

Project Facts

Applicant

Jeremy Greenamyre
 Greenamyre Rentals, Inc.

Owner

Greenamyre Rentals, Inc

Address

00000 N Main Street

Property ID

094-19-0-20-03-025.00

Zoning

B-3 (Regional Business District)

Future Land Use

Commercial

Land

79,910 SF (1.8 acres)

Building

Existing: N/A
 Proposed: Single-Family Residential

Requested Approvals

Rezoning



Project Summary

Summary

The Applicant proposes to rezone a 1.8-acre tract of land from B-3 to R-4. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial. The applicant is proposing to develop the property as a continuation of the Santa Fe Townhomes property. The property has access to Santa Fe Drive. The rezoning would expand the allowed uses to include, among others, the *Row House* dwelling unit type, as per **UDO Article 4.03 Permitted Uses**.

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
<p>1. Character of the neighborhood <i>Density: Surrounding parcels range in size from 0.2 acres to 5 acres in size. The average size of parcel is 1.0 acres in size. The surrounding residential properties average 4.7 Dwelling Units per Acre.</i> <i>Character: The neighborhood is a Mixed-Use neighborhood, with a variety of styles of development and buildings, due to the commercial developments located on K-7/Main Street, approximately 370’ west of the subject property. Further east/southeast, the neighborhood is developed at a greater industrial density from the mid-70’s.</i></p>	✓	
<p>2. Zoning and uses of nearby property <i>Adjacent Uses: Commercial, Industrial, and Multifamily residential</i> <i>Adjacent Zoning: R-1, R-4, B-3, I-1</i></p>	✓	
<p>3. Suitability of the Property for the uses to which it has been restricted <i>The Property is suitable for the land uses restricted by B-3 zoning. The property is located nearby a state highway and bounded on two sides by commercial development.</i></p>		✓
<p>4. Extent to which removal of the restrictions will detrimentally affect nearby property <i>Nearby properties are unlikely to be detrimentally affected if the current zoning were to remain in place</i></p>	✓	
<p>5. Length of time the property has been vacant as zoned <i>Vacant: <input checked="" type="checkbox"/> - Property has been vacant since the rail line was removed. Not Vacant: <input type="checkbox"/></i></p>		
<p>6. Relative gain to economic development, public health, safety and welfare <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 a multifamily residential complex on the property which would contribute to the economic development of the city via the addition of households within the City limits.</i></p>	✓	
<p>7. Conformance to the Comprehensive Plan <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></p>		✓

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 – Multifamily Residential District. The applicant has proposed to rezone and then construct an expansion to the Santa Fe Townhomes complex immediately to the southwest on the subject property.

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-004, Santa Fe Townhomes Phase II Rezone, at 00000 Main Street.

Action Options

1. Recommend approval of Case No. 2023-DEV-004 to the City Council; or
2. Recommend denial of Case No. 2023-DEV-004 to the City Council for specified reasons; or
3. Continue the public hearing to another date, time and place.

Attachments

1. Zoning Map
2. Future Land Use Map
3. Legal Description