

Tentative Agenda
Kalamazoo City Planning Commission
August 2, 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 (July 19, 2018)
- E. Communications and Announcements
- F. Public Hearings:
 - 1. P.C. #2018.12: Request from the Community Planning & Economic Development Department to approve the 2018 Northside Neighborhood Plan as a sub plan and an amendment to the 2025 Master Plan. **[Recommendation: motion to approve the request, and recommend to the City Commission to affirm the approval.]**
- 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



Planning Commission Staff Report

City of Kalamazoo

Project Address: Northside Neighborhood

Case #: P.C. #2018.12

Request: Approval of the sub plan and recommendation for the CC to confirm approval

Meeting Date: August 2nd, 2018

Applicant: Community Planning & Economic Development Department

Owner: Various

Public Hearing: Yes

Date Legal Ad Published: July 18th, 2018

Project Summary:

The Northside Neighborhood has completed their neighborhood plan as outlined in the 2025 Master Plan and is asking the Planning Commission to review it as a sub plan to the Master Plan.

Recommendation:

It is recommended that the Planning Commission approve the Northside Neighborhood Plan 2018 as a sub plan and an amendment to the 2025 Master Plan, and recommend to the City Commission to confirm the approval.

Community Planning & Development Department

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(269) 337-8513 [fax]
www.kalamazoocity.org

Staff Contact Information:

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

ANALYSIS

Description of Neighborhood Plan:

The Northside Neighborhood Plan 2018 builds on past neighborhood planning efforts from 2015 and 2009. This plan identifies and moves forward key neighborhood goals that still need to be addressed. The biggest focus in the plan is the Northside Cultural Business District. The District was created during the 2015 planning effort and is focused on supporting residents in creating and owning small businesses and highlighting the culture and history of the Northside. Focusing on this area, the Northside Plan puts forth four strategies to achieve the vibrant, diverse, and resident focused business district the neighborhood has envisioned. Those four strategies are; 1) Increase the Number of Resident Owned Businesses, Especially Those by African Americans and Low Income Residents, 2) Preserve Existing Housing and Build New Housing to Accommodate All Resident Needs, 3) Make Enjoyment of the Arts, Culture, and Open Space Part of the Northside Neighborhood Way of Life, and 4) Strengthen Support Systems for Workforce Development, Safety, and Youth Programming.

This plan takes a collaborative approach between the NACD and the City of Kalamazoo in order to achieve the neighborhoods goals. Some of the actions in this plan include rezoning the Northside Cultural Business District and surrounding areas to preserve single family housing and allow for mixed uses on the main corridors. The plan also calls for the creation of the Northside Cultural Business District Authority, a corridor improvement authority that will be directed mainly by Northside residents and be able to make improvements and invest in the Northside Cultural Business District.

Community Engagement:

Three community meetings were hosted by the NACD to allow residents to review, confirm, and ask questions about the plan. These meetings were held on April 24th, May 8th, and June 5th. The meetings were advertised with flyers distributed around the neighborhood. Meeting information was also posted online on NACD's Facebook and website, and on Imagine Kalamazoo's Facebook page.

An NACD Board meeting was held in June where the draft plan was presented and residents were able to ask questions. This meeting was advertised through a mailing to property owners in and around the proposed Northside Cultural Business District Authority, and an announcement was made about the meeting at the previous community meeting.

2025 Master Plan & Imagine Kalamazoo 2025 Alignment:

Imagine Kalamazoo 2025 calls for the creation of neighborhood plans through a collaborative effort between the neighborhood, City, and other stakeholders. City staff has worked closely with NACD and residents to understand the zoning needs of the neighborhood and to communicate the process for establishing the Northside Cultural Business District Authority. The Northside Neighborhood Plan has goals and actions that align with the following Strategic Vision goals; Shared Prosperity, Connected City, Inviting Public Places, Safe Community, Youth Development, Complete Neighborhoods, Strength through Diversity, and Economic Vitality.

RECOMMENDED ACTION

It is recommended that the Planning Commission approve the Northside Neighborhood Plan 2018 as a sub plan and an amendment to the 2025 Master Plan, and recommend to the City Commission to confirm the approval.

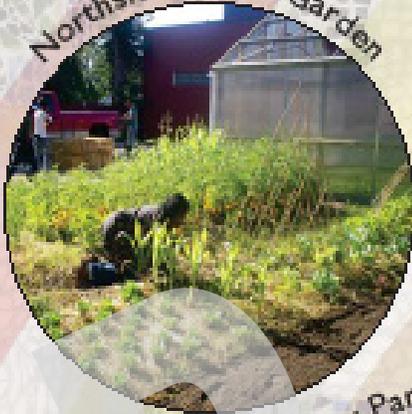
Attachments:

1. Northside Neighborhood Plan 2018

Northside Neighborhood Plan

Commercial District & Park and Westnedge Gateway

Northside Urban Garden



Northside Community Center



Water Park and Splash Pad



**Originality,
Options &
Opportunities**

Neighborhood Meeting



Neighborhood Grocery Store



NACD - 2018



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Northside Association for Community Development

Northside Association for Community Development Board of Directors

Mildred Smith, President

Shirley Gordon, Vice President

Aminal I. Shakir, Treasurer

Antonio Mitchell, Secretary

James Pitts, Director

Orlando Little, Director

Earnest Hightower, Director

Tiffany M. Bell , Director

Mattie Jordan-Woods, Executive Director

Contact

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Kalamazoo, MI 49007
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3. Connecting the Dots: Northside Neighborhood Plan (2009)	



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Introduction

Neighborhood plans are the road map to help residents and neighborhood leaders identify where the neighborhoods should go in the future. The 2018 Northside Neighborhood plan has updated recommendations and goals to be focused short term actions. At three community meetings residents defined immediate actions for a specific corridor area called the Northside Cultural Business District. This plan will be adopted into the 2025 Master Plan.

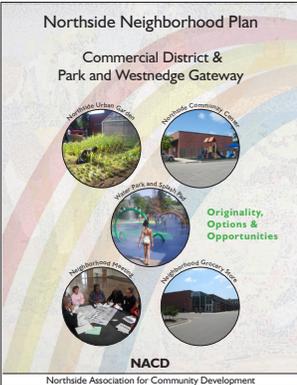
The 2018 plan for the Northside builds on four (4) Strategic Goals:

1. Increase the number of resident owned businesses, especially those by African Americans & low income residents.
2. Preserve existing housing and build new housing to accommodate all resident needs.
3. Make enjoyment of the arts, culture, and open space part of the northside neighborhood way of life
4. Strengthen support systems for workforce development, safety, and youth programming.

Alignment with Strategic Vision

	Strategic Vision Goals										
	Shared Prosperity	Connected City	Inviting Public Places	Environmental Responsibility	Safe Community	Youth Development	Complete Neighborhoods	Strength Through Diversity	Economic Vitality	Good Governance	
Northside Neighborhood Plan Update Strategies	SP	CC	IPP	ER	SC	YD	CN	SD	EV	GG	
Increase the Number of Resident Owned Businesses, Especially Those by African Americans & Low Income Residents.	●	●	●				●	●	●		
Preserve Existing Housing and Build New Housing to Accommodate All Resident Needs.					●		●				
Make Enjoyment of the Arts, Culture, and Open Space Part of the Northside Neighborhood Way of Life.			●				●	●			
Strengthen Support Systems for Workforce Development, Safety, and Youth Programming.	●				●	●			●		

Plan Updates & Engagement



Northside Neighborhood Plan
Commercial District & Park and Westledge Gateway

- Northside Urban Guide
- Northside Community Guide
- Water Park and Subsidies
- Originality, Options & Opportunities
- Neighborhood Meeting
- Neighborhood Greenway Study

NACD
Northside Association for Community Development

2009
Northside Neighborhood Plan

- Two neighborhood meetings with roundtable discussions



2014-2015
MiNeighborhood Plan

- Committees were created around the plan's 4 strategic areas



imagine kalamazoo
2025

2016-2017
Imagine Kalamazoo

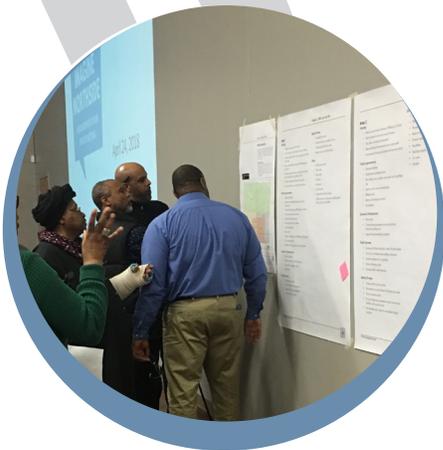
- Community meetings
- Neighborhood meetings
- Surveys



IMAGINE NORTHSIDE
NEIGHBORHOOD PLAN UPDATE MEETING

2018
Neighborhood Plan Update

- Three neighborhood meeting
- Presentation to NACD Board





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Strategy 1. Increase the Number of Resident Owned Businesses, Especially Those by African Americans & Low Income Residents.

Update Zoning

ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	FUNDING
Allow for mixed use development to support new resident owned businesses and affordable housing options	Support for mixed use buildings	Rezone the NCBD area with options for business and housing development	Summer 2018	No Cost

Establish Northside Cultural Business District Authority

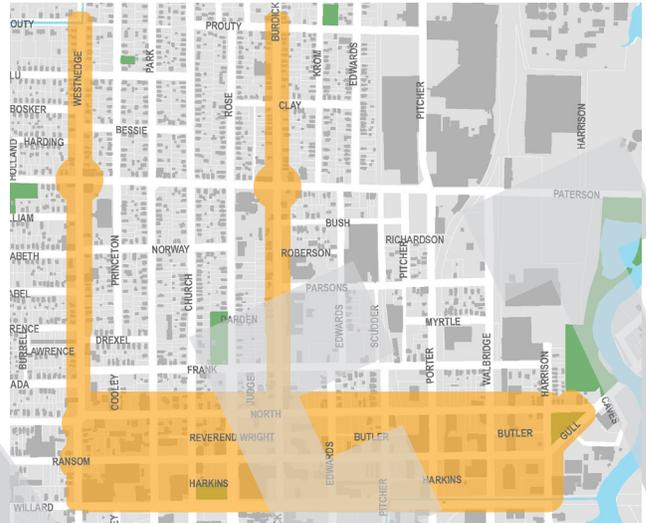
ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	FUNDING
Create the NCBD	Attend Commission meeting to voice support	Notice property owners, present to Commission	Summer 2018	No Cost
Select the Board	Property Owners, Business Owners, and Residents apply to be on the Board.	Mayor appoints Board members; Create the Board with 75% residents and 25% property owners	Fall 2018	No Cost
Develop Branding for the NCBD	Coordinate the artwork and voting for the new NCBD logo and banner locations	Support initiative with funding	Summer 2018	\$5000
Develop a TIF Plan	NCBDA Board will set funding priorities and review projects for budgeting	Assist as necessary	Fall/Winter 2018	No Cost

Updating the Neighborhood Plan

Action: Northside Cultural Business District

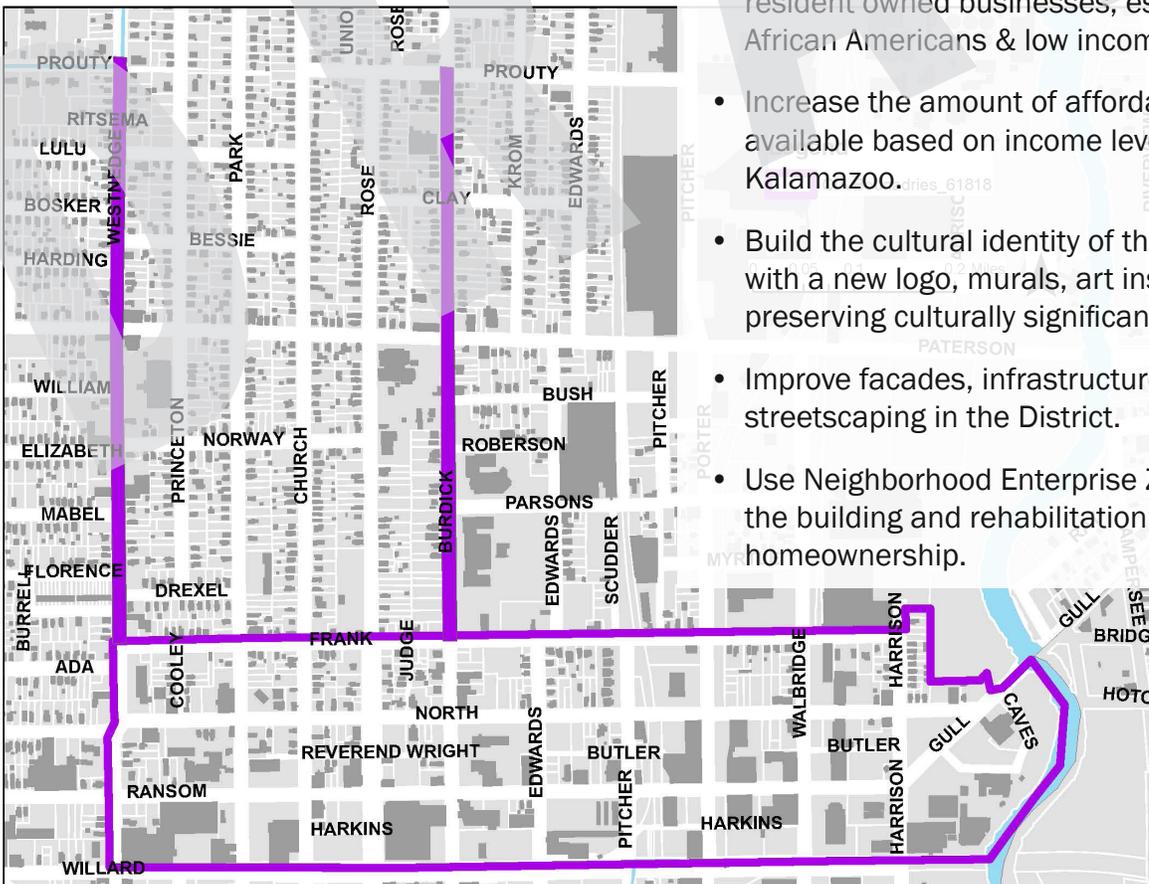
Authority

The Northside Cultural Business District Authority (NCBDA) will use financial incentives funded through the Authority Board to implement the plan strategies. Below are listed the priorities from the community that will be funded.



Northside Cultural Business District

Proposed Authority Boundaries



Authority Priorities

- Financial incentives to increase the number of resident owned businesses, especially those by African Americans & low income residents.
- Increase the amount of affordable housing available based on income levels in the City of Kalamazoo.
- Build the cultural identity of the neighborhood with a new logo, murals, art installations, and preserving culturally significant places.
- Improve facades, infrastructure, sidewalks, and streetscaping in the District.
- Use Neighborhood Enterprise Zone to support the building and rehabilitation of affordable homeownership.



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Strategy 2. Preserve Existing Housing and Build New Housing to Accommodate All Resident Needs.

Preserve Single Family Housing

ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	COSTS
Change zoning to preserve existing single family housing “Core Repair” map on page 9	Support zoning of housing back to residential	Rezoning the housing back to residential that is currently non-conforming	Summer 2018	
Change zoning to allow for infill of affordable single family housing throughout the neighborhood	Support zoning when presented to Commission	Change zoning to eliminate barriers	Summer 2018	
Put a Neighborhood Enterprise Zone in place to support homeownership of new and rehabilitated homes in the Northside	Partner in program development and administration	Partner in program development and administration	Establish within 3 years	

Create Affordable Housing Opportunities

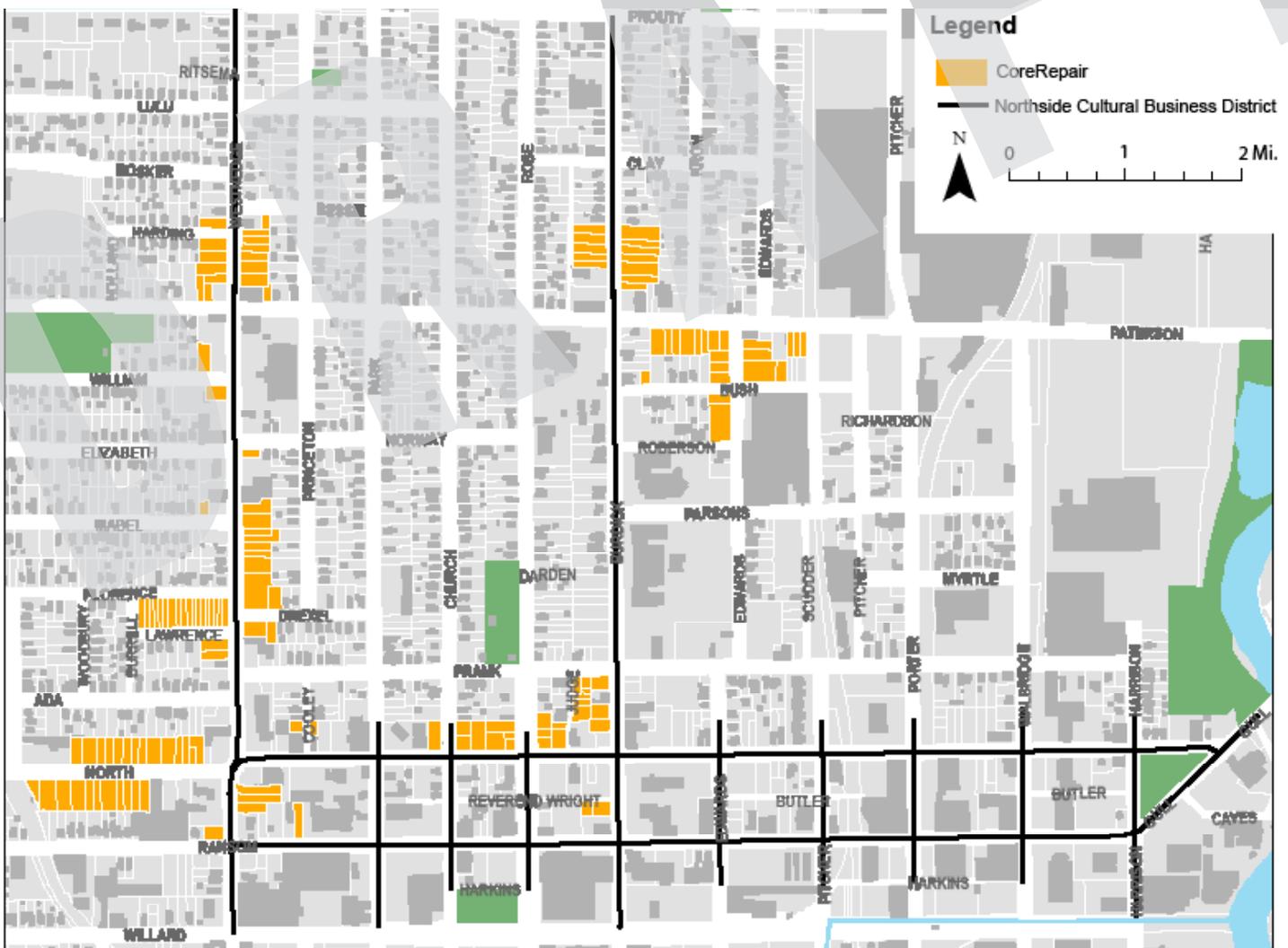
Support small scale local development and housing infill	Attend trainings, develop small scale (duplex, triplex, quad) developments	Provide trainings in the neighborhood to create small scale development and housing infill	Trainings will begin Fall 2018 and 2019	
Create long term affordable housing	Develop affordable housing based on income levels of the City of Kalamazoo	Support with resources and coordination of projects as necessary	Ongoing	\$\$\$

Address Existing Housing Conditions

Identify funding to help existing homeowners with repairs	Grant funding to homeowners for repairs as available	Partner in program development and administration	Ongoing	\$\$\$
Increase participation in registered rental program	Report unregistered rentals to City	disseminate information about rental program	Ongoing	\$

Action: Preserve Housing (Core Repair)

The existing commercial and manufacturing zoning districts throughout the Northside serve as barriers to the preservation of existing housing and the development of new housing to meet the neighborhood's needs. Many of these areas were noted through the Neighborhood Plan update process and are noted as yellow in the map below. To remove this barrier, these areas will be rezoned to districts that permit and promote residential uses.





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Strategy 3. Make Enjoyment of the Arts, Culture, and Open Space Part of the Northside Neighborhood Way of Life

Inventory Opportunities to Add Parks and Open Spaces

ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	COSTS
Participate in the update of the Parks and Rec Master Plan to support cultural heritage and resident activity of Northside	Attend community meetings to provide feedback and inform plan	Incorporate resident input into the plan	March 2019	

Develop Community Uses in Available Spaces

Inventory Available Spaces for a variety of Community needs: teens, youth, seniors, and activities	Determine what available spaces there are throughout the neighborhood	Assist as needed	2019 priority	
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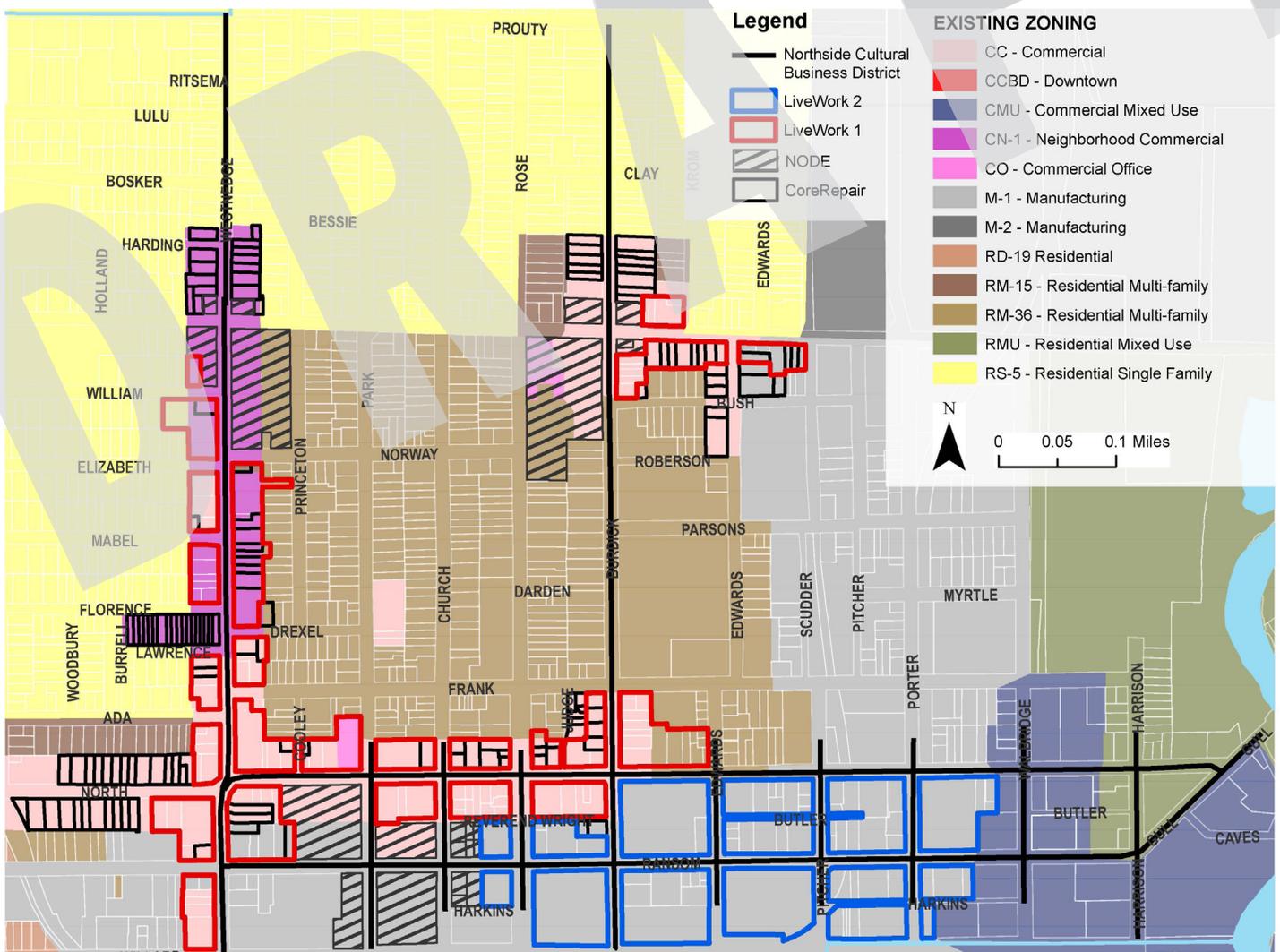
Create More Arts and Culture Programming

Locate property to install murals throughout the Northside	Identify locations and artists for murals, install murals	Assist as needed	Ongoing	\$\$
Support the development of more culturally significant spaces	Identify property and locations for more cultural and historical artwork by resident artists	Assist as needed	Ongoing	\$\$z

Action: Support Mixed Use Development

Zoning adjustments in and adjacent to the NCBD will remove barriers to economic development and help the Northside meet its vision for walkable streets providing for a mix of uses and housing that meets the needs of all its residents. Current zoning districts, including manufacturing (M1) and Community Commercial (CC), allow a wide range of intense commercial and manufacturing and do not promote development compatible with walkability and neighborhood scale.

Three new zoning districts are being considered for the NCBD, Node, Live Work 1, and Live Work 2 (mapped as proposed below). These districts focus on promoting a mix of uses (residential, commercial, maker spaces, and clean industrial) and guide buildings to be built with little or no setback from the street with clear front entrances and storefront windows.





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Strategy 4. Strengthen Support Systems for Workforce Development, Safety, and Youth Programming

Expand Youth Programs to Support Education in Entrepreneurship and S.T.E.M

ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	COSTS
Expand S.T.E.M offerings for youth in the neighborhood to learn about careers	Develop partnerships to expand S.T.E.M programming		Ongoing	\$

Develop Local Communication Vehicles to Connect Residents with Resources and Service Providers

Coordinate local service providers for residents that provide a variety of services that have been requested	Provide resource lists, events, and contacts for residents	Assist as needed	Ongoing	\$
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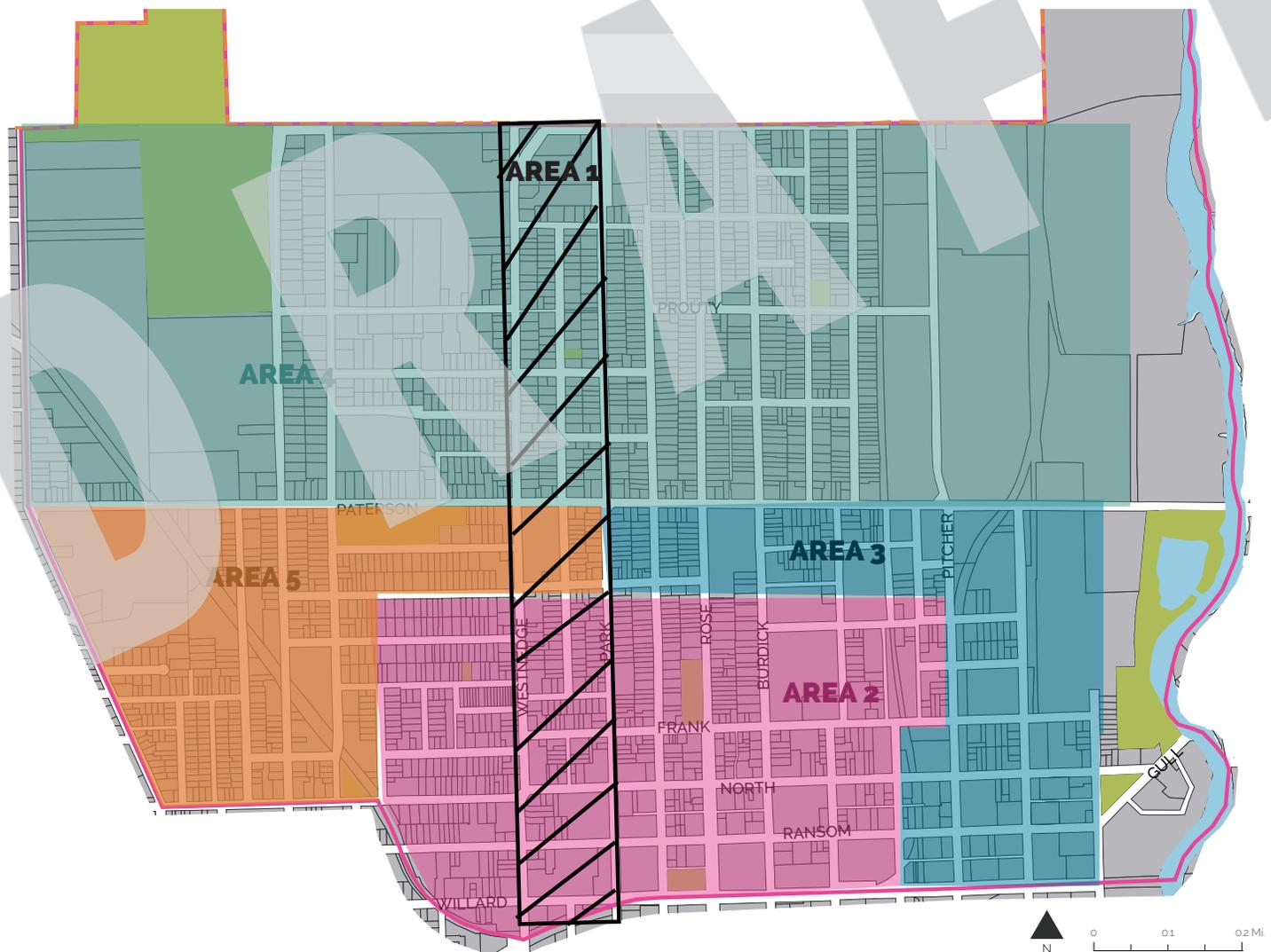
Establish a Center for Working Families to connect residents with job training and placement, financial education, and other programs that increase household wealth

Create Center for Working Families	Establish Center and programming	Assist as needed	Ongoing	\$\$
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Planning Areas

The 2009 Northside Neighborhood Plan divided the neighborhood into overlapping planning areas. These planning areas allow residents to pin point targeted infrastructure and community needs that impact their daily lives. NACD presented these areas along side the issues and goals from the 2009 Neighborhood Plan. Residents provided feedback, confirming that the issues and goals remained the same and identifying new issues that had arisen since the 2009 planning process. The pages have been updated to reflect new input from the 2018 meetings.

Northside Planning Areas





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Planning Area 1

Planning Area 1 encapsulates Westnedge and Park, two corridors that have a mix of commercial and residential uses and serve as some of the main connectors between Northside and downtown Kalamazoo.

HOUSING

- Increase housing on Park Street
- Don't want to see businesses in front of homes
- Make homes look like homes, businesses look like businesses
- Repair/demolish apartments by Westnedge and Lawrence
- Provide opportunity and encourage homeowners next to vacant lots to purchase the lot
- Provide mortgage and home buying skills
- Convert old homes to museum/art centers
- **Rezone apartment complex on Lawrence to residential (2018)**

PUBLIC IMPROVEMENTS

- Better street signs
- Improve street signage (welcome, guide to businesses)
- Historical lighting along Westnedge and Park
- Homes historically preserved
- Develop cleaning program
- Need speed bump by highway
- Increased lighting
- Plant trees
- Improve walking area on Willard near RR tracks
- Green space/parks
- Improve overall appearance and cleanliness
- **Trim and remove trees (2018)**
- **Street cleaners service area on a *Regular* schedule (2018)**
- **Remove loading zone signs from entire area (2018)**
- **Replace old telephone and utility poles and wiring (2018)**
- **Help residents with fencing and landscaping (2018)**

ECONOMIC DEVELOPMENT

- More businesses
- Make a directory of local businesses
- Strip malls, shopping centers
- Street fairs

PUBLIC SERVICES

- Programs for youths
- Increase public safety presence
- Increase street cleaning (weekly)
- Safe, well-lit bicycle path

SPECIAL GROUPS

- Programs for youth
- Educate youth on available services
- Mentoring life skills for teens
- Better curb cuts for wheelchairs

OTHER

- Roller skating rink
- Video store
- Shoe repair
- Cleaners
- Boutiques
- Laundromats
- Restaurants for family dining
- Different styles of restaurants including steak houses, chicken and buffets

Planning Area 2

Planning Area 2 is a fairly commercial area of the Northside, especially on the streets North, Ransom, Rose and Burdick. Parts of Area 2 overlap with Area 1 as well as Areas 5 and 3. Area 2 includes three parks and though heavily commercial, there are some existing houses in Planning Area 2.

HOUSING

- Mixed income houses between Willard and Frank
- Need program to renovate vacant homes
- Tear down abandoned properties
- Make landlords/homeowners more responsible
- Inclusionary housing zone (mix of all income levels)

PUBLIC IMPROVEMENTS

- Increased lighting
- Employment training facility
- Place trash cans in public areas/pick up on garbage day
- Improve curb cuts for wheelchairs
- Walking trail
- Museum (Northside history)
- Art Institute

ECONOMIC DEVELOPMENT

- More stores
- Create training program to teach plumbing, electrical, painting, etc
- Support homeownership programs
- **Need more business funding (2018)**

PUBLIC SERVICES

- Increase leaf/brush pick-up to deter blocked drains
- Get rid of overnight street parking ordinance
- Increase regulations for speeding
- Enforce littering codes
- Increase public safety presence

SPECIAL GROUPS

- Assign youth to pick up litter
- Encourage arts and culture for all ages and needs
- Teen recreation center
- Provide playground equipment/park activities for children with special needs
- Fix sidewalks and curbs for wheelchair bound residents
- **Make time for kids to go inside (2018)**

OTHER

- Skating rink
- Water park
- Banquet hall
- Indoor track
- Fitness center
- Hardware
- Building supply
- Go carts
- Arcades



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Planning Area 3

Planning Area 3 encapsulates a part of Northside with a diverse mix of uses. It covers the commercial corridors of Westnedge, Park, North, Ransom and Burdick, a large amount of old industrial buildings, as well as single family and new multi family housing. This Planning Area overlaps with Planning Areas 1 and 2.

HOUSING

- Too many vacant lots
- Create an exterior paint program
- Get rid of bad tenants; i.e. drug dealers
- Build townhouses to replace demolished rentals
- Make landscaping similar
- Design new homes to look like older ones (in all areas)
- Build homes for seniors and handicapped

PUBLIC IMPROVEMENTS

- Create and put up signs to tell dog owners to clean up
- Walking trail in LaCrone Park
- More playground equipment in LaCrone Park
- More lighting
- **Make more Parks for kids (2018)**
- **Lighting in Verburg Park along the trail. (2018)**

ECONOMIC DEVELOPMENT

- Conference center/office building
- Refurbish abandoned factories
- Purchase abandoned factories
- Create training programs that partner with area businesses
- Co-op ventures to create jobs
- Youth training center at Frank and North Streets
- **Purchase abandoned factories only if they do not want them (2018)**

PUBLIC SERVICES

- Better lighting
- Fine property owners who do not remove snow from sidewalk
- Dispatch police faster

SPECIAL GROUPS

- Build gymnasium for youth
- Provide high-tech training for youth
- Develop programs to help youth
- Playground equipment for special needs children

OTHER

- Entertainment complex
- Outdoor track
- Fun park (water, go cart, etc)
- Multi-use building
- Bowling alley

Planning Area 4

Planning Area 4 covers the northern section of the Northside Neighborhood. This is a mainly residential area bounded by Douglas to the west, the northern edge of the City, Paterson to the South and the Kalamazoo River to the east.

HOUSING

- Beautify/develop building across from Galilee Church
- Program to help homeowners get homes painted
- Help homeowners buy vacant lots next to them
- New housing should not be too intense/dense
- Replace rentals with rentals, so all can afford to live here
- Mixed housing (cost and types)

PUBLIC IMPROVEMENTS

- Remove fallen trees
- Bicycle trails
- Do not increase number of stores that sell liquor (set limits)
- Upgrade sidewalks
- Improve handicapped curb cuts
- Increased lighting
- Provide a place for seniors and children to walk
- Picnic tables at LaCrone Park
- Plant flowers in the park
- Reclaim park area behind Pattwood Apts
- More shopping opportunities
- Clean-up program
- Create sculpture/fountain at highway gateway
- **Upkeep of bus stops (2018)**

ECONOMIC DEVELOPMENT

- Increase businesses
- Support existing businesses
- Improve light industrial area

PUBLIC SERVICES

- Create center for driver's education
- Increase street cleaning
- More mailboxes/mail center
- Local recycling center
- Recycling education
- Repair broken sidewalks
- Place trash cans on every corner
- Fine landlords that continuously rent to drug dealers
- Sidewalks on Woodward

SPECIAL GROUPS

- Mentor programs for teens
- Babysitting course
- Hold contest for "gateway" sculpture/fountain design
- Create youth athletic leagues for all seasons and various sports
- **More programs for youth (2018)**

OTHER

- Gas station
- Golf course
- Baseball field
- Drive-in movie theater
- Amusement park



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Planning Area 5

Planning Area 5 encapsulates the southern half of the Northside neighborhood. It overlaps with Planning Areas 1, 2, and 3. Area 5 also covers a pocket of strong single family housing.

HOUSING

- Harrison and North Streets - townhouses

PUBLIC IMPROVEMENTS

- Signs, directions to businesses, centers, etc
- Better street lights

ECONOMIC DEVELOPMENT

- Vocational/technical skills center
- Purchase vacant property

PUBLIC SERVICES

- More street lights
- Improve sidewalks on Frank Street
- More public safety patrol

SPECIAL GROUPS

- Boys and girls club
- Programs for youth
- "Court house" type recreational center

OTHER

- Use available space for mixed uses, not only "light industrial," but also for housing, recreation, office space and retail. Name the whole complex after a worthy Northsider. Poll community for name.
- Rename a street

Appendices: 1. Northside Demographics

Census Tract 3

Population **4,230**

Black or African American	3,231
White	426
Hispanic	89
Other Race	484

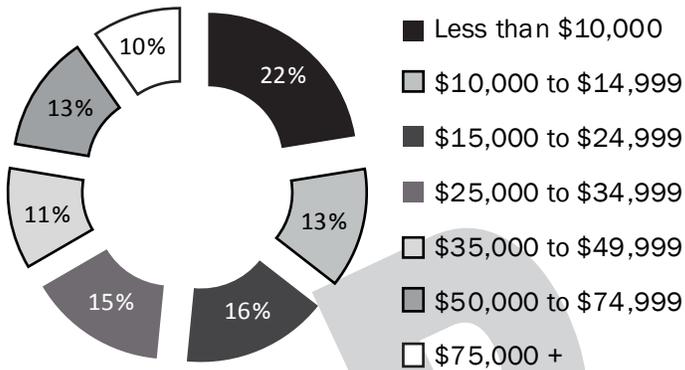
2016

Census Tract 2.02

Population **1,028**

Black or African American	846
White	28
Hispanic	50
Other Race	104

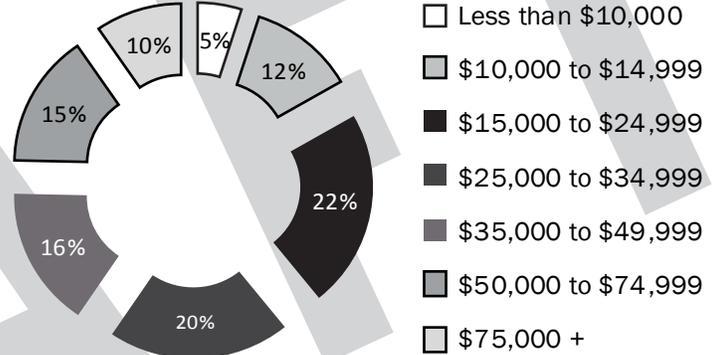
Household Income



\$24,048

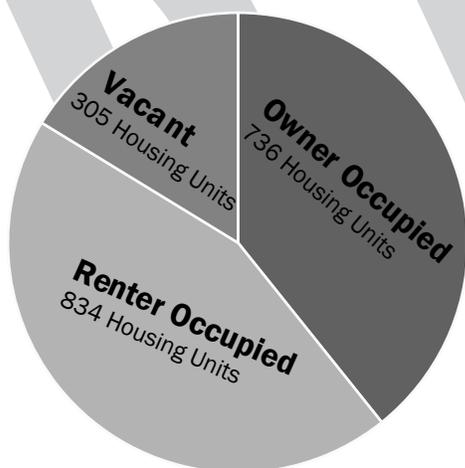
Median Household Income

Household Income



\$29,946

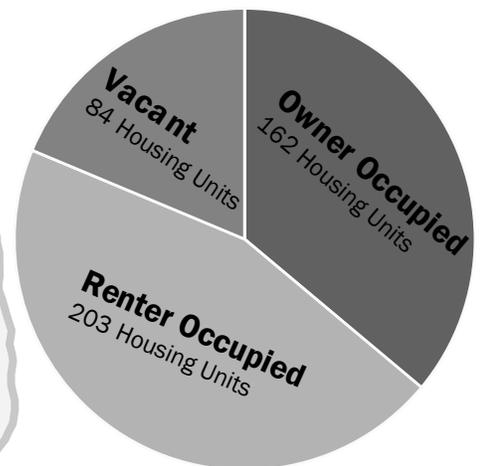
Median Household Income



Northside Neighborhood

Census Tract 3

Census Tract 2.02



Data Source: 2016 ACS 5 year Estimates

The Census defines a **household** to include all the people who occupy a housing unit. (People not living in households are classified as living in group quarters.) A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room occupied (or if vacant, intended for occupancy) as separate living quarters.



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Census Tract 3

2010

Census Tract 2.02

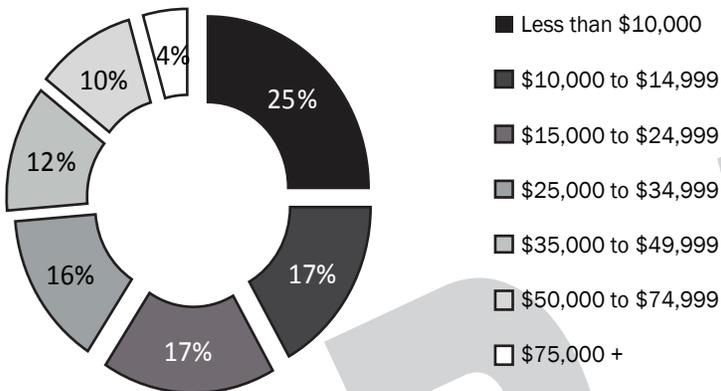
Population **4,019**

Black or African American **3,154**
 White **452**
 Hispanic **186**
 Other Race **227**

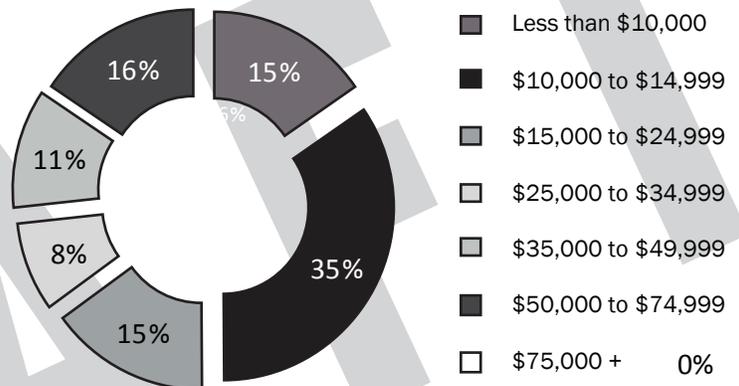
Population **969**

Black or African American **738**
 White **101**
 Hispanic **53**
 Other Race **77**

Household Income



Household Income

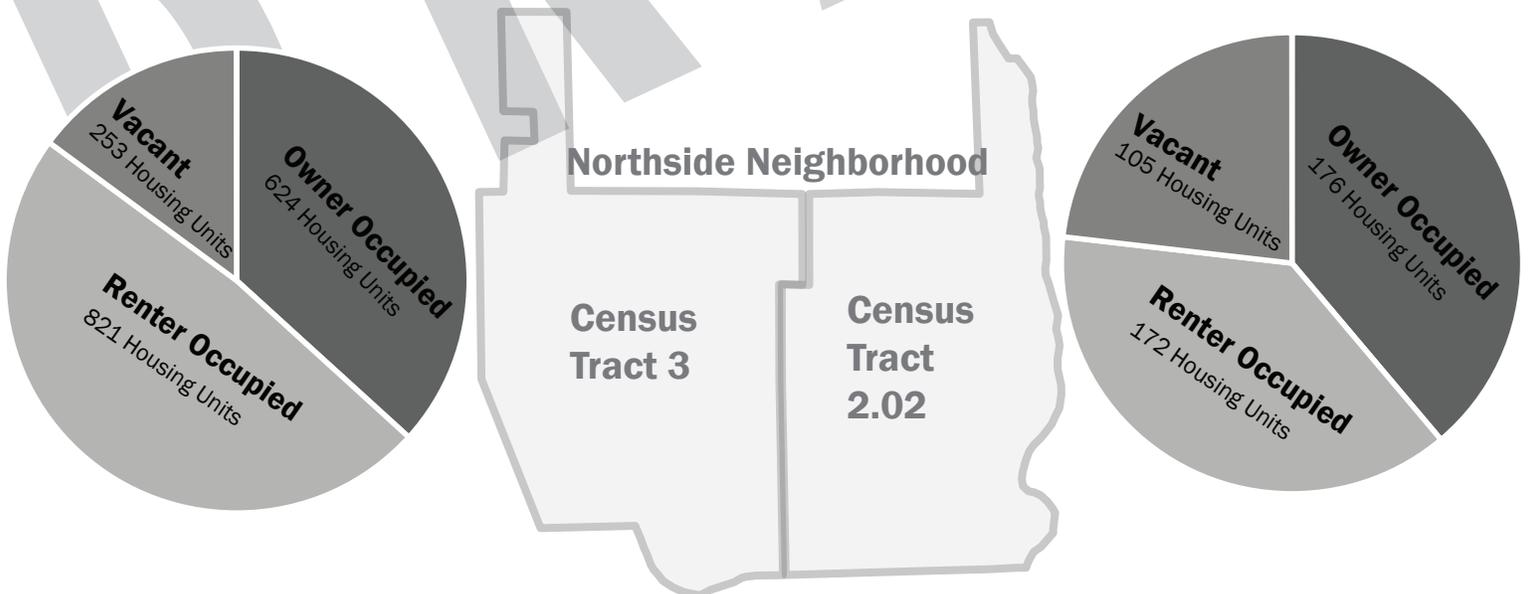


\$21,250

Median Household Income

\$20,054

Median Household Income



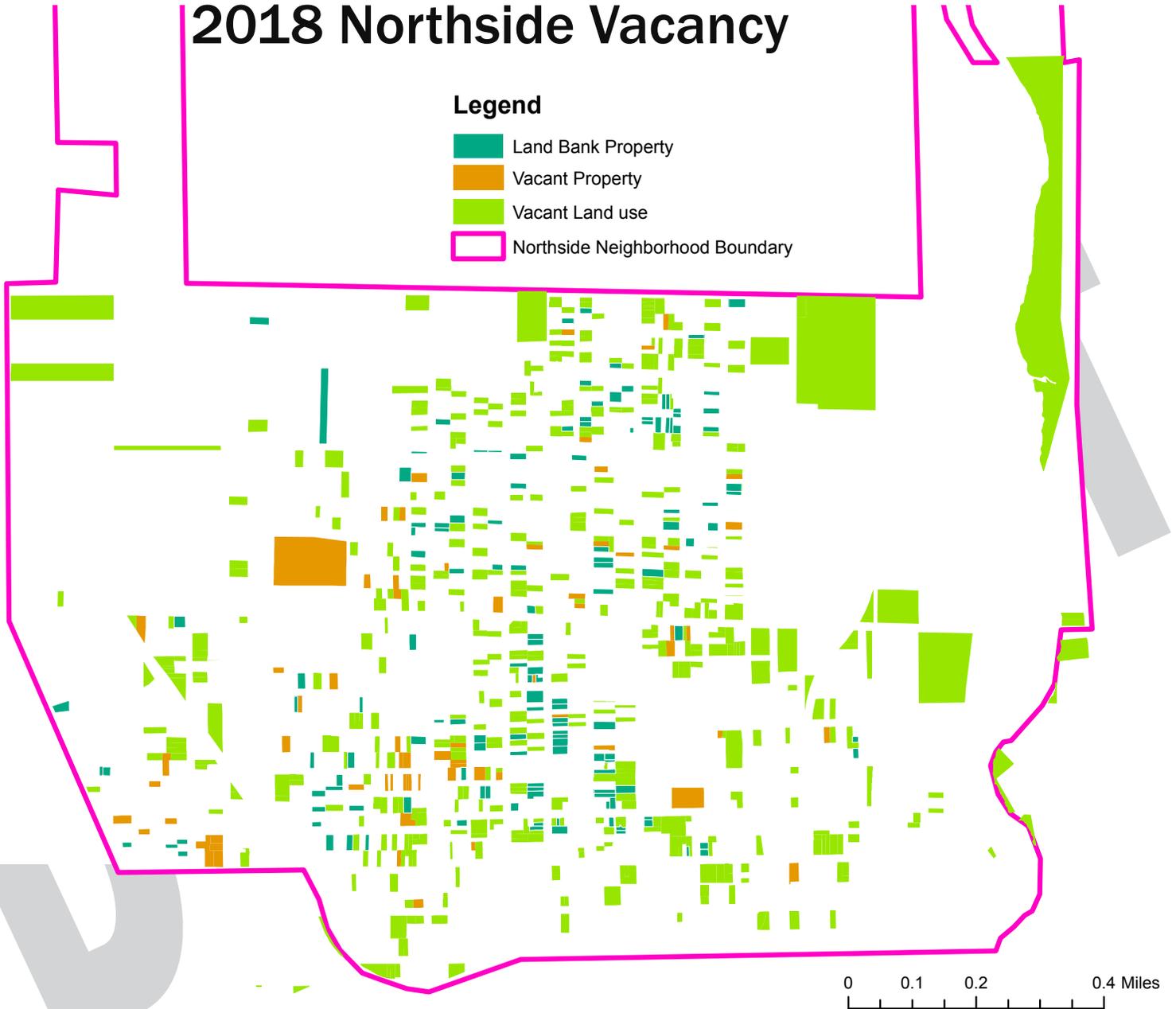
Data Source: 2010 Census; 2010 ACS 5 year estimates

The Census defines a **housing unit** as a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters

2018 Northside Vacancy

Legend

- Land Bank Property
- Vacant Property
- Vacant Land use
- Northside Neighborhood Boundary



There are approximately

721

Vacant Parcels in Northside

219

are vacant structures

502

are vacant land

30

Houses demolished 2012-2018

1,785

Total houses in Northside

Source: 2012 ACS 5 year estimates

INTER-OFFICEMEMO

To: Kalamazoo City Planning Commission

From: Robert H. Bauckham, Senior Development Planner

Date: July 27, 2018

Subject: **Revised Site Plan Review Project List and status of site plan projects**

Commissioners,

The 2018 Site Plan Review Project List spreadsheet in the meeting packet has been modified by including informational columns for the preliminary application projects, and eliminating some other columns. This is a work in process and additional changes may occur to the spreadsheet.

A request was made at the July 19 Planning Commission meeting for information on open site plan projects. I have included in the meeting packet the Site Plan Review Project List for 2017 as well as the one for 2018. In you look at the column titled "Site Plan Review Status," it indicates if the project has been approved, is on hold, or is still under review. The "Final Site Plan Approval Date" column indicates when the project was approved. If no date is shown, the project has not been approved. And the "Final Inspection" column indicates when the project improvements were inspected and approved. If blank, the improvements have not been approved and the case is still open. Additional information can be provided if desired.

Thank you.

Cc: File

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

Year 2017	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments	Fee Paid	Status	Landscaping	Final Inspect.
2017.54	901 Davis Street	Davis Street Park Phase 2	Parks & Recreation Department	12/19/2017	1/8/2018	1/9/2018	1/16/2018	Final approval provided	N/A	Project closed	N/A	
2017.53	433 E. Ransom	Use change to office/parking lot imp.	Wightman & Associates	12/19/2017	1/8/2018	1/9/2018	1/18/2018	Final approval provided	N/A	Project closed	9 trees, 54 shrubs	
2017.52	Bates Alley	Improvements to Bates Alley	DKI	12/7/2017	12/20/2017	12/21/2017	--	Under review	N/A	Under review		
2017.51	621 W. Kalamazoo	Change use to bed and breakfast	Clark House, LLC	12/5/2017	12/18/2017	12/19/2017	2/15/2018	Final approval provided	N/A	Project closed	N/A	
2017.5	616 E. Michigan Avenue	Change use to retail	Joanna Merrill	11/30/2017	12/13/2017	12/14/2017	--	Under review	N/A	Under review		
2017.49	4210 Stadium Drive	New building	Stadium Drive Retail	11/21/2017	12/4/2017	12/5/2017	1/3/2018	Final approval provided	\$462.50	Project closed	15 trees, 67 shrubs	
2017.48	1511 Portage Street	Change use to studio/assembly	Michael Neeley	11/14/2017	11/27/2017	11/28/2017	12/11/2017	Final approval provided	N/A	Project closed	10 shrubs	
2017.47	301 N. Westnedge Ave.	Chage use to debris removal business	Scott Hice	11/9/2017	11/27/2017	11/28/2017	12/18/2017	Final approval provided	N/A	Project closed	4 trees, 70 shrubs	
2017.46	909 W. Main Street	New hoop house	Kalamazoo College	11/7/2017	Staff	Staff	11/7/2017	Final review completed	N/A	Project closed	16 shrubs	
2017.45	827 S. Westnedge Ave.	New building	The Vine Shoppes	11/2/2017	11/15/2017	11/16/2017	1/19/2018	Final review completed	\$366.00	Project closed	1 tree, 34 shrubs	
2017.44	600 E. Michigan Avenue	Temporary parking lot	The Foundry	11/2/2017	11/15/2017	11/16/2017	11/27/2017	Final review completed	N/A	Project closed	N/A	4/9/2018
2017.43	1030 Portage Street	Use change to theater	Dormouse Theater	10/26/2017	11/8/2017	11/9/2017	6/12/2018	Final approval provided	N/A	Project closed	5 shrubs	
2017.42	1950 Portage Street	Façade project	Mavcon	10/9/2017	10/9/2017	Saff review	10/9/2017	Final approval provided	N/A	Project closed	N/A	
2017.41	507 Harrison Street	Building addition	People's Food Co-op	9/21/2017	10/9/2017	10/10/2017	10/31/2017	Final approval provided	\$193.00	Project closed	N/A	7/25/2018
2017.4	4501 W. Main Street	New apartment building	Carriage Green Apts.	9/19/2017	10/2/2017	10/3/2017	12/7/2017	Final approval provided	\$551.00	Project closed	2 trees, 15 shrubs	
2017.39	2138-2214 Portage St.	New senior apartment complex - pre. Plan	Brookhaven Apartments	9/13/2017	9/13/2017	Saff review	9/21/2017	Final approval provided	N/A	Project closed	N/A	N/A
2017.38	616-642 Portage	New commercial complex	On The Rocks	9/12/2017	9/25/2017	9/26/2017	2/13/2018	Final approval provided	\$497.40	Project closed	16 trees, 46 shrubs	
2017.37	565 S. Drake Road	Cluster housing project	Walden Woods 4	9/12/2017	10/2/2017	10/3/2017	11/1/2017	Final approval provided	\$726.00	Project closed	80 trees, 1,015 shrubs phase 1	
2017.36	622 N. Park Street	New pocket park	NACD	9/6/2017	9/6/2017	Saff review	9/6/2017	Final approval provided	N/A	Project closed	8 shrubs	4/19/2018
2017.35	535 S. Burdick Street	Add equipment to building	AT&T Mobility	8/24/2017	9/7/2017	Saff review	9/13/2017	Final approval provided	\$385.00	Project closed	N/A	N/A
2017.34	590 W. Maple Street	Add equipment to cell tower	AT&T Mobility	8/15/2017	8/29/2017	Saff review	9/11/2017	Final approval provided	\$385.00	Project closed	N/A	N/A
2017.33	1516 Rockledge	Add equipment to cell tower	AT&T Mobility	8/8/2017	8/22/2017	Saff review	8/24/2017	Final approval provided	\$385.00	Project closed	N/A	N/A
2017.32	900 Hatfield Avenue	Add equipment to cell tower	AT&T Mobility	7/25/2017	8/7/2017	Saff review	8/7/2017	Final approval provided	\$385.00	Project closed	N/A	N/A
2017.31	2839 Millcork	Add equipment to cell tower	AT&T Mobility	7/25/2017	8/7/2017	Saff review	8/7/2017	Final approval provided	\$385.00	Project closed	N/A	N/A
2017.3	4117 Portage Street	Add UPS locker to building	Circle K	7/25/2017	8/7/2017	8/8/2017	N/A	No activity on plan - 1/24/18	N/A	No activity		N/A
2017.29	213-217 E. Frank	Change use to café/retail	148 Properties, LLC	7/18/2017	7/31/2017	8/1/2017	10/30/2017	Final approval provided	N/A	Project closed	4 trees, 18 shrubs	
2017.28	1415 N. Harrison Street	New garage building	Wastewater Treatment Plant	7/3/2017	7/17/2017	7/18/2017	7/19/2017	Final approval provided	N/A	Project closed	N/A	
2017.27	3900 Arboretum Parkway	Pre. Plan for cluster project	Waldon Woods Phase 4	6/27/2017	6/27/2017	Saff review	6/27/2017	Preliminary plan approved	N/A	Need final site plan	N/A	
2017.26	412 Howard Street	Pre. Plan - former Hardings store	Westnedge Investment Group	3/23/2017	3/28/2017	Saff review	3/28/2017	Preliminary plan approved	N/A	Need final site plan	N/A	N/A
2017.25	4401 Siesta	Add equipment to tower	T-Mobile	6/13/2017	6/27/2017	Saff review	7/3/2017	Final approval provided	\$385.00	Project closed	N/A	N/A
2017.24	151 S. Rose Street	Add equipment to building	T-Mobile	6/13/2017	6/27/2017	Saff review	6/28/2017	Final approval provided	\$385.00	Project closed	N/A	N/A
2017.23	1233 Edgemoor	Add equipment to water tank	T-Mobile	5/30/2017	6/13/2017	Saff review	6/22/2017	Final approval provided	\$385.00	Project closed	N/A	N/A

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

Year 2018	Project Address	Project Description	Applicant	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date	Landscaping	Final Inspect.
2018.29	3100 Stadium Drive	Add equipment to cell tower	Sprint/SBA Communications	6/28/2018	7/11/2018	7/25/2018	7/25/2018	\$385.00	8/15/2018	N/A	Project under review	--		
2018.28	1381 S. Drake Road	Use change to pawn store	TNT Pawn				7/18/2018		8/8/2018		Project under review	--		
2018.27	118 W. North Street	New outdoor café	Ricky Thrash				7/18/2018		8/8/2018		Project under review	--		
2018.26	303 N. Rose Street	New Hilton Downtown	Plazacorp				7/11/2018		8/1/2018		Project under review	--		
2018.25	1710 Cobb Avenue	New parking lot	House of Prayer Church				5/23/2018		6/13/2018		Final approval provided	7/3/2018	4 trees, 63 shrubs	
2018.24	431 E. South Street	Use change to a bar	Tin Can Bar				6/27/2018		7/18/2018		Revisions under review	--		
2018.23	1313 Edgemoor Avenue	Add equipment to water tank	Verizon Wireless				6/20/2018		7/11/2018		Applicant changing scope of work - will re-submit 7-23-18	--		
2018.22	4605 Lilac Lane	Clubhouse addition	Village of Kalamazoo Apts.				6/13/2018		7/11/2018		Revisions under review	--		
2018.21	1503 E. Michigan	Eastside Small Homes	Kalamazoo County Land Bank				6/13/2018		7/11/2018		Final approval provided	7/17/2018	22 trees, 126 shrubs	
2018.2	713 N. Church Street	Duplexes	NACD				5/23/2018		6/13/2018		Final approval provided	6/25/2018	6 trees, 74 shrubs	
2018.19	139 N. Edwards Street	Lot 9 project	Catalyst Development				5/23/2018		6/13/2018		Revised plan under review	--		
2018.18	2001 S. Westnedge	Crane Park improvements	Parks & Recreation Department				5/16/2018		6/6/2018		Final approval provided	7/17/2018	25 trees, 48 shrubs	
2018.17	418-424 S Rose & 215 W. Lovell	Mixed-use building	400 Rose, LLC				5/9/2018		5/30/2018		Final approval provided	6/22/2018	62 trees, 321 shrubs	
2018.16	205 W. Ransom Street	Parking lot expansion	CCTA				5/9/2018		5/30/2018		Applicant revising scope	--		
2018.15	212 E. Cork Street	Building addition	RCI				5/2/2018		5/23/2018		Final approval provided	5/29/2018	6 shrubs	
2018.14	2725 E. Kilgore Road	Building addition	Pepsi Company				5/2/2018		5/23/2018		Final approval provided	5/29/2018	4 trees, 10 shrubs	
2018.13	711 W. North Street	Use change to store and food trailer	Kelly's Retail Store				4/25/2018		5/16/2018		Final approval provided	5/17/2018	6 shrubs	
2018.12	3300 Research Way	Building addition	Newell Rubbermaid				4/11/2018		5/2/2018		Waiting on final plan	--		
2018.11	828 S. Burdick Street	New building	Hospitality House				4/18/2018		5/9/2018		Final approval provided	5/16/2018	3 trees, 18 shrubs	
2018.1	3500 Covington Road	New building	Schupan & Sons				4/11/2018		5/2/2018		Final approval provided	5/7/2018	5 trees, 26 shrubs	
2018.09	514 Denway	Use change for fireworks store	Black Diamond Fireworks				4/4/2018		4/25/2018		Final approval provided	4/26/2018	6 shrubs	
2018.08	333 Portage Street	New parking lot	Zoetis				4/4/2018		4/25/2018		Final approval provided	5/7/2018	16 trees, 29 shrubs	
2018.07	251 Mills Street	New storage building	Parks & Recreation Department				4/4/2018		4/25/2018		Final approval provided	4/26/2018	N/A	
2018.06	2315 Angling Road	Use change to education and trail facilities	Kalamazoo Nature Center				3/13/2018		4/4/2018		Final approval provided	4/24/2018	N/A	
2018.05	412 Howard Street	Midtown Marketplace	Westnedge Investment Group				3/21/2018		4/11/2018		Final approval provided	4/17/2018	45 trees, 313	
2018.04	1601 Henderson Court	Henderson Tot Lot improvements	Parks & Recreation Department				2/14/2018		3/7/2018		Final approval provided	3/8/2018	5 trees, 7 shrubs	
2018.03	1106 Trimble	Rockwell Park improvements	Parks & Recreation Department				2/7/2018		2/28/2018		Final approval provided	3/8/2018	6 trees, 26 shrubs	
2018.02	760 E. Vine Street	Building addition	Lewis C. Howard				1/24/2018		2/14/2018		Applicant placed on hold	--	N/A	N/A
2018.01	4400 Canterbury	Frays Park improvements	Parks & Recreation Department				1/17/2018		2/7/2018		Final approval provided	2/8/2018	12 trees	
											Total:	\$734,896.00		