AGENDA

1. OPENING SESSION
   A. Roll Call
   B. Excused Absences

2. APPROVAL OF AGENDA

3. COMMUNICATIONS

4. PUBLIC HEARINGS
   A. Z-1-2019, Part of 901 Cleveland Street, Rezoning from "B" Residential to "F" Commercial ................................................................. 1
   B. Z-2-2019, 714 N. Pine Street, Rezoning from "C" Residential to "D-1" Professional Office............................................................. 2

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

6. RECESS

7. BUSINESS
   A. Consent Items
      (1) Minutes for approval: February 5, 2019.................................................. 3
      (2) Z-2-2019, 714 N. Pine Street, Rezoning from "C" Residential to "D-1" Professional Office

   B. Old Business

   C. New Business
      (1) Z-1-2019, Part of 901 Cleveland Street, Rezoning from "B" Residential to "F" Commercial
      (2) Act-9-2019, Josephine Drive, Parcel No. 33-01-01-09-177-021, Sale of land to the Ingham County Land Bank.............................................................. 4
(3) Act-10-2019, Simken Drive, Parcel No. 33-01-01-32-101-011, Acquisition of property for park access..........................................................5

(4) Recommendation to reappoint Josh Hovey as the Planning Board representative to the Board of Zoning Appeals

8. REPORT FROM PLANNING MANAGER

9. COMMENTS FROM THE CHAIRPERSON

10. COMMENTS FROM BOARD MEMBERS

11. PENDING ITEMS: FUTURE ACTION REQUIRED

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: Ahptic Productions, LLC
901 Cleveland Street
Lansing, MI 48906

REQUESTED ACTION: Rezone the west 5,295.5 square feet of 901 Cleveland from “B” Residential District to “F” Commercial District

EXISTING LAND USE: Vacant – Single family home was demolished in 2015

EXISTING ZONING: “B” Residential District

PROPOSED ZONING: “F” Commercial District

PROPERTY SIZE: “L” Shaped lot – 10,902.5 square feet (.25 acres)
West 5,295.5 square feet – area to be rezoned

SURROUNDING LAND USE: N: Single Family Residential
S: Single Family Residential
E: Single Family Residential
W: Single Family Residential

SURROUNDING ZONING: N: “B” Residential District
S: “B” Residential District
E: “B” Residential District
W: “B” Residential District

MASTER PLAN: The Design Lansing Comprehensive Plan designates the subject property as “Residential Corridor”. E. Oakland is designated as a principal arterial.

DESCRIPTION:

This is a request by Ahptic Productions, LLC to rezone the west 5,295.5 square feet of 901 Cleveland Street from “B” Residential District to “F” Commercial District, legally described as:

Entire Parcel: “Lot 11 & the West 43 feet of Lot 10, Block 2, Rouses Subdivision”

Area to be rezoned: “West 43 feet of Lot 10 & the West 42 feet of Lot 11, Block 2, Rouses Subdivision”

The purpose of the rezoning is to permit development of the subject property for parking and/or a building that would be used for commercial purposes or storage.
BACKGROUND INFORMATION

The property that is the subject of the rezoning contained a single family home that was demolished by the Ingham County Land Bank in 2015. The applicant purchased the property from the Land Bank in 2017 and subsequently combined it with the adjoining property to the east at 901 Cleveland Street. The two properties are now one parcel of land with two different zoning designations. The property at the corner of Cleveland and E. Oakland is zoned “F” Commercial and contains a video/film production studio. The property that was purchased from the Land Bank is zoned “B” Residential. The request is to rezone the area of the site that is zoned “B” Residential to “F” Commercial for the purpose of constructing a storage building or additional parking to support the existing production studio or for another commercial building with associated parking.

AGENCY RESPONSES

Assessing: No objections.

BWL: The Building Safety Office has no objection. This project will be subject to site plan and building plan review as set forth by the State Construction Code.

Development Office:

Fire Marshal:

Parks & Recreation: No comment.

Public Service: For a parking lot where the residential property at 1215 E. Oakland Ave. resided, they should be made aware up-front that they will not simply be able to pave a parking lot with sheet flow stormwater runoff. A site plan submittal would be required, and they will have to meet stormwater requirements, which, at a minimum, will include at least one catch basin in the new parking lot with a hard-piped connection to the public storm sewer. Now, assuming they are combining the parcels, they are fortunate in that we left a storm stub connection for their business at 901 Cleveland (this is shown on the attached drawing). In addition to the catch basin and piped connection and pending a review of what they are proposing, requirements for stormwater solids treatment and stormwater retention will likely apply. Lastly, any new driveway approaches would have to be reviewed in conjunction with the site plan submittal.
Traffic Engineer: No objection as long as a sufficient buffer is provided. All parking should use the existing drive of the commercial property. If the demolished house used a shared drive, the rezoned property should not be permitted to do so.

**REZONING CRITERIA**

**Compatibility with Surrounding Land Use**

The proposed rezoning will not be consistent with the existing zoning and land use patterns in the area. With the exception of the area of 901 Cleveland Street that is currently zoned “F” Commercial, the subject property is completely surrounded by properties that are zoned “B” Residential and are being used for single family residential purposes. As evidenced by the attached maps, the requested rezoning would allow for a significant intrusion of non-residential land use/development into the residential area. Nonresidential development on the subject property could result in negatively impacting the surrounding residential environment through light glare, noise and diminished privacy as a result of an increased level of activity on the site. Approval of the rezoning could also set a negative precedent for future rezonings in the vicinity of the subject property and along the E. Oakland Avenue corridor in general.

**Compliance with Master Plan**

The Design Lansing Comprehensive Plan designates E. Oakland Avenue from Ballard Street to the west to the E. Cesar Chavez/E. Oakland Avenue intersection to the east, which includes the subject property, as “Residential Corridor”. The intent of this land use designation is:

“To allow medium-density residential development in a variety of urban formats, rather than a conversion of residential to commercial use, along certain high-traffic streets that also serve as transit routes or are within easy walking distance (¼ mile).”

The Plan described the following as the typical location criteria for this designation:

“Typical location/location criteria: Located on or within walking distance of an existing transit route currently developed for low-density or medium-low-density residential use where some commercial uses have also been developed, indicating pressure to transition from residential to commercial use.”

The Design Lansing Comprehensive Plan clearly discourages rezoning residential parcels along the “Residential Corridor” to commercial zoning designations. The applicant’s request, therefore, is in direct conflict with the intent and purpose of the Plan.
Impact on Vehicular and Pedestrian Traffic

No new driveways will be permitted along E. Oakland Avenue. Any new development will be required to utilize the E. Oakland Avenue driveway on the area of the site that is currently zoned “F” Commercial. Non-residential traffic will not be permitted to utilize the joint driveway that provides access to 1211 E. Oakland Avenue and previously provided access to the single family home on the subject property.

Impact on Public Facilities

See comments from the Public Service Department on page 2 of the report. The Board of Water & Light will provide comments relative to water and electric service.

Environmental Impact

Any new development that results in 1,000 square feet of new impervious surface being added to the site will have to be reviewed and approved through the City’s administrative site plan review process.

Impact on Future Patterns of Development

Rezoning the subject property from “B” Residential to “F” Commercial could have a negative impact on future patterns of development in the area. The proposed “F” Commercial zoning is contrary to the residential land use pattern being advanced in the Master Plan as described on page 3 of this report. Furthermore, development of the subject property for nonresidential purposes could infringe on the enjoyment and privacy of the surrounding residential area. Many of the uses permitted by right in the “F” Commercial district would significantly increase the level of activity on the site and generate noise and light glare that would negatively impact adjoining residential uses. Approval of the rezoning request, in spite of its conflict with the Master Plan and incompatibility with the surrounding zoning and land use patterns, could set a negative precedent for future requests to rezone residential properties along E. Oakland Avenue to commercial zoning designations.

SUMMARY

This is a request by Ahptic Productions, LLC to rezone the west 5,295.5 square feet of 901 Cleveland Street from “B” Residential District to “F” Commercial District, legally described as:

Entire Parcel: “Lot 11 & the West 43 feet of Lot 10, Block 2, Rouses Subdivision”

Area to be rezoned: “West 43 feet of Lot 10 & the West 42 feet of Lot 11, Block 2, Rouses Subdivision”

The purpose of the rezoning is to permit development of the subject property for parking and/or a building that would be used for commercial purposes or storage.
Rezoning the subject property to the “F” Commercial district would not be consistent with the established zoning pattern in the area and would allow for land uses that are not compatible with the surrounding residential neighborhood. The “F” Commercial zoning would also be contrary to the residential land use pattern being advanced in the Design Lansing Comprehensive Plan. In addition, approval of the rezoning could impact future patterns of development by setting a negative precedent for future rezoning requests in the vicinity of the subject property and along the E. Oakland Avenue corridor in general.

RECOMMENDATION

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

Recommend that Z-1-2019 be denied to rezone the west 5,295.5 square feet of the property at 901 Cleveland Street from “B” Residential District to “F” Commercial District, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator
Legend

all_roads_recov_City
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

Zoning

Area to be rezoned

Oakland

Cleveland
GENERAL INFORMATION

APPLICANT: Capital Area Housing Partnership
600 W. Maple Street, Suite D
Lansing, MI 48906

OWNER: Niowave Properties, LLC
1012 N. Walnut Street
Lansing, MI 48906

REQUESTED ACTION: Rezone 714 N. Pine Street from "C" Residential to "D-1" Professional Office

EXISTING LAND USE: Single Family Dwelling

EXISTING ZONING: "DM-3" Residential District

PROPOSED ZONING: "D-1" Professional Office District

PROPERTY SIZE & SHAPE: 29' x 100.9' = 2,927 square feet

SURROUNDING LAND USE: N: Single Family Residential
S: Parking Lot/Commercial Building
E: Multiple Family Residential Building
W: Single Family Residential

SURROUNDING ZONING: N: "C" Residential District
S: "J" Parking & "F" Commercial Districts
E: "DM-3" Residential District
W: "C" Residential District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the subject property for medium-low density residential use. Pine Street, north of E. Oakland Avenue, is designated as a local road.

SPECIFIC INFORMATION

This is a request by Capital Area Housing Partnership to rezone the property at 714 N. Pine Street, legally described as:

"North 29 feet of the West 100 feet, 11 inches of Lot 9, Block F, Subdivision of Blocks 26 & 27, Original Plat"

from "C" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit use of the building at this location for a combination of office and residential uses.
AGENCY RESPONSES:

Assessor: No objections.

BWL: 

Building Safety: The Building Safety Office has no objections to the rezoning. This project is subject to building plan review as set forth by the State Construction Code Act.

Fire Marshal: 

Parks & Rec.: No comments.

Public Service: No comments.

Transportation: No objection to the rezoning. If the current house is demolished now or in the future, a sufficient buffer should be required between the D-1 structure and the adjacent residential use.

ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE

The subject property has historically been used for a single family residential dwelling. The applicant, which also owns the adjoining apartment building at 516 W. Saginaw Street, recently purchased the property with the intent of renovating it into office space and a 1-bedroom apartment unit that would be utilized/occupied by the manager of the apartment building.

The apartment building adjoins single family residential uses to its north and east. High density residential uses can have a negative impact on single family residential uses simply due to the vast difference in the level of activity associated with the two uses. Providing on-site management (which has not been provided in the past for 516 W. Saginaw Street) is a very positive step towards mitigating any negative impacts on the surrounding area and thus, strengthening the compatibility between the two uses. To that end, approval of the rezoning to accommodate on-site management for the apartments will have a positive effect on the surrounding area.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for medium – low density residential use. Since the proposed “D-1” Professional Office zoning permits medium-low density residential uses as a matter of right, the applicant’s proposal is consistent, at least in part, with the specific land use designation being advanced in the
Master Plan. It is entirely consistent with one of the central goals of Master Plan which is to enhance the City’s commercial corridors while preserving and protecting its residential neighborhoods.

The applicant for this request owns the adjoining multiple family residential property at 516 W. Saginaw Street which is located on one of the City’s primary commercial corridors and directly adjoins a single family residential neighborhood to its north and east. If approved, the applicant intends to renovate the building at 714 N. Pine Street so that the manager of the adjoining apartment building would have an office on the first floor and could live in a second story 1-bedroom apartment. By providing continuous on-site management, any issues that arise can be promptly addressed so that the apartment building does not negatively impact the adjoining single family residential uses or the commercial corridor upon which it is located.

**IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC**

No impacts on vehicular or pedestrian traffic are anticipated to result from the proposed rezoning. The traffic generated by converting the building at 714 N. Pine Street into living space and office space for the manager of the adjoining apartment building will be no greater than what has historically been generated by use of the building for a single family dwelling. In fact it may even be less since the building will only house a 1-bedroom apartment for the person who will also operate the office, whereas, the house could have had multiple occupants.

Four parking spaces are required for the proposed first floor office space and the upper floor 1-bedroom residential apartment. The existing parking area behind the building can accommodate 4, possibly 5 parking spaces which is more than adequate to support the proposed uses.

**ENVIRONMENTAL IMPACT**

There are no physical changes proposed for the site and therefore, the rezoning will have no impact on the natural environment. Occupants and visitors to the site will utilize the existing parking behind the building, which is more than adequate to support the proposed residential/office uses.

**IMPACT ON FUTURE PATTERNS OF DEVELOPMENT**

The request to rezone the subject property to the "D-1" Professional Office district is not anticipated to have any negative impacts on future land use patterns in the area. The rezoning will not result in any actual changes to the area from what currently exists. It will merely provide an office and an apartment for the manager of the adjoining apartment building so that it can be continuously monitored and any issues addressed in a timely manner.
SUMMARY

This is a request by Capital Area Housing Partnership to rezone the property at 714 N. Pine Street, legally described as:

"North 29 feet of the West 100 feet, 11 inches of Lot 9, Block F, Subdivision of Blocks 26 & 27, Original Plat"

from "C" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit use of the building at this location for a combination of office and residential uses.

The proposed rezoning is consistent with the goals of the Master Plan and the established land use pattern in the area. In addition, no adverse impacts on vehicular and pedestrian traffic, the environment or future patterns of development are anticipated to result from approval of the rezoning.

RECOMMENDATION

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

Recommend that Z-2-2019 be approved to rezone the property at 714 N. Pine Street from "C" Residential District to "D-1" Professional Office District, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator
Apartment building at 516 W. Saginaw adjoining 714 N. Pine Street
Regular Meeting  
LANSING PLANNING BOARD  
February 5, 2019  
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 6:35 p.m.

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

2. APPROVAL OF AGENDA

Mr. Ruge approved the agenda by unanimous consent.

3. COMMUNICATIONS

   * Email from Closing the Digital Gap requesting consideration for CDBG funding of its program

4. PUBLIC HEARINGS

A. CDBG, HOME and ESG Resources - FY 2019 (7/1/19-6/30/20) Proposed Funding Allocations

Ms. Witherspoon stated that a public hearing before the Planning Board on the proposed funding allocations for the Annual Action Plan 2019 (7/1/19-6/30/20) is the next step in the process in accordance with the Citizen Participation Plan and Schedule of Activities. Ms. Witherspoon stated that Congressional appropriations for fiscal year 2019 are not available at this time, however, as with previous years, the City of Lansing will proceed with the Action Plan process/schedule and plan based on the previous year’s allocations and adjust accordingly once the actual allocations are received. She said that the budget projections are subject to pro rata adjustments based on the actual amounts awarded to the City of Lansing by the Department of Housing and Urban Development.

Ms. Witherspoon said that the primary objective of Lansing's Housing and Community Development Program is the development of a viable community which will provide standard housing in a suitable living environment, principally to benefit low and moderate income persons, preserve and expand existing businesses and industries, and create an atmosphere conducive to stability in neighborhoods. She said that the
CDBG funds are used to provide programs for low to moderate income households through activities such as housing rehabilitation, weatherization, and promoting economic development/opportunities in eligible areas of the City. HOME funds are used for activities such as promoting home ownership through down-payment assistance and new housing construction. ESG funds are used for homeless prevention assistance and to support emergency shelter facilities.

Mr. Ruge asked about the request for funding by Closing the Digital Gap.

Ms. Witherspoon said that Angela Pruitt of Closing the Digital Gap had a meeting with Brian McGrain, Director of the City’s Economic Development & Planning Department, to request consideration for receiving CDBG funds to support the program. She said that Ms. Pruitt’s communications have been submitted to Don Kulhanek, Manager of the City’s Development Office which administers the CDBG program funds for the City. Ms. Witherspoon said that Closing the Digital Gap has not submitted a formal request for funding but still has until the end of February to do so. If received, it will be given due consideration along with all of the other requests for funding. She said that she will make sure that Ms. Pruitt is aware of the deadline.

Ms. Cerna stated that she believes that Michigan Works has a program that is similar to what has been described by Closing the Digital Gap in terms of computer access and training. She suggested that there may be an opportunity for the two organizations to partner with each other.

See no one wishing to speak, Chairman Ruge closed the public hearing.

5. COMMENTS FROM THE AUDIENCE

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

(1)  Minutes for approval: January 22, 2019

Without objection, the January 22, 2019 minutes were approved.

(2)  CDBG, HOME and ESG Resources - FY 2019 (7/1/19-6/30/20) Proposed Funding Allocations

Without objection, the CDBG, HOME and ESG Resources - FY 2019 (7/1/19-6/30/20) Proposed Funding Allocations were approved with the understanding that pro rata adjustments may need to be made to the budget based on actual grant award funding amounts from HUD.

B. Old Business – None
C. New Business

(1) Act-5-2019, Cavanaugh Road, Parcel #33-01-01-34-425-011, adjacent to RiverTrail, acquire for Parkland

Mr. Rieske said that the City's Parks and Recreation Department is seeking to acquire parcel #: 33-01-01-34-425-011, located on the south side of Cavanaugh Road, east of and adjacent to the RiverTrail, south of Hawk Island Park, for park purposes. He said that the property will be acquired through a Michigan Department of Natural Resources Trust Fund Acquisition grant that will require a 25% match by the City. Mr. Rieske said that the property is contiguous with the River Trail property and is in the flood plain. He said that there are 4 vacant structures (2 houses and 2 garages) on the property right now that will be removed which will increase the open space surrounding the RiverTrail. Mr. Rieske said that staff is recommending approval of the request.

Mr. Ruge said that the primary structure on the property is somewhat of a landmark in the area and asked if it could be preserved.

Brett Kaschinske, Director of Parks & Recreation, stated that the terms of the grant that will be used to fund the acquisition requires use of the property for recreational purposes only. He said that there is not a viable recreational use for the building, particularly since it is in a floodplain. Mr. Kaschinske said that the City has been trying to eliminate buildings in the floodplain and this will result in the removal of 4 such buildings.

Mr. Cox asked if the large building on the site has any historical significance.

Mr. Rieske and Mr. Kaschinske said that it does not have any official historical significance.

Mr. Hovey made a motion, seconded by Mr. Cox to recommend approval of Act-5-2019, a request by the City's Parks and Recreation Department to acquire Parcel #: 33-01-01-34-425-011, located on the south side of Cavanaugh Road, east of and adjacent to the RiverTrail, for park purposes. On a voice vote, the motion carried (5-0).

(2) Act-6-2019, Wise Rd. Parcel #33-01-05-06-202-021, adjacent to Davis Park, acquire for Parkland

Mr. Rieske said that the City's Parks and Recreation Department is seeking to acquire parcel #: 33-01-05-06-202-021, located along the east side of Wise Road, just north of and adjacent to Davis Park, for additional parkland. He said that the property was part of the 2018 Michigan Department of Natural Resources Trust Fund Acquisition grant application that was approved by both the Park Board and City Council. He also said that the property is vacant and
is located in the floodplain. Mr. Rieske said that staff is recommending approval of the request.

Mr. Kaschinske said that the grant application for this acquisition has already been submitted and has also been approved by the Parks & Recreation Commission and the City Council.

Mr. Ruge asked why the City has not purchased the parcel of land along Wise Road, toward the south end of the Park property that is still in private ownership and surrounded on 3 side by the Park.

Mr. Kaschinske said that there is someone living in the house on that property and it is not for sale.

Mr. Cox made a motion, seconded by Ms. Alexander to recommend approval of Act-6-2019, a request by the City's Parks and Recreation Department to acquire Parcel #: 33-01-05-06-202-021, located along the east side of Wise Road, just north of and adjacent to Davis Park, for additional parkland. On a voice vote, the motion carried (5-0).

(3) Act-7-2019, E. Willard Avenue Parcel #33-01-01-27-426-001, adjacent to Mt. Hope Cemetery and Scott Woods Park, acquire for Parkland

Mr. Rieske said that the City's Parks and Recreation Department is seeking to acquire parcel #: 33-01-01-27-426-001, located east of Scott Woods, and south of Mt. Hope Cemetery for additional parkland. He said that the property was part of the 2018 Michigan Department of Natural Resources Trust Fund Acquisition grant application that was approved by both the Park Board and City Council. He also said that the property is vacant and is located in the floodplain. Mr. Rieske said that staff is recommending approval of the request.

Mr. Hovey made a motion, seconded by Mr. Cox to recommend approval of Act-7-2019, a request by the City's Parks and Recreation Department to acquire Parcel #: 33-01-01-27-426-001, located east of Scott Woods, and south of Mt. Hope Cemetery, for additional parkland. On a voice vote, the motion carried (5-0).


Mr. Rieske said that the City's Parks and Recreation Department is seeking to acquire parcel #: 23-50-40-25-451-022, located at the west end of Hunter's Ridge Park drive, west off Waverly Road, for additional parkland. He said that the property was part of the 2018 Michigan Department of Natural Resources Trust Fund Acquisition grant application that was approved by both the Park
Board and City Council. He also said that there was a 5-bedroom house on the property that was destroyed by fire and demolished in 2018, leaving the property currently vacant. Mr. Rieske said that staff is recommending approval of the request.

Mr. Cox made a motion, seconded by Mr. Hovey to recommend approval of Act-8-2019, a request by the City's Parks and Recreation Department to acquire Parcel #: 23-50-40-25-451-022, located at the west end of Hunter's Ridge Park drive, west off Waverly Road, for additional parkland. On a voice vote, the motion carried (5-0).

8. REPORT FROM PLANNING MANAGER - None
9. COMMENTS FROM THE CHAIRPERSON - None
10. COMMENTS FROM BOARD MEMBERS - None
11. PENDING ITEMS: FUTURE ACTION REQUIRED
12. ADJOURNMENT – The meeting was adjourned at 7:00 p.m.
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 Ingham County Land Bank proposes the acquisition of a small parcel of land from the City to combine with the Land Bank property at 1506 N. Grand River Ave., and prepare the property for redevelopment.

LOCATION: The property lies on the north side of Josephine Dr., a paper street that juts eastward from N. Grand River Ave., just north of the Grand River. The Josephine Drive ROW now makes up the RiverTrail in that location, so the parcel is landlocked.

EXISTING LAND USE & ZONING: Vacant land, zoned “A” Single-Family Residential District. Rezoning the property may be necessary to incorporate the subject parcel into the development site, depending on the proposed use and site layout.

PROPERTY SIZE AND SHAPE: The property is 5-sided and irregular in shape, 4,629 s.f. (approx. 1/10 of an acre) in size.

LEGAL DESCRIPTION: LOT 56, ALSO E 1/2 LOT 55 & E 1/2 LOT 57 FRANK L DODGE SUB REC L 7 P 14.

AGENCY REFERRALS

Assessor: No objections from Assessing.
Board of Water & Light: No response received.
Building Safety Office: No issues at this time.
Parks and Recreation: This property does not affect the River Trail and is currently landlocked. The property is not parkland.
Public Service Department: Josephine Dr. is a platted street that has been under the Parks Department jurisdiction since 1983. No objection to the sale as long as sufficient width is retained (either by easement or excluded from the sale) to move the River Trail away from the river in the future to mitigate any potential future slope stabilization issues.
BACKGROUND AND ANALYSIS

The Land Bank is marketing the former R.C. Cola bottling plant at 1506 N. Grand River for sale and reuse/redevelopment, and proposes to acquire the subject property to incorporate into the development site. The development site is picture at right and below.

LOCATION: The subject property on Josephine is located at the SE corner of the development site. It is landlocked, but not parkland. It is not serving the public, and is not generating tax revenue.

CHARACTER: The subject City-owned property is vacant and undeveloped. It’s inclusion on the periphery of the development site is unlikely to have an adverse effect on the character of the site due to the desire to capitalize on the Grand River as an asset to the potential development of the site.

EXTENT: The acquisition is limited to the single City parcel, which is neither parkland nor riverfront property.

STAFF RECOMMENDATION

Staff recommends approval of the following finding and recommendation

Finding: The property is unused by the Parks Department, and could be an asset in the redevelopment of the former bottling plant at 1506 N. Grand River Avenue.

Recommendation: Approval, provided that the applicant work with the City on determining the southern boundary of the property to protect the River Trail from any potential future slope stabilization issues.
DEED

KNOW ALL MEN BY THESE PRESENTS, That we
Frank L. Dodge, as Proprietor
and
Abby J. Dodge, his wife, have caused the
land embraced in the annexed Plat to be
surveyed, laid out and platted, to be
known as Frank L. Dodge Subdivision, a
part of Lots 1-32, of the Town of...it may be
seen in the index of the City of Lansing. A true
description of the said Plat is as follows:

BEGINNING on the N. Line of Seymour Street 100 ft.
S. of the Intersections of the N. line of
Seymour Street and the S. Line of North
Street; thence E. along the N. line of Seymour
Street 500.04 ft. to the N. Bank of the Grand River.
Thence S. along the W. Bank of said river for 730 ft.
Thence N. 79° 37′ 30″ W. 3,750 ft. to the S. line of
North Street; thence W. 103′ 30″ S. of E. 3,750 ft.
along the S. line of North Street 557.4 ft. N. 88° 30′ W.
to place of beginning.

SUREYORS CERTIFICATE

I hereby certify that the Plat herein described
is a correct one and that permanent monuments
consisting of 6 post. 4½ ft. have been placed
and the intersections of all streets,

ATLANTA, CAROLINA
STATE ENGINEER.

My Commission expires

NOTE: ALL DISTANCES ARE GIVEN IN FT. AND DECIMALS THEREOF.
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.

BACKGROUND
In 2017, the City of Lansing purchased several parcels on Simken Drive for the future “Beacon Park”. These parcels are accessible from Simken Drive, but lack access from Pleasant Grove.

APPLICANT’S PROPOSAL:
The Parks and Recreation Department proposes to acquire the SW corner of the property to the north at 3427 Pleasant Grove to provide access to the recently-acquired Simken parcels. The access would be approximately 20’ in width.

PROPERTY SIZE AND SHAPE:
The subject property (to be purchased) is 0.03 acres in size, triangular in shape. Because the property descriptions go to the centerline of Pleasant Grove, most of the subject property lies within the right of way (ROW). The area outside the ROW, usable for Park access, is 20.86 wide by 27.49’ deep.

The parent parcel (#33-01-01-32-101-011) is 0.34 acres in size, and owned by Yanisleidys Carmenate Diaz, who resides on the property. At the ROW line, after the purchase of the subject property, the parent parcel have 61.75’ frontage on Pleasant Grove. It is located in the “E-2” Residential / Office District, which has no minimum lot size.

LOCATION:
The subject property’s location offers the only opportunity for connecting Beacon Park with Pleasant Grove, and improve access to the park.

CHARACTER:
The proposed acquisition will have a minimal effect on the parent property. The entrance to the park would likely involve some tree removal, however.

EXTENT:
The proposed acquisition is limited to the minimum necessary to install a park entrance on Pleasant Grove.

STAFF RECOMMENDATION
Staff recommends approval of the following finding and recommendation

Finding: The purchase of the subject portion of 3427 Pleasant Grove would result in improved access to the parkland to the east, and have a negligible impact on the residential use of the parent property.

Recommendation: Approval as proposed.