



Board: Planning Commission
Agenda January 6, 2026
Date: _____
Presenter: Patricia West

Staff Report

Agenda Item Title:

Future Land Use Map

Background:

A unique circumstance has presented itself involving a property located at 1301 Delta Avenue. The original structure was lost due to a fire in 2024, and only the basement and foundation remain. The property is currently zoned B-2 (General Business District).

While the surrounding properties are primarily residential in use and considered legal nonconforming structures, the former building on the subject parcel operated as a commercial use consistent with the district.

Recent inquiries have raised questions about the feasibility of residential redevelopment on the site. Under the current zoning ordinance, standalone residential use is not permitted in the B-2 district.

The City's adopted Master Plan and Future Land Use Map designate this area as Central Business District (CBD). As a result, any consideration of a zoning change would need to be evaluated in the context of the Future Land Use Map and broader planning goals, rather than the conditions of a single parcel alone.

Fiscal Effect:

None

Supporting Documentation:

Code of Ordinances | Sec. 30-507. – Nonconforming uses and structures

Code of Ordinances | Sec. 30-548. – B-2 District

Future Land Use Map

Master Plan | Future Land Use Map (Page 31)

Michigan State University Article | How to spot a spot zoning

Recommendation:

The intent of this agenda item is for discussion. There is no current recommendation being proposed by staff.