

## Summary

This UDO amendment is proposed to ensure the building envelope of residential lots do not preclude the development of homes. After the April 2024 amendments, which started to right-size the minimum lot size for current market development trends, discussions with the development community led to this amendment which better supports the initial amendment by reducing setbacks. This will enable home building on skinnier lots within Lansing, without developers resorting to planned developments or other discretionary review processes.

## Community & Economic Development Comments

### Introduction

The proposals within this text amendment are written to reflect the need for reduced side setbacks to create building envelopes for R-1 and R-2 lots that allow for development at the minimum lot frontage.

### Summary of Changes

#### Article 3. Subdivision Standards

**Paragraph 3.04 K. Other Utilities** is amended to reduce the utility easement width on side lot lines from 7.5 feet to 5 feet.

#### Article 4. Zoning Districts & Use Standard

**Table 4-1: General Development Standards** is amended to reduce the Minimum Interior Side setback from 10 feet to 5 feet.

## Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Joshua Gentzler, AICP – Director, Community & Economic Development

## Recommendation

Staff recommends approval of Case 2024-UDO-003 Easements.

## Action Options

### Motion verbiage:

“I move that we... *(add below statement to finish motion)*”

1. Approve the text amendments as proposed and recommend adoption of Case 2024-UDO-003 to the City Council””; or
2. Amend Staff’s proposed text amendments by \_\_\_\_\_ *(state the amendment)* and recommend adoption of Case 2024-UDO-003, as amended, to the City Council””; or
3. Deny Case 2024-UDO-003 for specified reasons””; or
4. Table the case to another date, time and place.

## Attachments

1. Redline of **UDO Articles 3 & 4**
2. Proposed amendment of **UDO Articles 3 & 4**

- I. **Upsizing.** Whenever any portions of the required public improvements are part of a planned future facility for the City, serving an area larger than the subdivision and its impact, the City and applicant will enter into an upsizing agreement. The City and the applicant shall negotiate the following aspects of the agreement prior to approval of the plat:
1. The applicant shall construct the facilities as planned by the City for future capacity as part of the subdivision and development process.
  2. The applicant shall be responsible for the portion of the costs required to serve the proposed subdivision based on actual total cost to build the facilities absent any upsizing agreement.
  3. The City shall be responsible for any incremental costs to expand the facility to the planned capacity, beyond the capacity to serve the subdivision. The City's participation may be based by the applicant bidding the project with bid alternates, one alternate to build the minimum required facility to serve the subdivision or development and the second bid alternate being for the upsized facility planned by the City.
  4. The agreement shall be subject to approval by the City Attorney.
- J. **Lighting.** The applicant shall install street lighting in accordance with the current edition of the City of Lansing Technical Specifications and Design Criteria for Public Improvement Projects. All street light locations shall be shown on the construction drawings for the development. The cost of installation for such street lighting shall be paid by the applicant.
- K. **Other Utilities.** Where alleys are not provided, permanent easements of not less than ten (10) feet in width shall be provided on each side of all rear lot lines, and ~~seven and one-half~~ five (7.55) feet on each side of side lot lines, where necessary, for utility poles, wires, conduits, underground conductors, storm and sanitary sewers, gas, water and heat mains, and other public utilities. These easements shall provide for a continuous right-of-way. Where the utility company or agency has the need for a wider easement than required above for a specific location, this easement shall be shown on the plat. Utility easements shall not be obstructed by structures, retaining walls or trees. A property owner may install fences and landscape the easement with grass and shrubs at his or her own risk.

*"B-3" Regional Business District.* The intent of the B-3 district is to provide for those commercial uses which are intensive in nature and require larger lots and direct access to major streets. The B-3 district is most appropriate for automobile oriented, regional commercial and office development. Within this area, pedestrian links shall be provided to connect the local streets located on each side of K-7 that serve to connect the residential neighborhoods, schools and parks.

*"I-1" Light Industrial District.* The intent of the I-1 district is to permit industrial uses that are not obnoxious due to appearance, noise, dust, or odor; that do not require intensive land coverage; and that can be compatibly developed with adjacent districts.

*"I-2" Heavy Industrial District.* The intent of the I-2 district is to allow basic or primary industries which are generally incompatible with residential or commercial uses.

## 4.02 GENERAL DEVELOPMENT STANDARDS

- A. **Generally.** The height, area, and bulk requirements for the various districts are established by Table 4-1. The Development Standards for each district are dependent on the provisions in Article 5 and Article 6.

**Table 4-1: General Development Standards**

ELIGIBLE ZONING DISTRICT	HEIGHT, AREA AND BULK STANDARDS					
	MIN. SIZE	LOT STANDARDS MIN. WIDTH	HEIGHT	FRONT	MINIMUM SETBACK INTERIOR SIDE	REAR
A-1	1 acre	160 ft.	2.5 stories / 35 ft.	40 ft.	16 ft.	40 ft.
R-1	6,000 s.f.	50 ft.	2.5 stories / 35 ft.	20 ft.	<del>10</del> 5 ft.	20 ft.
R-2	4,000 s.f.	40 ft.	2.5 stories / 35 ft.	15 ft.	<del>10</del> 5 ft.	15 ft.
R-3	See Article 5 development standards specific to R-3 Walkable Neighborhood District.					
R-4	10,000 s.f.	60 ft.	3 stories / 45 ft.	25 ft.	10 ft.	30 ft.
R-5	See Article 5 for development standards specific to Residential Manufactured Home Planned District.					
B-1	6,000 s.f.	50 ft.	3 stories / 45 ft.	Sec. 5.03*	0 ft. **	25 ft.
B-2	6,000 s.f.	50 ft.	3 stories / 45 ft.	Sec. 5.03*	0 ft. **	None.
B-3	10,000 s.f.	60 ft.	3 stories / 45 ft.	Sec. 5.03*	0 ft. **	20 ft.
I-1	6,000 s.f.	50 ft.	3 stories / 45 ft.	20 ft.	N/A**	25 ft.
I-2	10,000 s.f.	80 ft.	3 stories / 45 ft.	20 ft.	N/A**	N/A**

\*Front setbacks for commercial districts are based on street contexts and allowed Frontage Types defined in 5.03.

\*\*If abutting residential district, setback shall be a minimum of 10 ft.

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