



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: December 1, 2020

TO: Mayor Eveleth and the Owosso City Council

FROM: Nathan Henne, City Manager

SUBJECT: Rezoning Request for 210 Monroe Street; Parcel 050-652-001-004-00

RECOMMENDATION:

The Planning Commission recommends city council conduct first reading and set a public hearing for January 4, 2021 to receive citizen comment regarding request to rezone the parcel commonly known as 210 Monroe Street (City owned vacant lot) from I-1, Light-Industrial to R-2, Two-Family Residential District.

BACKGROUND:

The Planning Commission, after mailing notices and holding a public hearing, voted at its regular meeting on November 23, 2020 to recommend rezoning the aforementioned parcel. Further, staff recommends approval of this petition to rezone property as submitted, subject to the ordinance reading and public hearing process.

RESOLUTION NO.

**AMEND CHAPTER 38 ZONING OF THE CODE OF ORDINANCES
TO REZONE THE PARCEL AT 210 MONROE STREET
AND AMEND THE ZONING MAP**

WHEREAS, the city council of the city of Owosso received a request from City Manager Nathan Henne for the property identified as 210 Monroe Street, parcel number 050-652-001-004-00 to rezone the parcel from I-1, Light Industrial to R-2, Two-Family Residential District; and

WHEREAS, the planning commission subsequently published the request and mailed notices of the request to surrounding property owners, held a public hearing on the request, and deliberated on the request; and

WHEREAS, the city staff and planning commission recommend, without reservations or conditions, the rezoning of 210 Monroe Street as requested; and

WHEREAS, the item must now be considered by the city council and a public hearing by the council is required before any such ordinance amendment can be acted upon.

NOW THEREFORE BE IT RESOLVED THAT THE CITY OF OWOSSO ORDAINS:

SECTION 1. OFFICIAL ZONING MAP AMENDMENT. That Chapter 38, Zoning, Sec. 38-27, *Zoning Districts and Map*, reflect the following change, to be noted on the official map and filed with the city clerk:

Parcel Address	Current Zoning	Amended Zoning
210 Monroe Street	I-1, Light Industrial	R-2, Two Family Residential District
Parcel Number: 050-652-001-004-00		
LOTS 9, 10, 13, BLK 1, ALL OF BLK. 2 INCLUDING CLOSED ALLEY, PT OF CLOSED S. PARK ST. AL WILLIAMS 2 ND ADD.		

SECTION 2. PUBLIC HEARING. A public hearing is set for Monday, January 4, 2021 at 7:30 p.m. for the purpose of hearing citizen comment regarding the proposed ordinance amendment.

SECTION 3. NOTICE. Council hereby directs staff to supply a public notice concerning the rezoning to a newspaper of general circulation within the city.

SECTION 4. AVAILABILITY. This ordinance may be purchased or inspected in the city clerk's office, Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.

SECTION 5. EFFECTIVE DATE. This amendment shall become effective twenty days after passage.



November 12, 2020

Planning Commission
City of Owosso
301 W. Main Street
Owosso, Michigan 48867

Subject: REZONING
Location: 210 Monroe Street
Size of Site: 2.46 acres
Request: To rezone roughly 2.46 acres at 210 Monroe Street from I-1, Light Industrial to R-2 Two-Family Residential.
Applicant: City of Owosso

Dear Planning Commissioners:

At your request, we have reviewed the above application from the City of Owosso to rezone 2.46 acres from I-1, Light Industrial to R-2, Two-Family Residential. The property is currently owned by the City of Owosso, and the city would like to prepare the property for potential future residential development as outlined in the draft master plan for the city.

Our comments are based on a review of the information submitted by the applicant, a site visit, meetings with the applicant, discussions with the Planning Commission, and conformance to the City's Master Plan and Zoning Ordinance. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, relevant input from the public, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation and recommendation to City Council.

LOCATION AND DESCRIPTION

The subject parcel is located along the northern side of Monroe Street, adjacent to the rail line. The property is identified in the draft master plan as an area for development of new housing, specifically of the missing-middle variety which can include row-housing, townhouses, apartments or higher-density detached one-family residential.

EXISTING LAND USE, ZONING AND FUTURE LAND USE

	Existing Land Use	Zoning	Master Plan
Subject Site	Vacant	I-1 Light industrial *	Industrial
North	Industrial	I-1, Light Industrial	I-1, Light Industrial, General Commercial

South	One-family residential and Commercial	R-1, One-Family Residential, B-1, Local Business (Josh's Frogs)	Residential
East	Industrial and Rail	I-1, Light Industrial	Industrial
West	Industrial and Commercial	B-4, General Commercial and I-1, Light Industrial	Local business and industrial

***The map below is the existing zoning map for the City of Owosso**



PERMITTED AND SPECIAL LAND USES

While the area is a mish-mash of zoning districts including R-1, R-2 Commercial and Industrial, it is important to consider what land uses could be utilized on these properties should the Planning Commission approve the rezoning -R-2, Two-Family Residential. A full list of uses is provided below;

In an R-2 district, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses unless otherwise provided in this chapter:

- (1) All uses permitted and as regulated in the one-family residential districts. The standards of the "schedule of regulations" applicable to the R-1 one-family residential district shall apply as minimum standards when one-family detached dwellings are erected;

- (2) Two-family dwellings;
- (3) Accessory buildings and uses customarily incident to any of the above permitted uses and subject to the conditions of section 38-379, accessory buildings;
- (4) A dwelling constituting the home for not more than three (3) aged and physically handicapped persons provided such use is in accordance with all state and local requirements;
- (5) Bed and breakfast operations as a subordinate use to single-family dwelling units subject to city licensing provisions and a determination by the city planning commission that the applicant has shown proof of historic significance of the dwelling unit. In making the determination, the planning commission shall reference the historic criteria developed and adopted by the commission.
- (6) Family day care home, foster family group homes and foster family homes shall be permitted subject to the following provisions:
 - a. For family day care homes only, a minimum of four hundred (400) square feet of usable outdoor play area in the rear or side yard shall be available on the premises.
 - b. Such uses are duly licensed by the state department of social services or other equivalent public agencies authorized to license these uses.
 - c. Building and lots so used shall conform to all state and local code requirements, except that such uses or structures shall be permitted in buildings and lots which are nonconforming uses or structures as defined in this chapter.

DISCUSSION

In considering any petition for an amendment to the official zoning map, the planning commission and city council shall consider the following criteria in making its findings, recommendations and decision:

1. Consistency with the goals, policies, and future land use map of the City of Owosso Master Plan. If conditions upon which the master plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the master plan was adopted, as determined by the city, the planning commission and council shall consider the consistency with recent development trends in the area.

Finding – While the current future land use map identifies this area as industrial, it is important to highlight what is proposed in the city’s new draft master plan. The following text describes the intent for this area.

Washington and Monroe Street - Located south of Downtown and Corunna Avenue, this 5.5-acre site is located in a transitional zone between commercial and industrial uses and a residential neighborhood to the south. The site includes multiple parcels including a city-owned property along the railroad corridor and the Former Grace Church, 715 S. Washington (built in 1950). The site is connected to public water/sewer. In the near term, the site provides an opportunity for infill residential. The adaptive reuse of church building for condominium development may be considered, however, the building does not have architectural or historical significance and could

be demolished as part of the redevelopment. A desirable future use for the site is single-family attached residential. Infill development should be compatible with the existing neighborhood incorporating front porches/stoops, alley access, parking in the rear, and building heights between 2-3 stories. Existing street trees should be preserved.



It is our belief that this rezoning would significantly improve the neighborhood and would not be in conflict with the overall goals of the Master Plan, nor impact the intent of the Zoning Ordinance.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district.

Finding – This site would be compatible with the host of uses permitted under the R-2 Zoning Classification.

3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) use permitted under the current zoning.

Finding – To our knowledge, no evidence exists showing that the applicant could not receive a reasonable return on investment through developing the property as industrial, however the City of Owosso is generally not in the position to be the developer of this property.

4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

Finding – It is our belief that land uses within the R-2 district are more compatible with this site and its location to the neighborhood to the south than if the site were to be developed as industrial.

5. The capacity of the city's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare."

Finding – There should be no issues with existing infrastructure being able to accommodate and service this site.

6. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

Finding – We find that there is high demand for new housing throughout the City of Owosso and surrounding areas. While there is no imminent development proposed for this site, the city is positioning itself to have vacant, city-owned property available for redevelopment as opportunities present themselves.

7. The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.

Finding – This application has not been previously before the City.

RECOMMENDATION

Based upon the above comments, **we recommend approval of the rezoning request for 210 based on the following items;**

1. That the request is not in overwhelming conflict with the Master Plan or the Zoning Ordinance;
2. The site is compatible with uses in the proposed R-2 Zoning District;
3. The applicant is not rezoning to increase the return on investment of the property;
4. That the Planning Commission understands that the proposed use may be more compatible with surrounding land uses;
5. Infrastructure to the site is appropriate for the proposed use; and
6. The request has not been previously submitted to the City for consideration.

We look forward to discussing this with you at your November Planning Commission meeting. If you have any further questions, please contact us at 810-734-0000.

Sincerely,

CIB Planning



Justin Sprague
Vice President