

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: CITY WEST REZONING – SOUTH SIDE OF GRAND R
DATE: AUGUST 1, 2024

Mayor and Council –
FYI on correspondence
to be sent (I believe
next week) to residents
/property owners
effected by the
proposed City West
South rezoning effort.
- Victor

This memo and attachment provide an update to the June 21, 2024 memo on this topic. Updates to the anticipated steps for consideration are provided at the bottom of this page.

On May 20, 2024, the City Council approved the Second Reading of the CW, City West Zoning Ordinance, and approved the City-initiated rezoning for most of the properties along the north side of Grand River Avenue between Beck and Taft Roads. The City Council made the following motion, that carried 7-0:

Approval of Zoning Map Amendment 18.741 to rezone **only the north side of Grand River Avenue between Beck Road and Taft Road, consisting of approximately 137 acres of land**, from I-1 Light Industrial, and OST Office Service Technology to CW City West District. This motion is made because the proposed City West Rezoning fulfills the concepts provided in the Master Plan for Land Use to provide a new zoning district that will create a vibrant, integrated, mixed-use arts and entertainment district along Grand River Avenue, east of Beck Road, and that would support and enhance the nearby Suburban Collection Showplace and Ascension Providence Park. **SECOND READING**

At the May 20 meeting, an alternate motion was provided in the motion sheet that would have rezoned both the north and south sides of Grand River Avenue to the new City West District. The south side of Grand River Avenue consists of another 110 acres +/- of land. The City Council chose the first recommended action above, based on discussion that took place during prior meetings.

Following a request from Mayor Fischer, staff has been asked to provide the steps needed for the possible reconsideration for rezoning the south side of Grand River Avenue. The City West Zoning Ordinance text and Design Guide would not need to be amended; the Council's approval of the CW ordinance left open the possibility that the south side of Grand River could be rezoned at some time in the future. Additionally, the rezoning signs are still in place along the south side of Grand River Avenue. It is assumed that the southeast corner of Grand River Avenue and Beck Road would be excluded from the request, as the property owner had previously requested that the existing B-3, General Business and RA, Residential Acreage zoning be maintained.

The following steps are being taken for new consideration of rezoning property on the south side of Grand River:

1. The Planning Commission would consider the new request and would be asked to "set" a public hearing for an upcoming meeting. **This step was completed at the July 24th Planning Commission meeting.**
2. Staff would notify the affected property owners of the new City-initiated rezoning along the south side of Grand River Avenue and seek feedback. **The attached letter provides that notice and will be sent out the week of August 6th.**
3. Staff would send out public hearing notices and provide notice in the newspaper. **It is anticipated that notices will be sent out near the end of August, for a public hearing at the September 25th Planning Commission meeting, or the first meeting in October.**
4. The Planning Commission would hold the public hearing and provide a recommendation to the City Council on the Zoning Map Amendment.
5. The City Council would consider the Zoning Map Amendment at two readings, followed by publication of the Zoning Map amendment, if it is approved.

Once approved, property owners or applicants would be able to submit site plans for consideration under the terms of the CW ordinance.

Att. Letter to property owners in the proposed CW South District.