

## Project Facts

### Applicant

Jeff Beckler  
Zimmerman Properties

### Owner

City of Lansing

### Address

00000 Centre Drive

### Property ID

106-24-0-40-08-001.03

### Zoning

B-3 (Regional Business District)

### Future Land Use

Commercial

### Land

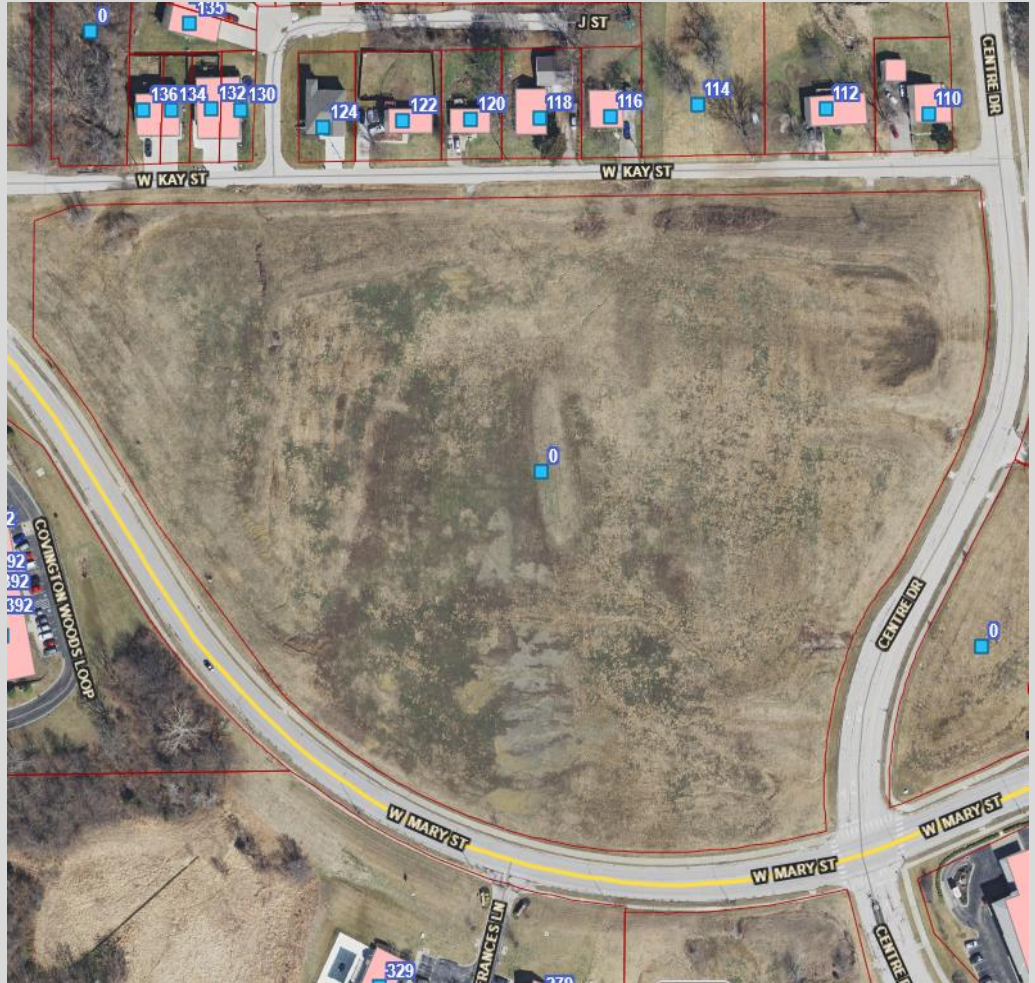
205,883 SF (4.73 acres)

### Building

Existing: N/A  
Proposed: N/A

### Requested Approvals

Rezoning



## Project Summary

### Summary

The Applicant proposes to rezone a 4.726-acre portion of Lot 1, Lansing Towne Centre, from B-3 to R-4. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial. The property has access to both W Mary Street and W Kay Street. The rezoning, if approved, would allow the applicant to construct an apartment complex which would be categorized as a “Medium Apartment” Use under the **UDO Article 4.03 Permitted Uses**. For a preliminary layout, please see the attached document provided by the applicant.

There have been no questions or complaints from City residents concerning this rezoning application.

### Legal Description

See attachment for full legal description.

## Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. There are no concerns marked as outstanding, and the application is in order.

### Factors to Be Considered

The following factors are to be considered by the Planning Commission and the City Council when approving or disapproving this Rezone request:		
	Met	Not Met
<b>1. Character of the neighborhood</b> <i>Density: Surrounding parcels range in size from 0.1 acres to 24.2 acres in size.</i> <i>The average size of parcel is 3.0 acres in size.</i> <i>The surrounding residential properties average 5.5 Dwelling Units per Acre.</i> <i>The proposed development would</i> <i>Character: The neighborhood consists of Multi-family, Civic/Institutional, Retail, and Commercial uses.</i>	✓	
<b>2. Zoning and uses of nearby property</b> <i>Adjacent Uses: Commercial, Institutional, Single-Family Residential, Multifamily Residential</i>  <i>Adjacent Zoning: A-1, R-3, R-4, B-3, PUD</i>	✓	
<b>3. Suitability of the Property for the uses to which it has been restricted</b> <i>The Property is suitable for the land uses restricted by B-3 zoning.</i>		✓
<b>4. Extent to which removal of the restrictions will detrimentally affect nearby property</b> <i>Nearby properties are unlikely to be detrimentally affected if the current zoning were to remain in place</i>	✓	
<b>5. Length of time the property has been vacant as zoned</b> <i>Vacant: <input checked="" type="checkbox"/> - Property has been vacant since 2009.</i> <i>Not Vacant: <input type="checkbox"/></i>		
<b>6. Relative gain to economic development, public health, safety and welfare</b> <i>The requested rezoning application does have the potential to impact economic development, public health, safety or welfare.</i>  <i>In the event of the approval of the rezoning, this will allow the applicant to develop an apartment complex on the property which will contribute to the economic development of the city via the addition of households within the City limits.</i>	✓	
<b>7. Conformance to the Comprehensive Plan</b> <i>Future Land Use Map Category: Commercial</i> <i>Comprehensive Implementation Strategy (Article 6): The proposed use is not compatible with the future land use designation.</i>		✓

### Acknowledgments

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

- Joshua Gentzler – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater

### Staff Comments

The applicant is requesting a rezoning from B-3 – Regional Business District to R-4 – Multi-Family Residential. The applicant is submitting this request on behalf of the City of Lansing, to develop a portion of the Lansing Towne Centre subdivision. The applicant has proposed to rezone and then divide a 4.726-acre portion of Lot 1 to enable the construction of a 50-unit Apartment Community.

### Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

### Recommendation

Staff recommends approval of Case No. 2023-DEV-002, Zimmerman Properties Rezoning – Lot 1, Lansing Towne Centre, at 00000 W Mary Street.

### Action Options

1. Recommend approval of Case No. 2023-DEV-002 to the City Council; or
2. Recommend denial of Case No. 2023-DEV-002 to the City Council for specified reasons; or
3. Continue the public hearing to another date, time and place.

### Attachments

1. Legal Description and drawing
2. Zoning Map
3. Future Land Use Map
4. Preliminary property development layout