

Tentative Agenda
Kalamazoo City Planning Commission
June 7, 2018
Regular Meeting

City Commission Chambers, Second Floor, City Hall, 241 W. South Street

7:00 p.m.

- A. Call to Order
- B. Roll Call
- C. Adoption of Formal Agenda
- D. Approval of Minutes (May 3, 2018)
- E. Communications and Announcements
- F. Public Hearings:
 - 1. P.C. #2018.04: Request from Walter Jones, III for a special use permit to allow a lodge use at 701 Riverview Drive and 911 Hotop. [**Recommendation: motion to approve the request.**]
 - 2. P.C. #2018.06: Request from the Community Planning & Development Department to rezone several parcels along E. Cork Street between Gembrit Circle and Sprinkle Road from Zone M-1 (Manufacturing, Limited District) to Zone CC (Commercial, Community District). [**Recommendation: motion to recommend to the City Commission to approve the request.**]
 - 3. P.C. #2018.07: Request from Matthew and Yvonne Bond to vacate the north 105 feet of Foresman Avenue. [**Recommendation: motion to recommend to the City Commission to approve the street vacation request, with one condition.**]
- G. Unfinished Business
- H. New Business:
- I. Citizens' Comments
- J. City Commission Liaison Comments
- K. City Planner's Report
- L. Miscellaneous Comments by Planning Commissioners

M. Adjournment

City of Kalamazoo
PLANNING COMMISSION
Minutes
May 3, 2018
DRAFT

Second Floor, City Hall
Commission Chambers
241W. South Street, Kalamazoo, MI 49007

Members Present: Rachel Hughes-Nilsson, Chair; Gregory Milliken Vice Chair; Sakhi Vyas; Derek Wissner, Secretary; Alfonso Espinosa; Emily Greenman Wright; Jack Baartman

Members Excused: Charley Coss*; James Pitts

City Staff: Christina Anderson, City Planner; Robert Bauckham, Senior Development Planner; Clyde Robinson, City Attorney and Amanda Coeur, Community Development Secretary

A. CALL TO ORDER

Commissioner Hughes-Nilsson called the meeting to order at 7:01 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 Greenman Wright, supported by Commissioner Espinosa, moved approval of the May 3, 2018 Planning Commission agenda. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Commissioner Greenman Wright, supported by Commissioner Vyas, moved approval of the April 10, 2018 Planning Commission minutes as presented. With a voice vote, the motion carried unanimously.

**Commissioner Coss arrives- 7:03pm*

E. COMMUNICATIONS AND ANNOUNCEMENTS

None

F. PUBLIC HEARINGS

None

G. UNFINISHED BUSINESS

None

H. NEW BUSINESS

P.C. #2018.05: Review of a site plan for a building addition for Newell Rubbermaid, 3300 Research Way

Planner Bauckham provided the staff report. He explained that all privately owned businesses within the BTR Park that need Site Plan Review must be approved by the Planning Commission.

This project is an expansion of the Newell Rubbermaid building. Currently this building contains 39,000 square feet. The applicants are proposing a 18,000-square-foot expansion onto the west end of the building. This expansion will be used for storage and office space. Also proposed is an expansion of the existing parking lot and creation of another parking lot. A total of 71 new spaces will be created in the parking lot expansion, and 37 new spaces will be created with the new parking lot. The building addition will not impact WMU's soccer field. No changes to the existing underground utilities are required. Outside lighting will meet all city and BTR standards. The applicant will be removing 30 trees, and will plant 29 new trees and new 80 shrubs. The project is expected to create 60 new jobs. The Parkview Hills neighborhood was notified of this proposed expansion. There was no response from the neighborhood. WMU is recommending this approval, and a letter of support was given to the Commissioners. The Site Plan Review Committee is also recommending approval of the site plan. The project meets the City's Strategic Vision as well as the Future Land Use Plan for the area. City Staff is recommending one condition to the plan. The condition is that the northeast stormwater area be reviewed and approved by the City's stormwater engineer. Planner Bauckham will obtain the data from the applicant and will give it to the stormwater engineer for review.

Planner Bauckham also reviewed the Site Plan Review standards with the board.

Commissioner Milliken, supported by Commissioner Baartman, moved approval of the site plan for 3300 Research Way, with the condition of the City's stormwater engineer approval of the plan. With a roll call vote, the motion carried unanimously.

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

None

J. CITY COMMISSION LIAISON COMMENTS

None

K. CITY PLANNER'S REPORT

Planner Bauckham spoke in regards to the City Planner's Report. He stated that 15 site plans had been processed so far this year. A summary of certain projects followed:

- The new Hospitality House building project on S. Burdick is currently in the review process.
- Shupan and Sons is planning a new medical clinic on Covington that is going through the review process.
- The Nature Center Preserve on Angling Road has been approved and received a sign variance.
- The Midtown Marketplace project on S. Howard Street received site plan approval. The Ace Hardware and grocery store spaces are currently being worked on.

For the June meeting there will be a staff initiated rezoning request presented for the area of East Cork and Sprinkle Road. This area is currently zoned as M-1 and staff is proposing it be rezoned to CC. All of the affected parcels would be conforming uses in the proposed zone. Staff has met with the Milwood neighborhood regarding the project and no problems were noted. Staff will be meeting with the affected property owners in the near future for this rezoning. There will also be two to three additional cases to come in front of the board for the month of June. One includes a special use permit for a new café and lodge use on Riverview Drive. Vacation of a portion of Foresman Avenue will be discussed. And a possible special use permit for a parking lot use on E. Vine.

Staff is currently revamping the Planning Commission webpage on the City's website, and also creating a step by step process for Site Plan Review for staff use.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Greenman Wright congratulated Commissioner Vyas on her new position at WMUK.

M. ADJOURNMENT

Commissioner Coss, supported by Commissioner Espinosa, moved to adjourn the meeting. A voice vote was taken and passed unanimously. Meeting was adjourned at 7:23pm.



Planning Commission Staff Report

City of Kalamazoo

Project Address: 701 Riverview Drive & 911 Hotop
Case #: P.C. 2018.04
Request: Special use permit to allow a lodge use
Meeting Date: June 7, 2018
Applicant: Walter Jones
Owner: Dan Eager
Public Hearing: Yes
Date Legal Ad Published: May 23, 2018

Project Summary:

The applicant is requesting a special use permit to allow a lodge use for an American Legion Post.

Recommendation:

The Planning Division recommends that the Planning Commission approve the special use permit request for the lodge use on the site.

Community Planning & Development Department

415 Stockbridge Avenue
Kalamazoo, MI 49001
(269) 337-8044
(269) 337-8513 [fax]
www.kalamazoocity.org

Staff Contact Information:

Christina Anderson, AICP, City Planner
Robert Bauckham, AICP, Senior Development Planner

ANALYSIS

Property Size:

0.2 acres

Description of Current Use of Property:

The property contains a building that was formerly used as a restaurant and take-out food business, and a parking lot. The building has been vacant since 2015.

Current Zoning District:

Zone CMU (Commercial, Mixed-Use District) and Subarea 6 of the Riverfront Overlay Zone.

Master Plan and Strategic Vision 2025 Compliance:

The subject property is in the Commercial future land use category, which is intended for a wide range of retail, office, and entertainment uses. The proposed use addresses the goal in the Economic Vitality section of the 2025 Master Plan pertaining to recruiting new businesses. It also addresses the Economic Vitality section of the 2025 Strategic Vision for providing a supportive environment for growing businesses and stabilizing the local economy to the benefit of all citizens.

Surrounding Zoning and Land Uses:

West: Zone RMU: Quality Castings Company
North: Zone CMU: vacant lot and auto sales
East: Zone CMU: vacant church
South: Zone CMU: vacant industrial business

Project Description:

The property for this request is located in the Eastside neighborhood and it contains a one-story, 1,556-square-foot commercial building on the main parcel that was constructed in 1922. The building has been utilized for a variety of commercial business uses in the past. It is currently vacant. Nineteen parking spaces are located on the site, which includes a separate parcel immediately to the west identified as 911 Hotop. This parcel is included in the request, and is also owned by Mr. Eager. The applicant would like to convert the existing building into a lodge and restaurant use. The existing parking would be adequate for both uses. The restaurant would be named the "Vet's Café" and the lodge would be the American Legion Post 118. The café would be open to the public

for dining six days a week, from 7:00 a.m. to 11:00 p.m. A full menu of food would be offered. The cafe would be closed during lodge and other meetings. It is anticipated that approximately four meetings would be held in the building each month including the American Legion Post, a children's group that would be an extension of the Post, an auxiliary group, and the sons of American Legion members group. Additional meetings of similar groups could take place in the building in the future.

The subject property is in the Commercial, Mixed-Use (CMU) zoning district, and it is also in Subarea 6 of the Riverfront Overlay Zone. The Overlay Zone was approved in 2006, and it encompasses the land area located between E. Patterson Street and E. Michigan Avenue, and between Walbridge and Riverview Drive. It is divided into eight different subareas, which encourage mixed-use development and projects that recognize and support the nearby Kalamazoo River amenity. A lodge use, such as is being proposed for the subject property, is only allowed by special use permit in Subarea 6. The restaurant is a permitted use in the zone. The applicant would be leasing the property from the owner. The property owner supports the proposed use and the special use permit.

If the request is approved, the applicant intends to renovate the exterior building façade. He indicated that the interior of the building has recently been cleaned with some renovations. It contains two restrooms and a full kitchen. The applicant intends to manage the café and lodge, and is obtaining the necessary training and certifications to do so. A site plan would be required for the proposed change in use.

The applicant met with the Eastside Neighborhood Association (ENA) at their regular meeting held on May 8. The project was presented and the applicant answered several questions about the proposed use. The ENA Director reported that no concerns were expressed at the meeting. Support was provided for the request.

Review Criteria:

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. That the proposed special use is appropriate for its proposed location and compatible with the character of surrounding land uses and the uses permitted in the zone district(s) of surrounding lands.
(The subject parcel is bordered on all sides by business and industrial uses, and a vacant church. The proposed use will be required to meet the noise ordinance regulations for the City of Kalamazoo, and the

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- parcel/building will need to be maintained. No loitering will be allowed outside of the building. The site and the surrounding area are intended for this type of use. Staff believes the proposed use of the subject parcel will be compatible with the existing adjacent uses.)**
2. That the proposed special use complies with Sec. 4.2: Use Standards of the zoning ordinance.
(Lodge uses are allowed by special use permit in this zone with approval from the Planning Commission.)
 3. That the location and design of the proposed special use minimizes adverse effects, including visual impact of the proposed use on adjacent lands by: 1) avoiding significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance; 2) retaining, to the greatest extent possible, the natural features of the landscape where they provide a barrier or buffer between the proposed special use and adjoining lands; 3) locating buildings, structures, and entryways to minimize impact; and, 4) providing appropriate screening, fencing, landscaping, and setbacks.
(The subject parcel has been used for business purposes throughout its history. The building and site will be renovated for the proposed use. No additions are planned for the building. No trees will be removed. Adequate parking currently exists on the site for the planned uses. Compliance with the noise ordinance will be required. The applicant has attended a neighborhood association meeting to present the project, and property owners/occupants within 300 feet of the property were mailed a notice of the proposed use and the public hearing for the request. Staff believes the request meets the criteria.)
 4. That the proposed special use minimizes environmental impacts, and conforms to all relevant environmental protection standards of this ordinance, or any other state or federal laws.
(The lodge use is not anticipated to have any negative environmental impacts on the property or on adjacent properties.)
 5. That there is adequate road capacity available to serve the proposed special use.
(It is anticipated that the existing road capacity will be sufficient to accommodate the traffic for the proposed use. Any increase in traffic for the lodge use is not projected to be significant or burdensome for the area.)
 6. That the proposed special use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.
(Adequate parking exists on the site for the intended use. The project meets this criteria.)

7. That there are adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use.
(The subject property is adequately served by all of these facilities.)
8. That the proposed special use is located and designed so that adequate access onto the site is provided for fire, police, and EMS services.
(Adequate access will continue to be provided on the property for these services.)
9. That the proposed special use complies with the appropriate standards in Chapter 6: General Development Standards.
(Staff believes the proposed use complies with the standards in Chapter 6 pertaining to off-street parking, lighting, design, and operational performance.)
10. That the proposed special use complies with all standards imposed on it by all other applicable provisions of the ordinance for use, layout, and general development characteristics.
(Staff believes the proposed use will meet the applicable provisions of the zoning ordinance.)

Site plan review:

If the special use permit is approved, a site plan will be required to be submitted for review and approval.

Findings:

Staff has made the following findings regarding this request:

1. Lodge uses are allowed in the CMU zone by right, but require a special use permit in Subarea 6 of the Riverfront Overlay Zone.
2. The property is surrounded on all sides by business and industrial uses, plus a vacant church.
3. The applicant met with the Eastside Neighborhood Association regarding the request and no concerns were expressed for the proposed use.
4. The building is currently vacant. The applicant intends to renovate the building and site if the request is approved.

RECOMMENDED ACTION

The Planning Division recommends that the Planning Commission approve the special use permit request for the lodge use on the subject property.

Attachments:

1. Existing Zoning Map

2. Aerial Map
3. Existing Land Use Map
4. Future Land Use Map

P.C. #2018.04 - 701 Riverview Drive & 911 Hotop

Special Use Permit for a lodge use.



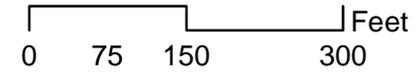
CURRENT ZONING

Zone Name

- CC
- CMU
- RD-19
- RM-15
- RMU

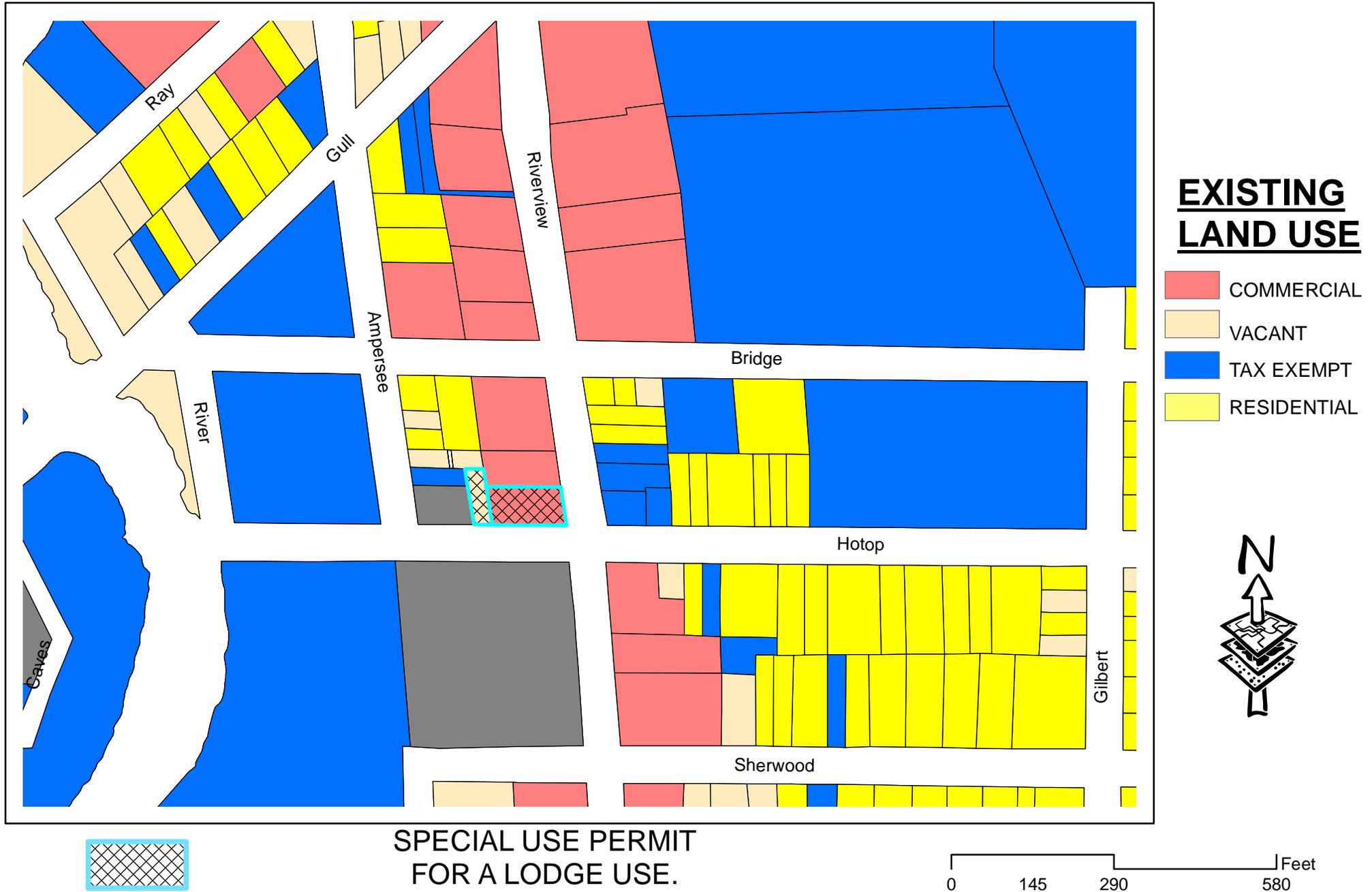


SPECIAL USE PERMIT FOR A LODGE USE.

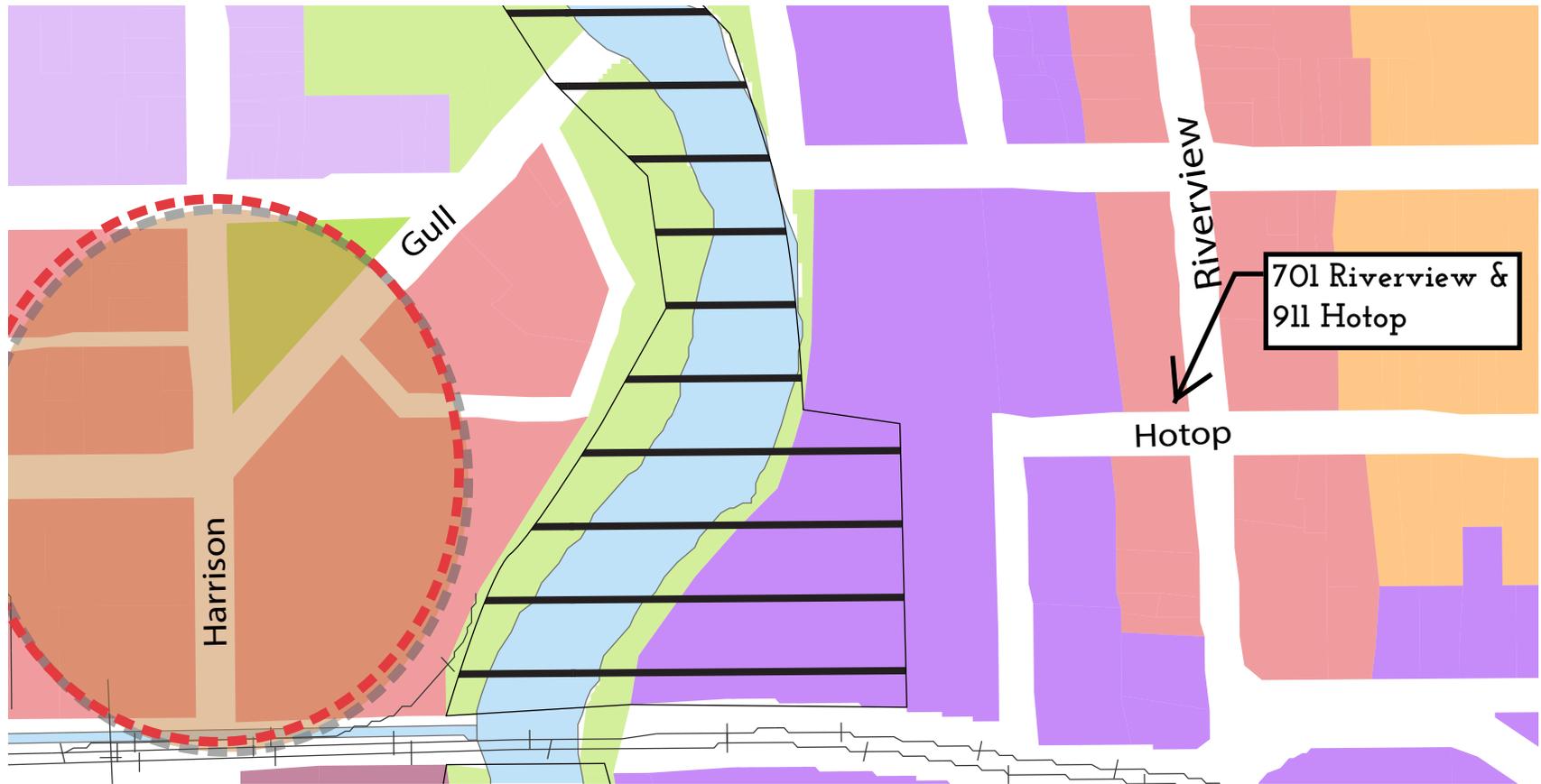


P.C. #2018.04 - 701 Riverview Drive & 911 Hotop

Special Use Permit for a lodge use.



Future Land Development Map 2025



LEGEND





Planning Commission Staff Report

City of Kalamazoo

Project Address: Thirty-seven (37) parcels located along E. Cork Street between Gembrit Circle and Sprinkle Road

Case #: P.C. #2018.06

Request: Rezone the parcels from Zone M-1 (Manufacturing, Limited District) to Zone CC (Commercial, Community District)

Meeting Date: June 7, 2018

Applicant: Community Planning & Development Department

Owner: Various

Public Hearing: Yes

Date Legal Ad Published: May 23, 2018

Project Summary:

The request is to rezone thirty-seven (37) parcels located along E. Cork Street between Gembrit Circle and Sprinkle Road from Zone M-1 (Manufacturing, Limited District) to Zone CC (Commercial, Community District).

Recommendation:

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

Community Planning & Development Department

415 Stockbridge Avenue
Kalamazoo, MI 49001
(269) 337-8044
(269) 337-8513 [fax]
www.kalamazoocity.org

Staff Contact Information:

Christina Anderson, AICP, City Planner
Robert Bauckham, AICP, Senior Development Planner

ANALYSIS

Property Size:

68 acres+/-

Description of Current Use of Property:

The parcels for the rezoning request contain a variety of uses including hotels, restaurants, offices, auto sales, retail and service businesses, homes, and vacant land.

Current Zoning District:

Zone M-1 (Manufacturing, Limited District).

2025 Master Plan & Imagine Kalamazoo 2025 Alignment:

The parcels for the rezoning request are in the Commercial land use category of the future land use plan of the 2025 Master Plan. This category permits a variety of retail, office, and entertainment uses, and the proposed rezoning is compatible with this category. The request also addresses the Economic Vitality goal of the plan pertaining to retaining existing businesses and removing barriers to certain development types. In this case, it will remove the need for variances for new hotels or expansion of the existing five hotels in the area.

Surrounding Zoning and Land Uses:

The proposed area for the rezoning is primarily surrounded by property that is industrially zoned and utilized.

Project Description:

The area for the proposed rezoning contains 37 parcels of land and is located on the east side of the Milwood neighborhood. Five hotels exist in the rezoning area. They are considered conforming uses in the current M-1 zone, but they cannot expand and no new hotels can be built without a variance granted by the Zoning Board of Appeals. The existing hotels could be re-built if severely damaged or destroyed. The hotel owners are often asked each year by their insurance carriers to obtain zoning compliance letters from the City. One of the hotels needed to obtain a variance to allow an expansion in the last few years. The hotels would be permitted uses in the proposed CC zone, and would not need variances to expand the existing hotels. New hotels could also be built in the area without the need for variances.

The proposed rezoning area is bordered to the north by Miller Road, to the east by Sprinkle Road, to the south by Highway I-94, and to the west by Gembrit Circle. The parcel addresses and existing uses of them are as follows:

1. 2450 Sprinkle Road – Penzoil oil change
2. 2460 Sprinkle Road – Ed’s Car Sales

3. 2500 Sprinkle Road – Ed’s Car Sales
4. 2504 Sprinkle Road – Precision Glass and Vladimir Arts
5. 2536 Sprinkle Road – Sunoco gas station
6. 2656 Sprinkle Road – Vacant land
7. 2700 Sprinkle Road – Modern Woodman office
8. 2720 Sprinkle Road - Motorcars Sales
9. 3650 Alvan – Motorcars Sales
- 10.3801 Alvan – Colessco Fire Protection
- 11.3751 Alvan – Elenbos Hardwoods
- 12.3740 Allendale – Single-family home
- 13.3747 Allendale – Single-family home
- 14.3804 Allendale – Single-family home
- 15.3810 Allendale – Single-family home
- 16.3811 Allendale – Single-family home
- 17.3818 Allendale – Single-family home
- 18.3600 E. Cork Street – Four Points by Sheraton
- 19.3620 E. Cork Street – Four Points by Sheraton
- 20.3630 E. Cork Street – Holiday Inn Express
- 21.3610 E. Cork Street – Vacant land
- 22.3700 E. Cork Street – Vacant land
- 23.3600 & 3737 Old Cork Street – two vacant buildings
- 24.3640 E. Cork Street – Clarion Hotel
- 25.3800 E. Cork Street – Baymont Inn
- 26.3810 E. Cork Street – The Crew Restaurant
- 27.3817 E. Cork Street – Denny’s Restaurant
- 28.3815 E. Cork Street – Godfather’s Pizza
- 29.3717 E. Cork Street – Vacant restaurant
- 30.3701 E. Cork Street – Red Roof Inn
- 31.3656 E. Cork Street – Arby’s Restaurant
- 32.3651 E. Cork Street – Burger King Restaurant
- 33.3655 E. Cork Street – AT&T storage/parking
- 34.3649 E. Cork Street – Standard Electrical Company
- 35.3645 E. Cork Street – Indusco
- 36.3641 E. Cork Street - Electrical Workers Union
- 37.3635 & 3639 E. Cork Street – Kalamazoo Amusement/vacant space

All of these existing uses would be permitted uses in the proposed zoning district, with the exception of the single-family homes. The single-family homes would be “conforming” uses, meaning that they are identified as legal, conforming uses in the proposed zone and could be re-built if severely damaged or destroyed. No non-conformities would be created with this rezoning. If the area is rezoned as proposed, no new industrial uses would be permitted. Such uses as junk vehicle storage lots, heavy equipment repair, body shops, and recycling businesses would also not be allowed in the proposed zone in this area. They are allowed in the current manufacturing zone.

The Use Table of the Zoning Ordinance has been attached, which identifies the allowed uses in the CC zone.

Community Outreach

The Planning staff presented at the May 1 Milwood Neighborhood Watch Meeting on the proposed rezoning. Approximately 25 citizens attended the meeting. Several general questions were asked by the citizens, but there were no concerns issued regarding the request.

The Planning staff also held a meeting for property owners and occupants within the rezoning area on May 24. A notice of the meeting was mailed to these citizens, along with all property owners and occupants within 300 feet of the rezoning area. Eight citizens attended this meeting. General questions were asked by the meeting attendees. It was reiterated that all of the existing uses in the rezoning area would be permitted in the proposed zone. No nonconformities would be created. The houses on Allendale would be conforming uses. It was also mentioned that if the rezoning is approved, no industrial uses, junk yards, or recycling facilities would be allowed in the area. No concerns were expressed by the meeting attendees.

Property owners and occupants were also noticed as required for this Planning Commission meeting. The notice was also published in the Kalamazoo Gazette. The Planning staff received phone calls from four of the affected property owners about the request. They asked the reason for the rezoning, and if it would negatively affect their business. The reason for the rezoning was provided, and it was indicated that their businesses would not be negatively affected by it. One of the property owners asked if a medical marijuana provisioning center would be allowed on his site in the rezoning area. The answer was in the affirmative, if the center met the newly adopted City regulations for such facilities.

Findings:

Staff has made the following findings regarding this request:

1. The five hotels in the rezoning area cannot currently be expanded and new hotels cannot be built without a variance from the Zoning Board of Appeals.
2. All of the existing uses in the rezoning area will be permitted or conforming in the proposed zone. No nonconformities will be created.
3. Intensive uses such as auto body shops, heavy equipment repair, and recycling facilities will not be allowed in the area with the new zone.
4. The rezoning is compatible with the future land use plan for the area and supports the Master Plan and 2025 Strategic Vision for the City.

RECOMMENDED ACTION

It is recommended that the Planning Commission recommend to the City Commission to approve the rezoning of the subject parcels from Zone M-1 to Zone CC.

Attachments:

1. Existing Zoning Map
2. Proposed Zoning Map
3. Aerial Map
4. Existing Land Use Map
5. Future Land Use Map
6. Use Table

Properties within Rezoning Boundary

1. 2450 Sprinkle Road – Penzoil oil change
2. 2460 Sprinkle Road – Ed's Car Sales
3. 2500 Sprinkle Road – Ed's Car Sales
4. 2504 Sprinkle Road – Precision Glass and Vladimir Arts
5. 2536 Sprinkle Road – Sunoco gas station
6. 2656 Sprinkle Road – Vacant land
7. 2700 Sprinkle Road – Modern Woodman office
8. 2720 Sprinkle Road - Motorcars Sales
9. 3650 Alvan – Motorcars Sales
10. 3801 Alvan – Colessco Fire Protection
11. 3751 Alvan – Elenbos Hardwoods
12. 3740 Allendale – Single-family home
13. 3747 Allendale – Single-family home
14. 3804 Allendale – Single-family home
15. 3810 Allendale – Single-family home
16. 3811 Allendale – Single-family home
17. 3818 Allendale – Single-family home
18. 3600 E. Cork Street – Four Points by Sheraton
19. 3620 E. Cork Street – Four Points by Sheraton
20. 3630 E. Cork Street – Holiday Inn Express
21. 3610 E. Cork Street – Vacant land
22. 3700 E. Cork Street – Vacant land
23. 3600 & 3737 Old Cork Street – two vacant buildings
24. 3640 E. Cork Street – Clarion Hotel
25. 3800 E. Cork Street – Baymont Inn
26. 3810 E. Cork Street – The Crew Restaurant
27. 3817 E. Cork Street – Denny's Restaurant
28. 3815 E. Cork Street – Godfather's Pizza
29. 3717 E. Cork Street – Vacant restaurant
30. 3701 E. Cork Street – Red Roof Inn
31. 3656 E. Cork Street – Arby's Restaurant
32. 3651 E. Cork Street – Burger King Restaurant
33. 3655 E. Cork Street – AT&T storage/parking
34. 3649 E. Cork Street – Standard Electrical Company
35. 3645 E. Cork Street – Indusco
36. 3641 E. Cork Street - Electrical Workers Union
37. 3635 & 3639 E. Cork Street – Kalamazoo Amusement/vacant space

ZONING ORDINANCE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CN1	CO	CN2	CC	CCBD	CBTR	MI	M2	P	IC	Regulations (Always Applicable)
RESIDENTIAL																								
Household Living																								
Detached Dwelling	P	P	P	P	P	P	P	P	P	P	P	C	P	C	C	C	C	C		C				§ 4.2L
Attached Dwelling				P	P	P	P	P	P		P	P	P	C	C	C	C	C		C				§ 4.2D
Cluster Housing Development	P	P	P	P	P	P	P	P	P					C	C	C	C							§ 4.2G
Duplex				P	P	P	P	P	P	P	P	P	P	C	C	C	C	C		C				
Multi-Unit Dwelling					P	P	P	P	P		P	P	C	P	P	P	P	P						§ 4.2A
Mobile Home Park										P														
Group Living																								
Adult Foster Care Family Home (6 or Fewer Residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						§ 4.2A
Adult Foster Care Small Group Home (6 or Fewer Residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						§ 4.2A
Adult Foster Care Medium/Large Group Home (7 to 20 Residents)					P	P	P	P	P		P	P	C	P	P	P	P	P						§ 4.2A
Dormitory																							P	
Transitional Residences					S	S	S	S	S							P	P	P						§ 4.2X
Foster Family Group Home (5 or 6 Children)	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C						§ 4.2C
Foster Family Home (4 or Fewer Children)	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C						§ 4.2C
Fraternity or Sorority					S	S	S	S	S														P	
Nursing/Convalescent Home					S	S	P	P	P		P	P				P	P	P						§ 4.2C
Assisted Living Facility					S	S	P	P	P		P	P				P	P	P						§ 4.2C
Rehabilitation Center (Live-In Facilities With Up To 6 Beds)					S		S	S	S		P	P		S	S	S	P	P						§ 4.2C
Rooming/Boardinghouse					S	S	S	S	S					P	P	P	P	P						§ 4.2U

KALAMAZOO CODE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CN1	CO	CN2	CC	COBD	CBTR	M1	M2	P	IC	Regulations (Always Applicable)		
PUBLIC AND CIVIC																										
College or University											P						P	P	P							
Community Recreation																										
Open Space/Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Parks/Recreation Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Community Service Center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 4.2H	
Drop-In Center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Cultural Exhibits, Libraries and Museums	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 4.2H	
Government Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Hospital											S						S	P								
Lodge, Fraternal or Civic Assembly											S	P					S	P		P						
Postal Service	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public Safety Substation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Religious Assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 4.2H	
School	S	S	S	S	S	S	S	S	S	S	S	P	S	S	P	P	P	P	P	P	S	S	P	P		
Utilities and Public Service	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S		
COMMERCIAL																										
Adult Regulated Use																	P			P					§ 4.2B	
Agricultural Sales or Service																	P				P					
Animal Service																										
Kennels																		S			P					
Grooming										S	P					P	P	P			P					
Sales										S	P					P	P	P								
Veterinary Clinic										S	P					P	P	P								
Veterinary Hospital																	P	P								
Building Maintenance Service											S						P	P								
Business Support Service												P				P	P	P								
Communications Service												P				P	P	P								
Construction Sales and Service																	P									

ZONING ORDINANCE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RMI5	RMI5C	RM24	RM56	RMHP	RMU	CMU	CNO	CN1	CO	CN2	CC	CCBD	CBTR	MI	M2	P	IC	Regulations (Always Applicable)
Day Care																								
Day-Care Home, Family (6 or Fewer Residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		C		P	P	§ 4.2K
Day-Care Home, Group (7 to 12 Residents)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P		C		P	P	§ 4.2K
Day Care Center (Commercial or Institutional)																						P	P	§ 4.2J
Eating and Drinking Establishments																								
Fast Order Food Without Drive-Through											S	P		P		P	P	P				P	P	§ 4.2M
Fast Order Food Drive- Through											S					S	P	P				P	P	§ 4.2M
Sit Down Restaurant											S	P		P		P	P	P				P	P	§ 4.2E
Tavern or Lounge											S	P		S		P	P	P				P	P	§ 4.2E
Brewpub											S	P		S		P	P	P				P	P	§ 4.2E
Tearoom/Café				S	S	S	S	S	S		S	P	S	P		P	P	P				P	P	§ 4.2V
Entertainment and Sports, Spectator																								
Limited												P		S		P	P	P				P	P	
General																P	P	P				P	P	
Financial, Insurance, and Real Estate Services											S	P	P	P	P	P	P	P				P	P	§ 4.2I
Food and Beverage Retail Sales																								
Convenience Stores											S	S		P		S	P	P				P	P	§ 4.2I
Package Liquor Stores											S	S					P	P				P	P	§ 4.2I
Food Sales (Grocery)											S	P		P		P	P	P				P	P	§ 4.2I
Funeral and Interment Service																								
Cemeteries and Mausoleums	S	S	S	S	S	S	S	S	S				S	S	S	S	P	P					P	
Cremating																								
Funeral Home														P	P	P	P	P						

KALAMAZOO CODE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CNI	CO	CN2	CC	CCBD	CBTR	MI	M2	P	IC	Regulations (Always Applicable)
Gasoline and Fuel Sales (Without Vehicle Service or Repair)											S	S				S	P	P		P	P			
Gasoline and Fuel Sales (With Minor Vehicle Service or Repair)												S					P	P		P	P			
Lodging																								
Bed-and-Breakfast Inn			S	S	P	P	P	P	P		S	P	P	P	P	P	P	P					P	
Hotel/Motel											S						P	P		C	C		P	
Medical Service											S	P	P	P	P	P	P	P		P	P		P	
Office, Administrative or Professional											S	P	P	P	P	P	P	P		P	P		P	
Parking, Commercial			S	S	S	S	S	S	S							S	S	P	P	P	P	P	P	§ 4.2R
Personal Convenience Service											P	P		P			P	P		P	P			§ 4.2I
Employment Agency Primarily for Day Workers																				P	P			
Personal Improvement Service											P	P	P	P	P	P	P	P		P	P			§ 4.2I
Repair Service, Consumer											P	P	S	P	P	P	P	P		P	P			§ 4.2S
Retail Sales and Service, Indoor			S	S	S	S	S	S	S		S	S				S	P	P		P	P			§ 4.2T
Retail Sales and Service, Outdoor																								
Sports and Recreation, Participant																								
Indoor											S													
Outdoor																	P	P		P	P	P	P	
Vehicle and Equipment Sales and Service																	P	P		P	P	P	P	
Car Wash											S					S	P	P		P	P			§ 4.2F
Fleet Storage																				P	P			
Heavy Equipment Repair																				P	P			
Light Equipment Repair																				P	P			
Heavy Equipment Sales/Rental											S						P	P		P	P			

ZONING ORDINANCE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CN1	CO	CN2	CC	CCBD	CBTR	M1	M2	P	IC	Regulations (Always Applicable)	
Light Equipment Sales/Rental												S					P	P		P	P			§ 4.2P	
Storage of Inoperable Vehicles																				P	P			§ 4.2Y	
Storage of RV's and Boats												S					S			P	P				
INDUSTRIAL																									
Brewery																				P	P				
Explosive Storage																					P				
Industrial, General												S								P	P				
Industrial, Intensive																					P				
Laundry Service																				P	P				
Manufacturing and Production, Limited												S						P	S	P	P			See Note 3	
Manufacturing and Production, Technological												S						P	P	P	P			See Note 3	
Mining																					S	P			
Research and Development												S						P	P	P	P				
Scrap and Salvage Operations																					P			§ 4.2Y	
Wholesale, Storage, and Distribution																									
Mini-Warehouses																	S			P	P				
Light (Enclosed Only)												S					S			P	P				
Heavy																					P				
Microbrewery												P						P		P	P			See Note 3	
OTHER																									
Agriculture, Crop																				P	P	P			
Greenhouse																S	P			P	P	P			
Recycling Facilities																									
Large Collection Facility																								P	
Small Collection Facility												P								P	P				
Processing Center																					P	P			

KALAMAZOO CODE

Use Category (Specific Use)	RS4	RS5	RS7	RD8	RD19	RM15	RM15C	RM24	RM36	RMHP	RMU	CMU	CNO	CN1	CO	CN2	CC	CCBD	CETR	M1	M2	P	IC	Regulations (Always Applicable)
Telecommunications	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*Sec § 4.2W for permitted and special uses
Wind Energy Units																								
Building-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 4.2Z ²
Small Freestanding (not primary use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 4.2Z ²
Large and multiple (not primary use)						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 4.2Z ²
Freestanding (primary use)						S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 4.2Z ²

NOTES:

- For new residential uses in the commercial districts, see § 4.2Q.3.
- For site plan requirements, see § 4.2Z.1.
- In the CCBD Zoning District, the manufacturing and production, limited; manufacturing and production, technological; and microbrewery uses are restricted so that the total building area dedicated to the manufacturing use in CCBD is no greater than 10,000 square feet.

Legend for Use Table

- C: Conforming Use (existing uses may be considered permitted, but new uses will not be allowed)
- P: Permitted Use (allowed by right)
- S: Special Use (requires Special Use Permit approval)
- Blank: Not Permitted

ZONING ORDINANCE

A. Attachment 3

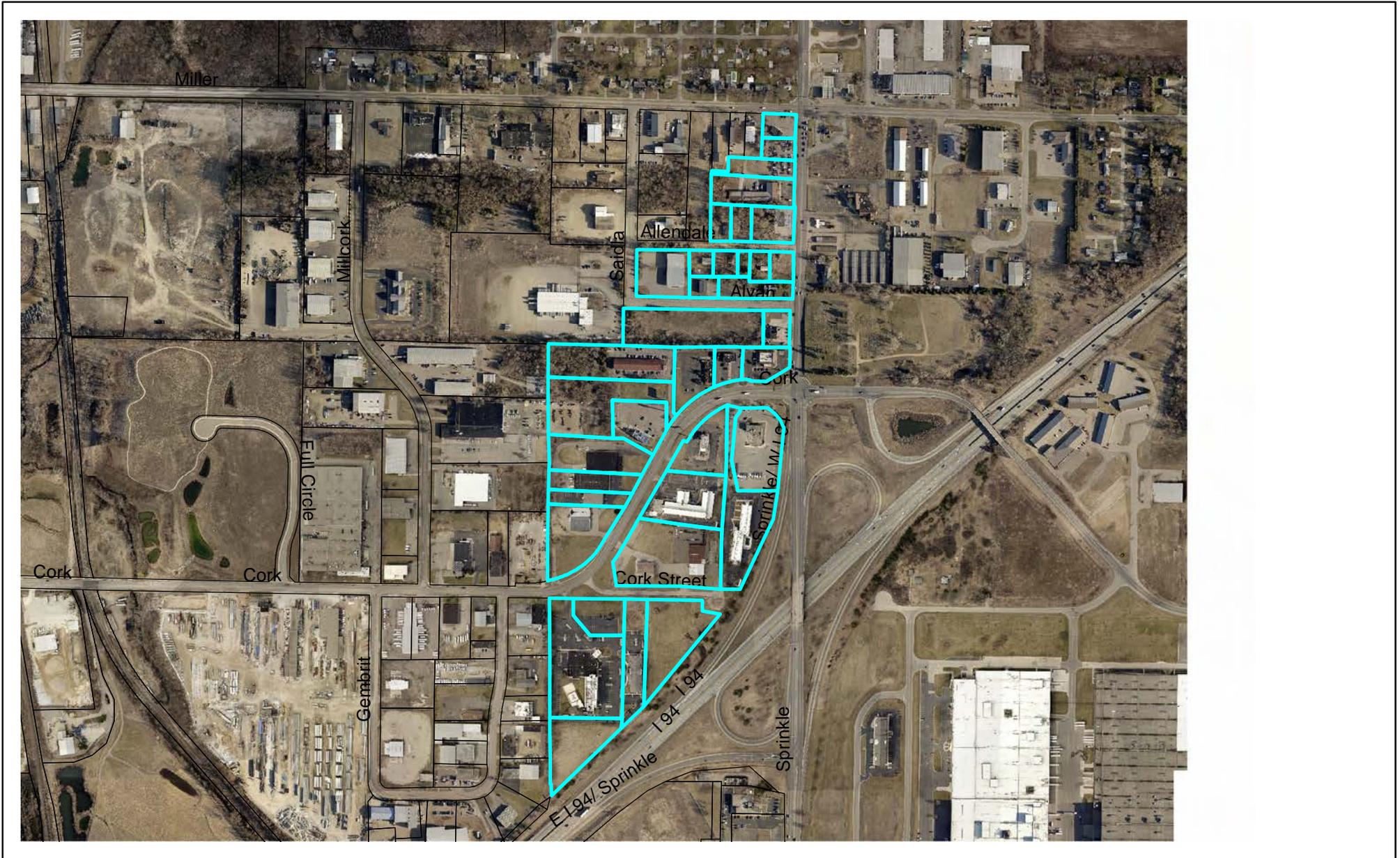
City of Kalamazoo

Use Table

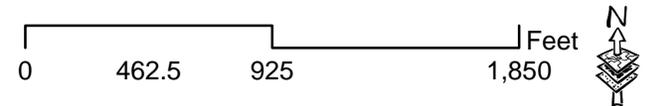
[Amended 3-19-2007 by Ord. No. 1822; 9-20-2010 by Ord. No. 1872; 1-31-2011 by Ord. No. 1878; 8-20-2012 by Ord. No. 1900; 6-2-2014 by Ord. No. 1922]

- A. Permitted Uses [P]. A “P” indicates that a use is permitted by-right, subject to compliance with all other applicable local, state and federal regulations, including the regulations of this ordinance.
- B. Conforming Use [C]. A “C” indicates that the use may not be established after October 18, 2005, but if the use was legally established and in existence on that date it may continue to exist as a legal conforming use. [Amended 3-19-2007 by Ord. No. 1822]
- C. Special Uses [S]. An “S” indicates that a use is allowed only if reviewed and approved in accordance with the special use permit procedures of § 8.3D: Special Use Permit.
- D. Uses Not Allowed [Blank Cell]. A blank cell indicates that the listed use is not allowed in the respective district.
- E. Use-Specific Standards. Many allowed uses, whether permitted by right or by special use permit, are subject to compliance with use-specific standards and conditions. These standards and conditions are indicated by section number in the right-hand column of the table.
- F. Use Categories. All of the use categories listed in the first column of the Use Table are defined in § 12.3: Definitions and Use Categories.
- G. Unlisted Uses. If an application is submitted for a use that is not listed in the Use Table of this section, the City Planner is authorized to classify the new or unlisted use into an existing land use category that most closely fits the new or unlisted use, using the interpretation criteria of § 12.2B: Classification Considerations. If no similar use determination can be made, the City Planner may initiate an amendment to the text of this Ordinance to clarify where such uses will be allowed.
- H. Sites with Multiple Principal Uses. When all principal uses of a development fall within one use category, the entire development is assigned to that use category. A development that contains a bookstore, clothing store and sporting goods store, for example, would be classified in the Retail Sales and Service (indoor) category because all of the development’s principal uses are in that category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.

P. C. #2018.06
Rezone multiple parcels on East Cork from Zone
M-1 to Zone CC



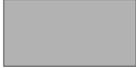
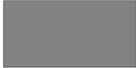
REZONE PROPERTIES FROM M-1 TO CC.



P. C. #2018.06 -
Rezone multiple parcels on East Cork
from Zone M-1 to Zone CC

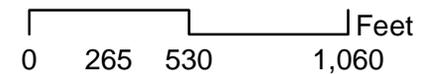


**Current
Zoning**

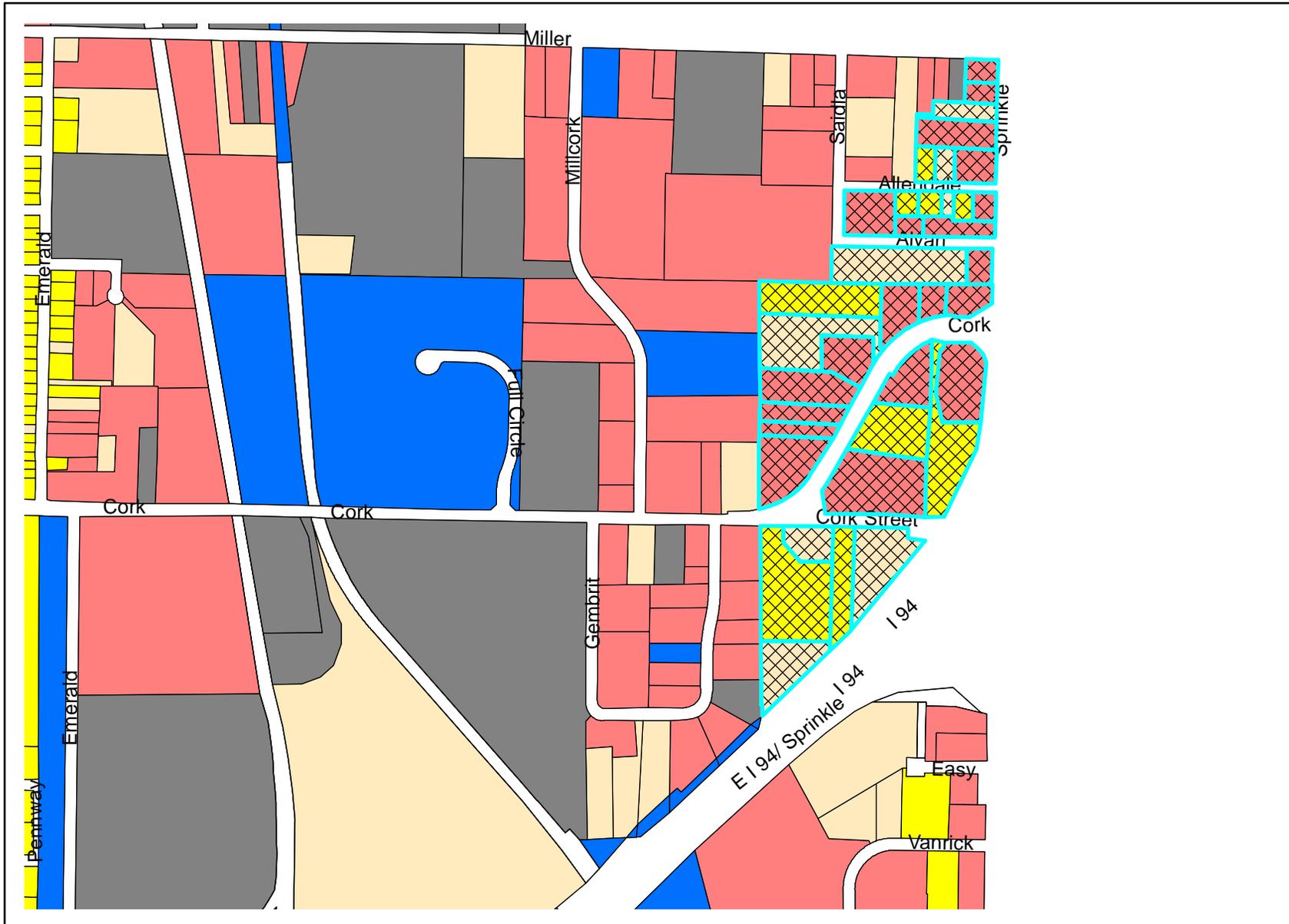
-  CC
-  M-1
-  M-2



REZONE PROPERTIES FROM M-1
TO CC.



P.C. #2018.06 -
Rezone multiple parcels on East Cork
from Zone M-1 to Zone CC

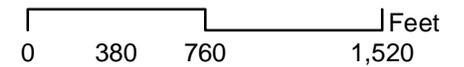


**EXISTING
LAND USE**

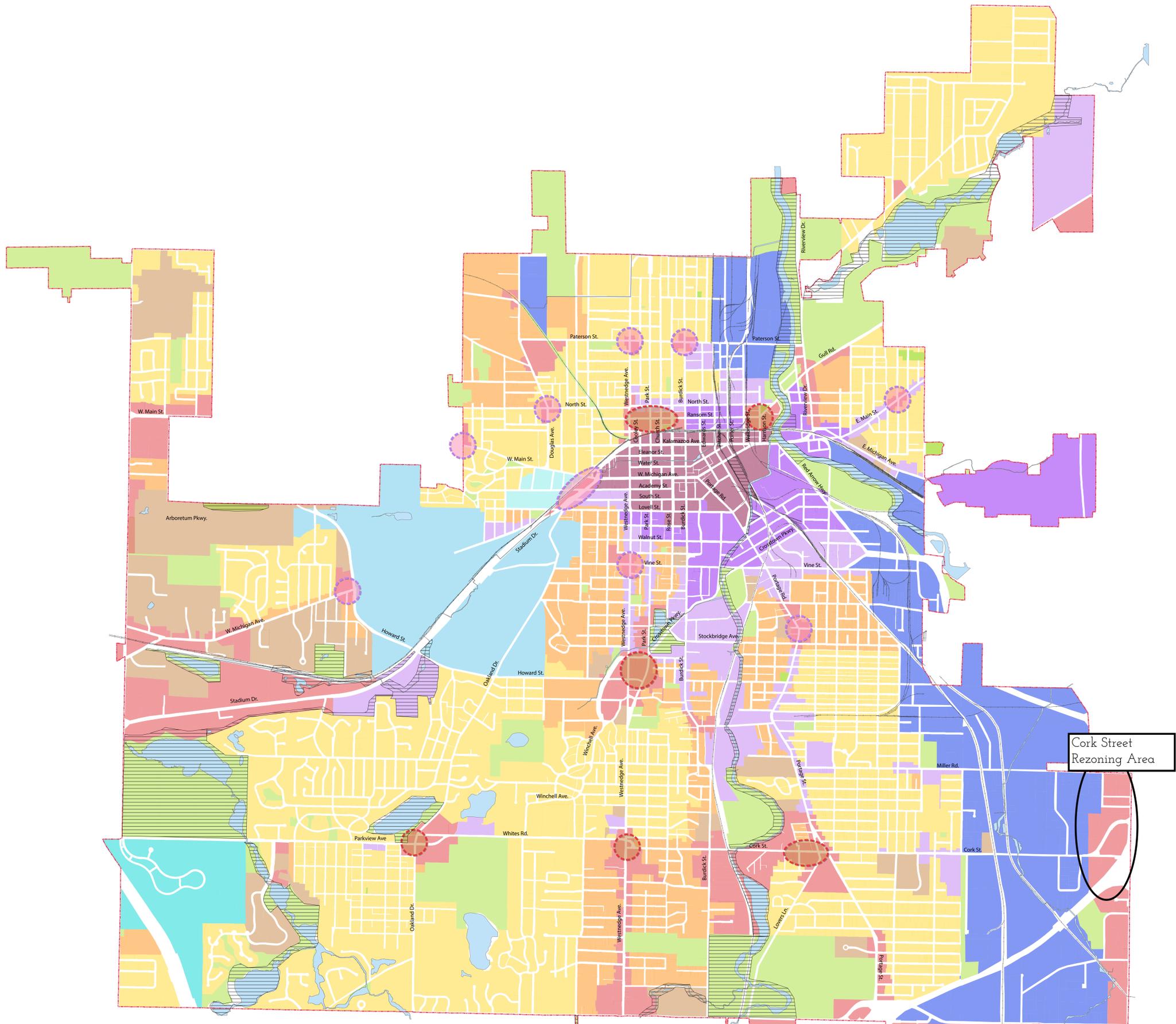
- COMMERCIAL
- VACANT
- TAX EXEMPT
- RESIDENTIAL



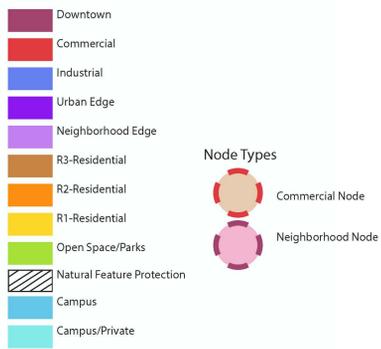
REZONE PROPERTIES FROM M-1 TO CC.



Future Land Development Map 2025



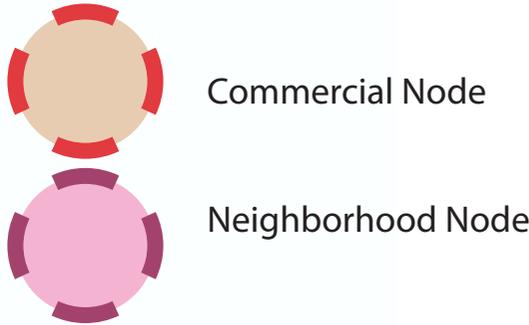
Future Land Use - Legend



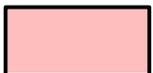
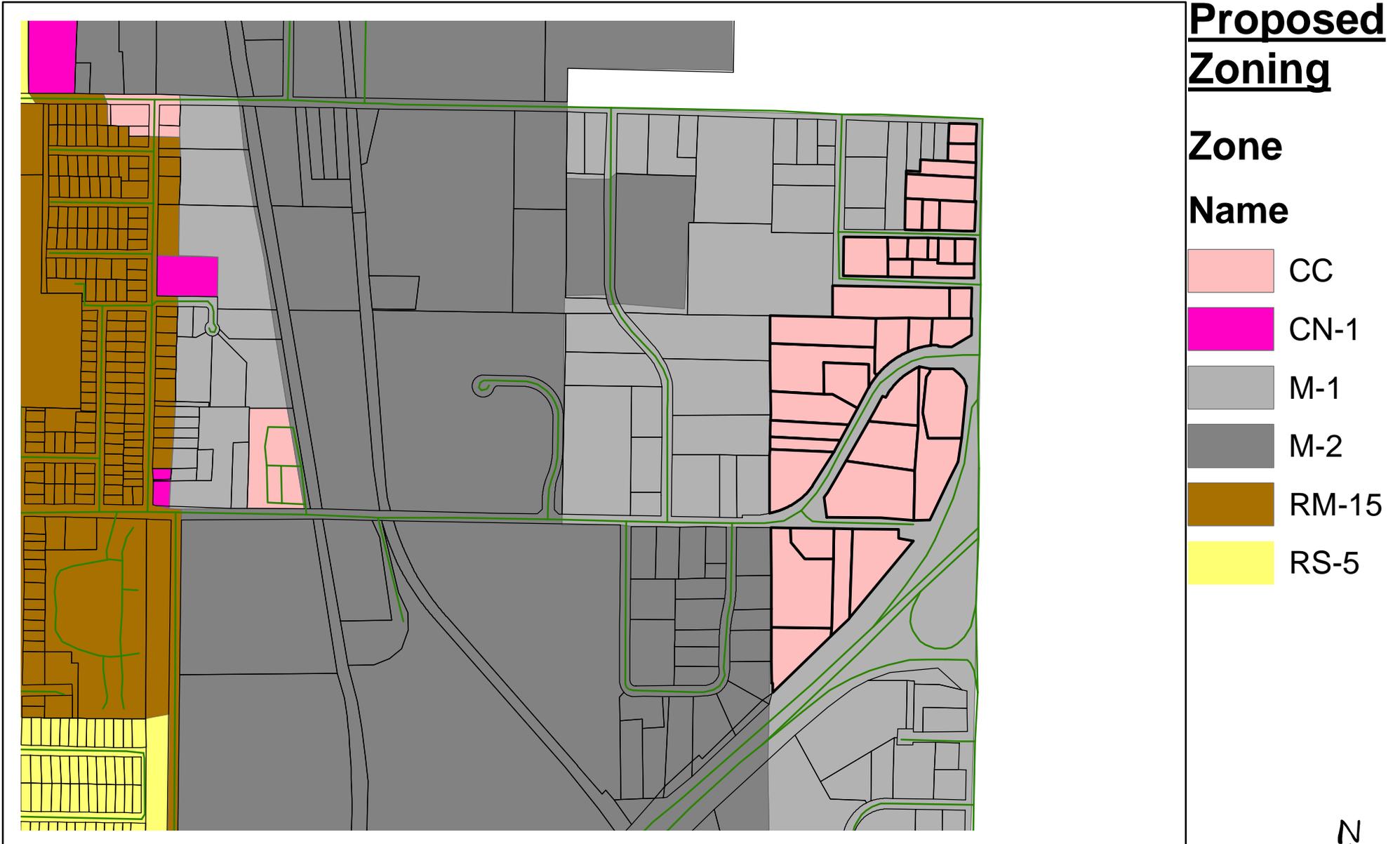
Future Land Use - Legend



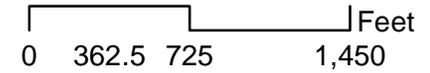
Node Types



P. C. #2018.06 -
Rezone multiple parcels on East Cork
from Zone M-1 to Zone CC



REZONE PROPERTIES
FROM M-1 TO CC.





Planning Commission Staff Report

City of Kalamazoo

Project Address: Northernmost 105 feet of Foresman Avenue

Case #: P.C. #2018.07

Request: Vacate (abandon) the north 105-foot-long segment of Foresman Avenue

Meeting Date: June 7, 2018

Applicant: Matthew and Yvonne Bond

Owner: City of Kalamazoo

Public Hearing: Yes

Date Legal Ad Published: May 23, 2018

Project Summary:

The applicant is requesting approval of the vacation (abandonment) of the north 105-foot-long portion of Foresman Avenue.

Recommendation:

It is recommended that the Planning Commission recommend to the City Commission to approve the vacation of the segment of the public street, with one condition. The condition of approval is that an easement be provided to the Public Services Department for access to the underground utilities in the street section for maintenance purposes.

Community Planning & Development Department

415 Stockbridge Avenue
Kalamazoo, MI 49001
(269) 337-8044
(269) 337-8513 [fax]
www.kalamazoocity.org

Staff Contact Information:

Christina Anderson, City Planner
Robert Bauckham, Senior Development Planner

ANALYSIS

Property Size:

0.07 acres

Description of Current Use of Property:

The area for the request is an unimproved section of the public street.

Current Zoning District:

Zone RM-15 (Residential, Multi-Dwelling District)

Master Plan and Strategic Vision 2025 Compliance:

The subject property is in the R-1 Residential future land use category, which is intended for low intensity residential uses. The request addresses the Complete Neighborhoods goal of the Master Plan pertaining to removal of barriers to desired development. In this case, the applicant cannot construct a building in the desired location on his site due to the required setback. Acquiring the street property will increase the size of his property in this area and allow him to build the building.

Surrounding Zoning and Land Uses:

The street segment is bordered to the east, south, and west by vacant land and a single-family house, all in Zone RM-15. It is bordered to the north by a single-family house, which is owned by the applicant and is in the RD-19 (Residential, Duplex District).

Project Description:

The property for this request is a 105-foot-long, undeveloped street right-of-way that ends at 1508 Charles Avenue. The applicant owns the Charles Avenue property and his house is located on it. This section of the Foresman right-of-way is partially wooded and grass/weed covered. The applicant would like to build a gazebo structure at the south side of his Charles Avenue property behind the existing house. A 20-foot-wide building setback is required for the gazebo from the north end of the Foresman Avenue right-of-way. To meet this regulation, the gazebo would need to be placed very close to the applicant's house. The applicant desires to have more space between the two structures. He also owns the vacant parcels at 240 and 241 Foresman Avenue, which abut on either side the portion of the right-of-way proposed to be vacated. If the undeveloped right-of-way is vacated to the applicant, he will combine it with his other three parcels to create one large parcel.

Review Criteria:

All street vacation requests are subject to the requirements of the City's Street Vacation Policy, which was adopted in 1992. The Planning Commission is required to hold a public hearing to review each request, and then provide a

recommendation to the City Commission. The City Commission provides the final decision on all such requests. The applicant has submitted all necessary forms and supporting documents for the request.

The Public Safety and Public Services Departments have both been contacted regarding this request. No objections were raised by staff from these offices. City Public Services has no plans to develop this right-of-way and is not in need of it. When most streets and alleys are vacated, the Public Services Department normally requests to be provided with an easement for any underground utilities in the property for maintenance purposes, and to make adjustments to the utilities as needed. Such utilities exist in this segment of the street, and an easement will be needed to access them.

For most street vacation requests, the applicant is required to pay to the City the fair market value of the land that is vacated, or another amount as directed by the City Commission. The City Assessor's office will calculate the fair market value of the segment for this purpose. If it is vacated, the applicant would need to pay the amount to the City in order to acquire the property. In this case, the applicant would be entitled to receive all of the property since he owns the abutting property on both sides of the undeveloped right-of-way.

The Eastside Neighborhood Association was contacted about the request. No concerns were provided to staff. Notices of the request and the public hearing before the Planning Commission were mailed to all property owners and occupants within 300 feet of the subject property. Staff has not received any comments or concerns from any citizens regarding the request.

Findings:

Staff has made the following findings regarding this request:

1. The request is consistent with the requirements and intent of the City's Street Vacation Policy.
2. The applicant for the request owns the parcels that abut the undeveloped right-of-way on both sides, so he would be entitled to receive all of it if it is vacated.

RECOMMENDED ACTION

It is recommended that the Planning Commission recommend to the City Commission to vacate the 105-foot-long section of the north end of Foresman Avenue to the applicant, with one condition. The condition of approval is that an easement be provided to the Public Services Department for access to the underground utilities in the street section for maintenance.

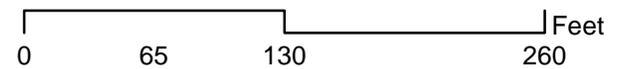
Attachments:

1. Existing Zoning Map
2. Aerial map

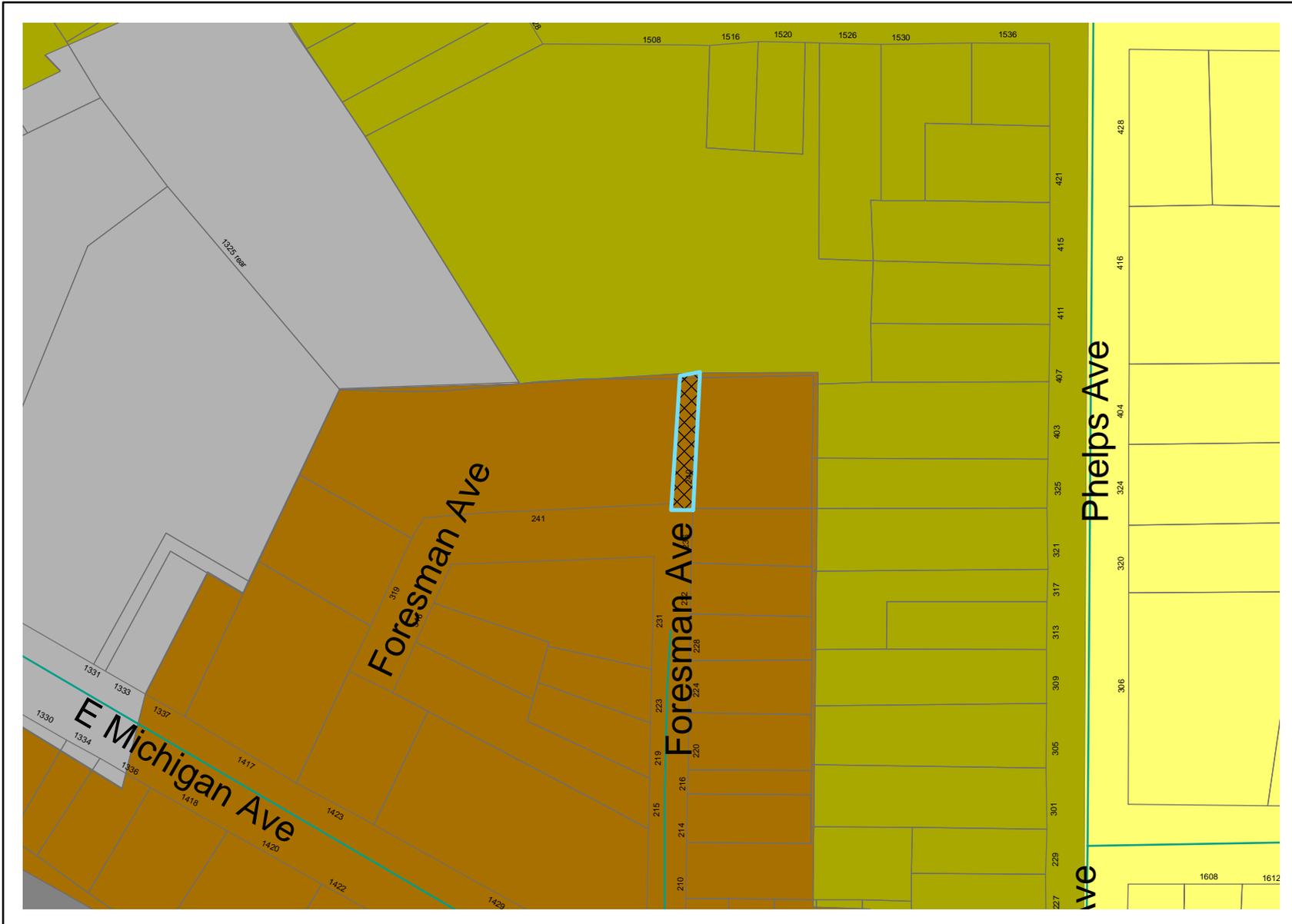
P. C. #2018.07 Foresman Avenue
Request to vacate north 105 feet
of Foresman Avenue



REQUEST TO VACATE THE NORTH
105 FEET OF FORESMAN AVENUE.



P.C. #2018.07 - Foresman Avenue
Request to vacation the north
105 feet of Foresman Avenue



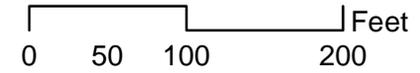
CURRENT ZONING

Zone Name

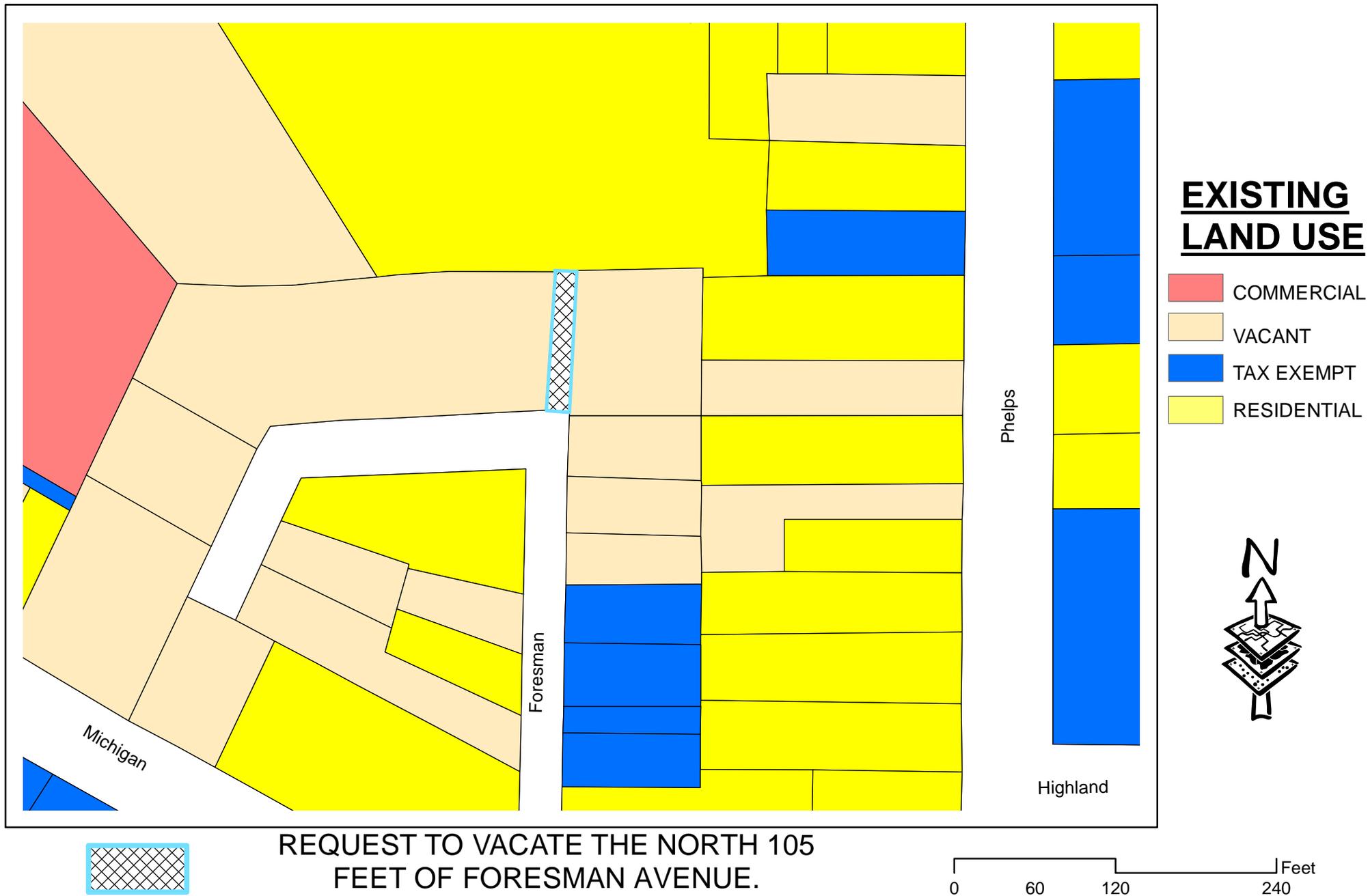
-  M-1
-  M-2
-  RD-19
-  RM-15
-  RS-5



REQUEST TO VACATE THE NORTH
105 FEET OF FORESMAN AVENUE.



P.C. #2018.07 - Foresman Avenue Request to vacate the north 105 feet of Foresman Avenue



**CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST**

Year 2018	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments	Fee Paid	Status	Landscaping	Final Inspect.
2018.2	713 N. Church Street	Duplexes	NACD	5/23/2018	6/6/2018	6/13/2018	--	Project under review	\$354.00	Project under review		
2018.19	139 N. Edwards Street	Lot 9 project	Catalyst Development	5/23/2018	6/6/2018	6/13/2018	--	Project under review		Project under review		
2018.18	2001 S. Westnedge	Crane Park improvements	Parks & Recreation Department	5/16/2018	5/30/2018	6/6/2018	--	Project under review	N/A	Project under review		
2018.17	418-424 S Rose & 215 W. Lovell	Mixed-use building	400 Rose, LLC	5/9/2018	5/23/2018	5/30/2018	--	Project under review	\$1,140.00	Project under review		
2018.16	205 W. Ransom Street	Parking lot expansion	CCTA	5/9/2018	5/23/2018	5/30/2018	--	Project under review	N/A	Project under review		
2018.15	212 E. Cork Street	Building addition	RCI	5/2/2018	5/16/2018	5/23/2018	5/29/2018	Final approval provided	\$193.00	Project completed	6 shrubs	
2018.14	2725 E. Kilgore Road	Building addition	Pepsi Company	5/2/2018	5/16/2018	5/23/2018	5/29/2018	Final approval provided	\$193.00	Project completed	4 trees, 10 shrubs	
2018.13	711 W. North Street	Use change to store and food trailer	Kelly's Retail Store	4/25/2018	5/9/2018	5/16/2018	5/17/2018	Final approval provided	N/A	Project completed	6 shrubs	
2018.12	3300 Research Way	Building addition	Newell Rubbermaid	4/11/2018	4/25/2018	5/2/2018	--	Project under review	\$542.00			
2018.11	828 S. Burdick Street	New building	Hospitality House	4/18/2018	5/2/2018	5/9/2018	5/16/2018	Final approval provided	\$410.40	Project completed	3 trees, 18 shrubs	
2018.1	3500 Covington Road	New building	Schupan & Sons	4/11/2018	4/25/2018	5/2/2018	5/7/2018	Final approval provided	\$348.00	Project completed	5 trees, 26 shrubs	
2018.09	514 Denway	Use change for fireworks store	Black Diamond Fireworks	4/4/2018	4/18/2018	4/25/2018	4/26/2018	Final approval provided	N/A	Project completed	6 shrubs	
2018.08	333 Portage Street	New parking lot	Zoetis	4/4/2018	4/18/2018	4/25/2018	5/7/2018	Final approval provided	N/A	Project completed	16 trees, 29 shrubs	
2018.07	251 Mills Street	New storage building	Parks & Recreation Department	4/4/2018	4/18/2018	4/25/2018	4/26/2018	Final approval provided	N/A	Project completed	N/A	
2018.06	2315 Angling Road	Use change to education and trail facilities	Kalamazoo Nature Center	3/13/2018	3/29/2018	4/4/2018	4/24/2018	Final approval provided	N/A	Project completed	N/A	
2018.05	412 Howard Street	Midtown Marketplace	Westnedge Investment Group	3/21/2018	4/4/2018	4/11/2018	4/17/2018	Final approval provided	N/A	Project completed	45 trees, 313	
2018.04	1601 Henderson Court	Henderson Tot Lot improvements	Parks & Recreation Department	2/14/2018	2/28/2018	3/7/2018	3/8/2018	Final approval provided	N/A	Project completed	5 trees, 7 shrubs	
2018.03	1106 Trimble	Rockwell Park improvements	Parks & Recreation Department	2/7/2018	2/21/2018	2/28/2018	3/8/2018	Final approval provided	N/A	Project completed	6 trees, 26 shrubs	
2018.02	760 E. Vine Street	Building addition	Lewis C. Howard	1/24/2018	2/7/2018	2/14/2018	--	Applicant placed on hold	\$193.00	On hold	N/A	N/A
2018.01	4400 Canterbury	Frays Park improvements	Parks & Recreation Department	1/17/2018	2/2/2018	2/7/2018	2/8/2018	Final approval provided	N/A	Review completed	12 trees	
								Total:	\$3,019.40			