

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: CITY WEST REZONING – SOUTH SIDE OF GRAND RIVER AVENUE
DATE: JUNE 21, 2024

Mayor and Council –

Please see a proposed plan to proceed with consideration of rezoning the SOUTH side of Grand River aka City West 2.0.

- Victor

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 with the following motion:

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 zoning be maintained.

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

1. Staff would notify the affected property owners of the new City-initiated rezoning along the south side of Grand River Avenue and seek feedback.
2. The Planning Commission would consider the new request and would be asked to "set" a public hearing for an upcoming meeting.
3. Staff would send out public hearing notices to affected property owners, as well as property owners within 300 feet of the potential rezoning, and provide notice in the newspaper.
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.

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