

Agenda

Planning Commission

City of Kalamazoo



Thursday, June 3, 2021

7:00 PM

Virtual Meeting

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of Minutes from Planning Commission meeting on April 21, 2021

D. COMMUNICATIONS AND ANNOUNCEMENTS

E. PUBLIC HEARINGS

1. P.C. #2021.07: Rezoning of 203, 207 and 211 Wall Street from Commercial Office (CO) to Live Work 1 (LW1).
2. P.C. #2021.08: A request to rezone properties generally located south of Paterson Street, east of Edwards Street, north of North Street, west of Verberg Park/Walbridge Street from Limited Manufacturing (M1) to Live Work 1 (LW1) and Live Work 2 (LW2) and from Residential Mixed Use (RMU) with Riverfront Overlay District 1 and Natural Features Protection Overlay to Limited Manufacturing (M1) with Natural Features Protection Overlay District.

F. DISCUSSION/ACTION ITEMS

G. REPORTS

1. City Planner's Report
2. Natural Features Protection - Phase 2 Update

H. PUBLIC COMMENTS

- I. CITY COMMISSION LIASON COMMENTS**
- J. PLANNING COMMISSIONER COMMENTS**
- K. ADJOURNMENT**

City of Kalamazoo
PLANNING COMMISSION
Meeting Minutes
April 21, 2021
DRAFT

This meeting is being conducted electronically pursuant to the Open Meetings Act MCL 15.263 (2) and MCL 15.263a 1(b).

Members Present: Gregory Milliken, Chair; Sharda Chambers; Brian Pittelko; Sakhi Vyas; David Burgess, Mariah Phelps, Jennifer Swan; Michael Harrison; James Pitts

Members Excused:

City Staff: Christina Anderson, City Planner; Pete Eldridge, Assistant City Planner; Clyde Robinson, City Attorney; Beth Cheeseman, Executive Administrative Assistant; Andie Miller, Senior Systems Analyst

A. CALL TO ORDER/ROLL CALL

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

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

B. ADOPTION OF FORMAL AGENDA

Commissioner Vyas, seconded by Commissioner Pittelko, moved approval of the April 21, 2021 Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

C. APPROVAL OF MINUTES

Commissioner Vyas, seconded by Commissioner Chambers, moved approval of the March 4, 2021 minutes as presented. With a voice vote, the motion carried unanimously.

Commissioner Burgess, seconded by Commissioner Harrison, moved approval of the April 7, 2021 minutes as presented. With a voice vote, the motion carried unanimously.

D. COMMUNICATIONS AND ANNOUNCEMENTS

Planner Anderson announced that she missed calling on Commissioner Pitts for roll call. Commissioner Pitts responded.

Chair Milliken announced the process for people to call in to leave comments to be played during Citizen Comments.

E. PUBLIC HEARINGS

None.

F. DISCUSSION/ACTION ITEMS:

Planner Eldridge asked Planning Commissioners to make sure they respond to emails regarding attendance. The intent is to make sure there is a quorum at the meetings.

1. Planning Commission Training (Part 2):

1. Planning Commissioner Role & Responsibilities

2. Decision Making

Planner Eldridge reviewed decision making. He said the most common items presented at Planning Commission meetings are rezoning cases, text amendments and special use permits. For rezoning, they will usually see one or two properties come forward – usually as a citizen initiated item. City staff will bring larger rezoning cases forward. He showed an example of a large scale rezoning initiated by the City.

Text Amendments are City staff initiated. Citizens can bring ideas forward, but the text put forth for amending a zoning ordinance would come through the City staff. He gave examples of text amendments associated with the NFP Overlay ordinance, adult use marijuana regulations, and the new downtown districts. Planner Eldridge stated that many text amendments will come with an element of a zoning change. He said that rezoning and text amendments are recommended for adoption from the Planning Commission to the City Commission.

Planner Eldridge explained that special use permit decisions are final with the Planning Commission. Special use permits are a review of land uses and how they fit a certain zone district. He said there is specific review criteria to apply. Planner Eldridge shared some examples of special uses in residential zone districts: schools, religious assembly, group day cares, community service centers. He said that some are quasi-commercial - large scale churches or schools with a large parking lots, large occupancy numbers with added traffic to the area. In commercial zones, special use permits could be outdoor sales or storage where the land use is primarily a parking lot.

Planner Eldridge said that Planned Unit Developments (PUD) and subdivisions don't come before the Planning Commission very often. Right-of-Way (ROW) Vacations are seen a couple times a year. He mentioned that review of land use development and related plans touch on the guiding documents of the Master Plan, neighborhood plans, or the capital improvement program.

Planner Eldridge said the City Planner has developed a process for the larger scale City driven initiatives to make sure there are multiple touch points with the Planning Commission. That way the Planning Commissioners are brought into the loop early in the development stages of the initiative. Planner Anderson will provide draft material and a presentation, a public hearing with a formal presentation and vote. Planner Eldridge went through and explained the review criteria

for rezoning and text amendments and special use permits. He commented that the criteria are laid out in the Staff Reports the Planning Commissioners receive.

3. Site Plan Review Oversight and Explanation of Site Plan Review Process

Planner Eldridge explained that Site Plan Review is the responsibility of the Planning Commission. He shared that they would vote that night on whether the Planning Commission would delegate that responsibility to the site plan review committee for completion of reviews and approval of site plans.

The site plan review board is a composition of City Staff involving multiple departments and disciplines: CPED – planning staff, zoning staff, and the Building official; Public Services – water, stormwater and sanitary engineers, and the Environmental Programs Manager; Public Safety - Fire Marshall. Planning Commissioners will receive a monthly update of projects in site plan review. He shared that the current site plans under review are on the website and those are available to the public. Planner Eldridge stated that Planning Commissioners are welcome to attend the site plan review meetings to see how the process is conducted.

Planner Eldridge reviewed what projects may be exempt from site plan review, but said that most projects, especially commercial projects, fall under the site plan review process. He reviewed the steps of the site plan review process. The steps are pre-application meeting, prepare site plan, site plan application submittal, site plan review meeting, revised site plan submitted, and final site plan approval. No development activity can take place until the site plan is approved.

Planner Eldridge reminded Planning Commissioners about the virtual meeting tips from Disability Network. He shared that there were no applications for the May 6 Planning Commission meeting, so they would cancel that meeting.

Planner Anderson asked for any questions regarding the site plan review process. She explained that staff has worked hard on the site plan review process to make sure it runs efficiently. The State through the Redevelopment Ready Community and the Michigan Municipal League have lifted up this process as a good example of how to do site plan.

Commissioner Burgess said it is clearly a very thorough process with a lot of staff involved. He wondered how long the City has been doing it this way. He also wondered if Planning Commission has done some of the reviews, or if it is all or nothing. Planner Anderson said the revised process has been in place for approximately two years. Planner Eldridge said he thinks staff has handled site plan for approximately eight to ten years. He remembered them doing two Planning Commission meetings a month to handle site plan review. Planner Eldridge said that the Planning Commission is required to review the Business Technology and Research Park site plans. He said they still do the internal staff driven process, but then share those plans with the Planning Commission.

Commissioner Milliken thinks it is an efficient and effective process. He appreciated getting monthly updates. Commissioner Milliken mentioned they can get emails regarding site plan review projects and they get the spreadsheet. If they want to ask questions, they can do that at

the Planning Commission meetings. He said that when they think of the substantial number of cases and the depth of knowledge and detail required to go through those and review them in an efficient manner to maintain the pace of development, he didn't think it's something the Planning Commission can do. He didn't think they have the capacity or capability to perform that function. Commissioner Milliken believes that the staff does a great job.

Planner Anderson shared that Planning Commissioners can sign up on the site plan webpage to get alerts when a site plan is posted. She said she would send that link.

Commissioners Swan and Vyas agreed that sitting in on site plan meetings is helpful to understand how the process works.

4. Closing Training Comments – Chair Milliken

Commissioner Milliken encouraged Planning Commissioners to ask questions before the meeting, during the meeting, and to participate in discussion. When they wrap up the public hearing, they make a motion to start discussion. He said they don't have to immediately say how they are voting. They can have discussion and it is ok to disagree. The Planning Commission is a diverse board that is representative of the City. They won't always agree, but they need to remain civil. Commissioner Milliken encouraged them to do their research, get the packet, keep an open mind, and base their decision on research and what is on the record. He reminded them to stay within the standards of the ordinance. Commissioner Milliken emphasized that being a Planning Commissioner will require preparation. They won't be able to walk into the meeting and make a good decision. They will need to do work ahead of time. He encouraged them to ask for more time or what they need if they are not ready to make a decision. Commissioner Milliken said this is a volunteer position, but it is serious, with real implications for the community. He appreciated their willingness to serve and their attention at the meeting.

2. Annual Vote to Delegate Site Plan Review to Site Plan Review Committee

Planner Anderson stated that annually, they ask the Planning Commission to renew their authorization for staff to continue conducting the site plan review process.

Commissioner Phelps, supported by Commissioner Chambers, moved to delegate the site plan review process to the site plan review committee.

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

3. Vote on Commission Officers – Chair, Vice Chair and Secretary

Planner Anderson asked for nominations for the offices. She said the Chair runs the meeting and the Vice Chair runs the meeting in absence of the Chair.

Chair

Commissioner Vyas, supported by Commissioner Chambers, moved to nominate Commissioner Milliken for Chair.

Commissioner Milliken accepted the nomination.

A voice vote was taken and passed.

Vice Chair

Commissioner Pittelko, supported by Commissioner Chambers, moved to nominate Commissioner Vyas for Vice Chair.

Commissioner Vyas accepted the nomination.

A voice vote was taken and passed.

Secretary

Commissioner Chambers, supported by Commissioner Vyas, nominated Commissioner Pittelko for Secretary.

Commissioner Pittelko accepted the nomination.

A voice vote was taken and passed.

Planner Anderson announced the new officers of the Planning Commission.

G. REPORT:

1. City Planner's Report

Commissioner Milliken commented that he saw the site plan for Consumer's Credit Union at Oakland and Parkview. He requested the status and timeframe for that project. Planner Anderson said that project was delayed. They are requesting two variances from the NFP ordinance. One variance was for a dumpster placement which encroaches into a slope area. The second variance is for a corner of a parking lot to encroach into a critical root zone.

Planner Eldridge said they go to the NFP Review Board on April 27 and that board will provide a recommendation to the ZBA on May 13. If all is approved, they will proceed with site plan review.

Planner Anderson reviewed some projects that will be coming before the Planning Commission.

Northside zoning

Planner Anderson talked about the area for the rezoning saying it is approximately 80 parcels. All but two of the parcels are zoned M-1. It is zoned manufacturing, but it is a mix of single-family homes, vacant lots, and some active commercial and also some intensive commercial businesses. She said the zoning in this area doesn't meet the community vision and is narrow in what it allows. That limits the neighborhood's ability to meet its goals in the Neighborhood Plan. Their goal is to put zoning in place that allows flexibility and supports buildings that are the right character and size for the area.

Planner Anderson said two parcels were added that are used for manufacturing but are zoned RMU with the riverfront overlay. She explained that the Riverfront Overlay district is narrower in what it allows in RMU. It definitely doesn't allow manufacturing uses. Graphics Packaging wants to use those two parcels to consolidate where trucks are going between the north and south of Paterson through their facilities. The zoning there now does not reflect the current use and that Paterson is an industrial corridor.

Planner Anderson reviewed the outreach they have done for this rezoning: hand delivered and mailed flyers; three presentations; copies of the presentation and maps are online. She will also give a presentation at the NACD meeting in May. There will be an interactive online map for people to respond to share their number one street or intersection that they would like to have improved in this area. Planner Anderson stated that the Gibson Guitar facility is not in this rezoning area and 315 E. Frank was already rezoned to LW-1.

Planner Anderson explained reasons why M1 and RMU/Riverfront Overlay are zoning challenges for this area. She said they want to allow maximum flexibility. The area is unique with manufacturing, mixed use, and residential. They want to make sure the zoning allows for a flexible mix of residential and commercial uses. Planner Anderson explained which parcels they want to rezone to Live Work 1, Live Work 2, and mixed use. She said they are also trying to be more mindful to have conversations regarding what most needs to be improved with reference to streets, sidewalks, lighting, and trees. Planner Anderson said the feedback has been positive.

NFP Phase II

NFP has spent time going back over its data for creating the map and text amendments for Phase II. They looked at how easy or hard it was for small property owners to respond to the requirements. They have discussed these things at the NFP meetings, and a culmination of those discussions will be placed online.

Planner Anderson reviewed the timeline for the Phase II project. In May, the draft map, text amendments, and a by address table will be published at ImagineKalamazoo.com and at City Hall. The address table will identify what features qualified the parcels to be put in the NFP Overlay. The NFP Review Board will take public comments at their meeting and vote to move Phase II to the Planning Commission. In June, Ms. McCarthy will make a presentation to the Planning Commission, notice letters will be mailed, they will hold a Townhall and staff office hours, and they will take public comments at the June NFP meeting. The Planning Commission will hear the public hearing in July.

Commissioner Milliken said this project is a great example of where homework will be important for Planning Commissioners. New members can look back at previous presentations by Ms. McCarthy to understand more about the NFP and the Overlay. He appreciated notices going out sooner to give people time to ask their questions.

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

None.

I. CITY COMMISSION LIAISON COMMENTS

None.

J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Harrison would like to look at the book showing details of what running a meeting looks like as the chair.

Planner Anderson stated that if Planning Commissioners attend training or want to share information, this is a great time to share that. They can share information about trainings attended, lectures, articles, or books.

Commissioner Vyas asked for Pete to share his PowerPoint presentation.

Commissioner Phelps asked if any commissioners were from the Northside neighborhood since there would be a Northside rezoning coming. Commissioner Pitts indicated he is from the Northside.

Commissioner Chambers stated there would be an election on May 4 for KRESA. She encouraged people to go out and vote or turn in an absentee ballot. She also shared that the County ID program is up and running. Anyone who needs a County ID until they can get a State ID can schedule an appointment on the Kalamazoo County website under the Clerk's page.

Commissioner Pitts congratulated the officers and said he looks forward to working with the new Planning Commissioners.

Commissioner Milliken thanked everyone for their trust in him and he welcomed the new Planning Commissioners. He encouraged everyone to get their Covid shots.

Planners Anderson and Eldridge verified that the May meeting would be cancelled.

K. ADJOURNMENT

Commissioner Milliken adjourned the meeting at 8:20 pm.



Planning Commission Staff Report

City of Kalamazoo

Date: **6/3/2021**

Item: **E.1.**

TO: City of Kalamazoo Planning Commission

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

DATE: June 3, 2021

SUBJECT: P.C. #2021.07: Rezoning of 203, 207 and 211 Wall Street from Commercial Office (CO) to Live Work 1 (LW1)

BACKGROUND:

KNHS Home Ownership Services has been working since 2019 on a plan for infill housing in this area of Vine. KNHS is a partner in implementing the City's housing strategy; the City is supporting this work through Housing for All funding and through the duplex house plans the City had created for use here and in other infill locations. Planning Division staff initiated a zoning conversation for this block and other blocks in Vine pre-COVID, but paused the process due to limited outreach opportunities. This block was being considered for Live Work 1 at that time.

The rezoning of the parcels to Live Work-1 will allow for this infill housing project to move forward. The current CO District does not allow residential on the ground floor and permits a narrow list of commercial uses. Live Work-1 promotes a mix of commercial and residential uses in a scale that fits the character of the neighborhood. Specifically, allowing for buildings to be placed closer to the front property line, limiting height to three stories, and allowing more flexibility in maximum impervious coverage based on the use.

The residential buildings planned will align with the existing single family and duplex uses on Wall Street. The parcels being rezoned previously were used for residential; one building was torn down in 2012 and other structure is in poor condition.

STRATEGIC VISION ALIGNMENT:



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

Strategic Vision, Master Plan and Neighborhood Plan Impact:

The proposed rezoning aligns with the City's Strategic Vision, Master Plan, and the Vine Neighborhood Plan. The rezoning to Live Work 1 supports the Complete Neighborhood goal within the Strategic Vision as this infill housing will add to the available housing stock. This also aligns with the Future Land Use Plan of the 2025 Master Plan which designates this block as R-2, Medium Density Residential. Further, the Vine Neighborhood Plan approved within the 2025 Master Plan identifies goals of creating a stable supply of affordable housing and increasing housing options. The rezoning supports these goals.

COMMUNITY ENGAGEMENT:

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

Public Hearing Notices:

Notice of the public hearing was published in the Kalamazoo Gazette. A notice letter was mailed to all property owners and occupants within 300' of the three parcels on May 19, 2021 with information about this public hearing.

Engagement Activities:

The KNHS has reached out to neighborhood residents, Building Blocks, and the Vine Neighborhood Association regarding the infill housing development plan. This outreach has been on-going since last year. KNHS has revised the development plan to save a large Burr Oak tree and address other suggestions by residents for the development of these parcels.

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.

This rezoning request aligns with the Strategic Vision, 2025 Master Plan, and Vine Neighborhood Plan goals.

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

Yes, Wall Street has remained residential in character even with existing Commercial Office District encompassing all the lots on the south side of Wall Street for decades. This rezoning will better align the land use of Wall Street with the underlying zoning.

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

Yes, rezoning these parcels supports the redevelopment of this corner. It provides greater flexibility for development and allows for the proposed infill housing project.

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.

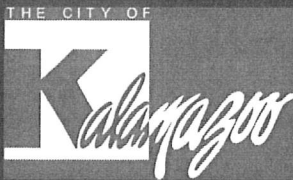
Yes, the proposed rezoning would support a pattern of development that reflects what exists along Wall Street and S. Rose Street, which is a mix of residential and low intensity commercial.

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

Yes, Live Work 1 is a form-based district that guides development in a form and size that fits with the area.

RECOMMENDATION:

It is recommended the Planning Commission recommend approval of the rezoning to the City Commission.



PLANNING COMMISSION APPLICATION

APPLICANT INFORMATION			
Name: KNHS Home Ownership Services		Mailing Address: 1219 S. Park	
City: Kalamazoo		State: MI	ZIP Code: 49001
Phone: 269-547-9904	Email: mattm@knhs.com	Preferred Contact: ☒ Email ☐ 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:		Mailing Address:	
City:		State:	ZIP Code:
Phone:	Email:	Preferred Contact: ☐ Email ☐ Phone	
PROPERTY INFORMATION			
Property Address(s): 203 Wall St, 207 Wall St, 211 Wall St			
Parcel Identification Number(s):		Zone District (kalamazoocity.org/maps):	
TYPE OF REQUEST			
☒ Rezoning ☐ Text Amendment (Chapter(s) _____, Section(s) _____) ☐ Special Use Permit		☐ Planned Unit Development (PUD) ☐ Preliminary Subdivision ☐ Right of Way Vacation	
Description: Rezone 3 parcels to LW1 to meet future zoning and current development needs.			
ATTACHMENTS			
☒ \$ 550.00 Fee		☒ Completed Review Sheet	
☐ Other documents or engagement information <i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant: 		Date: 5-3-21	
Signature of Owner (if different than applicant):		Date:	



PLANNING COMMISSION

REZONING/TEXT AMENDMENT REVIEW SHEET

Please describe the rezoning or text amendment change: (may also provide on a separate sheet):

Review Criteria for Rezoning/Text Amendments

The Planning Commission will review all rezoning and text amendments using the following criteria. Please reach out to staff if you have any questions.

What is the purpose of the requested change?

How does the rezoning or text amendment align with the Master Plan 2025 and Strategic Vision?



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007
(269) 337-8026 • www.kalamazoo.org

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

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

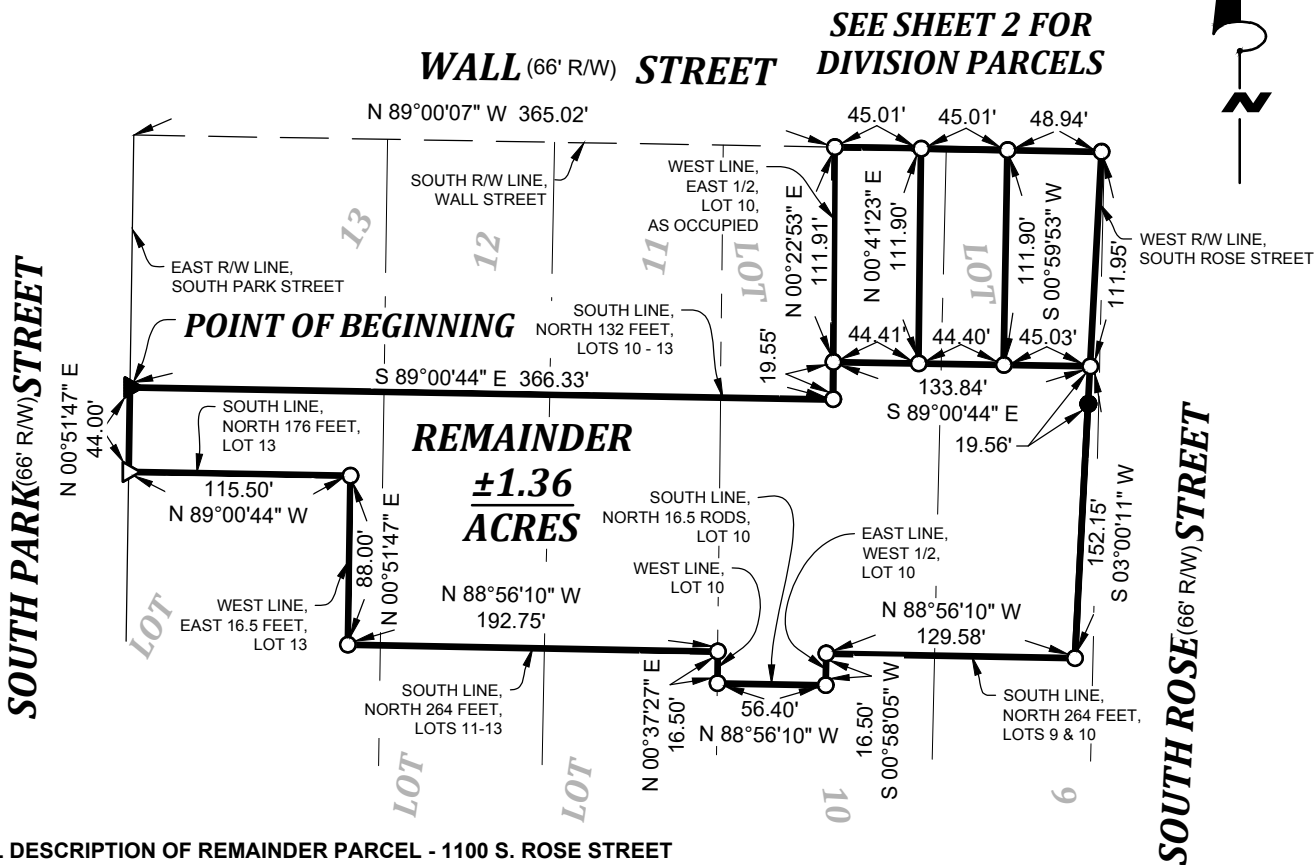
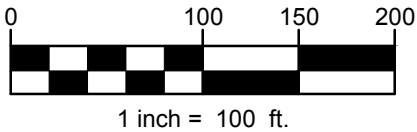
How will the rezoning be compatible with existing and future land use surrounding the subject property?

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

SURVEY IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

LEGEND

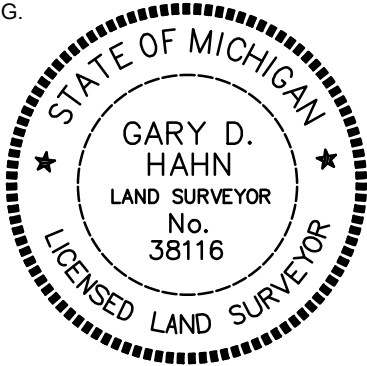
- = FOUND IRON
- ▼ = FOUND MAG NAIL
- = SET 1/2" REBAR W/ I.D. CAP
- ▷ = SET MAG NAIL



LEGAL DESCRIPTION OF REMAINDER PARCEL - 1100 S. ROSE STREET

THAT PART OF LOTS 9 THROUGH 13, INCLUSIVE, OF "NEWELL'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO", BEING A SUBDIVISION RECORDED IN LIBER 1 OF PLATS, PAGE 62, KALAMAZOO COUNTY RECORDS AND BEING IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SOUTH PARK STREET AND THE SOUTH LINE OF THE NORTH 132 FEET OF SAID LOT 13; THENCE SOUTH 89° 00' 44" EAST ON THE SOUTH LINE OF THE NORTH 132 FEET OF SAID LOTS 10 THROUGH 13 A DISTANCE OF 366.33 FEET TO THE WEST LINE OF THE EAST HALF OF SAID LOT 10, AS OCCUPIED; THENCE NORTH 00° 22' 53" EAST ON SAID WEST LINE 19.55 FEET TO A POINT THAT IS 111.91 FEET SOUTH 00° 22' 53" WEST OF THE SOUTH RIGHT OF WAY LINE OF WALL STREET; THENCE SOUTH 89° 00' 44" EAST PARALLEL WITH SAID SOUTH LINE 133.84 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH ROSE STREET; THENCE SOUTH 03° 00' 11" WEST ON SAID WEST RIGHT OF WAY LINE 152.15 FEET TO THE SOUTH LINE OF THE NORTH 264 FEET OF SAID LOT 9; THENCE NORTH 88° 56' 10" WEST ON THE SOUTH LINE OF THE NORTH 264 FEET OF SAID LOTS 9 AND 10 A DISTANCE OF 129.58 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 10; THENCE SOUTH 00° 58' 05" WEST ON SAID EAST LINE 16.50 FEET TO THE SOUTH LINE OF THE NORTH 16.5 RODS OF SAID LOT 10; THENCE NORTH 88° 56' 10" WEST ON SAID SOUTH LINE 56.40 FEET TO THE WEST LINE OF SAID LOT 10; THENCE NORTH 00° 37' 27" EAST ON SAID WEST LINE 16.50 FEET TO THE SOUTH LINE OF THE NORTH 264 FEET OF SAID LOT 11; THENCE NORTH 88° 56' 10" WEST ON THE SOUTH LINE OF THE NORTH 264 FEET OF SAID LOTS 11 THROUGH 13 A DISTANCE OF 192.75 FEET TO THE WEST LINE OF THE EAST 16.5 FEET OF SAID LOT 13; THENCE NORTH 00° 51' 47" EAST ON SAID WEST LINE 88.00 FEET TO THE SOUTH LINE OF THE NORTH 176 FEET OF SAID LOT 13; THENCE NORTH 88° 00' 44" WEST ON SAID SOUTH LINE 115.50 FEET TO THE WEST LINE OF THE EAST 8 RODS OF SAID LOT 13 AND THE EAST RIGHT OF WAY LINE OF SAID SOUTH PARK STREET; THENCE NORTH 00° 51' 47" EAST ON SAID EAST RIGHT OF WAY LINE 44.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.36 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.
SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.
BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



REVISED 09/09/2020 - SOUTH LINE DIVISION PARCEL C. GDH



BENTON HARBOR KALAMAZOO ALLEGAN ROYAL OAK
269.927.0100 269.327.3532 269.673.8465 248.791.1371

www.gowightman.com

CLIENT: KNHS HOME OWNERSHIP SERVICES

JOB No: 204234

DATE: 8/18/2020

SCALE: 1" = 100'

DRAWN BY: RFH

CHECKED BY:

GARY D. HAHN

GARY D. HAHN

PS-38116

CITY OF KALAMAZOO, KALAMAZOO COUNTY

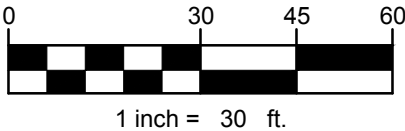
SECTION 22, T 2 S, R 11 W

A-204234

SURVEY IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

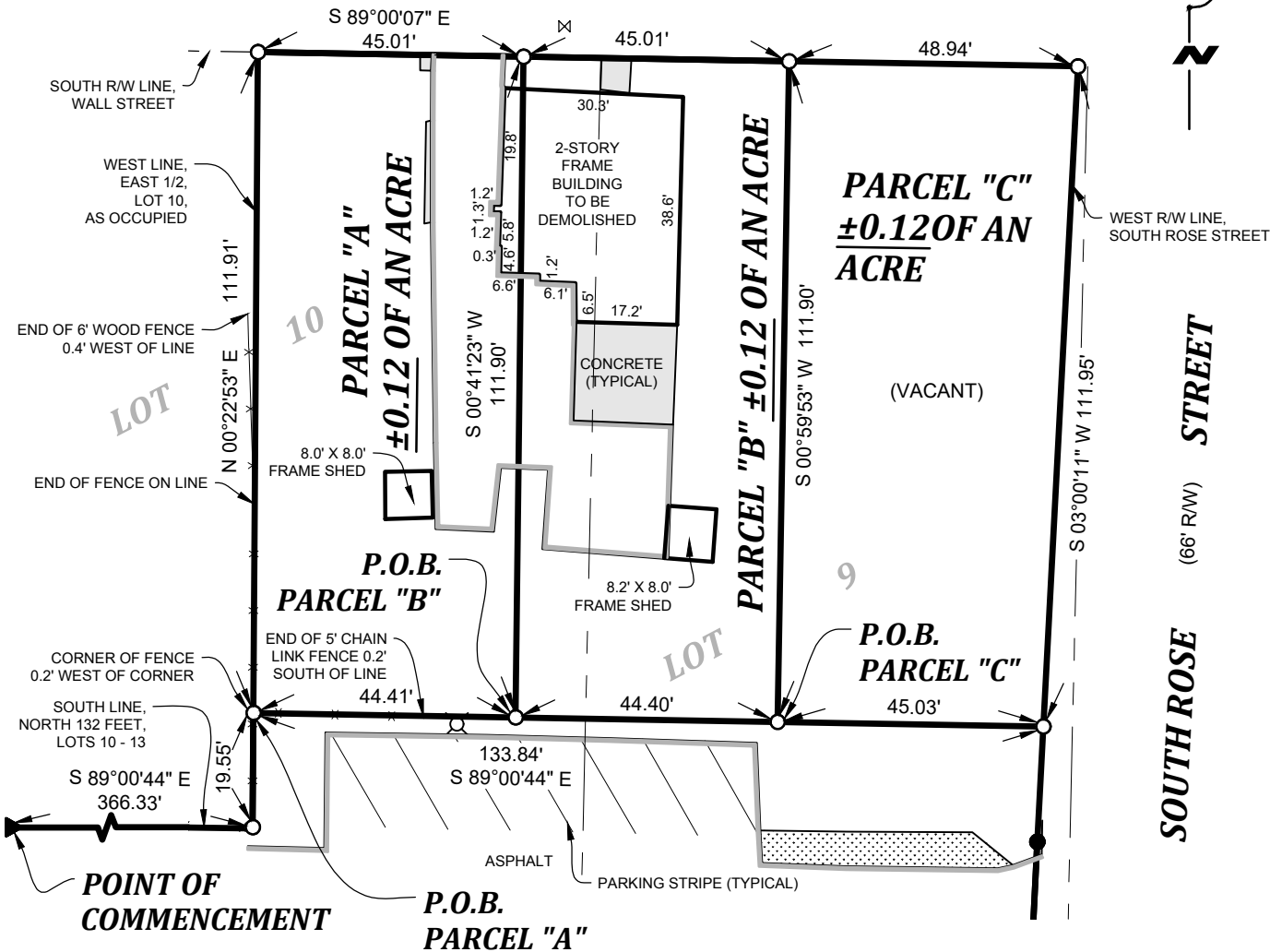
LEGEND

- = FOUND IRON
- = SET 1/2" REBAR W/ I.D. CAP
- ⊗ = LIGHT POLE
- ⊠ = WATER VALVE
- P.O.B = POINT OF BEGINNING



SEE SHEET 3 FOR PARCEL "B" & "C" DESCRIPTIONS

WALL (66' R/W) STREET



LEGAL DESCRIPTION OF DIVISION PARCEL "A" - SPLIT FROM 1100 S. ROSE STREET

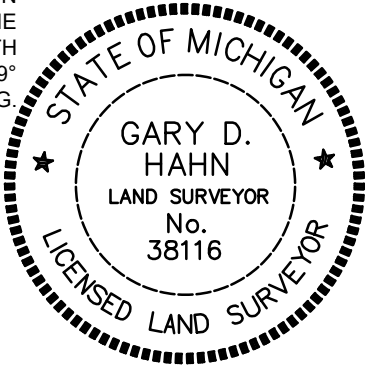
THAT PART OF LOT 10 OF "NEWELL'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO", BEING A SUBDIVISION RECORDED IN LIBER 1 OF PLATS, PAGE 62, KALAMAZOO COUNTY RECORDS AND BEING IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SOUTH PARK STREET AND THE SOUTH LINE OF THE NORTH 132 FEET OF LOT 13, SAID "NEWELLS ADDITION"; THENCE SOUTH 89° 00' 44" EAST ON THE SOUTH LINE OF THE NORTH 132 FEET OF LOTS 10 THROUGH 13, SAID "NEWELL'S ADDITION" 366.33 FEET TO THE WEST LINE OF THE EAST HALF OF SAID LOT 10, AS OCCUPIED; THENCE NORTH 00° 22' 53" EAST ON SAID WEST LINE 19.55 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 00° 22' 53" EAST ON SAID WEST LINE 111.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF WALL STREET; THENCE SOUTH 89° 00' 07" EAST ON SAID SOUTH RIGHT OF WAY LINE 45.01 FEET; THENCE SOUTH 00° 41' 23" WEST 111.90 FEET; THENCE NORTH 89° 00' 44" WEST PARALLEL WITH SAID SOUTH LINE 44.41 FEET TO THE POINT OF BEGINNING CONTAINING 0.12 OF AN ACRE MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

REVISED 09/09/2020 - SOUTH LINE DIVISION PARCEL C. GDH



BENTON HARBOR 269.927.0100 KALAMAZOO 269.327.3532 ALLEGAN 269.673.8465 ROYAL OAK 248.791.1371

www.gowightman.com

CLIENT: KNHS HOME OWNERSHIP SERVICES

JOB No: 204234

DATE: 8/18/2020

SCALE: 1" = 30'

DRAWN BY: RFH

CHECKED BY:

Gary D. Hahn

GARY D. HAHN

PS-38116

CITY OF KALAMAZOO, KALAMAZOO COUNTY

SECTION 22, T 2 S, R 11 W

A-204234

SW 1/4

**SURVEY IN THE SOUTHWEST QUARTER OF
SECTION 22, TOWNSHIP 2 SOUTH, RANGE 11 WEST,
CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN**

LEGAL DESCRIPTION OF DIVISION PARCEL "B" - SPLIT FROM 1100 S. ROSE STREET

THAT PART OF LOTS 9 AND 10 OF "NEWELL'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO", BEING A SUBDIVISION RECORDED IN LIBER 1 OF PLATS, PAGE 62, KALAMAZOO COUNTY RECORDS AND BEING IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SOUTH PARK STREET AND THE SOUTH LINE OF THE NORTH 132 FEET OF LOT 13, SAID "NEWELLS ADDITION"; THENCE SOUTH 89° 00' 44" EAST ON THE SOUTH LINE OF THE NORTH 132 FEET OF LOTS 10 THROUGH 13, SAID "NEWELL'S ADDITION" 366.33 FEET TO THE WEST LINE OF THE EAST HALF OF SAID LOT 10, AS OCCUPIED; THENCE NORTH 00° 22' 53" EAST ON SAID WEST LINE 19.55 FEET; THENCE SOUTH 89° 00' 44" EAST PARALLEL WITH SAID SOUTH LINE 44.41 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 00° 41' 23" EAST 111.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF WALL STREET; THENCE SOUTH 89° 00' 07" EAST ON SAID SOUTH RIGHT OF WAY LINE 45.01 FEET; THENCE SOUTH 00° 59' 53" WEST 111.90 FEET; THENCE SOUTH 89° 00' 44" WEST PARALLEL WITH SAID SOUTH LINE 44.40 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 OF AN ACRE MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

LEGAL DESCRIPTION OF DIVISION PARCEL "C" - SPLIT FROM 1100 S. ROSE STREET

THAT PART OF LOT 9 OF "NEWELL'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO", BEING A SUBDIVISION RECORDED IN LIBER 1 OF PLATS, PAGE 62, KALAMAZOO COUNTY RECORDS AND BEING IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SOUTH PARK STREET AND THE SOUTH LINE OF THE NORTH 132 FEET OF LOT 13, SAID "NEWELLS ADDITION"; THENCE SOUTH 89° 00' 44" EAST ON THE SOUTH LINE OF THE NORTH 132 FEET OF LOTS 10 THROUGH 13, SAID "NEWELL'S ADDITION" 366.33 FEET TO THE WEST LINE OF THE EAST HALF OF SAID LOT 10, AS OCCUPIED; THENCE NORTH 00° 22' 53" EAST ON SAID WEST LINE 19.55 FEET; THENCE SOUTH 89° 00' 44" EAST PARALLEL WITH SAID SOUTH LINE 88.81 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 00° 59' 53" EAST 111.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF WALL STREET; THENCE SOUTH 89° 00' 07" EAST ON SAID SOUTH RIGHT OF WAY LINE 48.94 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH ROSE STREET; THENCE SOUTH 03° 00' 11" WEST ON SAID WEST RIGHT OF WAY LINE 111.95 FEET TO THE SOUTH LINE OF THE NORTH 132 FEET OF SAID LOT 9; THENCE NORTH 89° 00' 44" WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH 132 FEET OF SAID LOT 9 A DISTANCE OF 45.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 OF AN ACRE MORE OR LESS.

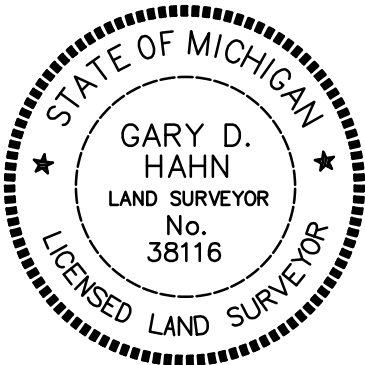
SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 3, P.A. 132 OF 1970, AS AMENDED.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



REVISED 09/09/2020 - SOUTH LINE DIVISION PARCEL C. GDH



BENTON HARBOR KALAMAZOO ALLEGAN ROYAL OAK
269.927.0100 269.327.3532 269.673.8465 248.791.1371

www.gowightman.com

CLIENT: KNHS HOME OWNERSHIP SERVICES

JOB No: 204234

DATE: 8/18/2020

SCALE:

DRAWN BY: RFH

CHECKED BY:

GARY D. HAHN

PS-38116

CITY OF KALAMAZOO, KALAMAZOO COUNTY

SECTION 22, T 2 S, R 11 W

A-204234

From: [Matt M](#)
To: [Eldridge, Peter](#)
Cc: [Anderson, Christina](#); [Jim Kumon](#); [Marisa Martini](#)
Subject: [External Email] RE: Wall St. Rezoning application
Date: Thursday, May 6, 2021 9:19:41 AM
Attachments: [image002.png](#)
[2021.02.04 Topographic Survey 204234.pdf](#)

Hi Pete,

For outreach, KNHS has engaged with an organized resident group, Building Blocks, and the Vine Neighborhood Association in regards to our development plans in this area. In the fall of 2020, KNHS staff met with residents on site to discuss plans for the area. Over the winter of 2021, staff and residents continued to engage via email, and set up a zoom meeting for March 4th 2021 with residents and staff from KNHS, Building Blocks, and the Vine Neighborhood Association. During that meeting, residents voiced concerns about saving the large Burr Oak tree on the property, ensuring new development matched the character of the neighborhood, preserving as much green space as possible, and the availability of sufficient parking space. Taking that feedback, KNHS worked to redo the site plan to ensure the large Burr Oak tree on the corner could be saved along with as much green space as possible, in addition to ensuring that the exterior finishes would match the character of the neighborhood. As plans move forward on additional development on the 207 and 211 Wall St lots, KNHS will continue to engage with residents and the neighborhood association.

Matt Milcarek

Construction Director | Kalamazoo Neighborhood Housing Services

1219 S. Park, Kalamazoo, MI 49001

Cell: (269) 547-9904

mattm@knhs.org | www.knhs.org



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From: Eldridge, Peter <EldridgeP@kalamazoocity.org>

Sent: Wednesday, May 5, 2021 5:02 PM

To: Matt M <mattm@knhs.org>

Cc: Anderson, Christina <andersonc@kalamazoocity.org>; Jim Kumon <jkumon@incrementaldevelopment.org>; Marisa Martini <MarisaM@knhs.org>

Subject: RE: Wall St. Rezoning application

Matt,

I am in receipt of the application. Do you have a PDF of the parcel split map readily available you can relay? Additionally, on the outreach will you provide a brief statement about the work informational outreach with the surrounding property owners and VNA as this project has taken shape.

Peter C. Eldridge, AICP
Assistant City Planner

PH: 269-337-8806

FAX: 269-337-8513

EMAIL: eldridgep@kalamazoocity.org

-

Community Planning & Economic Development (CPED) - Planning Division
City of Kalamazoo
245 North Rose Street, Suite 100
Kalamazoo, MI 49007

The Community Planning and Economic Development is not open to the public at this time. However, CPED staff are working remotely from home to the best of our ability. Please excuse any delays in returned calls and emails. Most City services are available online at: www.kalamazoocity.org.

If you need immediate information dial 311 or (269) 337-8000.

From: Matt M <mattm@knhs.org>

Sent: Wednesday, May 5, 2021 12:28 PM

To: Eldridge, Peter <EldridgeP@kalamazoocity.org>

Cc: Anderson, Christina <andersonc@kalamazoocity.org>; Jim Kumon <jkumon@incrementaldevelopment.org>; Marisa Martini <MarisaM@knhs.org>

Subject: [External Email] Wall St. Rezoning application

Hi Pete,

Per our conversation last week, I've attached our application. The check is being processed by our accounting vendor and should be in the mail by next week.

Please let me know if you need anything else on these.

Thanks,

Matt Milcarek

Construction Director | Kalamazoo Neighborhood Housing Services

1219 S. Park, Kalamazoo, MI 49001

Cell: (269) 547-9904

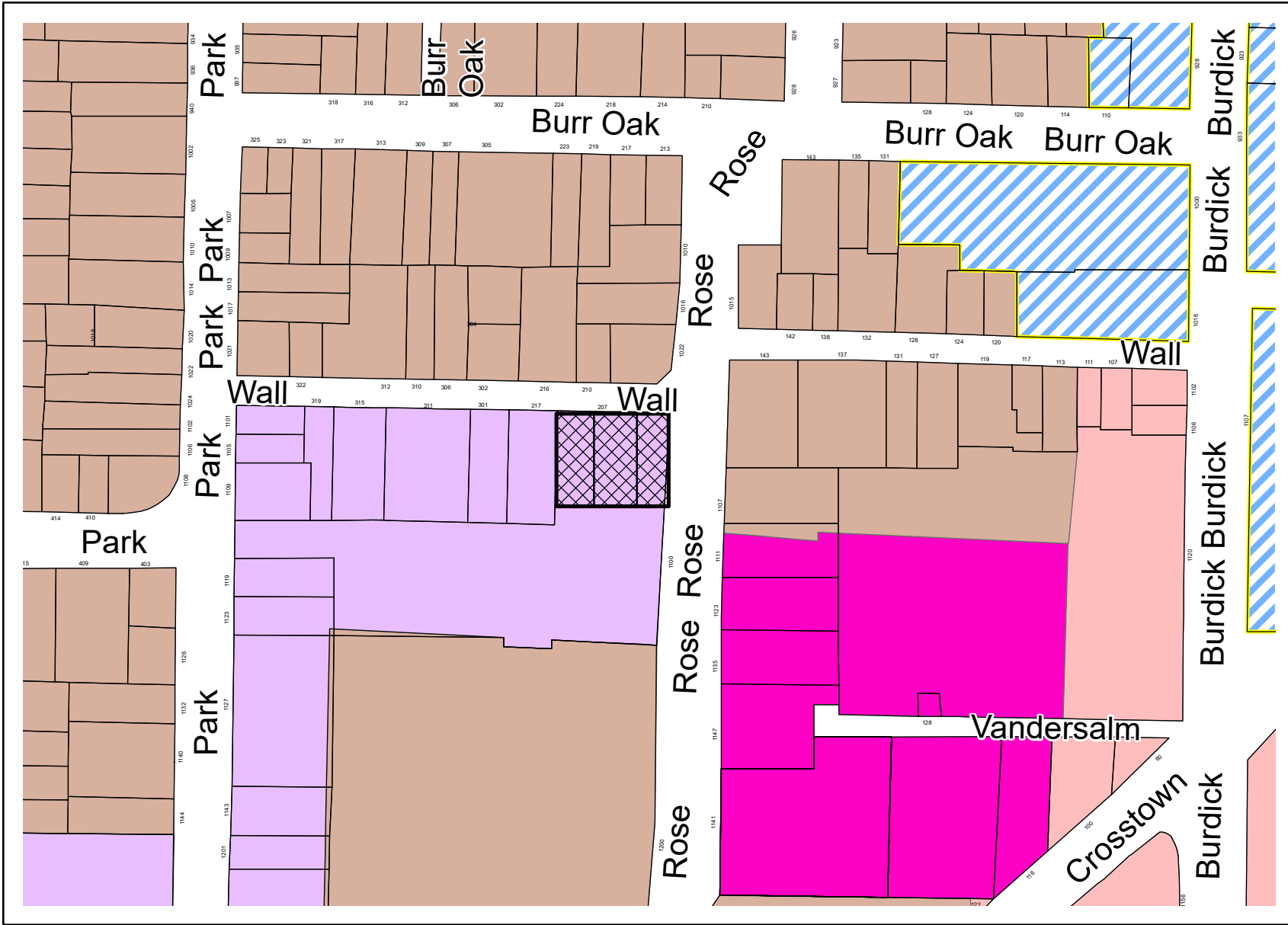
mattm@knhs.org | www.knhs.org



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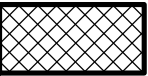
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P. C. #2021.07 - 203, 207 and 211 Wall Street Rezone from Commercial-Office to Live Work-1

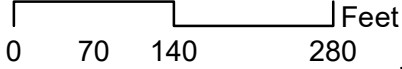


Current Zoning

- Street
- CC
- CN-1
- CO
- LW-1
- RM-36



P. C. #2021.07 - 203, 207 and 211 Wall Street
Rezone from Commercial-Office to Live Work-1



P. C. #2021.07 - 203, 207 and 211 Wall Street Rezone from Commercial-Office to Live Work-1

EXISTING LAND USE

- Commercial
- Vacant
- Residential
- Industrial
- Tax Exempt

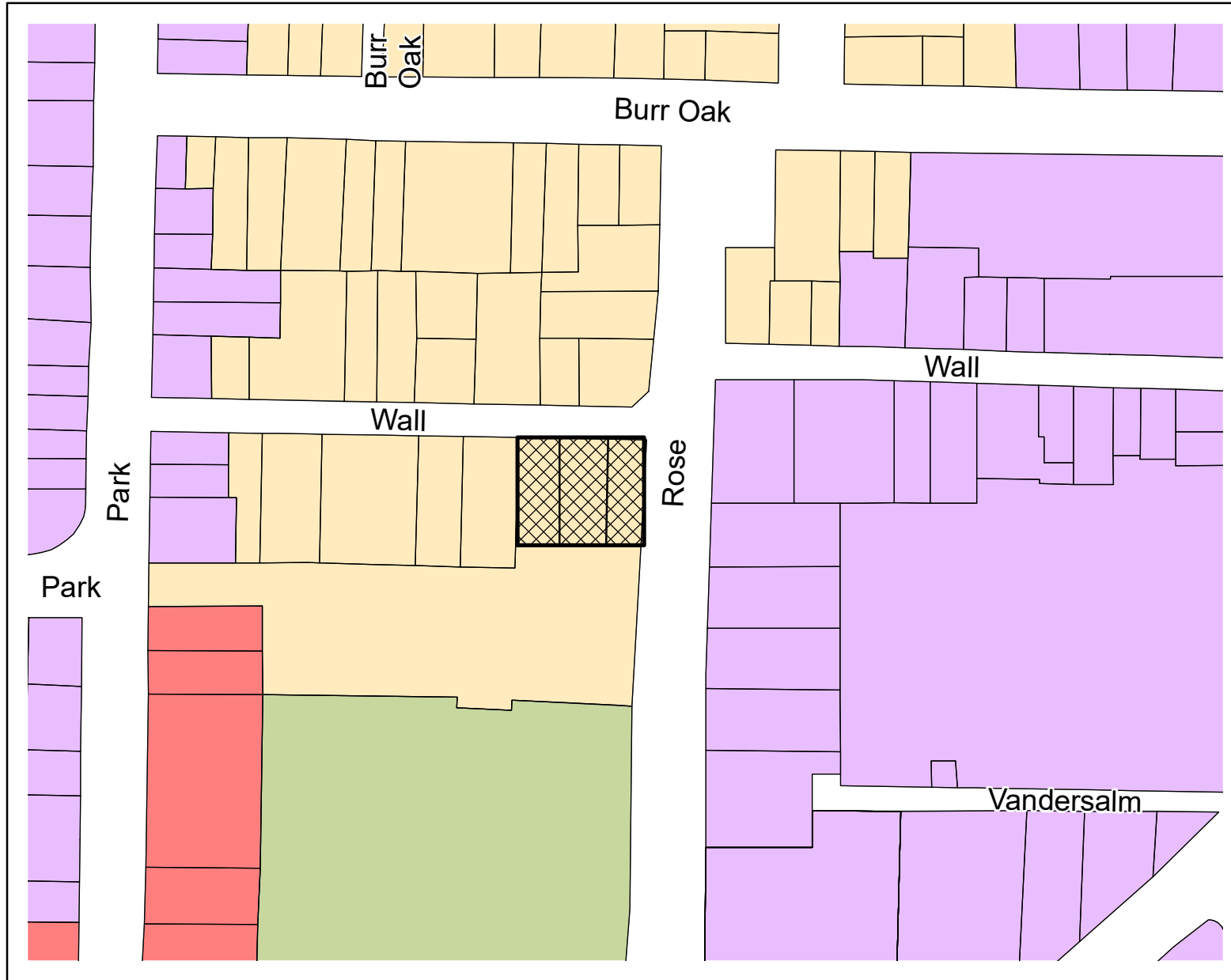


P. C. #2021.07 - 203, 207 and 211 Wall Street
Rezone from Commercial-Office to Live Work-1

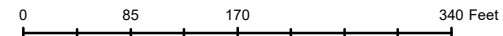
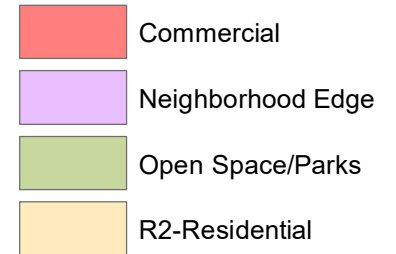
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P. C. #2021.07 - 203, 207 and 211 Wall Street
Rezone from Commercial-Office to Live Work-1



FUTURE LAND USE



P. C. #2021.07 - 203, 207 and 211 Wall Street
Rezone from Commercial-Office to Live Work-1

P. C. #2021.07 - 203, 207 and 211 Wall Street
Rezone from Commercial-Office to Live Work-1



P. C. #2021.07 - 203, 207 and 211 Wall Street
Rezone from Commercial-Office to Live Work-1



Planning Commission Staff Report

City of Kalamazoo

Date: **6/3/2021**

Item: **E.2.**

TO: City of Kalamazoo Planning Commission

FROM: Prepared by: Christina Anderson, AICP, City Planner

DATE: June 3, 2021

SUBJECT: P.C. #2021.08: A request to rezone properties generally located south of Paterson Street, east of Edwards Street, north of North Street, west of Verberg Park/Walbridge Street from Limited Manufacturing (M1) to Live Work 1 (LW1) and Live Work 2 (LW2) and from Residential Mixed Use (RMU) with Riverfront Overlay District 1 and Natural Features Protection Overlay to Limited Manufacturing (M1) with Natural Features Protection Overlay District.

BACKGROUND:

This project is the second large rezoning in the Northside neighborhood since the Northside Neighborhood Plan. Like the first effort, this proposal is focusing on updating zoning that currently serves as a barrier to rehabbing existing homes and infill residential and commercial development to achieve the Neighborhood Plan Strategies of providing housing for all residents' needs and to support businesses by Northside residents, specifically those African American and low income residents. The initial conversations for this work began pre-COVID at a meeting at Mt. Zion Church in January 2020. This work was paused due to COVID and restarted in March 2021.

The primary focus of the rezoning proposal are the approximately 75 parcels zoned Limited Manufacturing (M1). These properties currently contain a mix of residential structures (mostly 1 and 2 units), vacant properties, and a smaller number of commercial/light industrial uses. The primary challenges with current zoning designation of M1 are

- 1) expansion of existing or construction of new residential is not permitted
- 2) permitted uses focus on manufacturing
- 3) permitted development is best suited for large lots on larger streets.

To manage these concerns, Planning staff recommends a rezoning to Live Work 1 and Live Work 2. These districts support the existing residential uses in the area, allowing for single family homes, duplexes, and low-rise apartments. These districts also permit commercial uses. Live Work 1 and 2 Districts recognize both the existing mix of uses and allow uses that meet with the vision for the area. Live Work 1 and 2 were created using the existing lot and block size in Kalamazoo. Future development that may occur within these districts will fit with the existing

size and character of this area. The form-based requirements support the area as a walkable, active neighborhood.

Two parcels within the rezoning area are proposed to be zoned Limited Manufacturing (M1). These two parcels, located on Paterson Street, east of Walbridge Street and across from properties zoned M2 District, are currently used for industrial purposes, but are zoned Residential Mixed Use (RMU) with the Riverfront Overlay District 1 (RO-1) and Natural Features Protection (NFP). RMU supports residential focused development and the list of permitted uses is narrowed further with the Riverfront Overlay District 1. Rezoning these parcels to Limited Manufacturing (M1) allows more intensive uses to stay on Paterson, rather than in the neighborhood and on neighborhood streets, and will result in a better flow of truck traffic for the industrial campus of Graphics Packaging. The NFP Overlay that exists will remain in place, as the NFP Overlay is designed to work with almost any permitted use.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

This rezoning meets several Strategic Vision goals, including the following



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.



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

2025 Master Plan:

The 2025 Master Plan calls for an update of the zoning code and map to support housing opportunities and economic vitality and removes barriers. This is a change from a district that does not support infill and rehab development to ones that do. The proposed rezoning also removes barriers to development both on the lots proposed to be zoned M1 and those proposed to be rezoned something other than M1.

Northside Neighborhood Plan:

The Northside Neighborhood Plan calls for rezoning to support the goals of the Neighborhood Plan, including housing to meet all residents' needs and support businesses by Northside residents, specifically those by African Americans and low-income residents.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

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

Engagement/Communication Tools

March 2021 - Information outreach delivered by hand to residential properties, mailed to all property owners and occupants; Information on [imaginekalamazoo.com](http://www.imaginekalamazoo.com)

April 12, 2021 - Virtual presentation to property owners & residents

April 15, 2021 - Virtual presentation to the Brownfield Redevelopment Authority (BRA) - a primary property owner in the area

April 15, 2021 - Virtual presentation to the Northside Cultural Business District Authority (NCBDA), who's boundary touches this rezoning area

May 11, 2021 - Planning Commission notice letters mailed, announcing both the public hearing and the meeting at NACD

May 18, 2021 - In-person presentation at the Northside Association for Community Development (NACD)

All presentations and project info can be found
at: <http://www.imaginekalamazoo.com/projects/northsidere zoningphase2/>

FINDINGS:

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

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

The proposed rezoning aligns with goals in the Strategic Vision, 2025 Master Plan, and the Northside Neighborhood Plan. The Future Land Use Plan denotes this area as both Neighborhood Edge and Production. The proposed changes are in alignment with this.

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

Both the rezonings from M1 and to M1 are proposed to alleviate barriers to existing uses and envisioned uses in these areas. The current zoning for these areas was put in place over ten years and was intended to change the area from

its current uses. This change has not occurred. The Northside Neighborhood Plan (2018) includes goals contrary to the existing zoning.

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

The proposed amendments are in alignment with the community conversations and 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 proposed districts were created with the existing lot and block size in mind and support the existing land uses. The new districts support development that will be compatible.

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

The proposed new districts were created to work with the existing lot and block size, which will result in logical and orderly development. Also, the rezoning of the two parcels to M1 will support a more logical truck traffic pattern for the Graphics Packaging campus

RECOMMENDATION:

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



Brownfield Redevelopment Authority

245 N. Rose, Suite 100, Kalamazoo, MI 49007

Phone 269.337.8082 | Fax 269.337.8182

development@kalamazoo-city.org

www.kalamazoo-city.org/development

May 26, 2021

City of Kalamazoo Planning Commission
241 W. South Street
Kalamazoo, MI 49007

RE: Support for Rezoning of Properties near Paterson, Edwards, North, and Walbridge Streets in the Northside Neighborhood

Dear Commissioners:

The City's Brownfield Redevelopment Authority ("Authority") owns 20 parcels within the area proposed for rezoning. Many of these parcels were former industrial and manufacturing operations that the Authority obtained through tax foreclosure. The Authority and City invested in razing obsolete and contaminated structures from these properties for the purpose of creating new development opportunities and attracting investment. The Authority has been successful in attracting development between this area and the Kalamazoo River with a number of new large-scale mixed-use projects completed or underway. And recently the Authority has heard from developers who are interested in the area near Paterson, Edwards, North, and Walbridge for neighborhood scale mixed-use and housing opportunities.

A rezoning of this area from the M1 (Limited Manufacturing) to LW1 (Live Work 1) or LW2 (Live Work 2) would support the work the Authority is doing to attract investment and redevelopment. The current M1 zoning does not align with the future vision for this area or the market demand. Understanding the lack of affordable housing available in the city, the Authority is most interested in supporting multiple housing options that also provide neighborhood amenities and commercial opportunities. In the past, small-scale developers have chosen not to pursue projects on properties owned by the Authority in this area because of the zoning concern. A rezoning of the properties throughout these blocks would help spur investment and new development in the area.

Sincerely,

Jamie McCarthy
Brownfield Redevelopment Authority Staff Liaison

Anderson, Christina

Subject: FW: [External Email] Re: Rezoning Support

From: Jamauri Bogan <bogandevelopments@gmail.com>

Sent: Wednesday, May 26, 2021 11:33 AM

To: Anderson, Christina <andersonc@kalamazoo-city.org>

Subject: [External Email] Re: Rezoning Support

Christina,

Happy Wednesday! Below is a quote supporting the new zoning districts. You have done an ELITE job!!! HUGE WIN!!

I am in full support of the new zoning districts coming near 315 E Frank St. The new zoning districts with local initiatives will help solve blight and bring new affordable housing options to our community. City staff and Christina have done an ELITE job moving this process forward!

- Jamauri Bogan

Jamauri Bogan, MBA

CEO Bogan Developments

Northside Rezoning

Why are we updating the zoning?

This work is part of a larger effort throughout the city to update the Zoning Code to align the code with existing uses and the community's vision in the 2025 Master Plan and Neighborhood Plans.

Existing uses and lot sizes don't match the existing zoning. The majority of the area under review is currently zoned with a Manufacturing District (M-1), however there are only a few manufacturing uses in the area. The rest of the area is houses, some commercial businesses, and vacant lots. The M-1 designation also prevents new housing from being built.

East of Walbridge are two lots zoned Residential Mixed Use (RMU) that are used for manufacturing uses. Rezoning these to a Manufacturing District (M1) will support the consolidation of manufacturing uses and truck traffic out of the core neighborhood and on Paterson Street.

What is zoning?

Zoning is a set of rules on how land can be used, for example, residential uses or commercial uses. Zoning also incorporates guidelines for building design including height, entrances, windows, as well as the location of the building, driveways, and parking. All lots in Kalamazoo have a zoning designation. Zoning should support Master Plan & Neighborhood Plan Strategies.

Northside Neighborhood Plan 2018 - Strategies

- Increase the number of resident-owned businesses, especially those by African Americans & low-income residents.
- Preserve Existing housing and build new housing to accommodate all residents' needs



Please Share Your Input

Contact Us

Please call **(269) 226-6524** and leave a message or email **andersonc@kalamazoo.org** with your thoughts and/or ask questions.

Attend the Public Hearing

Planning Commission - June 3rd, 7 pm

This meeting will be virtual. Watch live on the City's Facebook page or YouTube Channel.

Stay Up to Date

Project updates & input opportunities at **imaginekalamazoo.com/get-involved**

How can zoning help?

Changing zoning for an area is not like flipping a switch; there will not be an immediate change. However, having the right zoning in place means less barriers for new housing or businesses or rehab of existing ones.

Changing zoning can:



- Remove the limit on housing found in the existing Manufacturing Zone.



- Allow a mix of uses to support housing opportunities, a wide range of businesses, and walkable development.



- Guide new buildings to fit with the size and scale of the neighborhood.

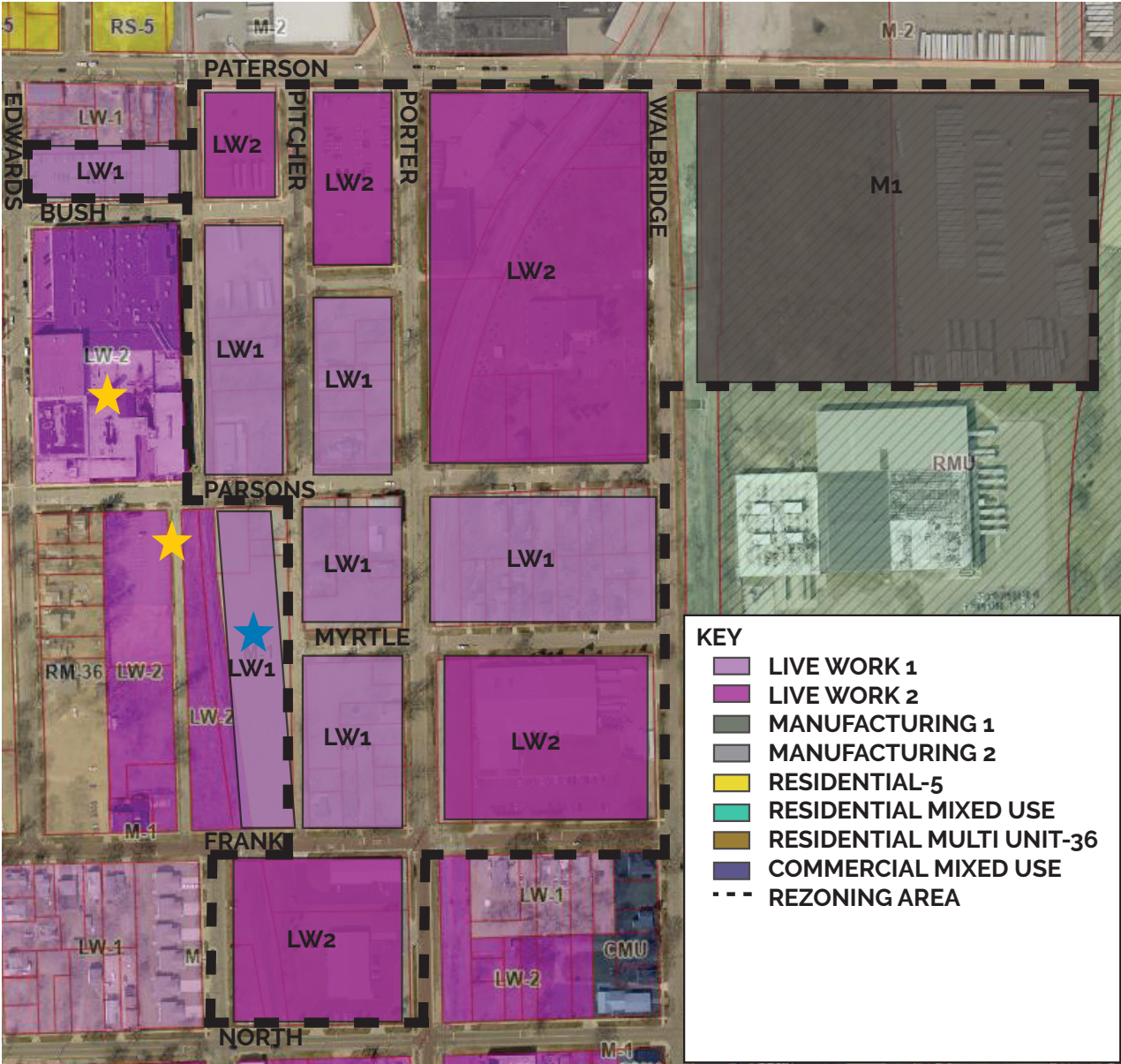
Districts Being Considered:

Live Work 1 (LW1) - Allows a mix of residential and commercial uses, including single family homes, attached houses, and multiple units. Building location and form standards were created using existing lot and block size, and fit with the size and character of the area. This district already exists on adjacent streets.

Live Work 2 (LW2) - Allows a mix of residential and commercial uses, but also permits some production uses. This district was created to be used in areas

adjacent to manufacturing or intense commercial uses and neighborhoods. Like LW1, the building rules were created with the existing lot and blocks in mind. This district already exists on adjacent streets.

Manufacturing (M-1) - Allows manufacturing uses and a wide range of commercial uses. M-1 is intended to primarily support production and industrial uses and is best suited for large lots, blocks, and streets. Manufacturing Zonng already exists across Paterson.



★ 315 E Frank St was separately rezoned to LW1 zoning ahead of this process to support a project with neighborhood focused commercial on E. Frank St and row houses on Pitcher St.

★ 225 Parsons/Former Gibson Guitar is not a part of this rezoning work.

Aresa Being Considered for Updates



Street Number	Street	Current Zoning	Proposed Zoning	Reason for Change
215 E	BUSH	M1	LW1	Currently parking for adjacent businesses, north half of the block is Live Work 1
219 E	BUSH	M1	LW1	
221 E	BUSH	M1	LW1	
223 E	BUSH	M1	LW1	
1208 N	EDWARDS	M1	LW1	
321 E	FRANK	M1	LW1	Mix of residential & commercial uses; Live Work 1 allows for this mix; existing Manufacturing allows industrial and commercial, but not residential uses
329 E	FRANK	M1	LW1	
333 E	FRANK	M1	LW1	
335 E	FRANK	M1	LW1	
407	MYRTLE	M1	LW1	Residential block surrounded by a mix of commercial, industrial, and other residential uses; Live Work 1 allows residential and commercial uses, including single family homes
411	MYRTLE	M1	LW1	
415	MYRTLE	M1	LW1	
421	MYRTLE	M1	LW1	
425	MYRTLE	M1	LW1	
429	MYRTLE	M1	LW1	
433	MYRTLE	M1	LW1	
315 E	NORTH	M1	LW2	Commercial use in a block with both commercial and industrial uses
310	PARSONS	M1	LW1	Mix of residential, vacant & civic uses on smaller lots
311	PARSONS	M1	LW1	
314	PARSONS	M1	LW1	
315	PARSONS	M1	LW1	
322	PARSONS	M1	LW1	
328	PARSONS	M1	LW1	
330	PARSONS	M1	LW1	
338	PARSONS	M1	LW1	
407	PARSONS	M1	LW2	Block currently has a mix of commercial, industrial & a residential use
415	PARSONS	M1	LW2	
421	PARSONS	M1	LW2	
412	PARSONS	M1	LW1	Residential block surrounded by a mix of commercial, industrial, and other residential uses; Live Work 1 allows residential and commercial uses, including single family homes
416	PARSONS	M1	LW1	
420	PARSONS	M1	LW1	
424	PARSONS	M1	LW1	
430	PARSONS	M1	LW1	
434	PARSONS	M1	LW1	
240 E	PATERSON	M1	LW2	Currently truck parking for industrial user to North of Paterson; Live Work 2 allows a mix of uses intended to serve as a transition between industrial blocks and mixed use or residential blocks.
300 E	PATERSON	M1	LW2	
432 E	PATERSON	M1	LW2	
710 N	PITCHER	M1	LW2	
510 E	PITCHER	RMU/RO-1	M1	Currently used for manufacturing, despite residential zoning
600 E	PATERSON	RMU/RO-1	M1	
810 N	PITCHER	M1	LW1	
910 N	PITCHER	M1	LW1	
915 N	PITCHER	M1	LW1	
1002 N	PITCHER	M1	LW1	

1008	N	PITCHER	M1	LW1	Small to medium sized lots, mostly vacant with some residential; Manufacturing allows industrial and commercial, but not residential uses and does not align with the smaller residential lot sizes.
1014	N	PITCHER	M1	LW1	
1015	N	PITCHER	M1	LW1	
1016	N	PITCHER	M1	LW1	
1023	N	PITCHER	M1	LW1	
1024	N	PITCHER	M1	LW1	
1025	N	PITCHER	M1	LW1	
1103	N	PITCHER	M1	LW1	
731		PORTER	M1	LW2	A block with both commercial and industrial uses. Live Work 2 allows a mix of uses, including some industrial uses
809		PORTER	M1	LW1	Small to medium sized lots, mostly vacant with some residential & commercial; Manufacturing allows industrial and commercial, but not residential uses and does not align with the smaller residential lot sizes.
813		PORTER	M1	LW1	
817		PORTER	M1	LW1	
821		PORTER	M1	LW1	
825		PORTER	M1	LW1	
827		PORTER	M1	LW1	
901		PORTER	M1	LW1	
911		PORTER	M1	LW1	
1003		PORTER	M1	LW1	
1013		PORTER	M1	LW1	
1017		PORTER	M1	LW1	
1021		PORTER	M1	LW1	
1025		PORTER	M1	LW1	
1028		PORTER	M1	LW2	Commercial Laundry covering the whole block; Live Work 2 allows a mix of uses, including some industrial uses. Live Work 2 is intended for areas with a mix of residential, commercial, and manufacturing uses.
302		RICHARDSON	M1	LW1	
817		WALBRIDGE	M1	LW2	Vacant lots in a residential block surrounded by a mix of commercial, industrial, and other residential uses; Live Work 1 allows residential and commercial uses
901		WALBRIDGE	M1	LW1	
909		WALBRIDGE	M1	LW1	
913		WALBRIDGE	M1	LW1	
1023		WALBRIDGE	M1	LW2	Large block has a commercial/production use
1119		WALBRIDGE	M1	LW2	
1127		WALBRIDGE	M1	LW2	
			M1	LW2	Railroad Track Right-of-way
			M1	LW2	
			M1	LW1	
			M1	LW2	
			M1	LW2	

**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.
2021.19	2036 Olmstead	Rebuild Pole Buildings	Schupan and Sons, Inc.	Schupan & Sons, INC	12/10/2020	12/30/2020	12/30/2020	4/28/2021	\$500	6/23/2021	NA	Project Under Review		
2021.18	2734 Miller Rd	Marihuana Microbusiness	Inform Architecture	Frostiez Farms, LLC	3/30/2021	4/21/2021	4/21/2021	5/17/2021	\$250	6/23/2021	NA	Project Under Review		
2021.17	266 E Michigan Ave	Add apartments to building	266 Michigan Ave LLC	266 Michigan Ave LLC	3/26/2021	4/7/2021	4/7/2021	5/21/2021	\$500	6/23/2021	DDRC/ HDC	Project Under Review		
2021.16	2411 Parkview Ave	Storage Building - Kzoo Books	Gloria Tiller	Gloria Tiller	4/6/2021	4/28/2021	4/28/2021	5/5/2021	\$500	6/9/2021	NA	Project Under Review		
2021.15	1009 Stockbridge	Change of Use to Community Center	CSM	Urban Alliance	2/22/2021	3/3/2021	3/3/2021	5/6/2021	\$250	6/9/2021	NA	Project Under Review		
2021.14	4037 S Westnedge	AU Marihuana Retailer	QPS Holdings, LLC	Denins Starbuck	4/2/2021	4/28/2021		5/5/2021	\$250	6/9/2021	NA	Project Under Review		
2021.13	3630 Gull Road	AU Marihuana Retailer	Viridis Design	M & N Development Co.	3/4/2021	3/24/2021	3/24/2021	5/4/2021	\$500	5/26/2021	NA	Project Under Review		
2021.12	303 E Cork St(Multiple Parcels)	Allied Cleanup Site	Tetra Tech	Lyondell Environmental Trust	3/19/2021	4/7/2021	4/7/2021	4/30/2021	\$250	5/26/2021	NA	Site Plan Approved	5/27/2021	
2021.11	610 E Cork	New Building - Gillespie Maintenance	Gar Gillespie	Gillespie Garnett, Rev. Trust	3/17/2021	3/24/2021	3/24/2021	4/14/2021	\$500	5/12/2021	NA	Project Under Review		
2021.1	3110 Oakland Dr	New Credit Union / Mixed Use Bldgs	Bosch Architecture	Consumers Credit Union	11/30/2020	12/30/2020	12/30/2020	3/31/2021	\$500	4/28/2021	NFP	Project Under Review		
2021.09	601 Portage	Adult Use Marihana Retailer/ Grower/ Processor	Yuma Way, LLC	601 Holdings, LLC	1/19/2021	1/27/2021	1/27/2021	3/30/2021	\$250	4/21/2021	Southtown	Site Plan Approved	5/24/2021	
2021.08	1211 S Westnedge	Change of Use to Dwelling Units (Apartments)	Inform Architecture	Bavasar, LLC	2/11/2021	2/17/2021	2/17/2021	3/18/2021	\$250	4/14/2021	HDC	Project Under Review		
2021.07	104 & 110 N Drake	Adult Use Marihana Retailer	Rair, INC	Echelon Real Estate, LLC	1/20/2021	2/10/2021	2/10/2021	2/22/2021	\$500	3/17/2021	NA	Project Under Review		
2021.06	1203 Fourth Street	Marihuana Grow	Friends of the Garden, LLC	Nielsens LLC	10/6/2020	11/18/2020	11/18/2020	2/9/2021	\$250	3/17/2021	NA	Site Plan Approved	5/11/2021	
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	Site Plan Approved	4/29/2021	
2021.04	508 Harrison	Apartment Development with Commercial pad sites	Byce and Associates	City of 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	Site Plan Approved	3/4/2021	
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	Site Plan Approved	2/11/2021	
							Total:		\$7,500.00					



Planning Commission Staff Report

City of Kalamazoo

Date: **6/3/2021**

Item: **G.2.**

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Jamie McCarthy, Sustainable Development Coordinator

DATE: June 3, 2021

SUBJECT: Natural Features Protection - Phase 2 Update

BACKGROUND:

The Natural Features Protection (NFP) Review Board (Board) is re-launching the NFP Phase 2 project, which was brought to the Planning Commission (PC) in November 2020 but was not recommended for adoption at that time. Following recommendations from the PC, the Board formed two committees to review community feedback, evaluate mapping criteria, and is now bringing the item back to the PC.

The first phase of NFP was approved by PC and City Commission in 2019. At that time, the NFP Review Board was formed to review and approve NFP site plans in coordination with staff administrative review. Over the past two years the Board has been able to successful approval all X NFP site plans. There have been three projects that applied for and were granted variance requests to enable the project to move forward as envisions. Through the variance and site plan review process, NFP has helped developers create projects that consider the natural feature context while providing a design that fits the development needs. Example of important changes that have resulted from NFP include reducing the size and cost of retaining walls while preserving trees for screening, ensuring hazardous materials and tanks are set back from rivers and surface water, and designing parking lots to reduce stormwater and erosion into natural areas.

To continue the success of NFP, the Board is recommending an expansion of the NFP Overlay District map. During the first phase, neighborhoods and residents make it clear that the map did not adequately cover the natural features throughout the city. The Board and staff worked to set criteria and performed a GIS mapping analysis to amend the map to cover critical natural features. A searchable draft proposed map is available at <http://www.imaginekalamazoo.com/projects/nfp2/>. Green parcels on the map are already in the current NFP Overlay District. Pink parcels are proposed to be added to the district. There are 23 properties the Board is recommending be removed from the map since they were not identified in the mapping analysis. Users can click on each parcel and learn more about why it

was selected for the district, including the primary, secondary, and in some cases tertiary natural feature on the site.

The Board is recommending text amendments to NFP in response to citizen comments heard last fall and from implementation experience over the last two years. The text amendments make changes to the Tree Standard to make implementation easier and less costly for residents and allow more flexibility and long-term success when replacing trees removed from projects subject to site plan review. The other amendments are limited changes to clarify the code to improve interpretation and implementation for site plan review applicants. A summary table of amendments and a redline version are available at <http://www.imaginekalamazoo.com/projects/nfp2/>.

STRATEGIC VISION ALIGNMENT:



Environmental Responsibility - A green and health City.

Strategic Vision and 2025 Master Plan:

The NFP works to preserve green space and tree canopy that will protect water quality, air quality, reduce stormwater and erosion, reduce heat island effects, and improve biodiversity.

COMMUNITY ENGAGEMENT:

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

Community Engagement:

Notice letters and factsheets will be mailed the first week of June. Two info and Q&A sessions will be held in June and public comment will be taken by the NFP Review Board at their regular meeting on June 22. Information will be posted on the website and property owners can request NFP zoning review maps and 1:1 calls to discuss their properties and NFP.

Engagement/Communication Tools:

Public notice and factsheet mailing, publication in Kalamazoo Gazette, interactive online map created to communicate with property owners, and virtual information sessions will be held during the day and evening to answer community questions.

FINDINGS:

RECOMMENDATION:

This presentation is an update only. No action required.

Summary of Recommended Text Amendments to Chapter 50, Article 6.2 Natural Feature Protection Overlay Standards

Section	Text Amendment
Section F. Natural Feature Standards: Trees	Simplify the tree replacement ratio to 1:1 for every tree removed a new tree must be replanted (removing the replacement ratio incentive for certain tree species).
	Update the Special Status Tree List and Replacement Tree List to remove undesirable species with fewer ecosystem benefits
	Remove the 2" caliper replacement tree requirement to allow for bare root trees which have better survival rates and encourage planting of native species which are often not available in larger caliper sizes.
Section G. Natural Feature Standards: Woodlands	Remove woodland criteria (d) to protect urban woodlands that often do not have robust understory due to wildlife browsing, foot traffic, and other uses.
Section J. Natural Feature Standards: Habitat Corridors	Remove. New overlay district map is designed to address and protect corridors.
Section K. Site Development Standards	Section (4)(b) revise native plant requirement to include native-only species for required landscaping and allow NFP Review Board to review and approve species used in plantings above minimum criteria.
	Additions to Table 6.2-6 Prohibited Planting List
Section M. Bonding of Projects	Revise Section (2) applicability to allow NFP Review Board to use new criteria to determine when bonding will be required based on site conditions, scope of work, and level of threat to natural features.