

Agenda

Planning Commission

City of Kalamazoo



Thursday, March 4, 2021

7:00 PM

Electronic Meeting

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of Minutes from the Planning Commission meeting on February 4, 2021.

D. COMMUNICATIONS AND ANNOUNCEMENTS

E. PUBLIC HEARINGS

1. P.C. #2021.03: Rezoning of 315 E. Frank Street from Manufacturing - Limited District (M1) to Live Work -1 (LW1)
2. P.C. #2021.05: Request to rezone 1014 Ampersee Avenue from Residential - Mixed Use (RMU) and Riverfront Overlay Sub Area 5 to Commercial - Mixed Use (CMU) and Riverfront Overlay Sub Area 6.
3. P.C. # 2021.06: Vacation of Garden Street Right of Way adjacent to 924 Russell Street

F. DISCUSSION/ACTION ITEMS

G. REPORTS

1. City Planner's Report

H. PUBLIC COMMENTS

I. CITY COMMISSION LIAISON COMMENTS

J. PLANNING COMMISSIONER COMMENTS

K. ADJOURNMENT

City of Kalamazoo
PLANNING COMMISSION
Meeting Minutes
February 4, 2021
DRAFT

This meeting will be conducted electronically in order for members, staff, and the public to comply with the ***Emergency Order under MCL 333.2253 – Gatherings and Face Mask Order*** issued by Robert Gordon, Director of the Michigan Department of Health and Human Services, on January 13, 2021.

Members Present: Gregory Milliken, Chair; Shardae Chambers; Derek Wissner; Coreen Phipps; Brian Pittelko; Sakhi Vyas; Emily Greenman Wright, Vice Chair*

Members Excused: James Pitts**

City Staff: Christina Anderson, City Planner; Pete Eldridge, Assistant City Planner; Clyde Robinson, City Attorney; Beth Cheeseman, Executive Administrative Assistant; Amanda Cockcroft, Marketing and Communication Specialist; Jack Urban, City Commission Liaison; Katie Reilly, Neighborhood Activator

A. CALL TO ORDER

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

B. ROLL CALL

Planner Anderson proceeded with roll call and determined that the aforementioned members were present.

C. ADOPTION OF FORMAL AGENDA

Commissioner Vyas, supported by Commissioner Wissner, moved approval of the February 4, 2021 Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Commissioner Pittelko, supported by Commissioner Chambers, moved approval of the January 7, 2021 minutes as presented. With a voice vote, the motion carried unanimously.

Commissioner Wissner, supported by Commissioner Vyas, moved approval of the January 11, 2021 Special Meeting minutes as presented. With a voice vote, the motion carried unanimously.

*Commissioner Greenman Wright entered the meeting during the second motion for minutes.

E. COMMUNICATIONS AND ANNOUNCEMENTS

None.

F. NEW BUSINESS

None.

G. PUBLIC HEARINGS

None.

H. OTHER BUSINESS

Commissioner Milliken reviewed the process for the public to comment at Citizen Comment time listed on the agenda.

1. Neighborhood Planner Report

Ms. Katie Reilly, Neighborhood Activator, gave the presentation. She shared that there have been seven Neighborhood plans completed with five more neighborhoods working on planning by either creating a neighborhood association or making their neighborhood plan.

Ms. Reilly explained the process of how a resident can create a neighborhood.

First Step:

- Resident will have a reason the new neighborhood should be created.
- Resident will identify the boundaries of the new neighborhood they want to create.
- Resident will contact the Planning Department.
 - Planning staff will help identify existing organizations or associations that would be impacted by the proposal.
 - Planning staff will provide or direct the person to the Public Participation Plan.
 - Planning staff can help the resident understand if the proposed neighborhood would be eligible to create a Neighborhood Plan that can become a subarea plan of the Master Plan.

Second Step:

- Resident will engage the residents and the organizations impacted by the proposal.
- Resident will use the Public Participation Plan that is on ImagineKalamazoo.com to come up with an engagement strategy.
 - Planning staff can help implement that strategy.
- If impacting a Neighborhood Association, resident will need to engage that board and come to an agreement for the proposed boundary changes.
 - Once an agreement is in place, Planning staff will work on changing the neighborhood map.

Ms. Reilly added that people may want to consider having a subarea group within a neighborhood, such as a block club, condo association or an association around a specific feature. Those can be active groups, but don't need a map change to have an official group.

Ms. Reilly gave examples of how Neighborhood Plans have been used once they are completed. New bike racks, sidewalks, wayfinding signs, recipe cards at food bank pickups, public art, workforce training, pedestrian islands, educational efforts, RFP launches, façade programs, NFP Phase 2 map, zoning updates, Sustainability Strategy, Safe Routes to School grant program, pilot programs, Memorial Beach design project and Historic home workshops all relied to some degree on Neighborhood Plans.

****James Pitts joined the meeting during Ms. Reilly's presentation.**

Commissioner Milliken thanked Ms. Reilly for her presentation. He said they see the work the staff and the neighborhood puts into the plan and it is great to see what happens after the plan is approved.

Commissioner Greenman Wright said they appreciate her work and take it seriously.

2. Discussion of PC Interviews Held Last Week (Jan. 20th and 21st)

Commissioner Milliken shared that they had four vacancies to fill. Commissioner Espinosa left and Commissioner Phipps will be relocating from the community. He also shared that Commissioners Greenman Wright and Wissner will be leaving due to term limits. Commissioner Milliken thanked them all for their service. He said this was by far the most qualified pool of applicants he has experienced. It made the committee's job challenging, even with four vacancies to fill. Commissioner Milliken reviewed the criteria they look for in Planning Commissioners: 1) Demographics to ensure the Planning Commission represents the general makeup of the community; 2) Experience; 3) Bias – Planning Commissioners' decisions are guided by the standards of the ordinance and are limited by that framework. There is no room to forward any specific interests; 4) Engagement – determining if the person will come prepared, ask questions, be ok with disagreements and challenging decisions. Commissioner Milliken said they will soon have 7-9 members with a year or less on the Commission. He announced they will be doing training. Commissioner Milliken encouraged them to submit any topics they would like incorporated into the training to himself or City staff.

Commissioner Greenman Wright agreed that this was one of the best rounds of interviews in which she had participated. She reviewed information about applicants Mr. David Burgess and Ms. Jennifer Swan. Mr. Burgess lives in the Hillcrest neighborhood. He has served as a County Planning Commissioner and Township Trustee. He is an employee at Bronson. Ms. Swan has a strong technical background and is a Project Manager from Tower Pinkster. She lives in the Millwood neighborhood. Commissioner Greenman Wright commented that both were great choices.

Commissioner Wissner agreed that all of the applicants were qualified, they just didn't have enough open spots for them. He reviewed information about applicants, Mr. Michael Harrison, and Ms. Mariah Phelps. Mr. Harrison comes with quite a bit of experience with regards to public administration. He has worked with community gentrification projects and has a consulting service working with schools. Commissioner Wissner thought he lived in the Westledge Hill neighborhood. Ms. Phelps has an MA in international relations and has done a lot of work with political parties and economic development. Commissioner Wissner said she has been very involved in community service. Commissioner Greenman Wright added that Ms. Phelps lives in the Central Business District.

Commissioner Milliken said they needed to make a motion to approve a recommendation to the Mayor who appoints them, and it then goes to the City Commission.

Planner Anderson stated that staff's goal is to have them on the Planning Commission in April. Exiting Commissioners will be leaving at the end of March. Planner Anderson asked Attorney Robinson if they needed to make individual motions or one motion to move them all forward. Attorney Robinson shared the drawbacks of having them all in one motion but said they could do it either way. Planner Anderson said they could leave it to Chair Milliken's discretion.

Commissioner Milliken asked for a motion to move all four applications forward.

Commissioner Pittelko, supported by Commissioner Vyas, moved to recommend the four candidates to the Mayor for approval.

Commissioner Pittelko said he knows Ms. Phelps and she is a dedicated professional. He was happy to see her on the list. He thought the other three resumes looked very strong.

Commissioner Vyas thanked the committee for interviewing the applicants and City staff for making sure the board stays full.

A voice vote was taken, and the motion passed unanimously.

I. CITIZENS' COMMENTS (Regarding non-agenda items)

Commissioners were informed of a public comment that came in after the Citizen's Comments period on the agenda. Attorney Robinson said the Commissioners could decide whether or not to listen to it. Consensus was to listen to the comment.

Ms. Tina McClinton called and expressed concern about flooding, storm drains and sanitary sewers backing up in homes and streets. She asked them to fix the infrastructure in Southtown Neighborhood.

J. CITY COMMISSION LIAISON COMMENTS

City Commissioner Jack Urban was happy to see they were able to fill the Planning Commission vacancies. He is looking forward to the Mayor approving those appointments.

K. CITY PLANNER'S REPORT

Planner Anderson presented the first touchpoint on projects coming to the Commission over the next few months. She said this is the Planning Commissioners opportunity to get background, understand the Public Participation Plan, and formulate questions.

Northside Rezoning, Phase 2:

This project is looking solely at a pocket of manufacturing zoning. The boundary is generally south of Paterson, west of Walbridge, mostly north of Frank, over to the railroad tracks by what was Scudder Court. The area contains about 75 parcels. There is currently a mix of residential (~24 lots), commercial, civic, and industrial uses. The Brownfield Redevelopment Authority owns approximately 20 lots.

Planner Anderson said that Mr. Jamauri Bogan will come individually to rezone 315 Frank for a mixed-use project. His project was moving faster than the rezoning. She said the Manufacturing district does not allow any new residential. Mr. Bogan is requesting to rezone the property to Live Work 1 because that fits with his project.

Planner Anderson said Manufacturing does not fit with what is there or the lot size and pattern (small residential lots and narrow local streets). She shared that this project fits two strategic goals of the Northside Neighborhood Plan. 1) Increase the number of resident-owned businesses, especially those by African American and low-income residents. 2) Preserve the existing housing and build new housing to accommodate all resident's needs.

She gave a tentative schedule for engagement activities and listed the engagement methods. Fliers (February); direct conversations by phone and Zoom (February & March); virtual presentation and Q&A (February & March); IK website up to date with maps, potential districts use table (ongoing); engagement hotline (ongoing). She estimated it would come to Planning Commission in April/May.

Commissioner Milliken asked if there were existing manufacturing uses in this area. Planner Anderson said there is a commercial laundry, a small molding company, and Graphics Packaging owns some parcels they use for parking.

Commissioner Milliken asked if they were thinking of going to Live Work for that area. Planner Anderson agreed that Live Work 1 and Live Work 2 were appropriate for the area. She said they are open to looking at the different areas and designations as they engage.

Natural Features Protection Phase 2:

Planner Anderson shared that Ms. McCarthy has been working with the NFP Board to get them to evaluate the changes, identify any deficits and determine what still works. She said it will be a map change and some text amendments. They are planning to increase notice period.

Planner Anderson gave a tentative time frame for this project. NFP Board review of map and text amendments (February); joint special meeting with the Planning Commission (Perhaps 03/23 NFP Meeting at 4:00pm); will present at existing neighborhood, community, and stakeholder mtgs, public comments encouraged at NFP board mtg (March); advertise in "View From the Curb," notice letters, office hours, presentation at NFP Meeting (April). Planner Anderson estimated that this would come before the Planning Commission in May/June.

Sign Code Update:

Planner Anderson said they are due to update the sign code. She said the code may include projecting signs for Neighborhoods (currently only allowed in Downtown). Planner Anderson shared that a few years ago there was a Supreme Court case that made sweeping changes of how temporary signs are viewed and regulated. She said the City needs to make sure the sign code is following that ruling. It will be a general reorganization, simplification, standard review, and more illustrations.

The estimated engagement and timeline for staff review and update of text mid-February; outreach in March/April; Neighborhood Associations and Business Organizations, Large commercial centers; IK webpage. Draft for review. Comment box and coming to the Planning Commission in April/May.

Commissioner Vyas asked where they could find the current sign code. Planner Anderson shared that it is in Appendix A – Section 7. She said she would send them a link to the current code.

Commercial Zoning Update:

Planner Anderson shared that the other big zoning project this year will be to finish the update for the Commercial zoning. The ZBA is constantly reviewing variances for ground floor residential. She reviewed the current commercial districts of Community Commercial, Commercial Office & Commercial Neighborhood Office, Commercial Neighborhood 1 & Commercial Neighborhood 2, Commercial Mixed Use/Residential Mixed Use. Planner Anderson said they've had to grant variances in recent years to allow projects that fit with the Master Plan and Neighborhood Plans.

Planner Anderson said the work will include reviewing to either edit or eliminate the 7 existing districts; better link district standards with streets and overall location; consideration of suburban sprawl repair; a text and map update. Outreach will include working with business organizations and commercial center owners; a mix of hand delivered and mailed information; multiple meetings in locations around the City; IK website with drafts of text and map for review. She believes it will come to the Planning Commission in Summer. She said that because it is a scattered site project, they will need to come up with a careful plan to reach those they need to reach.

Planner Anderson said the new Neighborhood Plans will probably come to them in the fall. The next six months or so will be the projects she described and individual citizen projects.

Commissioner Milliken said it was exciting. He encouraged her to bring them sections to review – even knowing they will change. Commissioner Milliken thought it would be a great education for new members of the Planning Commission and also begin to implant in everyone's mind what will be coming.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Chambers wanted to thank City Staff and Planning Commissioners for going through the resumes. She thought they did a really good job. She said it will be sad to see people go.

Commissioner Pitts said to the outgoing Commissioners that it was an honor to serve with them. He wished them the best in their endeavors.

Planner Anderson reminded outgoing Commissioners that they still had one more month of work.

Commissioner Milliken requested another date for the April Planning Commission meeting. Planner Anderson said they can find a new date. She reminded them that they will have business in addition to their Annual Meeting. Planner Eldridge was working on a special meeting for training. Planner Anderson said the virtual meeting act expires March 31st, so they might need to play it by ear or wait to figure it out.

M. ADJOURNMENT

Commissioner Milliken adjourned the meeting at 8:10 pm.



Planning Commission Staff Report

City of Kalamazoo

Date: **3/4/2021**

Item: **E.1.**

TO: City of Kalamazoo Planning Commission

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

DATE: March 4, 2021

SUBJECT: P.C. #2021.03: Request to rezone 315 E. Frank Street from Manufacturing - Limited District to Live Work -1.

BACKGROUND:

This property is 1.4 acres and was acquired by the Kalamazoo Brownfield Redevelopment Authority (BRA) in 2010. This building on the site was demolished in 2015.

Bogan Development LLC, is proposing to redevelop this site with a mixed-use building along Frank Street for a youth development center and other commercial space. Along Pitcher Street, attached residential structures are proposed. Bogan Development LLC is working with the City and the BRA to support the larger review and update of the Manufacturing zoning that exists in the surrounding blocks to Live Work 1 and 2. Bogan Development's project is moving faster than this process, which explains why he is before the Commission with just his parcel, 315 Frank.

In 2019, the blocks directly to the south and west were rezoned to Live Work 1 and Live Work 2. This zoning update followed the approval of the Northside Neighborhood Plan.

STRATEGIC VISION ALIGNMENT:



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



Youth Development - A place with supports where young people thrive



Environmental Responsibility - A green and health City.



Inviting Public Places - Vibrant streets, exceptional parks, and welcoming activities.



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

Strategic Vision:

The rezoning to Live Work-1 supports Complete Neighborhoods. Youth Development, Environmental Responsibility. The proposed redevelopment of the site will result in its environmental clean up, new businesses, and new housing opportunities.

Master Plan & Neighborhood Plan:

The Northside Neighborhood Plan includes strategies to support business opportunities by Northside residents, particularly for African American and low-income residents, and to support meeting the housing needs of all residents. The Future Land Use Plan denotes this area is Neighborhood Edge.

The Future Land Use Plan denotes this lot as Residential, however, the blocks to the west, which are also denoted as Residential were rezoned in 2019 to Live Work 2 (LW2). To the north, east, and south, the Future Land Use Plan denotes Neighborhood Edge and Production.

COMMUNITY ENGAGEMENT:

Engagement Activities:

Bogan Developments LLC, sent out letters to surrounding property owners within 300 feet, knocked on doors, and reached out to the Northside Association for Community Development to provide information on the project and proposed rezoning.

The City sent notice letters to all properties within 300' and placed a notice in the Gazette.

FINDINGS:

The Planning Commission's role is to approve or disapprove special use permit requests based on the following criteria from Chapter 8 of the Zoning Ordinance. Staff's opinion of the level of conformance of the project with the criteria is provided in the bolded text.

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

The Neighborhood Plan and Strategic Vision supports zoning changes that support economic development and new housing opportunities. The Future Land Use Plan denotes this lot as Residential, however, the blocks to the west, which are also denoted as Residential were rezoned in 2019 to Live Work 2 (LW2). To the north, east, and south, the Future Land Use Plan denotes Neighborhood Edge and Production.

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

This area of the Northside Neighborhood is no longer a manufacturing-focused area and existing uses include commercial, light manufacturing, and residential developments. Manufacturing Zoning (M1) does not support the Northside Neighborhood Plan's strategy to meet the housing needs of all residents.

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

This site has not been productively utilized for over 20 years. This rezoning will support new residential units and commercial spaces, which are both noted as important in the 2025 Master Plan and the Northside Neighborhood Plan

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

The proposed zoning district supports buildings that will be in scale with the neighborhood since the district was created for lots and blocks of this size and scale and include form-based requirements that match buildings in Kalamazoo's urban core.

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

The blocks to the west and south were previously zoned Live Work 1 and 2 in 2019. The proposed rezoning will not result in any new streets or blocks, working to redevelop the parcel with the existing lot and block pattern.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission recommend approval of the rezoning request at 315 East Frank Street to the City Commission.



Application to Amend the Zoning Ordinance or Map

Fully completed application, fee, and all related documents must be returned to the Community Planning and Development Department at least four (4) weeks prior to the Planning Commission Meeting..

Please include the \$ 500 Fee

RZ-2/5

***Return to the Community Planning and Development Department,
415 Stockbridge Avenue, Kalamazoo, MI 49001***

A. Applicant Information

Name of Applicant Bogan Developments LLC Phone (908) 875 4999
Address 439 Dillingham Ln Fax _____
City Kalamazoo State MI Zip 49009
[If the applicant is not the property owner, a letter signed by the owner agreeing to the rezoning must be included with the application]

Owner of Parcel [if different than applicant] City of Kalamazoo Brownfield Phone (269) 337 8000
Address 245 N Rose St Suite 100 Fax _____
City Kalamazoo State NJ Zip 49007

Provide names and addresses of any other person having a legal or equitable interest in the property

B. Property Information

Street or Street Address 315 E Frank St
This property is located between Scudder St street
and N Pitcher St street, on the
☐ north ☒ south ☒ east ☐ west side of the street.
Number of acres 1.43
Legal Description of the property [may be on a separate sheet attached to this application]

C. Present zoning classification M-1

Proposed zoning classification or text change Live-Work 1

D. Purpose of Request [describe briefly the nature of your request] See attached memo

E. Attachments [2 copies]

☒ Parcel Map [showing existing and proposed zoning] OR ☐ Proposed text wording
[The above shall consist of a fully dimensioned map of the property, including all public and private rights-of-way and easements bounding and intersecting the land under consideration.]

This application shall be completed in full and accompanied by all supporting data and the application fee before it will be accepted by the City of Kalamazoo.

Kamari Bogan
Signature of Applicant

1/27/2021
Date

Signature of Owner (if different than applicant)

Date

MEMO

DATE: January 16, 2021

TO: - Relevant Parties-

FROM: Jason Novotny

RE: Bogan Development – 315 East Frank St Zoning

In the review of the proposed property rezoning of the parcel at 315 Frank St from M-1 Manufacturing, to a Live-Work zoning, TowerPinkster proposes the following approach for review and concurrence from City of Kalamazoo staff and the development team:

New Zoning Classification: Propose as Live – Work 1 for 315 East Frank as well as properties bounded by the current railroad track to the west, Parsons to the north, Porter to the east, and Frank to the south. This classification appears to best fit the nature of the neighborhood as it transitions from single family homes to a slightly more diverse and dense use, but not so much as Live – Work 2 or a Node.



Lot Type in Live – Work 1: The developer wishes to see the parcel at 315 East Frank remain as a single parcel and seeks to apply the most appropriate Lot type to this. We propose a Flex Lot classification, with the primary frontage for this lot as Frank St. Pitcher St. is a much smaller secondary street, interior to the larger block, and with only a 33' ROW.

The proposed project would locate the Live – Work building at the corner of Frank and Pitcher, occupying the corner and providing a 70% frontage of building along Frank from 0-10' off the Frank St property line. Front approach would be via a Storefront style and this would provide larger amounts of glazing along the main front of the lot. This building would be one story and 14' high minimum. There would be no vehicular access off of Frank, and instead access to parking and service would occur after the corner building to the north along Pitcher.

The two residential units of 4 apartments each would occur fronting along Pitcher and would have a Stoop approach. These buildings would be set back 0-10' off the proposed sidewalk along Pitcher. Each building is a two story building and will fit the residential character of the interior of the block with conventional building materials and a sloped roof.

Parking would follow the Zoning requirements and 9 spaces for residential (1 per dwelling unit) and 7-8 spaces for the commercial/business use.

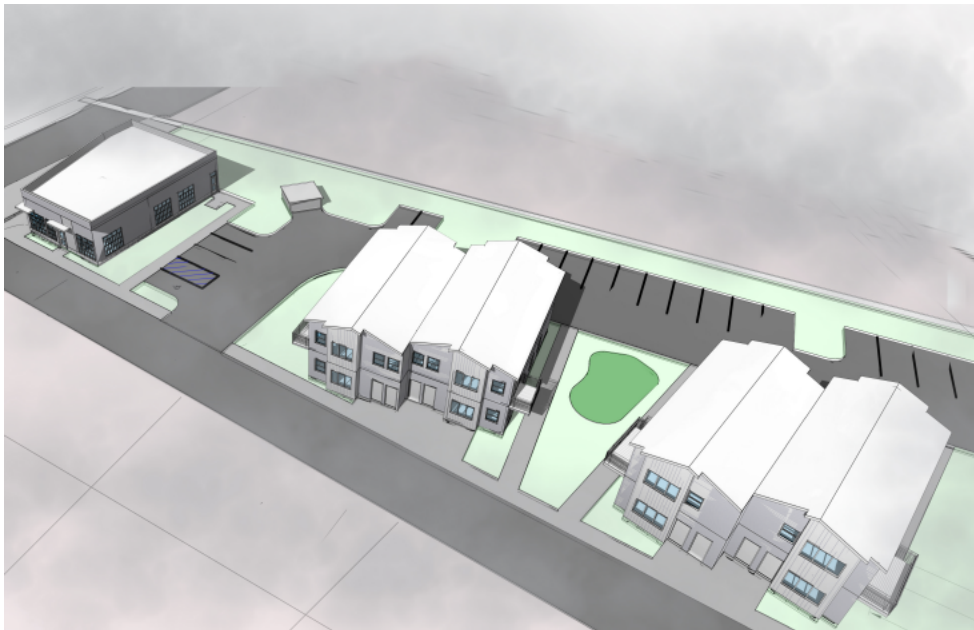
Future Neighbor,

My name is Jamauri Bogan - I am the CEO of Bogan Developments. I played football at Western Michigan University and obtained two degrees during that time. On 315 E Frank I will be building a mixed-use space with a youth development center and 4 duplexes.

I am excited to be your neighbor and build a more equitable community. I will be rezoning my parcel Liv-Work 1, which is designed to build multifamily housing and increase density. Below I have attached my site plan.

Call (908) 875 - 4999 or Email bogandevlopments@gmail.com with any questions.

The Best Is Yet to Come!



DRAWING LOCATION: H:\20-1326 (Zone 32) - FINAL DRAWINGS\2 Site Layout Drawings LAST SAVED BY: JUTAUZT ON: 1/21/2021

ZONING REQUIREMENTS

ZONING
THE SITE WILL BE REZONED TO LW-2 (LIVE-WORK 2)
SETBACKS: FRONT - 0'
SIDE - 0'
REAR - 0', 10' ADJ. TO R DISTRICT

PROPOSED USE

RESIDENTIAL FACILITY
CONSTRUCTION TYPE ____

PARKING

TOTAL PARKING SPACES REQUIRED:
1 SPACE PER DWELLING UNIT =
9 SPACES

1 SPACE PER 300 SFT OFFICE SPACE
1,800 SFT / 300 SFT = 6 SPACES

TOTAL PARKING PROVIDED = 15 * 110% = 16 SPACES
BARRIER FREE SPACES REQUIRED = 1
BARRIER FREE SPACES = 1 PROVIDED
ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

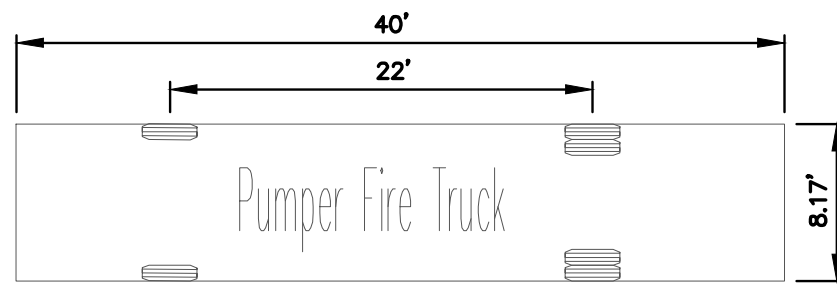
TYPICAL PARKING SPACE DIMENSION = 8.5'x18'

BUILDING INFORMATION

THE PROPOSED BUILDINGS HAVE A 2,150 SFT FIRST FLOOR

SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.

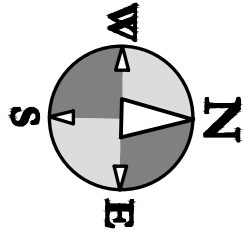
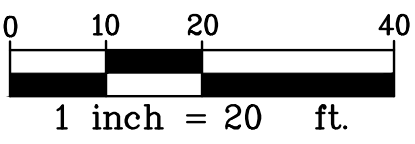
BUILDING HEIGHT = 25'



FIRE TRUCK TEMPLATE

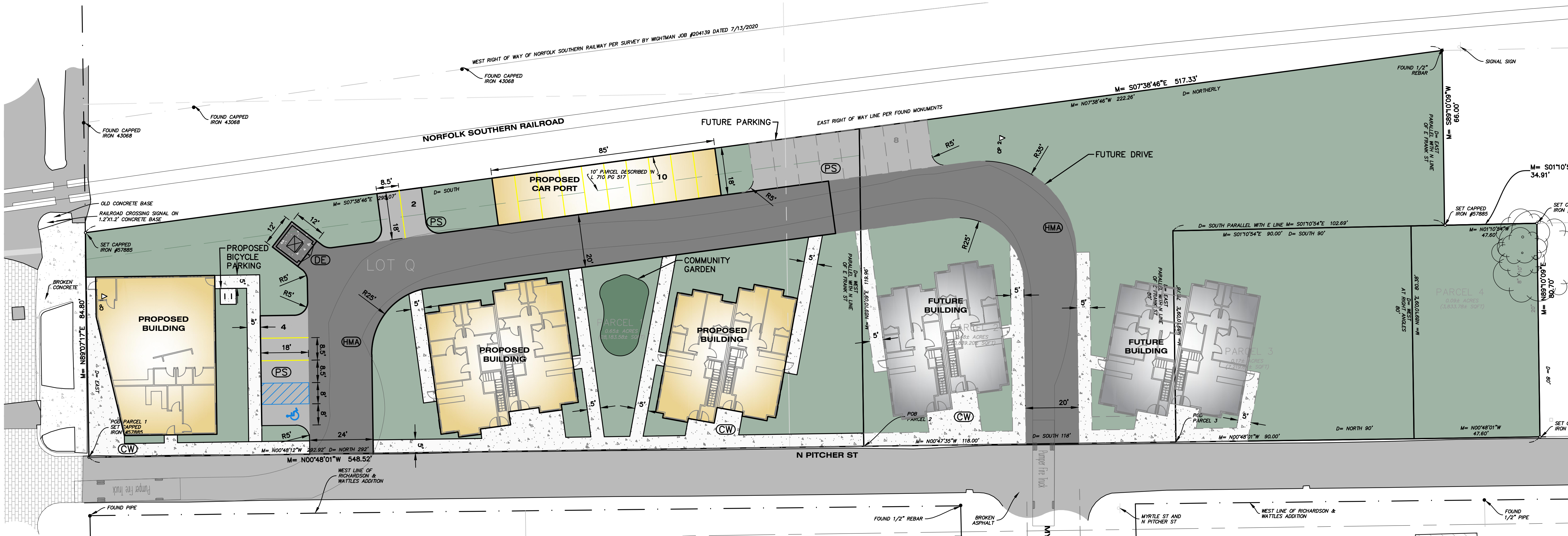
SITE LEGEND

- HMA HMA PAVEMENT
- CW CONCRETE WALK
- PS PARKING STRIPING (8.5'x18')
- DE DUMPSTER ENCLOSURE



LEGEND

- LIGHT DUTY HMA PAVEMENT
- STANDARD DUTY HMA PAVEMENT
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- PROPOSED BUILDING
- FUTURE BUILDING



Know what's below.
Call before you dig.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART

**SITE LAYOUT PLAN
ZONE 32
BOGAN DEVELOPMENT, LLC**

Sheet Title:
Project:
Client:

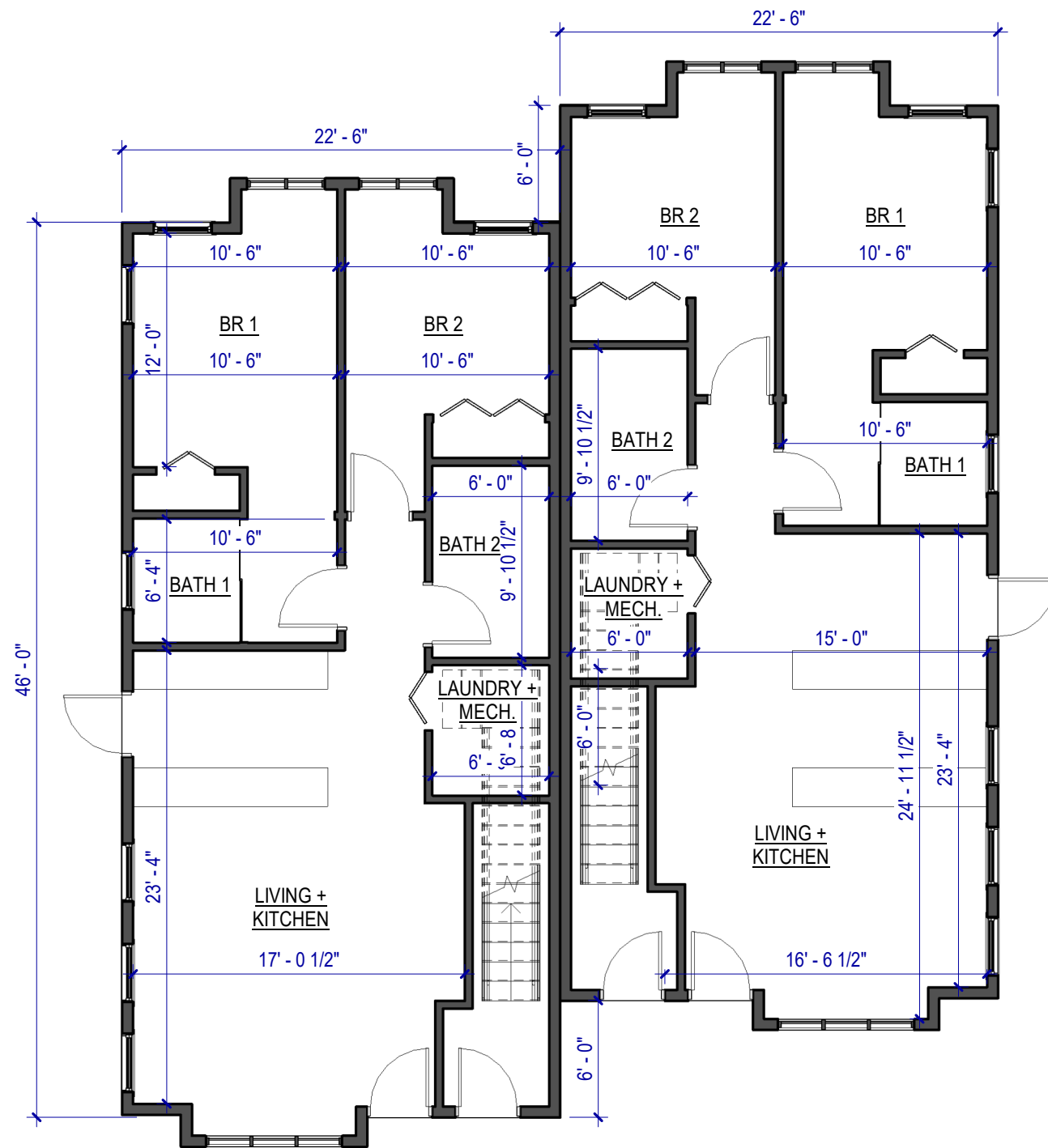
1/22/21
Sheet
C-2

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

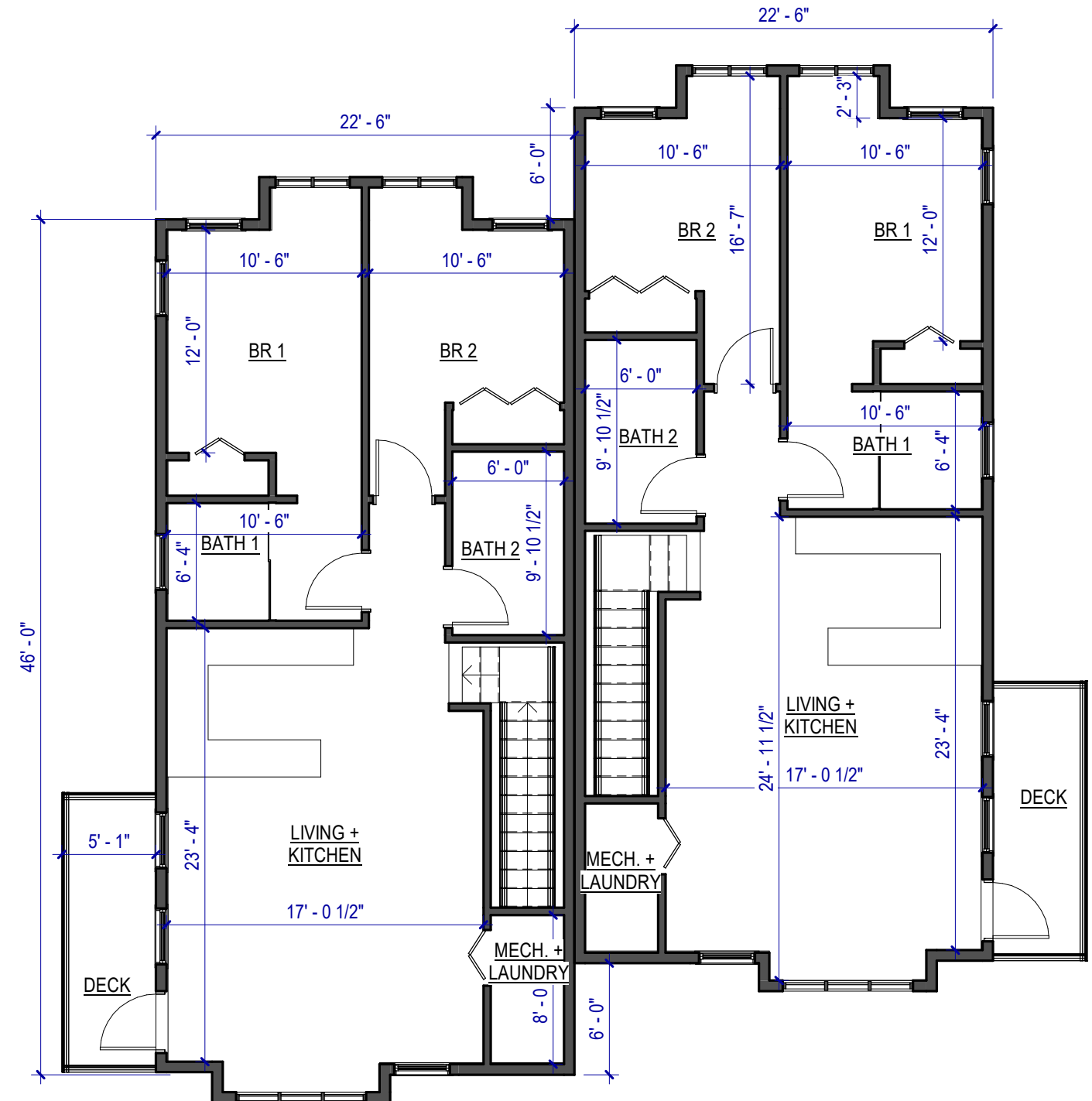


Job No.	20-1326	P.M.	JWP	Drft.	III	QA/QC	1/22/21
ISSUED FOR/REVISIONS:							
1							
2							
3							
4							

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FIRST FLOOR PLAN

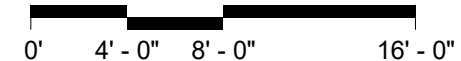


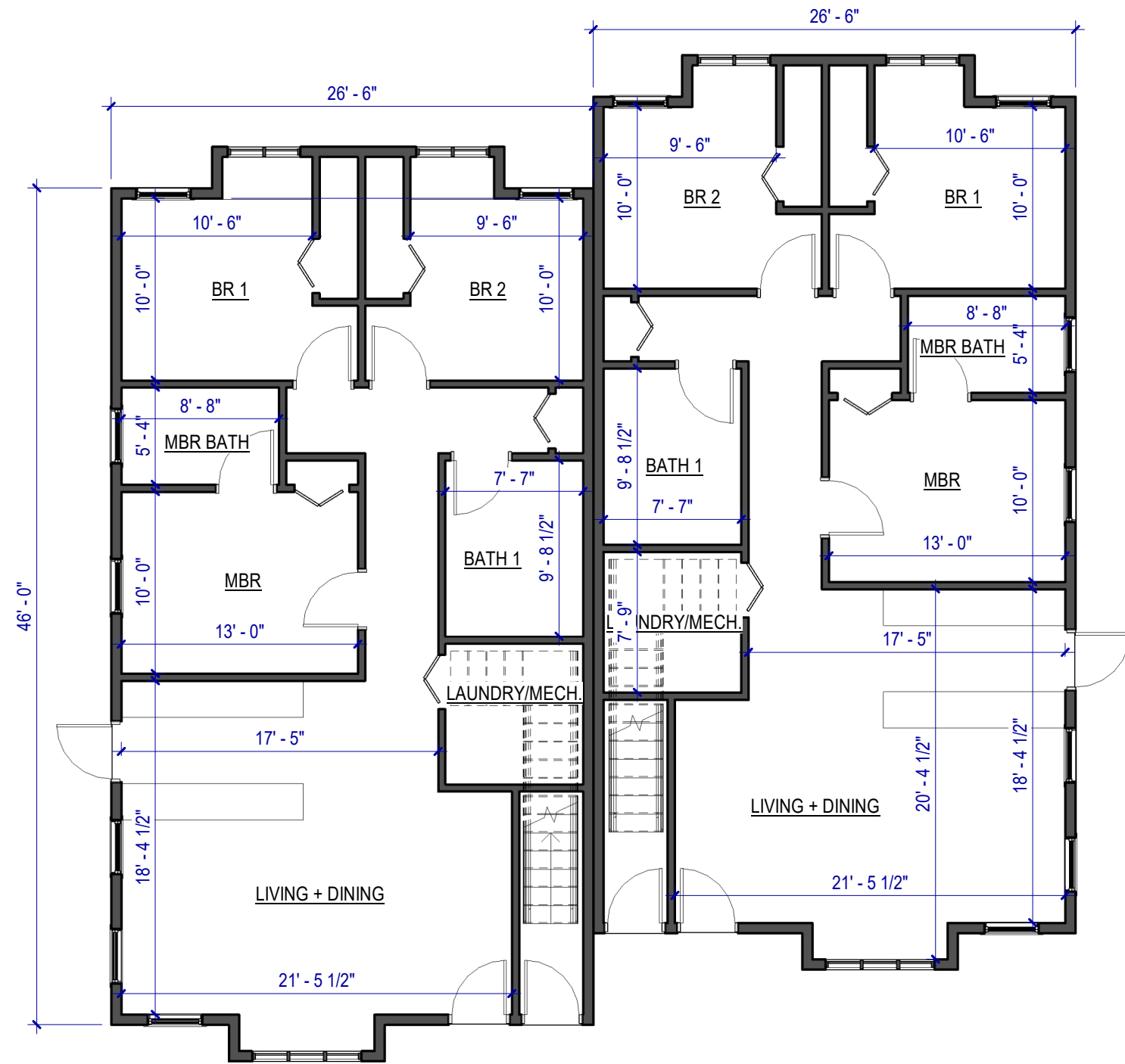
SECOND FLOOR PLAN

2 - BED UNIT FLOOR PLANS

1/8" = 1'-0"

SCALE: 1" = 8' - 0"



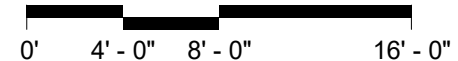


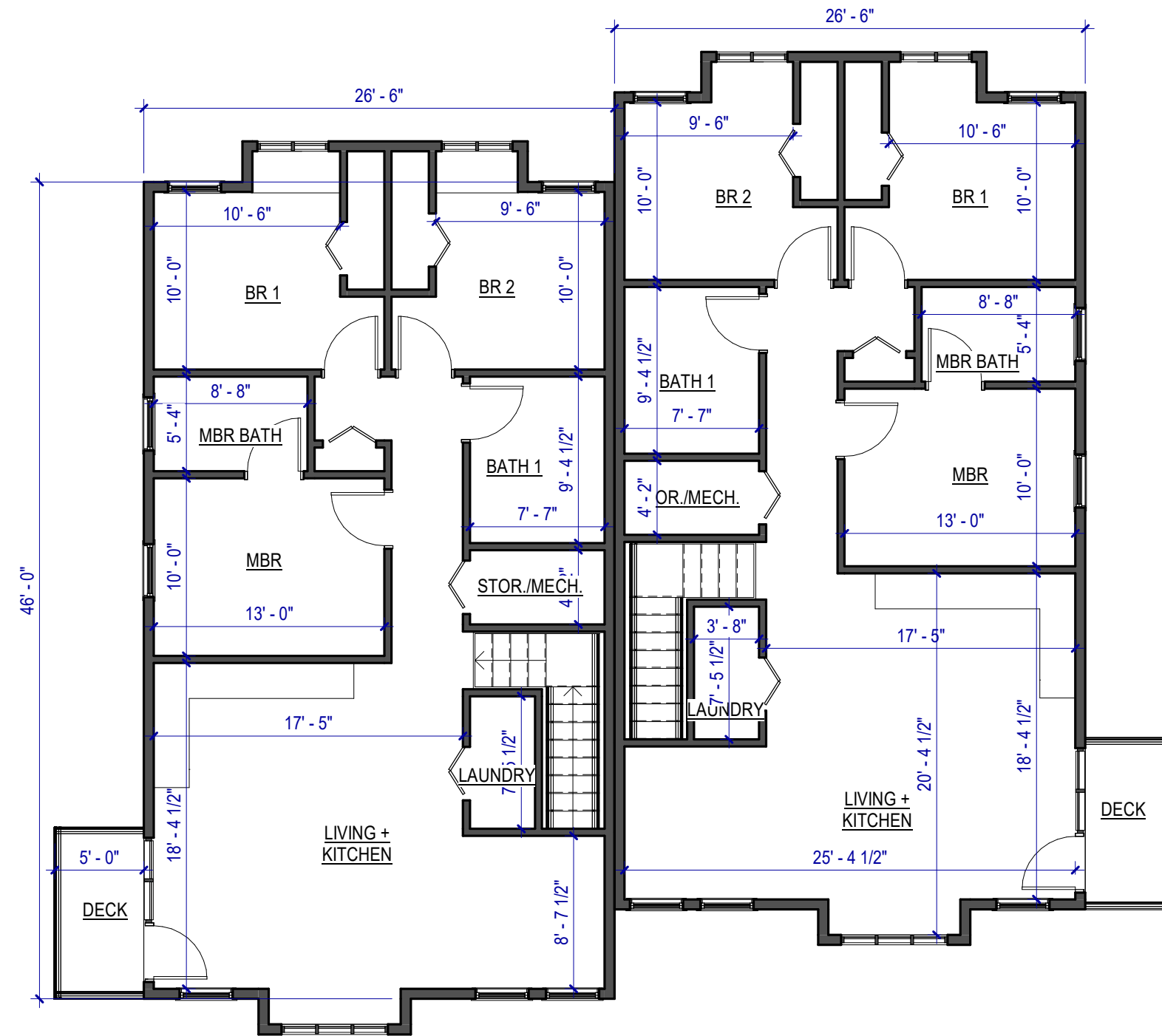
FIRST FLOOR PLAN

3 - BED UNIT FIRST FLOOR PLAN

1/8" = 1'-0"

SCALE: 1" = 8'-0"



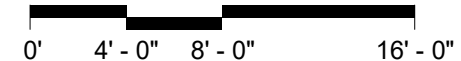


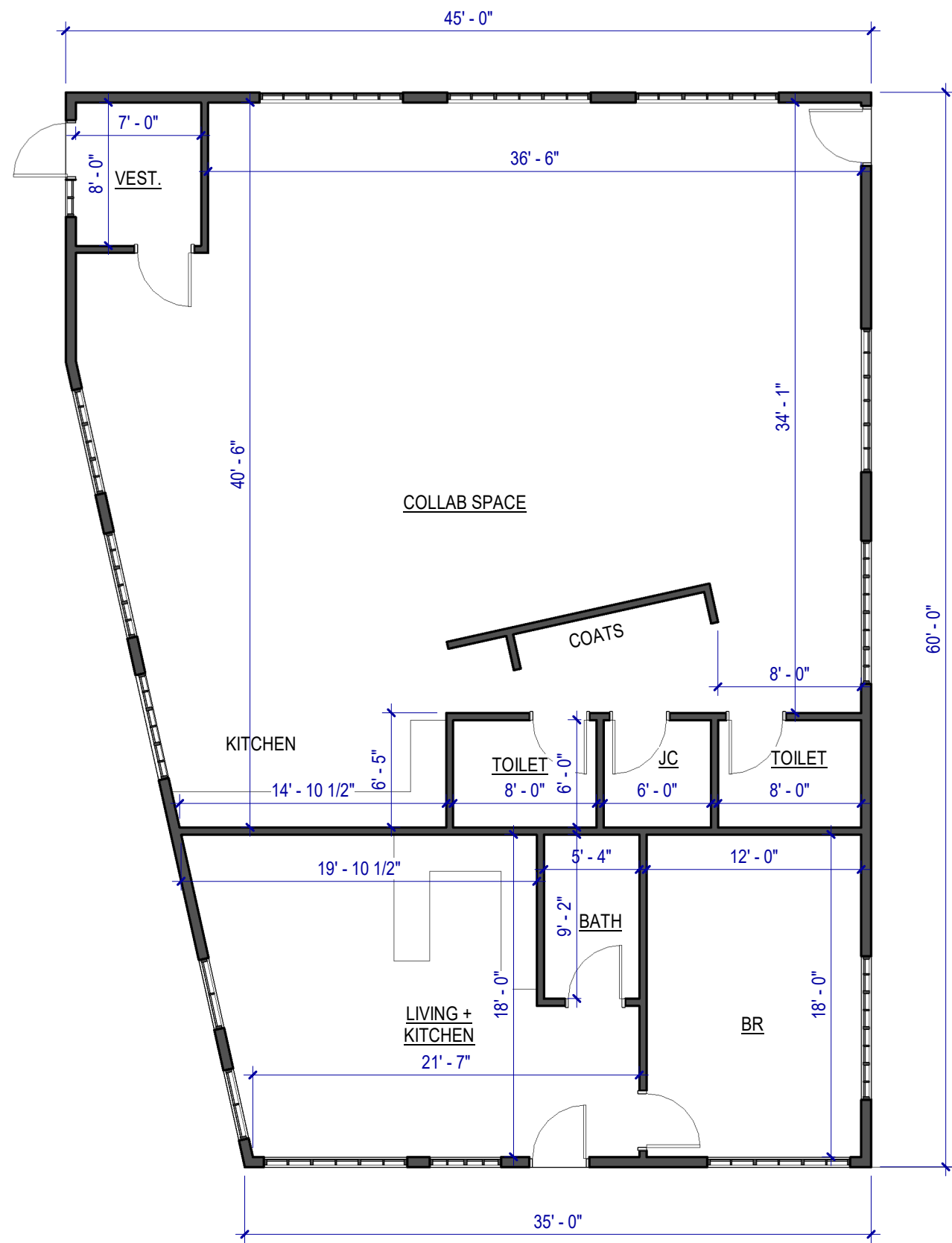
SECOND FLOOR PLAN

3-BED UNIT SECOND FLOOR PLAN

1/8" = 1'-0"

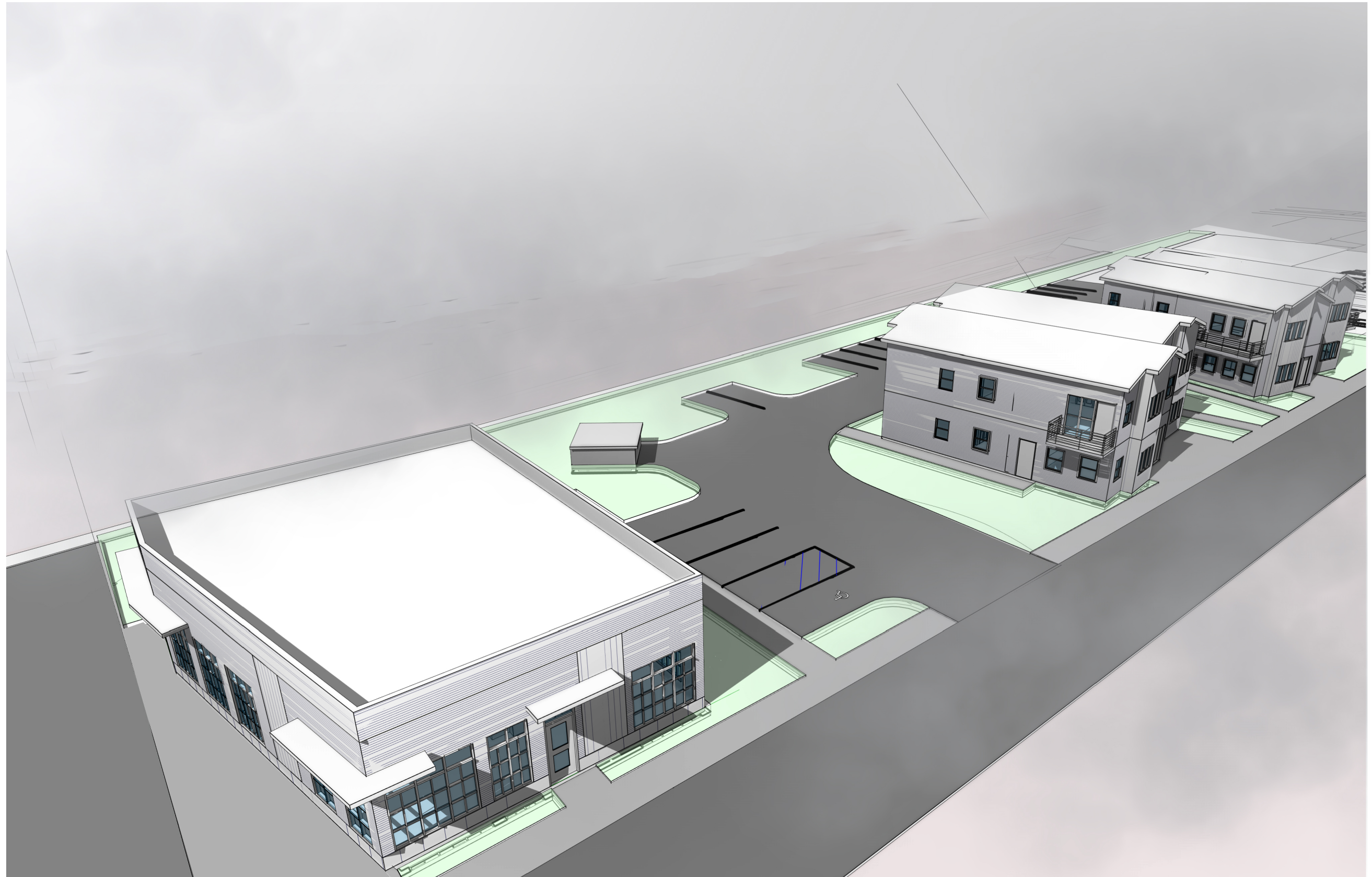
SCALE: 1" = 8'-0"



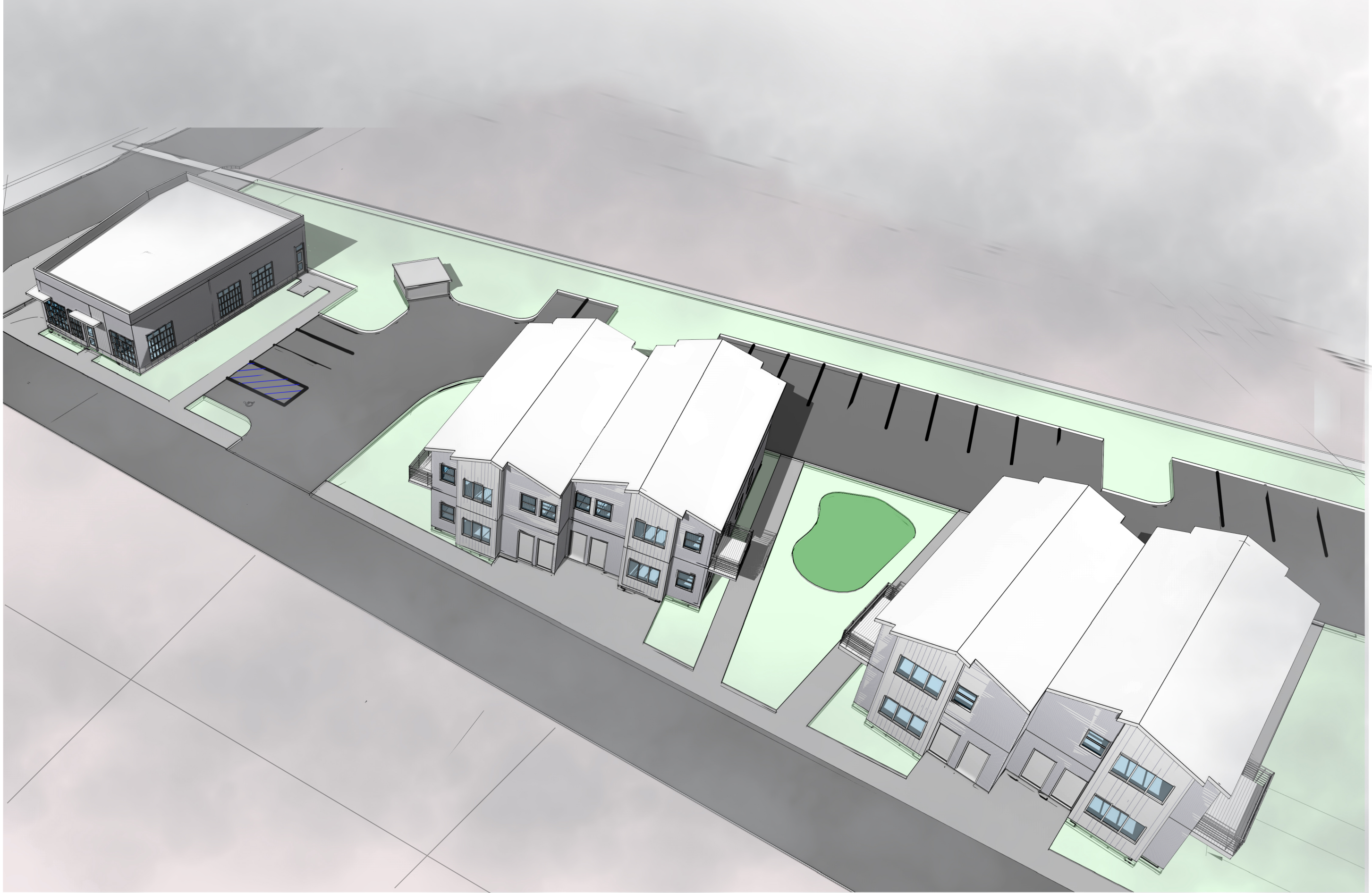


COMMUNITY BUILDING FLOOR PLAN
1/8" = 1'-0"

SCALE: 1" = 8' - 0"
0' 4' - 0" 8' - 0" 16' - 0"



VIEW - COMMUNITY BUILDING, 2-BED AND 3-BED UNITS

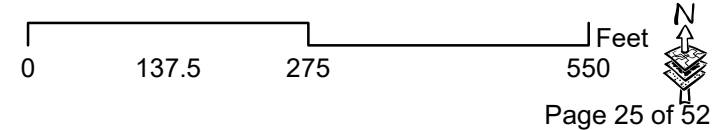


VIEW - COMMUNITY BUILDING, 2-BED AND 3-BED UNITS

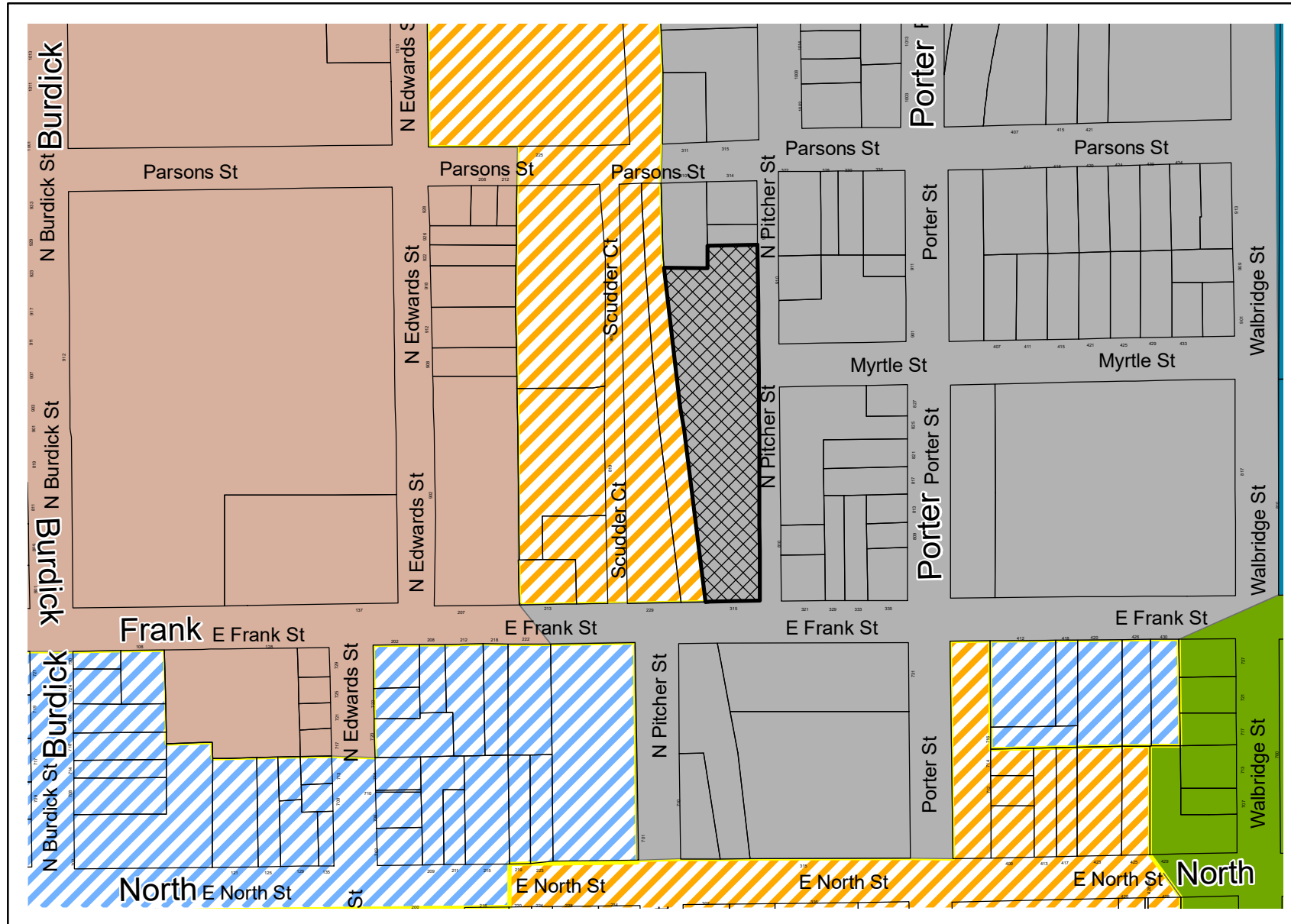
P.C. #2021.03 - 315 E. Frank Street
Rezoning from Manufacturing - Limited District to Live Work-1



P.C. #2021.03 - 315 E. Frank Street
Rezoning from Manufacturing - Limited District to Live Work-1



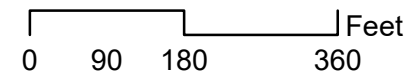
P.C. #2021.03 - 315 E. Frank Street Rezoning from Manufacturing - Limited District to Live Work-1



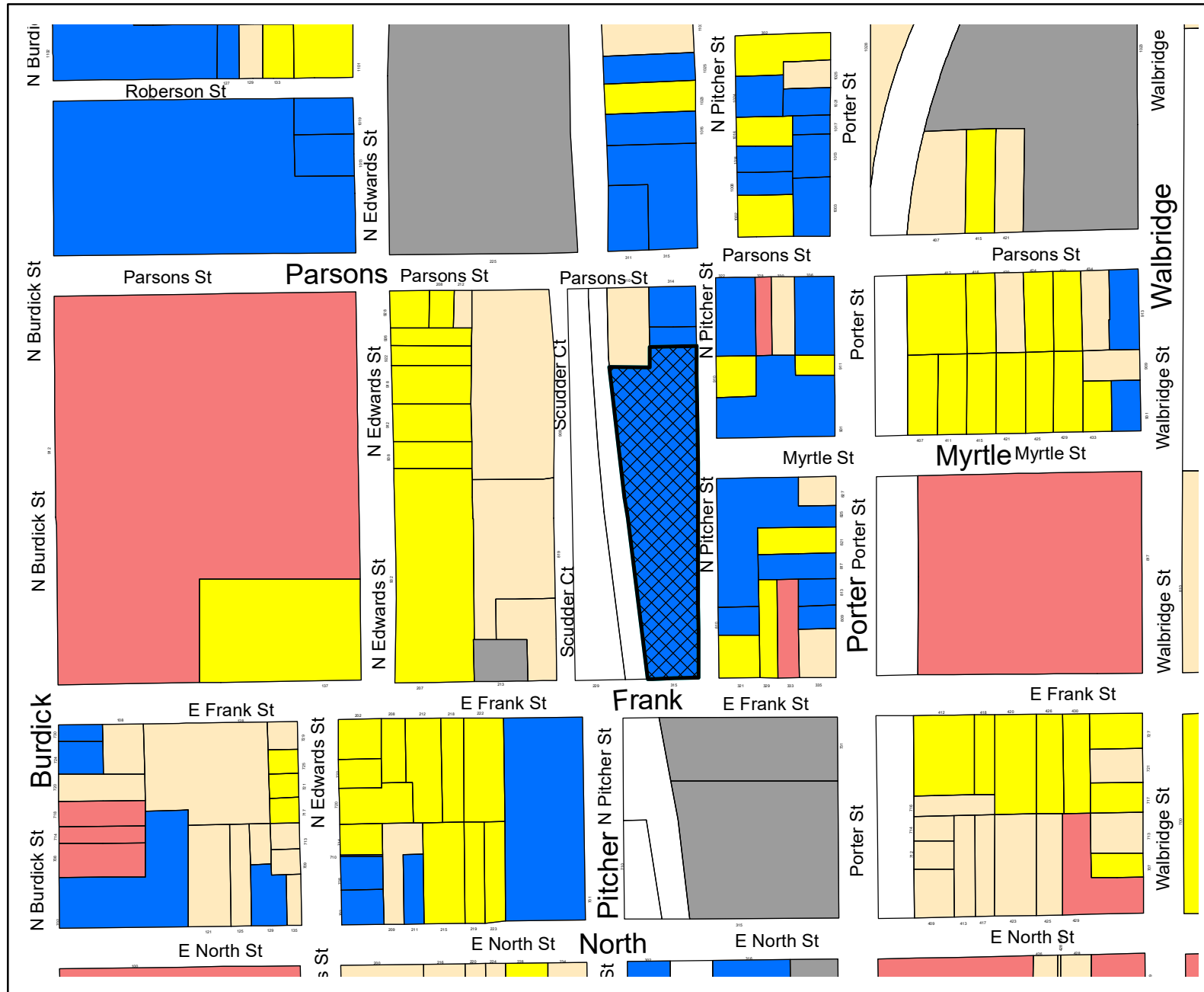
Current Zoning



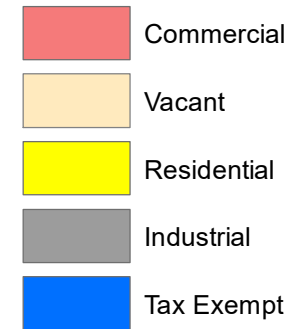
P.C. #2021.03 - 315 E. Frank Street
Rezoning from Manufacturing - Limited District to Live Work-1



P.C. #2021.03 - 315 E. Frank Street
Rezoning from Manufacturing - Limited District to Live Work-1

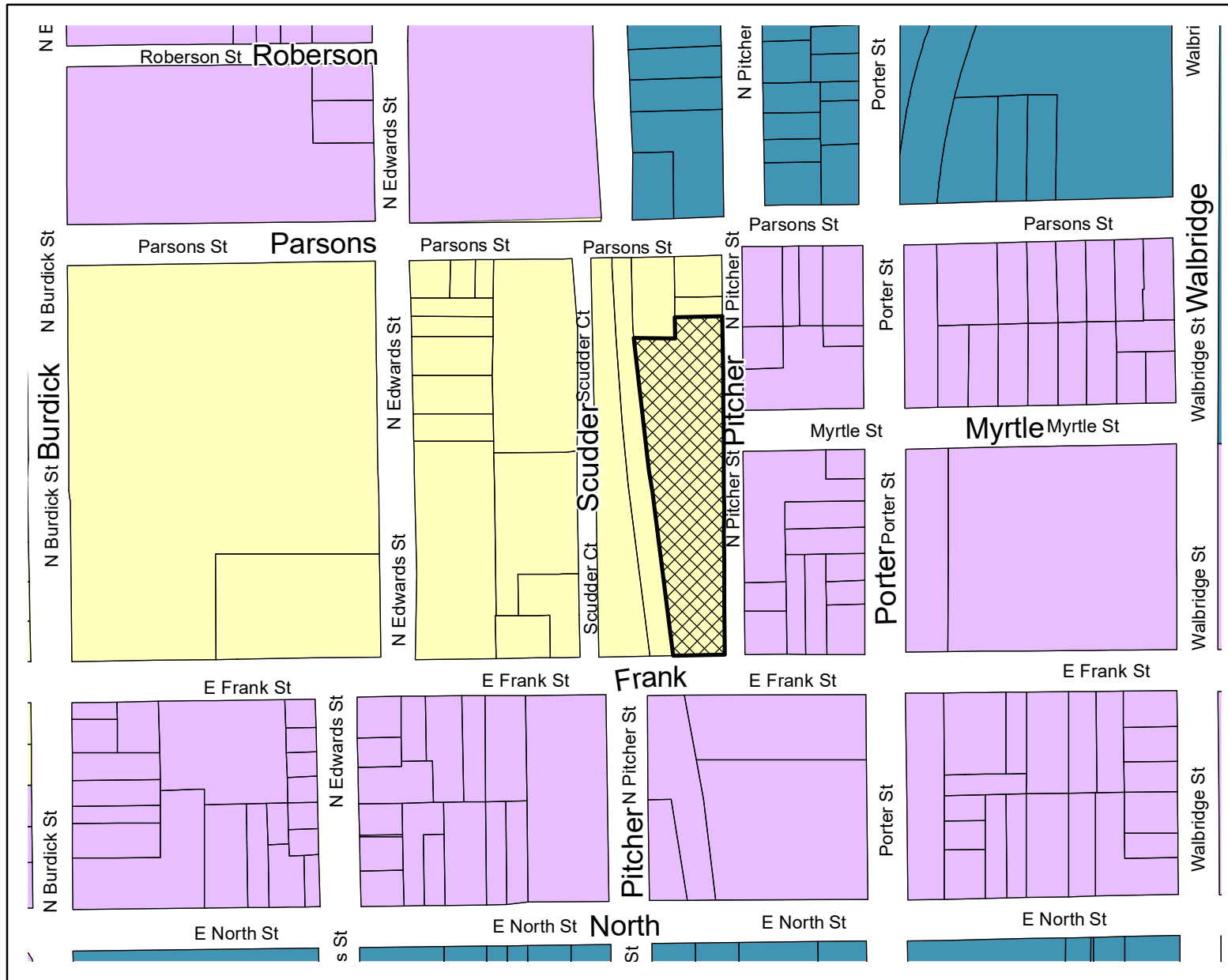


EXISTING LAND USE

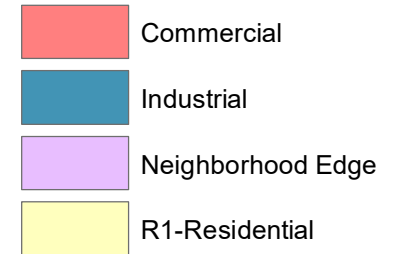


P.C. #2021.03 - 315 E. Frank Street
Rezoning from Manufacturing - Limited District to Live Work-1

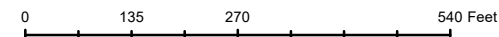
P.C. #2021.03 - 315 E. Frank Street Rezoning from Manufacturing - Limited District to Live Work-1



FUTURE LAND USE



P.C. #2021.03 - 315 E. Frank Street
Rezoning from Manufacturing - Limited District to Live Work-1





Planning Commission Staff Report

City of Kalamazoo

Date: **3/4/2021**

Item: **E.2.**

TO: City of Kalamazoo Planning Commission

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

DATE: March 4, 2021

SUBJECT: P.C. #2021.05: Request to rezone 1014 Ampersee Avenue from Residential - Mixed Use (RMU) and Riverfront Overlay Sub Area 5 to Commercial - Mixed Use (CMU) and Riverfront Overlay Sub Area 6.

BACKGROUND:

The property at 1014 Ampersee is .22 acres and utilized only as a rear driveway access from Ampersee Avenue to the Monroe Muffler and Brake Shop on Riverview Drive. Mr. Jackson, the owner of both 1014 Ampersee Avenue and 1023 Riverview Drive, is proposing to redevelop the sites together. The proposal includes a 576 square foot two-story building for a coffee shop with a drive thru lane wrapping around the building. The plan for the rear of the site will be to construct a 2,400 square foot, one-story, building for a mobility business. This building will have garage storage for two specialized mobile transport vehicles, waiting room, and offices.

The proposed rezoning is necessary to align the zoning districts of the Riverview Drive property with the Ampersee property. The front property along Riverview Drive is in the Commercial - Mixed Use (CMU) and Riverfront Overlay Sub Area 6. The Ampersee property is zoned Residential - Mixed Use (RMU) and Riverfront Overlay 5.

This rezoning will support the land assembly of the two properties for a total of .4 acres and redevelopment. This project will require site plan review which will carefully review the lots location in relationship to the River and nearby flood plain and the stormwater management plan.

The Riverview Drive corridor is being evaluated for future zoning changes but will remain commercial corridor given the traffic volume mixed of commercial uses.

STRATEGIC VISION ALIGNMENT:



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



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



Environmental Responsibility - A green and health City.

Strategic Vision:

The rezoning to Commercial - Mixed Use and Riverfront Overlay 6 supports Complete Neighborhoods, Economic Vitality and Environmental Responsibility. The proposed redevelopment project supports a local business person and will result in two new businesses. The site layout of the redevelopment will take into account the reoccurring flooding along Ampersee Avenue.

Master Plan:

The Master Plan 2025 Future Land Use Map identifies this area as Commercial; Riverview Drive is an active commercial corridor appropriate for these types of uses. The Eastside Neighborhood Plan also envisions Riverview continuing to be an active commercial corridor.

COMMUNITY ENGAGEMENT:

The applicant, Mr. Jackson sent out letters to the neighboring property owners.

The City sent notice letters to all properties within 300' and placed a notice in the Gazette.

FINDINGS:

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

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

The Future Land Use Plan denotes this area as Commercial and Riverview Drive as a Connector Street. The proposed rezoning is in alignment with this designation. The Eastside Neighborhood Plan also envisions Riverview continuing to be an active commercial corridor.

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

This site has been underutilized for years functioning as an overflow parking lot and driveway to Ampersee Avenue. Riverview drive has seen some new businesses in recent years and this block is zoned for two districts, on that does

not support commercial development. The zoning request reflect the area as a desirable commercial corridor.

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

The rezoning will allow for growth of new locally owned businesses along the Riverview Drive commercial corridor which will result in new jobs and is in alignment with the Neighborhood Plan.

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

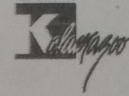
The redevelopment will result in businesses that fit the character of the area and provide additional services to Eastside residents.

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

The site will add commercial uses in character with the other commercial developments along Riverview Drive.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission recommend approval of the rezoning to the City Commission.



Application to Amend the Zoning Ordinance or Map

Fully completed application, fee, and all related documents must be returned to the Community Planning and Development Department at least four (4) weeks prior to the Planning Commission Meeting.

Please Include the \$ Fee

RZ-2/5

***Return to the Community Planning and Development Department,
415 Stockbridge Avenue, Kalamazoo, MI 49001***

A. Applicant Information

Name of Applicant Courtney Jackson Phone 269-267-3474
Address 1110 Hotop Ave Fax _____
City Kalamazoo State MI Zip 49048

[If the applicant is not the property owner, a letter signed by the owner agreeing to the rezoning must be included with the application]

Owner of Parcel [if different than applicant] _____ Phone _____
Address _____ Fax _____
City _____ State _____ Zip _____

Provide names and addresses of any other person having a legal or equitable interest in the property

B. Property Information

Street or Street Address 1014 Ampersee Ave 49001
This property is located between Gordon Pl street
and Bull Rd street, on the
☐ north ☐ south ☒ east ☐ west side of the street.

Number of acres _____

Legal Description of the property [may be on a separate sheet attached to this application]

Commonly Known as 06-14-110-019

C. Present zoning classification RMU

Proposed zoning classification or text change LW2

D. Purpose of Request [describe briefly the nature of your request] The opportunity to bring employment an new business to the area. Rezoning 1014 Ampersee from Rmu to LW2 would be in line with future use of the area that is currently CMU

E. Attachments [2 copies]

☐ Parcel Map [showing existing and proposed zoning] OR ☐ Proposed text wording

[The above shall consist of a fully dimensioned map of the property, including all public and private rights-of-way and easements bounding and intersecting the land under consideration.]

This application shall be completed in full and accompanied by all supporting data and the application fee before it will be accepted by the City of Kalamazoo.

Signature of Applicant _____ Date _____

Signature of Owner (if different than applicant) _____ Date _____

February 16, 2021

Cortney Jackson, owner of:

- 1023 Riverview Drive (Zone: Commercial – Mixed Use)
- 1014 Ampersee Avenue (Zone: Residential – Mixed Use)

My name is Cortney Jackson I am applying for a rezoning request. The property in question is 1014 Ampersee Avenue in the City of Kalamazoo. It is currently zoned RMU. The property is attached to 1023 Riverview Drive which is currently zoned CMU. I would like to rezone 1014 Ampersee Avenue in order to combine the two properties for commercial use. The rezoning would allow me to create two new business opportunities for the area. I would like to create a coffee shop for the front portion of the property at 1023 Riverview Drive and the back half of the property would be office space for the second business, a mobility company transporting disabled individuals from place to place.

I think that the property being rezoned to CMU would be consistent with properties that share the same land. The area has very little residential use as of today. Looking at other portions of Riverview Drive there are new businesses to the area. The rezoning of 1014 Ampersee Avenue would be a great use for the community as some of our elderly individuals find it hard to get to their destinations with disabilities this would demonstrate a great use for the community. The change in zoning falls in order with the development plans for the future.

The rezoning would be giving the area a new look revitalizing the area that has not been used in quite some time. New employment to the area is a great opportunity for the corridor. I would like to be a part of that change. Again, my name is Cortney Jackson and I am requesting rezoning for 1014 Ampersee Avenue.

In regards to community outreach, I did mail letters to the property owners directly next to my properties.

Thank you for your time and attention to this matter.

GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

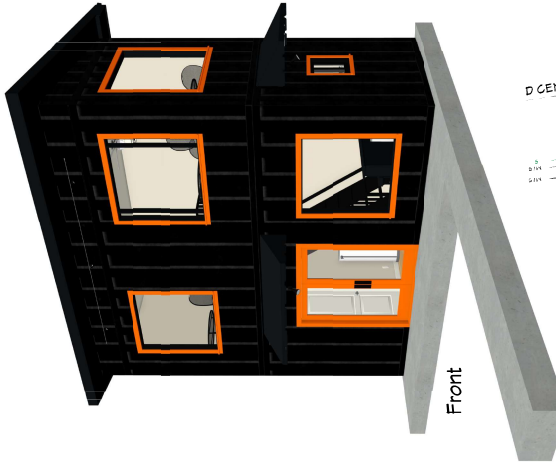
BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

STRUCTURAL ENGINEER:

DESIGNER: Mark Bakwin, Architectural Designer

BUILDER:



By using these designs and plans, the purchaser or user agrees to release the Designer, Bsnconnect (Etsy), Hostdigz.com, and Hostdigz (Etsy) from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising from the purchase and use of these designs and construction documents. The use of these plans does not eliminate or reduce the purchaser's or user's responsibility to consult with a licensed architect, engineer, contractor, and local building officials.

Sheet	Title	Layout Page Table	Description Comments
P-1	COVER SHEET PROJECT SYNOPSIS		
P-2	GENERAL NOTES		
P-3	FLOOR PLANS		
P-4	ELECTRICAL PLANS		
P-5	MECHANICAL PLANS		
P-6	PLUMBING PLANS		
P-7	ELEVATIONS PLANS		
P-8	SECTION PLANS		
P-9	CROSS SECTION PLANS		
P-10	FOUNDATION PLANS		
P-11	ROOF PLAN		
P-12	SCREENING AND MATERIALS LIST		
P-13	SCHEDULES AND MINIMUM CONSTRUCTION SPECIFICATIONS		
P-14	CONTRACT AGREEMENT		

Number	Date	Revised By	Description

PROJECT OWNER:
JACKSON, COURTNEY

PROJECT ADDRESS:
1023 RIVERVIEW DR KALAMAZOO, MI 49048

LEGAL ADDRESS:
45886 ASSESSORS PLAT THOMAS ADDITION;
Liber 9 of Plats Page 8; Lot 20.

FIRE DISTRICT:

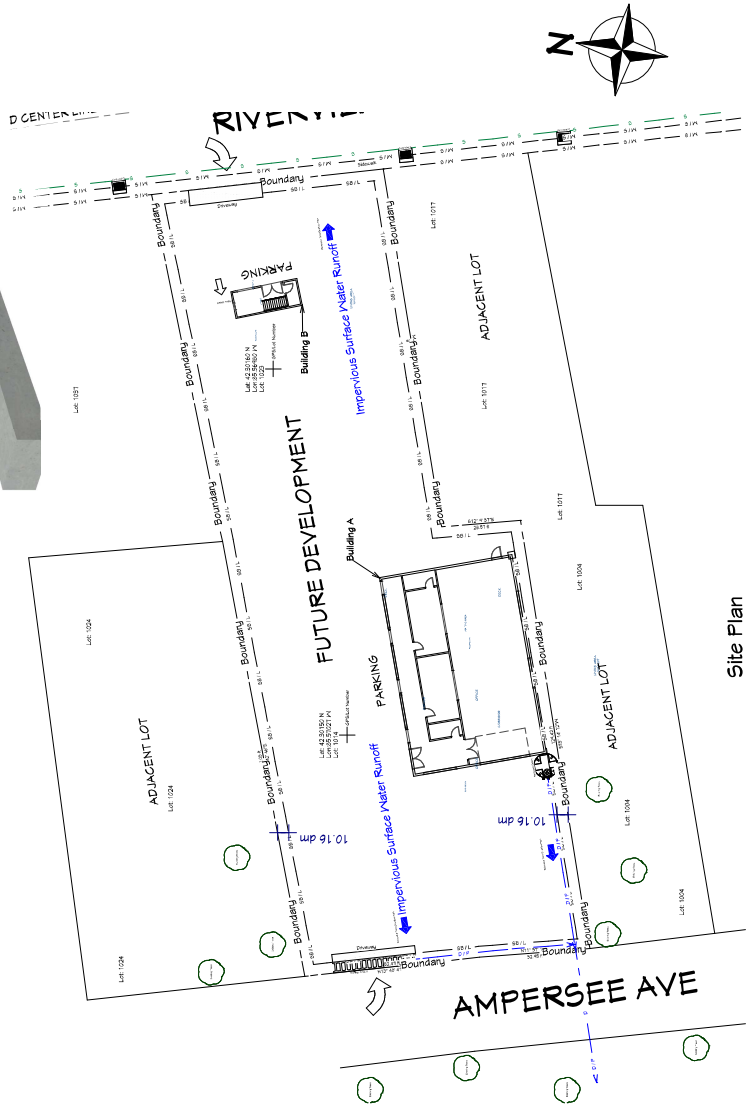
WATER DISTRICT:

STORM WATER#:

BLDG PERMIT#:

BUILDING AREA:

FLOOR 1: 160 SQ. FT.
FLOOR 2: 139 SQ. FT.
FOUNDATION: 277 SQ. FT.
TOTAL: 576 SQ. FT.



Site Plan
23/120 in = 1 in



Mark Bakwin, Building Designer

NUMBER	DATE	REVISION	DESCRIPTION

PROJECT NAME
20 X 8 CONTAINER DRIVE THRU
COFFEE SHOP

Cover Sheet

DATE:	9/10/2020
SCALE:	AS NOTED
AS NOTED	
SHEET:	P-1

BUILDING CONTRACTOR/OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

THESE ARE MINIMUM REQUIREMENTS AND
SHALL NOT SUPERSEDE MORE RESTRICTIVE
SPECIFICATIONS WITHIN LOCAL OR AS
REQUIRED BY APPLICABLE CODES.

GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

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PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

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STRUCTURAL ENGINEER:

DESIGNER: Mark Bakwin, Architectural Designer

BUILDER:

By using these designs and plans, the purchaser or user agrees to release the Designer, Bstconnect (Etsy), Hostdigz.com, and Hostdigz (Etsy) from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising from the purchase and use of these designs and construction documents. The use of these plans does not eliminate or reduce the purchaser's or user's responsibility to consult with a licensed architect, engineer, contractor, and local building officials.



Sheet	Title	Layout Page Table	Description Comments
P-1	Cover Sheet Project Overview		
P-2	Foundation Plans		
P-3	Floor Plans		
P-4	Electrical Plans		
P-5	Plumbing Plans		
P-6	HVAC Plans		
P-7	Elevations Plans		
P-8	Roof Plans		
P-9	Cross Section Plans		
P-10	Cross Section Plans		
P-11	Foundation Plans		
P-12	Roof Plans		
P-13	Roof Plans		
P-14	Schedules Minimum Construction Specifications		
P-15	Schedules Minimum Construction Specifications		
P-16	Construction Details		

Number	Date	Revised By	Description

PROJECT OWNER:
JACKSON, COURTNEY

PROJECT ADDRESS:
1014 AMPERSEE AVE, KALAMAZOO, MI 49001

LEGAL ADDRESS:
ASSESSORS PLAT OF THOMAS ADDITION;
Liber 9 of Plats Page 8; Lot 19 & the North 20 feet of Lot 21.

FIRE DISTRICT:

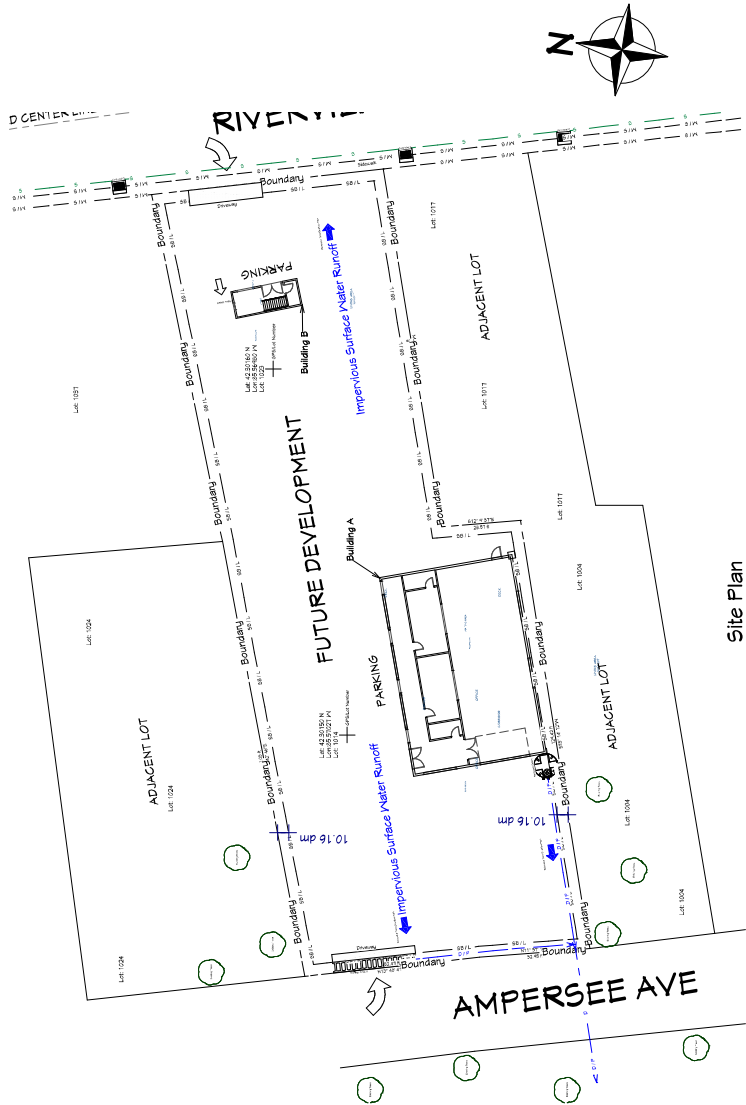
WATER DISTRICT:

STORM WATER#:

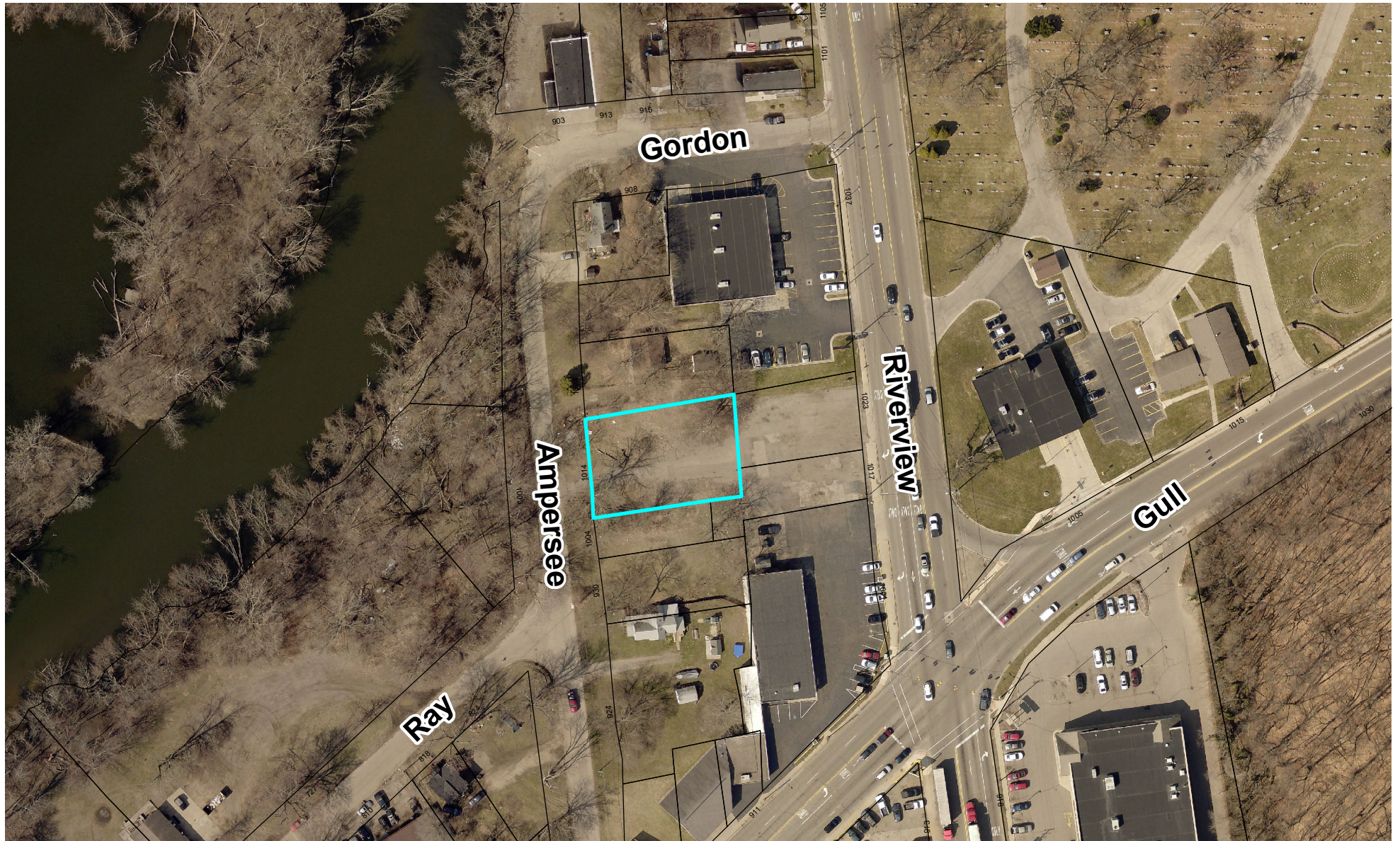
BLDG PERMIT#:

BUILDING AREA:

FLOOR 1: 1,013 SQ. FT.
GARAGE: 1,366 SQ. FT.
FOUNDATION: 2,379 SQ. FT.
TOTAL: 4,758 SQ. FT.



P.C. #2021.05 - 1014 Ampersee Avenue
Rezoning from Residential - Mixed Use District (Sub Area 5)
to Commercial - Mixed Use District (Sub Area 6)

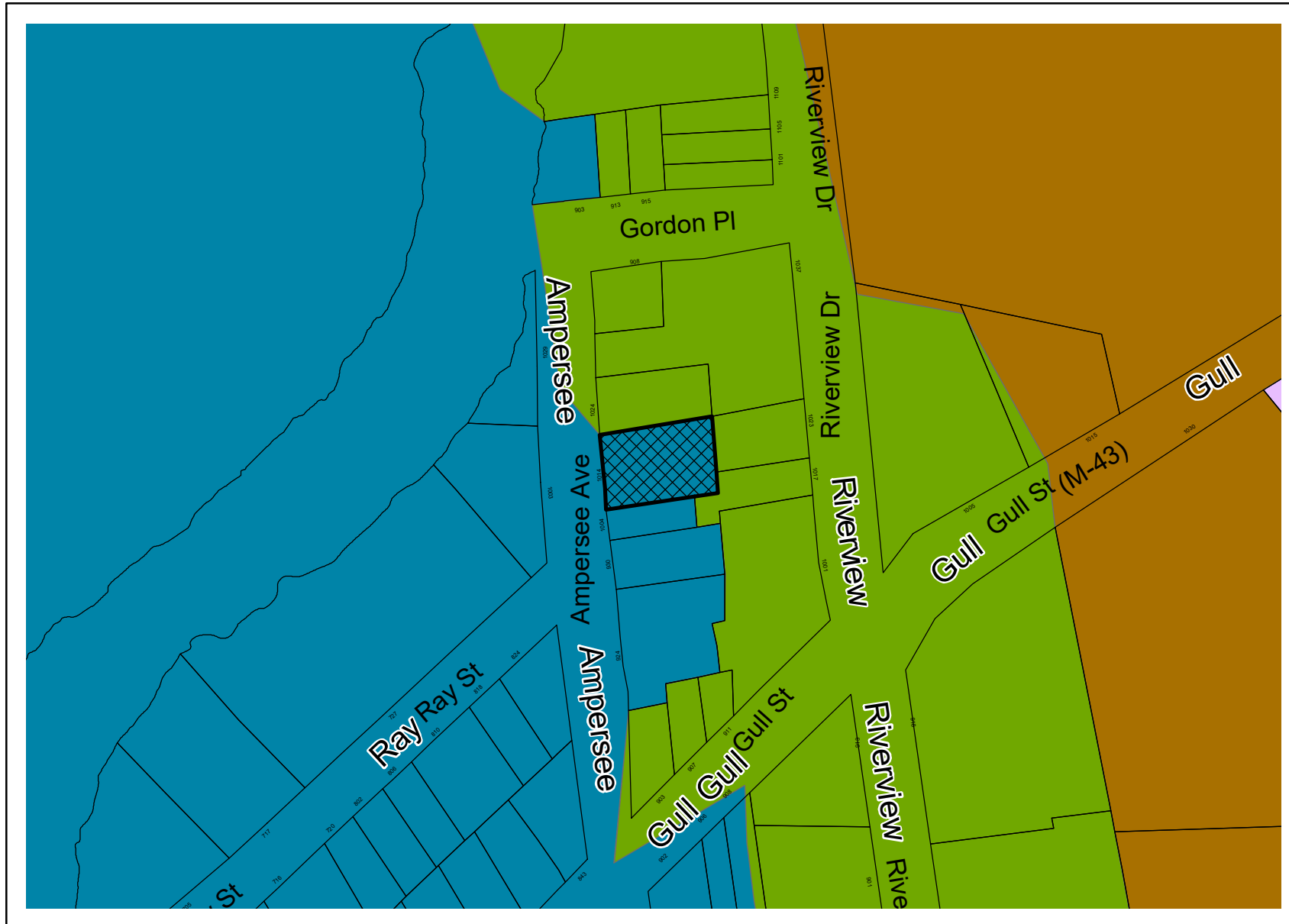


P.C. #2021.05 - 1014 Ampersee Avenue
Rezoning from Residential - Mixed Use District (Sub Area 5)
to Commercial - Mixed Use District (Sub Area 6)

0 85 170 340 Feet



P.C. #2021.05 - 1014 Ampersee Avenue
Rezoning from Residential - Mixed Use District (Sub Area 5)
to Commercial - Mixed Use District (Sub Area 6)



Current Zoning

- Street
- CMU
- CO
- RM-15
- RMU

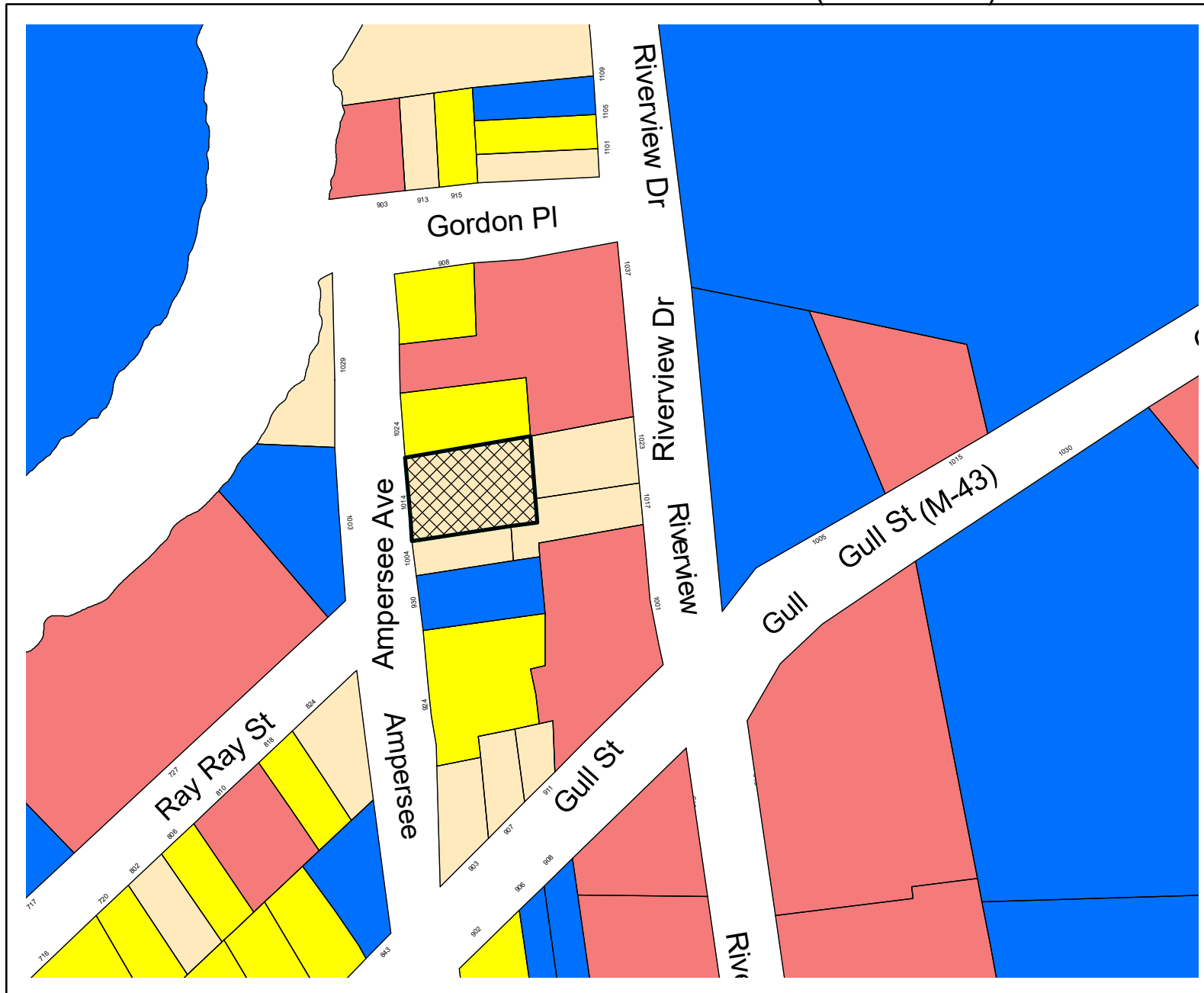


P.C. #2021.05 - 1014 Ampersee Avenue
Rezoning from Residential - Mixed Use District (Sub Area 5)
to Commercial - Mixed Use District (Sub Area 6)

0 70 140 280 Feet



P.C. #2021.05 - 1014 Ampersee Avenue
 Rezoning from Residential - Mixed Use District (Sub Area 5)
 to Commercial - Mixed Use District (Sub Area 6)



EXISTING LAND USE

- Commercial
- Vacant
- Residential
- Industrial
- Tax Exempt

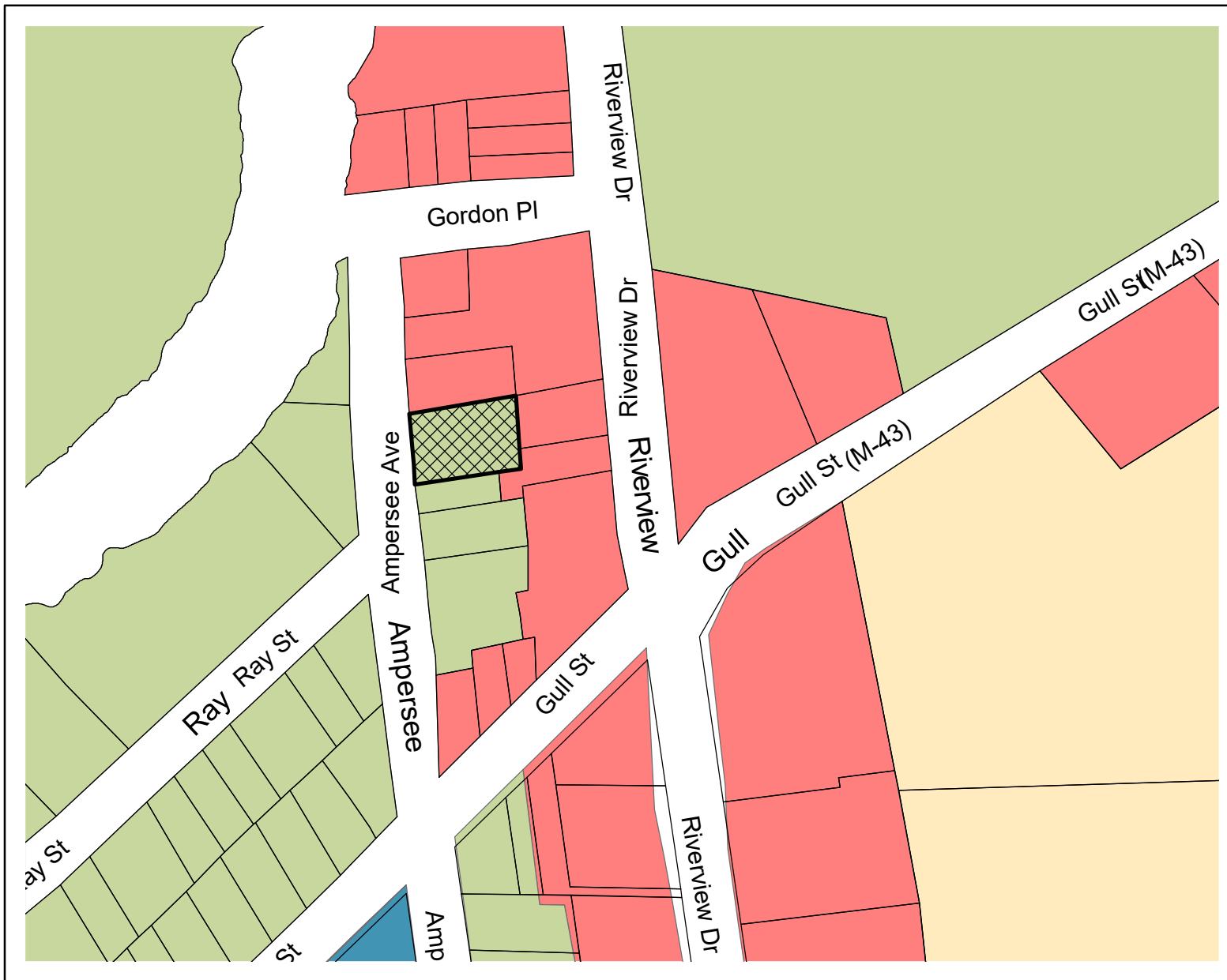


P.C. #2021.05 - 1014 Ampersee Avenue
 Rezoning from Residential - Mixed Use District (Sub Area 5)
 to Commercial - Mixed Use District (Sub Area 6)

0 105 210 Feet

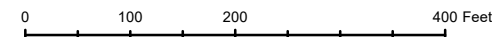


P.C. #2021.05 - 1014 Ampersee Avenue
 Rezoning from Residential - Mixed Use District (Sub Area 5)
 to Commercial - Mixed Use District (Sub Area 6)



FUTURE LAND USE

- Commercial
- Industrial
- Open Space/Parks
- R2-Residential



P.C. #2021.05 - 1014 Ampersee Avenue
 Rezoning from Residential - Mixed Use District (Sub Area 5)
 to Commercial - Mixed Use District (Sub Area 6)



Planning Commission Staff Report

City of Kalamazoo

Date: **3/4/2021**

Item: **E.3.**

TO: City of Kalamazoo Planning Commission

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

DATE: March 4, 2021

SUBJECT: P.C. # 2021.06: Vacation of Garden Street Right of Way adjacent to 924 Russell Street

BACKGROUND:

Kalamazoo Public Schools is redeveloping the existing Edison School site and surrounding land area containing the school and bus parking lot. The properties are bounded by Lake Street to the south, Russell Street to the east, Jackson Street to the north and Cottage Avenue to the west. Though not at all obvious since the site is fully built upon, the title research on the properties contained revealed a gap in title for a portion Garden Street, meaning that the segment of street was never properly vacated. This portion of Garden Street was originally platted in 1872 as shown on the subdivision plat of *'Theodore P Sheldons's Addition to the Village of Kalamazoo'*. Garden Street at that time extended west of Russell and ended at a former mill pond. Today a portion of the Edison School built in 1923 is over this strip of right of way. The unvacated right of way is approximately two-hundred forty-nine (249) feet long which aligns with the improved segment of Garden Street right of way extending to Mills Street.

A search of City records indicated that this portion of the street was referred to the Street Committee & City Attorney by the City Commission on October 2, 1911. The minutes from the Streets Committee meeting in 1911 are no longer available. It is understood that at that time the Streets Committee was the decision-making body for street vacations. With the existing land area being occupied and not apparent it is reasonable to conclude the street was vacated at that time in absence of these minutes. Due to this existing gap in the record, the Kalamazoo Public School District would like to formally request the strip of land be vacated.

The school redevelopment has been reviewed by City staff and is within the Site Plan Review process at this time. No easements or City utilities are associated with the strip of right of way and there are no encumbrances presented in the redevelopment of the school associated with the removal of this right of way.

STRATEGIC VISION ALIGNMENT:



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



Youth Development - A place with supports where young people thrive

Strategic Vision:

This vacation of right of way is more of a formality given the history of the school site. It will create a clear title for Kalamazoo Public Schools as they redevelop the school.

Master Plan 2025:

The Future Land Use Map identifies this area as R3, High Density Residential. School are commonly found in residential areas and are identified as a special use in this zone district which is Residential - Multi Dwelling District (RM-15). It should be noted that public schools are regulated under the State of Michigan and therefore Kalamazoo Public Schools is not required to obtain a special use permit for school construction projects.

COMMUNITY ENGAGEMENT:

Kalamazoo Pubic Schools has reached out to the City regarding the vacation of this right of way to confirm that there were no existing City utilities impacted by this request and there is none. Notification was sent to AT&T who has the only utilities that run through this portion of the Garden Street right of way. Lastly, the Edison Neighborhood Association has been notified of this request.

The City sent notice letters to all properties within 300' and placed a notice in the Gazette.

FINDINGS:

This extension of the Garden Street right of way has been utilized by Kalamazoo Public Schools for decades. Title work identified a discrepancy which this action will eliminate.

RECOMMENDATION:

The Planning Division recommends the Planning Commission approve a recommendation to the City Commission to grant this vacation request for the Garden Street right of way.



Application for Vacating a Public Right-of-Way (Street/Alley)

Fully completed application, fee, and all related documents must be returned to the Community Planning and Development Department at least four (4) weeks prior to the Planning Commission Meeting.

Please Include the \$ 450 Fee

RV-2/6

Return to the Community Planning and Development Department, 415 Stockbridge Avenue, Kalamazoo, MI 49001

A. Applicant Information

Name of Applicant Kalamazoo Public Schools Phone 269.337.0405
Address 1220 Howard Street Fax 269.337.0497
City Kalamazoo State Michigan Zip 49008

B. Property Information

Street or alley name Garden Street
This property is located between Russell Street to the east street
and the Mill Pond to the west street.

Number of acres .4 acres +/-

Legal Description of R.O.W. _____

See attached Exhibit A.

C. Purpose of Request [describe briefly the nature of your request]

Vacate this portion of Garden Street to clear title. Kalamazoo Public Schools intends
on constructing a new school building on this property.

D. Attachments [10 copies]

- Map Showing R.O.W. and adjacent properties
- Affidavit of Verification
- Petition Form
- Letters from property owners in opposition
- Legal description of R.O.W. to be vacated

E. Disclosure of Consequences

It is understood by the undersigned, if the requested street/alley is vacated:

1. *Title to the street/alley shall rest with the property owner[s] of the lots abutting the vacated property.*
2. *The vacated property will be placed on the city assessment roles for the purpose of taxation.*
3. *The city and other legitimate utility companies will reserve an easement for public utilities on the vacated property.*

This application shall be completed in full and accompanied by all supporting data and the application fee before it will be accepted by the City of Kalamazoo.


Signature of Applicant

Gary Start, Deputy Superintendent

Kalamazoo Public Schools

1/22/21
Date

Signature of Owner (if different than applicant)

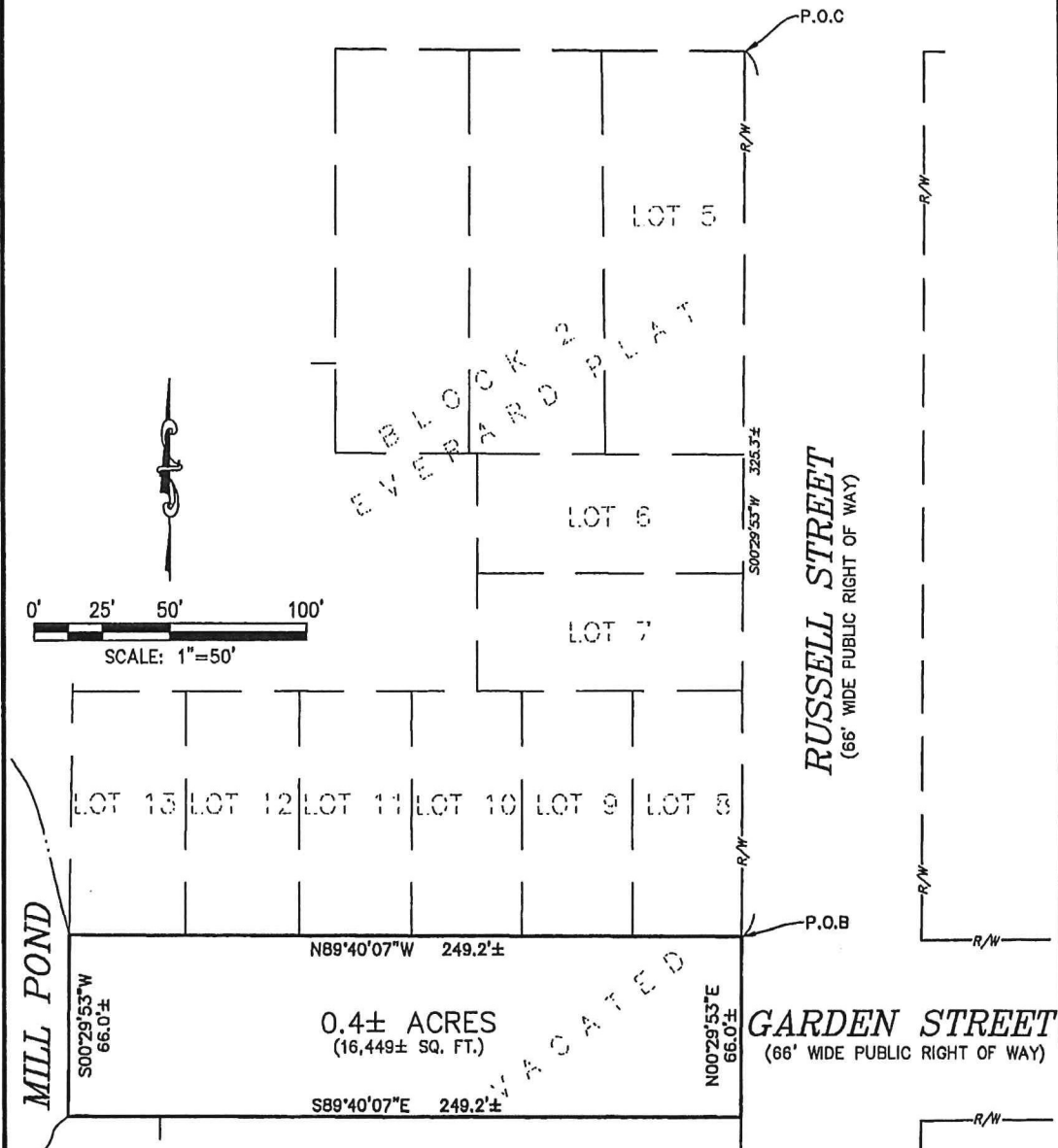
Date

EXHIBIT

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4, SECTION 23, TOWN 02 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, BLOCK 2, EVERARD PLAT, AS RECORDED ON AUGUST 11, 1905 IN LIBER 7 OF PLATS, PAGE 17, KALAMAZOO COUNTY REGISTER OF DEEDS; THENCE ALONG THE PLATTED WESTERLY RIGHT OF WAY LINE OF RUSSELL STREET, SOUTH 00 DEGREES 29 MINUTES 53 SECONDS WEST (RECORDED AS SOUTH 0 DEGREES 14 MINUTES WEST) 325.3± FEET TO THE PLATTED NORTHERLY RIGHT OF WAY LINE OF GARDEN STREET FOR THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 40 MINUTES 07 SECONDS WEST (RECORDED AS NORTH 89 DEGREES 56 MINUTES WEST) 249.2± FEET TO THE APPROXIMATE PLATTED EASTERLY LINE OF MILL POND; THENCE ALONG SAID APPROXIMATE EASTERLY LINE, SOUTH 00 DEGREES 29 MINUTES 53 SECONDS WEST 66± FEET TO THE PLATTED SOUTHERLY RIGHT OF WAY LINE OF GARDEN STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 40 MINUTES 07 SECONDS EAST 249.2± FEET TO SAID PLATTED WESTERLY RIGHT OF WAY LINE OF RUSSELL STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, NORTH 00 DEGREES 29 MINUTES 53 SECONDS EAST 66± FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 0.4± ACRES (16,449± SQ. FT.) SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY APPARENT AND OF RECORD.



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GARDEN STREET VACATE
SECTION 23, T02S, R11W, CITY OF KALAMAZOO, KALAMAZOO CO.
-FOR-
KALAMAZOO PUBLIC SCHOOLS
1220 HOWARD STREET, KALAMAZOO, MI 49008

DRAWN BY: MCJ

DATE: 01-07-2021

SHEET 1 OF 1

JOB NO. 1850813.5A

File Name: C:\Users\michael.jones\Dropbox (DAI)\Kalamazoo\Projects\2018\1850813.5A\dwg\1850813-ESMT (21-01-07).dwg Last Saved: 1/7/2021 3:32:11

Petition to Vacate a Street/Alley to the Mayor and City Commission of the City of Kalamazoo, Michigan

RV-3/6

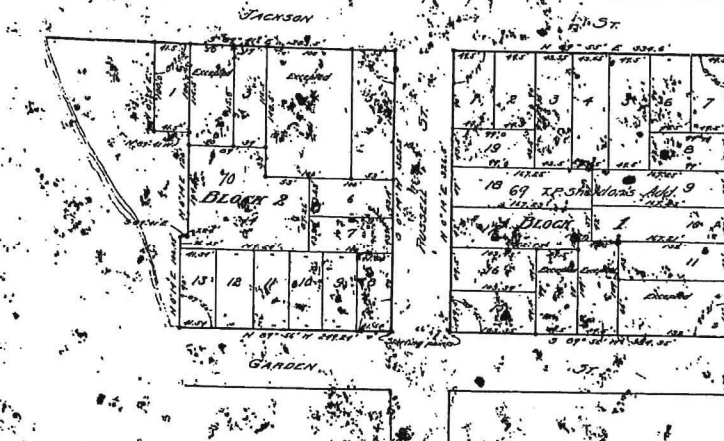
We, the undersigned owner of property abutting Garden Street on both north and south between Russell Street to the east and the Mill Pond to the west (the legal description of which is attached as Exhibit A and the Plat Maps are attached as Exhibit B) hereby respectfully request the City Commission to vacate the street at the location stated. IT IS UNDERSTOOD BY THE UNDERSIGNED, IF THE REQUESTED STREET IS VACATED:

1. Title to the Street shall rest with the property owner of the lots abutting the vacated property.
2. The vacated property will be placed on the city's assessment roles for purposes of taxation, if applicable.
3. The city and other legitimate utility companies will reserve an easement for public utilities on the vacated property.



Respectfully submitted,

Property address 924 Russell Street, Kalamazoo, MI 49001 Petition Signer/Date 1/22/21
Current title holder Kalamazoo Public Schools.....Signer print name Gary Start, Deputy Superintendent.....



EVERARD PLAT

HALLAMAZOO - MICH.

NO. 56-1905
J. F. Wilkinson
Deputy Auditor General

DESCRIPTION OF LAND PLAT

The parcels of land embraced in the aforesaid Everard Plat are described as follows:

Block 69 of Theo. P. Sheldon's addition to the Village of Hallamazoo, bounded by lines as follows: commencing at the northwest corner of Jackson and Garden Sts. (said point being 66.32 ft. north and 52.57 ft. east of the corner of Jackson St. and 43.70 ft. south, range 4 west) running thence N 0° 14' E, 326.1 ft. along the north line of Jackson St.; thence N 0° 14' E, 326.1 ft. along the north line of Jackson St.; thence S 0° 14' W, 326.1 ft. along the west line of Hills St.; thence S 0° 14' W, 326.1 ft. along the west line of Hills St. to the place of beginning. Allowing a piece of land in the southeast corner of said Block 69 and running S 0° 14' W, 326.1 ft. along the south line of Jackson St.; thence N 0° 14' E, 326.1 ft. along the north line of Jackson St.; thence S 0° 14' W, 326.1 ft. along the west line of Hills St.; thence S 0° 14' W, 326.1 ft. along the west line of Hills St. to the place of beginning.

Also a piece of land bounded by lines as follows: commencing at the northwest corner of Garden and Jackson Sts. (said point being 66.32 ft. north and 52.57 ft. east of the corner of Jackson St. and 43.70 ft. south, range 4 west) running thence N 0° 14' E, 326.1 ft. along the north line of Jackson St.; thence S 0° 14' W, 326.1 ft. along the west line of Hills St.; thence S 0° 14' W, 326.1 ft. along the west line of Hills St. to the place of beginning. Allowing a piece of land in the southeast corner of said Block 69 and running S 0° 14' W, 326.1 ft. along the south line of Jackson St.; thence N 0° 14' E, 326.1 ft. along the north line of Jackson St.; thence S 0° 14' W, 326.1 ft. along the west line of Hills St.; thence S 0° 14' W, 326.1 ft. along the west line of Hills St. to the place of beginning.

SURVEYORS CERTIFICATE

I hereby certify that the plat herein delineated is a correct one, and that permanent monuments consisting of steel rods have been planted at points marked thus (a) as hereon shown at all angles in the boundaries of the land platted.

J. F. Wilkinson
Deputy Auditor General

DEDICATION

Know all men by these presents, that H. M. Everard and A. C. Everard, his wife, and Otto Hing and Maggie Hing, his wife, have caused the above described plat to be surveyed, laid out and plotted, to be known as the Everard Plat.

Signed and sealed in the presence of:

Henry H. Breschner

A. Louis M. Heidmann

H. M. Everard

A. C. Everard

Otto Hing

Maggie Hing

State of Michigan
County of Hallamazoo

On this 14th day of May 1905 before me, a Notary Public in and for said county, personally came the above mentioned H. M. Everard and A. C. Everard, his wife, and Otto Hing and Maggie Hing, his wife, known to me to be the persons who executed the above declaration, and acknowledged the same to be their free act and deed.

Henry H. Breschner, Notary Public in and for Hallamazoo County.
My commission expires Apr. 29, 1905.

Hallamazoo, Michigan, May 22, 1905.
I hereby certify that I have examined the Everard Plat in the City of Hallamazoo, Michigan, and find that it is a correct one according to the ordinance governing the same.

J. F. Wilkinson
Deputy Auditor General

Accepted by the City Council of the City of Hallamazoo, Michigan, May 22, 1905.

J. F. Wilkinson
Deputy Auditor General

State of Michigan
County of Hallamazoo
J. F. Wilkinson
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AFFIDAVIT VERIFYING PROPERTY OWNERSHIP

STATE OF MICHIGAN)
)
COUNTY OF KALAMAZOO)

Gary Start, Deputy Superintendent of Kalamazoo Public Schools, being first duly sworn, deposes and says:

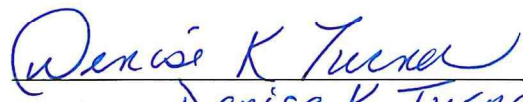
1. I have personal knowledge of the facts set forth herein and can testify in this matter if called as a witness.
2. I am employed by the Kalamazoo Public Schools, a Michigan public school district (the "District") as the Deputy Superintendent.
3. In my role as Deputy Superintendent, I am familiar with all of the properties and facilities owned by the District.
4. The District is constructing a new school building and facilities within the City of Kalamazoo known as Edison Elementary (the "Project") in the block surrounded by Cottage Avenue to the West, Jackson Street to the North, Russell Street to the East, and Lake Street to the South (the "Project Area")
5. The District owns all of the property within the Project Area, as evidenced by Deeds and title work that the District has obtained.
6. Kalamazoo Public Schools is submitting with this Affidavit an Application to Vacate Garden Street that is located within the Project Area.
7. Kalamazoo Public Schools owns all of the property abutting the area of Garden Street to be vacated and will thus be the sole owner of the area vacated.

Further affiant sayeth not.



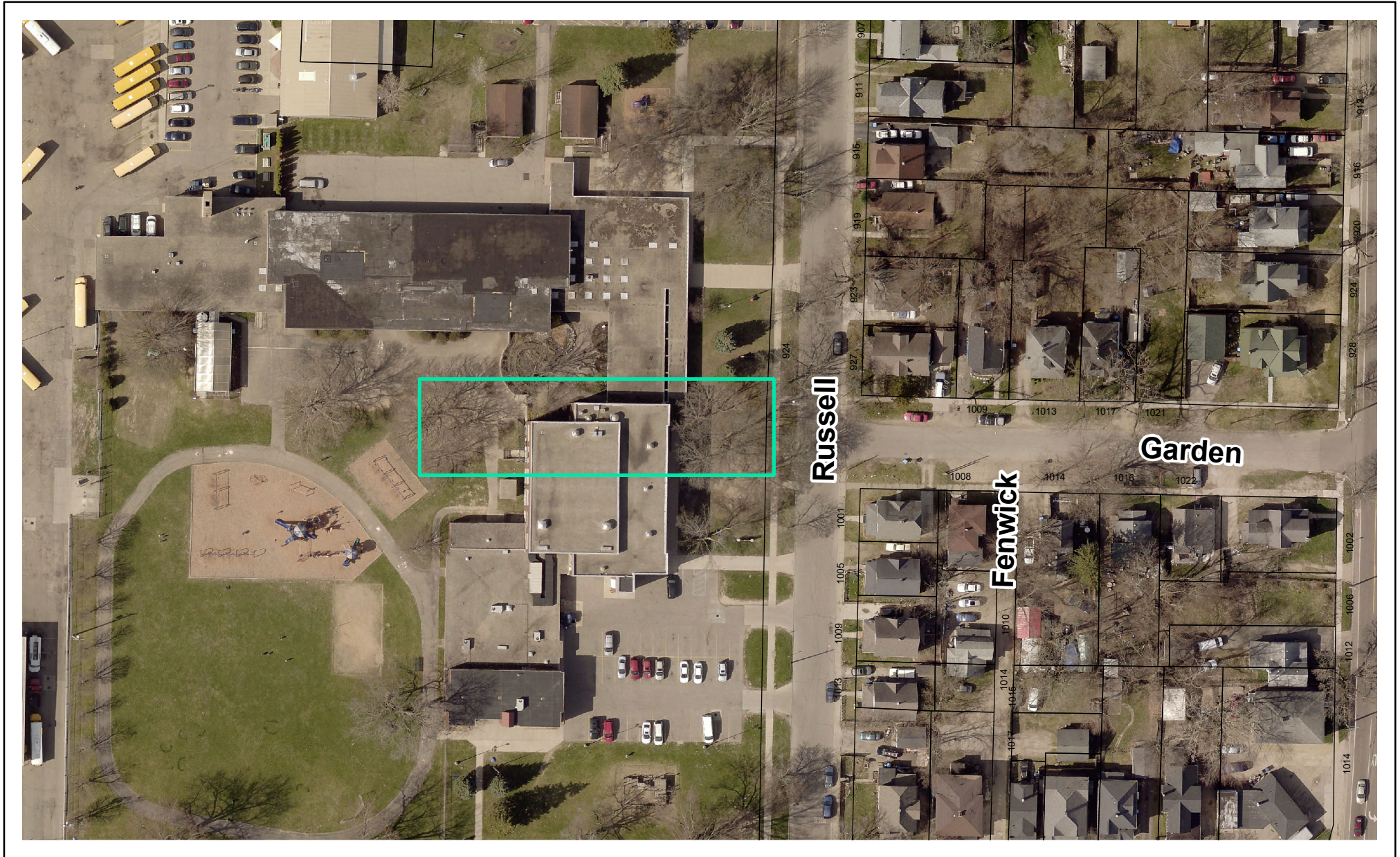
Gary Start

Subscribed and sworn to before me this 22nd day of January, 2021.



Printed Name: Denise K Turner
Notary Public, Kalamazoo County, MI
Acting in Kalamazoo County
My commission expires: 7/16/2024

P.C. #2021.06
Vacation of Garden Street Right of Way

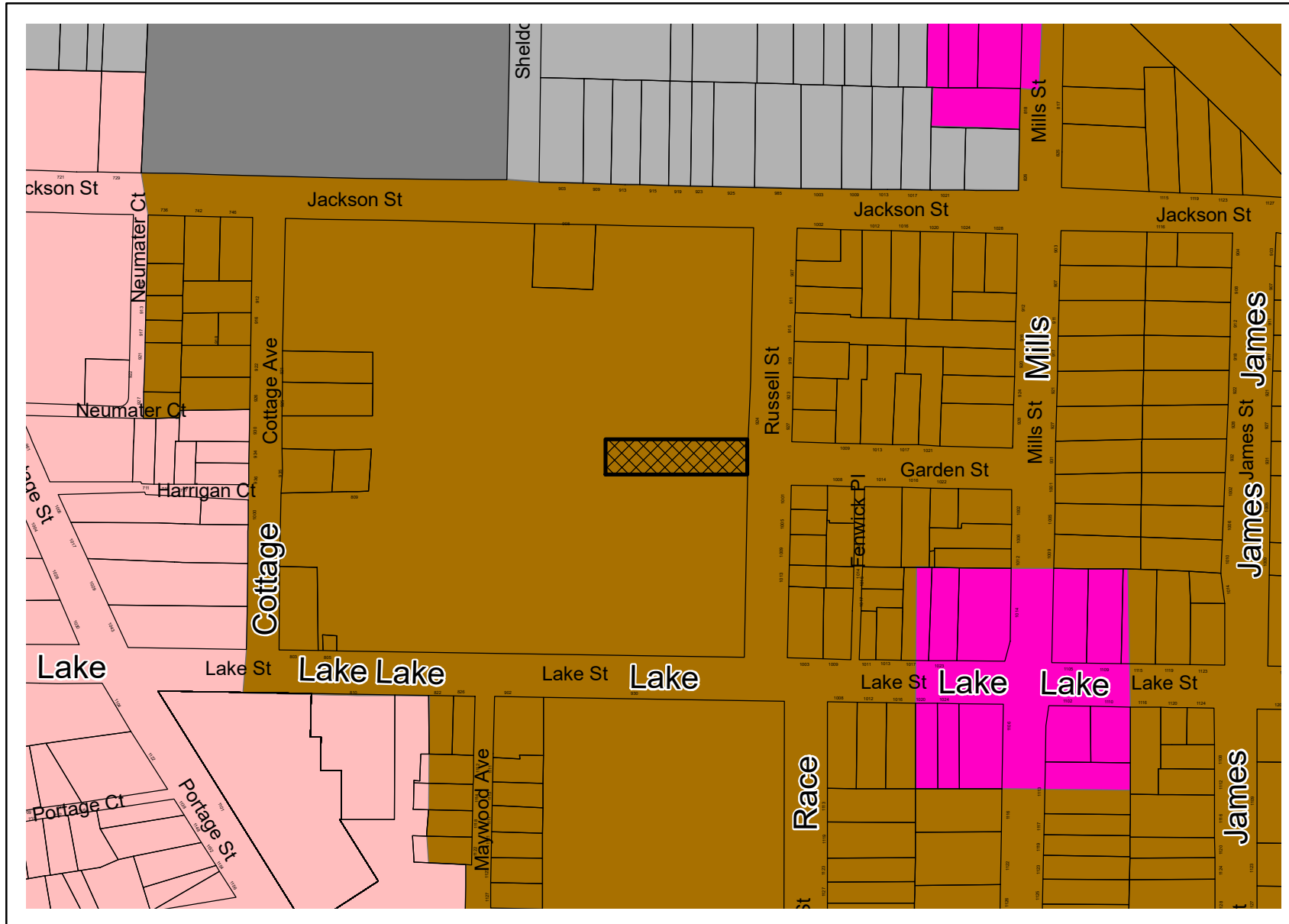


P.C. #2021.06
Vacation of Garden Street Right of Way

0 65 130 260 Feet



P.C. #2021.06
Vacation of Garden Street Right of Way



**Current
Zoning**

- Street
- CC
 - CN-1
 - M-1
 - M-2
 - RM-15

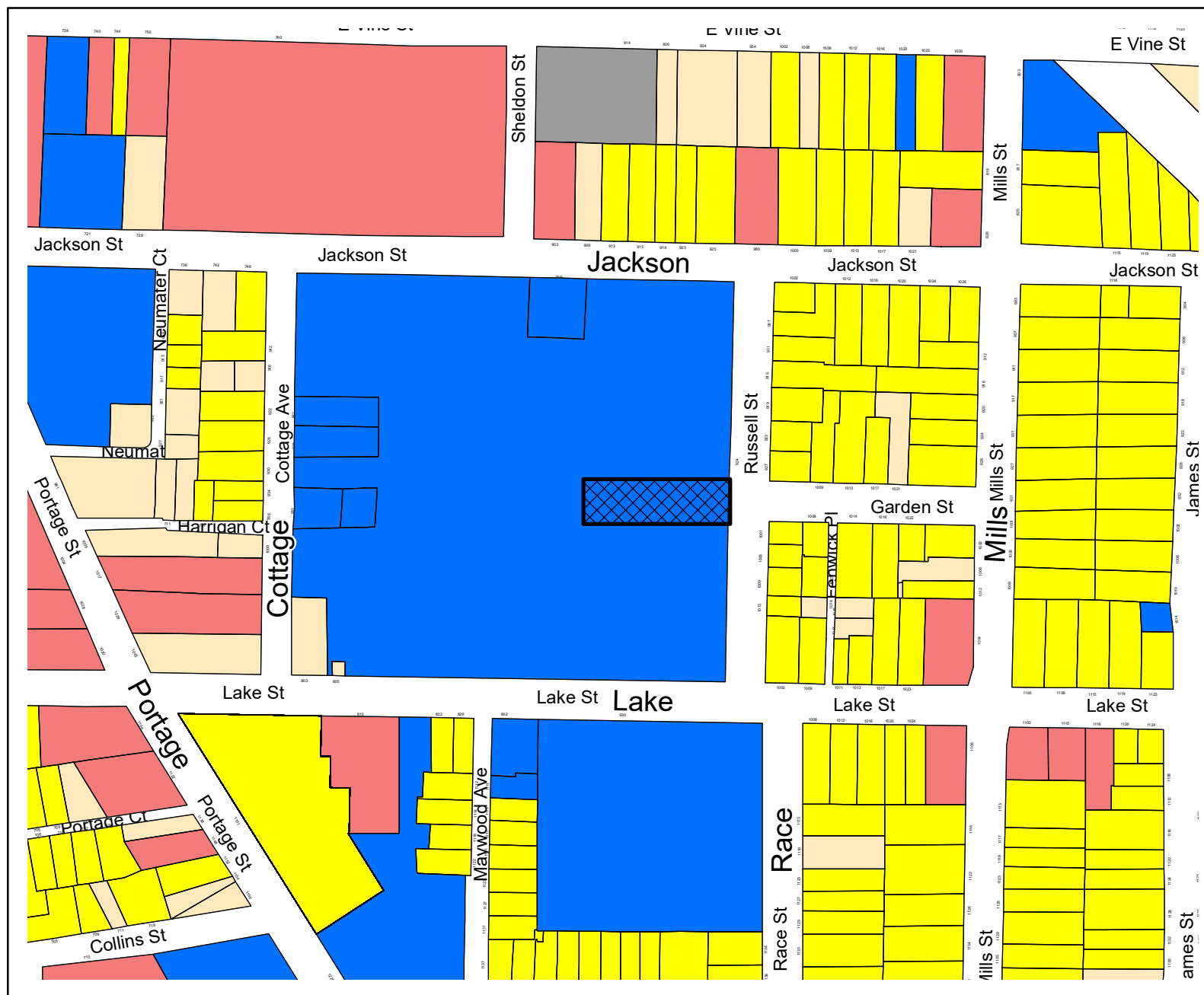


P.C. #2021.06
Vacation of Garden Street Right of Way

0 90 180 360 Feet



P.C. #2021.06 Vacation of Garden Street Right of Way



EXISTING LAND USE

- Commercial
- Vacant
- Residential
- Industrial
- Tax Exempt

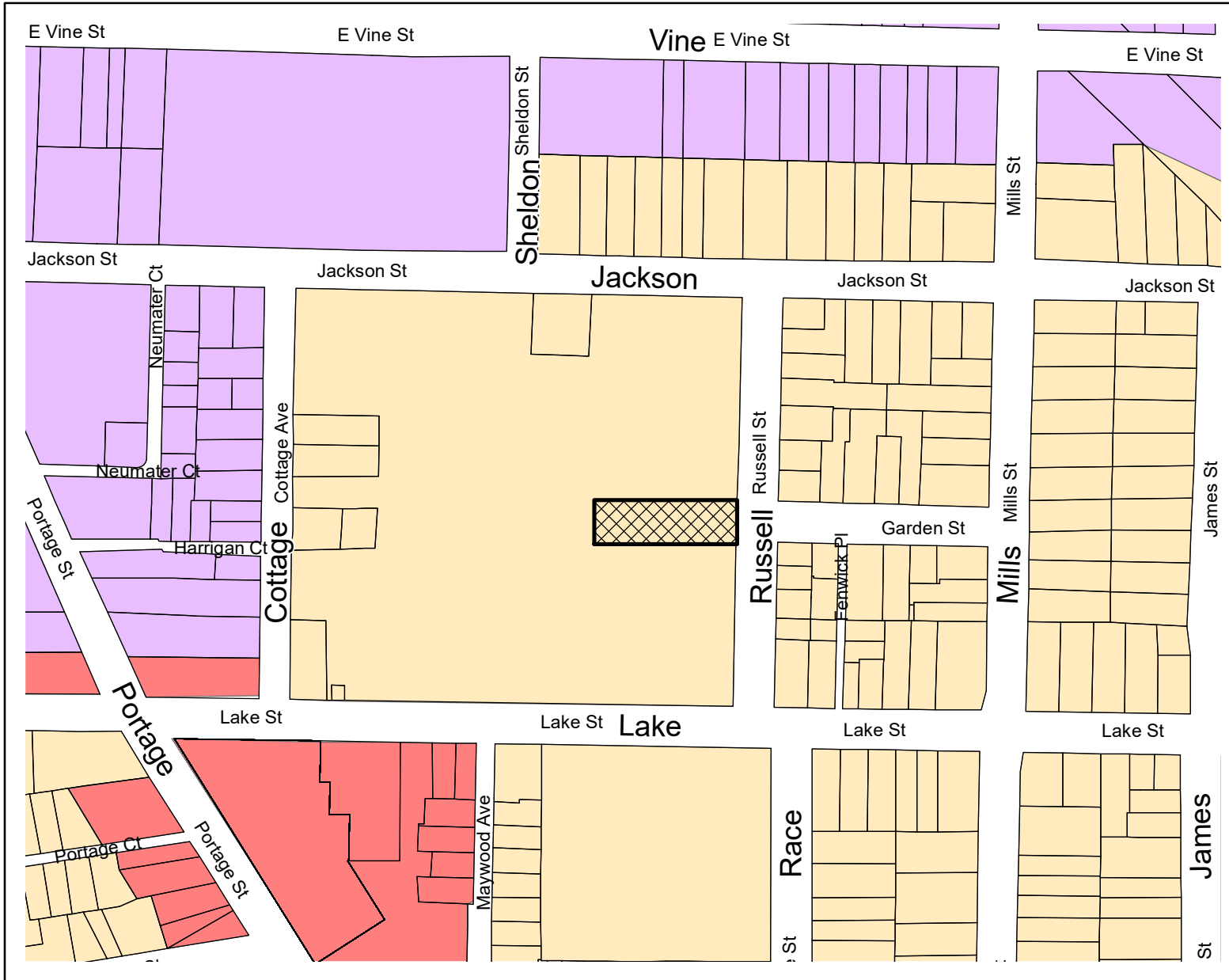


P.C. #2021.06
Vacation of Garden Street Right of Way

0 170 340 Feet
680
Page 50 of 52



P.C. #2021.06
Vacation of Garden Street Right of Way



FUTURE LAND USE

- Commercial
- Neighborhood Edge
- R2-Residential



0 135 270 540 Feet

CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST

Year 2021	Project Address	Project Description	Applicant	Property Owner	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date	Final Inspect.
2021.05	303 Balch	Funeral Home Redevelopment	Intersect Studios	Echols, LLC	8/21/2020	9/9/2020	11/13/2020	1/27/2021	\$500	2/24/2021	NA	Project Under Review		
2021.04	508 Harrison	Aparment Development with Commercial pad sites	Byce and Associates	Kalamazoo Brownfield Authority	10/15/2020	12/2/2020	12/2/2020	1/21/2021	\$500	TBD	NA	Revision Required for Scheduling		
2021.03	924 Russell	Rebuild of Edison School	Tower Pinkster	Kalamazoo Public Schools	10/2/2020	10/28/2020	10/28/2020	1/15/2021	\$500	2/17/2020	NA	Project Under Review		
2021.02	1709 Fraternity Village	Fraternity House	Hurley and Stewart	1701 Fraternity Village, LLC	11/18/2020	12/2/2020	12/2/2020	1/8/2021	\$500	2/3/2021	NA	Project Under Review		
2021.01	1628 E Main St.	Pocket Park	Kalamazoo Land Bank	Kalamazoo Land Bank	9/18/2020	9/30/2020	9/30/3030	1/8/2021	\$250.00	2/3/2021	NA	Project Under Review		
							Total:		\$2,250.00					