

Tentative Agenda
Kalamazoo City Planning Commission
July 19, 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 (June 7, 2018)
- E. Communications and Announcements
- F. Public Hearings:
 - 1. P.C. #2018.08: Request from the Bronson Healthcare Group for a special use permit to allow a parking lot use at 908, 912, 914, 916 and 920 John Street and 117, 118, 121 and 122 Heilman Court. [**Recommendation: motion to approve the request, with one condition.**]
 - 2. P.C. #2018.09: Request from the Bronson Healthcare Group to vacate Heilman Court east of S. Burdick Street. [**Recommendation: motion to recommend to the City Commission to approve the request, with one condition.**]
 - 3. P.C. #2018.10: Request from the Harrison Circle LDHA, LP to rezone 525 and 535 E. Ransom Street and 617 Harrison Street from Zone RMU (Residential, Mixed-Use District), Zone CMU (Commercial, Mixed-Use District), and Subareas 3 and 4 of the Riverfront Overlay District to Zone CMU (Commercial, Mixed-Use District) and Subarea 4 of the Overlay District. [**Recommendation: motion to recommend to the City Commission to approve the rezoning.**]
 - 4. P.C. #2018.11: Request from 615 Holdings, LLC and 10th Street Properties, LLC to rezone 615 W. Kalamazoo Avenue from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercial, Mixed-Use District). [**Recommendation: motion to recommend to the City Commission to approve the rezoning.**]
- 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
June 7, 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; Alfonso Espinosa;

Members Excused: Charley Coss; James Pitts; Jack Baartman; Emily Greenman Wright

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 7:03 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 Milliken, supported by Commissioner Espinosa, moved approval of the June 7, 2018 Planning Commission agenda. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Commissioner Espinosa requested that the spelling of his name be corrected in the minutes. **Commissioner Espinosa, supported by Commissioner Vyas, moved approval of the May 3, 2018 Planning Commission minutes as amended. With a voice vote, the motion carried unanimously.**

E. COMMUNICATIONS AND ANNOUNCEMENTS

None

F. PUBLIC HEARINGS

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.]

Planner Bauckham presented the staff report. He stated the property contains a building that was formerly used as a restaurant with a parking lot. He told the Commission the building had been vacant since 2015. The properties in question are part of the Riverfront Overlay District. The applicant is proposing using the property for an American Legion Post as well as a café. A special use permit is needed for the lodge use only, as restaurants are a permitted use. If the special use permit is approved, the applicant will update the façade of the building. The applicant will manage both the café and lodge. The applicant presented the request to the Eastside Neighborhood Association at a regular meeting, and the Association had no objections to it. Currently there are no building additions planned, no parking upgrades needed, and no tree removals planned. City staff is recommending approval of the request.

The applicant, Walter Jones III, spoke to the Commission and requested the special use permit be approved. Mr. Jones gave background information on the American Legion organization. Mr. Jones is a veteran himself, having three purple heart medals awarded to him. He stated there is a serious problem of homelessness among veterans in the community. They are planning to donate the proceeds from the café operation to the Eastside Neighborhood Association and Ecumanical Senior Center.

Commissioner Milliken asked the applicant how many tables are proposed within the café. Mr. Jones stated he would like to see a capacity of 30-40 people, but is waiting on the Fire Marshal to give him an exact capacity count.

There were no public comments.

Commissioner Vyas, supported by Commissioner Espinosa, motioned to close the public comment portion of the hearing. A voice vote was taken and passed.

Commissioner Wissner, with support from Commissioner Vyas, moved to approve the special use permit to allow a lodge use at 701 Riverview Drive and 911 Hotop Avenue.

Commissioner Wissner stated he thinks this will be a good use of the property. Commissioner Hughes-Nilsson thanked the applicant for his service and gave her support of this project.

A roll call vote was taken and the request was unanimously approved.

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.]

Planner Bauckham presented the staff report. He stated that this was a staff initiated request to change the zoning of 37 properties. Currently, all of the parcels are zoned M-1, manufacturing. The proposal is to rezone them to the CC, commercial district. There are currently five hotels in the area, which are identified as a conforming use in the current zone. However, the hotels cannot expand and no new hotels can be built without variances granted by the Zoning Board of Appeals. If the rezoning is approved, these hotels would be a permitted use and they would no longer have to go through the variance process to expand. New hotels could also be built in the area without the need for variances.

Planner Bauckham explained that staff expanded the area to better match the Future Land Use map that was approved in the 2025 Master Plan. The expanded area includes are car sales lots, offices, vacant buildings, restaurants, and single family homes. The single family homes would be a conforming use with the proposed change of zoning. The current homes could be replaced if destroyed, but no new homes could be added. All of the other existing uses in the rezoning area would be permitted in the proposed CC zone. No new industrial uses would be permitted in the area, or junk yards, body shops, or recycling facilities. The rezoning would not affect the existing industrial uses located to the west of the 37-parcel rezoning area. City staff attended the Milwood Neighborhood Watch meeting regarding this request on May 1, and no objections were stated. All property owners and occupants in the area were invited to a meeting on May 24 to discuss the request. No objections were provided during that meeting. Many questions were asked by citizens during both meetings, but no concerns were raised. Staff also answered several telephone calls about the request. Questions were asked by the callers but no objections provided. Planner Bauckham also stated that the rezoning meets the Economic Vitality Goal of the 2025 Master Plan.

Commission Milliken asked if the current uses on Sprinkle Road would be conforming. Planner Bauckham stated all of the existing uses on Sprinkle Road would be permitted in the proposed zone.

There were no public comments.

Commissioner Vyas, supported by Commissioner Espinosa, motioned to close the public comment portion of the hearing. A voice vote was taken and passed.

Commissioner Milliken, supported by Commissioner Vyas, motioned to recommend to the City Commission to approve the rezoning of thirty-seven (37) parcels located along E. Cork Street between Gembrit Circle and Sprinkle Road.

Commissioner Milliken stated that this rezoning was consistent with the Master Plans vision. He spoke about staff identifying that the uses would be permitted or conforming, and this will create a good environment for economic vitality.

Commissioner Espinosa spoke about his concern that the city is limiting where marijuana growing operations can be located. He stated the city is removing some current barriers, but should limit future barriers for marijuana uses.

A roll call vote was taken and the request was approved by a vote of 4 to 1.

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.]

Planner Bauckham presented the staff report for this case. He stated that the street is within the Eastside neighborhood. The Eastside small homes project is proposed for a portion of this street, south of the proposed vacation area. The applicant is requesting the vacation of the north 105 feet of Foresman Avenue. This section of road is not paved. The Public Services and Public Safety Departments were asked if their departments had any issues with the request. No objections were provided. Public Services asked that there be one condition to the request, which is that an easement be provided to the Department for access to the underground utilities in the street section for maintenance purposes. Planner Bauckham reported that the Eastside Neighborhood Association had no objections to this request. The request meets the 2025 Master Plan goal of removing barriers to desired development. The applicant would like to build a gazebo in his rear yard and cannot accomplish this if the vacation is not approved.

Commissioner Wissner asked Planner Bauckham who owns the properties on either side of the street section proposed for the vacation. Planner Bauckham responded that the applicant owns the properties on either side.

Matthew Bond, the applicant, stated that his family has lived on Charles Avenue since 1990. He indicated his home sits on 3 acres, which are adjacent to the street section for the proposed vacation. Mr. Bond stated they plan to make some improvements to their property.

There was no public comment.

Commissioner Wissner, supported by Commissioner Espinosa, motioned to close the public comment portion of the hearing. A voice vote was taken and passed.

Commissioner Milliken, supported by Commissioner Espinosa, motioned to 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.

Commissioner Milliken stated the request meets the standards of the ordinance and the street vacation policy.

A roll call vote was taken and the request was unanimously approved with the condition.

G. UNFINISHED BUSINESS

None

H. NEW BUSINESS

None

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 reviewed the Site Plan Review spreadsheet that was in the Commissioners' packets. Some highlights of the report were:

- A four story building will be built where the former fire station was located on Cedar Street.
- Lot 9 located east of the Radisson Hotel will become a mixed-use development project.
- Crane Park improvements have been approved, which will include a pickleball court.
- The Hospitality House for Bronson Hospital has started construction on South Burdick Street.
- Work is continuing on the Midtown Marketplace building on Howard Street.
- There will be a site plan meeting next week for the Northside Association for Community Development duplex project on North Street.

Planner Bauckham also stated that due to the Fourth of July holiday, the next Planning Commission meeting will be held on July 10th.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

None

M. ADJOURNMENT

Commissioner Espinosa, supported by Commissioner Wissner, moved to adjourn the meeting. A voice vote was taken and passed unanimously. Meeting was adjourned at 7:48pm.



Planning Commission Staff Report

City of Kalamazoo

Project Address: 908, 912, 914, 916 and 920 John Street, 117, 118, 121 and 122 Heilman Court, and Heilman Court

Case #s: P.C. 2018.08 and P.C. 2018.09

Request: Two requests: 1) special use permit to allow a parking lot use on the nine parcels and 2) vacation of Heilman Court

Meeting Date: July 19, 2018

Applicant: Bronson Healthcare Group

Owner: Bronson Healthcare Group
(The City owns Heilman Court)

Public Hearing: Yes, each item requires a separate public hearing

Date Legal Ads Published: July 3, 2018

Project Summary:

The applicant has two requests: 1) a special use permit to allow a parking lot use on nine parcels located on John Street and Heilman Court and 2) vacation of Heilman Court.

Recommendation:

The Planning Division recommends that the Planning Commission recommend approval of the vacation of Heilman Court to the City Commission with one condition, and recommends approval of the special use permit request for the parking lot use with the condition that the Court is vacated.

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:

1.15 acres

Description of Current Use of Properties:

The property for the special use permit request contains nine vacant parcels of land that were formerly occupied with houses. The property for the street vacation contains a public court.

Current Zoning District:

The nine parcels are zoned differently. The parcels at 908, 912, 914, 916 and 920 John Street are in Zone CO (Commercial, Office Use) and the four parcels on Heilman Court are in Zone RM-36 (Residential, Multi-Dwelling District).

Master Plan and Strategic Vision 2025 Alliance:

The subject property is in the Urban Edge future land use category of the 2025 Master Plan, which allows for a mix of medium-scale uses in areas serving as transitions to the more intensive downtown, commercial, or industrial development. A flexible range of uses is permitted. The proposed use addresses the goal in the Economic Vitality section of the 2025 Strategic Vision for creating a supportive infrastructure for growing businesses and stabilizing the local economy. The nine subject parcels are vacant and undeveloped. The proposed parking lot will support Bronson's campus expansion in the short term.

Surrounding Zoning and Land Uses:

West: Zone CC: Church, funeral home, vacant parcels

North: Zone CO: medical office building

East: Zone CO, RM-36: surface parking lots

South: Zone CO: medical office and business uses

Residential uses are located to the west of Heilman Court across S. Burdick Street, and they are in Zone CC.

Project Description:

1. Special Use Permit:

The nine properties for the special use permit request are located in the Edison neighborhood. The properties include nine vacant parcels of land (908-920 John Street and 117-122 Heilman Court), plus the eastern approximately 100 feet of Heilman Court. The applicant owns the nine parcels in this request and the medical office building at 820 John Street directly to the north of the nine parcels. In order to address the parking needs associated with planned development of Bronson Hospital, the applicant desires to construct a new surface parking lot on the nine parcels. The proposed parking lot would contain 164 parking spaces, and would be joined with the existing parking for the medical office building at 820 John Street. The existing medical office building is not included in this request.

The proposed, stand-alone parking lot use on the nine subject parcels does require a special use permit in the current CO and RM-36 zoning districts. If the special use permit is approved for the new parking lot, the applicant is required to submit a site plan for review and approval. The approval of the special use permit is being recommended by staff with the condition that Heilman Court is vacated by the City Commission.

Review Criteria for Special Use Permits:

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 parcels are bordered by two medical office buildings, a church, funeral home, and other surface parking lots. Parking lots are allowed in the CO and RM-36 zoning districts by special use permit. Staff believes the proposed use of the subject parcels 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.
(Parking lot uses are allowed by special use permit in these zoning districts 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 parcels are vacant and undeveloped, and are owned by the applicant. They formerly contained houses. Some existing trees will be removed for the new parking lot, but a significant number of new trees and shrubs will be planted in compliance with the City landscaping ordinance. The lighting of the parking lot will be required to meet City regulations pertaining to maximum illumination levels. No housing exists in the vicinity of the subject parcels. The applicant has spoken with the Edison and Vine Neighborhood Association directors about 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 proposed parking lot use is not anticipated to have any negative environmental impacts on the property or on adjacent properties. A storm water management plan will be reviewed for the parking lot as part of the site plan review process.)

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 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.

(Safe ingress and egress is anticipated for the intended use. The project meets this criterion.)

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 will comply 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.)

2. Street vacation:

Heilman Court is a dead end street located east of S. Burdick Street. As mentioned, the eastern-most 100 feet of the Court is located within the project area for the proposed parking lot. The applicant is requesting to vacate the entire length of Heilman from S. Burdick Street.

The applicant owns all of the land abutting the Court, with the exception of two parcels. These two parcels, 907 S. Burdick Street and 110 Heilman Court, are owned by the adjacent Joldersma Klein Funeral Home at 917 S. Burdick Street. A portion of the funeral home's parking lot is located on 907 S. Burdick Street and 110 Heilman Court is vacant and undeveloped. The parcels on Heilman Court owned by the applicant are vacant.

The City Street Vacation Policy indicates that when the property abutting a street to be vacated has different owners, each owner is entitled to receive one half of the street property upon which their property fronts. The funeral home has expressed interest in acquiring the south half of the street section which abuts their two parcels. If the street is vacated, the applicant and the funeral home owner will pay to the City the fair market value of the land according to their respective share. The City Assessor's office will determine these amounts. The street property would then be deeded to the two parties by the City and added to their property.

The Public Services and Public Safety Departments both indicated no objections to the street vacation request. They have no need for its continuation as a public street. The Public Services Department asked to be provided with an easement to access any underground utilities in the street for maintenance purposes. This would be a condition of the approval.

Community outreach:

The applicant spoke with the directors of the Edison and Vine neighborhoods regarding the two requests. The directors provided no objections to the special use permit or street vacation, and did not request the project to be presented at one of their regular neighborhood association meetings. The applicant also

spoke with neighbors adjacent to the project area to present the requests and answer questions. A report on this activity will be provided by the applicant at the Planning Commission meeting. Property owners and occupants located with 300 feet of the project area were mailed notices regarding the request and inviting them to the Planning Commission meeting. A notice was also published in the Kalamazoo Gazette.

Site plan review:

If the special use permit and street vacation requests are 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. Stand-alone parking lot uses are allowed in the CO and RM-36 zones by special use permit.
2. Heilman Court is a dead end street that, outside of the funeral home parking lot, is surrounded by vacant property. The eastern portion of Heilman Court allows for full development of the proposed parking lot and the applicant would like to have the entire Court vacated. If vacated, the Joldersma Klein Funeral Home would be entitled to the portion of the Court that abuts their parcels.

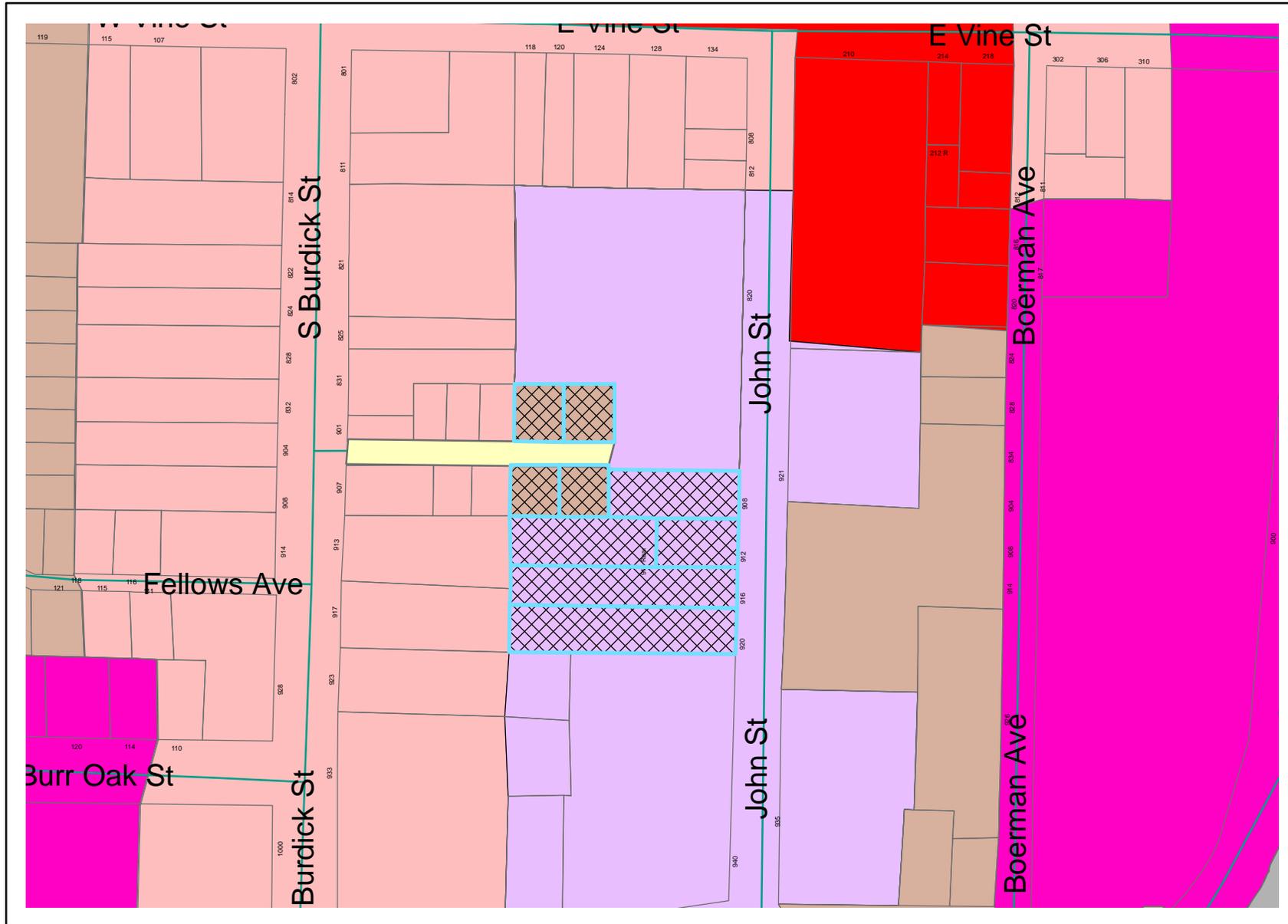
RECOMMENDED ACTION

The Planning Division recommends that the Planning Commission recommend to the City Commission to vacate Heilman Court east of S. Burdick Street with the condition that an easement shall be provided to the Public Services Department for maintenance of any underground utilities in the Court. The Planning Division also recommends that the Planning Commission approve the special use permit request for the parking lot use with the condition that Heilman Court be vacated by the City Commission.

Attachments:

1. Existing Zoning Map
2. Aerial Map
3. Existing Land Use Map
4. Future Land Use Map
5. Support letters

P.C. #2018.08 & P.C. #2018.09 - Special Use Permit
 for 9 parcels located at the southwest corner of E. Vine and
 John St. for a parking lot use. Also, vacation of Heilman Court
 located east of S. Burdick St.



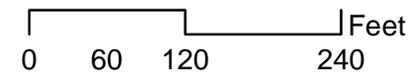
CURRENT ZONING

Zone Name

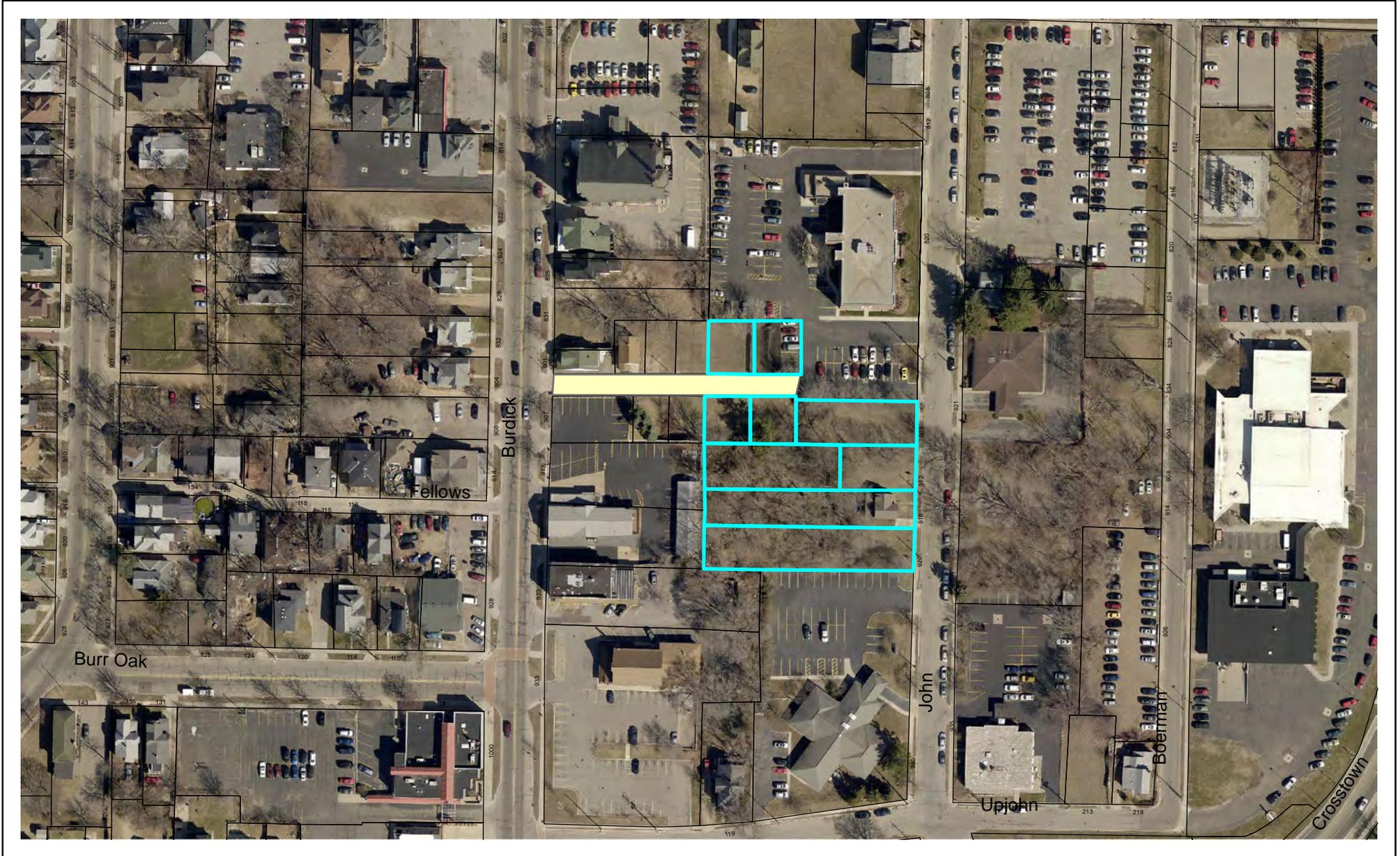
- CC
- CCBD
- CN-1
- CO
- M-1
- RM-36

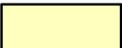
- Special Use Permit Parcels
- Proposed Area of Street Vacation

PERMIT FOR 9 PARCELS LOCATED AT THE SW CORNER OF E. VINE & JOHN ST. FOR A PARKING LOT USE. ALSO, VACATION OF HEILMAN CT.

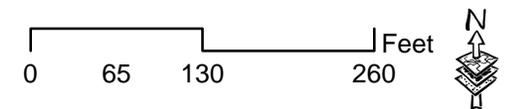


P. C. #2018.08 & P.C. #2018.09
Special Use Permit for 9 parcels located at the southwest
corner of E. Vine & John Street for a parking lot use.
Also, vacation of Heilman Court located east of S. Burdick Street.



-  Special Use Permit Parcels
-  Proposed Area of Street Vacation

PERMIT FOR 9 PARCELS LOCATED AT THE
SW CORNER OF E. VINE &
JOHN ST. FOR A PARKING LOT USE.
ALSO, VACATION OF HEILMAN CT.

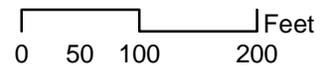


P.C. # 2018 & P.C. # 2018.09 - Special Use
 Permit for 9 parcels located at the southwest corner
 of E. Vine and John Street for a parking lot use. Also,
 vacation of Heilman Court located east of S. Burdick St.



**EXISTING
 LAND USE**

- COMMERCIAL
- VACANT
- TAX EXEMPT
- INDUSTRIAL
- RESIDENTIAL



- Special Use Permit
Parcels
- Proposed Area of
Street Vacation

PERMIT FOR 9 PARCELS LOCATED AT THE SW
 CORNER OF E. VINE & JOHN STREETS FOR PARKING
 LOT USE. ALSO, VACATION OF HEILMAN CT.

P.C. #2018.08 & P.C. #2018.09 - Special Use Permit for 9 parcels located at the southwest corner of E. Vine St. & John St. for a parking lot use. Also, vacation of Heilman Court located east of S. Burdick St.





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July 2, 2018

City of Kalamazoo
Attn: Chair, Rachel Hughes-Nilsson and Planning Commissioners
241 W. South Street
Kalamazoo MI 49007

Dear Ms. Hughes-Nilsson, and Commissioners;

At the Edison Neighborhood Association (ENA) Board of Trustees meeting held June 28, 2018 the Board voted unanimously to write a letter in support of the Bronson Hospital's new campus parking ramp, buildings, and the vacation of Heilman Court on the south side of E. Vine Street. We feel that these changes will enhance the neighborhood's beautification efforts, encourage family friendly businesses and new resident homeowners to move into the area. It will also encourage and create jobs for people living in the surrounding area.

Bronson Hospital has always been a leader in innovation and forward thinking in construction. We are excited to see the new building, parking structure, and street after completion and give them our wholehearted support on this project.

Thank you for reviewing this letter. If you have any questions, or would like further clarification on anything please don't hesitate to contact me via the above contact information.

Sincerely,

Tammy Taylor
Executive Director

cc: *Christina Anderson, City Planner*
Robert Bauckham, Senior Development Planner.



814 SOUTH WESTNEDGE AVENUE
KALAMAZOO, MICHIGAN 49008
269.349.8463
www.vineneighborhood.org

June 19, 2018

Robert Bauckham
Senior Development Planner
415 Stockbridge Avenue
Kalamazoo MI 49001

Dear City of Kalamazoo Planning and Commission Staff:

I write to you today in support of the Special Use Permit and Street Vacation requests on behalf of the Bronson Healthcare Group. Although the majority of these efforts will occur in the Edison Neighborhood, the impact will most certainly be profoundly felt within the Vine neighborhood, and we view these exciting potential projects as being in line with our own neighborhood plan, and in harmony with our vision moving forward. Bronson has always been an anchor institution in our community, and we see this development as strengthening that commitment.

Thank you for your consideration,

Sincerely,

Stephen Walsh
Executive Director



Planning Commission Staff Report

City of Kalamazoo

Project Address: 525 & 535 E. Ransom Street, and 617 Harrison Street

Case #: P.C. #2018.10

Request: Rezone the three parcels from Zones RMU and CMU and Subareas 3 and 4 of the Riverfront Overlay District to Zone CMU and Subarea 4

Meeting Date: July 19, 2018

Applicant: Harrison Circle, LDHA

Owner: Same

Public Hearing: Yes

Date Legal Ad Published: July 3, 2018

Project Summary:

The request is to rezone 525 and 535 E. Ransom Street, and 617 Harrison Street from Zone RMU (Residential, Mixed-Use District), Zone CMU (Commercial, Mixed-Use District), and Subareas 3 and 4 of the Riverfront Overlay District to Zone CMU (Commercial, Mixed-Use District) and Subarea 4.

Recommendation:

The Planning Division recommends that the Planning Commission recommend approval of the rezoning and Subarea change 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:

1.1 acres+/-

Description of Current Use of Property:

The parcels for the rezoning request are vacant and undeveloped properties in the City's Brownfield Redevelopment Authority.

Current Zoning District:

Zone RMU (Residential, Mixed-Use District) and Zone CMU (Commercial, Mixed-Use District, and Subareas 3 and 4 of the Riverfront Overlay District.

2025 Master Plan & Imagine Kalamazoo 2025 Alignment:

The parcels are located on the new Harrison Roundabout in the east end of the Northside Neighborhood, which is designated as a Commercial Node in the 2025 Master Plan. The Commercial Nodes are intended to be walkable, urban mixed-use areas that provide a wide range of uses, including commercial, residential, and office. The proposed rezoning is supported by this category.

The request also meets the Complete Neighborhoods goal of the Master Plan pertaining to fostering walkable urban development in the nodes. It also addresses the Economic Vitality goal of the 2025 Strategic Vision pertaining to growing businesses and stabilizing the local economy. This node has slowly been developed with commercial uses over the last several years, and the commercial/office element planned for this project will enhance such business and job growth.

Surrounding Zoning and Land Uses:

North: Zone RMU – The Synergy Center
East: Zone RMU – City open/green space
South: Zone RMU and CMU – McKenzie's Bakery
West: Zone CMU – Norbridge and Ignertia buildings

Project Description:

The three parcels for the proposed rezoning contain a total of 1.1 acres of land and are located on the east end of the Northside Neighborhood. Two of the parcels, 525 and 535 E. Ransom Street, are located between Butler Court and E. Ransom Street. The third parcel, at 617 Harrison Street, is located north of Butler Court. The applicant, Harrison Circle, LDHA, desires to construct a mixed-use building on the E. Ransom Street parcels containing a mix of market rate and affordable residential units on the upper floors and commercial/office

uses on the ground floor. Additional parking for the commercial and residential uses is planned for the Harrison Street parcel, as is a bus shelter and a bike repair station.

All of 535 E. Ransom Street and the majority of the other two parcels are in the RMU zoning district. The western edges of 525 E. Ransom and 617 Harrison are in the CMU zoning district. The applicant is requesting to have all of the three parcels rezoned to CMU. All of 535 E. Ransom Street and the majority of the other two parcels are also in Subarea 3 of the Riverfront Overlay District, with the remainder of the parcels in Riverfront Overlay Subarea 4. The applicant is simultaneously requesting to have all of the three parcels placed in Subarea 4 of the Overlay District. The CMU zone with Riverfront Overlay Subarea 4 more accurately matches the vibrant, mixed use vision for this intersection as detailed in the 2025 Master Plan.

If the rezoning is approved, the applicant will need to submit a site plan for review and approval for the project.

Community Outreach

The applicant has spoken with the director of the Northside Association for Community Development about the rezoning and proposed project. The director did not express any concerns, and did not ask to have the project presented at a neighborhood meeting. The applicant has also spoken with many neighbors surrounding the subject parcels about the rezoning and project. A report on the results of this outreach effort will be provided at the Planning Commission meeting. Notices were mailed to all property owners and occupants located within 300 feet of the subject parcels regarding the rezoning request and inviting them to the Planning Commission meeting. A notice of the meeting was also published in the Kalamazoo Gazette.

Findings:

Staff has made the following findings regarding this request:

1. The rezoning and Subarea changes are a better fit for the vision of a Commercial Node put forth in the 2025 Master Plan.

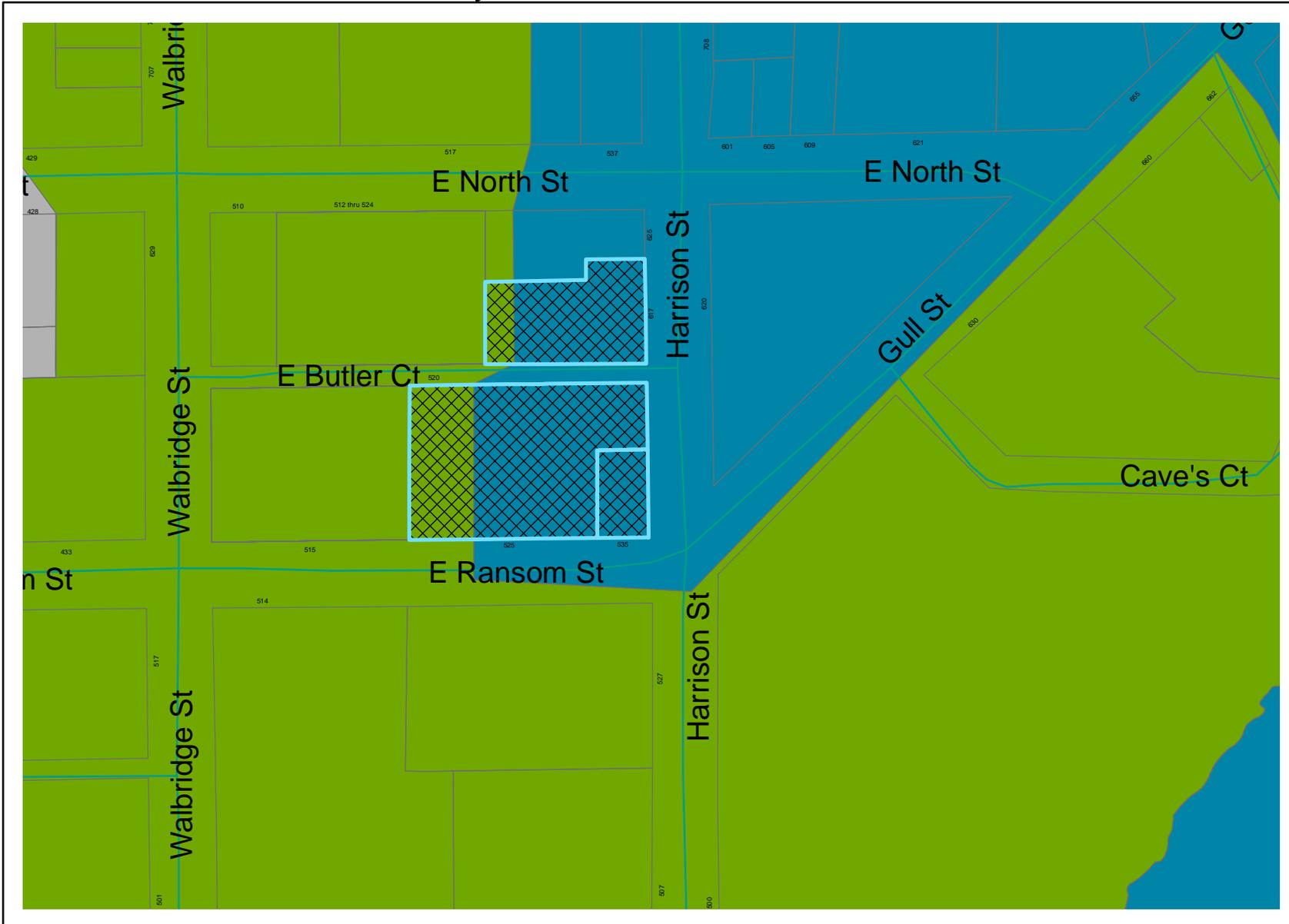
RECOMMENDED ACTION

The Planning Division recommends that the Planning Commission recommend to the City Commission to approve the rezoning of the three subject parcels from a mix of Zones RMU and CMU to all Zone CMU, and to approve the change in the Riverfront Overlay District Subareas of the parcels from a mix of Subarea 3 and 4 to all Subarea 4.

Attachments:

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

P.C. #2018.10 - 525 & 535 E. Ransom St. & 617 Harrison St.
 Rezone the three parcels from Zones RMU and
 CMU and Subareas 3 and 4 of the
 Riverfront Overlay District to Zone CMU and Subarea 4.



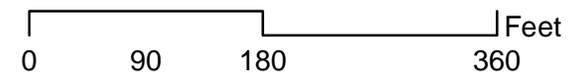
CURRENT ZONING

Zone Name

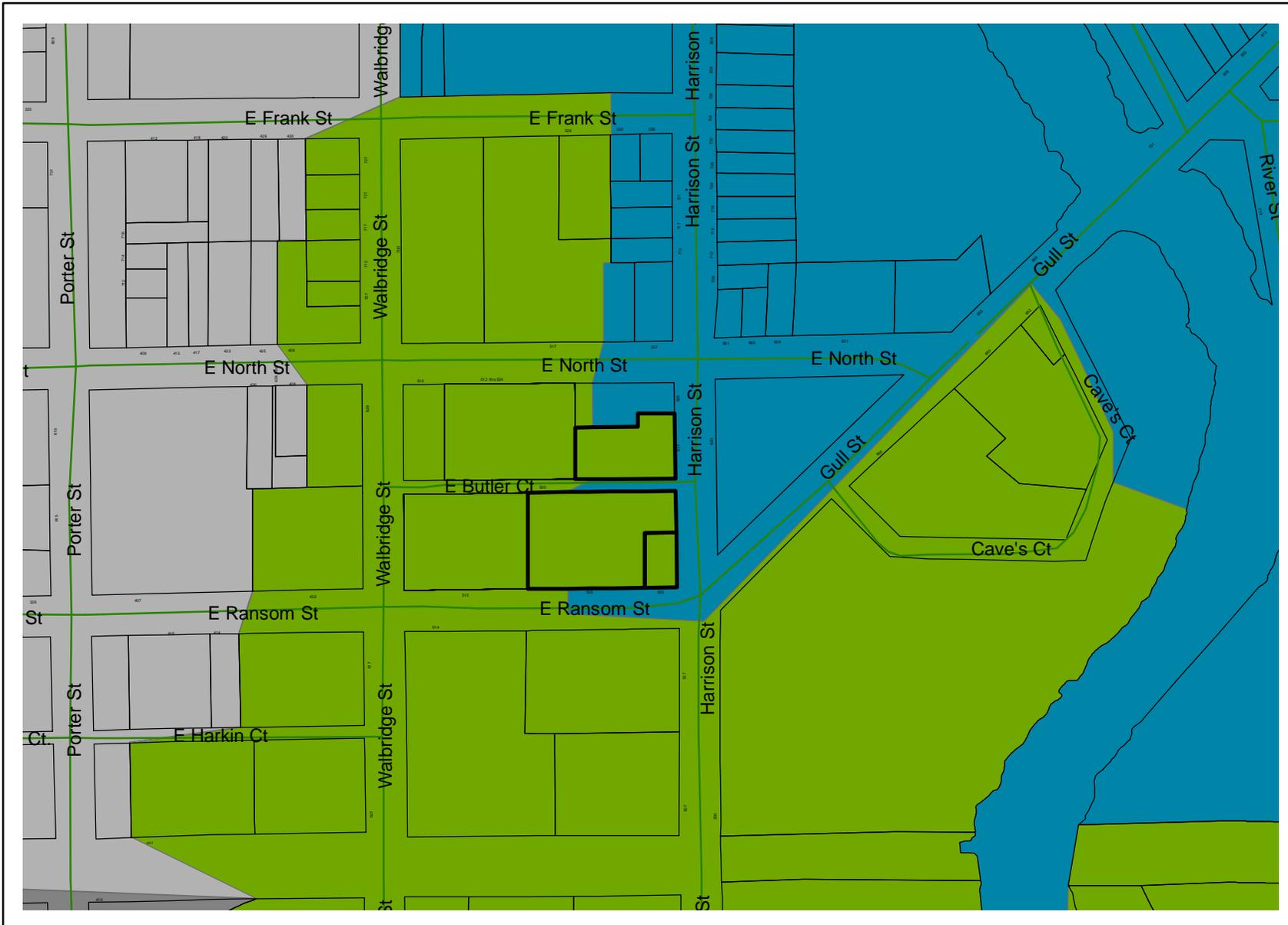
-  CMU
-  M-1
-  RMU



REZONE FROM RMU AND CMU AND SUBAREA 3
 OF RIVERFRONT OVERLAY DISTRICT TO
 ZONE CMU AND SUBAREA 4.



P.C. #2018.10 - 525 & 535 E. Ransom St. & 617 Harrison St.
 Rezone the three parcels from Zones RMU and
 CMU and Subareas 3 and 4 of the
 Riverfront Overlay District to Zone CMU and Subarea 4.



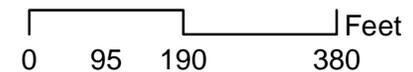
**Proposed
Zoning**

**Zone
Name**

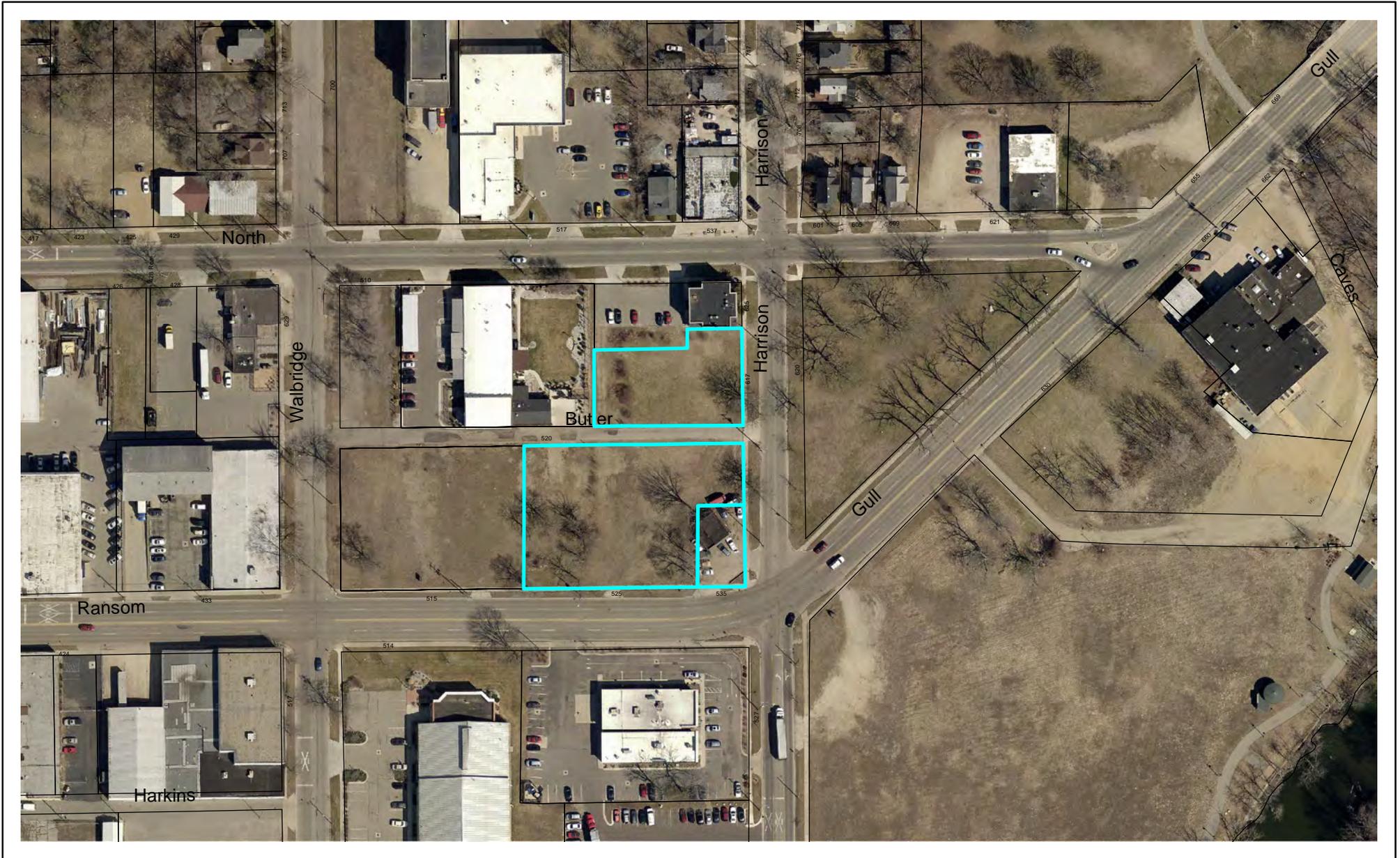
-  CMU
-  M-1
-  M-2
-  RMU



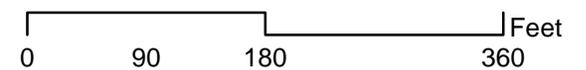
REZONE FROM RMU AND CMU AND SUBAREA 3
 OF RIVERFRONT OVERLAY DISTRICT TO
 ZONE CMU AND SUBAREA 4.



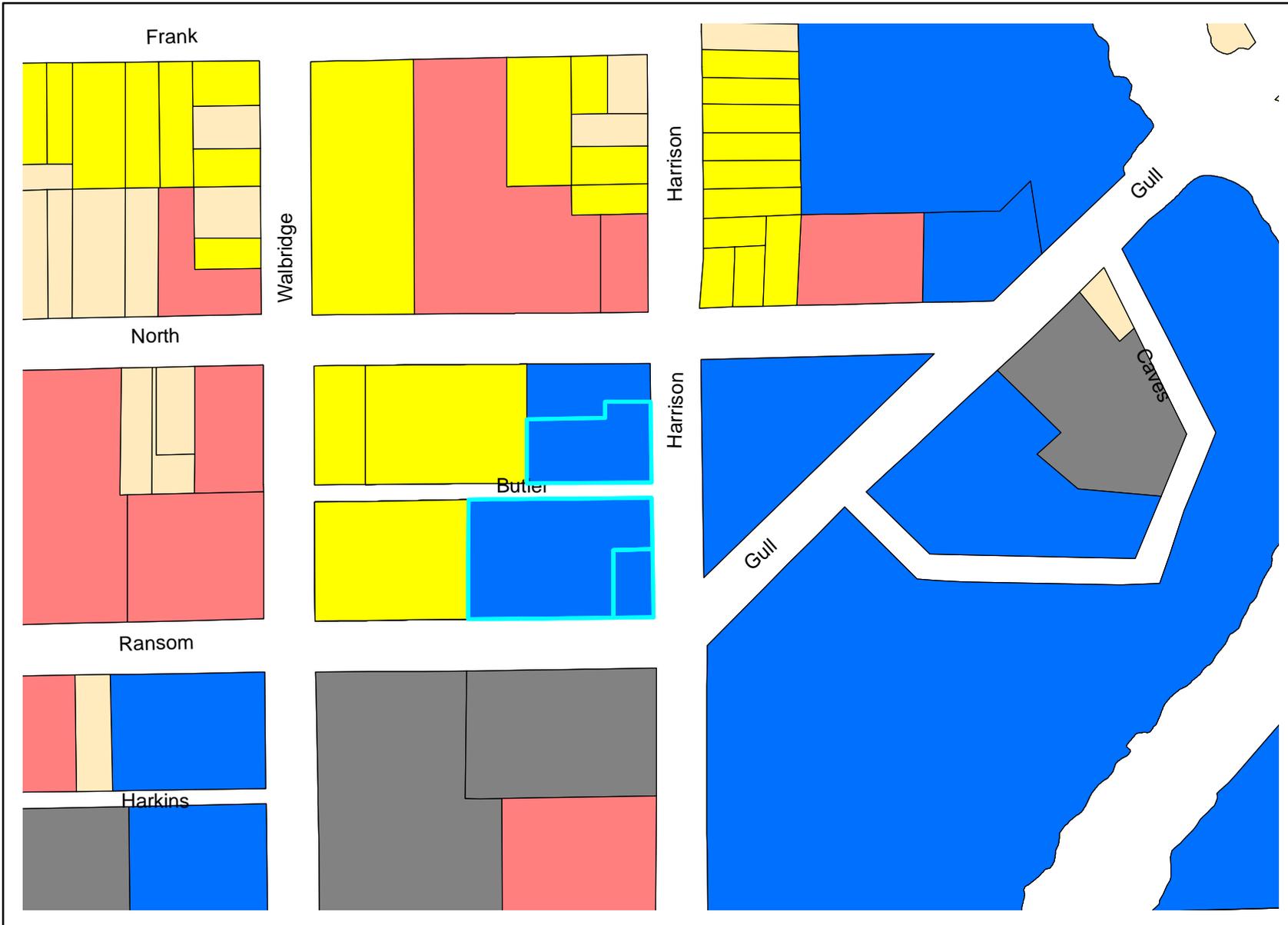
P.C. #2018.10 - 525 & 535 E. Ransom St. & 617 Harrison St.
Rezone the three parcels from Zones RMU and CMU and Subareas 3 and 4 of the
Riverfront Overlay District to Zone CMU and Subarea 4.



REZONE FROM RMU AND CMU AND SUBAREA 3
OF RIVERFRONT OVERLAY DISTRICT TO
ZONE CMU AND SUBAREA 4.

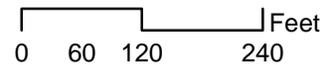


P.C. #2018.10 - 525 & 535 E. Ransom St. & 617 Harrison St.
 Rezone the three parcels from
 Zones RMU and CMU and Subareas 3 and 4 of the
 Riverfront Overlay District to Zone CMU and Subarea 4.



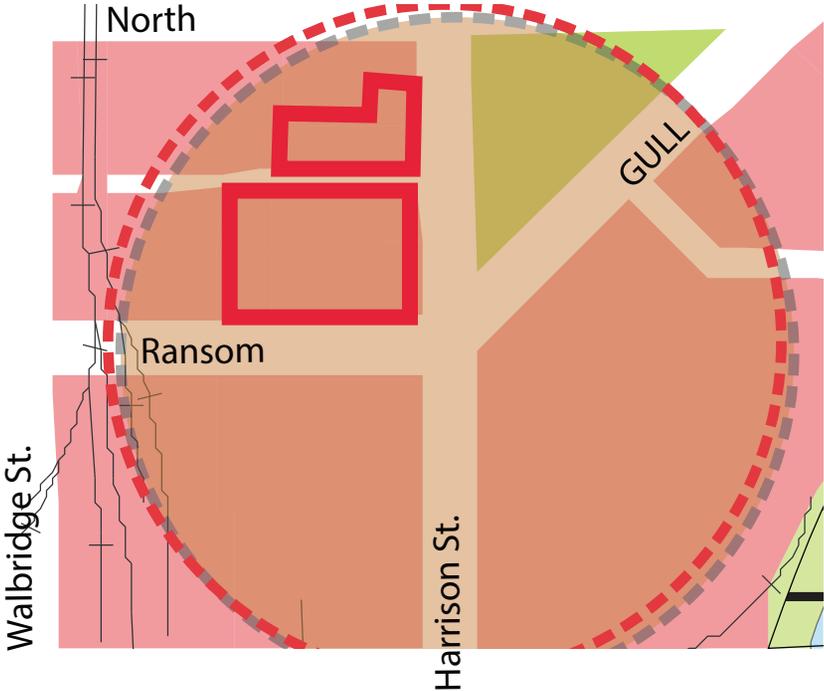
**EXISTING
 LAND USE**

- COMMERCIAL
- VACANT
- TAX EXEMPT
- INDUSTRIAL
- RESIDENTIAL



REZONE FROM RMU AND CMU AND SUBAREA 3 OF
 RIVERFRONT OVERLAY DISTRICT TO
 ZONE CMU AND SUBAREA 4.

P.C. #2018.10 - 525 & 535 E. Ransom St. & 617 Harrison St.
Rezone the three parcels from Zones RMU and CMU and Subareas 3 and 4 of the Riverfront Overlay District to Zone CMU and Subarea 4.



-  Commercial
-  Open Space/Parks
-  Commercial Node
-  Potential Rezoning Area



Planning Commission Staff Report

City of Kalamazoo

Project Address: 615 W. Kalamazoo Avenue

Case #: P.C. #2018.11

Request: Rezone the parcel from Zone M-1
(Manufacturing, Limited District) to Zone CMU
(Commercial, Mixed-Use District)

Meeting Date: July 19, 2018

Applicant: 615 Holdings, LLC and 10th Street Properties,
LLC

Owner: Same

Public Hearing: Yes

Date Legal Ad Published: July 3, 2018

Project Summary:

The request is to rezone 615 W. Kalamazoo Avenue from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercial, Mixed-Use 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:

0.8 acres+/-

Description of Current Use of Property:

The parcel for the rezoning request contains a vacant building formerly used for an automotive repair business.

Current Zoning District:

Zone M-1 (Manufacturing, Limited District).

2025 Master Plan & Imagine Kalamazoo 2025 Alignment:

The parcel for the rezoning request is located at the eastern edge of the Stuart neighborhood at the intersection with the Downtown neighborhood. The 2025 Master Plan Future Land Development Plan denotes Stuart as R1 Residential and the adjacent parcels to the east and north are designated as Commercial and Downtown. The Master Plan is a document that is designed to be a view of the City from 10,000 feet above; while much time and effort was put into the creation of the Future Land Development Map, in some rare locations the edges of designations may be a bit blurred in reality. For example, the parcel to the west of the one in question is a bed and breakfast. The parcels to the north contain both commercial structures and structures containing multiple-family residential units. The areas to the east and south include an active railroad line and major roadway, which all suggest that a mixed use project would be appropriate in this location.

The request does meet the Economic Vitality goal of the 2025 Strategic Vision pertaining to growing businesses and stabilizing the local economy. The existing building on the parcel has been vacant for many years and is dilapidated. The proposed project will include two mixed-use buildings that will include office and commercial uses on the first floors and apartments on the upper floors. It also follows the Complete Neighborhood goal. It will provide the adjacent neighborhood with commercial/retail options that will be within walking distance of their homes.

Surrounding Zoning and Land Uses:

North: Zone RD-19 – Vacant school and residential
East: Zone RD-19 and RM-15 – Residential, railroad tracks, road
South: RM-15 – Railroad tracks, road
West: RD-19 – Bed and Breakfast business, residential

Project Description:

The parcel for the proposed rezoning contains 0.8 acres of land and is located on the east side of the Stuart neighborhood. It contains a 6,532-square-foot, vacant building that was formerly utilized for an automotive repair business. The building has been vacant for many years and is in need of repair. The parcel is in the M-1 zoning district, which is no longer appropriate for this location. The parcel is located within the Stuart Neighborhood Historic District. The Historic District Commission reviewed the request to remove the existing dilapidated building from the site on March 12, 2018. The request was approved in concept. The Commission asked to review the site plan for the project when it becomes available. Last year, the adjacent parcel to the west at 621 W. Kalamazoo Avenue was rezoned from M-1 to RD-19 to allow the current bed and breakfast use. The subject parcel is the sole remaining parcel in this area in the M-1 zone.

The applicants for this rezoning want to remove the existing building and construct two new, mixed-use buildings on the site. The buildings will each be three stories in height and are planned for commercial and residential uses on the ground floor and residential uses on the two upper floors. A total of approximately eighteen apartments would be planned for the buildings and four office/commercial spaces.

If the rezoning is approved, the applicant will need to submit a site plan for the project for review and approval.

Community Outreach

The applicant has spoken with the director of the Stuart Area Restoration Association (SARA) and presented the project at one of their monthly meetings. SARA's director provided a letter of support for the rezoning request and proposed mixed-use project. A copy of the letter is attached. The applicant has also spoken with many neighbors surrounding the subject parcel about the rezoning and proposed project. A report on the results of this outreach effort will be provided at the Planning Commission meeting. Notices were mailed to all property owners and occupants located within 300 feet of the subject parcel regarding the rezoning request and inviting them to the Planning Commission meeting. A notice of the meeting was also published in the Kalamazoo Gazette.

Findings:

Staff has made the following findings regarding this request:

1. The existing manufacturing zoning for the subject parcel is not appropriate for this area.
2. The proposed mixed-use project is appropriate for the location, but is not permitted in the current zone. It would be permitted in the proposed CMU zone.

3. The subject parcel is bordered on all sides by a mix of development, including the bed and breakfast use, vacant commercial buildings, and multiple family residential uses.

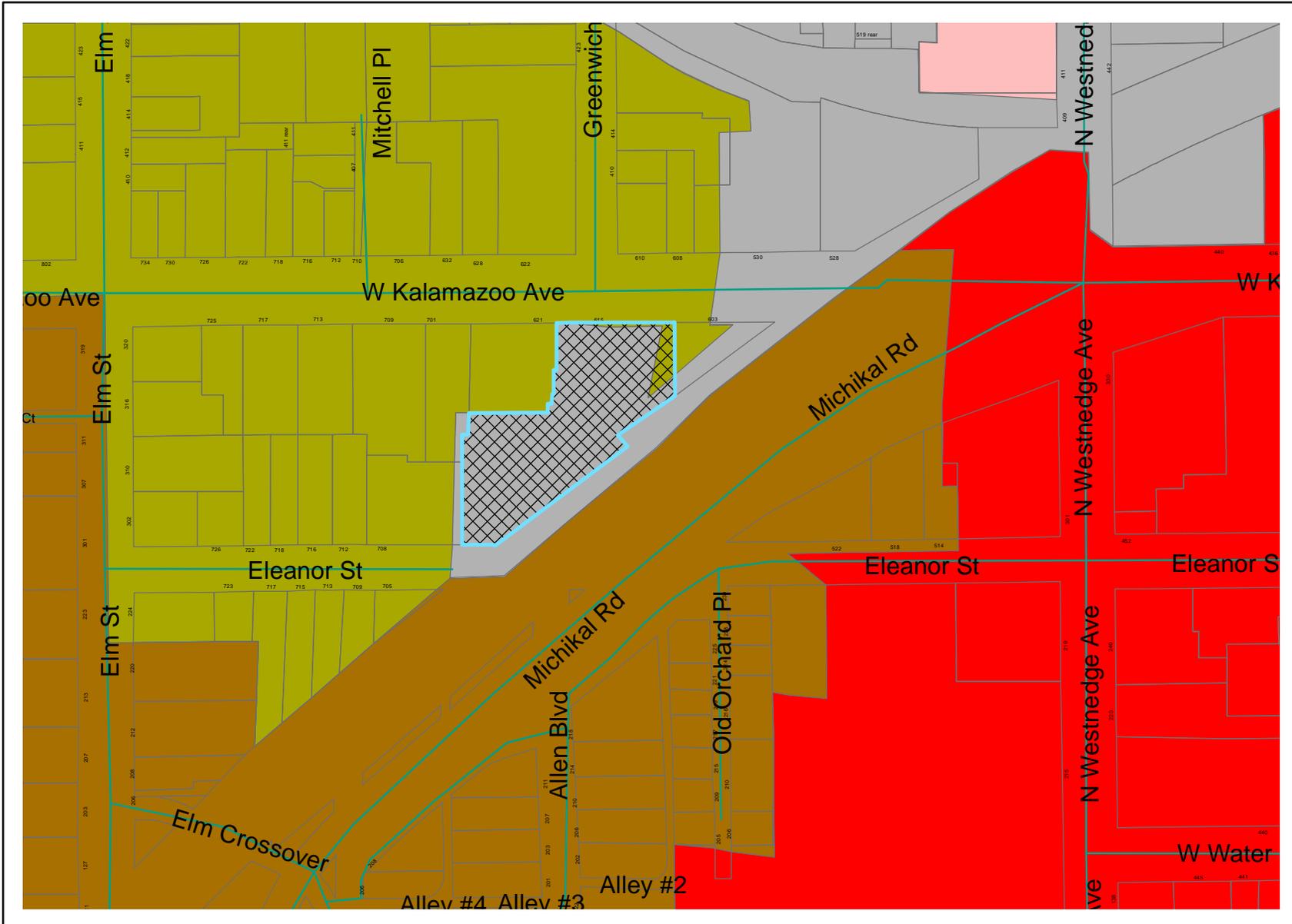
RECOMMENDED ACTION

The Planning Division recommends that the Planning Commission recommend to the City Commission to approve the rezoning of the subject parcel from Zone M-1 to Zone CMU.

Attachments:

1. Existing Zoning Map
2. Proposed Zoning Map
3. Aerial Map
4. Existing Land Use Map
5. Future Land Use Map
6. Support letter and petition

P.C. #2018.11 - 615 W. Kalamazoo Ave.
 Rezone from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercal, Mixed Use District)

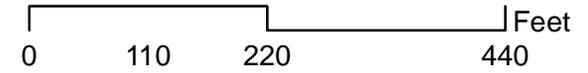


CURRENT ZONING

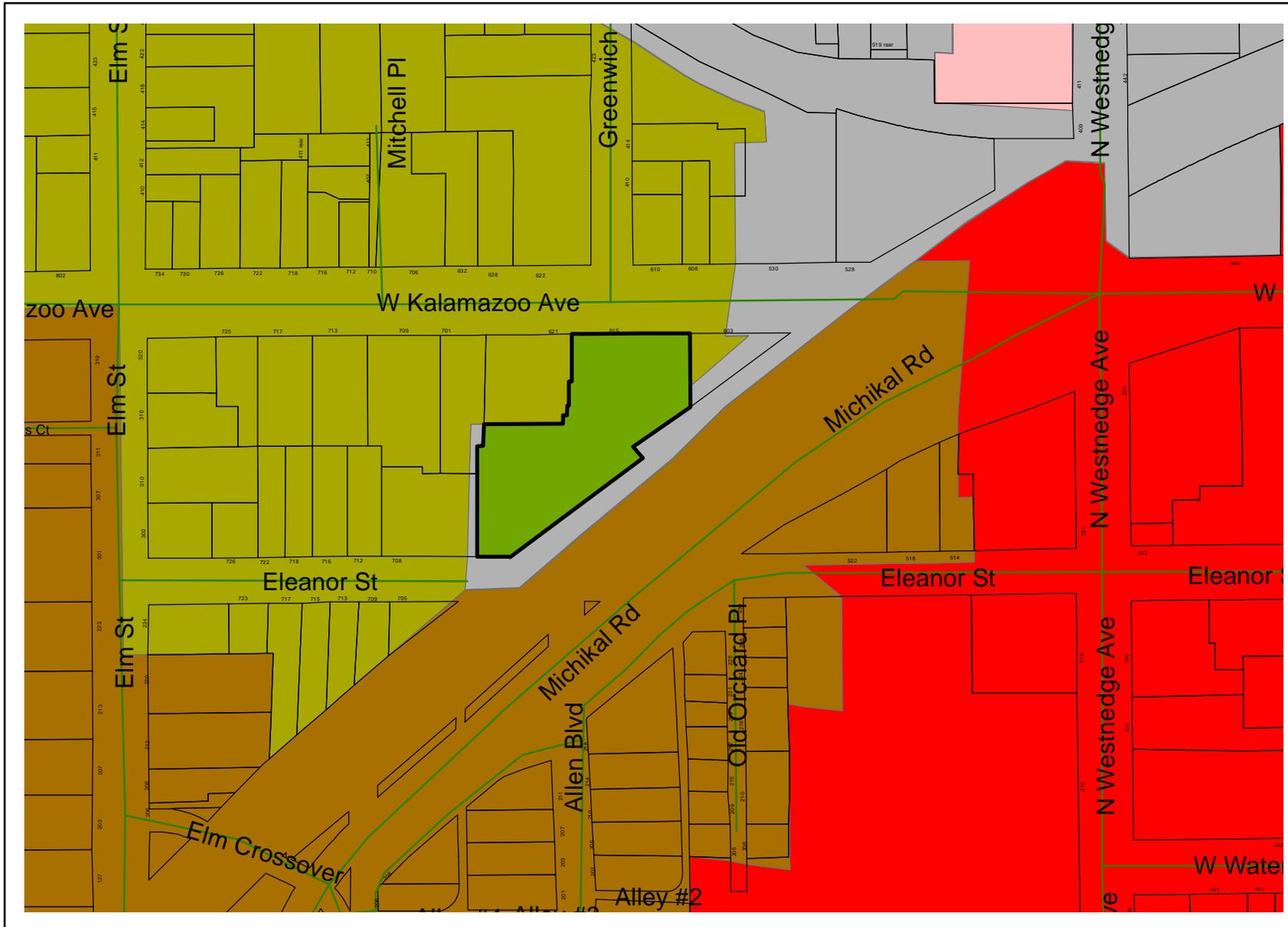
- Zone Name**
- CC
 - CCBD
 - M-1
 - RD-19
 - RM-15



REZONE FROM M-1 TO CMU



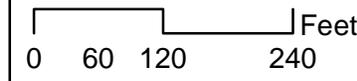
P.C. #2018.11 - 615 W. Kalamazoo Avenue
 Rezone from Zone M-1 (Manufacturing, Limited District) to
 Zone CMU (Commercial, Mixed Use District)



**Proposed
Zoning**

**Zone
Name**

- CC
- CCBD
- M-1
- RD-19
- RM-15



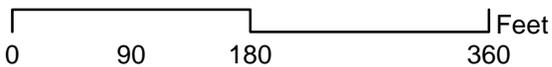
CMU REZONING

REZONE FROM M-1 TO CMU

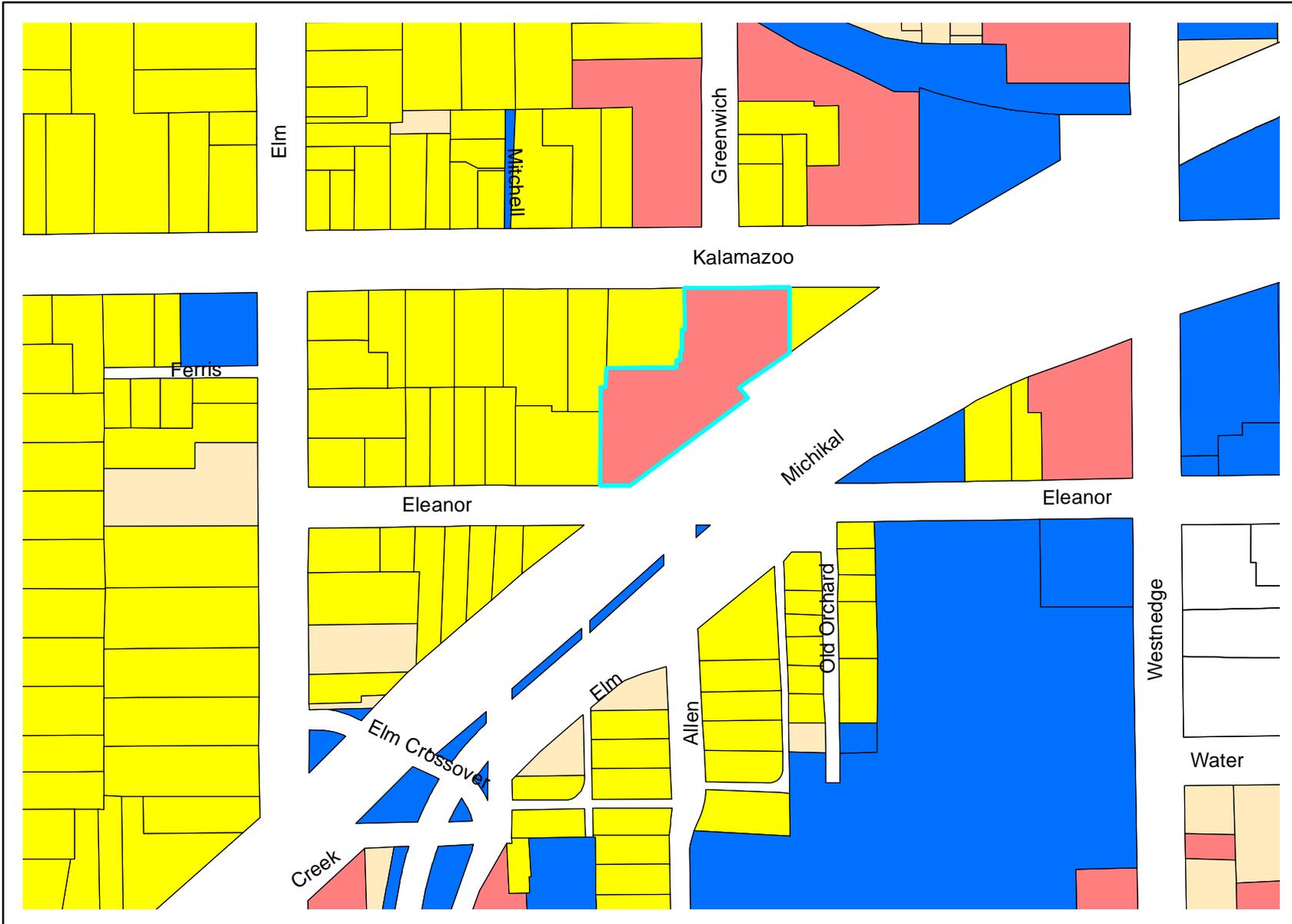
P. C. #2018.11 - 615 W. Kalamazoo Avenue
Rezone from Zone M-1 (Manufacturing, Limited District)
to Zone CMU (Commerical, Mixed Use District)



REZONE FROM M-1 TO CMU

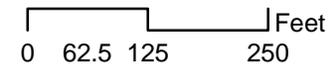


P.C. #2018.11 - 615 W. Kalamazoo Avenue
 Rezone from Zone M-1 (Manufacturing, Limited District)
 to Zone CMU (Commercial, Mixed Use District)



**EXISTING
 LAND USE**

- COMMERCIAL
- VACANT
- TAX EXEMPT
- INDUSTRIAL
- RESIDENTIAL

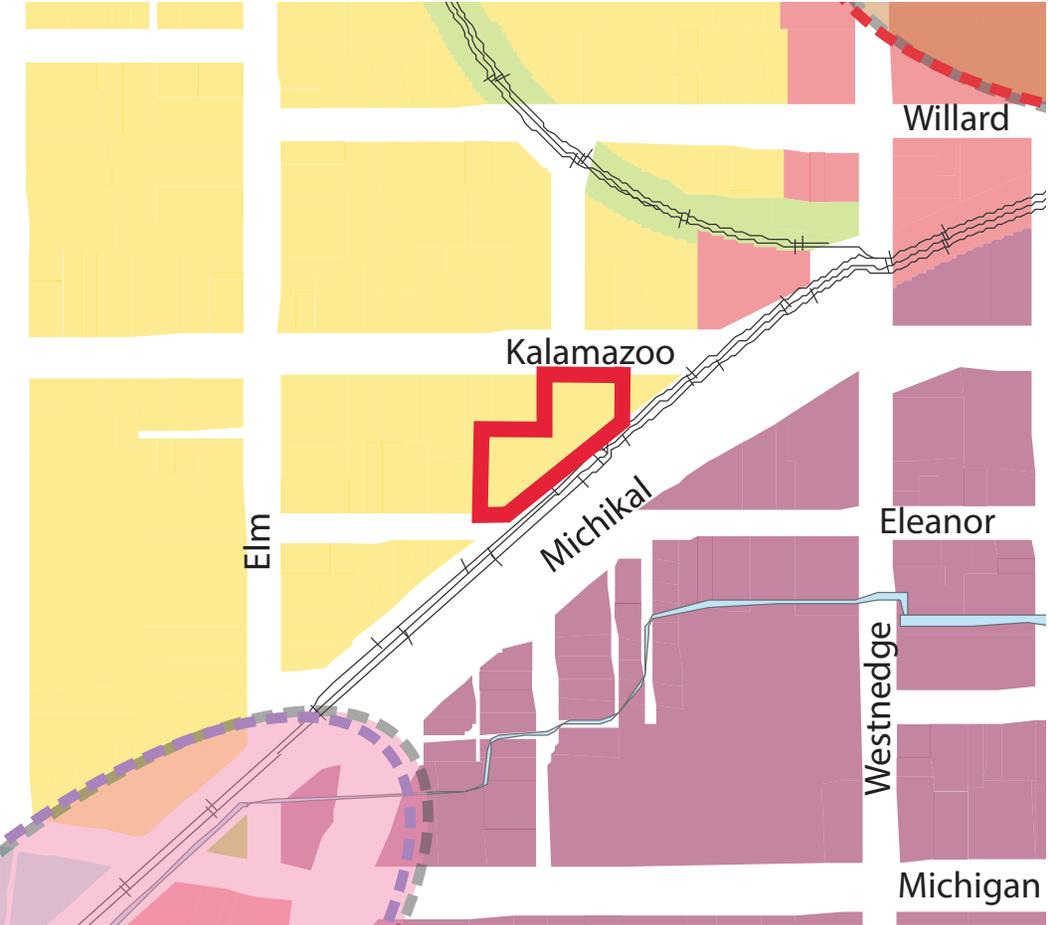


REZONE FROM M-1 TO CMU



P.C. #2018.11 - 615 W. Kalamazoo Avenue
Rezone from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercial, Mixed Use District)

- Downtown
- Commercial
- R1-Residential
- Open Space/Parks
- Commercial Node
- Neighborhood Node
- Potential Rezoning Area



STUART AREA RESTORATION ASSOCIATION

530 South Douglas Avenue, Kalamazoo, MI 49007 • 269/344.7432
stuartneighborhood.org • historicstuart@gmail.com

City of Kalamazoo
Departments and Staff

October 16, 2017

Re: William K. Murphy & Associates Proposed Development of 615 W. Kalamazoo Avenue

Please be advised that the Stuart Area Restoration Association (SARA) enthusiastically supports the redevelopment proposed by William K. Murphy & Associates, of the property formerly known as Rorick Brothers at 615 W. Kalamazoo Avenue, in the Stuart Historic Neighborhood.

The auto body business operating at 615 W. Kalamazoo has been vacant for the past 15 years. For the past several years, SARA, as the neighborhood association, has been working with the owners to find occupants/buyers for property in the neighborhood, including this parcel. The property has some challenges that require creativity and resources, which we have not previously been able to find.

In August of 2017, the SARA Board was approached by William K. Murphy & Associates with a plan to redevelop the site. The initial response of the Board was supportive. However, the Board wanted to hear from neighborhood residents and those living near the property who might be impacted by the proposed redevelopment and use. A meeting was held on September 18, 2017 at which Murphy & Associates made a presentation, and took questions from neighbors. At the conclusion of the meeting, a straw poll revealed unanimous support for the proposed two-phase development of the property into first-floor commercial (Law Office space) with rental units on the upper floors (Phase I); and then further development of rental units as appropriate (Phase II).

Sincerely,



Max Tibbitts

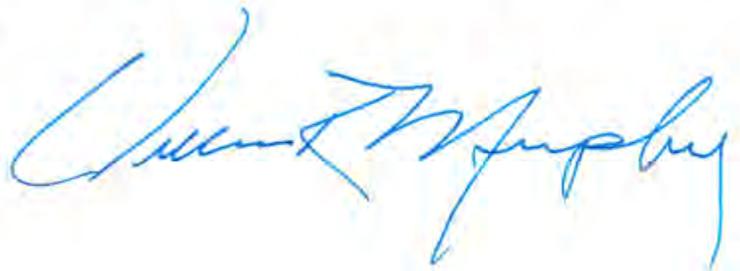
Chair, Stuart Area Restoration Association

CONTACT WITH ELEANOR STREET RESIDENTS

On June 21, 2018, William Murphy, Justin Gregory, and Max Tibbits, the head of the Stuart Street Association, walked door-to-door on Eleanor Street, knocked on doors, and engaged residents and owners in conversation concerning the proposed redevelopment of 615 West Kalamazoo and 702 Eleanor Street into mixed-use buildings. The residents were shown drawings of the proposed project, which contained the parking arrangements as well as the approximate placement of a night gate, which is proposed to be closed every night after business hours to prevent pass throughs by the public.

If a resident was not home, the attached letter with attachment was left on the doorstep. This report will be supplemented as there are two more owners who have indicated that they will supply documentation supporting the project.

As you can see, there is overwhelming support for the project even though there will be some added traffic onto Eleanor Street.

A handwritten signature in blue ink, appearing to read "William Murphy". The signature is fluid and cursive, with a large initial "W" and a long, sweeping tail.

We, the undersigned owners/residents of the 700 block of Eleanor Street that lies east of Elm Street until it dead-ends at the railroad tracks in the Stuart Neighborhood are aware of the redevelopment project proposed for the former Rorick Bros. Auto Body Shop at 615 West Kalamazoo Avenue. We have been shown drawings and understand there are two mixed-use, three-story buildings proposed that will have nine one-bedroom apartments and commercial space in each building.

We understand that adequate parking will be provided on the development. We recognize that it is likely that some of the residents or commercial tenants of the new buildings will drive onto Eleanor Street to enter or leave the buildings. We further understand that the proposed project will have a gate on the property that will close every night after business hours that will prevent a pass through by the public. We feel that the overall increase in property values and aesthetic improvements to the area outweigh any inconvenience that the slight increase in traffic may bring.

Sincerely,

Name	Address	Date
<i>[Signature]</i>	718 Eleanor ST	June 21, 2018
<i>[Signature]</i>	716 Eleanor ST	June 21, 2018
letter left	722 Eleanor ST	6/21/18
<i>[Signature]</i>	709	6/21/18
letter left	708	6/21/18
letter left	727 ⁷²⁵ Eleanor	6/21/18
<i>[Signature]</i>	302 Elm	6/21/18
<i>[Signature]</i>	223 Elm	6/21/18

Lizabart
 Joy
 Charles
 Kach
~~_____~~
 Leontine
 Green

 Doug
 James
~~_____~~
~~_____~~

Ryan Daus

Name	Address	Date
Cynthia Streeter	713 Eleanor	6/21/18
Wendi Hafer	708 Eleanor	6/28/18
Patrick O'Brien for Pat Gray	725 Eleanor ^{208 Elm}	220 Elm

Cynthia
 Streeter
 Wendi
 Hafer
 Patrick
 O'Brien

615 HOLDINGS, LLC

Suite 202
119 North Church Street
Kalamazoo, Michigan 49007
(269) 342-9900
Fax (269) 342-0280

William K. Murphy
Member

Phillip J. Reed
Member

Justin Gregory
Member

Ronald Faia
Member

June 21, 2018

Dear Eleanor Street Resident,

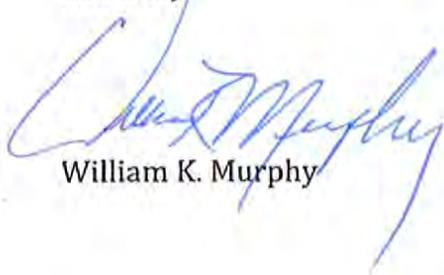
We are sorry we missed you! We are two of the local partners who are redeveloping the former Rorick Bros. Auto Body shop at 615 West Kalamazoo Avenue into two mixed-use commercial/residential buildings. We want to show you what the project will look like and discuss things like parking on the project and traffic on Eleanor Street.

We have attached a drawing of the project which shows location of the two buildings, parking, and have specifically marked the area where a night gate will be placed to prevent after-business hours pass through traffic by the public.

We would be happy to come back at a convenient time that fits your schedule to discuss the project.

Please call 269/342-9900, Bill's law office, to set up a time. Thank you.

Sincerely,



William K. Murphy



Justin Gregory

**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.
2018.26	303 N. Rose Street	New Hilton Downtown	Plazacorp	7/11/2018	7/25/2018	8/1/2018	--	Final approval provided		Project under review		
2018.25	1710 Cobb Avenue	New parking lot	House of Prayer Church	5/23/2018	6/8/2018	6/13/2018	7/3/2018	Final approval provided	N/A	Project completed	4 trees, 63 shrubs	
2018.24	431 E. South Street	Use change to a bar	Tin Can Bar	6/27/2018	7/11/2018	7/18/2018	--	Project under review	N/A	Project under review		
2018.23	1313 Edgemoor Avenue	Add equipment to water tank	Verizon Wireless	6/20/2018	7/5/2018	7/11/2018	--	Project under review	\$385.00	Project under review		
2018.22	4605 Lilac Lane	Clubhouse addition	Village of Kalamazoo Apts.	6/13/2018	7/5/2018	7/11/2018	--	Project under review	\$193.00	Project under review		
2018.21	1503 E. Michigan	Eastside Small Homes	Kalamazoo County Land Bank	6/13/2018	7/5/2018	7/11/2018	--	Project under review	\$372.00	Project under review		
2018.2	713 N. Church Street	Duplexes	NACD	5/23/2018	6/6/2018	6/13/2018	6/25/2018	Final approval provided	\$354.00	Project completed	6 trees, 74 shrubs	
2018.19	139 N. Edwards Street	Lot 9 project	Catalyst Development	5/23/2018	6/6/2018	6/13/2018	--	Project under review	\$989.16	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:	\$5,312.56			