



Board:	City Commission
Agenda Date:	August 24, 2026
Presenter:	Patricia West

Staff Report

Agenda Item Title:

Introduction of Ordinance 635 | Consideration of Amending the City of Gladstone Zoning Map for 915 Blackwell Ave

Background:

The Planning Commission held a public hearing on August 11, 2026, for a rezoning proposal for 915 Blackwell Avenue (052-515-001-00). The intent of the rezoning application is to resolve the property's split zoning designation of B-2 General Business and I-1 Light Industrial by establishing a single I-1 Light Industrial district. The property is currently occupied by a self-storage facility and a lawn and landscaping service business. The request is intended to eliminate the existing split-zoning condition and establish a single zoning classification that is consistent with the character of the property, surrounding land uses, and the City's adopted future land use objectives.

Notice of the August 11, 2026 public hearing was published and mailed as required by MCL 125.3103, MCL 125.3202, and MCL 125.3306.

No public comments were received during the public hearing. Following the hearing, the Planning Commission recommended approval and transmitted its recommendation and supporting materials to the City Commission for final consideration.

Section 30-475 – Amendments of the City Zoning Code requires a public hearing before the zoning committee (Planning Commission). Section 30-475(b), consistent with MCL 125.3401, provides that the City Commission may hold an additional public hearing if it considers one necessary or if otherwise required. No additional City Commission public hearing is required unless an interested property owner requests a hearing in accordance with Section 30-475(c) and MCL 125.3401(4).

As of the preparation of this report, no request for an additional public hearing pursuant to Section 30-475(c) or MCL 125.3401(4), and no protest petition pursuant to Section 30-476 or MCL 125.3403, has been filed with the City.

Supporting Documentation:

Draft Ordinance 635 | An Ordinance to Amend the City of Gladstone Zoning Map
Planning Commission's Staff Report from August 11, 2026
Current Split Zoning of the Parcel
Future Land Use Map
Sec. 30-475 & Sec. 30-476
Public Hearing Publication & Notices

Recommendation:

Motion to accept the Introduction of Ordinance 635, an ordinance to amend the City of Gladstone Zoning Map by rezoning parcel 052-515-001-00, located at 915 Blackwell Avenue, from its existing split zoning designation of B-2 General Business and I-1 Light Industrial to I-1 Light Industrial, consistent with the recommendation and findings of the Planning Commission and to place on Monday, September 10, 2026 agenda for final approval with no additional public hearing needed.