

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, APRIL 21, 2015
7:00 P.M.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT ON NON- PUBLIC HEARING AGENDA ITEMS:

PUBLIC HEARINGS:

1. Request to rezone 0.4 acres from RO-1 Restricted Office to B-1 Local Business.
The property is located at 4992 Wilson Avenue. (Section 29) (The R-Group)

NEW BUSINESS:

INFORMATIONAL ITEMS:

2. Zoning Ordinance reformatting update.
3. Form Based Code Division Avenue update.

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: April 8, 2015
PLANNING COMMISSION DATE: April 21, 2015

ACTION REQUESTED: Request to rezone 0.4 acres from RO-1 Restricted Office to B-1 Local Business

REQUESTED BY: The R-Group

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 4992 Wilson Avenue. (Section 29)

EXISTING ZONING: The property is zoned RO-1 Restricted Office. The surrounding properties are zoned as follows:

North: PUD-2 Commercial Planned Unit Development
South: ER Estate Residential
East: PUD-2 Commercial Planned Unit Development
West: B-3 Planned Business (across Wilson Ave.)

EXISTING LAND USE: The site is vacant. Land uses surrounding the property follows:

North: Wilsontown Shopping Center
South: Single family residence
East: Gordman's and Home Depot
West: Costco and undeveloped parcel (across Wilson Avenue)

PROPOSED REZONING:

The petitioners propose to rezone this property to accommodate its development as a two-tenant and 3000 square foot retail center (see attached exhibits). If the rezoning is approved, the petitioners will then seek special use and site plan approval from the Planning Commission for the project.

STAFF COMMENTS:

1. The City of Wyoming Land Use Plan 2020 was adopted in 2006. It identifies this site (see attached) as being appropriate for Community Commercial purposes. This is the same designation as the surrounding commercial developments.

2. Prior to 2004, the developers of the Wilsontown Shopping Center had sought to acquire this property to combine with their development. This did not occur, and the access drive to the shopping center was constructed along the property's north property line. This contention between the property owners blocked the ability to share access. Subsequently in June 2004, this property was rezoned from ER Estate Residential to RO-1 Restricted Office. The rationale for the rezoning was that the property would be poorly suited for residential purposes. In addition, because of its small size and lack of shared access, its ability to be developed for commercial purposes would be greatly restricted, given the need for the front yard greenbelt, parking and setback requirements. A small office building with limited parking needs was considered to be all that would be feasible on the site (see attached 2004 conceptual plan). This rezoning also occurred prior to Wilson Avenue being widened to four lanes.

The petitioners have now obtained a working agreement to have access to the Wilsontown Shopping Center driveway. If the rezoning is approved, the property owners will finalize this agreement to allow the development to proceed. The petitioners have voluntarily offered to enter into a Development Agreement (see attached) with the City Council to commit to the proposed development plan.

3. This property is unsuitable for rezoning to the PUD-2 Commercial Planned Unit Development district which borders the site to the north and east. The PUD-2 district was expressly created to address the development of the Wilsontown Shopping Center. The PUD-2 district requires properties to be a minimum of one acre and a 200 foot building setback is required from residential properties. The B-1 district requires properties to be a minimum of 6,500 square feet (0.15 acres) with a 20 foot minimum building setback from residentially zoned properties.
4. The properties to the south along the east side of Wilson Avenue to 52nd Street are identified in the Land Use Plan as being appropriate for Office Service. Dating back to before development of the Land Use Plan, those property owners have desired commercial zoning. The Land Use Plan was developed to create a balance of commercial, office and multifamily uses where appropriate along the Wilson Avenue frontage.
5. The 16 acres across Wilson Avenue and to the southwest was rezoned in January 2015 to accommodate 192 apartments (14 acres) and a small office development (2 acres).

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

This area of Wyoming and Grandville is one of the predominant commercial centers in West Michigan. The proposed rezoning and subsequent development is small in scale, and would integrate well into the Wilsontown Shopping Center development. The development would contribute to the area's economic strength, and would provide employment through construction and ongoing business activities. The proposed rezoning conforms to the City of Wyoming Sustainability Principals.

STAFF RECOMMENDATION:

The Development Review Team suggests the Planning Commission recommend to the City Council approval of the proposed rezoning.

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner



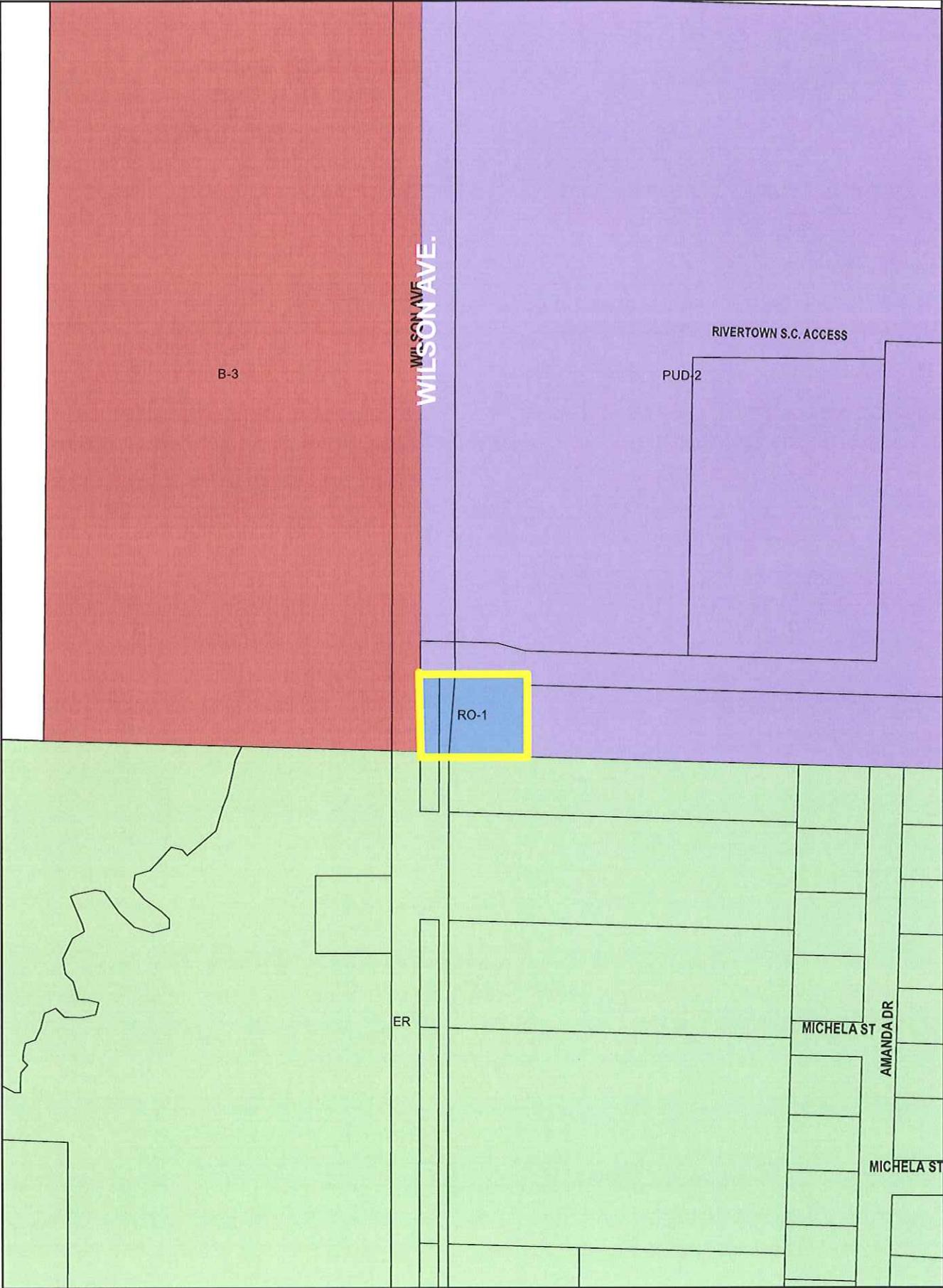
WILSON AVE.

RIVERTOWN S.C. ACCESS

MICHELA ST

AMANDA DR

MICHELA ST



B-3

WILSON AVE.

RIVERTOWN S.C. ACCESS

PUD-2

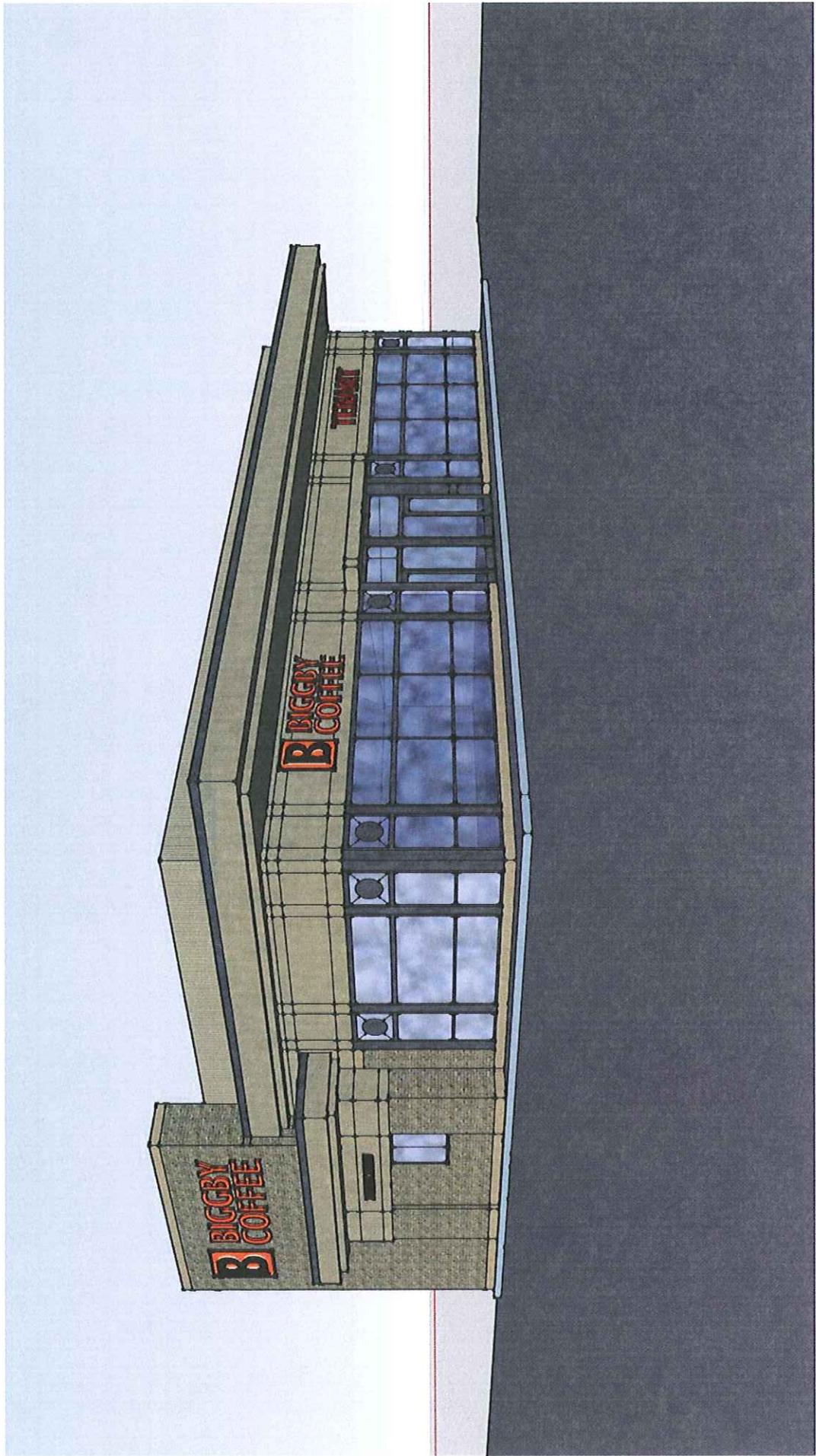
RO-1

ER

MICHELA ST

AMANDA DR

MICHELA ST



REASON FOR REZONING REQUEST:

The proposed site has been marketed for RO-1 office uses for over a decade with no interest. There has been quite a bit of interest in the site for retail type uses. Biggby Coffee would like to establish a coffee shop at this location with a drive through and one lease space next door. This requires the B-1 zone to be a permitted use after special approval. Therefore we are requesting the B-1 zoning. We willfully agree to submit contract zoning stating the proposed concept is what we will pursue if the rezoning is permitted. The site requires a number of easements with Home Depot and the Wilsontown development to make this project work. Both entities have tentatively agreed to these easements which will be finalized when the city has granted its approval for the project. The project site is located within the area master planned for commercial/retail (like Wilsontown). This makes it distinctly different from the properties to the south which are master planned for office. For this reason, rezoning this site to B-1 is in conformance with the master plan and also is not in conflict with the master plan to keep property further to the south as office. The fact that a drive will access the Wilsontown development further adds to the perception that this property is part of the commercial/retail properties and not the office district.

FUTURE LAND USE
CITY OF WYOMING LAND USE PLAN 2020

