

Memorandum



Date: August 24, 2026

To: Buchanan Planning Commission

From: Kristen Gundersen, Planning and Community Development Director

Subject: **Consideration of a Map Amendment (rezoning) from N Natural to NE Neighborhood Edge district for property at 11106 Victory Street**

Background

The City of Buchanan is requesting a map amendment (rezoning) from the N Natural to NE Neighborhood Edge district for the approximate 32,480 square foot unimproved parcel located at 1106 Victory Street. The property is owned by the city of Buchanan.

The city purchased the property in November 1979 and is planning on selling the property to allow for residential development. Table 71-C Neighborhood Edge (NE) Standards and Section 71-11.C require a minimum lot width of 60' and no minimum lot area.

Standards for Review

Section 71-36 Specific standards for development approvals and within 71-36.B.2 standards for Amendments to text or the zoning map are stated. The Planning Commission needs to review and discuss the standards before a motion is made. Following is the language from Section 71-36.B.2 of the Unified Development Code:

2. Standards. The advisability of amending the text of this chapter or making an amendment to the zoning map is a matter committed to the legislative discretion of the city commission. In determining whether to adopt or disapprove the proposed amendment, the city commission must consider the following factors:
 - a. Consistent with master plan and vision plan. Whether and the extent to which the proposed amendment is consistent with the master plan and the vision plan.
 - b. Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.
 - c. Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.
 - d. Compatible with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this chapter will maintain or improve

compatibility among uses and will ensure efficient development within the City.

- e. Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Recommendation

Conduct the necessary public hearing for an amendment to zoning map for the property and deliberate the request while reviewing the standards found in Section 71.36.B.2 of the Unified Development Code.

An example motion for approval can be: Move to recommend approval of the map amendment (rezoning) from N Natural District to NE Neighborhood Edge for the property located at 1106 Victory Street based on the application provided in the October 13, 2026 Planning Commission agenda packet as the proposed amendment is consistent with the standards for text or map amendment changes as found in Section 71.36.B.2 of the Unified Development Code.

Location Map - 1106 Victory Street



Zoning Map – 1106 Victory Street



Zoning Districts

- Natural (N)
- Neighborhood Edge (NE)
- General Neighborhood (GN)
- Neighborhood Center (NC)
- Downtown (D)
- Suburban Commercial (SC)
- Industrial (I)
- Planned Unit Development (PUD)

Photographs – 11106 Victory Street



View looking east from Victory Street of northern portion of parcel



View looking east from Victory Street of southern portion of parcel



302 Redbud Trail North
Bucchanan, MI 49107
Tel: (269) 695-3844
Fax: (269) 695-4330

Map Amendment (Rezoning) Application

Please print legibly. All portions must be completed. Do not leave any section blank, use N/A. Incomplete forms will be returned. If additional space is needed, please use additional sheets of paper.

Property Information

Property Address (es): 1106 Victory Street

Property Code Number(s) (Tax Number): 11-58-2000-0360-00-8

Briefly Explain Request: Map Amendment/rezoning from N Natural to NE Neighborhood Edge

Applicant Information

In case of trust, provide the name, address and telephone numbers of all trustees and beneficiaries of the trust. An LLC or corporation must provide a copy of Articles of Incorporation. In case the applicant is not the property owner, written permission from the property owner is required.

Name of Applicant: City of Bucchanan

Relationship to Property Owner: Kristen Gundersen, Planning & Community Development Director - staff

Mailing Address: 302 N Redbud Trail

City: Bucchanan State: MI Zip Code: 49107

Telephone Number: 269.695.3844 Emergency Number: _____

E-mail Address: _____

Name of Property Owner: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail Address: _____

Attorney: Butzel

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail Address: _____

Engineer or Architect: N/A

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail Address: _____

Site Information

General description or characteristics of the site: Vacant with wooded ravine at rear
or east end of property

Master Plan Designation: R1A/R1B Residential with park reference

Existing Zoning and Land Use: N Natural - vacant

Proposed Zoning and Land Use: NE Neighborhood Edge - residential

Existing square footage of property: 140' x 232' - 32,480 sf or 0.75-acres

Proposed square footage of Property: No change

Existing square footage of all buildings on the property: Vacant

Proposed square footage of all buildings on the property: Unknown

Existing zoning and land uses of adjacent parcels:

North: N Natural - vacant with unimproved public right-of-way

South: NE Neighborhood Edge - vacant and residential

East: N Natural - Indiana Michigan Power Company property

West: NE Neighborhood Edge - vacant and residential

Is there floodplain or wetlands on the property? Yes: _____ No: XX

Map Amendment Standards

If needed use additional sheets of paper to respond to Standards.

Section 71-36.B.2 Standards. The advisability of amending the text of this chapter or making an amendment to the zoning map is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or disapprove d the proposed amendment, the City Commission must consider the following factors:

- a. Consistent with master plan and vision plan. Whether and the extent to which the proposed amendment is consistent with the master plan and the vision plan.
While the 2021 Master Plan depicts the parcel as a city park, staff has research and found that the property has not been formally dedicated as a park and there are no recorded documents referencing park land.
There is a need for additional housing in the community.
- b. Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.
The property was never formally designated as park land and city is looking to develop other parcels with park improvements. There is a need for additional housing units in the city which could be constructed in the NE Neighborhood Edge District.
- c. Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.
There is a nation wide housing shortage. This parcel is owned by the city and could be sold for housing.
- d. Compatible with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zone district for the land, or the proposed amendment to the text of this chapter will maintain or improve compatibility among uses and will ensure efficient development within the City.
The properties to the west and and south are located in the NE Neighborhood Edge District and improved with residential dwellings.
- e. Development Patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.
The properties to the west and south are located in the NE Neighborhood Edge District and improved with residential dwellings.

MAP AMENDMENT (REZONING) APPLICATION CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that they consent to the filing of the application and that all information contained is true and correct to the best of their knowledge;
- B. The Applicant understands that an incomplete or nonconforming application will not be considered. In addition, the Applicant understands that the City may require additional information prior to the consideration of this application;
- C. The Applicant shall make the property that is subject of this application available for inspection by the City at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten (10) days following the change, and that failure to do so shall be grounds for denial of the application;
- E. The Applicant understands that if the application is approved with conditions, those conditions will need to be met as part of any permit issued; and
- F. The Applicant understands they are responsible for all application fees. Fees are non-refundable and there is no guarantee the application will be approved or permits issued. There should be no outstanding monies owed to the City (i.e., water bill or taxes).

On the 21st, day of Sept, 20 26, I/We have read the above certification, understand it, and agree to abide by its conditions.

Kristen Gundersen for City of Buchanan Kristen Gundersen
Signature of Applicant or Authorized Agent Name of Applicant or Authorized Agent

SUBSCRIBED AND SWORN

To before me this 21st day of
Sept, 20 26

Deborah Perez
Notary Public

