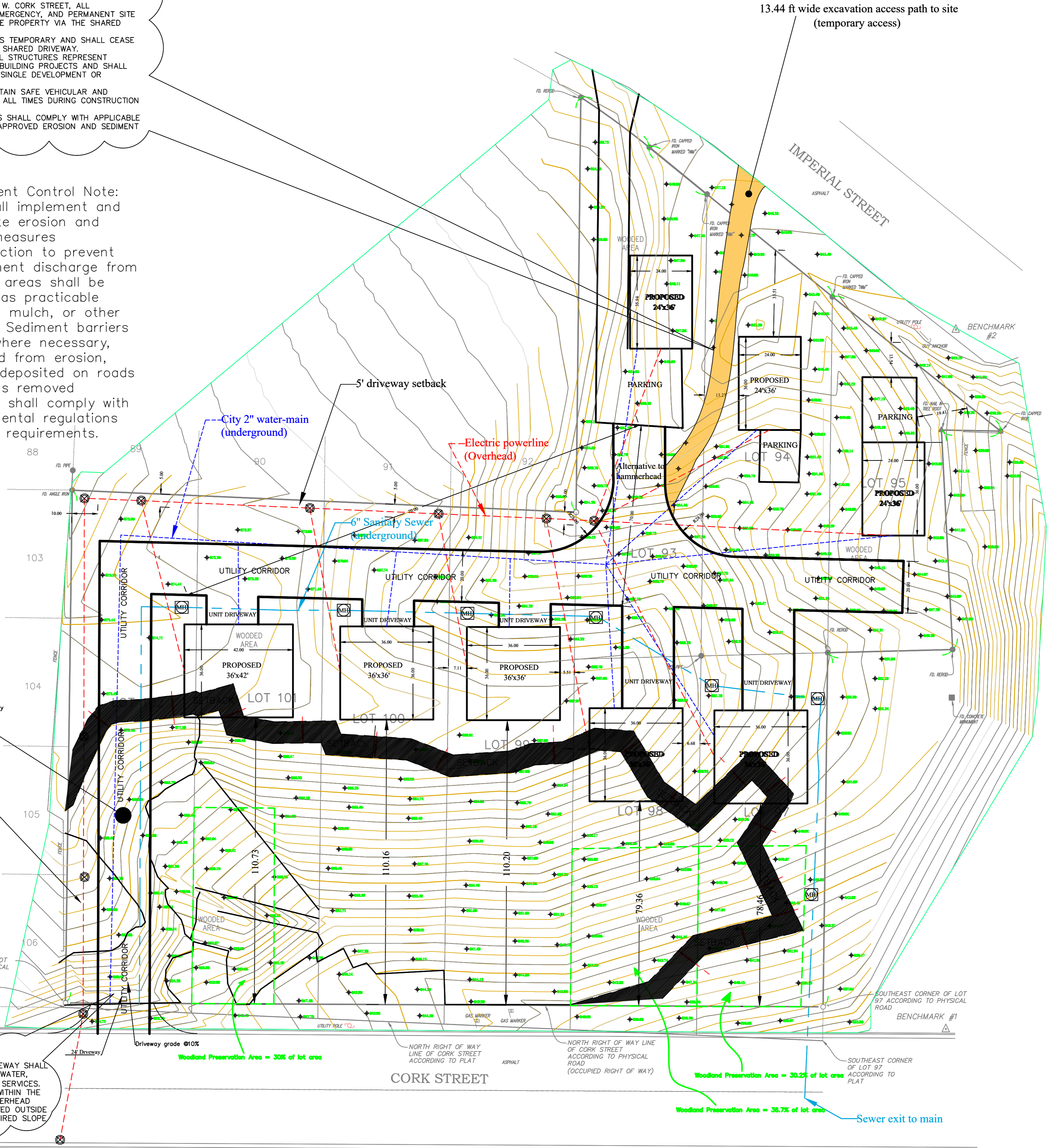
† 132 W. Cork Street: Shared driveway replaces the previously proposed 24' individual driveway. Structure reduced to 36' x 42'. Slope setback impact to be addressed in updated site plan.

As demonstrated above, the revised proposal dramatically reduces regulated slope and setback disturbance across all subject parcels. The shared ingress/egress driveway at 132 W. Cork Street is the single design element that makes these reductions possible. With its approval, total regulated slope area disturbed falls from **5,630.7 sq ft** to **3,025.4 sq ft** — a reduction of **2,605.3 sq ft (46.3%)**. Without it, all five addresses require individual driveways and the corridor's aggregate slope disturbance would exceed the original application. The remaining proposed impacts are confined to the minimum extent necessary to accommodate shared access, utility connections, and reasonable building placement, consistent with the intent of **§50-6.2K**.

CONSTRUCTION ACCESS NOTES

PHASE 1 – TEMPORARY CONSTRUCTION ACCESS SHALL BE PROVIDED VIA IMPERIAL STREET FOR SITE PREPARATION, UTILITY INSTALLATION, AND BUILDING CONSTRUCTION ACTIVITIES.
 DURING PHASE 1, ONE EXCAVATOR MAY TEMPORARILY ACCESS W. CORK STREET SOLELY FOR CONSTRUCTION OF THE SHARED DRIVEWAY ENTRANCE AT 132 W. CORK STREET.
 PHASE 2 – UPON COMPLETION OF THE PROPOSED 24-FT WIDE SHARED DRIVEWAY AT 132 W. CORK STREET, ALL CONSTRUCTION, SERVICE, EMERGENCY, AND PERMANENT SITE TRAFFIC SHALL ACCESS THE PROPERTY VIA THE SHARED DRIVEWAY.
 IMPERIAL STREET ACCESS IS TEMPORARY AND SHALL CEASE UPON COMPLETION OF THE SHARED DRIVEWAY.
 THE PROPOSED RESIDENTIAL STRUCTURES REPRESENT INDIVIDUAL SIMULTANEOUS BUILDING PROJECTS AND SHALL NOT BE CONSTRUED AS A SINGLE DEVELOPMENT OR SUBDIVISION PROJECT.
 CONTRACTORS SHALL MAINTAIN SAFE VEHICULAR AND PEDESTRIAN MOVEMENT AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.
 ALL CONSTRUCTION ACCESS SHALL COMPLY WITH APPLICABLE LOCAL REGULATIONS AND APPROVED EROSION AND SEDIMENT CONTROL REQUIREMENTS.

Erosion and Sediment Control Note:
 The Contractor shall implement and maintain appropriate erosion and sediment control measures throughout construction to prevent soil loss and sediment discharge from the site. Disturbed areas shall be stabilized as soon as practicable through vegetation, mulch, or other approved methods. Sediment barriers shall be installed where necessary, stockpiles protected from erosion, and any sediment deposited on roads or drainage systems removed promptly. All works shall comply with applicable environmental regulations and local authority requirements.



UTILITY CORRIDOR NOTE
 THE PROPOSED 24-FT SHARED DRIVEWAY SHALL SERVE AS A UTILITY CORRIDOR FOR WATER, SEWER (NEW 6-IN. LEAD), AND GAS SERVICES. ALL UTILITIES SHALL BE INSTALLED WITHIN THE DRIVEWAY FOOTPRINT AS SHOWN. OVERHEAD ELECTRICAL SERVICE SHALL BE ROUTED OUTSIDE PROTECTED SLOPE AREAS AND REQUIRED SLOPE SETBACKS.

A1

A description	by	xx/xx/xx
REV: DESCRIPTION:	BY:	DATE:

GENERAL NOTES:

PROJECT NAME:
PROJECT_NAME

DRAWING TITLE:
site-single-line

DRAWN BY:
P.PARTHIBAN

CHECKED BY:
-

APPROVED BY:
-

DATE:
00/00/0000

CLIENT
CLIENT NAME
XXXXXXXXXXXXXXXXXX,
YYYYYYYYYY,
YYYYY,
CONTACT NO-
E-MAIL :

ARCHITECT:
FIRM NAME
ARCHITECTS, PLANNERS & ENGINEERS.
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CONTACT NO-
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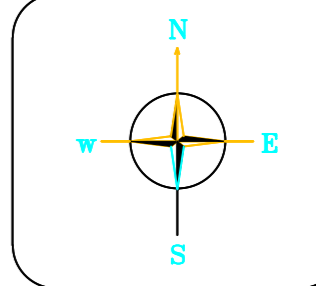
SHEET SIZE:
A1

DRAWING NO:
-

SHEET NO:
0 OF 0

REVISION:
-

UNIT:
-



Slope and Slope Setback Disturbance Summary

112, 114, and 132 W. Cork Street | State Wide Rentals LLC | City of Kalamazoo NFP Overlay District

Regulated protected slope and slope setback areas, proposed disturbance, and percentage of impact for each active parcel, pursuant to § 50-6.2 H. The slope setback is calculated at 12.5 feet per § 50-6.2 H(3)(a) — half the height of the 25-foot slope, which exceeds the 10-foot floor. Disturbance figures are inclusive of the full 24-foot driveway corridor width. Because the driveway is engineered to a maximum 10% grade, no retaining walls are required.

Table 1 — Protected Slope Areas Affected

Parcel Address	Parcel ID (PIN)	Total Slope Area (sq ft)	Area Affected (sq ft)	% Affected
132 W. Cork Street	06-27-396-201	9,659	2,683.4	27.78%
114 W. Cork Street	06-27-397-098	4,373	1,137.2	26.00%
112 W. Cork Street	06-27-397-097	2,100	119.8	5.71%

Table 2 — Slope Setback Areas Affected (12.5-ft setback)

Parcel Address	Parcel ID (PIN)	Total Setback Area (sq ft)	Area Affected (sq ft)	% Affected
132 W. Cork Street	06-27-396-201	3,090	655	21.20%
114 W. Cork Street	06-27-397-098	750	575	76.67%
112 W. Cork Street	06-27-397-097	1,325	225	16.98%

Note on 114 W. Cork Street: The higher slope setback impact on this parcel (76.67%) is a function of the lot geometry and the required rear yard setbacks, which together leave this configuration as the only feasible option for reasonable development of the parcel. The driveway alignment and building placement cannot be shifted further without losing required rear yard clearance or buildable area.

All disturbance is confined to the single shared 24-foot driveway corridor and the building footprint; no disturbance occurs outside the boundaries shown on the plans, consistent with the intent of § 50-6.2K to protect slopes while allowing reasonable use of the property.

W. Cork Street — Slope Impact Reduction

Original Application vs. Revised Submission · May 2026

The Shared Driveway: One Decision, Five Outcomes

A single shared ingress/egress driveway, originating at **132 W. Cork Street**, is proposed to serve all five addresses on the corridor. This one approval is the linchpin of the entire revised submission. Every slope impact reduction shown below depends on it. If approved, four of the five parcels eliminate or dramatically reduce their individual driveway cuts — the primary driver of slope disturbance. If denied, all five addresses must construct independent driveways and the disturbance figures revert to those in the original application.

Scenario	112	114	120	126	132	Total Impact
Shared driveway APPROVED	50 sq ft	292 sq ft	0 sq ft (withdrawn)	0 sq ft (withdrawn)	2,683.4 sq ft	3,025.4 sq ft (-46.3%)
Shared driveway DENIED	119.8 sq ft	1,137.2 sq ft	826.8 sq ft	863.5 sq ft	2,683.4 sq ft	5,630.7 sq ft (original figures apply)

Denied scenario figures reflect the original application disturbance extents, which already account for individual driveway sizing on each parcel.

■ CONTINGENCY NOTICE — ALL FIVE PARCELS: Every slope impact reduction in this submission is contingent upon approval of the shared driveway at 132 W. Cork Street. That single driveway serves 112, 114, 120, 126, and 132 W. Cork Street. If denied, all five addresses revert to the original application disturbance figures, and NFP relief will be required at every address. The shared driveway approval and NFP applications must be evaluated together.

Parcel-by-Parcel Detail (Shared Driveway Approved Scenario)

Parcel Address	Lot	Total Regulated Slope (sq ft)	Original Area Affected	Original %	Revised Area Affected*	Revised %*	NFP Relief
112 W. Cork St.	97	2,100	119.8	5.71%	50	2.38%	Conditional*
114 W. Cork St.	98	4,373	1,137.2	26.00%	292	6.68%	Conditional*
120 W. Cork St.	99	4,845	826.8	17.07%	0*	0%*	Conditional withdrawal*
126 W. Cork St.	100	4,791	863.5	18.02%	0*	0%*	Conditional withdrawal*
132 W. Cork St. (shared drive origin)	101-102	9,659	2,683.4	27.78%	2,683.4	27.78%	Yes

* All revised figures contingent on shared driveway approval at 132 W. Cork Street. 132 W. Cork retains its NFP requirement regardless; structure reduced to 36'x42' and shared driveway replaces the previously proposed 24' individual driveway.

How Each Change Reduces Slope Disturbance

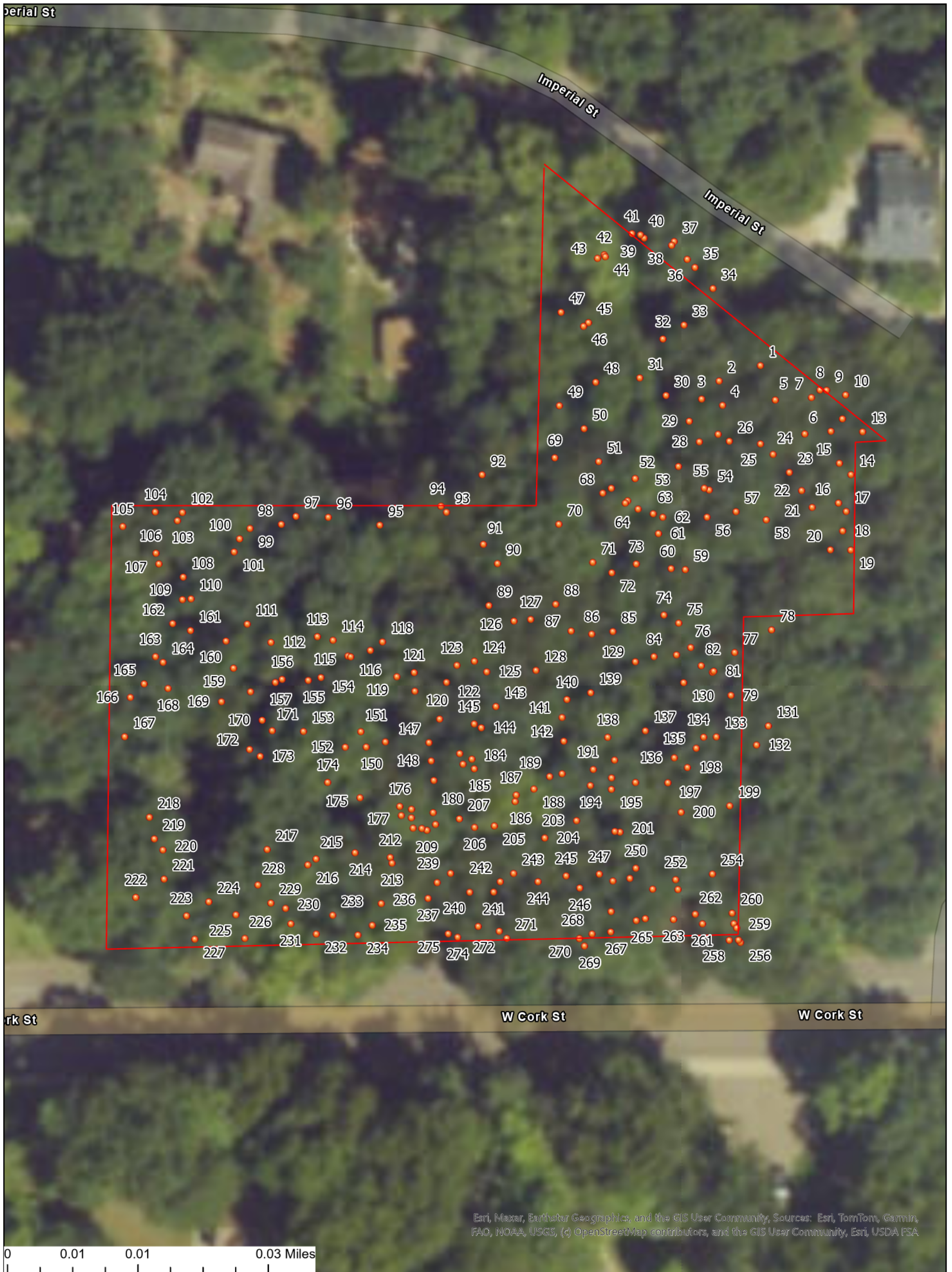
Design Change	Parcels	Slope Area Eliminated	Dependency
Single shared driveway at 132 replaces five individual driveway cuts	All 5	Enables all reductions below	Primary approval required

Driveways & parking relocated north (Proposed Utility Plan)	112 & 114	-914.2 sq ft (112: -69.8 114: -845.2)	Requires shared driveway approval
Lots 99 & 100 withdrawn from NFP (no slope impact without indiv. driveway)	120 & 126	-1,690.3 sq ft (120: -826.8 126: -863.5)	Requires shared driveway approval
Structure at 132 reduced to 36'x42'	132	Minimizes footprint; driveway impact per updated plan	Stand-alone change

The shared driveway at 132 W. Cork Street is not a secondary convenience — it is the structural basis for this entire revised submission. One driveway approval produces a 46.3% reduction in corridor-wide slope disturbance, eliminates NFP requirements on two lots, and dramatically reduces impact on two others. If denied, all five parcels revert to the original application disturbance figures.

132 W Cork St Woodland Tree Inventory

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



Legend

132 W Cork St Woodland Inventory

Project Area

— Approximate Parcel 0

● Trees



ObjectID	Species (Common)	Species (Botanical)	Stem #	DBH	DBH Combined	CRZ (ft)	Preservation Priority	Defects	Replacement List Callout
1	cherry, black	Prunus serotina	1	18		27	3	Dead/Dying Branches	Yes
2	maple, sugar	Acer saccharum	1	13		19.5	3		
3	hickory, shagbark	Carya ovata	1	4		6	3		
4	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
5	cherry, black	Prunus serotina	1	11		16.5	3		
6	cherry, black	Prunus serotina	1	12		18	3	Tree Architecture	
7	maple, sugar	Acer saccharum	1	4		6	3		
8	maple, sugar	Acer saccharum	1	6		9	3	Tree Architecture	
9	maple, sugar	Acer saccharum	1	6		9	3	Tree Architecture	
10	oak, northern red	Quercus rubra	1	12		18	2		
11	hickory, shagbark	Carya ovata	1	6		9	3		
12	hickory, shagbark	Carya ovata	1	6		9	3		
13	oak, northern red	Quercus rubra	2	28, 17	45	67.5	2	Tree Architecture	Yes
14	hickory, shagbark	Carya ovata	1	12		18	3		Yes
15	cherry, black	Prunus serotina	1	7		10.5	4	Decay/Cavity	
16	cherry, black	Prunus serotina	1	5		7.5	4	Tree Architecture	
17	hickory, shagbark	Carya ovata	1	5		7.5	3		
18	oak, northern red	Quercus rubra	1	21		31.5	2	Tree Architecture	Yes
19	hickory, shagbark	Carya ovata	1	5		7.5	3		
20	oak, northern red	Quercus rubra	1	20		30	2		Yes
21	cherry, black	Prunus serotina	1	4		6	3		
22	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
23	oak, northern red	Quercus rubra	1	17		25.5	2	Tree Architecture	Yes
24	hickory, shagbark	Carya ovata	1	6		9	3		
25	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
26	hickory, shagbark	Carya ovata	1	6		9	3		
27	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
28	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
29	oak, swamp white	Quercus bicolor	1	13		19.5	2		
30	hickory, shagbark	Carya ovata	1	7		10.5	3		
31	oak, northern red	Quercus rubra	1	18		27	2	Tree Architecture	Yes

32	hickory, shagbark	Carya ovata	1	10		15	2		
33	hickory, shagbark	Carya ovata	1	4		6	3		
34	cherry, black	Prunus serotina	1	7		10.5	3	Tree Architecture	
35	maple, silver	Acer saccharinum	1	5		7.5	4	Tree Architecture	
36	cherry, black	Prunus serotina	1	5		7.5	3	Tree Architecture	
37	hackberry, common	Celtis occidentalis	1	9		13.5	2		Yes
38	mulberry spp.	Morus spp.	1	5		7.5	4		
39	hickory, shagbark	Carya ovata	1	22		33	2		Yes
40	hackberry, common	Celtis occidentalis	1	4		6	3		
41	hickory, shagbark	Carya ovata	1	9		13.5	3		
42	maple, sugar	Acer saccharum	1	6		9	3		
43	maple, sugar	Acer saccharum	1	9		13.5	3		
44	elm, American	Ulmus americana	1	5		7.5	3	Tree Architecture	
45	cherry, black	Prunus serotina	1	10		15	3	Tree Architecture	
46	cherry, black	Prunus serotina	1	19		28.5	3	Dead/Dying Branches	Yes
47	hackberry, common	Celtis occidentalis	1	18		27	2	Dead/Dying Branches	Yes
48	oak, black	Quercus velutina	1	19		28.5	2	Tree Architecture	Yes
49	maple, sugar	Acer saccharum	1	14		21	3	Tree Architecture	
50	hickory, shagbark	Carya ovata	1	21		31.5	2		Yes
51	hickory, shagbark	Carya ovata	1	11		16.5	3		
52	cherry, black	Prunus serotina	1	13		19.5	3	Dead/Dying Branches	
53	hickory, shagbark	Carya ovata	1	7		10.5	3		
54	oak, northern red	Quercus rubra	1	24		36	2	Dead/Dying Branches	Yes
55	oak, northern red	Quercus rubra	2	14, 15	29	43.5	2	Tree Architecture	
56	maple, sugar	Acer saccharum	1	4		6	3	Tree Architecture	
57	hickory, shagbark	Carya ovata	2	7, 4	11	16.5	3	Tree Architecture	
58	oak, northern red	Quercus rubra	1	16		24	2	Tree Architecture	Yes
59	oak, black	Quercus velutina	1	18		27	2	Tree Architecture	Yes
60	hickory, shagbark	Carya ovata	1	9		13.5	3		
61	oak, black	Quercus velutina	1	14		21	3		
62	oak, black	Quercus velutina	1	10		15	3		
63	oak, black	Quercus velutina	1	14		21	3		
64	hickory, shagbark	Carya ovata	1	5		7.5	3		

65	oak, northern red	Quercus rubra	1	19		28.5	2		Yes
66	cherry, black	Prunus serotina	1	14		21	3		
67	cherry, black	Prunus serotina	1	22		33	3		Yes
68	maple, sugar	Acer saccharum	1	6		9	3		
69	maple, sugar	Acer saccharum	1	10		15	3	Decay/Cavity	
70	oak, black	Quercus velutina	1	35		52.5	2	Dead/Dying Branches	Yes
71	oak, northern red	Quercus rubra	1	13		19.5	3		
72	oak, northern red	Quercus rubra	1	14		21	3		
73	hickory, shagbark	Carya ovata	1	9		13.5	3		
74	oak, northern red	Quercus rubra	1	14		21	2		
75	maple, sugar	Acer saccharum	1	8		12	3		
76	oak, northern red	Quercus rubra	1	17		25.5	2		Yes
77	hickory, shagbark	Carya ovata	2	10, 15	25	37.5	3	Tree Architecture	Yes
78	oak, black	Quercus velutina	1	25		37.5	3	Dead/Dying Branches	Yes
79	oak, black	Quercus velutina	1	13		19.5	3		
80	hickory, shagbark	Carya ovata	1	5		7.5	3	Tree Architecture	
81	hickory, shagbark	Carya ovata	1	10		15	3	Tree Architecture	
82	hickory, shagbark	Carya ovata	1	8		12	3		
83	oak, white	Quercus alba	1	25		37.5	2	Tree Architecture	Yes
84	oak, black	Quercus velutina	1	14		21	3	Tree Architecture	
85	oak, northern red	Quercus rubra	1	12		18	3		
86	oak, white	Quercus alba	1	16		24	3	Dead/Dying Branches	Yes
87	oak, northern red	Quercus rubra	1	32		48	2	Dead/Dying Branches	Yes
88	cherry, black	Prunus serotina	1	6		9	4	Decay/Cavity	
89	cherry, sweet	Prunus avia	1	8		12	3	Tree Architecture	
90	cherry, black	Prunus serotina	1	9		13.5	3	Dead/Dying Branches	
91	cherry, black	Prunus serotina	1	11		16.5	3	Dead/Dying Branches	
92	maple, sugar	Acer saccharum	1	5		7.5	3		
93	elm, American	Ulmus americana	2	12, 7	19	28.5	3	Dead/Dying Branches	
94	oak, black	Quercus velutina	1	15		22.5	3		
95	hackberry, common	Celtis occidentalis	1	14		21	3		Yes
96	hackberry, common	Celtis occidentalis	1	5		7.5	3		
97	oak, white	Quercus alba	1	30		45	2	Dead/Dying Branches	Yes

98	cherry, sweet	Prunus avia	1	11		16.5	4	Decay/Cavity	
99	maple, Norway	Acer platanoides	1	6		9	4	Tree Architecture	
100	oak, white	Quercus alba	1	29		43.5	3	Dead/Dying Branches	Yes
101	cherry, black	Prunus serotina	1	13		19.5	3	Tree Architecture	
102	oak, northern red	Quercus rubra	1	33		49.5	2	Dead/Dying Branches	Yes
103	hickory, shagbark	Carya ovata	1	9		13.5	3		
104	mulberry spp.	Morus spp.	1	7		10.5	4		
105	maple, Norway	Acer platanoides	1	9		13.5	3		
106	boxelder	Acer negundo	1	8		12	4		
107	cherry, black	Prunus serotina	1	14		21	4		
108	hackberry, common	Celtis occidentalis	1	5		7.5	3		
109	oak, northern red	Quercus rubra	1	8		12	3	Dead/Dying Branches	
110	maple, Norway	Acer platanoides	1	9		13.5	3		
111	hickory, shagbark	Carya ovata	1	10		15	3		
112	hickory, shagbark	Carya ovata	1	11		16.5	3		
113	hickory, shagbark	Carya ovata	1	22		33	2		Yes
114	hackberry, common	Celtis occidentalis	1	6		9	3		
115	hickory, shagbark	Carya ovata	1	12		18	3		Yes
116	hickory, shagbark	Carya ovata	1	7		10.5	3		
117	hickory, shagbark	Carya ovata	1	11		16.5	3		
118	hickory, shagbark	Carya ovata	1	12		18	3	Dead/Dying Branches	Yes
119	hickory, shagbark	Carya ovata	1	14		21	3	Dead/Dying Branches	Yes
120	oak, white	Quercus alba	1	14		21	2	Dead/Dying Branches	
121	oak, northern red	Quercus rubra	1	24		36	2		Yes
122	oak, white	Quercus alba	1	24		36	2	Tree Architecture	Yes
123	maple, Norway	Acer platanoides	1	8		12	3.00	Tree Architecture	
124	cherry, black	Prunus serotina	1	13		19.5	3	Dead/Dying Branches	
125	oak, northern red	Quercus rubra	1	14		21	2	Dead/Dying Branches	
126	oak, northern red	Quercus rubra	1	31		46.5	2	Dead/Dying Branches	Yes
127	oak, white	Quercus alba	1	16		24	2	Dead/Dying Branches	Yes
128	hickory, shagbark	Carya ovata	1	20		30	2	Dead/Dying Branches	Yes
129	hickory, shagbark	Carya ovata	1	8		12	3	Dead/Dying Branches	
130	oak, black	Quercus velutina	1	13		19.5	2	Dead/Dying Branches	

131	oak, northern red	Quercus rubra	1	16		24	3	Tree Architecture	Yes
132	hickory, shagbark	Carya ovata	1	19		28.5	2	Tree Architecture	Yes
133	hickory, shagbark	Carya ovata	1	11		16.5	2		
134	hickory, shagbark	Carya ovata	1	14		21	2		Yes
135	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
136	oak, black	Quercus velutina	1	15		22.5	2	Dead/Dying Branches	
137	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
138	oak, white	Quercus alba	1	16		24	2	Dead/Dying Branches	Yes
139	hickory, shagbark	Carya ovata	1	24		36	2	Tree Architecture	Yes
140	maple, Norway	Acer platanoides	1	12		18	3	Tree Architecture	
141	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
142	oak, white	Quercus alba	1	20		30	2	Dead/Dying Branches	Yes
143	oak, white	Quercus alba	3	19, 11, 13	43	64.5	2	Tree Architecture	Yes
144	maple, Norway	Acer platanoides	1	9		13.5	3	Tree Architecture	
145	hickory, shagbark	Carya ovata	1	16		24	2		Yes
146	hickory, shagbark	Carya ovata	1	10		15	2	Tree Architecture	
147	oak, black	Quercus velutina	1	15		22.5	3	Tree Architecture	
148	oak, swamp white	Quercus bicolor	1	16		24	2	Tree Architecture	???
149	elm, American	Ulmus americana	1	9		13.5	2	Dead/Dying Branches	
150	cherry, black	Prunus serotina	1	13		19.5	3	Tree Architecture	
151	cherry, black	Prunus serotina	1	7		10.5	3	Dead/Dying Branches	
152	maple, Norway	Acer platanoides	1	6		9	3	Dead/Dying Branches	
153	hickory, shagbark	Carya ovata	1	27		40.5	2	Dead/Dying Branches	Yes
154	walnut, black	Juglans nigra	1	8		12	3	Tree Architecture	
155	hackberry, common	Celtis occidentalis	2	8, 8	16	24	3	Tree Architecture	Yes
156	cherry, black	Prunus serotina	1	11		16.5	3	Dead/Dying Branches	
157	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
158	cherry, black	Prunus serotina	1	16		24	3	Dead/Dying Branches	
159	mulberry spp.	Morus spp.	1	10		15	4		
160	hickory, shagbark	Carya ovata	1	20		30	2	Dead/Dying Branches	Yes
161	mulberry spp.	Morus spp.	1	8		12	4		
162	maple, Norway	Acer platanoides	1	10		15	3		
163	oak, white	Quercus alba	1	29		43.5	2	Dead/Dying Branches	Yes

164	walnut, black	Juglans nigra	1	9		13.5	3	Tree Architecture	
165	cherry, black	Prunus serotina	1	13		19.5	4	Dead/Dying Branches	
166	mulberry spp.	Morus spp.	1	7		10.5	4	Tree Architecture	
167	maple, Norway	Acer platanoides	1	8		12	3	Dead/Dying Branches	
168	maple, Norway	Acer platanoides	1	8		12	3		
169	cherry, black	Prunus serotina	1	18		27	3	Tree Architecture	Yes
170	maple, Norway	Acer platanoides	1	13		19.5	3		
171	elm, American	Ulmus americana	1	16		24	2	Tree Architecture	
172	maple, Norway	Acer platanoides	1	9		13.5	3		
173	hickory, shagbark	Carya ovata	1	18		27	2	Dead/Dying Branches	Yes
174	mulberry spp.	Morus spp.	1	6		9	4		
175	mulberry spp.	Morus spp.	1	11		16.5	4	Tree Architecture	
176	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
177	oak, northern red	Quercus rubra	1	15		22.5	2	Tree Architecture	
178	oak, northern red	Quercus rubra	1	14		21	2	Tree Architecture	
179	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
180	oak, black	Quercus velutina	1	12		18	3	Tree Architecture	
181	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
182	hackberry, common	Celtis occidentalis	1	8		12	3		Yes
183	hackberry, common	Celtis occidentalis	1	17		25.5	2	Tree Architecture	Yes
184	maple, Norway	Acer platanoides	1	7		10.5	3		
185	maple, Norway	Acer platanoides	1	7		10.5	3		
186	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
187	hickory, shagbark	Carya ovata	1	10		15	3	Tree Architecture	
188	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
189	oak, white	Quercus alba	1	12		18	3	Tree Architecture	
190	oak, white	Quercus alba	1	21		31.5	2	Dead/Dying Branches	Yes
191	maple, Norway	Acer platanoides	1	9		13.5	3		
192	oak, black	Quercus velutina	1	16		24	3	Tree Architecture	Yes
193	maple, Norway	Acer platanoides	1	7		10.5	4		
194	hickory, shagbark	Carya ovata	1	6		9	3		
195	oak, black	Quercus velutina	1	13		19.5	2	Tree Architecture	
196	oak, black	Quercus velutina	1	15		22.5	2	Tree Architecture	

197	maple, norway	Acer platanoides	1	14		21	3	Tree Architecture	
198	hickory, shagbark	Carya ovata	1	13		19.5	3	Tree Architecture	Yes
199	oak, white	Quercus alba	1	17		25.5	2	Dead/Dying Branches	Yes
200	maple, Norway	Acer platanoides	1	7		10.5	4	Tree Architecture	
201	cherry, black	Prunus serotina	1	8		12	3	Dead/Dying Branches	
202	hickory, shagbark	Carya ovata	1	12		18	3		Yes
203	oak, northern red	Quercus rubra	1	10		15	3	Tree Architecture	
204	oak, northern red	Quercus rubra	1	14		21	2	Dead/Dying Branches	
205	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
206	hickory, shagbark	Carya ovata	1	6		9	3		
207	oak, black	Quercus velutina	1	12		18	3	Tree Architecture	
208	maple, Norway	Acer platanoides	1	12		18	3	Tree Architecture	
209	maple, Norway	Acer platanoides	1	14		21	3	Tree Architecture	
210	maple, Norway	Acer platanoides	1	15		22.5	3	Tree Architecture	
211	maple, Norway	Acer platanoides	1	11		16.5	3	Tree Architecture	
212	hickory, shagbark	Carya ovata	1	8		12	3		
213	maple, Norway	Acer platanoides	1	7		10.5	3		
214	elm, American	Ulmus americana	1	12		18	3	Tree Architecture	
215	walnut, black	Juglans nigra	1	9		13.5	3		
216	elm, American	Ulmus americana	1	9		13.5	3	Tree Architecture	
217	hickory, shagbark	Carya ovata	1	20		30	2	Tree Architecture	Yes
218	elm, American	Ulmus americana	1	17		25.5	3	Dead/Dying Branches	
219	cherry, black	Prunus serotina	1	7		10.5	3	Dead/Dying Branches	
220	maple, Norway	Acer platanoides	1	7		10.5	4	Trunk Condition	
221	walnut, black	Juglans nigra	1	6		9	3		
222	oak, northern red	Quercus rubra	1	31		46.5	4	Tree Architecture	Yes
223	maple, Norway	Acer platanoides	1	12		18	3	Dead/Dying Branches	
224	hickory, shagbark	Carya ovata	1	23		34.5	3	Dead/Dying Branches	Yes
225	hackberry, common	Celtis occidentalis	1	10		15	2		Yes
226	maple, Norway	Acer platanoides	1	9		13.5	4		
227	elm, Siberian	Ulmus parvifolia	1	16		24	4	Trunk Condition	
228	mulberry spp.	Morus spp.	1	8		12	4	Tree Architecture	
229	oak, white	Quercus alba	1	24		36	3	Tree Architecture	Yes

230	oak, white	Quercus alba	1	22		33	3	Tree Architecture	Yes
231	maple, Norway	Acer platanoides	1	7		10.5	4	Tree Architecture	
232	oak, white	Quercus alba	1	21		31.5	3	Tree Architecture	Yes
233	maple, Norway	Acer platanoides	1	11		16.5	3	Trunk Condition	
234	walnut, black	Juglans nigra	1	18		27	2	Tree Architecture	Yes
235	oak, white	Quercus alba	1	11		16.5	2	Tree Architecture	
236	maple, Norway	Acer platanoides	1	7		10.5	3	Tree Architecture	
237	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
238	maple, Norway	Acer platanoides	1	7		10.5	3	Tree Architecture	
239	hickory, shagbark	Carya ovata	1	6		9	3	Tree Architecture	
240	oak, northern red	Quercus rubra	1	16		24	3	Tree Architecture	Yes
241	oak, black	Quercus velutina	1	15		22.5	3	Tree Architecture	
242	hickory, shagbark	Carya ovata	1	6		9	3		
243	hickory, shagbark	Carya ovata	1	9		13.5	3	Tree Architecture	
244	oak, white	Quercus alba	1	15		22.5	3	Dead/Dying Branches	
245	hickory, shagbark	Carya ovata	1	6		9	3	Trunk Condition	
246	hickory, shagbark	Carya ovata	1	20		30	2	Tree Architecture	Yes
247	maple, Norway	Acer platanoides	1	6		9	3		
248	oak, white	Quercus alba	1	24		36	2	Tree Architecture	Yes
249	maple, Norway	Acer platanoides	1	6		9	3		
250	maple, Norway	Acer platanoides	1	8		12	3	Decay/Cavity	
251	hickory, shagbark	Carya ovata	1	6		9	3	Dead/Dying Branches	
252	hickory, shagbark	Carya ovata	1	8		12	3	Dead/Dying Branches	
253	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
254	oak, northern red	Quercus rubra	1	25		37.5	4	Decay/Cavity	Yes
255	hickory, shagbark	Carya ovata	1	7		10.5	3	Tree Architecture	
256	oak, northern red	Quercus rubra	1	7		10.5	3	Tree Architecture	
257	oak, northern red	Quercus rubra	1	17		25.5	3	Tree Architecture	Yes
258	maple, Norway	Acer platanoides	1	14		21	3	Tree Architecture	
259	oak, northern red	Quercus rubra	1	11		16.5	3	Tree Architecture	
260	hickory, shagbark	Carya ovata	1	7		10.5	3		
261	hickory, shagbark	Carya ovata	1	11		16.5	3	Tree Architecture	
262	cherry, black	Prunus serotina	1	6		9	3	Tree Architecture	

263	oak, black	Quercus velutina	1	25		37.5	4	Dead/Dying Branches	Yes
264	hickory, shagbark	Carya ovata	1	7		10.5	3		
265	oak, black	Quercus velutina	1	15		22.5	4	Tree Architecture	
266	oak, northern red	Quercus rubra	1	27		40.5	4	Dead/Dying Branches	Yes
267	maple, Norway	Acer platanoides	1	12		18	3	Dead/Dying Branches	
268	maple, Norway	Acer platanoides	1	9		13.5	3	Dead/Dying Branches	
269	oak, white	Quercus alba	1	27		40.5	4	Tree Architecture	Yes
270	hickory, shagbark	Carya ovata	1	8		12	3	Tree Architecture	
271	maple, Norway	Acer platanoides	2	8, 6	14	21	3	Tree Architecture	
272	oak, white	Quercus alba	1	22		33	4	Tree Architecture	Yes
273	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
274	maple, Norway	Acer platanoides	1	10		15	3	Tree Architecture	
275	oak, northern red	Quercus rubra	1	17		25.5	4	Dead/Dying Branches	Yes

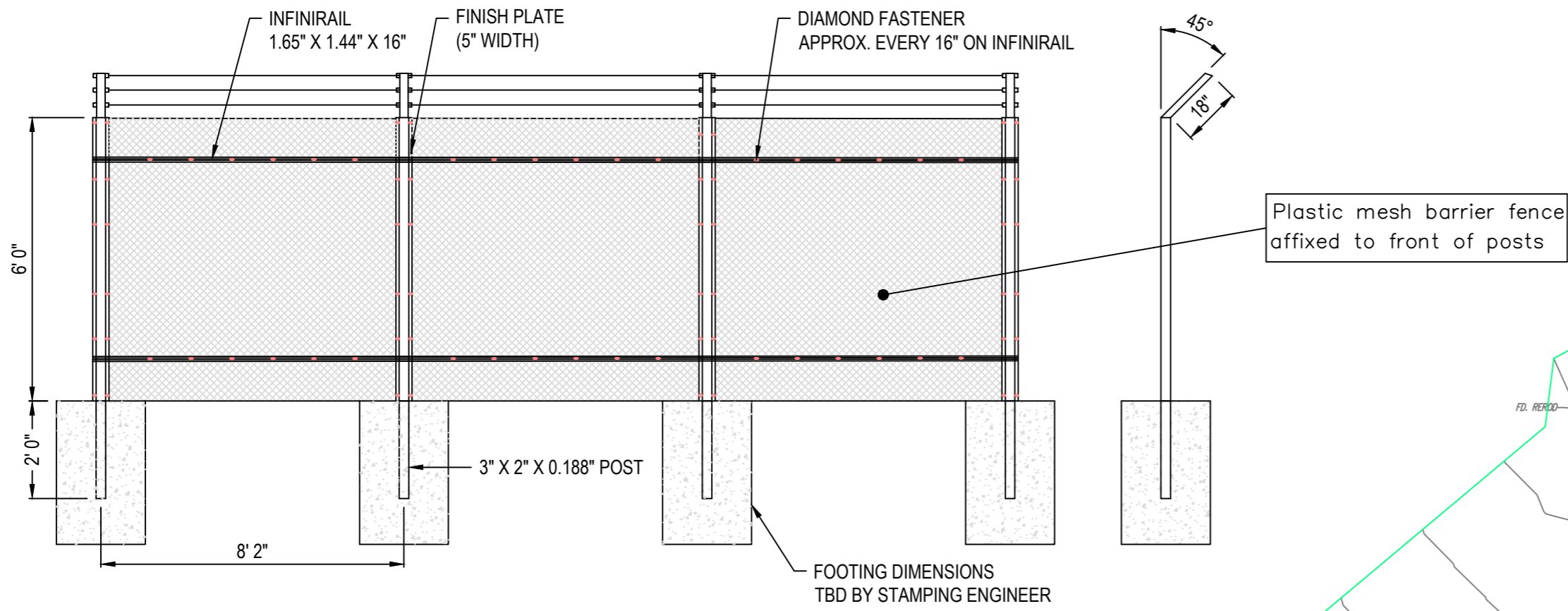
Woodland Preservation Breakdown

112, 114, and 132 W. Cork Street | State Wide Rentals LLC | City of Kalamazoo NFP Overlay District

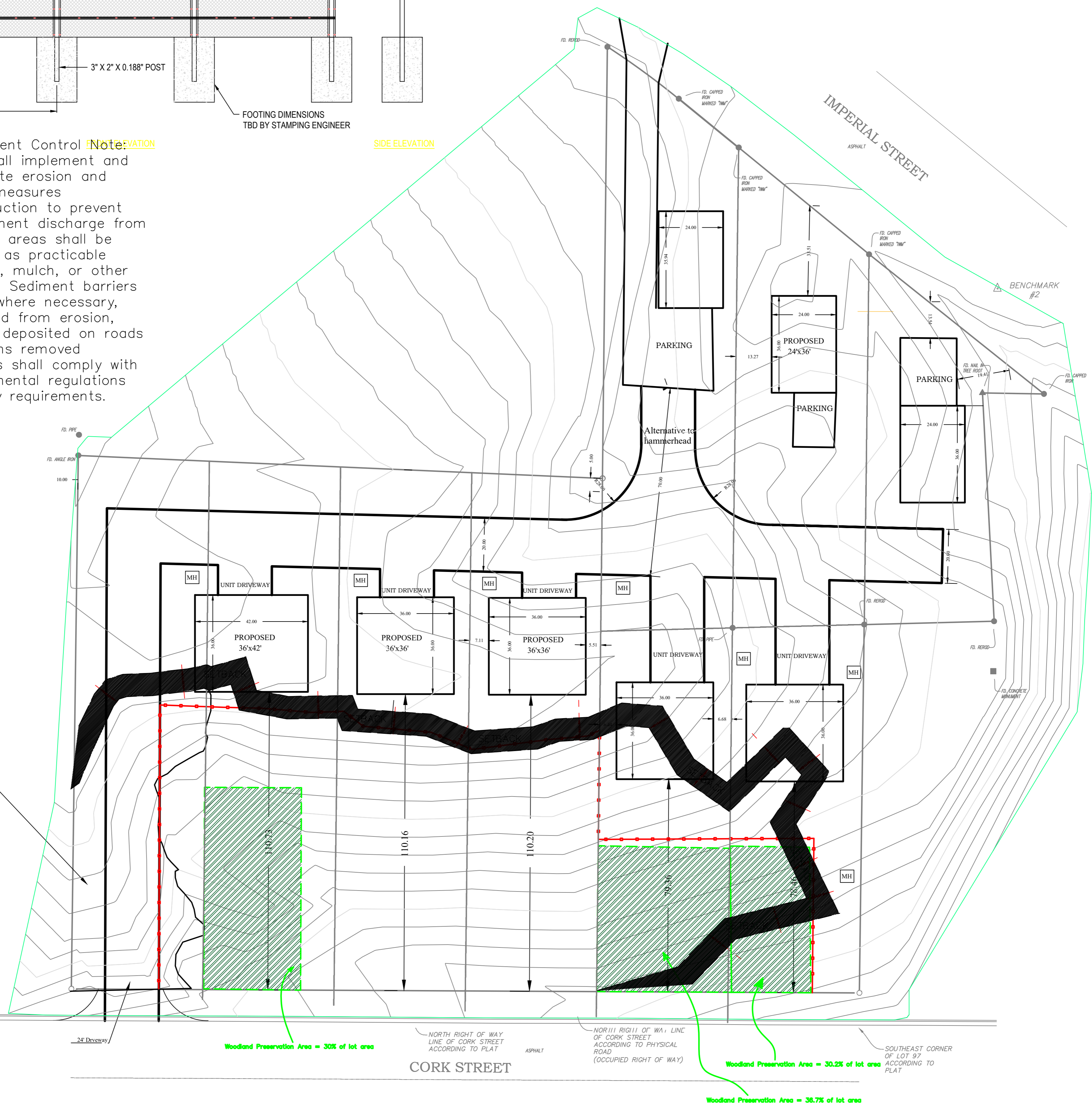
Woodland coverage, proposed disturbance, preserved area, and preservation percentage for each active parcel, calculated per NFP § 50-6.2 G. All parcels are 100% woodland in existing condition. Per Table 6.2-3, parcels with 75–100% woodland coverage must preserve a minimum of 25%. All three parcels meet or exceed this minimum.

Parcel Address	PIN (last 3)	Lot Sq Ft	Disturbed Area	Preserved Area	% Preserved
112 W. Cork Street	397-097	7,350	Northern half / building + driveway	Southern portion	30.2%
114 W. Cork Street	397-098	7,350	Northern half / building + driveway	Southern portion	36.7%
132 W. Cork Street	396-201	19,600	Shared driveway + N. half	Balance of lot	30%
ORDINANCE MIN. (75–100% coverage)	–	–	–	–	25%

Preservation rationale: On 112 and 114, the preserved woodland is concentrated in the southern portion of each 150-foot-deep lot, with disturbance limited to the northern half to accommodate the building location and driveway access. On 132 W. Cork Street (the combined parcel of platted lots 101 and 102, totaling 19,600 sq ft), the 30% figure accounts for the shared driveway corridor from Cork Street plus the northern half where the building and rear spine driveway are located.



Erosion and Sediment Control Note
 The Contractor shall implement and maintain appropriate erosion and sediment control measures throughout construction to prevent soil loss and sediment discharge from the site. Disturbed areas shall be stabilized as soon as practicable through vegetation, mulch, or other approved methods. Sediment barriers shall be installed where necessary, stockpiles protected from erosion, and any sediment deposited on roads or drainage systems removed promptly. All works shall comply with applicable environmental regulations and local authority requirements.



WOODLAND PRESERVATION AREAS SHOWN HEREON SHALL REMAIN UNDISTURBED. NO CLEARING, GRADING, MATERIAL STORAGE, EQUIPMENT ACCESS, OR CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN DESIGNATED PRESERVATION AREAS.

A1

A description	by	xx/xx/xx
REV: DESCRIPTION:	BY:	DATE:

GENERAL NOTES:	PROJECT NAME: PROJECT_NAME	CLIENT CLIENT NAME XXXXXXXXXXXXXXXXXX, YYYYYYYYYY, YYYYY, CONTACT NO- E-MAIL :	ARCHITECT: FIRM NAME ARCHITECTS, PLANNERS & ENGINEERS. XXXXXXXXXXXXXXXXXX, YYYYYYYYYY, YYYYYY, CONTACT NO- E-MAIL :	PROJECT NO: -	SCALE: 0:000	SHEET SIZE: A1	
	DRAWING TITLE: site-single-line			DRAWING NO: -	SHEET NO: 0 OF 0		
	DRAWN BY: P.PARTHIBAN	CHECKED BY: -	APPROVED BY: -	DATE: 00/00/0000	REVISI N: -		
					UNIT: -		

Construction Access and Staging Plan

112, 114, and 132 W. Cork Street | State Wide Rentals LLC | City of Kalamazoo NFP Overlay District

Phase 1 — Shared Driveway Construction (Temporary Access via Imperial Street)

During construction of the shared 24-foot driveway at 132 W. Cork Street, construction traffic will temporarily access the site via Imperial Street from the north, using the applicant-owned Imperial Street parcels as the staging corridor. A single excavator will access W. Cork Street to construct the driveway cut through the slope. W. Cork Street will not be closed and public traffic will not be redirected. Construction protection fencing will be installed along the full disturbance boundary prior to any ground disturbance and will remain in place for the entirety of construction.

Phase 2 — All Remaining Construction (Permanent Access via Shared Driveway)

Once the shared 24-foot driveway at 132 W. Cork Street is complete, construction traffic for each parcel will route via the shared driveway from W. Cork Street. These are individual, separately permitted builds occurring simultaneously — not a single combined development. Each parcel remains its own platted lot with its own permit, and the shared driveway functions as common access serving each independent build. The shared driveway is the permanent access point for each parcel. The rear spine driveway will be constructed during this phase, enabling access to each building site from the flat area at the top of the slope without additional slope disturbance. Imperial Street is used only during Phase 1 driveway construction and is not the permanent access route.

Driveway Grade and Utilities

The shared driveway is engineered to a maximum 10% grade per fire marshal guidance. Because of this gradual grade, no retaining walls are required. Water, sewer, and gas utilities are accommodated within the 24-foot driveway footprint. A new 6-inch sewer lead will be installed; Public Works scoped the sewer lines in the road and confirmed no existing leads are present, so the new 6-inch lead location is at the applicant's discretion and aligns with the driveway location. All utilities will be buried within the driveway corridor. Overhead electrical utility poles are located outside the protected slope areas and reach the rear of the lots without crossing the protected slope. Utility elevation data points were provided by Terra Pointe Consultants, Inc.

Slope Protection During Construction

- Temporary construction protection fence installed along the full disturbance boundary prior to any ground disturbance.
- Fence posts: 6 ft tall, buried minimum 2 ft below grade, spaced no more than 8 ft on center.
- Cross beams: two beams positioned at approximately 2 ft and 6 ft above grade.
- Barrier material: plastic mesh barrier fence securely affixed to the front of posts.
- Fencing remains in place for the entirety of construction.
- No traffic, storage, soil spreading, or grading within the protected area enclosed by fencing.

Post-Construction Slope Restoration

- Seeding with native grass and groundcover mix appropriate for slope stabilization.

- Installation of slope protection erosion blankets, secured with staples, on all disturbed slope faces.
- Monitoring during first growing season with re-seeding as needed.
- Soil erosion and sedimentation control coordinated with the City's SESC permit technician.

Permit and Agency Coordination Status

112, 114, and 132 W. Cork Street | State Wide Rentals LLC | City of Kalamazoo NFP Overlay District

Confirmation of coordination with City departments and external consultants, responsive to staff questions regarding drive access, utilities, and supporting documentation.

Item	Status
Driveway Permit	Submitted; held by Zoning Administrator Peter Eldridge pending this decision.
Curb Cut — 24-ft Driveway	Location approved; permit ready from Terrell Ayers, Utilities.
Sewer Lead	Public Works scoped sewer lines in road; no existing leads present. New 6-inch lead location at applicant
Utility Elevation Data	Provided by Terra Pointe Consultants, Inc.
Overhead Electrical	Overhead electrical utility poles are located outside the protected slope areas and reach the rear of the lo
Boundary & Topographic Survey	Prepared by Terra Pointe Consultants, Inc. — the correct survey document for this application.
Davey Woodland Assessment	Davey Resource Group, Inc., October 2025 — attached.
Public Services Coordination	Drive access and utility placement coordinated; curb cut and sewer confirmed as above.



Community Planning and Economic Development

245 N. Rose Street, Suite 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

State Wide Rentals, LLC
Attn.: Jeremy Cole
606 Bryant Street
Kalamazoo, MI 49001

May 15, 2026

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

Dear Mr. Cole,

At the meeting of the Zoning Board of Appeals on Thursday, May 14, 2026, the Board tabled the following variances requested to the July meeting.

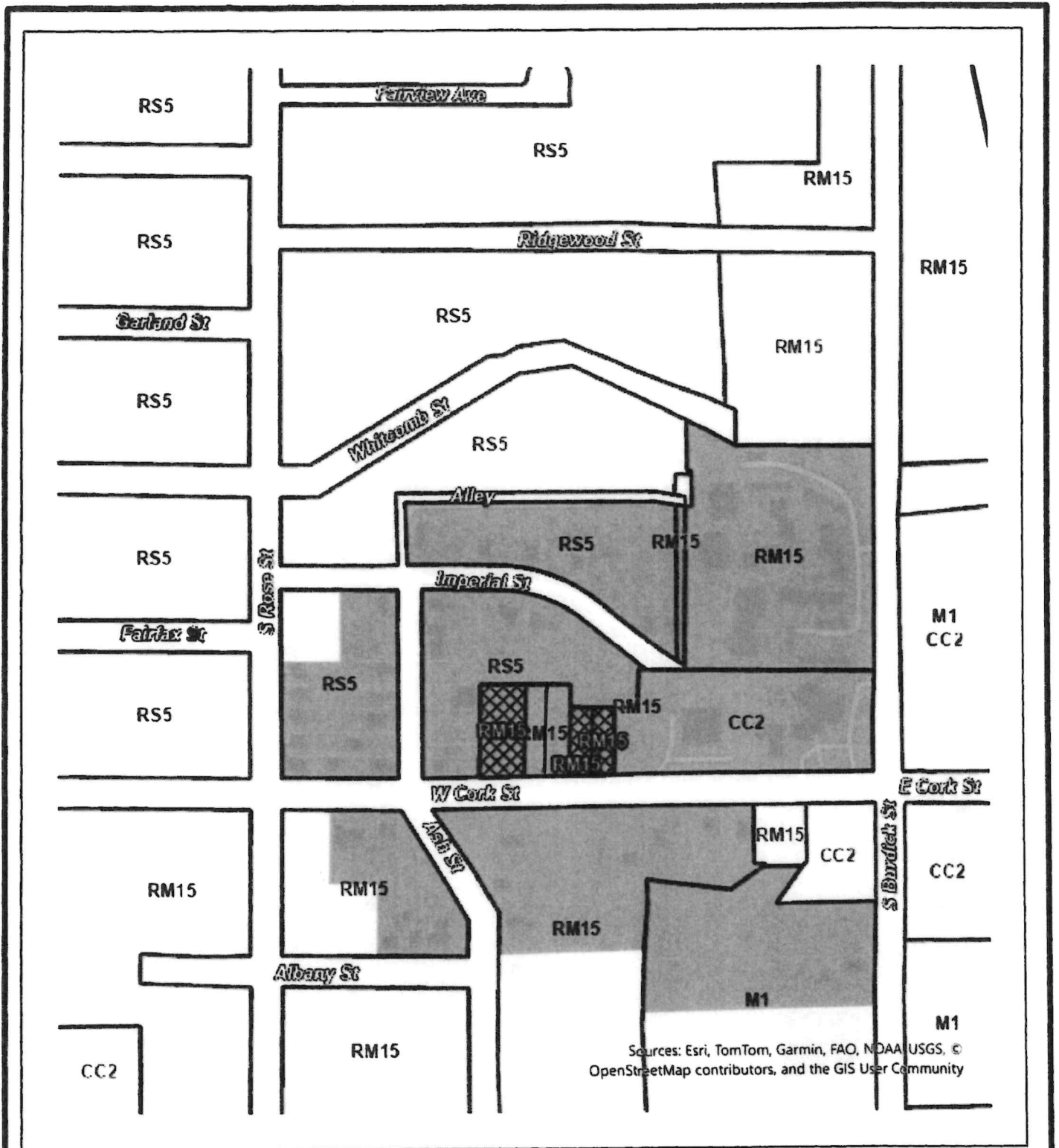
- 1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with 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.

These variances will be placed on the agenda for July 9, 2026. Please note you are required to take the revised development plan to the Natural Features Protection Review Board per Chapter 50-6.2 K(3)(b) of the Zoning Ordinance. The application deadline is June 9, 2026, for the June 23, 2026 NFP Board meeting.

If you have any questions, please contact me in the Community Planning and Economic Development Department at (269) 337-8806.

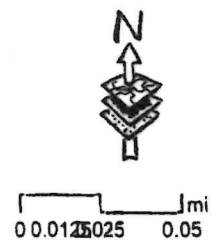
Sincerely,

Peter C. Eldridge, AICP
Zoning Administrator



Parcels within 300' Mailing Radius 112, 114, and 132 W Cork St

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





Zoning Board of Appeals Staff Report

Date: **7/9/2026**
Item: **D.2.**

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: July 9, 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 encroach into the protected slope 6.68% (292 square feet), 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 encroach 51.6% (316 square feet) 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 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.

The applicant has re-designed the development plan since the February ZBA meeting. The new development plan was in the May ZBA packet. The modifications are so significant that 120 and 126 W. Cork Street, also part of this development, no longer require NFP variances. Further, to minimize the impact of the duplex and parking area on the protected

Community Planning and Economic Development Department | 245 N. Rose Street, Ste 100, Kalamazoo, MI 49007
Voice: (269) 337-8744 | Fax: (269) 337-8513 | www.kalamazoocity.org

slope and slope setback for 112 W. Cork Street, a shared driveway has been proposed which will access the duplex from the north. Therefore, there will be no separate driveway extending through the slope to W. Cork Street. Impact has been further limited in the protected slope and slope setback with the proposed plan to run water and sewer under the shared access drive which will connect to the duplex from the north.

Timeline of Board of Reviews:

- January 27, 2026, this project was before the NFP Board for all five lots. The NFP Board did not provide a favorable recommendation for the protected slope and protected slope setback variances to the ZBA for the initial plan.
- February 12, 2026, this project was before the ZBA. The ZBA tabled the application to the May 14th meeting to provide time for the applicant to revisit the NFP Board.
- May 14, 2026, this project was again before the ZBA. A revised development plan was shown but with no NFP Board review. The ZBA tabled it to the July 9th meeting.
- June 23, 2026, this project was before the NFP Board for only three of the lots. The revised plan was well received and a recommendation to approve the requested variances was unanimously granted for the three lots, with one condition that shade-tolerant grass seed be utilized for site restoration.

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 June 24, 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:

Staff has made the following findings regarding this request:

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 protected slope across the entire frontage; some form of reasonable accommodation is necessary to allow use. The applicant has redesigned the project to minimize impact on the natural features. The protected slope and protected slope setback impacts have been reduced from the original plan proposed, with the garage being oriented to the north, a shared driveway proposed, and utility runs coming from the north side of the lot.

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

The request is understood to be the minimum needed to permit reasonable use of the site. There is no woodland variance needed, and the redesigned plan has a shared driveway and utilities running into the site. Orientation of the duplexes with access from the north further reduced slope disturbance.

[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 align with the intent of the NFP Overlay District with the redesigned plan no longer impacting the full length of the slope from the south property line to the top of the slope where the grade flattens out. The reduction in disturbance to the protected slope setback has dropped from 100% to 51.6% with the new plan. The NFP Board approved a favorable recommendation for the variances at the June 23, 2026, meeting.

[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. Impact on the protected slopes has been significantly reduced. 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 support the requested variances from the protected slope and slope setback requirements per the recommendation for approval and condition placed on the approval by the NFP Review Board, which is to add a shade-tolerant grass seed mix for the site restoration.



NOTICE OF PUBLIC HEARING

June 24,2026

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 #26-02-07 132 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 with a 24-foot wide shared driveway encroaching into the protected slope 27.78% (2,683.4 square feet) from 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 with shared driveway which will encroach 21.20% (655 square feet) 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 encroach into the protected slope 6.68% (292 square feet), 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 encroach 316 square feet into the 12.5-foot protected slope setback, where the protected slope setback is not to be encroached upon.

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 encroach into the protected slope 2.38% (50 square feet), 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 encroach 240 square feet into the 12.5-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, July 9, 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. Agenda link: <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 Identification 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?

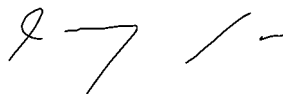
Granting the requested relief will not result in substantial detriment to the public good nor impair the intent of the Natural Features Protection Overlay District. The proposal limits development to a modest two-unit residential structure, significantly below the maximum density allowed by zoning. Disturbance 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](#)

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@kalamazoo-city.org.

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:	State Wide Rentals LLC <small>(first)</small> <small>(last)</small>		
APPLICANT ADDRESS:	606 Bryant Street <small>(street name)</small>		
	Kalamazoo <small>(city)</small>	MI <small>(state)</small>	49001 <small>(Zip)</small>
APPLICANT EMAIL:	jeremy@kzoorestored.com	PHONE:	
PARCEL ADDRESS/PIN:	114 W. Cork Street PIN: 06-27-397-098		
PROJECT DESCRIPTION:	Construction of a residential duplex on 114 W. Cork Street within the NFP Overlay District. Woodland preservation (36.7%) exceeds the 25% minimum under Sec. 50-6.2G; no woodland variance is requested. Variance relief is requested under Sec. 50-6.2K for protected slope and slope-setback impacts. See attached supplemental narrative, site plan set, and slope/woodland breakdowns.		
OWNER NAME: <i>(if different)</i>	Jeremy Cole, Member <small>(first)</small> <small>(last)</small>		
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DATE OF SITE PLAN REVIEW MEETING:	

NFP APPLICATION REQUIRED?

Is the project limited to interior work <u>only</u> with no exterior ground changes or increase in impervious coverage?	
<input type="checkbox"/> YES	<u>If YES</u> , Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
<input checked="" type="checkbox"/> NO	<u>If NO</u> , 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 additional 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)

WETLANDS	Present:	Included	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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	N/A
WATER RESOURCES	Present:	Included	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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	N/A
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.		N/A	N/A
TREES	Present:	Included	Notes:
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	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	N/A
Provide a note with justification for removal.		N/A	N/A
WOODLANDS	Present:	Included	Notes:
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1 & 2	Woodland boundary delineated on Pages 1 & 2.
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 & 2	Retained & removed (cleared) areas shown.
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.		1 & 2	Preservation 36.7% of woodland exceeds the 25% minimum (Table 6.2-3, Sec. 50-6.2.G). Compliant - no woodland variance requested.
SLOPES	Present:	Included	Notes:
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1	Protected slopes and required setbacks shown on Page 1.
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource.		1	Wooded slope triggers protected status; variance requested under Sec. 50-6.2K.

NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? <i>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.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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



Community Planning and Economic Development

245 N. Rose Street, Suite 100

Kalamazoo, MI 49007

PH: (269) 337-8044

FAX (269) 337-8429

www.kalamazoocity.org

State Wide Rentals, LLC
Attn.: Jeremy Cole
606 Bryant Street
Kalamazoo, MI 49001

May 15, 2026

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

Dear Mr. Cole,

At the meeting of the Zoning Board of Appeals on Thursday May 14, 2026, the Board tabled the following variances requested to the July meeting.

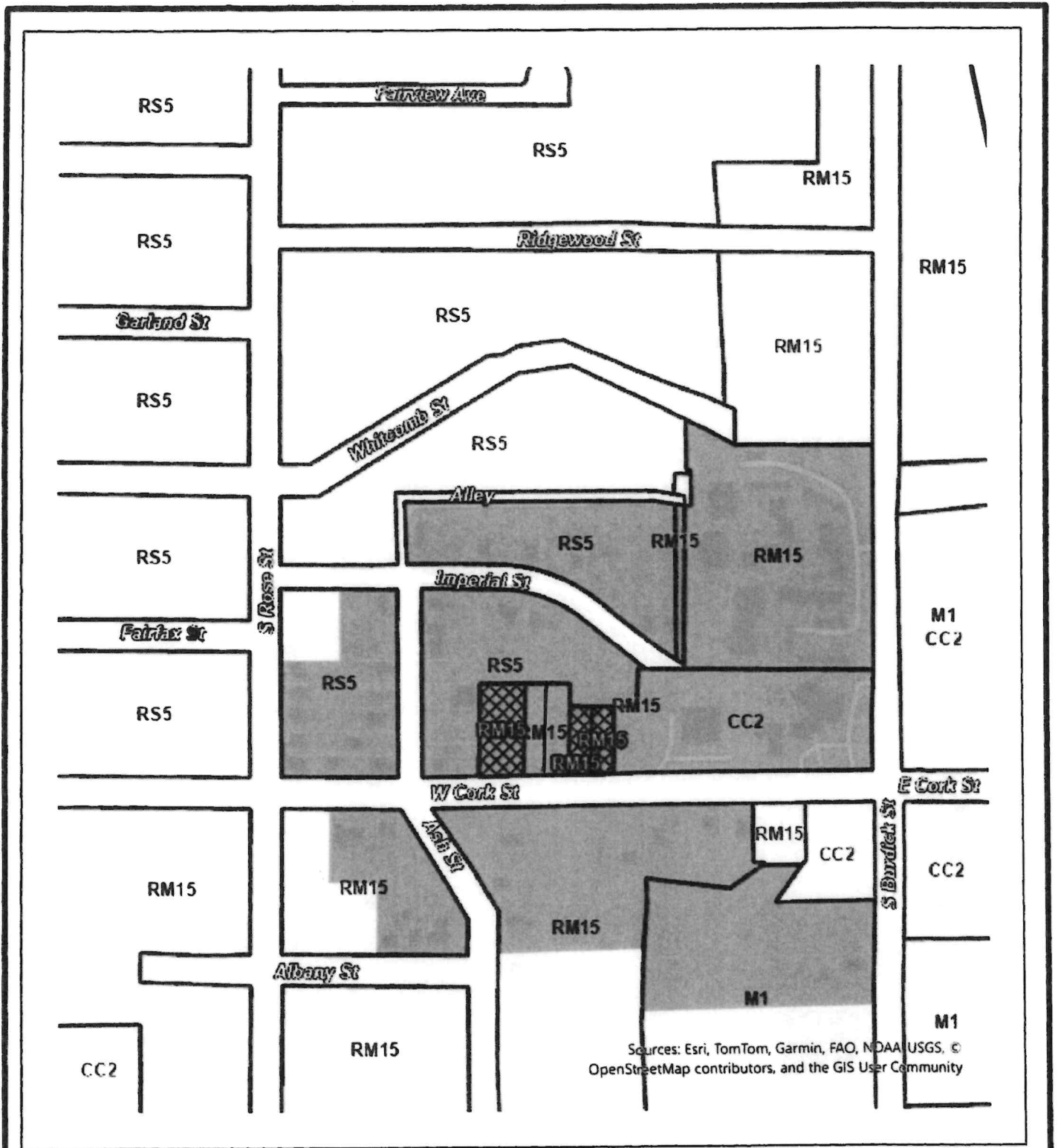
- 1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with 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.

These variances will be placed on the agenda for July 9, 2026. Please note you are required to take the revised development plan to the Natural Features Protection Review Board per Chapter 50-6.2 K(3)(b) of the Zoning Ordinance. The application deadline is June 9, 2026, for the June 23, 2026, NFP Board meeting.

If you have any questions, please contact me in the Community Planning and Economic Development Department at (269) 337-8806.





Sincerely,

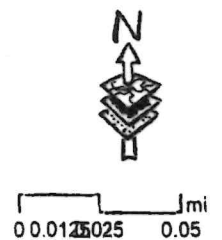
Peter C. Eldridge, AICP
Zoning Administrator



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

Parcels within 300' Mailing Radius 112, 114, and 132 W Cork St

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





Zoning Board of Appeals Staff Report

Date: **7/9/2026**
Item: **D.3.**

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: July 9, 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 encroach into the protected slope 2.38% (50 square feet), 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 encroach 20.2% (240 square feet) 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. 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.

The applicant has re-designed the development plan since the February ZBA meeting. The new development plan was in the May ZBA packet. The modifications are so significant that 120 and 126 W. Cork Street, also part of this development, no longer require NFP variances. Further, to minimize the impact of the duplex and parking area on the protected

Community Planning and Economic Development Department | 245 N. Rose Street, Ste 100, Kalamazoo, MI 49007
Voice: (269) 337-8744 | Fax: (269) 337-8513 | www.kalamazoocity.org

slope and slope setback for 112 W. Cork Street, a shared driveway has been proposed which will access the duplex from the north. Therefore, there will be no separate driveway extending through the slope to W. Cork Street. Impact has been further limited in the protected slope and slope setback with the proposed plan to run water and sewer under the shared access drive which will connect to the duplex from the north.

Timeline of Board of Reviews:

- January 27, 2026, this project was before the NFP Board for all five lots. The NFP Board did not provide a favorable recommendation for the protected slope and protected slope setback variances to the ZBA for the initial plan.
- February 12, 2026, this project was before the ZBA. The ZBA tabled the application to the May 14th meeting to provide time for the applicant to revisit the NFP Board.
- May 14, 2026, this project was again before the ZBA. A revised development plan was shown but with no NFP Board review. The ZBA tabled it to the July 9th meeting.
- June 23, 2026, this project was before the NFP Board for only three of the lots. The revised plan was well received and a recommendation to approve the requested variances was unanimously granted for the three lots, with one condition that shade-tolerant grass seed be utilized for site restoration.

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 June 24, 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:

Staff has made the following findings regarding this request:

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 protected slope across a large portion of the frontage; some form of reasonable accommodation is necessary to allow use. The applicant redesigned the project to minimize impact on the natural features. The protected slope and protected slope setback impacts have been reduced from the original plan proposed, with the garage being oriented to the north, a shared driveway proposed, and utility runs coming from the north side of the lot.

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

The request is understood to be the minimum needed to permit reasonable use of the site. There is no woodland variance needed, and the redesigned plan has a shared driveway and utilities running into the site. The utility connections are on the north side of each duplex, which further reduced slope disturbance.

[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 align with the intent of the NFP Overlay District with the redesigned plan no longer impacting the full length of the slope from the south property line to the top of the slope where the grade flattens out. The reduction in disturbance to the protected slope setback has dropped from 100% to 20.2% with the new plan. The NFP Board approved a favorable recommendation for the variances at the June 23, 2026, meeting.

[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. Impact on the protected slopes has been significantly reduced. 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 support the requested variances from the protected slope and slope setback requirements per the recommendation for approval by the NFP Review Board and the condition placed on the approval which is to add a shade-tolerant grass seed mix for the site restoration.



NOTICE OF PUBLIC HEARING

June 24,2026

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 #26-02-07 132 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 with a 24-foot wide shared driveway encroaching into the protected slope 27.78% (2,683.4 square feet) from 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 with shared driveway which will encroach 21.20% (655 square feet) 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 encroach into the protected slope 6.68% (292 square feet), 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 encroach 316 square feet into the 12.5-foot protected slope setback, where the protected slope setback is not to be encroached upon.

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 encroach into the protected slope 2.38% (50 square feet), 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 encroach 240 square feet into the 12.5-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, July 9, 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. Agenda link: <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 Identification 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](#)

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@kalamazoo.org.



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:	State Wide Rentals LLC <small>(first)</small> <small>(last)</small>		
APPLICANT ADDRESS:	606 Bryant Street <small>(street name)</small>		
	Kalamazoo <small>(city)</small>	MI <small>(state)</small>	49001 <small>(zip)</small>
APPLICANT EMAIL:	jeremy@kzoorestored.com	PHONE:	
PARCEL ADDRESS/PIN:	112 W. Cork Street PIN: 06-27-397-097		
PROJECT DESCRIPTION:	Construction of a residential duplex on 112 W. Cork Street within the NFP Overlay District. Woodland preservation (30.2%) exceeds the 25% minimum under Sec. 50-6.2G; no woodland variance is requested. Variance relief is requested under Sec. 50-6.2K for protected slope and slope-setback impacts. See attached supplemental narrative, site plan set, and slope/woodland breakdowns.		
OWNER NAME: <i>(if different)</i>	Jeremy Cole, Member <small>(first)</small> <small>(last)</small>		
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DATE OF SITE PLAN REVIEW MEETING:	

NFP APPLICATION REQUIRED?

Is the project limited to interior work <u>only</u> with no exterior ground changes or increase in impervious coverage?	
<input type="checkbox"/> YES	<u>If YES</u> , Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
<input checked="" type="checkbox"/> NO	<u>If NO</u> , 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)

WETLANDS	Present:	Included	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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	N/A
WATER RESOURCES	Present:	Included	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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	N/A
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.		N/A	N/A
TREES	Present:	Included	Notes:
Mark the location of all "protected" trees that are proposed to be removed and those that will remain and require protection fencing.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	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	N/A
Provide a note with justification for removal.		N/A	N/A
WOODLANDS	Present:	Included	Notes:
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1 & 2	Woodland boundary delineated on Pages 1 & 2.
Mark all areas of woodland that will be retained and removed (i.e., cleared).		1 & 2	Retained & removed (cleared) areas shown.
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.		1 & 2	Preservation 30.2% of woodland exceeds the 25% minimum (Table 6.2-3, Sec. 50-6.2.G). Compliant - no woodland variance requested.
SLOPES	Present:	Included	Notes:
Provide a slope analysis that shows the boundaries of all "protected" slopes and mark the required setback(s).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1	Protected slopes and required setbacks shown on Page 1.
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource.		1	Wooded slope triggers protected status; variance requested under Sec. 50-6.2K.

NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? <i>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.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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



Community Planning and Economic Development

245 N. Rose Street, Suite 100

Kalamazoo, MI 49007

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State Wide Rentals, LLC
Attn.: Jeremy Cole
606 Bryant Street
Kalamazoo, MI 49001

May 15, 2026

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

Dear Mr. Cole,

At the meeting of the Zoning Board of Appeals on Thursday, May 14, 2026, the Board tabled the following variances requested to the July meeting.

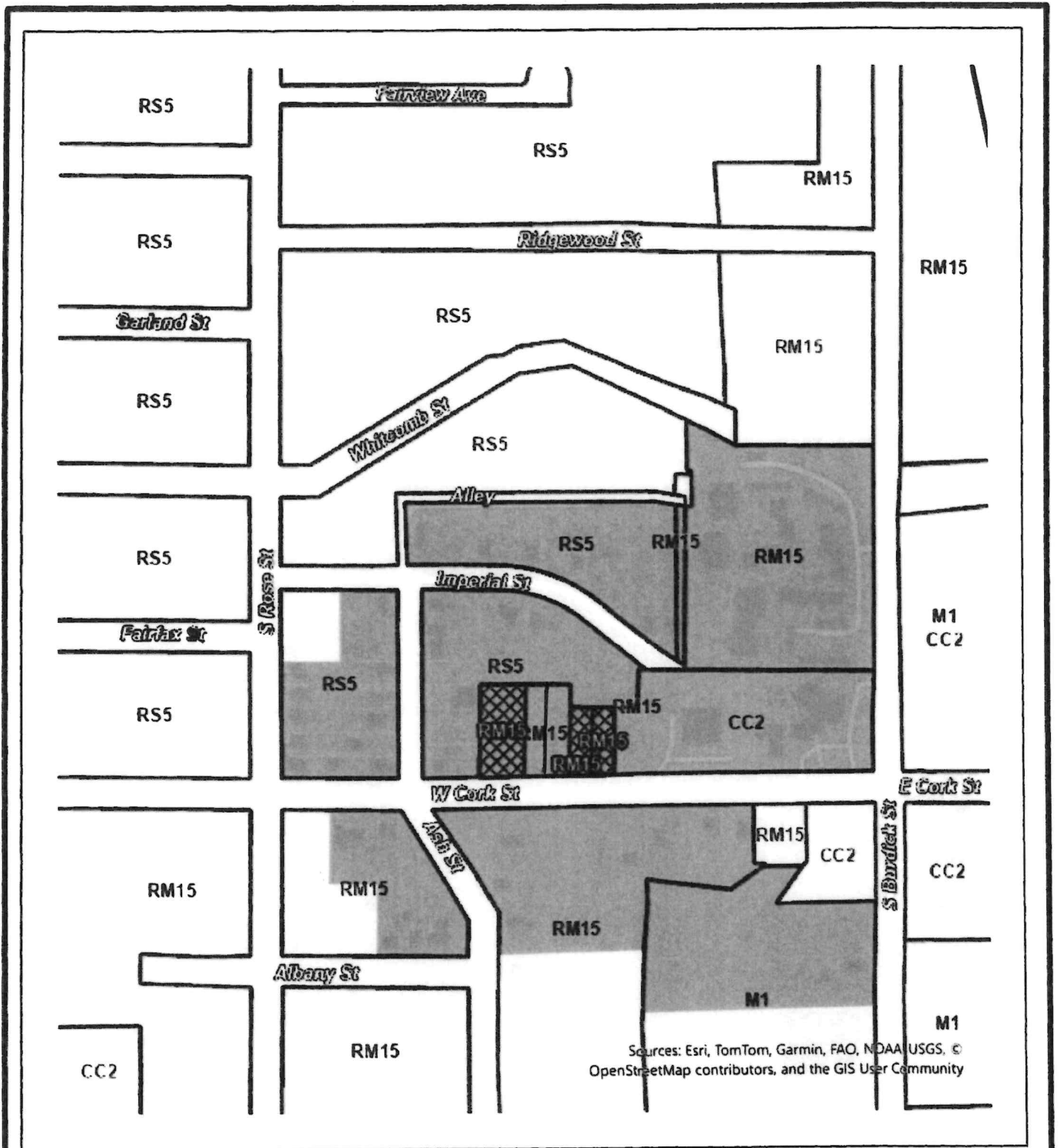
- 1) A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H (1), to authorize the proposed development of a duplex which will have a 12-foot wide driveway encroaching into the protected slope from the street level to the ridge of the slope, where protected slopes with 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.

These variances will be placed on the agenda for July 9, 2026. Please note you are required to take the revised development plan to the Natural Features Protection Review Board per Chapter 50-6.2 K(3)(b) of the Zoning Ordinance. The application deadline is June 9, 2026, for the June 23, 2026 NFP Board meeting.

If you have any questions, please contact me in the Community Planning and Economic Development Department at (269) 337-8806.

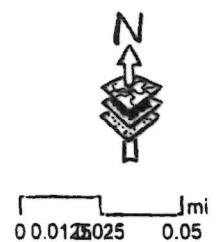
Sincerely,

Peter C. Eldridge, AICP
Zoning Administrator



Parcels within 300' Mailing Radius 112, 114, and 132 W Cork St

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





Zoning Board of Appeals Staff Report

Date: **7/9/2026**

Item: **D.4.**

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Reviewed by: Christina Anderson, AICP, City Planner/Deputy Director of CP&ED
Prepared by: Pete Eldridge, AICP, Assistant City Planner

DATE: July 9, 2026

SUBJECT: ZBA #26-07-10: 151 S. Rose Street. Valley City Signs on behalf of 151 S. Rose Street, LLC, is requesting a dimensional variance from Chapter 50-9.5, to authorize four wall signs that exceed the maximum size permitted per wall sign of 200 square feet. The applicant is looking to replace the sign panels on the roof enclosure with two 385.78 square foot, wall signs facing east and west and two 210.69 square foot signs facing north and south.

BACKGROUND:

The .77 acre property is located in the D-2 District. The 9-story building (129,000 square feet) was constructed in 1970. This building has been occupied by a large banking institution since construction. The wall signage reflected the ISB Bank until the early 1990s when the signs were changed to Comerica Bank. There were always wall signs on the roof level enclosure. The wall signs are mounted on all four sides of the enclosure.

The Zoning Ordinance did not have a maximum size for wall signs on commercial buildings for years. It was simply a formula of two square feet of sign per foot of wall length. Later, another amendment added an allowance for buildings five stories or taller where additional signage equivalent to 5% of the total area of all the building frontages was allocated. The Comerica Bank wall signs were last replaced in 2005, shortly before the Zoning Ordinance was amended, limiting all wall signs to no larger than 200 square feet. The Ordinance also requires a sign permit for the changing of the sign face. Therefore, changing the nonconforming Comerica Bank signs to Fifth Third at this time would require a sign permit, which could not be issued as the size of the wall signs exceed 200 square feet.

The downtown has a number of wall signs that exceed 200 square feet. Maintenance of a nonconforming sign is permitted, so these large wall signs can be touched up and cabinets repaired, which furthers the life of the signs. Looking at the Zoning Board of Appeals application since October 2005 when the Ordinance was amended, there were a couple of wall sign variances found for exceeding the 200 square foot maximum. One was the Rave Theater (now KP Cinemas) on E. South Street with a 393 square foot sign and the other was the Event Center on W. Kalamazoo, where there are signs on all sides of the building that exceed the 200

square feet limit.

The applicant is requesting to replace the Comerica wall signs on all four sides of the walled roof structure with Fifth Third Bank signs of the same size. This would mean replacing the north and south-facing wall signs that are each 210.69 square feet and the two east and west-facing wall signs that are 385.78 square feet. The new wall sign would be mounted in the same locations as the present signs. Each would be internally illuminated.

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal Impact and Master Plan Impact:

The proposed project aligns with the Strategic Goal of economic vitality as it will provide advertising for the bank. The existing use of the property for office does align with the future land use plan which identifies this property as commercial.

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 June 24, 2026. Notice of the public hearing was also mailed out to all property owners within 300 feet of the subject property. There was no neighborhood association to send a notice to since this site is located in the downtown.

Engagement/Communication Tools:

Newspaper, mailings to property owners.

FINDINGS:

Staff has made the following findings regarding this request:

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

The special circumstances have to do with the placement of the signs and visibility. The signs are mounted 60 feet back from the edge of the roof level and

approximately 120 feet above grade level. This distance from ground and setback significantly reduce the visibility of the signs.

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

The special circumstances are not the result of the actions of the applicant or building owner. The Ordinance was amended to limit the size of wall signs in commercial zone districts.

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

The applicant is not deprived of any rights with the limit on the wall sign size. A 200 square foot sign can be installed on each side of the walled enclosure without a variance. A check of recent variances found there have not been many wall sign variances to exceed 200 square feet, except for two unique projects.

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

The granting of the variance is not the minimum action. The four wall signs could all be reduced in size to meet the 200 square foot maximum. Two of the four signs are only 10 square feet over.

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

The granting of the variance would not adversely impact adjacent properties. This is true, as there are already wall signs in these locations, and they will be changed out with like-sized signs.

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

The granting of the variance is not consistent with the Ordinance, which was specifically amended in 2005 to bring about more uniformity in wall sign sizes in the commercial zone districts.

7. Where the requested dimensional variance involves required landscaping, the Zoning Board of Appeals may grant a variance upon the following additional criteria: 1) existing landscaping, screening or wetlands intended to be preserved meets the intent of this section; 2) the landscape design proposed by the applicant meets the intent of this section; 3) there is a steep change in topography that would limit the benefits of required landscaping; 4) the proposed building and parking lot placement is setback well beyond the minimum required; 5) the abutting or adjacent

land is developed or will be developed in the near future with a use other than residential; and 6) similar conditions to the above exist such that no good purpose would be served by providing the landscaping or screening required.

This criterion is not applicable for the requested variance.

RECOMMENDATION:

Staff does not recommend approval of the requested variance as it does not meet all the above-mentioned review criteria.



Community Planning and Economic Development

245 N. Rose Street, Ste. 100

Kalamazoo, MI 49007

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NOTICE OF PUBLIC HEARING

June 24, 2026

**RE: ZBA #26-07-10
151 S. Rose Street
Parcel #06-15-380-232**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Valley City Signs on behalf of 151 S. Rose Street, LLC for 151 S. Rose Street located in the Downtown-2 District (D-2).

The applicant is requesting a dimensional variance from Chapter 50-9.5, to authorize four wall signs that exceed the maximum size permitted per wall sign of 200 square feet. The applicant is looking to replace the sign panels on the roof enclosure with two 385.78 square foot wall signs facing east and west and two 210.69 square foot signs facing north and south.

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

The meeting will be held on Thursday, July 9, 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



Community Planning & Economic Development

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ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION		
Name: Kevin Carlson	Mailing Address: 5009 West River Dr NE	
City: Comstock Park	State: Michigan	ZIP Code: 49321
Phone: 616-784-571	Email: kcarlson@valleycitysign.com	Preferred Contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Phone
PROPERTY OWNER INFORMATION		
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>		
Name: 151 S Rose Street LLC	Mailing Address: 301 W Cedar St	
City: Kalamazoo	State: Michigan	ZIP Code: 49007
Phone: 269.443.8029	Email: rgreen@jmwiv.net	Preferred Contact: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Phone
PROPERTY INFORMATION		
Property Address(s): 151 South Rose		
Parcel Identification Number(s): 06-15-380-232	Zone District (kalamazoo.org/maps):	
TYPE OF REQUEST		
<input checked="" type="checkbox"/> Dimensional Variance from Chapter(s) 50 , Section(s) 9.5	<input type="checkbox"/> Appeal of an Administrative Decision	
<input type="checkbox"/> Use Variance to allow _____	<input type="checkbox"/> Interpretation of Zoning Ordinance, Chapter(s) _____, Section(s) _____	
<input type="checkbox"/> Natural Features Protection Variance	<input type="checkbox"/> Temporary Use Approval	
<p>Reason for the request: We are requesting a variance to allow the existing sign size to remain unchanged as part of the Comerica to Fifth Third rebranding project. This project is a mandatory corporate brand conversion in which the existing Comerica-branded signage will be replaced with new Fifth Third-branded signage. The scope of work includes removing the existing Comerica trapezoid cabinet and installing new standard rectangular sign faces and graphics within the same structural footprint and mounting location. Strict compliance with current dimensional code requirements would create an exceptional hardship by requiring a reduction in sign area that is inconsistent with the established visibility needs of the site, and this request maintains a like-for-like brand transition within an existing approved sign size and square footage.</p>		
ATTACHMENTS		
<input checked="" type="checkbox"/> \$ 312.00 Fee	<input type="checkbox"/> Type Plan detailing variance request, plat, site plan, sketch plan can all be used.	
<input checked="" type="checkbox"/> Review Sheet for Request Type	Optional: Photos of property, architecture plans, etc.	
<i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>		
SIGNATURE		
Signature of Applicant: <i>Kevin Carlson</i>	Date: 6.9.2026	
Signature of Owner (if different than applicant): <i>Rebecca Green</i>	Date: 6.9.2026	



ZONING BOARD OF APPEALS

DIMENSIONAL VARIANCE REVIEW SHEET

General Information

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

Review Criteria for Dimensional Variances

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

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

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

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



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

Will the granting of the variance negatively affect adjacent land?

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

Additional Criteria for Variance Requests for Required Landscaping

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

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



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

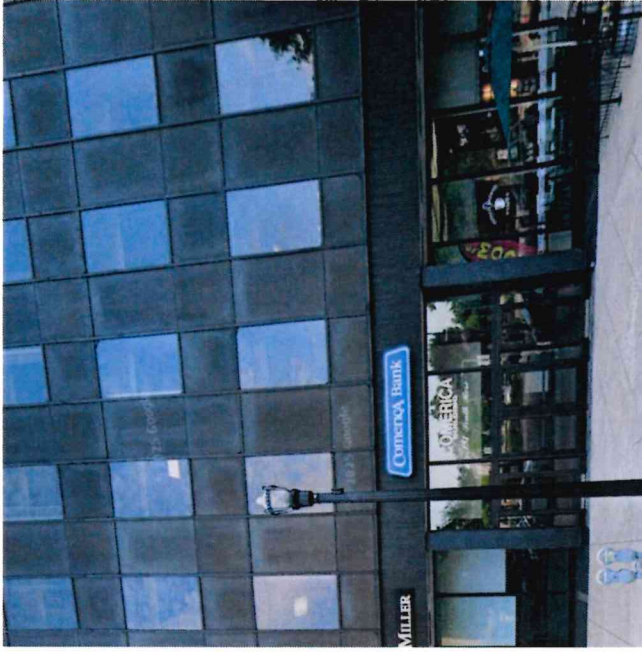
Are the proposed building and parking lot locations setback beyond the required setback?

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

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

Variance Brand Book Package

Specifically for Signs
E11, E12, E13, E14
on the site map, all other
signage is approved.



Property ID #: MI-096
Building Name: Kalamazoo Main
Address: 151 South Rose
City/State: Kalamazoo, MI
Creation Date: 3/23/26

5009 West River Drive
Comstock Park, MI 49321
Ph 616.784.5711 | Fx 616.784.8280
www.valleycitysign.com
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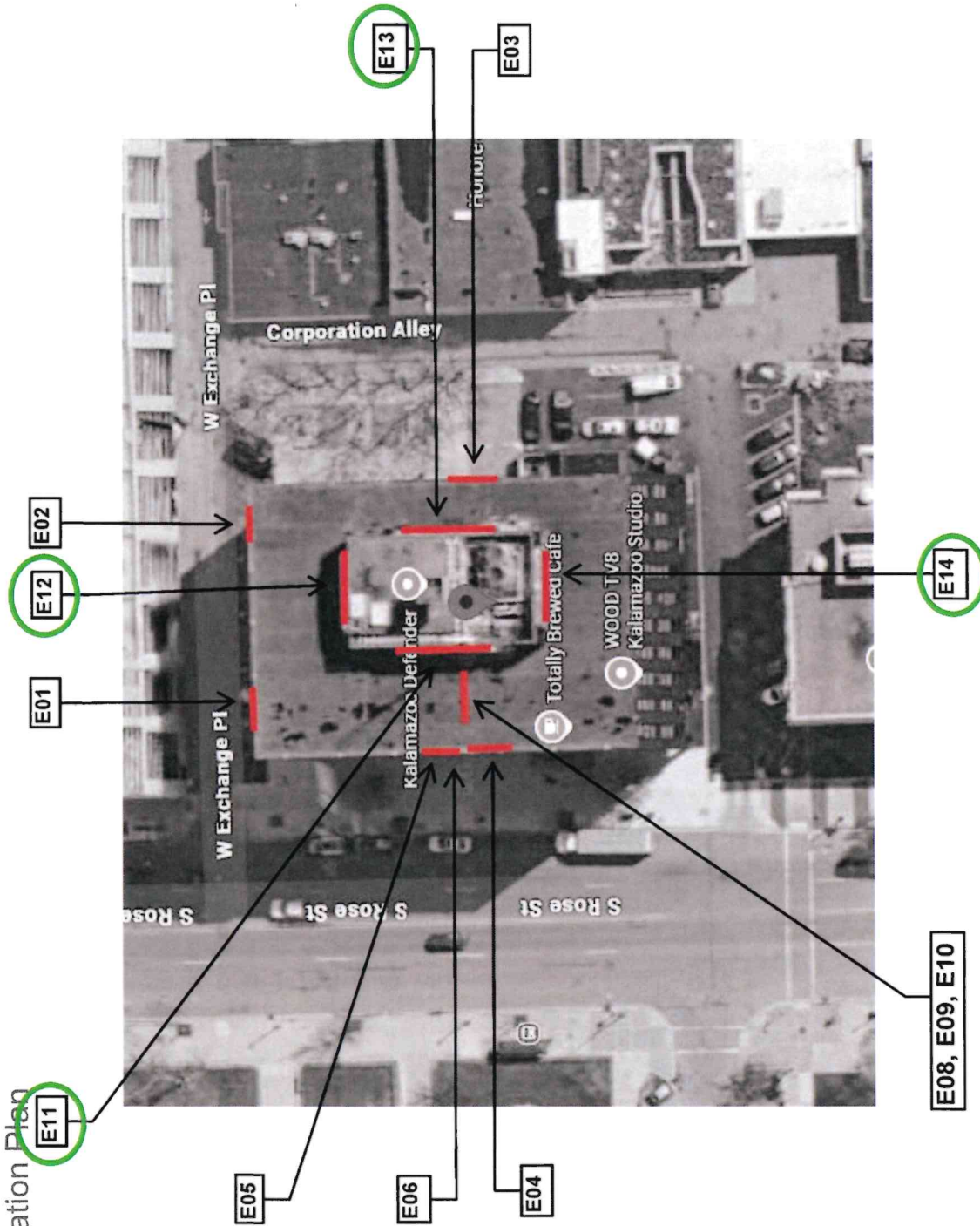


Revisions:

1		4
2		5
3		6
4		7
5		8
6		9
7		10
8		11

Initial Designer: Devon J. Brandon
Vendor Project Mgr.: Kevin Carlson

Exterior Sign Location Plan



5009 West River Drive
 Comstock Park, MI 49321
 Ph 616.784.5711 Fx 616.784.9280
 www.valleycitysign.com



Page 88 of 109

Revisions:

1	4	8
2	5	9
3	6	10
4	7	11

Initial Designer: Devon / Brandon
 Vendor Project Mgr: Kevin Carlson

Requesting Variance Approval

EXTERIOR SIGN DETAIL

Sign #E12

Existing Sign



Proposed Sign

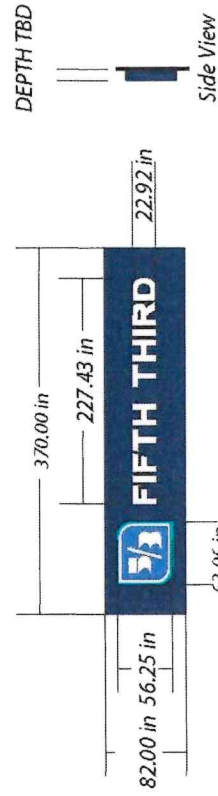


Existing Details

Sign No: E12
 Sign Type: Cabinet
 Quantity: 1
 Illuminated: Yes
 Attachment Surface: flange
 Overall Sign Ht (in): 82
 Overall Sign Width (in): 370
 Sign Depth (in): 28
 Letter Height (in):
 Logo Height (in):

Recommendation

Sign No: **E12**
 Action Code: Remove and Replace
 Sign Type Code: MI-096 FLX-82x370-
 Quantity: 1
 Sq Footage:
 Attachment:
 Illuminated:
 Demo: Remove and dispose
 Restoration: Silicone Holes



8000 West River Drive
 Comstock Park, MI 49321
 Ph 616.784.5711 Fx 616.784.5280
 www.valleycitysign.com
 Valley City Sign is not responsible for the accuracy of the information provided in this drawing. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. Valley City Sign is not responsible for any damage to property or injury to persons resulting from the use of this drawing.

Revisions:

1		4
2		5
3		6
		7
		8
		9
		10
		11

Initial Designer: Devon J. Brandon
 Vendor Project Mgr: Kevin Carlsson

Requesting Variance Approval

EXTERIOR SIGN DETAIL

Sign #E14

Existing Sign



Proposed Sign



Existing Details

Sign No: E14
 Sign Type: Cabinet
 Quantity: 1
 Illuminated: Yes
 Attachment Surface: flange
 Overall Sign Ht (in): 112
 Overall Sign Width (in): 496
 Sign Depth (in): 28
 Letter Height (in):
 Logo Height (in):

Recommendation

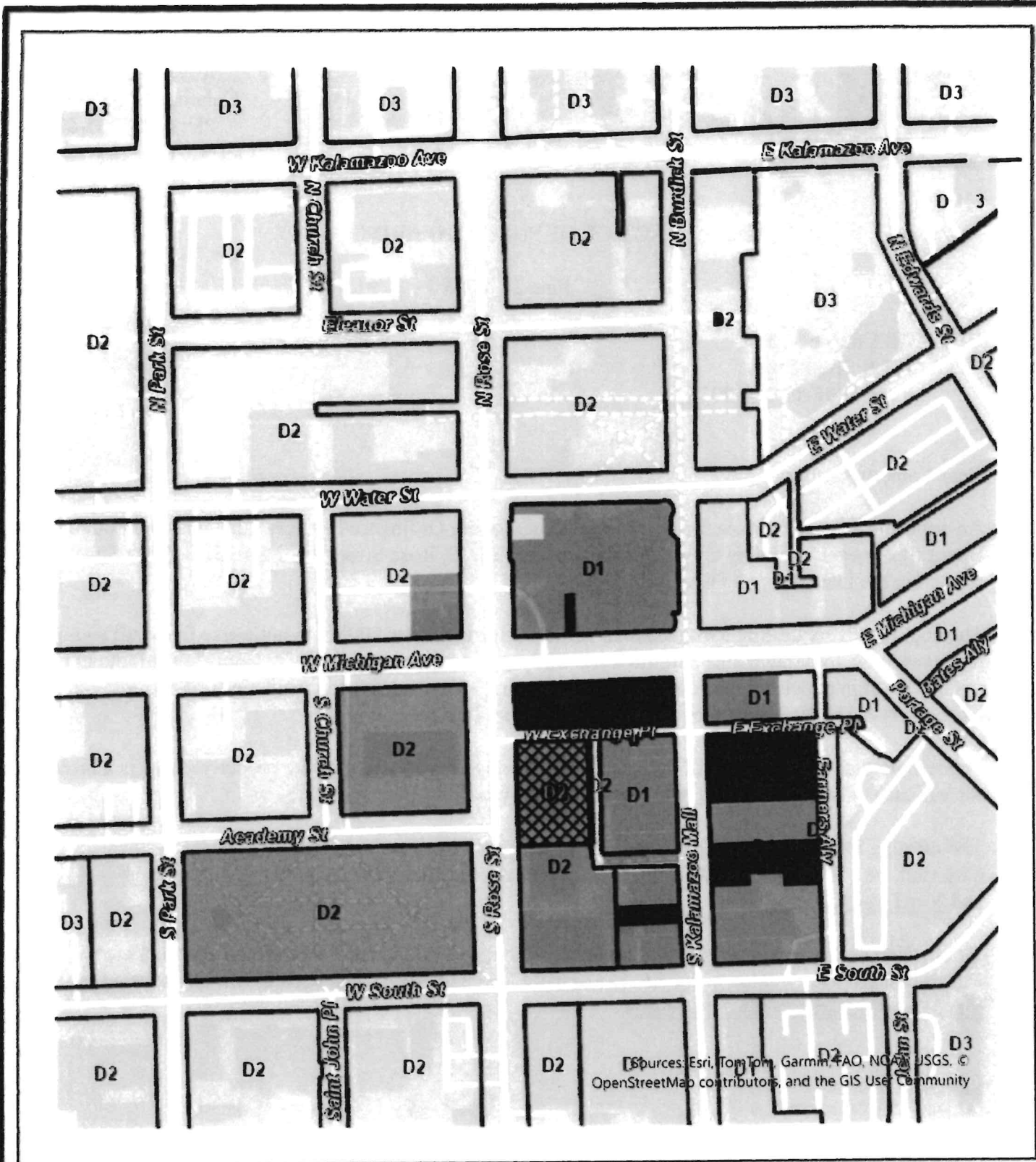
Sign No: **E14**
 Action Code: Remove and Replace
 Sign Type Code: MI-096 FLX-112x496-I
 Quantity: 1
 Sq Footage:
 Attachment:
 Illuminated:
 Demo: Remove and dispose
 Restoration: Silicone Holes



Revisions:

1		4
2		5
3		6
4		7
5		8
6		9
7		10
8		11





Initial Designer: Devon / Brandon
 Vendor: Project Mgr. Kevin Carlison



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

Parcels within 300' Mailing Radius

151 S Rose St

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





Zoning Board of Appeals Staff Report

Date: **7/9/2026**
Item: **D.5.**

City of Kalamazoo

TO: Zoning Board of Appeals

FROM: Reviewed by: Christina Anderson, City Planner/Deputy Director of CP&ED
Prepared by: Pete Eldridge, AICP, Zoning Administrator

DATE: July 9, 2026

SUBJECT: ZBA#26-07-11: 1617 N. Drake Road. Kalamazoo County Event Center Authority is requesting a dimensional variance from Chapter 50-9.5, to authorize wall signs on the proposed Youth Sports Center that exceed the maximum size permitted for wall signs in this residential zone district of 24 square feet. The applicant is proposing wall signs only on the east (facing the parking lot) and west (facing US-131) walls of the facility. The east wall of the building will face the parking lot and have multiple entrances. The east wall will have the name of the facility at 941.5 square feet, signage over the sports medicine clinic suite entrance of 174.1 square feet, and signage over the entrance for the turf field of 134.4 square feet. The west wall facing US-131 will have the name of the facility at 728.8 square feet and large block letters that spell out KALAMAZOO of 1,203.3 square feet.

BACKGROUND:

The property at 1617 N. Drake Road is in the RS-5 District and the Natural Features Protection Overlay. The use of this property as an indoor sports facility is a permitted use in the Zoning Ordinance under 'Parks/Recreational Facilities'. In comparison, the Kalamazoo Country Club is also located in the RS-5 Zone District and falls under this same land use category. The parcel is currently 62 acres and stretches from N. Drake Road to the Consumers Energy property adjacent to the right-of-way on US-131. The proposed project will be located on the 23.3 acres adjacent to US-131. This is an increase of 3.3 acres from the Natural Features Protection variances before the ZBA on January 8, 2026. The 23.3-acre site will be accessed by an extension of Maple Hill Drive, which is located south of the site, with a connection to West Main Street/M-43.

Discover Kalamazoo, in partnership with multiple agencies and governmental jurisdictions, is leading this project to develop a youth sports facility to serve the Kalamazoo region. This is a result of analysis and research that show a clear need for indoor sports programming specifically focused on basketball, volleyball, and indoor turf sports. The facility will be approximately 145,000 square feet with approximately 805 off-street parking spaces. The building will be located on the west side of the site, close to US-131, with a parking lot on the east side, which

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Voice: (269) 337-8744 | Fax: (269) 337-8513 | www.kalamazoocity.org

will link to Maple Hill Drive. The facility will be designed to accommodate eight basketball courts (this same space also converts to 16 volleyball courts), an indoor turf field, a concession stand, multiple spectator viewing areas, three team rooms, a lounge area, and separate tenant space (for supportive type use like sports therapy). The stormwater will be managed with two above-ground retention basins.

Variances approved at the January 8, 2026, ZBA meeting:

1. A variance from the Natural Features Protection Ordinance, Chapter 50, Section 50-6.2 H, to authorize the proposed development to encroach onto protected slopes (which have a grade greater than 20%) and protected slope setbacks on the site with the condition from the NFP Review Board stating that the green space and undeveloped areas be replanted using native species with a preference for dense replanting of native tree species.
2. A dimensional variance from Appendix A, Chapter 5.1, to authorize a height of 56 feet for the new facility, where the maximum height for structures in the RS-5 District is 35 feet.
3. A dimensional variance from Appendix A, Chapter 5.1, to authorize a maximum impervious coverage of 56% for the site, where 45% is the maximum impervious coverage allowed in the RS-5 District. Note: No longer necessary with the addition of 3.3 acres.
4. A dimensional variance from Chapter 50-7.3, to authorize 20 bike parking spaces for the facility, where 170 bike parking spaces are required based on the maximum occupancy of the sports complex.

Site Plan Approvals:

1. The Site Plan approval was granted for site clearing on April 2, 2026.
2. The Site Plan for the building, parking lot and other site improvements is nearing the end of the review process.

The applicant is requesting variances for the installation of proposed wall signs for the Youth Sports Complex. Since the site is in the RS-5 Zone District, the building is eligible for one 24-square-foot wall sign, which does not align with the scale of this proposed regional sports facility. The east and west facing elevations of the building will be approximately 480 feet in length, and the sidewalls approximately 50 feet in height. No, wall signs are proposed for the north or south sides of the building. The east side of the building facing the parking lot will have three entrances. There will be the main entrance, which will have the name of the facility above (941.5 square feet), then a separate tenant space (174.1 square feet), and the entrance to the turf field (134.4 square feet). The total wall signage on the east side of the building is 1250 square feet (which is equal to 2.6 square feet of signage per foot of wall length). The east edge of the parking lot is almost 400 feet from the building, and the site slopes downhill from the east to the west. The signs will not be out of scale with the building or site. This request is similar to the Event Center's signage request, where wall signage exceeds 1000 square feet for the building elevations, except in this case, signs are only proposed for two sides of the building.

The west side of the building faces US-131 but is not directly adjacent due to the Consumer Energy transmission lines. Therefore, the building is approximately 250 feet from US-131. The applicant and stakeholders view this as a regional facility and therefore have proposed signage on the west side of the building that will be visible from US-131. The name of the facility will

be displayed up near the roofline (728.8 square feet), and the word K-A-L-A-M-A-Z-O-O will be spelled out (the block letters total 1,203.3 square feet). The total wall signage on the west side of the building will be 1,932.1 square feet (which is equivalent to 4 square feet per foot of wall length).

STRATEGIC VISION ALIGNMENT:

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

Strategic Goal and Master Plan 2025 Impact:

The proposed project aligns with the Strategic Goal of economic vitality as it will provide an indoor sports complex that will provide a facility that can be utilized by local sports teams during the week and regional tournaments on the weekends. This will generate additional visitors to Kalamazoo who will utilize local hotels, restaurants and retail businesses. Further, this project aligns with the Future Land Use Map, which identifies this property as 'open space/parks' with the proposed indoor recreational activities.

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 June 24, 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 Westwood Neighborhood Association.

Engagement/Communication Tools:

Newspaper, mailings to property owners, mailing to the neighborhood association, and outreach by the applicant which include neighborhood meetings in January and June of this year.

FINDINGS:

Staff has made the following findings regarding this request:

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

The special circumstances related to the size and scale of the building. The east and west elevations are 480 feet in length, with an overall building footprint of 145,000 square feet for the indoor recreational facility. Another factor is the regional draw of

this indoor sports facility, meaning it is intended to be a draw for visiting sports teams, which makes the visual identification significant from US-131.

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

The special circumstances are not the result of the actions of the applicant. The special circumstances are related to the size and scale of the indoor recreational facility proposed and its location in a residential district, which has limited allowance for signs, as the primary district use is residential.

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

The Ordinance limits wall signage in this district to 24 square feet for the entire building. This is a permitted use in the RS-5. However, the sign regulation does not adequately cover a facility such as this in the RS-5 District.

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

The variance requested is the minimum action that will allow for the identification of this regional facility from US-131 and provide appropriately scaled wall signage to identify the building entrances, given the large parking lot and topography of the site.

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

The variance will not adversely affect adjacent land in a material way. The proposed signs face US-131 and the facility's parking lot. There are no wall signs proposed on the north side of the building facing an agricultural use or the south side of the building facing vacant land.

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

Yes, granting of the variance will be generally consistent with the Ordinance. This is a permitted use in the RS-5 District, but the Ordinance does not provide for appropriate wall sign allowances for this unique facility.

7. Where the requested dimensional variance involves required landscaping, the Zoning Board of Appeals may grant a variance upon the following additional criteria: 1) existing landscaping, screening or wetlands intended to be preserved meets the intent of this section; 2) the landscape design proposed by the applicant meets the intent of this section; 3) there is a steep change in

topography that would limit the benefits of required landscaping; 4) the proposed building and parking lot placement is setback well beyond the minimum required; 5) the abutting or adjacent land is developed or will be developed in the near future with a use other than residential; and 6) similar conditions to the above exist such that no good purpose would be served by providing the landscaping or screening required.

This criterion is not applicable to the requested variance.

RECOMMENDATION:

Staff recommends approval of the wall sign variance as it meets the review criteria listed above.



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

June 24, 2026

**RE: ZBA #26-10-11
1617 N. Drake Rd.
Parcel #05-12-413-001**

Dear Property Owner:

An application for a variance for provisions of the Zoning Ordinance has been filed with the Zoning Board of Appeals by Kalamazoo County Event Center Authority for 1617 N. Drake Road located in the Residential – Single Dwelling District (RS-5).

The applicant is requesting a dimensional variance from Chapter 50-9.5, to authorize wall signs on the proposed Youth Sports Center that exceed the maximum size permitted for wall signs in this residential zone district of 24 square feet. The applicant is proposing wall signs only on the east and west walls of the facility. The east wall of the building will face the parking lot and have multiple entrances. The east wall will have the name of the facility at 941.5 square feet, signage over the sports medicine clinic suite entrance of 174.1 square feet, and signage over the entrance for the turf field of 134.4 square feet. The west wall facing US-131 will have the name of the facility at 728.8 square feet and large block letters that spell out KALAMAZOO of 1,203.3 square feet.

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

The meeting will be held on Thursday, July 9, 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	10 June 2026, 3:23PM
Receipt number	67
Related form version	14

Introduction

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

Applicant Information

Name	Brian Persky
Organization (if applicable)	Kalamazoo County Event Center Assessment District Authority
Email Address	bpersky@discoverkalamazoo.com
Phone Number	269-488-9000
Address	240 W Michigan Ave, Kalamazoo, MI 49007, USA Map (42.2918479, -85.5857698)
Preferred Contact Method	Email
Are you the property owner?	No

Property Owner Information

Name	Westgate 131, LLC
Mailing Address	4200 W Centre Ave, Portage, MI 49024, USA Map (42.1984486, -85.6411771)
Phone Number	2693232022
Email Address	caardema@avbinc.com

Preferred Contact Method

Email

Authorization from property owner:

[ZBA - Support Letter from Property Owner.pdf](#)

Property and Application Details

Property Address 1617 N Drake Rd, Kalamazoo, MI 49006, USA [Map](#)
(42.3072496, -85.6485273)

Parcel Identification Number 05-12-413-001

Zone District RS-5

Type of Request Dimensional Variance

Application Fee \$300.00

Project Description & Reason for Request

The proposed project is a youth sports center intended to serve the Kalamazoo region. The project is being developed by the Kalamazoo County Event Center Assessment District, which is a public entity with board representation from Kalamazoo County, the City of Kalamazoo, Oshtemo Township, and Discover Kalamazoo.

The proposed building is approximately 145,000 square feet with parking facilities to support visitors to the site. The sports center is intended to be a strong draw to the Kalamazoo area with many visitors arriving via US-131 and I-94. As such, we are requesting a dimensional variance to support strong signage to help identify the sports center from US-131 and the surrounding street network. In addition, the site is extremely unique in that it's isolated from neighboring parcels, but has visibility from US-131. The project is also unique in that it's a permitted use within the zoning district, but the district does not anticipate the signage needs of such a facility.

We are excited to be bringing a new youth sports center to Kalamazoo that will serve the local community and many visitors from Michigan and surrounding states. To aid with navigation to the site, signage scaled appropriately for a 149,000+/- square foot building is necessary for success.

Dimensional Variance Review Criteria

Are there conditions, like unusual topography, the shape of the lot or structure that are not commonly found on other

The site is unique in its location at the extreme western limits of the City of Kalamazoo. The project is bordered on three sides by

lots or structures in the same zone district that make this request unique?	vacant land, and the fourth side is adjacent to a Consumers Energy electric line and US-131. The proposed new building also sits on the lowest section of the parcel to mitigate visibility to surrounding parcels.
Is there a hardship that is unique to the land or structure that is not applicable to other land or structures in the same zone district?	The parcel is located adjacent to a Consumers Energy high capacity power line and two large gas mains. US-131 is adjacent to the Consumers Energy lines and emits a large amount of high speed traffic noise that is not conducive to residential development on the subject parcel.
Are the special circumstances created by actions of the applicant?	No
Will the granting of the variance be the minimum action necessary for the use of the land or structure that will meet the spirit of this Ordinance?	Yes, this unique site requires a use that can accommodate the abrasive elements of an adjacent large highway and energy infrastructure. Moreover, the proposed use can absorb the noise concerns, but requires signage visibility and identification to be functional for visitors.
Will the granting of the variance negatively affect adjacent land?	No. The adjacent land is currently vacant or used for highway and energy infrastructure. Furthermore, the proposed project has no signage planned for the north or south building elevations, which should eliminate any concerns if those parcels were developed in the future. The adjacent parcel to the east is nearly one thousand feet from the proposed buildings and signs. The adjacent land to the west is used for Consumers Energy infrastructure and highway purposes.
Will the granting of the variance be generally consistent with the purpose and intent of this Ordinance?	Yes, the ordinance permits the proposed use, but does not anticipate the appropriate size and scale of the signage for this unique building and site.
Does existing landscaping, screening or wetlands planned to be preserved meet the intent of the Ordinance?	Not applicable
Does the landscaping proposed by the applicant meet the intent of this section?	Not applicable
Are there steep changes in topography that would limit the benefits of landscaping?	Not applicable
Are the proposed building and parking lot locations setback beyond the required setback?	Not applicable
Are there abutting lands developed or could be developed in the near future with a use other than residential?	Not applicable

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

Not applicable

Supporting Documents

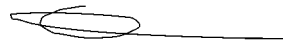
Supporting Documents

[ZBA - Area Map.pdf](#)

[ZBA - Exterior Signage Elevations with associated SF 2026 06 02.pdf](#)

Submit

Your Signature



[Link to signature](#)

AREA MAP



Westgate 131, LLC

10 June 2026

Mr. Pete Eldridge, Zoning Administrator
City of Kalamazoo
245 N. Rose St., Suite 100
Kalamazoo, MI 49007

RE: Youth Sports Center Zoning Board of Appeals Application

Dear Mr. Eldridge:

As a representative of Westgate 131, LLC, the organization is in full support of the applicant's request to the Zoning Board of Appeals. Please contact us with any questions.

Sincerely,

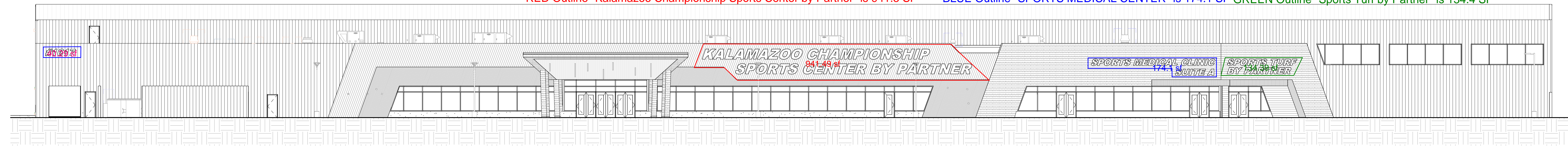
Curt Aardema
269-323-2022

PINK Outline "#1617" is 40.3 SF

RED Outline "Kalamazoo Championship Sports Center by Partner" is 941.5 SF

BLUE Outline "SPORTS MEDICAL CENTER" is 174.1 SF

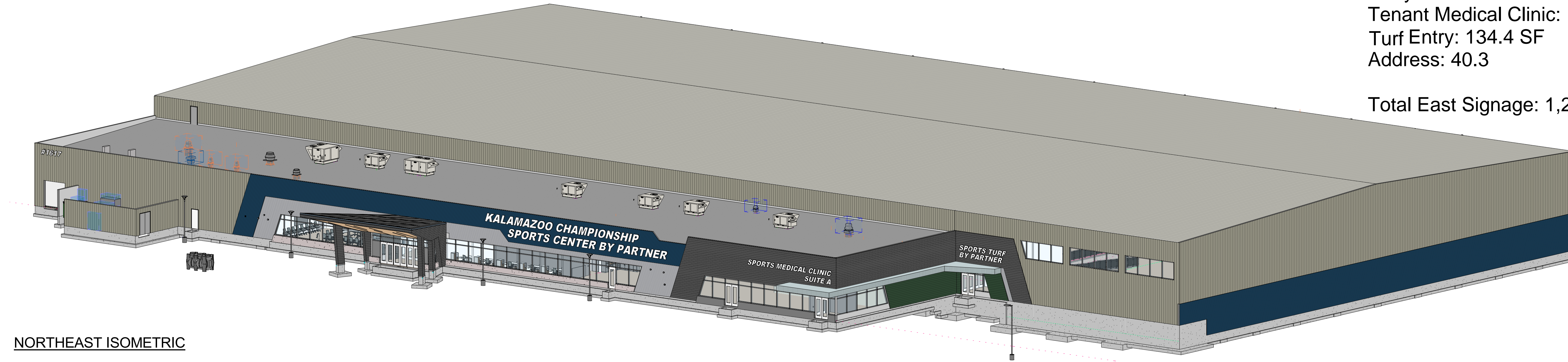
GREEN Outline "Sports Turf by Partner" is 134.4 SF



EAST ELEVATION
1/16" = 1'-0"

East Signage Summary:
Entry to Courts: 941.5 SF
Tenant Medical Clinic: 174.1 SF
Turf Entry: 134.4 SF
Address: 40.3

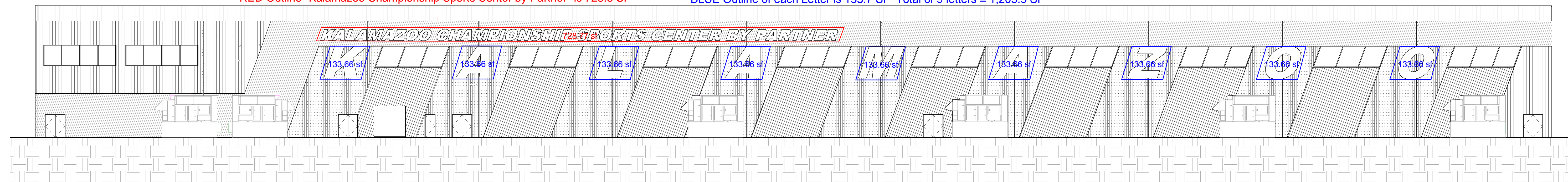
Total East Signage: 1,290.3 SF



NORTHEAST ISOMETRIC

RED Outline "Kalamazoo Championship Sports Center by Partner" is 728.8 SF

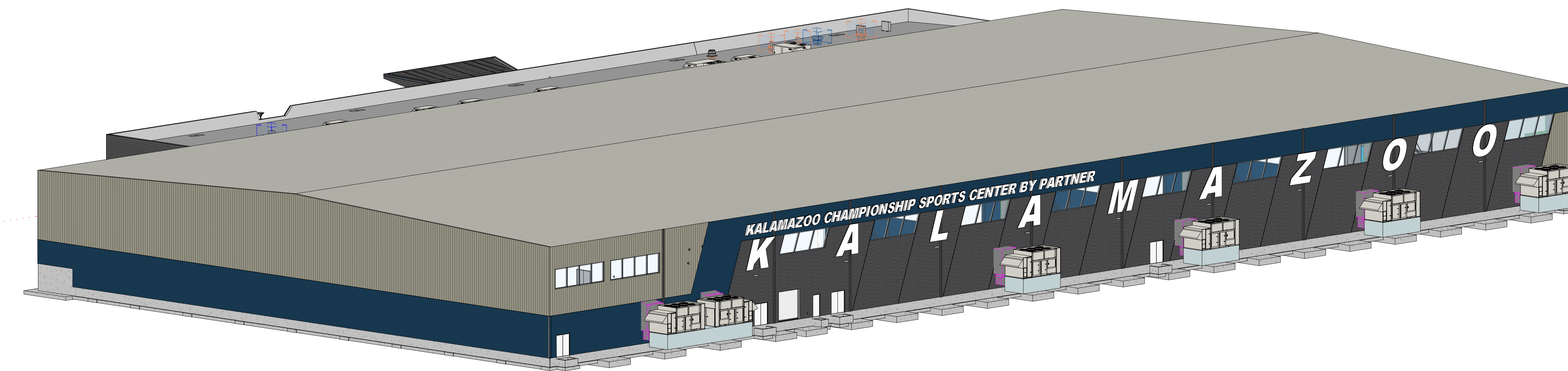
BLUE Outline of each Letter is 133.7 SF Total of 9 letters = 1,203.3 SF



WEST ELEVATION
1/16" = 1'-0"

West Signage Summary:
Facility Recognition: 728.8 SF
Kalamazoo: 1,203.3 SF

Total West Signage: 1,932.1 SF



NORTHWEST ISOMETRIC

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED FOR: DATE:

PROJECT TITLE
INDOOR YOUTH & AMATEUR SPORTS
FACILITY

OWNER
KALAMAZOO COUNTY EVENT CENTER
ASSESSMENT DISTRICT (KCECAD)
AUTHORITY
1617 NORTH DRAKE ROAD
KALAMAZOO, MI

SHEET TITLE
EXTERIOR SIGNAGE ELEVATIONS

DATE
MAY 20, 2026

SHEET NUMBER
A 300
25470.000

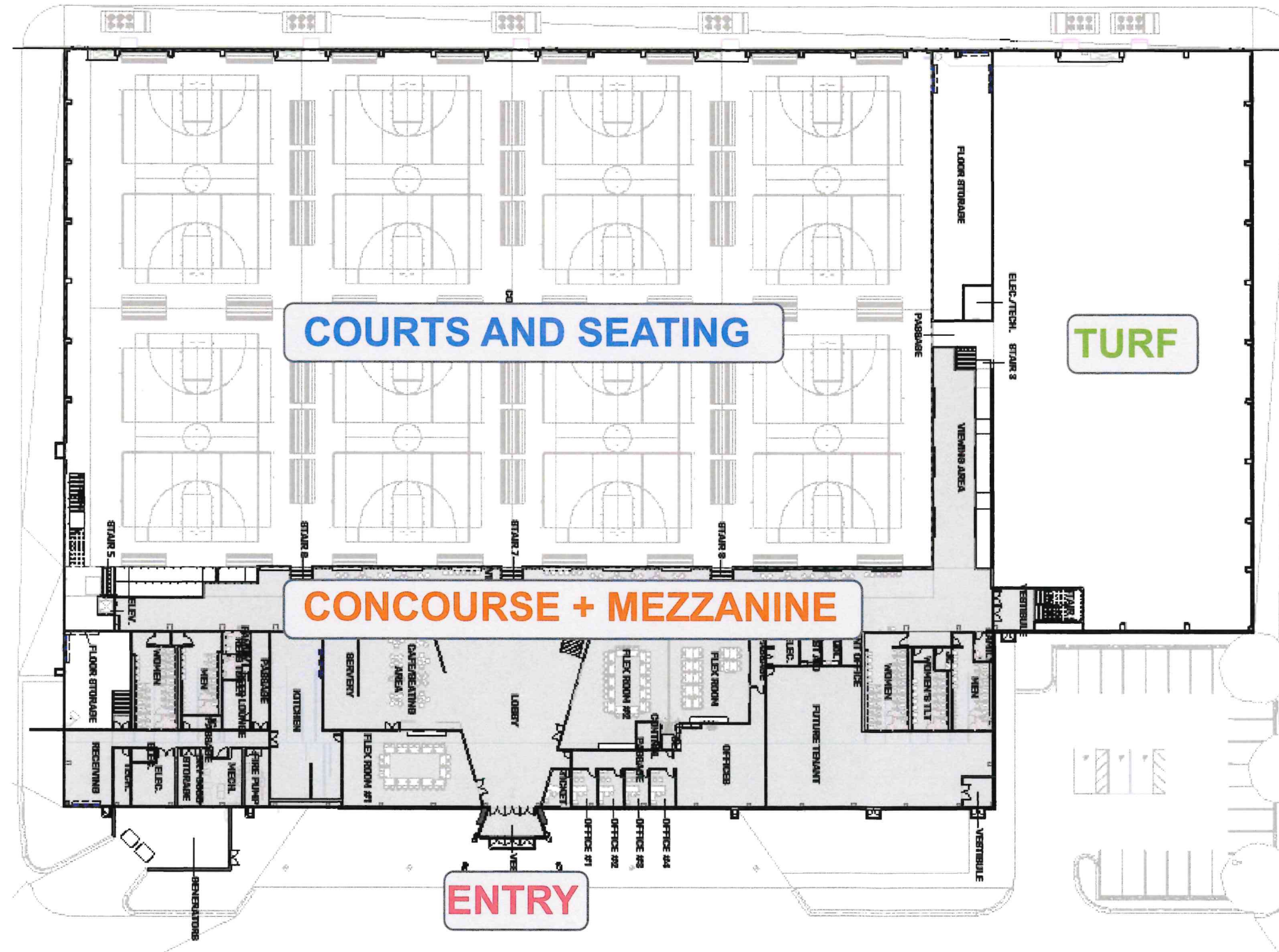
Discover ! **KALAMAZOO**[®]

TowerPinkster

KCECAD - Youth Sports Complex



Floor Plan



- 8 Basketball / 16 Volleyball Courts
- Indoor Turf + Training
- 3 Viewing Positions
- 3 Team Rooms
- Concessions + Lounge
- Tenant Area

Discover ! **KALAMAZOO** TowerPinkster

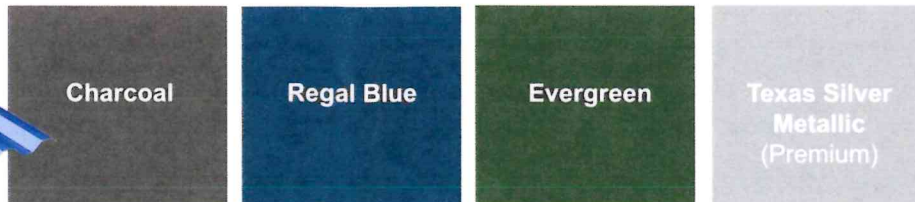
Exterior Elevation - East from Entry



Metal Panel
Varco Pruden - Vee Rib



Metal Panel
McElroy - Mega-Rib



Metal Panel
Armstrong - Metalworks

Discover ! **KALAMAZOO** TowerPinkster

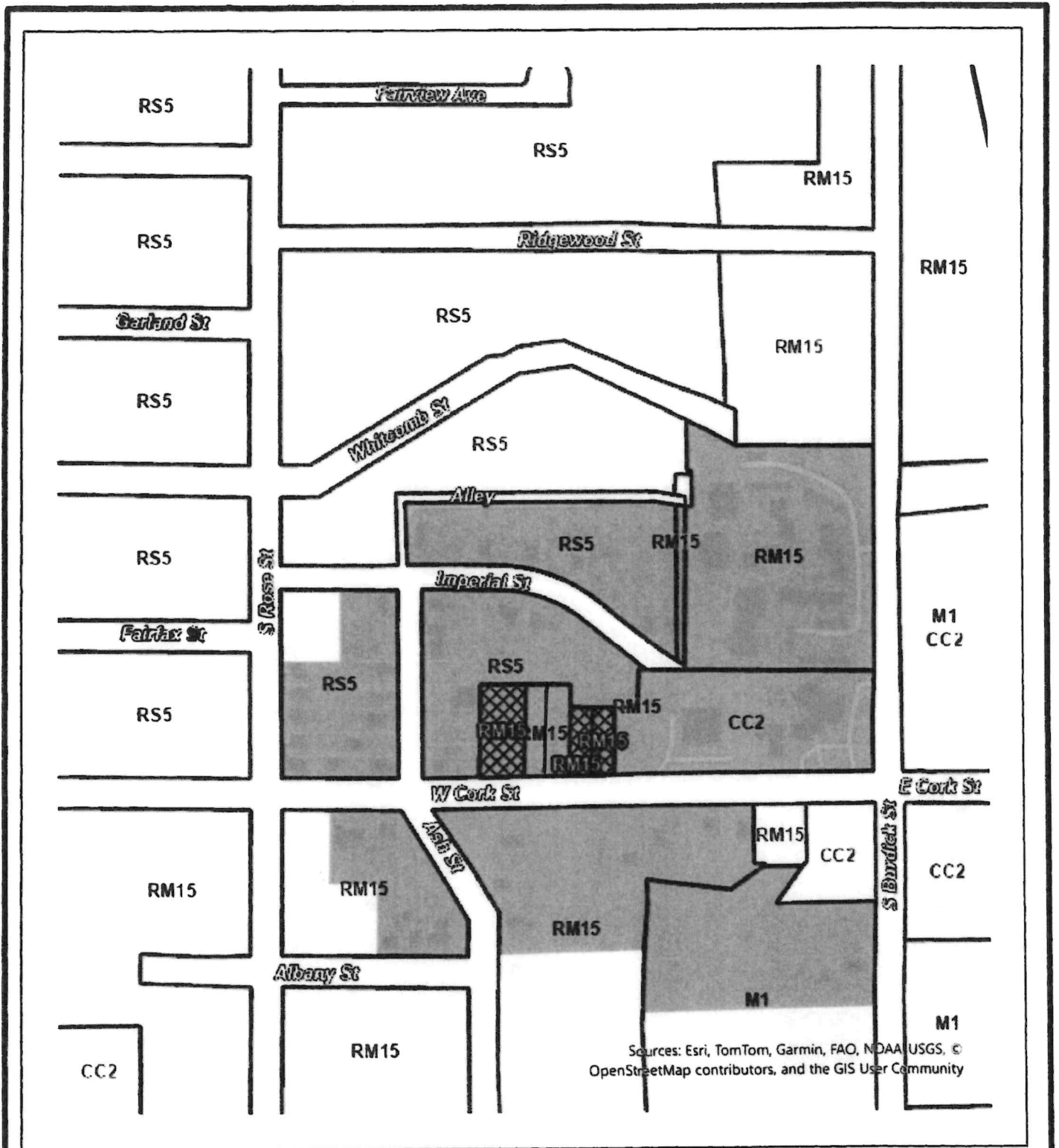
Exterior Elevation - West from 131



Metal Panel
Varco Pruden - Vee Rib







Metal Panel
McElroy - Mega Rib



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

Parcels within 300' Mailing Radius 112, 114, and 132 W Cork St

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

