Agenda
City of Kalamazoo - Planning Commission
January 7, 2021

Electronic Meeting: Streamed on the City of Kalamazoo YouTube Channel and Facebook  7:00 p.m.

A. Call to Order:
B. Roll Call:
C. Adoption of Formal Agenda:
D. Approval of Meeting Minutes from December 3, 2020:
E. Communications and Announcements:
F. New Business:
G. Public Hearings:
   1. P.C. #2021.01: 1701, 1709 and 1711 Fraternity Village Drive. Request for a special use permit to construct a fraternity house in Residential Multiple Family (RM15). [Recommendation: Approve Special Use Permit]
   2. P.C. #2021.02: Request to rezone parcels in the Eastside Neighborhood from Community Commercial (CC), Manufacturing (M1), Residential Single Family (RS5), Residential Multiple Family (RM15), Residential Duplex (RD19), and Commercial Office (CO) to Live Work 1 (LW1), Live Work 2 (LW2), Residential Duplex (RD19), or Residential Single Family (RS5). [Recommendation: Recommend approval of Rezoning to the City Commission]
H. Other Business:
   1. 2021 Planning Commission Meeting Schedule
   2. January 11th – Special Meeting
I. Citizens’ Comments:
J. City Commission Liaison Comments:
K. City Planner’s Report:
L. Miscellaneous Comments by Planning Commissioners:
M. Adjournment:
A. CALL TO ORDER

Commissioner Milliken called the meeting to order at 7:02 p.m.

B. ROLL CALL

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

C. ADOPTION OF FORMAL AGENDA

Planner Anderson announced they will be moving item F.1 New Business to H.2 Other Business. The first item to be heard will be G.1 Public Hearing.

Commissioner Phipps, seconded by Commissioner Greenman Wright, moved approval of the December 3, 2020 Planning Commission agenda as amended. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Commissioner Pitts, seconded by Commissioner Phipps, moved approval of the November 5, 2020 Planning Commission minutes. With a voice vote, the motion carried unanimously.

E. COMMUNICATIONS AND ANNOUNCEMENTS

None.
F. NEW BUSINESS

None.

G. PUBLIC HEARINGS


Commissioner Milliken announced the process for leaving public comments.

Planner Anderson presented the staff report indicating this was a City-led action in partnership with the parcel owners. She gave an overview of the area, noting the parcels proximity to the Stuart, Northside, and Douglass neighborhoods. In June there was a fire that destroyed all four of the structures on these lots. The City assisted with demolition and will assist with the clean-up efforts. Planner Anderson presented pictures and maps showing the area as a mix between commercial, residential and some manufacturing. She mentioned that the Historic Preservation Coordinator wrote a short message sharing information about the buildings that were destroyed. City staff are proposing a rezoning to a mixed-use district. LW-1 allows single-family homes, buildings with multiple units and mixed-use. Planner Anderson reviewed the types of structures in the area showing that LW-1 is in line with what exists there currently. She shared that the property owner of 902 North Street is considering a three-story building - commercial and an apartment on the ground floor and residential above.

Planner Anderson explained how they consider certain questions when considering a rezoning. She said this request is consistent with the Master Plan and Strategic Vision. There are multiple strategic goals that support a rezoning. Those goals include Complete Neighborhoods, Economic Vitality, Inviting Public Places, and Shared Prosperity. The rezoning would help support the owners to rebuild and serve their neighborhoods. Due to the fire, there was a significant change in conditions for this area. There is also a community need for housing. LW-1 zoning is compatible with the surrounding neighborhood uses. Planner Anderson explained that LW-1 zoning will result in a logical and orderly development. It will not require new roads or subdividing a block. She noted that the zoning is designed to work with the scale of the area.

Planner Anderson shared that there are three property owners between the four lots. The property owners are working together for possible shared parking to serve the units in their buildings. That will help cut down on curb cuts and driveways. Planner Anderson introduced Ms. Twala Lockett-Jones and Mr. Robert Washington as the property owners present at the meeting. Ms. Sherri Duncanson joined the meeting at a later time.

Ms. Twala Lockett-Jones said her mixed-use project was planned for 902 W. North Street. They are hoping to have a community tea house, a Girls Build Kalamazoo program to teach skilled trades to girls in middle and high school, and an ADA accessible unit on the ground floor. She said there will be nine housing units total in the building. Ms. Lockett-Jones said there will be one additional commercial space that can be leased.

Commissioner Pitts asked how long the clean-up will take or when it will happen. Planner Anderson believed the bid was accepted at the last City Commission meeting. It should be under way shortly. Commissioner Pitts asked what the shared parking would look like. Planner Anderson said the design is
still to be determined. The City is trying to support property owners to have those conversations and work on some of those design elements. She said the middle property allows a large area for shared parking between the different uses. Planner Anderson noted that the zoning code allows shared parking areas.

Commissioner Chambers asked if there will be space for single-family homes if desired by the property owners. Planner Anderson confirmed that all the projects include housing options. The buildings destroyed had multiple units. If property owners wanted to build single-family homes, they are allowed to do that in the LW zone. Planner Anderson also confirmed that the project for 902 fits solely on the 902 parcel.

**Commissioner Milliken opened the public comment portion of the public hearing.**

There were no public comments.

Commissioner Milliken asked if City staff had received written comments. Planner Anderson said they had not received written items outside of the property owners themselves. Ms. Lockett-Jones spoke with people from the Stuart Neighborhood and City staff talked with the President of the NACD. Neither group brought forward any comments on the rezoning.

**Commissioner Milliken closed the public comment portion of the public hearing.**

**Commissioner Pitts, seconded by Commissioner Wissner, moved to recommend approval of rezoning of 902, 912, 920 W. North Street and 715 Woodward Avenue from RM-15 to LW-1 to the City Commission.**

Commissioner Pitts said he was excited about the request. He remembered when he would walk to North Street and see thriving businesses in the area. He thinks it’s a great idea to rezone these parcels.

Commissioner Milliken stated agreement with the staff report and its findings. He said the request is consistent with the ordinance requirements for a rezoning request. Commissioner Milliken noted that it is a change of the Future Land Use Plan and the Neighborhood Plan. He thought this was acceptable because of the significant change that occurred to the property. Commissioner Milliken requested that City staff remember that this will need to be amended in the Master Plan and the Neighborhood Plan to correct what will be an inconsistency. Commissioner Milliken also advocated to rezone whole blocks in future rezoning work instead of leaving a few parcels of the block unchanged.

**A roll call vote was taken. The motion passed unanimously.**

Planner Anderson let the property owners know the next step is for the request to go to the City Commission. She will be in contact with property owners to give them more details.

**H. OTHER BUSINESS**

1. **P.C. #2020.19: Presentation on 3-Year Master Plan 2025 Update**

Rebekah Kik, Director of Community Planning and Economic Development, Christina Anderson, City Planner; Kevin Ford, Shared Prosperity Coordinator; Sean Fletcher, Director of Parks & Recreation; James
Baker, Director of Public Services; and Steve Brown, Foundation for Excellence Manager gave an update on Master Plan accomplishments related to their respective areas.

Planner Anderson reviewed how the Strategic Vision and Master Plan were created. She said there were 136 actions and 8 strategic goals specified in the Master Plan and they had 8 years to complete them. At this point they are 1/3rd of the way through and are on track with a lot in progress. Planner Anderson reported that many of the easier projects are completed and going forward the projects will take multiple years, partners and dollars to accomplish.

Director Kik noted that 18% of goals are ongoing. These goals include core services (ex: tree planting, sidewalks) that are focused in specific places. Those will be chipped away at every single year.

Mr. Steve Brown said the FFE helps stabilize the City budget, lowers property taxes for all payers, and funds aspirational projects. He said FFE’s particular focus and mission is to address generational poverty and invest in youth development and employment as well as infrastructure. Mr. Brown talked about some of the projects they’ve invested in are affordable housing, sidewalk repair, tree planting, park improvements, youth development plans, neighborhood plans, and Shared Prosperity of Kalamazoo. In response to Covid-19, they assisted with a disaster relief fund, small business support, digital access for all, and the creation of 14 learning hubs. He noted that information on projects would be touched on in their annual newsletter and those would be sent out soon.

Planner Anderson shared that there has been an approval through March for businesses to use their on-street parking and sidewalks to increase their capacity for gathering, sales, and dining. She reported that public engagement had to change in light of Covid. An engagement hotline was set up, virtual Townhalls were held, and door hangers were created. Some of these were used for adult use marihuana, Chapter 18, 18a, the NFP overlay, and Downtown zoning.

Complete Neighborhoods. Planner Anderson reported that downtown zoning updates were done to support housing options and economic vitality. Seven Neighborhood Plans were adopted and five are in progress now. Neighborhood Planner, Katie Reilly, will come before the Planning Commission in January or February to give a detailed presentation. An inventory of Kalamazoo structures will be resumed in the coming year. It focuses on structures designated as historic and those that are 50 years old or older. This survey is conducted lot by lot and will provide information about the structures and lots. SHPO provided a grant for the survey in the Edison Neighborhood. Volunteers are doing much of the legwork for the project.

Connected City. Director Baker reported that a Connected City includes motoring, bike riding, and walking. Several projects were funded with federal dollars through the local Kalamazoo Area Traffic Study (KATS) organization. He said they are using an asset management approach to look at whole road cross section. They want to dig once and do everything needed. Director Baker indicated that could include lane conversions, pedestrian and bike infrastructure, water mains, gas, storm and sanitary sewer. He said they have engaged with neighborhoods about how to best utilize public right of way space for transportation. Director Baker gave examples of work done on Oakland Drive and Cork Street. They will continue to take
downtown street design changes into consideration. Director Baker explained their community engagement events. They have several exercises asking for public input. They take the public input and develop a list of alternatives. Engineering evaluates the alternatives and determines any points of failures in terms of traffic operations. He said they take that information and talk about solutions to prevent the failures. There will be more engagement in 2021. City crews are doing a majority of the paving program. 4,097 linear feet of sidewalks have been repaired. Director Baker said they are working in partnership with Metro Transit to improve bus stops. Another project is the KRVT Extension. They want to see connectivity south to Kilgore road.

**Environmental Responsibility.** Planner Anderson said that Public Services works within the right-of-way to make sure tree canopy is healthy and increasing. By end of 2020, 150 street trees will have been planted. They received a grant to do a tree inventory. Planning has been working on a Sustainability Strategy. That report should be completed early this winter. A compost pilot project was done in the Vine neighborhood in late summer. They collected 104 gallons of food waste.

Director Fletcher spoke about their pilot project with Tending Tilth which brought sheep to Mayor’s Riverfront Park and Spring Valley Park. The sheep eat invasive plant species. He reported that it was a very successful program and he is hoping to expand the program to future years.

**Safe Community.** Director Baker reviewed Traffic calming efforts in the Northside neighborhood. They recently installed five speed bumps in that neighborhood. They’ve also been employing speed radar indicators in various areas to collect traffic flow, volumes and average speed data. 545 lead service lines were replaced. The goal is to replace 500 annually. A team of people are working with Safe Routes to School to focus on increasing pedestrian safety. The City was awarded a competitive grant for pedestrian improvements.

**Economic Vitality.** Planner Anderson spoke about the 501 Launch which was a launch to raise interest for someone to take, renovate, and create a great asset out of 501 N. Westnedge for the Northside neighborhood. She shared about how small business grants, technical support funds, strategic site acquisition funds, and storefront improvement grants were working toward Economic Vitality in City neighborhoods.

**Youth Development.** Director Fletcher said they were able to run a modified Super Rec Program this year. Summer Camps ran at 50% capacity with safety protocols in place for Covid-19. They were outside as much as possible. He said they are currently forming a Youth Council to inform programs, activities and events. They want the youth to run it and let Parks & Recreation know what is wanted.

**Shared Prosperity.** Mr. Ford spoke about projects supported by SPK. One project was the Patient Care Academy run from the NACD building. This was a pilot program was conceived through the development of the Northside Neighborhood Plan. Many partners assisted in launching this pilot program in order to improve access to in-demand career training. Six of the eight program graduates are employed in the field. Another program assisted by SPK was Volunteer Income Tax Assistance (VITA). This was a free program to help low to moderate income folks access tax credits and tax refunds. This was supported through KRESA and expanded to sites in the Eastside, Edison, Northside Neighborhoods. 2021 projects will focus
on a 2Gen approach to serving families in order to fight child poverty. Their target neighborhoods are Eastside, Edison and Northside.

**Inviting Public Places.** Director Fletcher talked about improvements made to Reed Street Park, Bronson Park, and the Florence Street Splash Pad. He also noted that new murals along Davis Street Park are a nice enhancement. Director Fletcher said they are working on the Farmer’s Market Renovation. The site will have an improved parking area, new vendor sheds, all new roofs, and a new restroom building. This renovation includes a realignment of Bank Street. The KVRT will run from the south end of Upjohn Park to Reed Street. He said that project is in site plan review now. They are hoping to get the project out to bid in January with construction starting in April.

Planner Anderson said that wayfinding signs to the Oakwood Neighborhood Center were a result of their Neighborhood plan. They used the quick win dollars unlocked by completing a neighborhood plan.

**Strength Through Diversity.** Director Kik said their goal is for an inclusive city where everyone feels at home. This goal will impact planning and engagement within the City government and in the community. She talked about efforts to pass a Fair Housing Ordinance (amendments to Chapter 18). They established a Civil Rights Board which has created new protected classes for the City. She invited Planning Commissioners to their next meeting on December 23rd. Director Kik talked about the Social Equity Policy for adult-use marihuana and how its increased benefits to Kalamazoo Residents for those who look at business opportunities within marihuana. Additional actions were an internal equity audit, ERAACE Training for leadership and staff, listening sessions held for leadership and staff, collecting data on City programs, and a Kalamazoo Equity Profile & Policy in partnership with the Kalamazoo Community Foundation and Truth, Racial Healing & Transformation (TRHT). The City is a member of Government Alliance for Race & Equity, National Association for Civilian Oversight of Law, and Cities for Action coalition.

**2020/2021 Projects.** KRVT Trail expansion, Farmer’s Market, spray pad installation in a Northside neighborhood park, bike racks in the Vine commercial node, and implementing Safe Routes to School action plans.

Commissioner Milliken thanked the City staff and leadership for their commitment to the plan, vision and implementation of the Master Plan. He felt it was demonstrated with their participation in the meeting. It was a great demonstration of a shared commitment to a community-led plan.


Director Baker presented the Capital Improvement Plan. He said the plan was included in the City budget given to the City Commission on December 1st. Action from the City Commission is forthcoming. Director Baker reviewed costs covered through the general fund: Farmers Market redevelopment, facilities, radios, IT Equipment, Playground Equipment, Heavy Equipment and Fleet, and the Millham
Park Dam Removal. Director Baker also reviewed the 2021 major/local street projects, water and wastewater projects. He reviewed their lead replacement online map and information. Director Baker ended by acclimating Planning Commissioners to the line item sheets of the budget.

**Commissioner Greenman Wright, seconded by Commissioner Chambers, moved to recommend approval of the C.I.P. to the City Commission.**

A roll call vote was taken. The motion passed unanimously.

---

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

Ms. Tina McClinton left a message regarding the green space and flooding on Lake and Stockbridge.

J. CITY COMMISSION LIAISON COMMENTS

City Commissioner Jack Urban, expressed appreciation that the City is still working, engaging and asking for public participation in order to implement Master Plan goals. He mentioned that he will hear the same talk when it is given to the City Commission and he will enjoy hearing it again.

K. CITY PLANNER'S REPORT

Planner Anderson said she would like to have a detailed discussion about engagement and things coming forward. She said they could either do that at the January meeting or hold a special meeting.

Planner Anderson shared information about the Eastside zoning project that was restarting. She said there was a lot of activity in the Eastside neighborhood, and they need to bring that forward again. Before Thanksgiving they hung door hangers to alert everyone that this project was coming back and to let them know how to get information. She thought it would come before them in January or February.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Phipps said she enjoyed the presentation and is happy to be a part of the work. She is looking forward to 2021 in the City of Kalamazoo.

Commissioner Greenman Wright thought the presentations were impressive. She said it was great to see all the different representation from City departments.

Commissioners Pittelko, Chambers, Phipps, and Pitts wished everyone happy holidays.

Commissioner Milliken thought the meeting regarding engagement was important and he looked forward to having that conversation. He encouraged having a special meeting if necessary, to cover that topic.
M. ADJOURNMENT

Commissioner Milliken adjourned the meeting at 9:15 pm.
TO: City of Kalamazoo Planning Commission

FROM: Pete Eldridge, AICP, Assistant City Planner

DATE: January 7, 2021

SUBJECT: P.C. #2021.01: 1701, 1709 and 1711 Fraternity Village Drive. Request for a special use permit to construct a fraternity house in the RM-15 District.

BACKGROUND

Project Description
1701 Fraternity Village Drive LLC is proposing to combine 1701, 1709 and 1711 Fraternity Village Drive which will total 1.83 acres in order to construct a new fraternity house. Fraternity/Sorority Houses require a special use permit to be constructed in the RM-15 District.

The fraternity house will consist of seven four-bedroom units and will have common space for gathering and study room. There will be 31 off-street parking spaces. The intended project timeline is to start construction in 2021 and have it ready to occupy in the Fall of 2022.

Fraternity Village Drive is a cul-de-sac street which extends south from W. Michigan Avenue. The composition of land uses along this street includes three apartment complexes, six sorority houses and seven fraternity houses. The subject parcels on the cul-de-sac were last occupied by four-unit apartment buildings on each parcel. All three apartment buildings were demolished in 2012. Given the proximity of Fraternity Village Drive to the Western Michigan University campus this has become a popular location for construction of fraternity and sorority houses.

MASTER PLAN & STRATEGIC VISION ALIGNMENT

The City’s Master Plan 2025 identifies this area as R3 – High Density Residential in the Future Land Use Map. The addition of a fraternity house with seven apartments will align with the increased density envisioned for this area.

COMMUNITY ENGAGEMENT

Public Hearing Notices
Notice of the public hearing was published in the Kalamazoo Gazette and notices sent to all property owners within 300 feet of the subject property on Friday, December 18, 2020.
Additional Outreach
The applicant will conduct outreach via mailings to adjacent property owners. The Knollwood Neighborhood does not have an active neighborhood association.

REVIEW CRITERIA

The Planning Commission’s role is to approve or disapprove special use permit requests based on the following criteria from Chapter 8 of the Zoning Ordinance. Staff’s opinion of the level of conformance of the project with the criteria is provided in the bolded text.

1. That the proposed special use is appropriate for its proposed location and compatible with the character of surrounding land uses and the uses permitted in the zone district(s) of surrounding lands.

   The subject property is located on a street which is also home to 13 other fraternity or sorority houses and is walking distance of Western Michigan University. The proposed use is compatible with the surrounding land uses.

2. That the proposed special use complies with Sec. 4.2: Use Standards of the zoning ordinance.

   Fraternity Village Drive is zoned to allow for multiple family development and for fraternity and sorority houses by special use permit. There are no use-specific standards listed for fraternity houses in Chapter 4, Section 4.2

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.

   These subject parcels were each occupied with an apartment building prior to demolition. The new construction will require Site Plan Review approval. The proposed building will be positioned to meet RM15 zoning standards. The property is adjacent to fraternity houses to the north and south and abuts Knollwood Park to the east.

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 fraternity house is not anticipated to have any negative environmental impacts on the property or on the adjacent neighborhood.

5. That there is adequate road capacity available to serve the proposed special use.

The existing road capacity is more than sufficient to handle the traffic for this fraternity house with will have seven apartments.

6. That the proposed special use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

Ingress and egress will be consolidated into one access off of Fraternity Village Drive where presently there are two curb cuts. This is on a cul-de-sac with minimal traffic volumes.

7. That there are adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use.

The site is adequately served by all services.

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 site for emergency services.

9. That the proposed special use complies with the appropriate standards in Chapter 6: General Development Standards and Article 7: Parking and Loading of Chapter 50.

The project requires Site Plan Review approval. All elements of the site will be required to comply with the above ordinance regulations referenced. The maximum required number of off-street parking spaces for this development is 31 spaces which is what is proposed for this site. The dumpster placement will be screened per the ordinance.

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.

This project requires Site Plan Review approval.

RECOMMENDED ACTION

It is recommended that the Planning Commission approve the special use permit request.

Attachments:
1. Aerial Map
2. Existing Zoning Map
3. Existing Land Use Map
4. Future Land Use Map
5. Photos of Site
P. C. #2021.01 - 1701, 1709, and 1711 Fraternity Village Drive
Special Use Permit - Fraternity
P. C. #2021.01 - 1701, 1709, and 1711 Fraternity Village Drive
Special Use Permit - Fraternity
1701, 1709 and 1711 Fraternity Village Drive
December 21, 2020
Application for Special Use Permit

Fully completed application, fee, and all related documents must be returned to the Community Planning and Development Department at least four (4) weeks prior to the Planning Commission Meeting.

Please Include the $375 Fee

***Return to the Community Planning and Development Department, 415 Stockbridge Avenue, Kalamazoo, MI 49001***

SU-2/5

A. Applicant Information
   Name of Applicant: Todd Hurley
   Phone: 269 492-3777
   Address: 2800 S. 11th St
   Fax: 269 552-4961
   City: Kalamazoo
   State: MI
   Zip: 49009

   [If the applicant is not the property owner, a letter signed by the owner agreeing to the Special Use Permit must be included with the application]

   Owner of Parcel: Regi Kurien
   Address: 7129 Lakecrest PI
   Phone: 616-822-4331
   Fax: 
   City: Kalamazoo
   State: MI
   Zip: 49001

   Provide names and addresses of any other person having a legal or equitable interest in the property

B. Property Information
   Street or Street Address: 1709 Fraternity Village Dr. Kalamazoo, MI
   This property is located between On cul de sac at south end of Fraternity Village Dr. street and street, on the
   □ north    □ south    □ east    □ west side of the street.

   Number of acres: 1.927 acres

   Legal Description of the property [may be on a separate sheet attached to this application] see attached

C. Purpose of Request [describe briefly the nature of your request]
   To use the site for construction and use as a Fraternity House.

D. Attachments [8 – 24” x 36” prints; 2 – 11” x 17” prints]
   - Development Site Plan
   - Topographic Map
   - Architectural Renderings [may be waived by the City Planner]

   This application shall be completed in full and accompanied by all supporting data and the application fee before it will be accepted by the City of Kalamazoo.

Signature of Applicant:

Signature of Owner (if different than applicant):

Date: 1/18/20

Rev 2/2016
PROJECT NARRATIVE FOR 1709 FRATERNITY VILLAGE DRIVE

12/21/2020

The owner of the three parcels 1701 Fraternity Village Drive, 1709 Fraternity Village Drive, and 1711 Fraternity Village Drive is in the planning stages to construct phase 1 of a two-phase residential development.

The current phase of this project would include a 2-story fraternity house. The house would consist of 7 4-bed units with a common meeting room (future 4-bed unit).

The site work for this project would meet all Kalamazoo Zoning standards. A paved drive is planned to access the southeast portion of the cul-de-sac at the end of Fraternity Village Drive. Parking for 28 cars is planned with access to that drive and a small parking lot northwest of the proposed building. The drive will also provide access to waste removal from a dumpster enclosure at the back of the site.

Proposed utilities are planned to include an additional fire hydrant, water and sanitary service as well as updated electrical and telecommunications services. The developer plans to update and improve the exist storm basin within a City easement to accommodate the development’s storm requirements.

Simple low maintenance landscaping is planned to meet the zoning requirements for the City of Kalamazoo.
TO: City of Kalamazoo Planning Commission
FROM: Christina Anderson, AICP, City Planner
DATE: January 7, 2021
SUBJECT: P.C. #2021.02: Request to rezone parcels in the Eastside Neighborhood from Community Commercial (CC), Manufacturing (M1), Residential Single Family (RS5), Residential Multiple Family (RM15), Residential Duplex (RD19), and Commercial Office (CO) to Live Work 1 (LW1), Live Work 2 (LW2), Residential Duplex (RD19), or Residential Single Family (RS5).

BACKGROUND
Work to update the zoning for the East Main Corridor and the East Main and East Michigan intersection area officially began in winter 2020 with a community meeting at the Kalamazoo Eastside Neighborhood Association (KENA) that discussed both land use and streets. The meeting was notice through the distribution of flyers to properties, email, and social media. The results of the meeting were then discussed and presented at the KENA March meeting. The conversation on the need to update the zoning in this area was not a new one. It had been discussed during the creation of the Eastside Neighborhood Plan in 2018. It was also a key part of the discussions during the design charrettes held by the Kalamazoo Land Bank (KLB) in 2019 for the redevelopment of two blocks along East Main.

The area under consideration is currently zoned a mix of the following districts, which is also illustrated in the attached documents.

- Community Commercial (CC). This is an intense commercial district that allows a wide set of commercial uses but does not allow residential on the ground floor. It supports building forms that are more typical of a Sub-Urban street like Stadium or south Portage Street – large lot, parking in the front, and up to six stories in height.
- Commercial Office (CO). This district supports a narrow list of uses with a focus on office uses. Residential uses are not permitted on the ground floor in this district.
- Manufacturing (M1). This district allows industrial and commercial uses. Residential development is not permitted in this district on any floor.
- Residential Single Family (RS5). This district allows one-unit residential buildings.
- Residential Duplex (RD19). This district allows one and two residential unit buildings.
- Residential Multiple Family (RM15). This district allows a wide range of residential buildings, including single family, duplex, and multiple family units.

The reasons behind the proposed change include that the existing commercial and manufacturing districts do not promote mixed use development and development in a size and scale appropriate
for this corridor, and development in the size and scale of what exists today. The East Main corridor and the area generally around the East Main and East Michigan intersections currently contains a mix of residential and commercial land uses – often both are mixed within the same block. The current districts, though there are several of them, do not support this pattern like Live Work 1 and 2 support it. This rezoning also serves to clean up numerous lots which are “split” zoned, meaning they are mapped with more than one zoning district, even though only one set of zoning standards can apply. This action will reduce the number of nonconformances as a result.

The rezoning work aligns with many other neighborhood activities in this area, including planned work lead by the Kalamazoo Land Bank (see attached plans) and the newly formed neighborhood Business Committee, which includes many businesses along the East Main corridor. The City, KENA, and the Business Committee are working with the American Institute of Architects (AIA) on a façade rehabilitation grant program, which aligns with the form-based standards in Live Work 1 and 2. Live Work 2 supports the potential redevelopment projects under discussion around the East Main and East Michigan intersection, including slightly taller buildings and building form to support the re-establishment of a walkable, active area. Finally, the updated zoning is in alignment with the street improvements discussed by the neighborhood to improve pedestrian movements, especially along East Main, and support neighborhood commercial with buildings close to the front property lines, lots of windows, and clear front entrances. East Main is planned for resurfacing in 2021 and new striping, potential on street parking, and enhanced pedestrian crossings are being considered.

MASTER PLAN & STRATEGIC VISION ALIGNMENT

The proposed rezoning aligns the City’s Strategic Plan, 2025 Master Plan, and the Eastside Neighborhood Plan.

- **Strategic Vision.** The rezoning to Live Work 1 supports Shared Prosperity, Complete Neighborhoods, Connected City, Inviting Public Places, and Economic Vitality goals within the Strategic Vision.

- **2025 Master Plan.** The proposed mixed-use zoning aligns with the goal of expanding housing options and affordability, creating complete neighborhoods, and viewing redevelopment and infill through a combined lens of both land use and transportation.

The 2025 Master Plan future land use plan has the East Main Corridor designated as Neighborhood Edge and identifies the area of the historic neighborhood node. Nodes in the Master Plan are defined as active mixed-use areas that have a focus on land use and transportation improvements. These Eastside blocks have both commercial (traditional commercial buildings and houses converted to commercial) and residential buildings; this pattern is less consistent than the Nodes identified in the Northside or in Washington Square in Edison. The more restrictive Node zoning is not a good fit as a result. Live Work 1 supports the mix of uses common in Nodes, but also recognizes that in this area there are more residential units mixed into the blocks of the neighborhood’s historic node. The City is actively planning to make the street improvements common in Nodes to support the active walkable area, as mentioned above.
The intersection of East Michigan and East Main, which is a mix of manufacturing, commercial and residential zoning districts was noted in the Future Land Use Plan as Live Work 2 and Residential 3 (highest intensity residential uses), which aligns with the proposed Live Work 2.

- Eastside Neighborhood Plan. The Eastside Neighborhood Plan has goals related to land use, zoning, and transportation, including allowing a range of housing opportunities; improving building facades; detailed areas of height that range from 2-4 stories; and identifying blocks in need of street improvements, including streetscape and pedestrian travel. This map did not re-identify the historic node, but discussed building intensity and street improvements.

COMMUNITY ENGAGEMENT

Engagement Activities
The community meeting held at KENA this past winter and the charrette meetings held by the KLB in 2019, were advertised throughout the neighborhood by email, social media, flyers, and KENA communications.

To restart the discussions and the official review process of the zoning update, staff attended a Business Committee meeting in October. In mid-November, staff delivered door hangers with the project’s information and followed up in early December with mailed flyers to the owners of vacant properties within the area of consideration. The door hangers and flyers included background on the project, proposed map changes, and how on where to get more information, including imaginekalamazoo.com/projects/eastsidezoning and use of the Engagement Hotline. At the time of writing, staff received a handful of calls seeking information on the proposed changes. These questions came in through the Engagement Hotline and direct email to staff.

Public Hearing Notices
Notice of the public hearing was published in the Kalamazoo Gazette. A notice letter and map were mailed to all property owners and occupants in the rezoning area on Wednesday, December 16th.

REVIEW CRITERIA

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

1) **Consistency with the 2025 Master Plan and Strategic Vision.** Yes, as detailed above the proposed rezoning is in alignment with the Eastside Neighborhood Plan, 2025 Master Plan, and Strategic Vision.
2) **Change of Conditions that Require an Amendment.** Yes. The rezoning is following the vision as put forth in the 2025 Master Plan, Eastside Neighborhood Plan, and other land use discussions that have taken place in the last two years.

3) **Does Amendment Address a Demonstrated Community Need.** Yes. The proposed rezoning supports upcoming, planned projects along the corridors and the façade improvements noted in the Eastside Neighborhood Plan in addition to the vision of neighborhood and master plans.

4) **Compatibility with Surrounding Uses.** Yes. The proposed zoning is more in line with the surrounding uses and vision for the area than what exists today.

5) **Will the Amendment Result in a Logical and Orderly Development Pattern.** Yes. The proposed zoning districts were created with our existing lot size and block pattern in mind.

**RECOMMENDED ACTION**

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

Attachments:

1. Existing & Proposed Zoning
2. Future Land Use Plan
3. [Eastside Neighborhood Plan](#) (link to plan online)
4. Kalamazoo Land Bank, Support Letter, Illustrative Plans East Main, Design Discussion
5. Outreach door hanger/flyer
EXISTING ZONING

- CC - Commercial
- CO - Commercial Office
- CMU - Commercial Mixed Use
- M-1 - Manufacturing
- M-2 - Manufacturing
- RD-19 Residential Duplex
- RM-15 - Residential Multi-family
- RS-5 - Residential Single Family
- PUD - Planned Unit Development

PROPOSED ZONING CHANGES

- RD-19 Residential Duplex
- RS-5 Residential Single Family
- LW1 Live Work 1
- LW2 Live Work 2
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION
Dear Christina,

In 2019, the Kalamazoo County Land Bank (KCLB) together with the Kalamazoo Neighborhood Association (KENA) co-led a visioning process for Kalamazoo County Land Bank owned vacant and underutilized property in the 1600 Block of East Main with the assistance of architects Inform and OCBA. This process took place throughout the late summer and fall of 2019 and included over 200 Eastside residents throughout various events and meetings. Residents were invited to share their ideas and their analysis of this block (possibilities, context, challenges, strengths) and identify what could be possible for the future. Residents were invited to vote on design preferences and then react to design ideas based on these preferences and to provide final input on and endorse a final resident defined design. Residents were also invited to lead in defining the proposed use for the project. As a result of this process, the Eastside Square project was born. Residents identified Eastside Square as the name throughout the project. The vision for the project articulated in this process is attached and includes affordable attached smaller housing units for homeownership and commercial space on the first floor. Commercial space was desired to support a variety of potential neighborhood commercial uses (from retail, to office, to food production or food service) as well as a community pocket plaza that will feature a poetry project led by local neighborhood artist Buddy Hannah. The Land Bank with KENA's support has been raising funds for this project over the last year and groundbreaking is anticipated for the pocket plaza in mid 2021 with the first phase of the structures to follow thereafter. Architects have been working closely with city staff on the pocket plaza design to ensure compliance with existing requirements. The Land Bank supports zoning changes that will enable all of the phases of this community defined vision to be able to be fully implemented on East Main.

Sincerely,

Kelly Clarke

--

Kelly Clarke
Executive Director
Kalamazoo County Land Bank Authority
Riverview Launch
1523 Riverview
Kalamazoo, MI  49004
269.216.9667
Hello Christina:

I have attached the final results of the 2019 Eastside Commercial Corridor study done by the Kalamazoo County Land Bank Authority and the Eastside Neighborhood Association that involved several community meetings with a total of over 200 community participants as well as representatives from your office. Items that were examined included the of uses along this corridor, the sizes and configuration of possible new buildings and the design or style of the new buildings the neighborhood residents would like to see in this area. The results were a combination of residential and neighborhood commercial uses in one and two story buildings in a contemporary or transitional style so as not to dominate the mostly residential neighborhood.

The corner plaza shown on the renderings is currently under design and is scheduled to be constructed in the spring of 2021. The buildings at 1601 E Main and 637 Edwin are currently under design and are tentatively scheduled for a late 2021 or 2022 construction. Based on this extensive community involvement, we would hope that any changes to the zoning in the East Main area would allow for these projects to be constructed as shown.

Please feel free to contact me with any questions you have regarding this study or the process used.

Best Regards,

Steve

Steven S. Hassevoort, AIA
LEED AP, NCARB
managing partner
IN·FORMarchitecture
401 East Michigan Avenue, Suite 100
Kalamazoo, Michigan 49007
tel: 269.270.3333
www.informarchitect.com
East Main Commercial Corridor
Community engagement sessions for the

East Main Commercial Corridor

The FEEL of the block

- Family Friendly
- Safe
- Walkable
- Aesthetically Pleasing
- Appeal To Residents
- Support Neighborhood Businesses

The POTENTIAL of the block

- Attract Business
- Safety
- Generate Income
- The Eastside Is Great!!
- Green Space
- Bring Back Community

The RESIDENTIAL UNITS

- Affordable
- High Income
- Mid Income
- Condo
- Homeownership
- Mixed Income

The OUTDOOR SPACES

- Welcoming And Secure
- Pocket Park
- Neighborhood Scale
- Food Truck Site
- Green Roof Patio
- Restaurants
- Outdoor Seating
- Farmers Market Space
- Walking Path

The CHALLENGES of the block

- Walking Safety
- Needs Appropriate Lighting
- Too Many Liquor Stores
- Too Many Auto Mechanics
- Investment Challenge
- Affordable Housing
- Not A Walkable Community
- Blighted Property
EASTSIDE SQUARE PROJECT
PHASE 1 B – 1601 EAST MAIN
PHASE 2 and Phase 3 – 1616 EAST MAIN
PHASE ONE
one-story commercial and two-story residential
development at 1601 E Main St.

East Main Commercial Project
Kalamazoo, Michigan 49048
PHASE ONE
plaza at corner of E Main St. and Edwin St.

FUTURE PHASE
commercial and residential developments at 1616 E Main St. and 637 Edwin St.

East Main Commercial Project
Kalamazoo, Michigan 49048
East Main Commercial Project
Kalamazoo, Michigan 49048
East Main Commercial Project
Kalamazoo, Michigan 49048
East Main Commercial Project
Kalamazoo, Michigan 49048
East Main Commercial Project
Kalamazoo, Michigan 49048
Vision for East Main
Defined at East Main Resident Commercial Corridor Meeting

What Does East Main Look like in 2024?

- East Main is welcoming and bright with lighting improvements along the Corridor.
- People come out to East Main from the neighborhood and from wider Kalamazoo to frequent businesses
- East Main has been beautified and has curb appeal
- The Community stays involved in the efforts on East Main
- There is more than one gathering spot on East Main that is safe and inviting
- East Main has traffic and visitors – this does not all just go to Gull Road
- East Main sets an example of beautification and improvement that can follow on Riverview
- There is a feeling of unification on East Main
- Life and Love are on the East Main corridor
- There is a gathering place of some sorts like a restaurant, ice cream parlor, candy counter, etc.
- There are places to walk to on East Main that are safe and inviting
In late January and early March, the City, Kalamazoo Eastside Neighborhood Association (KENA), and property owners along East Main and East Michigan corridors met to discuss a zoning map update in this area. Unfortunately, COVID limited further action and making the changes official was put on hold ... until now.

Goals & Alignment

The proposed zoning update will:

Help to implement the Neighborhood Plan vision for the E. Main Corridor by supporting a wide range of businesses, housing opportunities, and walkable development

Replace the out of date manufacturing and intense commercial zoning with districts that support the mix of uses that have historically existed along these streets

Support buildings that fit the size and scale of the corridor

Eliminate situations where parcels are zoned with more than one district

The zoning map update also aligns with other programs and projects either underway or in the works, including the City and Eastside Business Committee façade program, Kalamazoo Land Bank planned redevelopments on East Main between Edwin Avenue and Phelps Avenue/Southworth Terrace, and street improvements on East Main scheduled for 2021.

Proposed Rezoning

You have received this flyer because your property is included in this proposed zoning map update.

Proposed Zoning Map & By-Address Table

Online: A larger version of the map below and table can be found at imaginekalamazoo.com/projects/eastsidezoning

By Phone: Call our engagement hotline at (269) 226-6524 and leave us a message for more information

Next Steps

Any changes to zoning require a public hearing at the Planning Commission and the City Commission. Prior to the Planning Commission meeting, all property owners in the proposed area will be sent a letter with information on the meeting, how to attend, and how to comment.

Your Input

Feedback is encouraged before then by:

Phone: Leave us a message at (269) 226-6524
Email: Send an email to andersonc@kalamazoocity.org
Online: Share input in the comment box at imaginekalamazoo.com/projects/eastsidezoning
<table>
<thead>
<tr>
<th>Application Deadline:</th>
<th>Meeting Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 10, 2020</td>
<td>January 7, 2021</td>
</tr>
<tr>
<td>January 7, 2021</td>
<td>February 4, 2021</td>
</tr>
<tr>
<td>February 4, 2021</td>
<td>March 4, 2021</td>
</tr>
<tr>
<td>March 4, 2021</td>
<td>April 1, 2021</td>
</tr>
<tr>
<td>April 8, 2021</td>
<td>May 6, 2021</td>
</tr>
<tr>
<td>May 6, 2021</td>
<td>June 3, 2021</td>
</tr>
<tr>
<td>June 3, 2021</td>
<td>July 1, 2021</td>
</tr>
<tr>
<td>July 8, 2021</td>
<td>August 5, 2021</td>
</tr>
<tr>
<td>August 5, 2021</td>
<td>September 2, 2021</td>
</tr>
<tr>
<td>September 9, 2021</td>
<td>October 7, 2021</td>
</tr>
<tr>
<td>October 7, 2021</td>
<td>November 4, 2021</td>
</tr>
<tr>
<td>November 4, 2021</td>
<td>December 2, 2021</td>
</tr>
<tr>
<td>December 9, 2021</td>
<td>January 6, 2022</td>
</tr>
</tbody>
</table>

**Note:** The meeting dates shown above are for regularly scheduled monthly meeting on the first Thursday of each month.
<table>
<thead>
<tr>
<th>Year</th>
<th>Project Address</th>
<th>Project Description</th>
<th>Applicant</th>
<th>Property Owner</th>
<th>Pre-App. Received</th>
<th>Pre-App. Meeting</th>
<th>Pre-App. Approval Date</th>
<th>Date Site Plan Rec.</th>
<th>Fee</th>
<th>Committee Meet. Date</th>
<th>Design Review</th>
<th>Site Plan Approval Status</th>
<th>Final Site Plan Approval Date</th>
<th>Final Inspect.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020.48</td>
<td>335 W Kalamazoo Ave</td>
<td>New County Court Building</td>
<td>Kalamazoo County</td>
<td>Kalamazoo County</td>
<td>8/26/2020</td>
<td>9/16/2020</td>
<td>10/7/2020</td>
<td>11/13/2020</td>
<td>$500</td>
<td>12/30/2020</td>
<td>DDRC</td>
<td>Project Under Review</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020.45</td>
<td>3537 Oakland Dr</td>
<td>Drive-Thru Addition to Coffee Shop/ Parking lot addition</td>
<td>Mark Smutki/ Water Street Coffee</td>
<td>Oakwood Plaza of Kalamazoo, LLC</td>
<td>9/14/2020</td>
<td>9/30/2020</td>
<td>9/30/2020</td>
<td>10/30/2020</td>
<td>$500</td>
<td>12/9/2020</td>
<td>NA</td>
<td>Project Under Review</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Year 2020</td>
<td>Project Address</td>
<td>Project Description</td>
<td>Applicant</td>
<td>Property Owner</td>
<td>Pre-App. Received</td>
<td>Pre-App. Meeting</td>
<td>Pre-App. Approval Date</td>
<td>Date Site Plan Rec.</td>
<td>Fee</td>
<td>Committee Mgmt. Date</td>
<td>Design Review</td>
<td>Site Plan Approval Status</td>
<td>Final Site Plan Approval Date</td>
<td>Final Inspection</td>
</tr>
<tr>
<td>-----------</td>
<td>----------------</td>
<td>---------------------</td>
<td>-----------</td>
<td>----------------</td>
<td>------------------</td>
<td>------------------</td>
<td>------------------------</td>
<td>------------------</td>
<td>-----</td>
<td>--------------------</td>
<td>-------------</td>
<td>---------------------------</td>
<td>-----------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>2020.01</td>
<td>2634 Mt Olivet</td>
<td>Cell Antenna Colocation</td>
<td>Crown Castle</td>
<td>City of Kalamazoo</td>
<td>7/30/2019</td>
<td>8/7/2019</td>
<td>8/7/2019</td>
<td>1.2.2020</td>
<td>$385.00</td>
<td>2/5/2020</td>
<td>NA</td>
<td>Site Plan Approved</td>
<td>2/4/2020</td>
<td></td>
</tr>
<tr>
<td>Year 2020</td>
<td>Project Address</td>
<td>Project Description</td>
<td>Applicant</td>
<td>Property Owner</td>
<td>Pre-App. Received</td>
<td>Pre-App. Meeting</td>
<td>Pre-App. Approval Date</td>
<td>Date Site Plan Rec.</td>
<td>Fee</td>
<td>Committee Meet. Date</td>
<td>Design Review</td>
<td>Site Plan Review Status</td>
<td>Final Site Plan Approval Date</td>
<td>Final Inspect.</td>
</tr>
<tr>
<td>-----------</td>
<td>----------------</td>
<td>---------------------</td>
<td>-----------</td>
<td>----------------</td>
<td>------------------</td>
<td>-----------------</td>
<td>----------------------</td>
<td>---------------------</td>
<td>-----</td>
<td>---------------------</td>
<td>-------------</td>
<td>------------------------</td>
<td>-----------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total: