

**REZONING CHECKLIST**

**Checklist Completed by:** Matthew R. Schmitz  
**Case No.** RZ-2021-4  
**Date Filed:** October 18, 2021  
**Date Advertised:** October 26, 2021  
**Date Notices Sent:** October 25, 2021  
**Public Hearing Date:** November 17, 2021

**APPLICANT:** City of Lansing

**LOCATION OF PROPERTY:** 00000 Centre Dr. (Northwest corner of W. Mary St. & Centre Drive)

**PRESENT ZONING:** B-3                      **REQUESTED ZONING:** R-4

**PRESENT USE OF PROPERTY:** Platted undeveloped ground

**SURROUNDING LAND USE AND ZONING:**

| <u>Direction</u> | <u>Land Use</u>   | <u>Zoning</u> |
|------------------|---|---------------|
| North            | Multi-Family Residential District / Mixed Density Neighborhood District (Mix of duplex and single-family homes) | R-4 / R-3     |
| South            | Multi Family Residential District / Regional Business District (Lansing Heights / Undeveloped ground)           | R-4 / B-3     |
| East             | Planned Unit Development / Regional Business District (Undeveloped ground)                                      | PUD / B-3     |
| West             | Multi-Family Residential District (Covington Woods)   | R-4           |

**CHARACTER OF THE NEIGHBORHOOD:** The area is partially developed, with multi-family and single-family residential on the north, empty ground to the east, empty ground and Lansing Heights (apartment homes) to the south, and Covington Woods (apartment homes) to the west.

**NEAREST EQUIVALENT ZONING:**

**LOCATION:** South / West  
**CURRENT USE:** Lansing Heights / Covington Woods

**RELATIONSHIP TO EXISTING ZONING PATTERN:**

**1. Would proposed change create a small, isolated district unrelated to surrounding districts?** No

**2. Are there substantial reasons why the property cannot be used in accord with existing zoning?** Yes **If yes, explain:** The applicant has been in discussions with a developer who would like to develop multi-family residential on the property (Luxury Apartments). The current zoning would not allow for this type of development on this property.

**3. Are there adequate sites for the proposed use in areas already properly zoned?** Not in close proximity to this area. **If yes, where?** \_\_\_\_\_

**CONFORMANCE WITH COMPREHENSIVE PLAN:**

**1. Consistent with Development Policies?** The proposed future use of the property does not align with the Future Land Use Map, but staff believes this type of development would align with development policies if this rezoning is approved, and the construction of the building will require the development and acceptance of a Site Plan to comply with Development Policies.

**2. Consistent with Future Land Use Map?** No. The Future Land Use Map shows this property as Commercial, but staff feels a strong multi-family development here would help to anchor the area and provide additional users for potential future commercial growth in the area.

**3. Are Public Facilities adequate?** Yes. All utilities are present and in the area.

**TRAFFIC CONDITIONS:**

**1. Street(s) with Access to Property:** Centre Dr. / W. Mary St. / Kay St.

**2. Classification of Street(s):**  
Arterial \_\_\_\_\_ Collector X Local X

**3. Right of Way Width:** Platted ROW width for Centre Dr. and W. Mary St. are adequate. Additional ROW may be needed along Kay St. to improve the existing street in this area.

**4. Will turning movements caused by the proposed use create an undue traffic hazard?** No

**5. Comments on Traffic:** Traffic in the area would likely increase with the planned future project, but a traffic study would need to be done with that project at the time that they move forward. Additionally, there are plans to improve Kay St. with the potential future project, to assist with the concerns about traffic in this area.

**SHOULD PLATTING OR REPLATTING BE REQUIRED TO PROVIDE FOR:**

**1. Appropriately Sized Lots?** No.

**2. Properly Sized Street Right of Way?** No.

**3. Drainage Easements?** No.

**4. Utility Easements:**  
Electricity? No.

Gas? No.  
Sewers? No.  
Water? No.

5. Additional Comments: N/A

UNIQUE CHARACTERISTICS OF PROPERTY IN QUESTION: None

ADDITIONAL COMMENTS: None