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2. APPROVAL OF AGENDA

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   B. SLU-2-2018, 1609 N. Larch Street, Residential use in the "H" Light Industrial zoning district..........................................................2

5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)

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(5) Z-9-2018, Vacant lot south of 601 S. MLK, Rezoning from “C” Residential to “F” Commercial
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12. ADJOURNMENT

FOR SPECIAL ACCOMMODATIONS, PLEASE GIVE NOTICE 24 HOURS PRIOR TO THE MEETING BY CALLING 517-483-4066 OR 517-483-4088 TDD.
GENERAL INFORMATION

APPLICANT/OWNER: Bryant Hill on behalf of the Gilbert M. Hill Trust
421 Curtis Road
East Lansing, MI 48823

REQUESTED ACTIONS: Rezone the vacant lot south of 601 S. ML King, Jr. Blvd.
from “C” Residential District to “F” Commercial District

EXISTING LAND USE: Vacant

EXISTING ZONING: “C” Residential

PROPOSED ZONING: “F” Commercial

PROPERTY SIZE: Slightly Irregular Shape
2,657 square feet - 122 acres

SURROUNDING LAND USE: N: Vacant commercial building
S: Office building
E: Single Family Residential
W: Union Missionary Baptist Church

SURROUNDING ZONING: N: “F” Commercial
S: “F” Commercial
E: “C” Residential
W: “E-2” Local Shopping

MASTER PLAN: The Design Lansing Comprehensive Plan designates the
subject property for medium-density residential-urban land
use. S. M.L. King is designated as a major arterial

SPECIFIC INFORMATION

This is a request by Bryant Hill to rezone the vacant parcel of land located immediately south of 601
S. M.L. King Jr. Blvd., legally described as:

South 31 Feet of the West ½ of Lot 9, the South 31 Feet of Lot 10 & the North 2 Feet of Lot
11, Block 7, Bush, Butler & Sparrows Addition (Parcel No. 33-01-01-17-480-021)

from “C” Residential District to “F” Commercial District. The purpose of the request is to make the
zoning of the subject property consistent with the zoning of the adjoining parcels to the north and
south.
AGENCY RESPONSES

Assessor:

BWL: See attached.

Building Safety: The Building Safety Office has no objections to the rezoning. New development is subject to building plan review.

Fire Marshal:

Parks & Rec.: No comments.

Public Service: No objections to the rezoning. If the property is developed in the future, a site plan would be required for review.

Transportation:

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject property is currently vacant and is surrounded to the north and south by property that is zoned “F” Commercial. The property in the 600 block on the west side of S. M. L King is zoned “F” Commercial as well, but for one parcel of land that is zoned “E-2” Local Shopping district. The applicant’s proposal to rezone the subject property to “F” Commercial will, thus, make it consistent with the zoning pattern already established in the area.

The subject property is too small on its own to be developed for any type of commercial land use. Even under the current zoning, the site would only be able to accommodate a very small single family home. Given the street system in the area and the surrounding zoning and land use patterns, it is highly unlikely that the site would be deemed desirable for the construction of a new home. The proposed rezoning allows the owner to make use of the property by combining it with one of the adjoining properties for expansion of their existing facilities or to create a larger site for redevelopment.

COMPLIANCE WITH MASTER PLAN:

While the Design Lansing Comprehensive Plan designates the subject property for medium-density residential use–urban land use, it has the same designation for the adjacent properties to the north and south that are currently zoned “F” Residential. Therefore, despite the Comprehensive Plan designation, the proposed zoning will make the subject property consistent with the zoning pattern that already exists in the area. Consistent zoning patterns create consistent land use patterns which is a primary goal of the Comprehensive Plan and of proper planning and zoning principles in general.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

Given the small size of the site and the close proximity that a new driveway would be to the existing driveways to the north and south, it may be necessary to secure an easement from one of the adjoining property owners to allow a connection to one of the existing driveways.
IMPACT ON PUBLIC FACILITIES:

Any new construction on the property will have to be reviewed and approved through the City’s administrative site plan review process. The site plan review process is intended, in part, to determine whether public utility systems in the area are adequate to support the proposed development. A primary component of the site plan review process is a storm water management plan to ensure that run-off from the site does not negatively impact the surrounding properties or place demands on the storm sewer system in excess of its capacity.

ENVIRONMENTAL IMPACT:

The site is currently vacant. As noted above, new construction will have to be reviewed and approved through the City’s administrative site plan review process to ensure compliance with all applicable City codes and ordinances and to mitigate any negative impacts on the environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

Approval of the requested rezoning will not have any negative impacts on future patterns of development in the area. As evidenced by the attached zoning map, the properties to the north and south of the subject property are currently zoned “F” Commercial and thus, the proposed rezoning will merely create consistency in the zoning pattern that already exists in the area.

SUMMARY

This is a request by Bryant Hill to rezone the vacant parcel of land located immediately south of 601 S. M.L. King Jr. Blvd. from “C” Residential District to “F” Commercial District. The purpose of the request is to make the zoning of the subject property consistent with the zoning of the adjoining parcels to the north and south.

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will be consistent with the existing zoning and land use patterns in the area and with the future land use pattern being advanced in the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

RECOMMENDATION

Pursuant to the findings described in this staff report, staff recommends approval of Z-9-2018, a request by Bryant Hill to rezone the vacant parcel of land located immediately south of 601 S. M.L. King Jr. Blvd. from “C” Residential District to “F” Commercial District.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator
BOARD OF WATER AND LIGHT MEMO

January 9, 2019

TO: City of Lansing – Planning Department, Susan Stachowiak

FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795

RE: COL Rezoning: 2-9-2018_Comments

BWL Electric: Approved.
- No Comments. Contact person: Jerry Wheeler, Electric Utility Designer, LBWL, PH: 517-702-6644

BWL Street Lighting: Approved.
- No comments. Contact person: Karen Carter, phone: 517-702-7080

BWL Water & Steam Distribution:
Approved
Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:
- Site Specific Comments:
  o The proposed rezoning does not appear to impact existing BWL water facilities.
  o Should the customer require changes to the water service to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/.
- General Comments:
  o A BWL Service Agreement shall be established with payment prior to performing work. All services up to and including the meter are part of the water system and cannot be installed or altered without a BWL Water Service Agreement in place. Service risers to the building will only be constructed by BWL forces or a BWL approved contractor. The plumbing contractor is not to stub services out of the building. Water services stubbed out of the building by a non-approved contractor, and without inspection by the BWL, will not be acceptable.
  o It is the applicant’s responsibility to determine the estimated water demand (including fire flow requirements) of this project, and sizing services accordingly. The BWL will not take responsibility for inadequately sized services or metering specified by the applicant.
  o The customer is responsible for verifying the precise location and depths of the existing water mains or services prior to construction. The BWL will not be responsible for unanticipated conflicts caused in the customer’s design documents or MISS-DIG staking in the field.
  o The customer is responsible for all costs of water service installation and removals, including connection fees, installation, metering, and engineering and administration costs for the work.
- Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Jerrod Wade via e-mail at: Jerrod.Wade@lbwl.com.

BWL Water Operations: Randall Roost- Approved
I have no concerns with the proposed rezoning.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality-Approved
I have no concerns.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.
CERTIFICATE OF SURVEY

For: Gilbert Hill
3044 Scarborough Drive
Lansing, MI 48910

Legal Description:
The South 31 feet of the West 1/2 of Lot 9, the South 31 feet of Lot 10, and the North 2 feet of Lot 11, Block 7, Bush, Butler and Sparrow's Addition to the City of Lansing, Ingham County, Michigan.

1" = 20'

LOT 9
M30.89' R31'
PROPERTY LINE
LOT LINE
PROPERTY LINE
LOT 10
M&R 2.00'
PROPERTY LINE
PIPE
LOT 11
M&R 33.00'
5' CONC. WALK

MARTIN LUTHER KING BLVD.

D = Deeded
M = Measured
P = Platted

• Found as noted
O Set iron & cap #12034

We hereby certify that we have surveyed the property herein described; that the buildings and improvements as shown are entirely within the property lines; and that there are no visible encroachments upon the above described property, except as shown hereon.

FRED WHITE ENGINEERING COMPANY
2300 North Grand River Avenue
Lansing, Michigan 48906
Phone (517) 361-7111

Fred N. White P.E. & P.S. No. 12034
Survey No. 030877-1
Date: 12 July 2004
GENERAL INFORMATION

APPLICANT/OWNER: Adam Brewer  
Larch Street, LLC  
2547 W. Main Street  
Lansing, MI 48917

REQUESTED ACTION: Special Land Use Permit for residential use in the “H” Light Industrial District

EXISTING LAND USE: Vacant Board of Water & Light power substation building

EXISTING ZONING: “I” Heavy Industrial District

PROPOSED ZONING: No change

PROPERTY SIZE & SHAPE: Irregular Shape, 11,238 square feet -.25 acres

SURROUNDING LAND USE:  
N: Vacant, Freeway Right-of-Way  
S: Parking Lot  
E: Manufacturing Facility  
W: Manufacturing Facility

SURROUNDING ZONING:  
N: “I” Heavy Industrial District  
S: “I” Heavy Industrial District  
E: “I” Heavy Industrial District  
W: “I” Heavy Industrial District

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property for general industrial land use. N. Larch Street is designated as a principal arterial.

Request

This is a request by Adam Brewer, Larch Street, LLC, for a special land use permit to convert the building at 1609 N. Larch Street into residential apartments. Residential use is permitted in the "I" Heavy Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.
AGENCY RESPONSES:

BWL:

Building Safety: The Building Safety Office has no objections. This project will be subject to site and building plan reviews.

Development:

Fire Marshal:

Parks & Recreation: No comments.

Public Service: No objections. The developer should submit an estimated sanitary
er sewer usage to this department to ensure there is adequate capacity for the prospective development. The site will require a site plan for review.

Transportation:

ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

1. Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?

The applicant purchased the subject property from the City in 2018, following approval of an Act 33 request (Act-3-2018) authorizing its disposition. The property contains a 2-story, 5,040 square foot masonry building that was formerly used as a Board of Water & Light electrical substation. The building has been vacant for more than 10 years. The applicant proposes to convert the building into 5 residential apartments. Since the property is zoned “I” Heavy Industrial, a special land use permit is required for the proposed residential use.

The subject property is located in an area that is entirely zoned heavy industrial and being used exclusively for heavy industrial uses. The building is located between an elevated, 45 MPH 6-lane highway and a large manufacturing company (Demmer Corporation). Melling Drop Forge is located to the west on the opposite side of the highway. There are also several smaller industrial facilities in the area. There are certain industrial areas of the City where converting obsolete industrial buildings to residential uses is appropriate such as the former Motor Wheel factory building in the 700 block of E. Saginaw Street and the warehouse building at 735 E. Hazel Street. In contrast to the subject property, these sites are located in areas where there is a mix of industrial and residential land uses, the industrial uses are low impact and the streets that directly serve the sites are 25 MPH, 2-lane streets with sidewalks.
The street system in the area of the subject property is not pedestrian friendly as it is not intended to serve residential uses or customer-oriented businesses. The street that directly serves the property is intended to accommodate the heavy traffic generated by the industrial uses along the street. The elevated street to the west is a highway that is intended to move high volumes of traffic through the area as efficiently as possible. Given the heavy industrial uses and the street system in the surrounding area, the applicant’s proposal to convert the building at 1609 N. Larch Street into residential apartments would not be compatible with the area in which it is located.

2. **Will the proposed special land use change the essential character of the surrounding area?**

Converting the building at 1609 N. Larch Street into 5 residential apartments will change the character of the surrounding area as it will introduce a residential use into an area that is entirely characterized by heavy industrial land uses. The area surrounding the subject property is zoned, master planned and has a street system that is clearly designed for heavy industrial uses. The overwhelming majority of land in the City of Lansing is zoned for residential land uses of varying densities. Heavy industrial areas, by contrast, are very limited and should be preserved for such uses. While it is acknowledged that the small size of the site/building limits the types of uses that it could accommodate, there are uses, such as a laboratory/testing facility, a small manufacturing facility and a repair shop, that would be far more compatible with the surrounding area than an apartment building.

3. **Will the proposed special land use interfere with the enjoyment of adjacent property?**

Residential use of the site will not interfere with the enjoyment of adjacent properties. The existing industrial uses and the street system in the surrounding area, however, may interfere with the enjoyment of the subject property for residential use. The property is located below a heavily traveled highway and directly across the street from a large manufacturing facility. The noise, traffic, light glare, etc. that are inherent from such surroundings are not conducive to a positive living environment. The site will contain very little green space but, given the surroundings, any outside activity would not likely be very enjoyable anyway, at least in comparison to most residential environments. The transportation system in the area is not pedestrian friendly (no sidewalks, heavy truck traffic, relatively high speed limits). Also, the site will contain the minimum number of parking spaces necessary to fulfill the code requirement (9 spaces for 5 apartments) but no additional spaces to accommodate visitors, delivery trucks, etc., and on-street parking in not permitted in the area.

4. **Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**

The applicant’s plan for the site includes constructing a 9-space parking lot on the site, north of the building. Since the proposed parking lot will result in more than 1,000 square feet of new impervious surface, a site plan will have to be reviewed and approved through the City’s
administrative site plan review process before any construction of the parking lot can commence. A storm-water management plan is a required component of the site plan review submission to the City.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

No nuisances are anticipated to result from the proposed residential use of the buildings on the site. In fact, residential use would be a very low impact use of the property, particularly in comparison to many of the uses that would be permitted by right in the “I” Heavy Industrial district (storage yard, salvage yard, heavy automobile repair facility, manufacturing, vehicle sales, etc.). Residential use, however, may not be the most appropriate use of the site given the industrial character of the area as described in more detail in some of the preceding paragraphs. Furthermore, the industrial uses in the area may generate conditions such as noise, excessive heavy traffic, fumes, light glare, etc. that could cause nuisances for the residents of the building on the subject property.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

No negative comments have been received from any of the reviewing departments or agencies with regard to impacts on public facilities and services.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The City’s Public Service Department will require an estimate of the sanitary/sewer usage in order to determine if there is adequate capacity for the proposed use. The applicant/developer will be responsible for any upgrades to the systems necessary to accommodate the development.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The Zoning Ordinance permits residential land use in the “I” Heavy Industrial district, with a special land use permit when it can be determined through an analysis of the criteria contained in Section 1282.03(f)(1)-(9) of the Zoning Ordinance that such use is appropriate for the proposed location. In this particular case, conversion of the building at 1609 N. Larch Street to residential apartments does not comply with all the applicable criteria used for evaluating special land use permits. See responses to criterion 1, 2 & 3 of this staff report.
Residential use of the subject property in not consistent with the intent and purpose of the Design Lansing Master Plan designates the subject property for "General Industrial" use. The intent of this designation as stated in the Plan is:

"To provide an environment for industrial facilities that are larger in scale and require outdoor materials or equipment storage."

The Master Plan lists the following as typical uses for this designation:

"Power plants, automobile component manufacturing and assembly; scrap processing/recycling; and outdoor storage of equipment or materials. Light industrial uses should also be permitted."

The Master Plan does not promote residential use in the "general industrial" land use category. This category is specifically intended to accommodate the most intensive industrial uses, the effects of which may not be conducive to a quality living environment. The types of uses permitted in the "I" Heavy Industrial district typically generate a great deal of heavy truck traffic, are in operation beyond normal working hours, require the need for outdoor storage and significant exterior lighting and may generate noise, fumes and unsightly conditions. The intent of the Master Plan, in large part, is to provide a guideline for development to ensure compatibility of land uses so that businesses can thrive in an environment that does not negatively impact the quality of life for residents. Allowing a 5-unit residential apartment building on a site that is surrounded by heavy industrial uses and located below a highway overpass would be contrary to the intent of the Master Plan.

9. **Will the proposed special land use meet the dimensional requirements of the district in which the property is located?**

The attached site plan demonstrates compliance with all applicable dimensional requirements of the Zoning Ordinance. The Ordinance requires 9 parking spaces for the proposed 2, 1-bedroom units and 3, 2-bedroom units. At this time the only parking that exists on the site is a 12-foot wide driveway off of N. Larch Street. If approved, the applicant intends to construct a 9 space parking lot on the north side of the building.

**SUMMARY**

This is a request by Adam Brewer, Larch Street, LLC, for a special land use permit to convert the building at 1609 N. Larch Street into residential apartments. Residential use is permitted in the "I" Heavy Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

Based on the findings contained in this staff report, the proposal does not comply with all of the criteria of Section 1282.03(f)(1)-(9) of the Zoning Code for evaluating Special Land Use permits.
1. The proposed Special Land Use will not be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does not represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services.
7. It has not been determined whether the proposed Special Land Use will place demands on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is not consistent with the intent and purpose of the Design Lansing Comprehensive Plan.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends denial of SLU-2-2018, based on the findings of fact described in the staff report.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator
BOARD OF WATER AND LIGHT MEMO

January 9, 2019

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: COL SLU-2-2018 Agency Referral_Comments

BWL Electric: Approved with the following comments:

- The BWL can provide an (underground and/or overhead) electric service to serve the new development based on the Board’s Rules and Regulations for Electric Service.
- A copy of the final site, grading, and electrical plans for the proposed development must be supplied to the Customer Projects Department before a final cost for electric service and service agreement can be provided to the owner/developer.
- Owner/developer must contact BWL Customer Projects Department, Jerry Wheeler @ 517-702-6644, to initiate service agreement process.
- The BWL will need to cut and fill the underground duct bank system that currently exists at the proposed development.

BWL Street Lighting: Approved.

- There are no apparent conflicts with the proposed development and the existing BWL Street Light Service. For BWL Street Light Design contact Karen Carter, 517-702-7080 or: karen.carter@ibwl.com

BWL Water & Steam Distribution: Approved

Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- Site Specific Comments:
  - The proposed rezoning does not appear to impact existing BWL water facilities.
  - If, during the course of the parking lot construction, it is determined that any water facilities are impacted, the customer will be responsible for the costs of protecting those facilities as well as any repairs and/or relocations.
  - The customer is responsible for verifying the precise location and depths of the existing water mains or services prior to construction. The BWL will not be responsible for unanticipated conflicts caused by inaccuracies in the customer’s design documents or MISS-DIG staking in the field.
  - Should the customer require changes to the water service to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at http://www.ibwl.com/Commercial/Water-Services/Water-Service-Installation/.
- General Comments:
  - A BWL Service Agreement shall be established with payment prior to performing work. All services up to and including the meter are part of the water system and cannot be installed or altered without a BWL Water Service Agreement in place. Service risers to the building will only be constructed by BWL forces or a BWL approved contractor. The plumbing contractor is not to stub services out of the building. Water services stubbed out of the building by a non-approved contractor, and without inspection by the BWL, will not be acceptable.
  - It is the applicant’s responsibility to determine the estimated water demand (including fire flow requirements) of this project, and sizing services accordingly. The BWL will not take responsibility for inadequately sized services or metering specified by the applicant.
  - The customer is responsible for all costs of water service installation and removals, including connection fees, installation, metering, and engineering and administration costs for the work.
- Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Jerrod Wade via e-mail at Jerrod.Wade@ibwl.com.

BWL Water Operations: Randall Roost-Approved

I have no comments or concerns.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.
BWL Environmental Wellhead Protection: Angie Goodman, Water Quality

This project lies within the Board of Water & Light Wellhead Protection Area. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent loss to the groundwater. Construction machinery should be parked on paved areas when not in use, and leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.
The image is a zoning map for the City of Lansing. The map includes various symbols and colors representing different zones and areas.

Legend:
- **all_roads_recov_City**
- **roads_final**
- **Parcels_2012**
- **Tax Parcels**
- **A Residential-Single**
- **B Residential-Single**
- **C Residential-2 Unit**
- **NONE**
- **CUP Community Unit Plan**
- **D-1 Professional Office**
- **D-2 Residential/Office**
- **DM-1 Residential-Multiple**
- **DM-2 Residential-Multiple**
- **DM-3 Residential-Multiple**
- **DM-4 Residential-Multiple**
- **E-1 Apartment Shop**
- **E-2 Local Shopping**
- **F Commercial**
- **F-1 Commercial**
- **G-1 Business**
- **G-2 Wholesale**
- **H Light Industrial**
- **I Heavy Industrial**
- **J Parking**
- **ROW Right of Way**

The map shows the layout of the city with streets, zoning areas, and other geographical features. The north direction is indicated by an arrow in the bottom left corner of the map.
Regular Meeting  
LANSONG PLANNING BOARD  
December 4, 2018  
6:30 p.m., Conference Room  
Neighborhood Empowerment Center  
600 W. Maple Street  

MINUTES  

1. OPENING SESSION  

Mr. Ruge called the meeting to order at 6:30 p.m.  

a. Present:  John Ruge, Josh Hovey, Tony Cox, Katie Alexander, Lynne Martinez & Marta Cerna  
b. Absent:  Farhan Bhatti  
c. Staff:  Bill Rieske, Susan Stachowiak, Doris Witherspoon & Ronda Oberlin  

Mr. Hovey made a motion, seconded by Ms. Alexander to grant an excused absence for Dr. Bhatti. On a voice vote, the motion carried unanimously (6-0).  

2. APPROVAL OF AGENDA  

Mr. Rieske asked to have “Act-8-2018, 3418 Pleasant Grove (NE Corner), Easement for SWAG Public Art” added to the agenda under “New Business”.  

Mr. Hovey made a motion, seconded by Ms. Alexander to approve the agenda with the addition of “Act-8-2018, 3418 Pleasant Grove (NE Corner), Easement for SWAG Public Art” under “New Business”. On a voice vote, the motion carried unanimously (6-0).  

3. COMMUNICATIONS  

Ms. Stachowiak stated that she received the following communication in opposition to Z-8-2018:  

* Letter from Elaine Womboldt on behalf of Rejuvenating South Lansing, 4815 Tressa  
* Email from Nancy Mahlow, 430 N. Fairview Avenue  
* Email from Marilyn Irvine, 5211 Tulip Avenue  

4. HEARINGS  

A. Community Needs Public Hearing  

Ms. Witherspoon stated that this is the time for a public hearing which will provide an opportunity for citizens to identify housing and community development needs and express preferences for the use of federal funds to address those needs in the City of Lansing in preparation of the City’s action plan for fiscal year 2019 covering the time period July 1, 2019 – June 30, 2020. The action plan is the annual application that the City of Lansing submits to the Department of Housing and Urban Development (HUD) to request federal funds, specifically, Community Development Block (CDBG), HOME and Emergency Solutions Grant (ESG) funds. CDBG funds provide funding for community revitalization purposes and can only be used to fund activities that fulfill at least one of the three national objectives:
(1) Benefit persons of low and moderate income,

(2) Elimination of slum and blight, or

(3) Urgent community need.

Ms. Witherspoon said that CDBG funds can be used to fund activities such as: housing rehabilitation, public service programs, and economic development. She said that the HOME program provides funding for activities such as down payment assistance and new construction. ESG eligible activities include: rapid re-housing, homelessness prevention, street outreach, emergency shelter (shelter operations), HMIS (Homeless Management Information System) and administration.

Ms. Witherspoon stated that last year, the City received increases in both CDBG and HOME dollars and less than a 1% decrease in ESG funds. She said that it is important that we address our community’s priority needs and that we use funds strategically so as to maximize the impact of federal resources available to the City of Lansing. Ms. Witherspoon said that any person in the audience that wishes to address the Planning Board on these matters should come forward, state their name and address and provide their comments. She said that written proposals and requests will also be accepted for consideration. She also said that it is required that all verbal proposals made at this time be submitted in writing to the City's Development Office prior to January 15, 2019.

Hope Lavell, no address given, BlueStar Development/Wada Group, stated that here company is interested in renovating the former school at 2130 W. Holmes Road into a mixed use building consisting of offices, affordable housing, entrepreneurial space, a music program, etc. She stated that CDBG funds would be very helpful in seeing this project through to fruition.

Angela Pruitt, Closing the Digital Gap, 809 Center Street, Suites 7B and 8B, stated that this group, which focuses on digital literacy, has been in operation for 16 years. Ms. Pruitt said that that they provide computer training and access to the internet for seniors, youth, veterans, disabled individuals, and others. She said that her organization is requesting funding to assist with their program.

Ms. Moreno, no address given, stated that she has 10 years of experience in providing multi-media training to students/young people to teach skills in film making, editing and writing. They give back and are engaged in the community. Ms. Moreno said that the purpose of the program is to allow young people to “tell their story”, expand their minds and obtain specialized skills.

Joy Gleason, 1133 E. Malcolm X Street, stated that she is part of the Truth, Racial Healing and Transformation of Metro Lansing economy team. She said that she does not have a formal proposal but stated that her group focuses on making positive changes in housing with regard to disparity for people of color. Ms. Gleason said that Lansing is one of the most difficult cities in the country with regard to home ownership for people of color in comparison to other races. She said that they will be working on a formal proposal within the next 4 years which will involve studying what other communities are doing to close this divide. Ms. Gleason extended an invitation to the Planning Board to attend one of their meetings.

Seeing no one else wishing to speak, Mr. Ruge closed the public hearing.
Ms. Witherspoon reminded those who spoke to submit their proposals in writing to the City of Lansing Development Office.

B. Z-8-2018, 5400 S. Cedar Street, Rezoning from “F” Commercial & “J” Parking districts to “G-2” Wholesale district

Ms. Stachowiak stated that this is a request by AMERICO Real Estate Company to rezone the property at 5400 S. Cedar Street from “F” Commercial & “J” Parking Districts to “G-2” Wholesale District. The purpose of the rezoning is to permit the property to be used for self-storage, U-Haul truck and trailer sharing and a moving and storage retail store. She said that the staff recommendation is to deny the request based upon its inconsistency with the surrounding zoning and land use patterns, the goals of the master plan and proper planning principles in general. Ms. Stachowiak said that the intent of both the Zoning Ordinance and the Master Plan is to concentrate the most intensive commercial land uses along major arterials, such as S. Cedar Street, where they receive maximum exposure to the highest volumes of traffic. Storage facilities, by contrast, are more appropriately located in areas where they are accessible from but not located directly on a major arterial.

Ms. Stachowiak stated that while the subject property adjoins a "G-2" zoned parcel of land to its west that is accessed via Perry Robinson, the vast majority of the properties along S. Cedar Street, including those that surround the subject property on 3 sides, are zoned "F" Commercial. Therefore, the proposed zoning would still be considered a “spot zone” of "G-2" Wholesale zoning along S. Cedar Street. She said that spot zoning is typically considered to be an inappropriate zoning practice because it affords development options to a single land owner that are not available to the adjoining properties and creates inconsistent land use patterns.

Ms. Stachowiak stated that S. Cedar Street is zoned, master planned and designed for customer-oriented, commercial uses that generate a high volume of traffic on a daily basis. She said that S. Cedar Street is intended for the types of uses that benefit from and in fact, depend on exposure to high volumes of traffic in order to provide a strong customer base for their businesses. The primary concern with self-storage uses is that they are not customer oriented businesses and as such, they generate very little traffic on a regular basis. Self-storage facilities are destination type uses that do not depend on pass-by traffic to create and sustain a customer base. Ms. Stachowiak said that the majority of the time, the parking lots are mostly vacant, with the exception of trucks and equipment that are available for lease, which detracts rather than contributes to a healthy commercial environment. She said that the other concern is that approval of the rezoning will set a negative precedent for future requests to rezoning commercial properties to the "G-2" Wholesale district to accommodate more self-storage facilities as there seems to be a lot of interest in doing so at this time.

Mr. Ruge opened the public hearing.

Jonathan Gilmore, President, U-Haul Western MI, spoke in support of the request. He said that U-Haul is a national retailer that has converted other vacant K-Mart stores in the state into self-storage facilities. He provided photographs of those projects. Mr. Gilmore said that it will not just be a self-storage facility but a retail facility as well providing packaging supplies and renting equipment and vehicles. He said that the plan shows an outlet near the northeast area of the site for another business that would generate even more activity. Mr. Gilmore stated that his team met with Councilman Garza who is supported of the request. He said that they will bring investment, employment, stability and security to an area that really needs it at this time. It will be well-lit and well-maintained with 24/7 security and they
will improve the appearance of the site and add greenspace to the sea of asphalt that currently exists. Mr. Gilmore stated that U-Haul is already investing a lot of money in south Lansing. He also said that they have been a member of the community for decades, have earned awards from the Southside Commercial Association and would like the opportunity to turn the property at 5400 S. Cedar Street from its current state into what would be a real asset to south Lansing.

Ms. Alexander asked if U-Haul has looked at other sites in the City.

Mr. Gilmore said that the subject property is an ideal location for the business as it located in an area where it gets a high volume of exposure to traffic which is necessary because U-Haul does not advertise. He said that the size of the property also fits in with U-Haul's business model.

Mr. Ruge said that people want to see retail uses near the street. He asked Mr. Gilmore if they would be willing to create more outlots or reserve additional space near Cedar Street for that purpose. Mr. Ruge said that what he would like the applicant to consider is a plan where there is a row of commercial businesses close to Cedar Street with a drive leading back to the U-Haul facility. He suggested that the applicant work with City staff on a revised proposal that would address some of the concerns and bring it back to the Planning Board at its next meeting.

Mr. Gilmore said that the outlot shown on the plan is more than what they would normally desire as they do not want to be hidden back behind other businesses.

Ms. Stachowiak stated that providing for more retail space along S. Cedar Street would not change the staff recommendation as it would not satisfy some of the concerns described in the staff report.

Bruce Gershenson, 31500 Northwestern Hwy., Suite 100, Farmington Hills, MI 48334, spoke in favor of the request. He said that he is the owner of the property and he has reached out to many retailers over the past 2½ years, none of whom are interested in the property. Mr. Gershenson stated that reality changes things and the nature of S. Cedar Street has changed as well. He referenced the conversion of the former Builders Square building to a church a few years ago. Mr. Gershenson said that there has been a lot of interest in converting the building into a medical marijuana grow operation but they want something that there that the community can be proud of and this proposal would fulfill that objective. He said that it will bring investment, jobs and revitalization to the property and to the area in general.

Kathy Miles, 1128 Woodbine, spoke in opposition to the request. She said that the City is reaching a saturation point with self-storage facilities, particularly in south Lansing. Ms. Miles stated that self-storage facilities provide very few jobs and the nature of the business is contrary to the goals of revitalizing the area.

Don Horton, 5747 Ridgewood, spoke in opposition to the request. He said that he is involved with Rejuvenating South Lansing which is a group dedicated to the revitalization of the area and feels that another self-storage facility would be contrary to its efforts. Mr. Horton expressed concerns about other businesses that have closed in the area and the potential for them to be converted to self-storage rather than retail or other customer-oriented commercial businesses.
Rick O'Connor, no address given, spoke in support of the request. He said that he has been working with Mr. Gershenson over the past 2½ years to find a new tenant for the property and despite a huge effort, they have not been able to find anyone that wants to be located on S. Cedar Street in Lansing. Mr. O'Connor said that U-Haul is a great operator and the alternative is to leave the site vacant, thus allowing it to deteriorate and become subject to vandalism.

Joy Gleason, 1133 E. Malcolm X Street, stated that it was a mistake to allow the former EDS building to become a self-storage facility. She said that she would rather see that type of business located on the subject property and being run by U-Haul. Ms. Gleason said that with the new facilities coming in to the area, at some point the area will become oversaturated and the buildings will return to being vacant.

Mr. Gilmore said that self-storage is one of the only growth industries right now. He said that a lot of people are downsizing and millennials prefer smaller houses but still need a place to store their belongings until they eventually obtain much larger living quarters. He said that they live small now but dream big for the future.

Seeing no one else wishing to speak, Mr. Hovey closed the public hearing.

5. COMMENTS FROM THE AUDIENCE - None

6. RECESS – Not taken

7. BUSINESS

Mr. Rieske stated that Act-9-2018 is a request by the Board of Water and Light to grant an easement along the east side of Canal Road to Consumers Energy for gas service to its proposed natural gas power plant. The gas line is located along the west side of the LBWL property at that location. Mr. Rieske said that the Board of Water and Light plans to phase out its Erickson Power Plant in 2025, and eventually replace it with a natural gas-fired power plant at the site of the Erickson Plant in Delta Township. He said that the easement with Consumers is necessary for the transition from the coal-fired Erickson plant to the new plant.

Mr. Rieske said that Act-10-2018 is for sanitary and storm sewer easements to permit the development of the new McLaren Hospital on Collins Road.

A. Consent Items

(1) Minutes for approval: November 7, 2018

(2) Act-9-2018, Consumer’s Energy Easement on LBWL land

(3) Act-10-2018, McLaren Hospital Development, Sewer Easements

Without objection, the consent agenda was approved.

B. New Business

(1) Z-8-2018, 5400 S. Cedar Street, Rezoning from “F” Commercial & “J” Parking districts to “G-2” Wholesale district
Mr. Ruge said that he would be in favor of tabling the request to give the applicant an opportunity to work with City staff on a revised proposal that would be received more favorably.

Mr. Hovey made a motion, seconded by Ms. Martinez to table Z-8-2018 to give the applicant an opportunity to amend their request. On a voice vote, the motion carried (5-1). Ms. Cerna cast the dissenting vote.

(2) Hazard Mitigation Plan

Ronda Oberlin, City of Lansing, Hazard Mitigation Coordinator, stated that hazard mitigation is the process of reducing the impact of hazards and while no community will ever be completely safe from all hazards, steps can be taken to make a community more resilient to the effect of a disaster. She said that the goal of this plan is to make Lansing’s residents, businesses, and infrastructure better able to withstand and recover from the effects of a disaster. Ms. Oberlin said that good mitigation is sustainable and fiscally responsible. She said that research shows that every dollar spent in mitigation save at least 4 dollars in damage and response costs when a disaster occurs.

Ms. Oberlin said that the goals of this plan are to:

- Identify mitigation priorities
- Identify pre-disaster mitigation opportunities
- Prepare Lansing to take effective advantage of post-disaster mitigation opportunities

Ms. Oberlin said that the City’s original hazard mitigation plan was developed in 2005 by the Tri-County Regional Planning Commission and addendums to the plan were developed for flood and wildfire by local planning teams. The plan was then fully revised by the City’s Emergency Management division in 2015. This was done in collaboration with other City departments, community stakeholders, experts, elected officials and member of the public.

Ms. Oberlin said that there are several types of projects that will be considered for hazard mitigation including preventive measures, structural improvements, property and natural resource protection, risk communication and improving emergency response capabilities. She stated that under the Disaster Mitigation Act of 2000, local emergency management jurisdictions are required to submit a hazard mitigation plan for FEMA approval every five years. Ms. Oberlin said that the MI Municipal Planning Act requires a community to review its master plan every five years. She said that the planning cycle for the two plans overlay which enable the two documents to be updated simultaneously. Ms. Oberlin said that this ensure that priorities from one plan are represented in the other.

Ms. Martinez made a motion, seconded by Mr. Hovey to approve the Hazard Mitigation Plan, as presented. On a voice vote, the motion carried unanimously (6-0).

(3) Act-8-2018, NE Corner of 3418 Pleasant Grove, Easement for SWAG Public Art
Mr. Rieske stated that the Southwest Action Group (SWAG), the City, LEAP, and the Arts Council of Greater Lansing have been working together on the placement of public art in the business district at Holmes and Pleasant Grove. He said that SWAG and the City are proposing a public open space, with landscaping and a sculpture, on a SWAG-owned parcel split from the NE corner of 3418 Pleasant Grove. Mr. Rieske said that the Southwest Action Group (SWAG) wishes to convey an easement to the City over the entire property for the placement of public art. He said that the City would own and maintain the sculpture, and SWAG would own, maintain, and insure the property.

Ms. Martinez asked if there are any concerns with regard to utilities on the area of the site that would be covered by the easement.

Mr. Rieske said that the proposal was reviewed by the City's Public Service Department and no concerns were expressed.

Mr. Hovey said that he is a big fan of public art and this project will be a great compliment to the other good things that have been happening in this area, including Beacon Field.

Ms. Miles stated that the art piece shown on the rendering in the packet is being built right now.

Mr. Hovey made a motion, seconded by Mr. Cox to recommend approval of Act-8-2018, an easement to the City for the purposes of installing public art at 3418 Pleasant Grove Road. On a voice vote, the motion carried unanimously (6-0).

9. REPORT FROM PLANNING MANAGER - None

10. COMMENTS FROM THE CHAIRPERSON - None

11. COMMENTS FROM BOARD MEMBERS

Mr. Hovey said that the art work on Pleasant Grove will be a great compliment to the area. He stated that there will be funding campaign kick-off in the near future for a playground, walking path, native plant garden and other amenities to improve the area.

Lynne Martinez stated that the Arcadia on E. Michigan has virtually no parking on the site. It is drawing a large amount of traffic that is not only taking up the commercial parking in the area but people are now parking on the side streets which is causing a lot problems for the residents. She said that there are other businesses in the area that need to be able to share the on-street parking on E. Michigan and the parking lots in the area in order to sustain their businesses. Ms. Martinez said that people are blocking driveways and parking in a manner that limits visibility at intersections. She also said that the new Gillespie development will make matters worse as they will not have much on-site parking either.

Ms. Stachowiak said that the property is in an overlay district which means that very little on-site parking is required.

Ms. Cerna said that other communities do not require much parking. She said that the businesses are doing well and people get used to vehicles parking on the side streets as that is part of living in an urban environment.
Kathy Miles stated that her main objection to the Form-Based Code is that it will not require enough parking. She said that it is very difficult to find parking in Reo Town and Old Town because they are overlay districts.

Ms. Stachowiak stated that the City is aware of the issues with parking for the Arcadia and is trying to find a way to mitigate the problem.

12. **ADJOURNMENT** – The meeting was adjourned at 8:13 p.m.
January 11, 2019

**Z-8-2018, 5400 S. Cedar Street**
Rezoning from “F” Commercial & “J” Parking Districts to “G-2” Wholesale District

This request was tabled at the December 4, 2018 Planning Board meeting to give the applicant an opportunity to address the concerns raised in the staff report about the rezoning.

The original plan provided for one outlot near the northeast corner of the site and a row of spaces for the parking/display of “truck sharing” vehicles along the S. Cedar Street front property line. The revised plan provides for two outlots along the front property line at the southeast corner of the site and eliminates the truck sharing area. The revised plan also shows two new self-storage buildings at the northeast corner of the site, near the front property line.

The outlots, presumably, are for future commercial development that would make use of a portion of the massive parking lot on the site and provide a commercial buffer between the street and the storage facilities. The applicant has not, however, excluded the proposed outlots from the rezoning and therefore, the request is still to rezone the entire site to the “G-2” Wholesale district. Regardless, the concerns about the proposed “G-2” Wholesale zoning and the proposal to utilize the subject property for a storage facility as described in the staff report still remain and thus, the recommendation to deny the rezoning has not changed.
GENERAL INFORMATION

APPLICANT: AMERICO Real Estate Company
2727 N. Central Avenue, Suite 500
Phoenix, AZ 85004

OWNER: A & W Greshenson
31500 Northwestern Hwy., Suite 100
Farmington Hills, MI 48334

REQUESTED ACTIONS: Rezone the property at 5400 S. Cedar Street (former K-Mart Building) from “F” Commercial & “J” Parking district to “G-2” Wholesale district

EXISTING LAND USE: Vacant Commercial Building

EXISTING ZONING: “F” Commercial & “J” Parking Districts

PROPOSED ZONING: “G-2” Wholesale District

PROPERTY SIZE: 9.380 +/- acres – Irregular Shape

SURROUNDING LAND USE: N: Commercial/Vacant
                      S: Consumer’s Energy Right-of-Way/Parking Lot
                      E: Commercial
                      W: Vacant

SURROUNDING ZONING: N: “F” Commercial District
                    S: “F” Commercial & “A” Residential Districts
                    E: “F” Commercial & “J” Parking Districts
                    W: “G-2” Wholesale District

MASTER PLAN: The Design Lansing Master Plan designates the subject property for “Community Mixed-Use Center”. S. Cedar Street is designated as a major arterial.

DESCRIPTION:

This is a request by AMERICO Real Estate Company to rezone the property at 5400 S. Cedar Street from “F” Commercial & “J” Parking Districts to “G-2” Wholesale District. The purpose of the rezoning is to permit the property to be used for self-storage, U-Haul truck and trailer sharing and a moving and storage retail store.
AGENCY RESPONSES

Building Safety:

Development Office:

Fire Marshal:

Parks & Recreation: I have concerns about the sight lines for people using the pathway if the proposed storage unit goes to the road.

Public Service: The use for proposed self-storage facility does not typically generate any significant sanitary flows that I’m aware of. Further, the redevelopment uses the existing building structure that would have had to have been served by bathroom facilities, so, historically, there would have been existing flows from the building. I believe this building would be connected to the 10-inch sanitary sewer in Cedar Street. Based on the above, it appears there are no sanitary service issues considering the info we have. Also, since there does not appear to be increased impervious areas (same building, etc.), stormwater requirements should not be an issue here.

Traffic Engineer: No comments or requirements relative to the rezoning request.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject property adjoins a “G-2” zoned parcel of land to its west that is accessed via Perry Robinson Circle off of E. Jolly Road. As evidenced by the attached zoning map, however, the vast majority of the properties along S. Cedar Street, including those that surround the subject property on 3 sides, are zoned “F” Commercial. Therefore, despite the zoning of the property to the west, the proposed zoning would still be considered a “spot zone” of “G-2” Wholesale zoning along S. Cedar Street. Spot zoning is typically considered to be an inappropriate zoning practice because it affords development options to a single land owner that are not available to the adjoining properties and creates inconsistent land use patterns.

S. Cedar Street is zoned, master planned and designed for customer-oriented, commercial uses that generate a high volume of traffic on a daily basis. In other words, S. Cedar Street is intended for the types of uses that benefit from and in fact, depend on exposure to high volumes of traffic in order to provide a strong customer base for their businesses. The primary concern with self-storage uses is that they are not customer oriented businesses and as such, they generate very little traffic on a regular basis. Self-storage facilities are destination type uses that do not depend on pass-by traffic to create
and sustain a customer base. The majority of the time, the parking lots are mostly vacant, with the exception of trucks and equipment that are available for lease, which detracts rather than contributes to a healthy commercial environment.

**COMPLIANCE WITH MASTER PLAN:**

The Design Lansing Master Plan designates the subject property for Community Mixed-Use Center. The purpose of this district, as stated in the Plan, is to:

“Encourage the transformation of large commercial concentrations into mixed-use districts.”

The Plan recommends development that includes first floor retail uses clustered to create a shopping core with residentially-scaled structures (4-6 stories) on neighborhood edges.

The proposed rezoning will not allow for the type of development that is consistent with the land use pattern being advanced in the Master Plan. While the “G-2” Wholesale district permits all of the general commercial uses that are permitted in the “F” Commercial district, it does not allow residential use, even with a special land use permit. Furthermore, the “G-2” district permits storage and warehouse facilities as a matter of right, which would be completely contrary to the Master Plan designation for the subject property and with proper planning principles in general. The applicant is requesting the rezoning for the primary purpose of converting the building at 5400 S. Cedar Street into self-storage. Self-storage is a destination type of use that generates little customer activity on a daily basis and thus, does not contribute to the vibrancy of a primary commercial corridor. The intent of both the Zoning Ordinance and the Master Plan is to concentrate the most intensive commercial land uses along major arterials, such as S. Cedar Street, where they receive maximum exposure to the highest volumes of traffic. Storage facilities, by contrast, are more appropriately located in areas where they are accessible from but not located directly on a major arterial.

**IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:**

The proposal is not anticipated to have any negative impacts on vehicular or pedestrian traffic in the area. S. Cedar Street is a major arterial that is designed to serve the traffic needs of high volume commercial uses that benefit from a high level of exposure in order to attract customers. S. Cedar Street is also a major bus route that serves many employees and customers of the businesses along the corridor. Storage facilities typically generate a very low volume of vehicular traffic, have few employees, virtually no pedestrian customer traffic and are considered destination uses which is why they are more appropriately located on secondary thoroughfares.

**IMPACT ON PUBLIC FACILITIES:**

With the exception of a couple of new self-storage buildings as shown on the attached aerial photograph, the applicant is not proposing any changes to the site at this time. New building area and/or new impervious surface of 1,000 square feet or more in area will require administrative site plan review, during which the drainage system as well as all other physical aspects of the property will be reviewed for compliance with all City codes.
ENVIRONMENTAL IMPACT:

The primary purpose of the rezoning is to allow reuse of the existing building for indoor, self-storage which will have no impact on the physical environment. The site is almost entirely covered by impervious surface which generates a great deal of storm water run-off. If any changes are made to the site that requires site plan review at some time in the future, storm water reduction may be required.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

Approval of the requested rezoning may have considerable impacts on future patterns of development along S. Cedar Street and other major commercial corridors in the City as well. Since the proposed rezoning is contrary to basic planning principles and to the existing zoning and land use patterns in the area, as described in the preceding sections of this report, approval of the request will set a negative precedent for future rezoning requests of a similar nature along the City’s commercial corridors.

SUMMARY

This is a request by AMERICO Real Estate Company to rezone the property at 5400 S. Cedar Street from “F” Commercial & “J” Parking Districts to “G-2” Wholesale District. The purpose of the rezoning is to permit the property to be used for self-storage, U-Haul truck and trailer sharing and a moving and storage retail store.

The findings of fact as outlined in this staff report do not support a positive recommendation to approve the rezoning. The proposed rezoning will permit land uses that are inconsistent with the land use pattern being advanced in the Master Plan. In addition, the proposed “G-2” zoning will not be consistent with the existing zoning pattern along S. Cedar Street and may set a negative precedent for future requests to rezone properties along S. Cedar Street and elsewhere in the City to the “G-2” Wholesale district.

RECOMMENDATIONS

Pursuant to the findings described above, the following recommendation is offered for the Planning Board’s consideration:

Z-8-2018 be denied to rezone the property at 5400 S. Cedar Street from “F” Commercial & “J” Parking districts to “G-2” Wholesale district, based on the findings of fact as described in this staff report.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator
BOARD OF WATER AND LIGHT MEMO

December 10, 2018

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: COL SPR Rezoning-8-2018_5400 S. Cedar St. Comments

BWL Electric:
Approved with the following comments:

- The BWL can provide an (underground and/or overhead) electric service to serve the new development based on the Board’s Rules and Regulations for Electric Service.
- A copy of the final site, grading, and electrical plans for the proposed development must be supplied to the Customer Projects Department before a final cost for electric service and service agreement can be provided to the owner/developer.
- Owner/developer must contact BWL Customer Projects Department, Christopher Cavin @ 517-702-7192, to initiate service agreement process.
- There are no apparent conflicts with the proposed development and the existing BWL electric distribution facilities.

BWL Street Lighting: Approved

- There are no apparent conflicts with the proposed development and BWL Street Light Service. For BWL Street Light questions contact Karen Carter office: 517-702-7080 cell: 517-285-8455, karen.carter@lbwl.com

BWL Water & Steam Distribution:
Approved

Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- Site Specific Comments:
  - The proposed rezoning does not appear to have an impact on the existing water service or any other BWL water facility.
  - Should the customer require changes to the water service in order meet new zoning requirements, the customer will be required to submit an application to the BWL utility service department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements and pay applicable fees prior to receiving service. Additional information can be found online at http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/

- General Comments:
  - Prior to receiving service, the customer must submit an application to the BWL Utility Service Department at 517-702-6700 for any new service or alterations to existing services or metering. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/
  - The customer is responsible for all costs of water service installation and removals, including connection fees, installation, metering, and engineering and administration costs for the work.
  - It is the applicant’s responsibility to determine the estimated water demand (including fire flow requirements) of this project, and sizing services accordingly. The BWL will not take responsibility for inadequately sized services or metering specified by the applicant.

- Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Jerrod Wade, via e-mail at Jerrod.Wade@lbwl.com.

BWL Water Operations: R. Roost
I have no comments or concerns.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality
This project lies within the Board of Water & Light Wellhead Protection Area. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent loss to the groundwater. Construction machinery should be parked on paved areas when not in use, and leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.
Rejuvenating South Lansing
Where Everyone is a Neighbor

Elaine Womboldt, Facilitator
4815 Tressa Drive
Lansing, MI 48910

December 4, 2018

Susan Stachowiak, Zoning Administrator
City of Lansing, Planning Office
316 N. Capitol, Ave, Suite D-1
Lansing, MI 48933-1234

Ms. Stachowiak and Planning Board Members,

Rejuvenating South Lansing strongly opposes the request Z-8-2018, 5400 S. Cedar Street, Rezoning from “F” Commercial & “J” Parking districts to “G-2” Wholesale district. This was the former K-Mart property.

According to the on-line packet it states “The purpose of the rezoning is to permit the property to be used for self-storage, U-Haul truck and trailer sharing and a moving and storage retail store.

The following are some of the reasons, but not all, Rejuvenating South Lansing opposes the request for rezoning:

• South Lansing is approaching a saturation mark for self-storage units in our area. There are statistics to prove this statement.
• There is one located at 5814 S. Pennsylvania, 3512 S. MLK, 5830 S. Pennsylvania, the new development at 930 W. Holmes that will have a very large self-storage business. Of course there is the U-Haul on South Cedar and U-Haul is developing another self-storage on Penn and Cedar Street.
• If the rezoning is approved at 5400 S. Cedar for the purpose of self-storage there will be an additional 100,000 sq ft for storage space, South Lansing will have an oversupply of this type of business.
• South Lansing needs to have different businesses to help bring a better economic development to our residents and area to entice other businesses to buy into South Lansing.
• The Planning Board need to be responsible stewards for South Lansing and look to helping us have diverse business owners who will bring in more people for buying power and help us develop a stronger community through its various types of businesses.

Rejuvenating South Lansing opposes the request for the rezoning of 5400 S. Cedar Street and urges the Planning Board members to oppose the rezoning tonight.

Sincerely,

Elaine Womboldt
Elaine Womboldt, Facilitator
Rejuvenating South Lansing
Where Everyone is a Neighbor
This rezoning will set a precedent for any future developments along Cedar Street. There are already several U-haul facilities within this area and they don't need anymore. This is simply a sneaky way to put in any type of marijuana business.

This is a huge piece of property and should be developed accordingly to fit the area such as businesses that would promote the growth of the area for the surrounding neighborhoods.

As a resident of Lansing, I do not support this rezoning and would like my email added to the packet. Thank you

--
Nancy Mahlow
nmahlow2012@gmail.com
517-372-3249
Hello Ms. Stachowiak,

First let me say, thank you, for all the service you provide to our city and all the very important information you have responsibility for.

I would like to give my opinion to not allow the "re zoning change of K-Mart Property, on S. Cedar", to be granted. I don't believe we need another self-storage provision on the south side. I do believe we need some businesses that will generate a more positive environment for the other existing businesses on S. Cedar, as well as the people living in South Lansing. We could use shops, restaurants, quality apartments or hotel that would be inviting into our area of town.

When looking at the "Master Plan" that was developed for the city's south side, that had some possibilities. Honestly, I hate to invite my large extended families, that basically live in the downriver Detroit area and westward, as there are no quality hotels and such in my south end.

I am sorry, I will not be able to attend tonight's meeting to give verbal comment, but hope this can be added.

Thank you -

Marilyn Irvine

5211 Tulip Avenue

Lansing, MI 48911
Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Lansing’s participation and counseling in regards to Rezoning for the property located at 5400 Cedar St. Lansing, MI. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 9.380 acre property is located at 5400 Cedar St. U-Haul is proposing an adaptive reuse of the existing 119,650 SF building by converting it into a U-Haul Moving and Storage Store. Our uses consist of self-storage and U-Haul truck and trailer 24/7 sharing. The interior of the building will be retrofitted to house self-storage units. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is vacant.

The property is currently zoned F- Commercial. The use of self-storage and truck and trailer sharing isn’t permitted. U-Haul is proposing to apply for a petition the rezone the property to G-2, in order for our uses to be permitted. The building will be used structurally as is with the exception of imaging and signage.

U-Haul will be providing a valuable service to the city, as we are a one-stop shop for the moving and storage needs of our customers. It is important to recognize the significant economic and community development changes that have occurred throughout the United States. A perfect example of this is the outdated “big-box” retailer such as Kmart. These retailers are closing at a rapid pace leaving behind large buildings that then remain vacant for years at a time. By converting this building through an adaptive reuse, we are continuing a long and proud history of revitalizing commercial properties. We have been met with great success in turning these properties into productive businesses that both provide jobs and help promote infill development.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:
• Self-storage facilities are quiet
• They provide an excellent buffer between zones
• They create very little traffic
• They have little impact on utilities
• They have no impact on schools
• They provide a good tax revenue
• They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

**The U-Haul Store:**

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

• Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

• U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.

• Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.

• Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.

• Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the
added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

**Significant Policies:**

- **Hours of Operation:**
  
<table>
<thead>
<tr>
<th>Day</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mon. - Thurs.</td>
<td>7:00 a.m. to 7:00 p.m.</td>
</tr>
<tr>
<td>Fri.</td>
<td>7:00 a.m. to 8:00 p.m.</td>
</tr>
<tr>
<td>Sat.</td>
<td>7:00 a.m. to 7:00 p.m.</td>
</tr>
<tr>
<td>Sun.</td>
<td>9:00 a.m. to 5:00 p.m.</td>
</tr>
</tbody>
</table>

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer’s belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.

- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.

- Items that may not be stored include: chemicals, flammables, and paints.

- U-Haul stores are protected by video surveillance.

- U-Haul stores are non-smoking facilities.

- U-Haul will provide added services and assistance to our customers with disabilities.

**Traffic Study:**

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.
<table>
<thead>
<tr>
<th>Use</th>
<th>Square Feet</th>
<th>Traffic Weekday</th>
<th>Traffic Weekend</th>
<th>Typical Hours</th>
<th>Days</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fast Food Restaurant</td>
<td>3,000 sq ft</td>
<td>3,161 trips</td>
<td>3,430 trips</td>
<td>18 hours - 24 hours</td>
<td>7</td>
</tr>
<tr>
<td>Gas Station w/ Convenience Store</td>
<td>2,200 sq ft</td>
<td>1,200 trips</td>
<td>2,200 trips</td>
<td>18 hours - 24 hours</td>
<td>7</td>
</tr>
<tr>
<td>Hotel</td>
<td>50,000 sq ft</td>
<td>905 trips</td>
<td>901 trips</td>
<td>24 hours</td>
<td>7</td>
</tr>
<tr>
<td>Casual Dining</td>
<td>5,000 sq ft</td>
<td>1,076 trips</td>
<td>1,258 trips</td>
<td>11 am - 11 pm 12 hours</td>
<td>7</td>
</tr>
<tr>
<td>U-Haul Center</td>
<td>80,000 sq ft</td>
<td>31 trips</td>
<td>53 trips</td>
<td>7 am - 7 pm 12 hours</td>
<td>7</td>
</tr>
</tbody>
</table>

U-Haul looks forward to working with the City of Lansing as you consider the rezoning petition we are currently submitting.

Sincerely,

Holly Reading Keilman
AMERCO Real Estate - Planner
An Act 33 Review is a planning level review of the location, character and extent of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT AND PROPOSAL: Cindy Rase, on behalf of Nathan Shell, owner of 212 E. Howe Avenue, requests a 15' wide easement across a 66’ City Sewer ROW for the purpose of providing driveway access to 212 E. Howe Ave., which is currently land-locked.

LOCATION: East Howe Ave. is a discontinuous street. The east end of the west leg of Howe Avenue ends with a sewer ROW. 212 E. Howe Ave. lies just east of the sewer ROW.

EXISTING and SURROUNDING LAND USE & ZONING: “A” Single-Family Residential District.

PROPERTY SIZE AND SHAPE: The property consists a 15’ wide roughly rectangular easement across a 66’ wide City sewer ROW.

AGENCY REFERRALS

Board of Water & Light: No response received.

Parks and Recreation: No comment.

Public Service Department: No issues with this as long as no structures/paving/etc. are installed without City approval. The applicant has worked with the Engineering office on the alignment and description of the proposed easement.

BACKGROUND AND ANALYSIS

The applicant wishes to sell the property, which is land-locked. A formal easement agreement would provide assured access for the future owner(s).

STAFF RECOMMENDATION

Staff recommends approval of the following finding and recommendation

Finding: The applicant requires access. The Public Service Department has no objection, and any paving or structures on the easement would be subject to Public Service Dept. approval.

Recommendation: Approval as proposed.
PREPARED FOR:
CITY OF LANSING
NATHAN SHELL

EASEMENT DIAGRAM
A PART OF THE NORTHEAST
ONE-QUARTER, SECTION 4, T.4N,
R.2W, LANSING TOWNSHIP, CITY OF
LANSING, INGHAM COUNTY, MICHIGAN.

SCALE: 1"=60'

SUPERVISOR'S PLAT OF
WALKER HEIGHTS NO. 1

PARCEL NO. 33-01-01-04-251-181
MARGARITA LOPEZ
135 E. HOWE AVENUE
LANSING, MI 48906
LOT 127

LOT LINE (TYPICAL)

SOUTHEAST CORNER
OF LOT 127

LOT 128

H.O.WE STREET
(PLATTED 50 FEET WIDE)

RIGHT OF WAY

LOT 124

POINT OF
BEGINNING

LOT 125

POINT OF
COMMENCEMENT
NORTH EAST CORNER
LOT 126

SUPERVISOR'S PLAT OF
WALKER HEIGHTS NO. 1

PARCEL NO. 33-01-01-04-251-201
MICHAEL MCRAE
128 E. HOWE AVENUE
LANSING, MI 48906

SCALE:

0' 30' 60'

ADJOINING PARCEL LINE
(TYPICAL)

EASEMENT AREA
CONTAINS:
1027.81
SQUARE FEET

L1 L2 L3 L4

NOTE:
1) THIS DOCUMENT IS CREATED FOR AN EASEMENT DESCRIPTION ONLY
AND MUST NOT BE USED TO CONVEY TITLE OR DETERMINE TITLE LINES.

2) BEARINGS ARE BASED ON THE SOUTH LINE OF HOWE AVENUE,
OBSERVED AS BEARING SOUTH 89°58'49" EAST PER FWE SURVEY JOB NO.
988850.

3) ALL DISTANCES ARE IN INTERNATIONAL FEET AND DECIMALS THEREOF.

4) SEE SHEET 2 FOR THE EASEMENT DESCRIPTION.

GEODENTIC DESIGNS INCORPORATED
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0209
www.geodeticdesigns.com

REVISED DATE: 03–DEC–2018
FIELD: GB DRAWN BY: GB
DATE: 29–NOV–2018
FILE: S241–2018
SHEET 1 OF 2
INGRESS/EGRESS DESCRIPTION

That part of the Northeast one-quarter of Section 4, T4N, R2W, Lansing Township, Ingham County, Michigan, described as follows:

Commencing at the Northeast corner of Lot 126, Supervisor's Plat of Walker Heights No. 1, as recorded in Plat Book 13, Page 4, Ingham County Records;

Thence Northwesterly along the West line of said Plat, 18.14 feet on a curve to the right, said curve having a radius of 5763.00 feet, a delta angle of 00°10'49", and a chord bearing North 20°08'02" West, 18.14' feet, to the Point of Beginning;

Thence continuing Northwesterly along the West line of said Plat, 15.96 feet on a curve to the right, said curve having a radius of 5763.00 feet, a delta angle of 00°09'31", and a chord bearing North 19°57'52" West, 15.96 feet;

Thence South 89°58'49" East, 38.21 feet, parallel with the centerline of Howe Street;

Thence North 77°49'58" East, 30.37 feet, to the East line of the Former Michigan Urban Railroad, said line also being the Westerly line of a parcel recorded in Document No. 20166035465, Ingham County Records;

Thence Southeasterly along said East line, 15.15 feet along a curve to the left, said curve having a radius of 5697.00 feet, a delta angle of 00°09'08", and a chord bearing South 20°07'59" East, 15.15 feet;

Thence South 77°49'58" West, 34.07 feet;

Thence North 89°58'49" West, 34.36 feet, parallel with the centerline of Howe Street to the Point of Beginning.
An Act 33 Review is a planning level review of the location, character and extent of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT AND PROPOSAL: The city of Lansing is proposing the construction of a ten-feet wide asphalt non motorized pathway with two-foot shoulders to serve the east side of Lansing. All parcel owners would be paid $1 each for the execution of the agreement and a license to use the land which the pathway occupies.

LOCATION: The pathway would be constructed on Lansing School district property at Pennsylvania Ave. and Shiawassee St. just north of the existing school driveway, wind its way to the Pattengill property, then north to Saginaw Street. Three neighborhood connections would be incorporated into the project allowing access for the residents and students to access the path.

EXISTING LAND USE & ZONING: Eastern High School, Pattengill Middle School, and Marshall Street Armory, zoned “B” and “C” Residential Districts, and “E-1” Apartment Shop District, respectively.

SURROUNDING LAND USE & ZONING: Residential - “C” and “B” Residential Districts to the south and east. Institutional and open space to the north.

PROPERTY SIZE AND SHAPE: The pathway would be ten feet wide, with two two-foot shoulders.

AGENCY REFERRALS

Board of Water & Light: BWL Electric: Approved.

• The BWL has a pole line along the driveway off of Pennsylvania Ave, this pole line will be removed after construction of the Eastern Fields sports complex is completed and temporary service is no longer needed at the contractor’s job trailer.

BWL Street Lighting: Approved with the following comments.

• The BWL will be installing new Street Lights between the Connector and the curb on the north side of the South entrance of Eastern Fields. As previously discussed, we need a minimum of 5’ between the Connector and curb for our installation.

BWL Water & Steam Distribution: Approved

BWL Water Operations: Approved

BWL Environmental Wellhead Protection: We have no wellhead protection concerns in this area.
Parks and Recreation: Parks is in full support of this non-motorized path.

ANALYSIS

Location: The Eastside Connector is located between the Michigan Avenue and Oakland/Saginaw corridors.

Character: The Connector takes advantage of the public open space in the area.

Extent: The easements proposed for acquisition are the appropriate widths to accommodate the trail.

STAFF RECOMMENDATION

Staff recommends approval of the following finding and recommendation:

Finding: The project is an important link in a non-motorized transportation network that, when complete, would allow access for students, recreational use, and utilitarian uses such as shopping and commuting to work. The project provides this non-motorized connection using Federal funding.

Recommendation: Approval as proposed.
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APPLICANT AND PROPOSAL: The city of Lansing is proposing the construction of a ten-feet wide non-motorized pathway with a 2-foot aggregate shoulder on each side of the pathway.

LOCATION: The pathway will be constructed on MSU, Consumers Energy, Hospice, Lansing School district, Tammany Hills Apartments and one residential properties. The path will begin at Cavanaugh Road where the South Lansing Pathway terminated. The pathway will continue north from there winding through the parcels mentioned above and identified in attached maps.

EXISTING LAND USE & ZONING: Open space and utility ROW, zoned “A” Residential District.

SURROUNDING LAND USE & ZONING: See map. Beekman Center, open space, SF Residential, zoned “A” Residential District.

PROPERTY SIZE AND SHAPE: The pathway would be ten feet wide, with two two-foot shoulders.

BACKGROUND

The pathway will be constructed as close to parcel lines as practical to avoid any potential development on these parcels in the future. At the same time, the pathway will be constructed around wetlands with the exception of one location on MSU property.

The city has already received approval from the DEQ to construct at this location. Approximately 100 trees will be removed but the project will limit the removals to include only trees within the grading limits. These trees called out to be removed are not considered specimen trees and are mostly small caliber trees.

The city will also be mitigating the pasture land that will be taken by the pathway alignment. a new pasture area will be cleared, fenced and planted on the southeast side of the Beekman Center property. Staff at the Beekman Center have already started clearing the area.

There will be three ADA crossings constructed with this project within city owned right-of-way. These locations are, Staten Avenue, Forest Road east of I-496/US-127 and at Wabash Rd. A hawk signal is anticipated at Forest Road and will be installed with phase 2 of this project which will extend the pathway north from Forest Road to Mt Hope Avenue.

$1 will be provided to the parcel owners for execution of the agreement and construction and maintenance of the pathway on the owner's parcel.
AGENCY REFERRALS

Assessor: Sounds like a great project. Please keep us in the loop when the easements are actually executed so that we make a determination if the easement affects the value at all.

Board of Water & Light: No response received.

Parks & Recreation: Parks is in full support of this non-motorized path for both transportation and recreation. This will run along the Consumer Power right of way and we already have already shown success with this type of path in south Lansing.

STAFF RECOMMENDATION

Staff recommends approval of the following finding and recommendation:

Finding: Location: The Bear Lake Pathway forms a connection from south Lansing to Forest Road, which could provide on-road to the new McLaren Hospital and MSU’s south campus.

Character: The Connector takes advantage of the open space in the area, and steps have been taken to minimize adverse impacts.

Extent: The easements proposed for acquisition are the appropriate widths to accommodate the trail.

Recommendation: Approval as proposed.
Overall View of the Parcels where the City of Lansing Proposes Constructing a Non-Motorized Pathway
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APPLICANT AND PROPOSAL: The City of Lansing proposes to sell the Townsend Parking Ramp to the State Senate.

LOCATION: The site is located in the 200 block of Townsend, east side, at the NE corner of Townsend and Washtenaw Streets.


PROPERTY SIZE AND SHAPE: The property consists of two parcels forming a rectangular, 289.6’ X 164.4, approx. 47,610 s.f. site, containing 1250+ parking spaces.

SURROUNDING LAND USE & ZONING Downtown government and office uses, generally “G-1” zoning.

AGENCY REFERRALS
Board of Water & Light: No response received.
Development Office: No comment.
LEAP/EDC: No comment.
Parking Services Office: We moved 176 city employees from N Cap to Townsend. We also had 52 city employees already at Townsend. Total city employees at Townsend: 228.
Parks and Recreation: No comment.
Public Service Department: The sale of this facility would not impact the operations of the Public Service Department.

BACKGROUND AND ANALYSIS
The City proposes the sale of the Townsend Parking Ramp to the Michigan Senate (see attached). The ramp was built in 2004 to accommodate the Capitol View building, a 160,000 square foot Class A office building located across the street from the State Capitol, which was built at the same time. The Senate offices now occupy the Capitol View building, and the Senate proposes to purchase the adjacent parking structure.
Like most of downtown, the property is zoned G-1 Business District. The ramp holds approximately 1250 parking spaces on nine levels (eight stories). City employees occupy 228 spaces in the ramp.

After the proposed sale, a maximum of 228 covered spaces will be reserved for City employees (in a 5-year, renewable parking agreement), and 50 spaces for public parking (in a 20-year parking agreement).

The property will remain exempt from property taxes after the sale.

**STAFF RECOMMENDATION**

Staff recommends approval of the following finding and recommendation

**Finding:**

- The parking structure was constructed primarily to accommodate the occupants of the Capitol View building.
- City ownership of the ramp is not required for the provision of employee and public parking.
- If the ramp is sold, there would be 50 parking spaces reserved for the public, and ample public parking opportunities for at other locations.
- The change in ownership will have no effect on the location, character, and extent of the site.

**Recommendation:** Approval as proposed.
NEIGHBORHOOD DESCRIPTION (continued)

Within the Capitol Complex itself, the following map designates state and public parking. The subject is designated as “T”.

West of the subject, along Allegan Street is Constitution Hall and the State Library and Historical Center. To the northwest is the Hall of Justice, the Vietnam Veterans Memorial and state office buildings. To the north of the subject is the Capitol and to the east and northeast is Lansing’s City Hall, the Romney Building, Boji Tower and the Farnum Building. Approximately five blocks northeast of the subject, along Museum Drive, is the Impression 5 Science Center, Riverwalk Theater, R.E. Olds Transportation Museum and the Lansing River Trail. The Lansing River Trail is a 20-mile paved path from Old Town to Waverly Road.

The immediate neighborhood of the subject is bordered by the Grand River to the east, Ottawa Street to the north, Martin Luther King Jr. Boulevard to the west and Kalamazoo Street to the south. It is known as the Capitol Complex. The area is made up of state office buildings, bank buildings, general office buildings and supporting restaurant, business and residents. Highway access is approximately ¾ of a mile south of the subject. These streets and highways provide easy access throughout the city and region.
NEIGHBORHOOD DESCRIPTION (continued)

In addition to the city owned parking is the following map of other downtown parking ramps and surface parking lots.

DOWNTOWN LANING PARKING MAP
Current as of August, 2016.

Lansing Community College Parking Faciities (517) 483-1795
Lansing Community College’s Gannon Ramp – 1W corner of Townsend St. & Grand Ave. Open 24 hours. Fees charged. Ramp is free and open to the public only on weekends.

City Parking Facilities (517) 482-4240

Lansing Center Parking
Open 24 hours. Fees charged. 6 am - 11 pm (M-F), noon - 11 pm (Sat-Sun).
Cost: Per vehicle, per space. Cash, Visa, MC, Discover, American Express.

North Capitol Ramp – Capitol Ave. between Michigan St. & Ionia St. (on the Capitol Ave. walkway from the Capitol Building.
Open 24 hours. Fees charged. 6 am - 11 pm (M-F), noon - 11 pm (Sat-Sun).
Cost: $1 per ½ hour. $10 daily max. Cash, Visa, MC, Discover, American Express.

Riverfront Center Parking – In downtown beside the Eaton Square Building.
Open 24 hours. Fees charged. 8 am - 10 pm & Sat 2 pm - Sun 10 pm.
Cost: $1 per ½ hour. $10 daily max. Cash, Visa, MC, Discover, American Express.

South Capitol Ramp – Capitol Ave. between Townsend St. & Capitol Ave.
Open 24 hours. Fees charged. 6 am - 9 pm (M-F), 6 am - 11 pm (Sat-Sun).
Cost: $1 per ½ hour. $10 daily max. Cash, Visa, MC, Discover, American Express.

Riverfront Parking Ramp – Townsend St. between Wharton St. & Allegan St.
Open 24 hours. Fees charged. 6 am - 9 pm (M-F), 6 am - 11 pm (Sat-Sun).
Cost: $1 per ½ hour. $10 daily max. Cash, Visa, MC, Discover, American Express.

State of Michigan, Department of Management & Budget Facilities (517) 339-1336
Michigan Museum & Historical Center – 1 Capitol Ave. between Beal and E. Ionia St.
Open 24 hours. Fees charged. 24 hours (M-F), 11 am - 6 pm (Sat-Sun).
Cost: $1 per hour. $5 daily max. Cash, Visa, MC, Discover, American Express.

Michigan Veterans Memorial Rail – Allegan St. between W. Ionia St. & E. Ionia St.
Open 24 hours. Fees charged. 24 hours (M-F), 11 am - 6 pm (Sat-Sun).
Cost: $1 per hour. $5 daily max. Cash, Visa, MC, Discover, American Express.

Ellis Parking Company (517) 482-3659
Open 24 hours. Fees charged. 24 hours.
Cost: $1.25 per ½ hour. $10 daily max. Cash, Visa, MC, Discover, American Express.

Constitution Hall Lot – 425 E. Allegan, between Allegan St. & Washington Ave., west of Ionia St.
Open 24 hours. Fees charged. 24 hours (M-F), 11 am - 6 pm (Sat-Sun).
Cost: $2 per ½ hour. $20 daily max. Cash, Visa, MC, Discover, American Express.

Plaza Ramp – 325 W. Allegan, SW corner of Allegan St. & Capitol Ave.
Open 24 hours. Fees charged. 24 hours.
Cost: $1.25 per ½ hour. $10 daily max. Cash, Visa, MC, Discover, American Express.

South Grand Ramp (517) 482-3659
Grand Ave. Parking – Grand Ave. at Allegan St.
Open 24 hours. Fees charged. 24 hours.
Cost: $1 per ½ hour. $10 daily max. Credit only. Cash, Visa, MC, Discover, American Express.