

Tentative Agenda  
Kalamazoo City Planning Commission  
September 6, 2018  
Regular Meeting

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

7:00 p.m.

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- A. Call to Order
- B. Roll Call
- C. Adoption of Formal Agenda
- D. Approval of Minutes (August 21, 2018)
- E. Communications and Announcements
- F. Public Hearings:
  - 1. P.C. #2018.15: Request from PlazaCorp Reality Advisors, Inc. to vacate Scudder Court between E. Frank Street and E. Parsons Street. **[Recommendation: motion to recommend to the City Commission to approve the street vacation with one condition.]**
  - 2. P.C. #2018.16: Request from the Community Planning & Economic Development Department for a text amendment to the Zoning Ordinance to add three new zoning districts, Live-Work 1, Live-Work 2, and Node, and apply them to several parcels in the Northside neighborhood. **[Recommendation: postpone action to the October 4 meeting.]**
  - 3. P.C. #2018.17: Request from the Community Planning & Economic Development Department to rezone multiple parcels in the Northside neighborhood from Community Commercial (CC), Commercial Neighborhood (CN1), and Limited Manufacturing (M1) to make the zoning conform to the current residential uses on the parcels, Residential Multiple Family (RM36 and RM15). **[Recommendation: postpone action to the October 4 meeting.]**
- 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:** Scudder Court between E. Frank Street and E. Parsons Street

**Case #:** P.C. #2018.15

**Request:** Vacate (abandon) Scudder Court between E. Frank Street and E. Parsons Street

**Meeting Date:** September 6, 2018

**Applicant:** PlazaCorp Realty Advisors, Inc.

**Owner:** City of Kalamazoo

**Public Hearing:** Yes

**Date Legal Ad Published:** August 22, 2018

**Project Summary:**

The applicant is requesting approval of the vacation (abandonment) of Scudder Court between E. Frank Street and E. Parsons Street.

**Recommendation:**

It is recommended that the Planning Commission recommend to the City Commission to approve the vacation of Scudder Court between E. Frank Street and E. Parson Street, with the condition that the underground public utilities in the Court be abandoned.

***Community Planning & Development Department***

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

Staff Contact Information:

Christina Anderson, City Planner  
Robert Bauckham, Senior Development Planner

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## **ANALYSIS**

### Property Size:

0.4 acres

### Description of Current Use of Property:

The area for the request is a paved public court. It is open for public traffic, but use is limited due to its narrow width.

### Current Adjacent Zoning District:

Zone M-1 (Manufacturing, Limited District)

### Master Plan and Strategic Vision 2025 Compliance:

The subject property is in the R-1 Residential future land use category. The request addresses the Economic Vitality goal of the Strategic Vision in creating a supportive infrastructure for growing businesses and stabilizing the local economy. The vacation of the Court is needed for a parking lot proposed for the property. The parking lot will support the applicant's planned redevelopment of the Heritage facility at 225 Parsons for a mixed use project.

### Surrounding Zoning and Land Uses:

The street segment is bordered on all sides by property in the M-1 zoning district. Existing, smaller parking lots exist at 213 E. Frank/811 Scudder Court and 909 Scudder Court. These parking lots will be combined into the larger proposed lot. The remaining land abutting the Court is vacant and undeveloped.

### Project Description:

Scudder Court is a 24-foot-wide, active, paved, public street. All of the property abutting the Court on the west side is owned by the applicant. All of the property abutting the Court on the east side is owned by the Norfolk Southern Corporation. The applicant is requesting to vacate the entire Court between E. Frank Street and E. Parson Street, and combine it with their property in order to create a new parking lot. The parking lot will serve the applicant's building at 225 Parsons Street, which was the former location of the Gibson Guitar Company. The building is currently home to the Heritage Guitar Company and Forensic Fluids, and is being renovated for a mixed use project, which is proposed to include a restaurant and hotel. Sufficient off-street parking does not currently exist for the planned uses in the 225 Parsons building, so the additional parking is needed. If the street vacation is approved, the applicant will need to submit a site plan for the proposed parking lot.

### Review Criteria:

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

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

The Public Safety and Public Services Departments have both been contacted regarding this request. No objections were raised by staff from those offices. When most streets and alleys are vacated, the Public Services Department normally requests to be provided with an easement for any underground utilities in the property for maintenance purposes, and to make adjustments to the utilities as needed. Existing water, sanitary sewer, and storm sewer utilities exist in Scudder Court. The Public Services Department staff has indicated that it would be acceptable to abandon these utilities if the Court is vacated. In that case, an easement agreement would not be needed. The applicant would be responsible to pay for the abandonment costs.

For most street vacation requests, the applicant is required to pay to the City the fair market value of the land that is vacated, or another amount as directed by the City Commission. The City Assessor's office has calculated the fair market value of the Court to be \$5,385.00. If it is vacated, this amount would need to be paid to the City in order to transfer the property. Typically vacated streets are split down the middle and each half provided to the respective adjacent property owners. The Norfolk Southern Corporation has not yet indicated if they are interested in receiving the east half of the Court if it is vacated. If Norfolk Southern is not interested, the applicant could receive the full width of the Court property.

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

#### Findings:

Staff has made the following findings regarding this request:

1. The request is consistent with the requirements and intent of the City's Street Vacation Policy.
2. The applicant would like to obtain the Court in order to create a parking lot to serve their building at 225 Parsons Street.

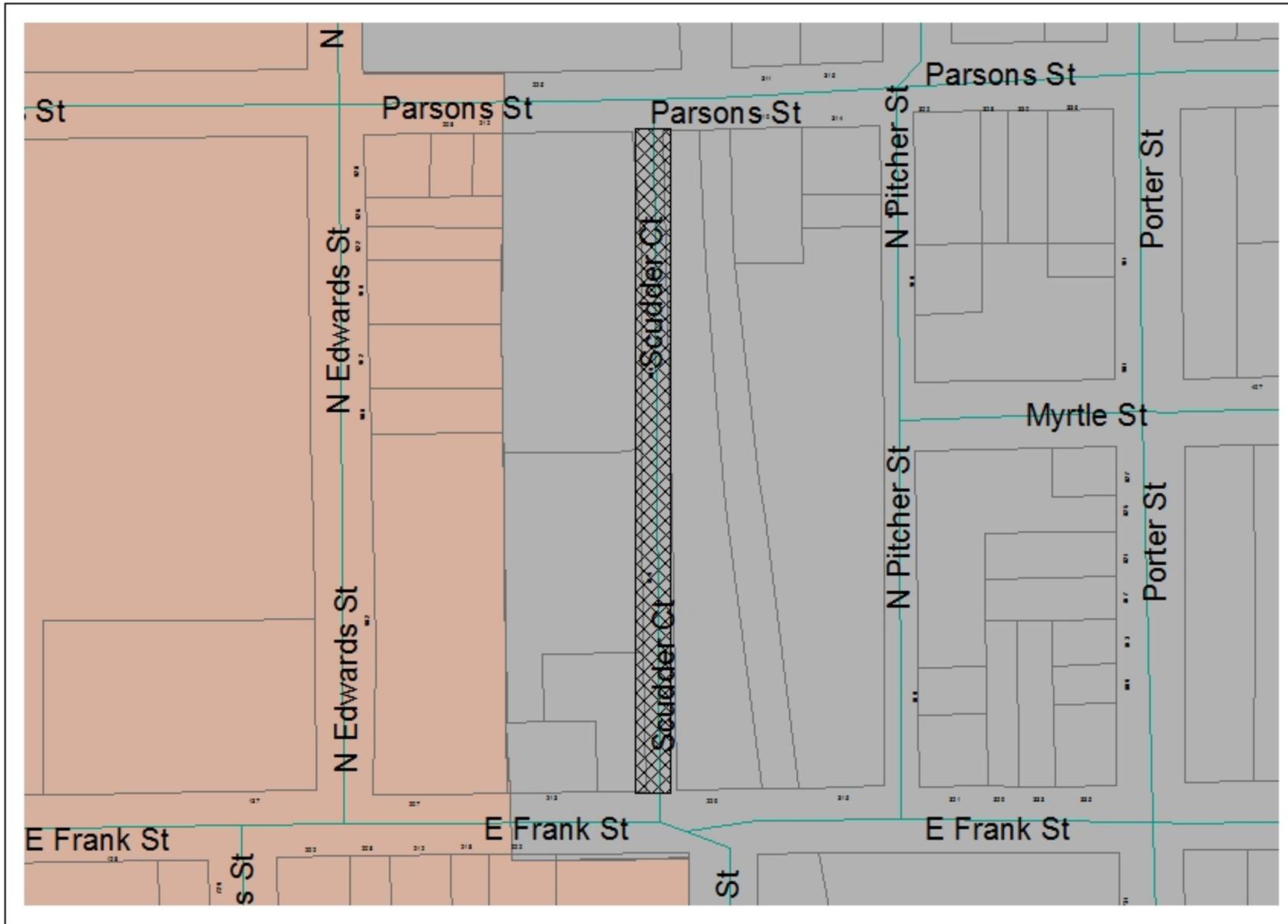
#### **RECOMMENDED ACTION**

It is recommended that the Planning Commission recommend to the City Commission to vacate Scudder Court between E. Frank Street and E. Parson Street with the condition that the existing public utilities in the Court be abandoned.

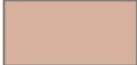
*Attachments:*

1. Existing Zoning Map
2. Aerial map

# P. C. #2018.15 VACATE SCUDDER COURT BETWEEN E. FRANK STREET AND E. PARSONS STREET

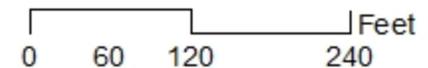


## Current Zoning

-  M-1
-  RM-36



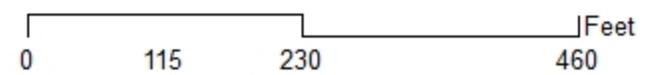
P. C. #2018.15 VACATE SCUDDER COURT  
BETWEEN E. FRANK STREET AND E. PARSONS STREET



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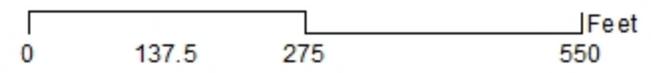


**EXISTING  
 LAND USE**

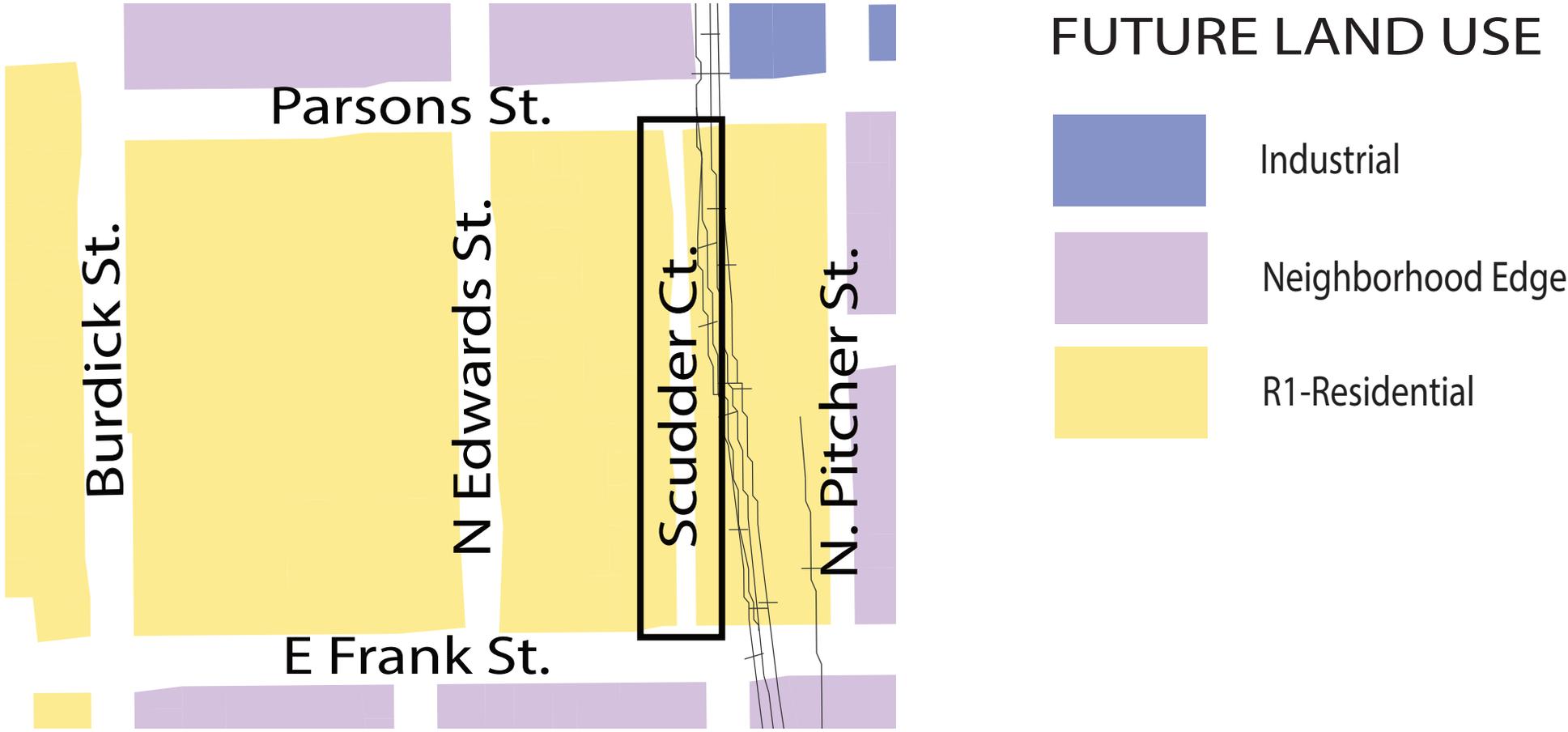
- COMMERCIAL
- VACANT
- TAX EXEMPT
- INDUSTRIAL
- RESIDENTIAL



P. C. #2018.15 VACATE SCUDDER COURT  
 BETWEEN E. FRANK STREET  
 AND E. PARSONS STREET

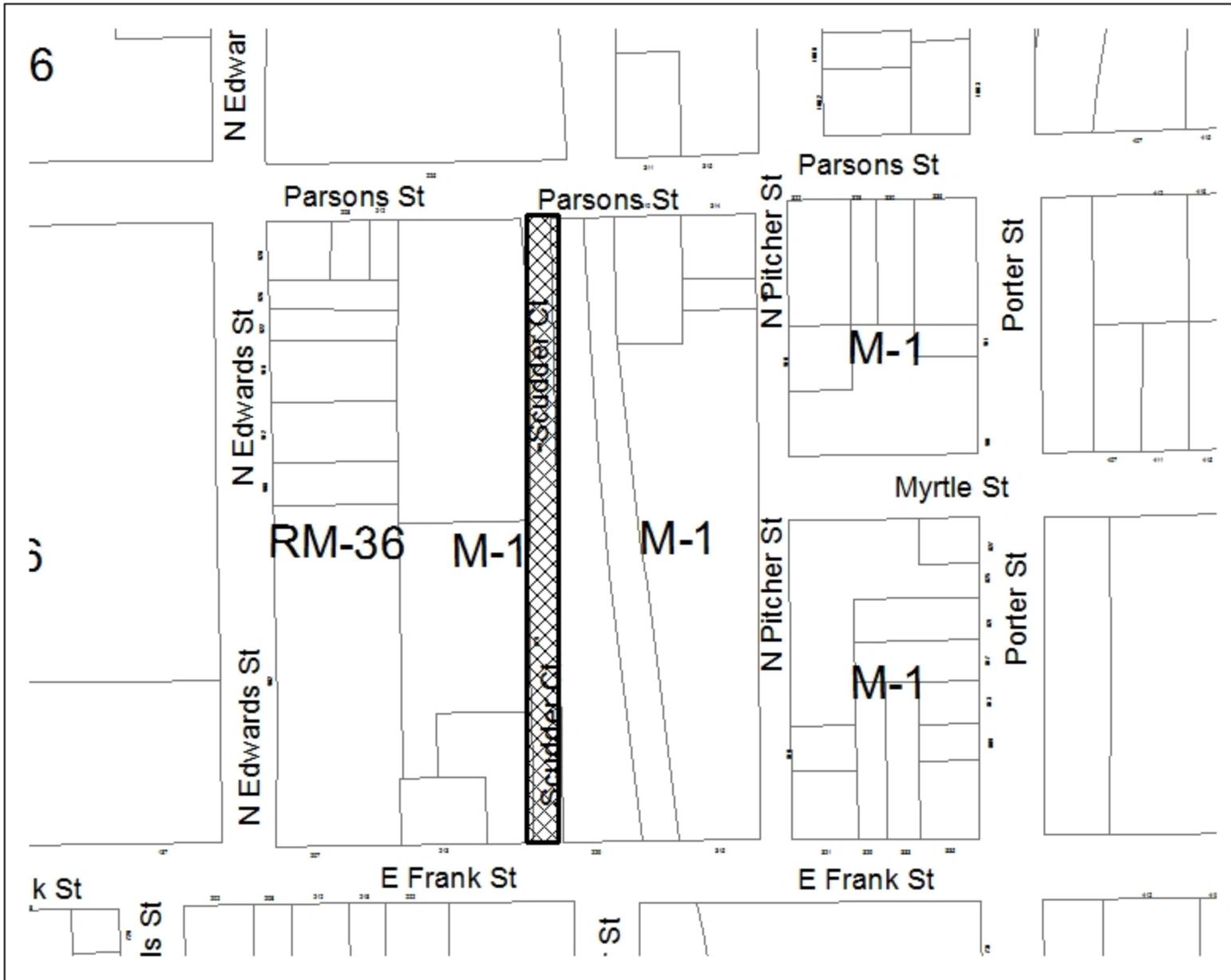


# P.C. #2018.15 VACATE SCUDDER COURT BETWEEN E. FRANK STREET and E. PARSONS STREET



P.C. #2018.15 VACATE SCUDDER COURT  
BETWEEN E. FRANK STREET and E. PARSONS STREET

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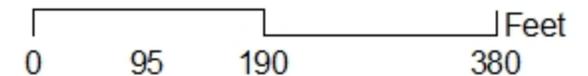


ZONING

- M2 - MANUFACTURING, GENERAL
- M1 - MANUFACTURING, LIMITED
- CCBD - COMMERCIAL, CENTRAL BUSINESS
- CBTR - COMMERCIAL, BUSINESS TECHNOLOGY AND RESEARCH
- CC - COMMERCIAL, COMMUNITY
- CNO - COMMERCIAL, NEIGHBORHOOD OFFICE
- CN-1 - COMMERCIAL (LOCAL) NEIGHBORHOOD
- CO - COMMERCIAL, OFFICE
- RM-36 - RESIDENTIAL, MULTI-DWELLING
- RM-15 - RESIDENTIAL, MULTI-DWELLING
- RM-15C - RESIDENTIAL, MULTI-DWELLING CAMPUS AREA
- RD-19 - RESIDENTIAL, DUPLEX
- RS-7 - RESIDENTIAL, SINGLE-DWELLING
- RS-5 - RESIDENTIAL, SINGLE-DWELLING



P. C. #2018.15 VACATE SCUDDER COURT  
 BETWEEN E. FRANK STREET AND E. PARSONS STREET





THE FOLLOWING DOCUMENTS

APPLY TO

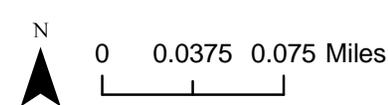
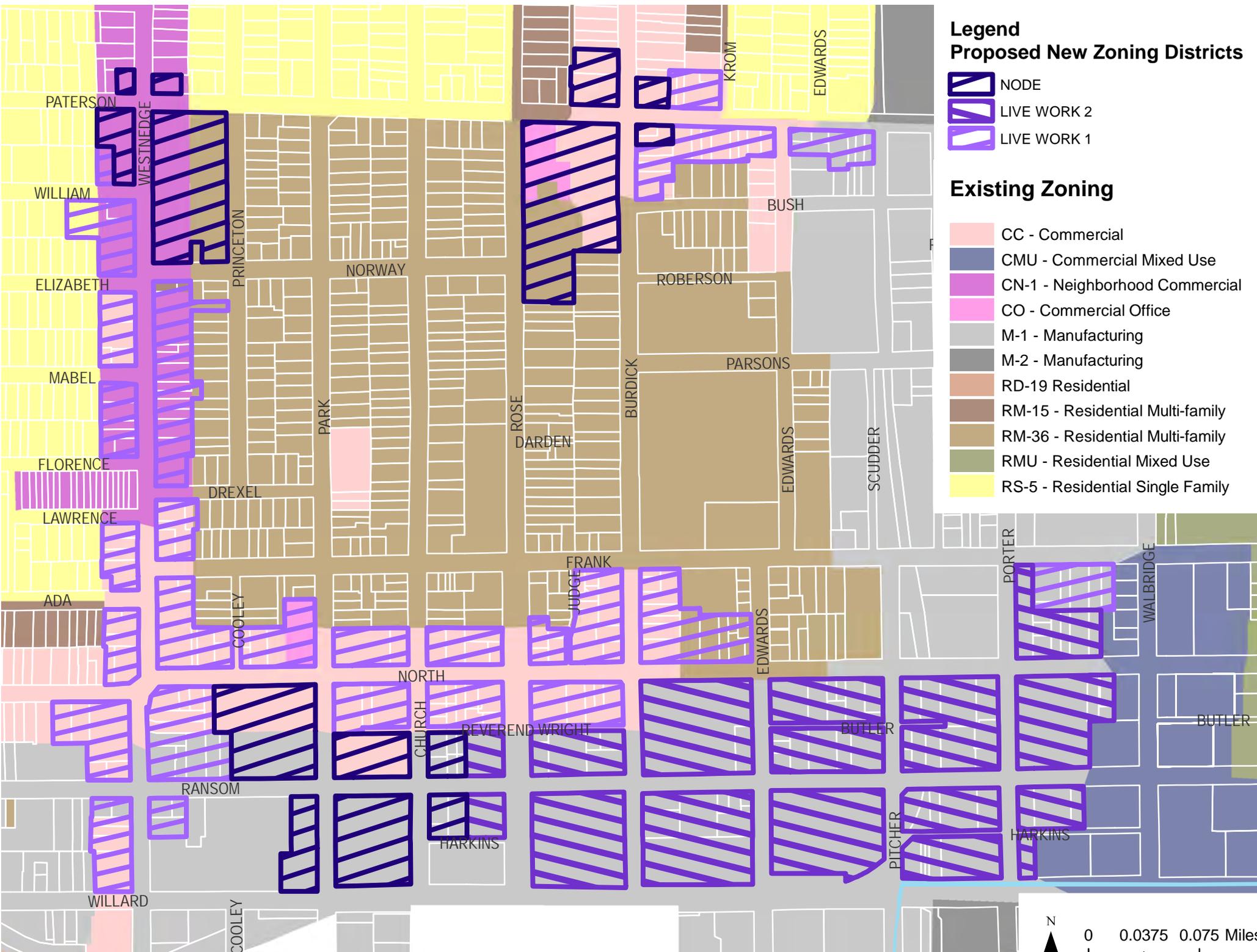
P.C. #2018.16

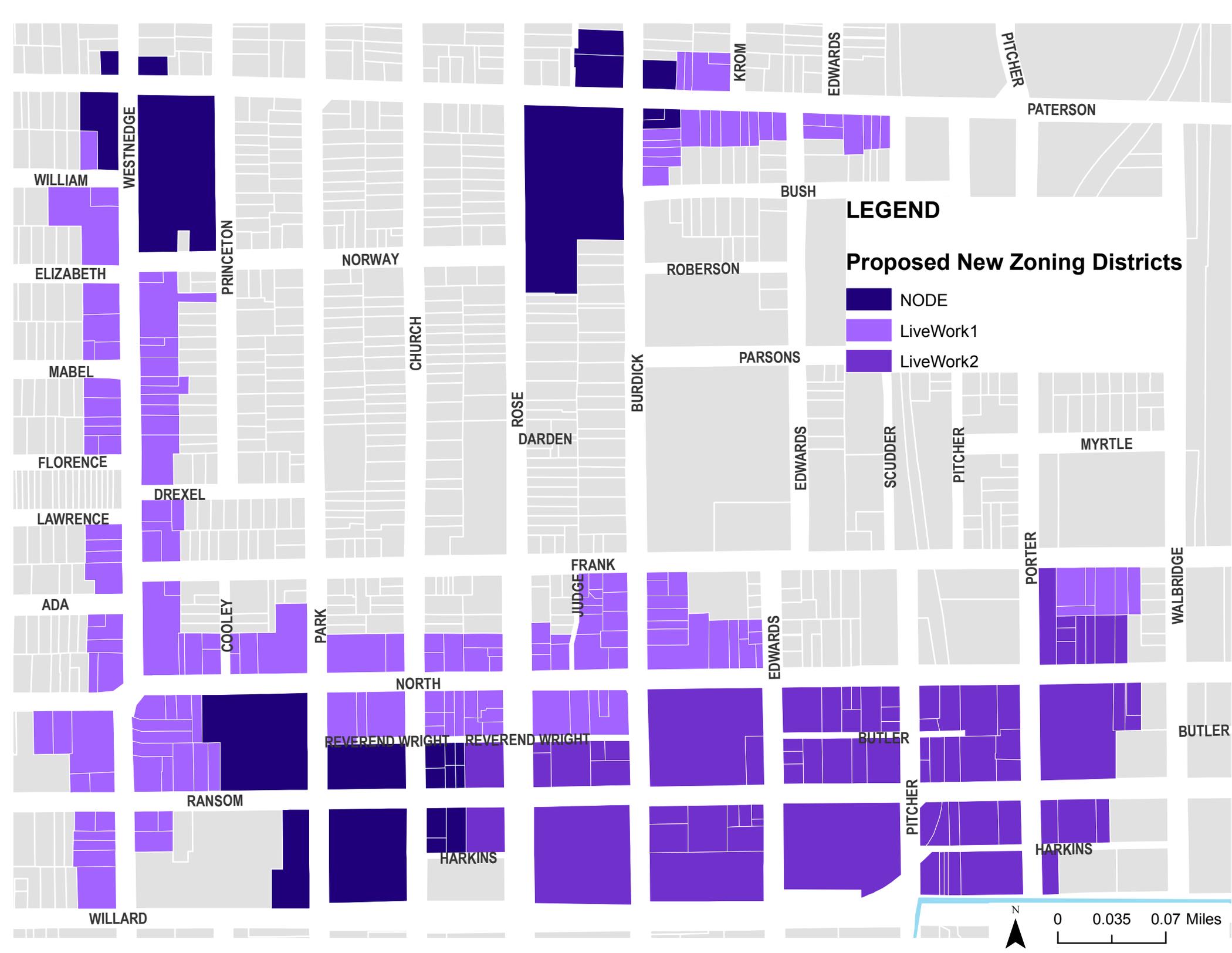
# Legend Proposed New Zoning Districts

-  NODE
-  LIVE WORK 2
-  LIVE WORK 1

# Existing Zoning

-  CC - Commercial
-  CMU - Commercial Mixed Use
-  CN-1 - Neighborhood Commercial
-  CO - Commercial Office
-  M-1 - Manufacturing
-  M-2 - Manufacturing
-  RD-19 Residential
-  RM-15 - Residential Multi-family
-  RM-36 - Residential Multi-family
-  RMU - Residential Mixed Use
-  RS-5 - Residential Single Family





**Promote Design Guidelines**

To enhance the streetscape of the core area and to foster a bustling neighborhood center, immediately adjacent to downtown Kalamazoo, design guidelines should be encouraged. These guidelines can be incorporated into the City’s Master Plan and memorialized into the City’s Zoning Ordinance.

Some existing sites have a suburban appearance, with parking lots in the front yard and buildings set far back from the sidewalk. This communicates that portions of the Northside are meant for automobiles – not people. Some of the older, more historic portions of the core display the characteristics of a people-centered community, with large windows overlooking the sidewalk, buildings built to or near the right-of-way line, high-quality building materials with unique attention to detail, and primary entrances opening up to the sidewalk. These attributes should be promoted and new development should be consistent with this pattern.

**6. Design Guidelines**





# Planning Commission Staff Report

City of Kalamazoo

**Project Address:** Multiple parcels generally located between Florence and Lawrence at North Westnedge Avenue; on West North Street between North Westnedge Avenue and Simpson Street; on North Westnedge Avenue between West Paterson Street and Harding Place; on North Burdick Street north of the Paterson Street intersection; on East Paterson Street between North Burdick Street and North Pitcher Street; on North Edwards Street between Paterson Street and Roberson Street.

**Case #:** P.C. #2018.17

**Request:** Rezone from Community Commercial (CC), Commercial Neighborhood (CN-1), Limited Manufacturing (M1)

**Meeting Date:** September 6, 2018

**Applicant:** City of Kalamazoo, Community Planning & Economic Development Department

**Owner:** Multiple owners

**Public Hearing:** Yes

**Date Legal Ad Published:** August 22, 2018

***Community Planning & Development Department***

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[www.kalamazoocity.org](http://www.kalamazoocity.org)

Staff Contact Information:

Christina Anderson, City Planner  
Robert Bauckham, Senior Development Planner

## **Project Summary:**

To realize the vision of the Northside Neighborhood Plan recently adopted by the Commission and the City's Master Plan, several zoning changes are proposed focusing in and around the Northside Cultural Business District (see the Northside Neighborhood Plan excerpts attached). The Neighborhood Plan notes two goals related to zoning: 1) ensure zoning preserves existing and allows new residential uses; and 2) create zoning that is flexible and allows a mix of residential, commercial, and maker spaces. This staff report focuses on the first of these two goals

## **Recommendation:**

It is recommended that the Planning Commission hold a public meeting on this case, but to postpone action until the October meeting.

## **Analysis**

### Description of Current Uses of Properties:

The parcels for the rezoning request are residential in lot size, structure, and use.

### Current Zoning District:

Zone CC (Commercial, Community District), Zone CN-1 (Commercial, Neighborhood District), Limited Manufacturing (M1)

### Master Plan and Strategic Vision 2025 Compliance:

This proposal is in alignment with Northside Neighborhood Plan and 2025 Master Plan Future Land Development Map, which denotes this area as residential and not the commercial and manufacturing that is currently zoned.

It is also in alignment with the Strategic Vision, specifically:

- Economic Vitality: Economic Assistance. Use investments, incentives, and policies to reach community wide goals for affordable housing, increase public transportation, local business success, and to avoid involuntary displacement.
- Strength Through Diversity: Inclusive Planning. Support the preservation of community identity through diversity, inclusion, and participation in the process of developing a community/neighborhood vision.
- Complete Neighborhood: Neighborhood Planning. Create long-term plans for Complete Neighborhoods implementation, including housing, transportation infrastructure, and land uses that explore and support neighborhood visions.

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### Surrounding Zoning and Land Uses:

The parcels proposed for the zoning changes reflect their residential neighborhood context. They are adjacent to the mixed used area of the Northside Cultural Business District. In addition, the parcels are directly adjacent to similar residential lots, structures, and zoning on at least one side (see the Existing Zoning Map).

### Project Description:

During Imagine Kalamazoo and the Northside Neighborhood Plan development, it was discussed that there are several areas of the Northside that function as residential, including lot size, structure, and use of structure, but that are zoned as Limited Manufacturing (M1), Community Commercial (CC), and Commercial-Neighborhood (CN1). The mismatch between zoning and use in these locations is viewed as limiting the preservation of the residential nature of these areas. Residential units are not a permitted use in M1; CN1 and CC do not allow residential uses on the ground floor. This prevents new residential structures from infilling vacant lots and can make rehabilitation of existing structures unnecessarily difficult. This is in conflict with the goals of the Northside Neighborhood Plan regarding the preservation of the core residential character of the neighborhood and supporting the development of new housing to meet the needs of residents.

In addition to being discussed at the Imagine Kalamazoo neighborhood meeting (December 2016) and at the four Northside Neighborhood meetings (April, May, June 2018), City staff held an informational meeting on August 29<sup>th</sup>. The meeting was included in the notice letters sent to property owners within the proposed rezoning area. About two dozen attendees viewed maps, asked questions, and learned more about the proposed changes and how they relate to the Northside Neighborhood Plan.

### Review Criteria & Findings:

When considering the proposed zoning changes from Community Commercial (CC), Commercial Neighborhood (CN1), and Limited Manufacturing (M1) to residential districts (RM15 and RM36) the following five factors should be considered by the Commissioners.

1. Align with 2025 Master Plan, Neighborhood Plan, and Strategic Vision. The proposed changes to residential districts are in alignment with all of the above. Master Planning and sub-planning (Neighborhood Plans) set the vision for the area, which the Zoning Ordinance should then support. This change is intended to achieve this support.
2. Change of Conditions. In this case it is a lack of change of conditions that warrants the proposed changes. Most of the houses on these parcels outdate the previous two Zoning Ordinance updates (early 2000 and late 1970s) and yet their nature has consistently remained residential.

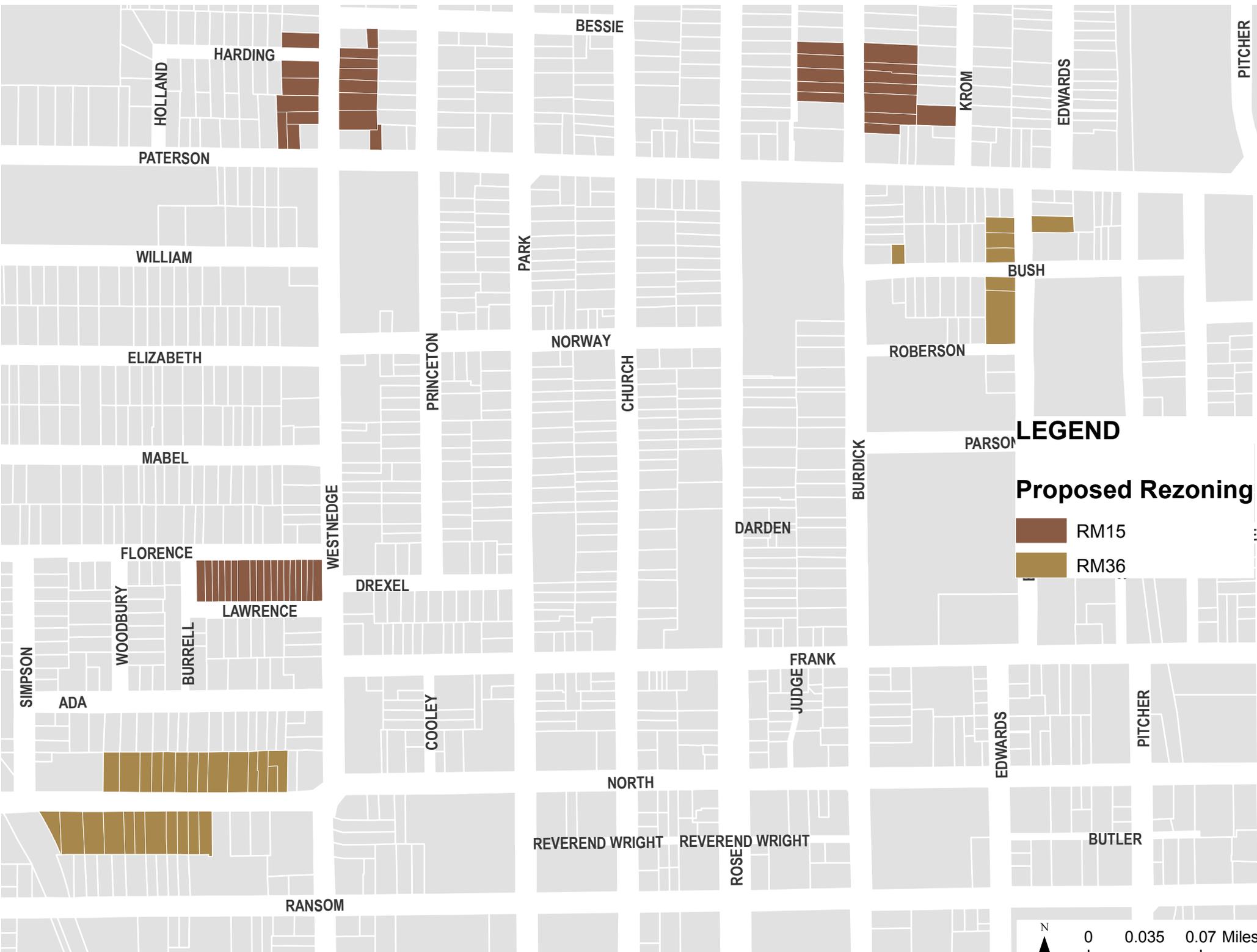
3. Address a Demonstrated Community Need. Preservation of existing housing and new housing to support residents' needs is noted in the Northside Neighborhood Plan, 2025 Master Plan, and Strategic Vision.
4. Compatibility with Surrounding Uses. The parcels in question are adjacent to parcels with residential zoning, used for residential purposes.
5. Development Pattern. The rezoning follows the existing pattern of lots, blocks, and streets.

### **Recommended Action**

It is recommended that the Planning Commission review the draft presented on Thursday, September 6<sup>th</sup>, hold a public hearing to collect comment, and then postpone action on the proposed zoning changes until the October 2018 meeting.

### *Attachments:*

1. Existing Zoning Map
2. 2025 Future Development Map
3. Northside Neighborhood Plan Excerpts
4. Proposed Zoning Map
5. Proposed Zoning with Existing Zoning Map
6. Intents for Zoning Changes

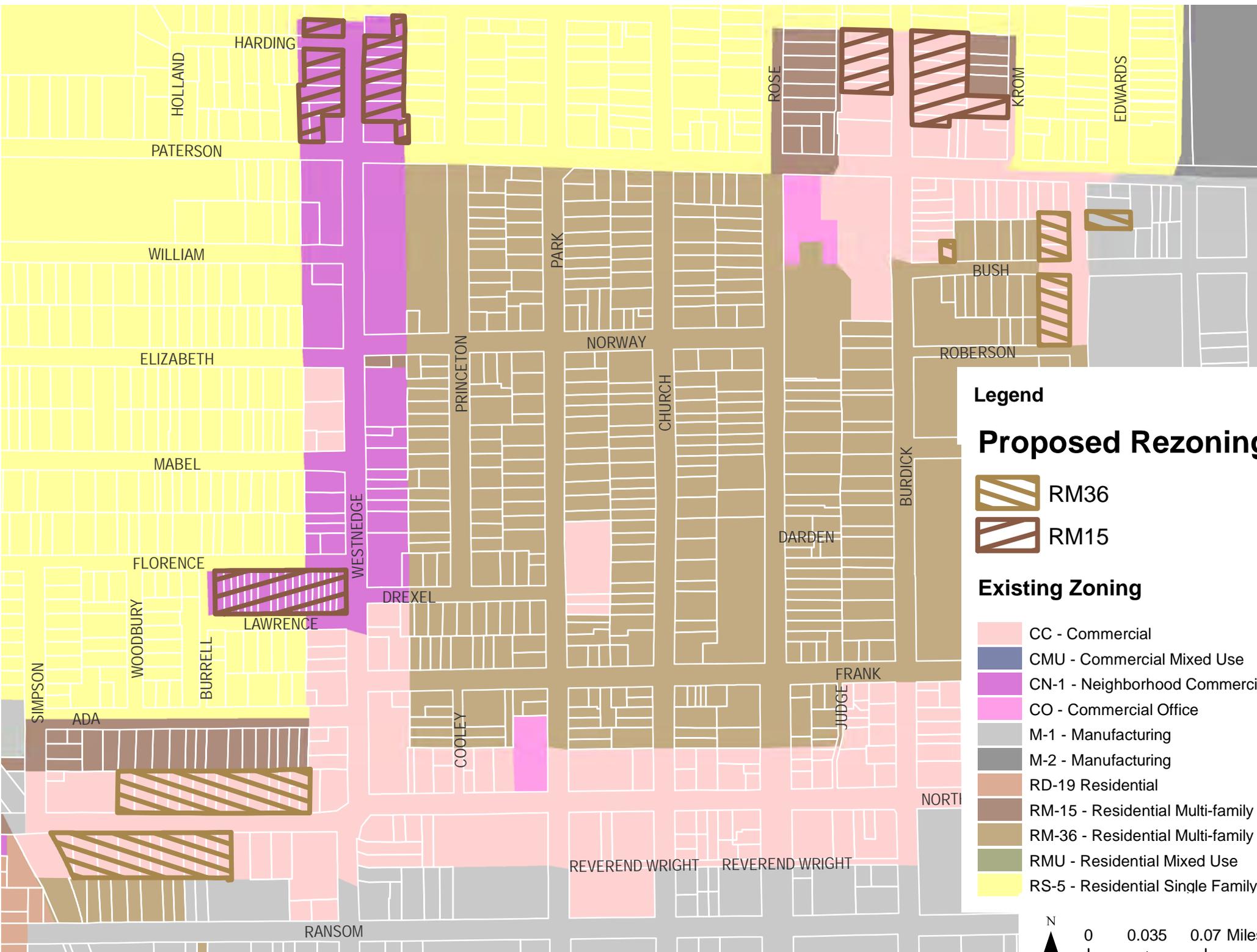


**LEGEND**

**Proposed Rezoning**

- RM15
- RM36

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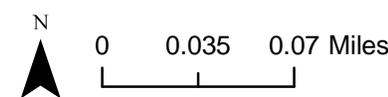


**Legend**  
**Proposed Rezoning**

-  RM36
-  RM15

**Existing Zoning**

-  CC - Commercial
-  CMU - Commercial Mixed Use
-  CN-1 - Neighborhood Commercial
-  CO - Commercial Office
-  M-1 - Manufacturing
-  M-2 - Manufacturing
-  RD-19 Residential
-  RM-15 - Residential Multi-family
-  RM-36 - Residential Multi-family
-  RMU - Residential Mixed Use
-  RS-5 - Residential Single Family



THE FOLLOWING DOCUMENTS

APPLY TO

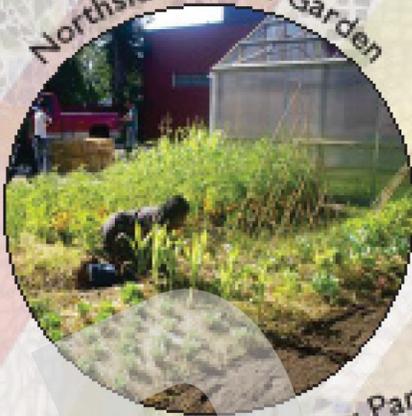
P.C. #2018.16

AND

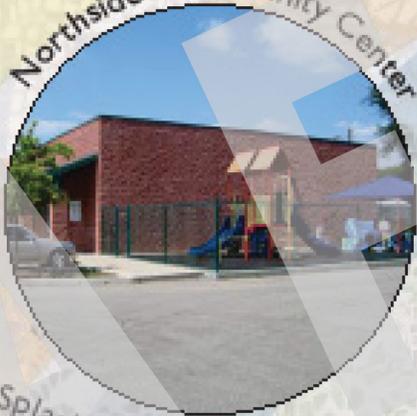
P.C. #2018.17

# Northside Neighborhood Plan

Northside Urban Garden



Northside Community Center



Water Park and Splash Pad



**Originality,  
Options &  
Opportunities**

Neighborhood Meeting



Neighborhood Grocery Store



**NACD - 2018**



“People Helping People” Since 1981

# Northside Association for Community Development

## 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.	●				●	●			●		

This neighborhood plan aligns with the strategic vision goal Good Governance by following an inclusive and transparent planning process.



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# Northside Association for Community Development

## 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

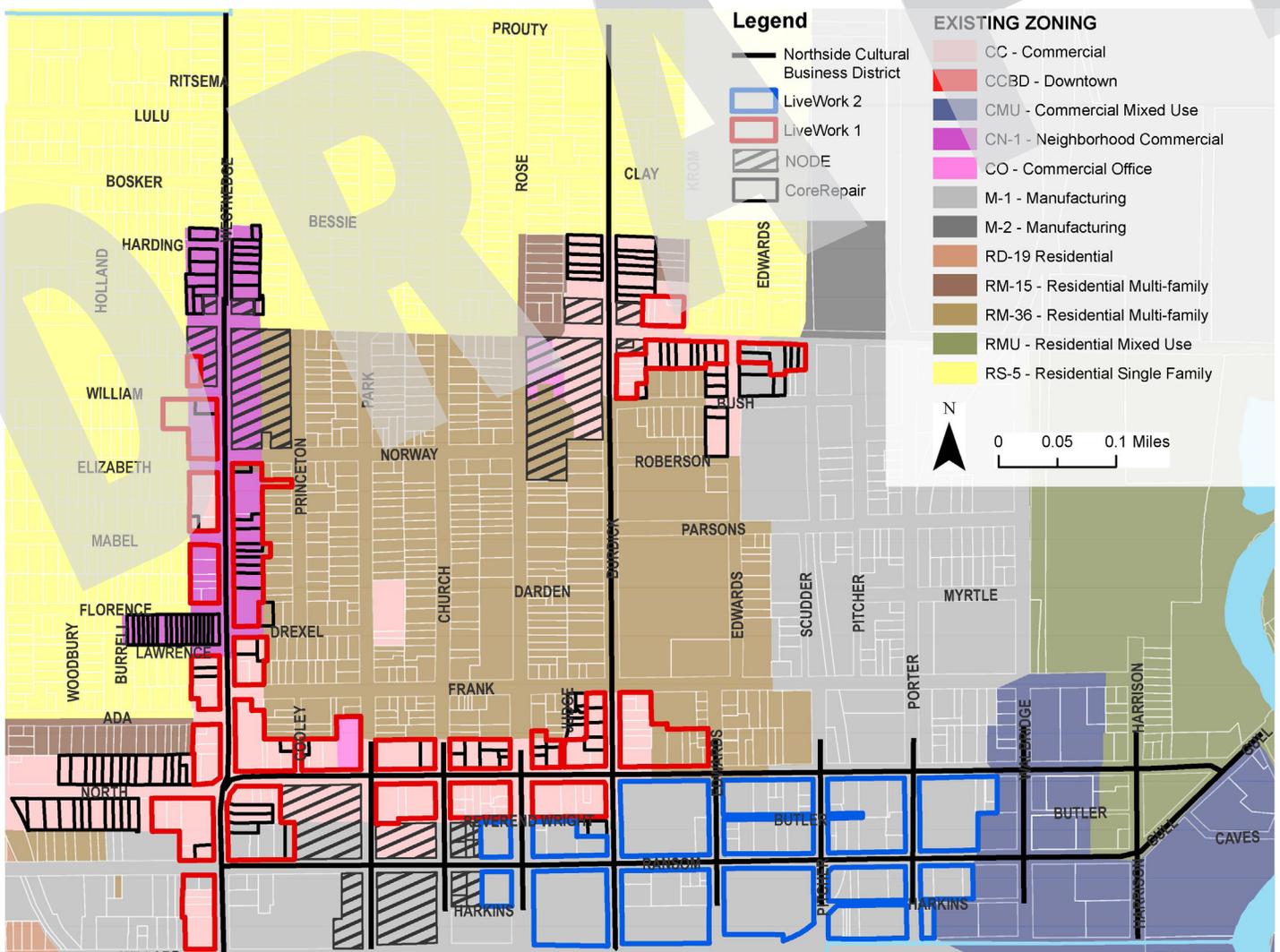
ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	FUNDING
Create the NCBD	Attend Commission meeting to voice support	Notice property owners, present to Commission	Summer 2018	No Cost
Select the Board	Property Owners, Business Owners, and Residents apply to be on the Board.	Mayor appoints Board members; Create the 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

# 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.

## Parcels To Be Considered For Immediate Zoning Changes



## 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	Rezone 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	\$



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# Northside Association for Community Development

## Action: Preserve Housing (Core Repair)

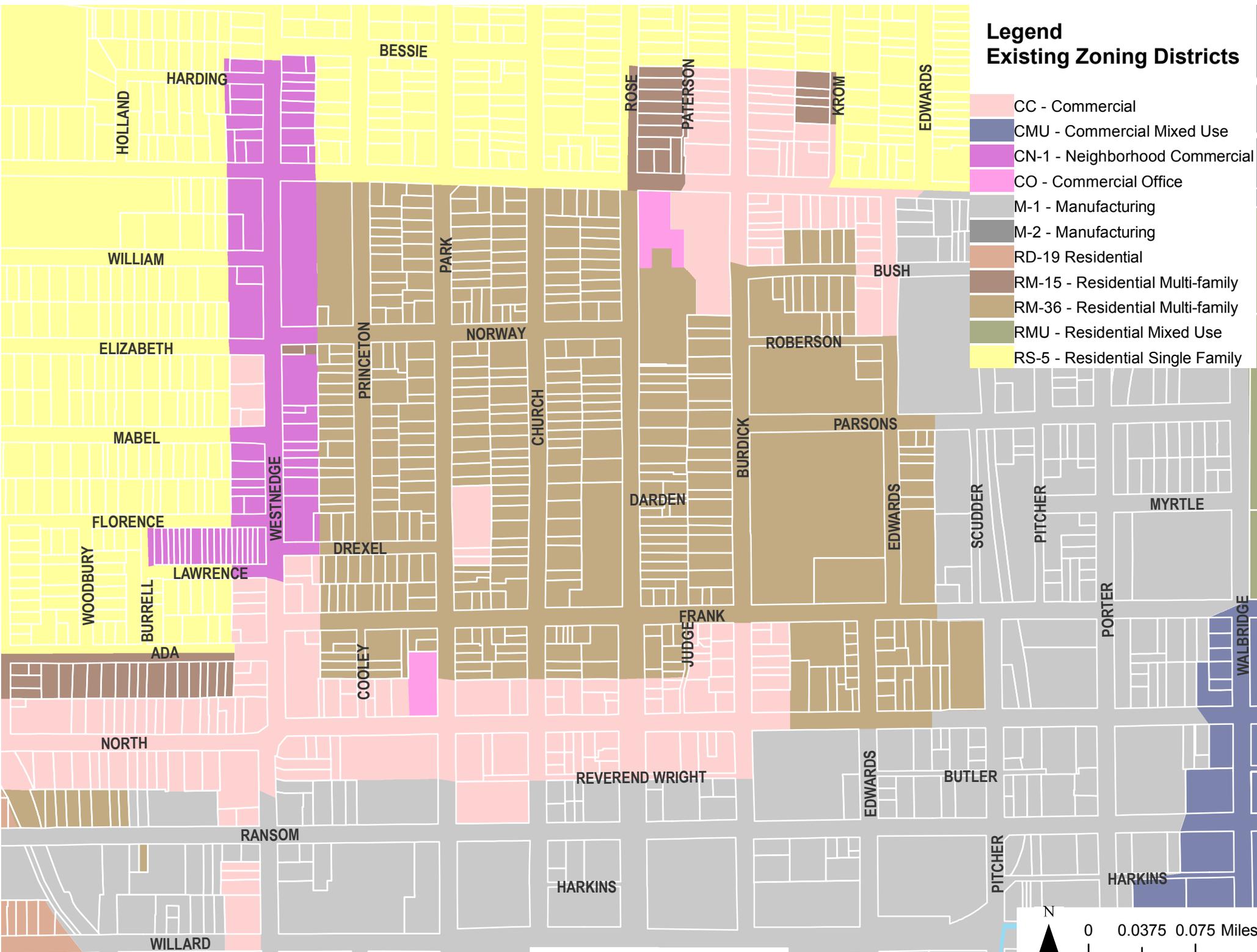
The existing commercial and manufacturing zoning districts throughout the Northside serve as barriers to the preservation of existing housing and the development of new housing to meet the neighborhood's needs. Many of these areas were noted through the Neighborhood Plan update process and are noted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

### Parcels To Evaluate For Residential Use and Preservation



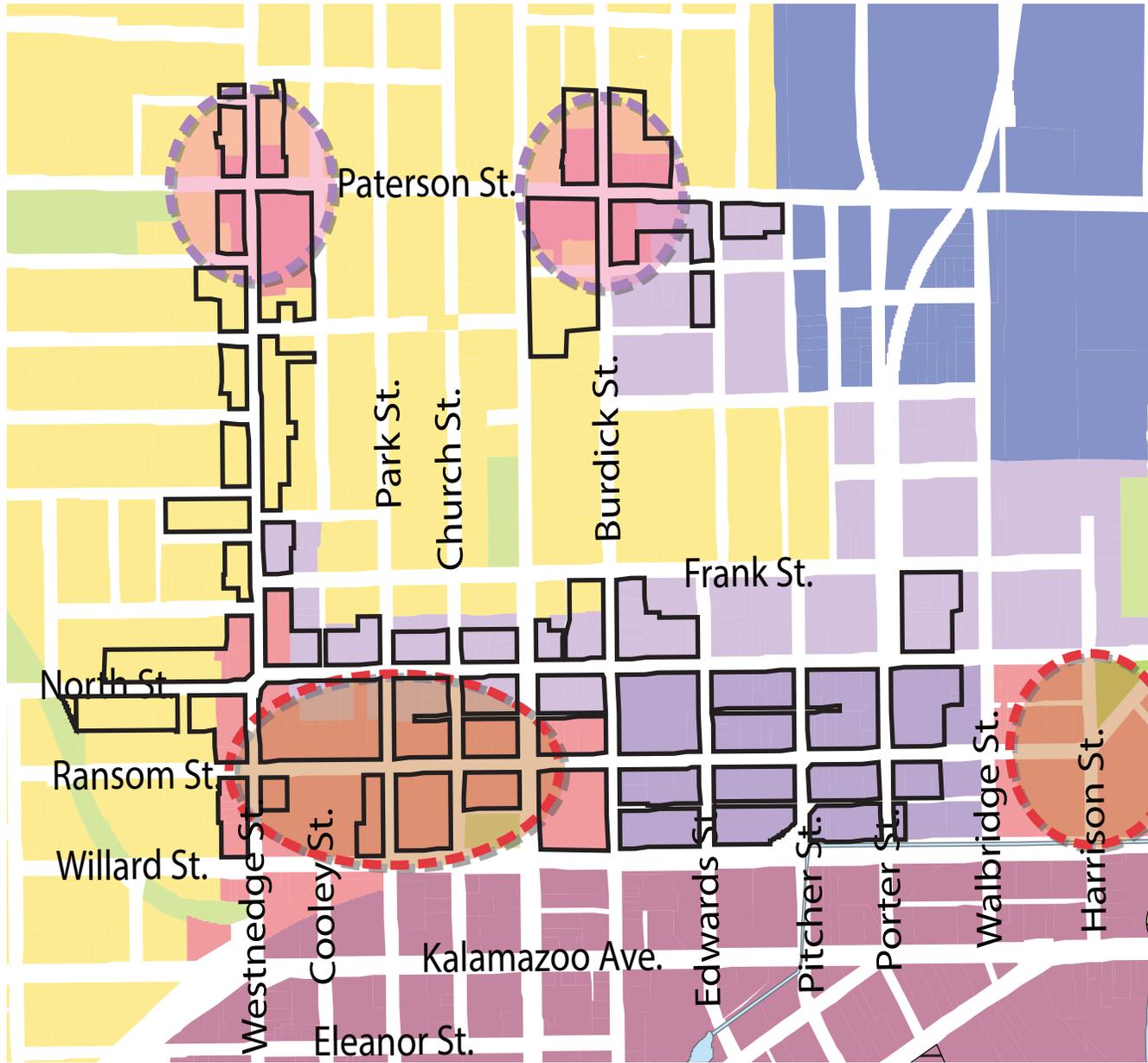
# Legend Existing Zoning Districts

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- CN-1 - Neighborhood Commercial
- CO - Commercial Office
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- M-2 - Manufacturing
- RD-19 Residential
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- RM-36 - Residential Multi-family
- RMU - Residential Mixed Use
- RS-5 - Residential Single Family

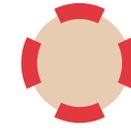


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# Northside Rezoning FLD Map



## LEGEND



Commercial Node



Neighborhood Node



Downtown



Commercial



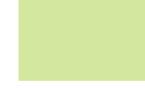
Urban Edge



Neighborhood Edge



R1-Residential



Open Space/Parks



Industrial

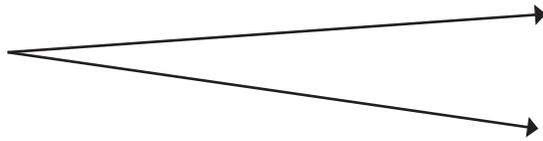


Proposed Zoning Changes

## Mixed Use Related Zoning Issues

### We heard....

Allow for a mix of uses  
within Northside  
Cultural Business  
District

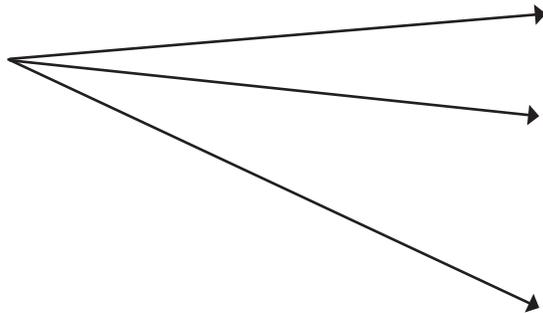


### Zoning Changes Proposed Will....

Expand allowed commercial, maker space, & limited industrial uses

Expand home occupation opportunities

Create a Walkable,  
Active Mixed-Use  
Streets



Use existing setbacks and heights of traditional buildings to guide standards

Include front entrance, minimum windows, and parking location requirements as first noted in 2009 Northside Neighborhood Plan

Create a zoning standards for key corners (Nodes) that promote active uses on ground floor with flexible uses allowed upstairs

Preserve Existing  
Housing within  
Northside Cultural  
Business District

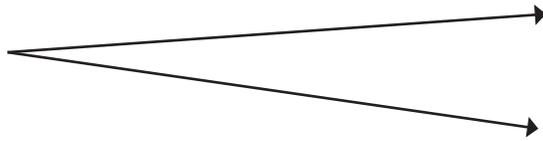


Within Northside Cultural Business District: allow residential on ground floor in Live-Work Zoning (LV-1 & LV-2), including single family, duplex, and multiple units

## Mixed Use Related Zoning Issues

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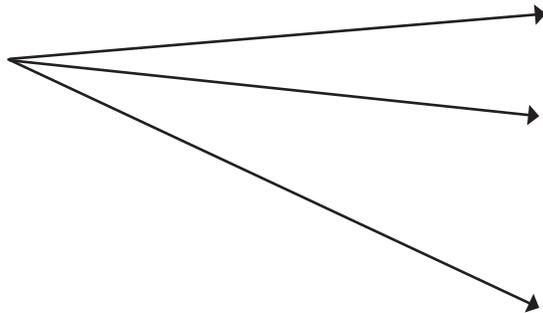


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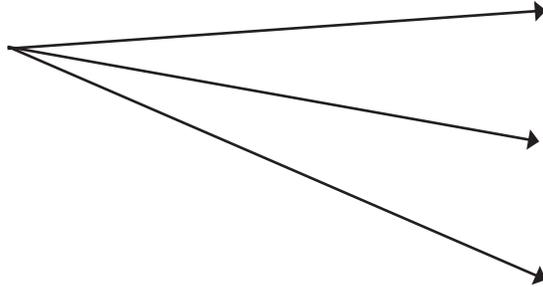
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## Residential Zoning Issues

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Preserve Existing Housing/ Remove barriers to rehab-ing & building new houses

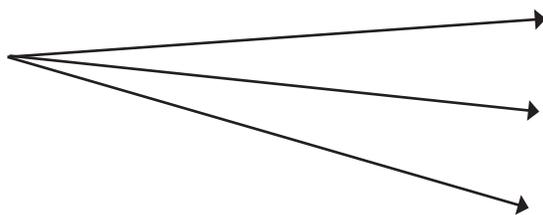


Remove Manufacturing & Commercial zoning from residential lots

Allow residential by-right within the Northside Cultural Business District with creation of new mixed use districts: Node & Live-Work 1 & 2

Return zoning to residential outside of District

Build New Housing to Accommodate All Resident Needs



Allow residences in more locations with new districts

Allow different types of housing within the Northside Cultural Business District, including single family, duplex, and multiple family units

Allow Accessory Dwelling Units

Preserve Existing Character



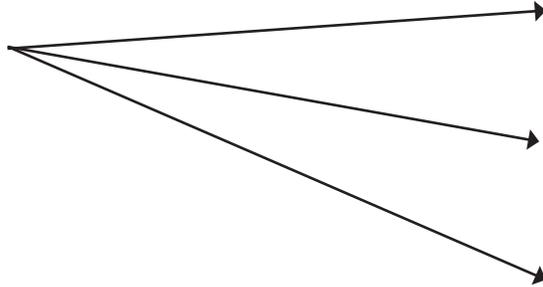
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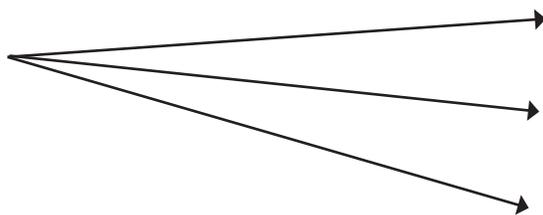


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Use existing setbacks and heights to guide standards

## Proposed Zoning Changes by Address

See Map for Key

ADDRESS	CURRENT ZONING	PROPOSED ZONING	INTENT OF CHANGES
509 ADA	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
441 BESSIE	CN-1	RM-15	Return to a Residential District
717 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
709 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
629 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
1216 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
702 N BURDICK	CC, RM-36	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
720 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
718 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
1206 N BURDICK	CC, RM-36	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
730 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
724 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
727 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
1208 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
1212 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
1214 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
719 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
714 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
708 N BURDICK	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
526 N BURDICK	M-1	Live Work 2	Allow flexible mix of limited industrial, commercial & residential uses
524 N BURDICK	M-1	Live Work 2	Allow flexible mix of limited industrial, commercial & residential uses
510 N BURDICK	M-1	Live Work 2	Allow flexible mix of limited industrial, commercial & residential uses
603 N BURDICK	M-1	Live Work 2	Allow flexible mix of limited industrial, commercial & residential uses
611 N BURDICK	CC, M-1	Live Work 2	Allow flexible mix of limited industrial, commercial & residential uses
1224 N BURDICK	CC	NODE	Allows commercial with commercial and residential on upper floors.
1220 N BURDICK	CC	NODE	Allows commercial with commercial and residential on upper floors.
1308 N BURDICK	CC	NODE	Allows commercial with commercial and residential on upper floors.
1315 N BURDICK	CC	NODE	Allows commercial with commercial and residential on upper floors.
1301 N BURDICK	CC	NODE	Allows commercial with commercial and residential on upper floors.
1335 N BURDICK	CC	RM-15	Return to a Residential District
1326 N BURDICK	CC	RM-15	Return to a Residential District
1322 N BURDICK	CC	RM-15	Return to a Residential District
1328 N BURDICK	CC	RM-15	Return to a Residential District
1312 N BURDICK	CC	RM-15	Return to a Residential District
1314 N BURDICK	CC	RM-15	Return to a Residential District
1331 N BURDICK	CC	RM-15	Return to a Residential District
1332 N BURDICK	CC	RM-15	Return to a Residential District
1320 N BURDICK	CC	RM-15	Return to a Residential District
1319 N BURDICK	CC	RM-15	Return to a Residential District
1327 N BURDICK	CC	RM-15	Return to a Residential District
1323 N BURDICK	CC	RM-15	Return to a Residential District
111 E BUSH	CC	RM-36	Return to a Residential District
219 E BUTLER	M-1	Live Work 2	Allow flexible mix of limited industrial, commercial & residential uses
710 N CHURCH	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
624 N CHURCH	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
622 N CHURCH	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
618 N CHURCH	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
610 N CHURCH	CC, M-1	NODE	Allows commercial with commercial and residential on upper floors.
518 N CHURCH	M-1	NODE	Allows commercial with commercial and residential on upper floors.
712 COOLEY	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
711 COOLEY	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
441 DREXEL	CC, RM-36	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
449 DREXEL	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
713 N EDWARDS	RM-36	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
1219 N EDWARDS	CC	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
709 N EDWARDS	RM-36	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes
1216 N EDWARDS	CC, M-1	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes









1313 N WESTNEDGE	CN-1	RM-15	Return to a Residential District
1316 N WESTNEDGE	CN-1	RM-15	Return to a Residential District
1326 N WESTNEDGE	CN-1	RM-15	Return to a Residential District
1330 N WESTNEDGE	CN-1	RM-15	Return to a Residential District
1310 N WESTNEDGE	CN-1	RM-15	Return to a Residential District
327 E WILLARD	M-1	Live Work 2	Allow flexible mix of limited industrial, commercial & residential uses
301 E WILLARD	M-1	Live Work 2	Allow flexible mix of limited industrial, commercial & residential uses
311 E WILLARD	M-1	Live Work 2	Allow flexible mix of limited industrial, commercial & residential uses
309 E WILLARD	M-1	Live Work 2	Allow flexible mix of limited industrial, commercial & residential uses
510 WILLIAM	CN-1, RS-5	Live Work 1	Allow flexible mix of commercial & residential uses, including existing homes

**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.
2018.34	900 Hatfield Avenue	New generator	AT&T	8/8/2018	8/8/2018	8/8/2018	8/29/2018	\$385.00	9/19/2018	N/A	Project under review			
2018.33	1101 Portage Street	New mixed-use building	Hollander Development Corp.	4/28/2018	5/14/2018	5/14/2018	8/15/2018	\$576.00	9/5/2018		Project under review			
2018.32	908 John Street	New parking lot	Bronson Healthcare Group	7/11/2018	7/18/2018	7/18/2018	8/8/2018	N/A	8/29/2018	Approved 8/29/18	Final approval provided	8/30/2018	37 trees, 227 shrubs	
2018.31	3401 Nazareth Road	Park development	Bow In The Clouds	7/17/2018	7/25/2018	7/25/2018	8/8/2018	N/A	8/29/2018	N/A	Project under review			
2018.3	450 N. Burdick Street	Building addition	Kalamazoo Gospel Mission	7/17/2018	7/25/2018	7/26/2018	8/3/2018	\$193.00	8/29/2018	Approved	Final approval provided	8/30/2018	2 shrubs	
2018.29	3100 Stadium Drvie	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	Final approval provided	8/16/2018	N/A	
2018.28	1381 S. Drake Road	Use change to pawn store	TNT Pawn	6/20/2018	6/27/2018	6/27/2018	7/18/2018	N/A	8/8/2018	N/A	Final approval provided	8/17/2018	8 shrubs 2 trees, 12 shrubs	
2018.27	118 W. North Street	New outdoor café	Ricky Thrash	5/16/2018	5/23/2018	5/23/2018	7/18/2018	N/A	8/8/2018	N/A	Site plan approved	8/9/2018		
2018.26	303 N. Rose Street	New Hilton Downtown	Plazacorp	2/7/2018	2/7/2018	2/7/2018	7/11/2018	\$642.50	8/1/2018		Project under review	--		
2018.25	1710 Cobb Avenue	New parking lot	House of Prayer Church				5/23/2018	N/A	6/13/2018	N/A	Final approval provided	7/3/2018	4 trees, 63 shrubs	
2018.24	431 E. South Street	Use change to a bar	Tin Can Bar	5/3/2018	5/9/2018	5/9/2018	6/27/2018	N/A	7/18/2018	Approved 7/30/18	Final approval provided	7/30/2018	5 shrubs	
2018.23	1313 Edgemoor Avenue	Add equipment to water tank	Verizon Wireless				6/20/2018		7/11/2018	N/A	Applicant changing scope of work - will re-submit 7-23-18	--		
2018.22	4605 Lilac Lane	Clubhouse addition	Village of Kalamazoo Apts.	3/22/2018	3/22/2018	3/27/2018	6/13/2018	\$193.00	7/11/2018	N/A	Final approval provided	8/16/2018	59 trees, 500 shrubs	
2018.21	1503 E. Michigan	Eastside Small Homes	Kalamazoo County Land Bank				6/13/2018		7/11/2018	N/A	Final approval provided	7/17/2018	22 trees, 126 shrubs	
2018.2	713 N. Church Street	Duplexes	NACD				5/23/2018		6/13/2018	N/A	Final approval provided	6/25/2018	6 trees, 74 shrubs	
2018.19	139 N. Edwards Street	Lot 9 project	Catalyst Development	4/20/2018	4/25/2018	4/25/2018	5/23/2018	\$989.16	6/13/2018	Approved 6/27/18	Final approval provided	8/1/2018	31 trees, 179 shrubs	
2018.18	2001 S. Westnedge	Crane Park improvements	Parks & Recreation Department				5/16/2018		6/6/2018	N/A	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	N/A	Final approval provided	5/29/2018	6 shrubs	
2018.14	2725 E. Kilgore Road	Building addition	Pepsi Company				5/2/2018		5/23/2018	N/A	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	N/A	Final approval provided	5/17/2018	6 shrubs	
2018.12	3300 Research Way	Building addition	Newell Rubbermaid				4/11/2018		5/2/2018	N/A	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	Schupen & Sons				4/11/2018		5/2/2018	N/A	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	N/A	Final approval provided	4/26/2018	6 shrubs	
2018.08	333 Portage Street	New parking lot	Zoetis				4/4/2018		4/25/2018	N/A	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	N/A	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	N/A	Final approval provided	4/24/2018	N/A	
2018.05	412 Howard Street	Midtown Marketplace	Westnedge Investment Group				3/21/2018		4/11/2018	N/A	Final approval provided	4/17/2018	45 trees, 313 shrubs	
2018.04	1601 Henderson Court	Henderson Tot Lot improvements	Parks & Recreation Department				2/14/2018		3/7/2018	N/A	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	N/A	Final approval provided	3/8/2018	6 trees, 26 shrubs	

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2018.02	760 E. Vine Street	Building addition	Lewis C. Howard				1/24/2018		2/14/2018	N/A	Applicant placed on hold	--	N/A	N/A
2018.01	4400 Canterbury	Frays Park improvements	Parks & Recreation Department				1/17/2018		2/7/2018	N/A	Final approval provided	2/8/2018	12 trees	
											<b>Total:</b>	\$821,537.00		