

AGENDA  
WYOMING PLANNING COMMISSION  
TUESDAY, AUGUST 18, 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 1.8 acres from I-1 Light Industrial to B-1 Local Business. The property is located at 485 – 44<sup>th</sup> Street, SW. (Section 19) (JJWMI, Inc.)

NEW BUSINESS:

2. Election of Secretary.

INFORMATIONAL ITEMS:

3. Zoning Ordinance Reformat
4. Division Avenue Form Based Code

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 1

DATE DISTRIBUTED: August 6, 2015  
PLANNING COMMISSION DATE: August 18, 2015

ACTION REQUESTED: Request to rezone 1.8 acres from I-1 Light Industrial to B-1 Local Business

REQUESTED BY: JJWMI, Inc.

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 485 – 44th Street, SE. (Section 19)

EXISTING ZONING: The property is zoned I-1 Light Industrial. Zoning surrounding the property follows:

North: I-1 Light Industrial  
South: Industrial (across 44<sup>th</sup> Street – City of Kentwood)  
East: B-1 Local Business  
West: I-1 Light Industrial

EXISTING LAND USE: The property is a vacant bank building. Land uses surrounding the property follows:

North: Self storage facility  
South: Various industrial uses (across 44<sup>th</sup> Street – City of Kentwood)  
East: Drive through restaurant  
West: County drain and an industrial building

PROPOSED REZONING:

The petitioner has optioned this property with the intention of redeveloping the existing vacant bank building into a Jimmy John's restaurant with a drive through (see attached exhibits). The proposed use would be allowable by Special Use Approval from the Planning Commission in the B-1 Local Business zoning district. This is the same zoning which is on the property immediately east, which is used also for a drive through restaurant. If the rezoning is approved, the petitioner would then apply for Special Use and Site Plan Approvals from the Planning Commission.

STAFF COMMENTS:

1. The City of Wyoming controls only the small area on the north side of 44<sup>th</sup> Street east of Division Avenue between Madison Avenue and Roger B Chaffee. The remainder is controlled by the City of Kentwood. Properties in this area in Kentwood are a mixture of industrial and commercial uses, including a nearby Arby's restaurant with drive through service. The adjoining property to the east is zoned B-1 Local Business and has a drive through restaurant use.

2. The City of Wyoming Land Use Plan was adopted in 2006. This site is recommended for Business Industrial uses as part of the entire Roger B. Chaffee corridor. The proposed restaurant use is contrary to the general recommendation of the Land Use Plan. However, The Business Industrial category specifically recommends "In mature areas where underutilized or vacant facilities must be reinvigorated, the primary emphasis must be placed on attracting new users and creating a stabilizing force for the surrounding neighborhoods." The proposed restaurant use would repurpose this property and would be compatible with other nearby drive through restaurant uses along 44<sup>th</sup> Street.

3. This section of 44<sup>th</sup> Street is a four lane boulevard carrying approximately 28,000 vehicles per day. The proposed reuse of the 1,975 square foot building to a restaurant can be readily accommodated by 44<sup>th</sup> Street. There is also direct access to Roger B. Chaffee. A restaurant use, in close proximity and serving the large workforce along Roger B. Chaffee, would reduce the number of vehicles venturing further along the major thoroughfares to commercial areas along Division Avenue or 28<sup>th</sup> Street.

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.

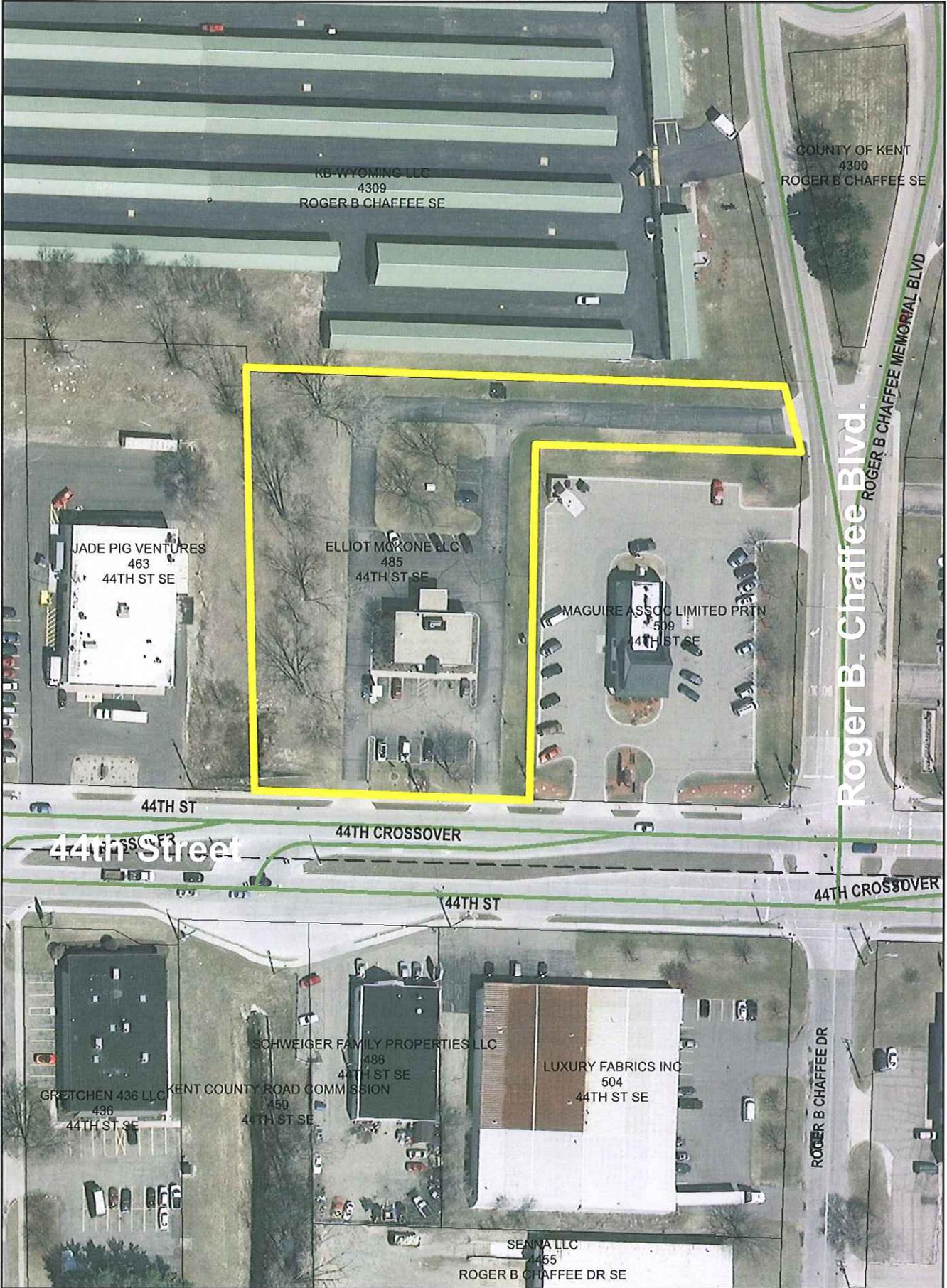
The proposed rezoning and subsequent redevelopment would be beneficial to this mixed industrial and commercial area. The redevelopment would repurpose a long-term vacant property. This will enhance the overall economic strength of the 44<sup>th</sup> Street corridor. Some employment will occur with the restaurant use. The proposed rezoning and subsequent redevelopment to a Jimmy John's restaurant 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 subject rezoning.

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, Deputy City Manager  
Rebecca Rynbrandt, Director of Community Services  
William Dooley, Director of Public Works  
James Carmody, Director of Police & Fire Services  
Jeff Keppel, Building Official  
Timothy Cochran, City Planner



KB-WYOMING LLC  
4309  
ROGER B CHAFFEE SE

COUNTY OF KENT  
4300  
ROGER B CHAFFEE SE

JADE PIG VENTURES  
463  
44TH ST SE

ELLIOT MORONE LLC  
485  
44TH ST SE

MAGUIRE ASSOC LIMITED PRTN  
509  
44TH ST SE

44TH ST

44TH CROSSOVER

44th Street

44TH CROSSOVER

Roger B. Chaffee Blvd.  
ROGER B CHAFFEE MEMORIAL BLVD

GRETCHEN 436 LLC  
436  
44TH ST SE

SCHWEIGER FAMILY PROPERTIES LLC  
486  
44TH ST SE

LUXURY FABRICS INC  
504  
44TH ST SE

KENT COUNTY ROAD COMMISSION  
450  
44TH ST SE

SEANNA LLC  
455  
ROGER B CHAFFEE DR SE

ROGER B CHAFFEE DR

