

1. Planning Commission Regular Meeting Agenda

Documents:

[01-16 AUGUST 2017 AGENDA.PDF](#)

2. Planning Commission Regular Meeting Packet

Documents:

[AUGUST 16, 2017 PC MEETING PACKET.PDF](#)

Agenda
Planning Commission
Wednesday, 16 August 2017 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Heidi Jugenitz, Chair	P	A
Liz Dahl MacGregor, Vice Chair	P	A
Anthony Bedogne	P	A
Toi Dennis	P	A
Matt Dunwoodie	P	A
Phil Hollifield	P	A
Chris Madigan	P	A
Jared Talaga	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- July 19, 2017

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.

V. Presentations and Public Hearing Items

- 75 Catherine
Rezoning

VI. New Business

- None

VII. Old Business

- None

VIII. Future Business Discussion / Updates

IX. Committee Reports

- None

X. Adjournment

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**PLANNING COMMISSION
MEETING MINUTES
July 19, 2017
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: H. Jugenitz, A. Bedogne, L. Dahl MacGregor, P. Hollifield, J. Talaga, C. Madigan

Absent: T. Dennis (excused) A. Bedogne (excused)

Staff: Bonnie Wessler, City Planner
Cynthia Kochanek, Associate Planner
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES

Commissioner Hollifield moved to approve the minutes of June 21, 2017 (Support: J. Talaga) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 206-210 N. Washington Special Use

Ms. Wessler gave a brief synopsis stating that the reason this is coming back to us. The applicant had requested a special use to rebuild multiple units after a fire. As part of the condition at the time, we requested that they make two of the units' barrier free. At the time, we thought it was feasible, however, the applicant has had time to gather quotes, look at the structure and look at regulatory issues providing barrier-free access and it looks like it would be very expensive to do this and would change the character of the exterior of the building quite a bit. They would have to go through the Historic District Commission and comply with HDC standards. It would require widening the entrances. The most doable would be in the lower part of the building. The load bearing of the walls where the plumbing, etc. is would require gutting that entire side of the building. The cost to the renovation would be approximately \$50,000. The applicant is now asking that we remove the barrier-free condition.

Chair Jugenitz confirmed that staff is recommending that the Planning Commission remove the condition that the two units are barrier free and waive the other requirements. Ms. Wessler added that there were two conditions as part of the site plan approval; provide barrier free entry to the building from the parking area and provide one barrier free space, asking that these both be removed. Chair Jugenitz asked in terms of the parking lot design, if all of these spaces are intended for residents, to which, Ms. Wessler responded in the positive. Ms. Wessler added that this building had been designed in a much different era, making it difficult to invest in these added renovations by investing in an additional \$50,000 to add a barrier free unit.

Commissioner Dunwoodie moved to open the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously. Since there was no public comments, Commissioner Hollifield moved to close the public portion of the meeting (Support: J. Talaga) and the motion carried unanimously.

Some discussion was held by board members. Chair Jugenitz agreed that the extra \$50,000 estimate is quite prohibitive in terms of what would be required by the applicant. She is interested in thoughts of other board members of whether or not there is any justification in asking for a barrier free entrance when we would not have a barrier free unit. Commissioner Dunwoodie stated it is difficult to put a dollar value as a trade-off between acceptable and unacceptable units but if we are going to have accessible units in the city, there would be an easier option to do it in newer buildings. Commissioner Talaga stated that we are lacking a lot of accessible housing in the city. Commissioner Zuellig agreed it is difficult to agree on adding an estimated \$50,000 but appreciates it was a consideration. She questioned if the barrier-free parking space would be OK. She also asked about the paving, to which Ms. Wessler responded that it would need to be replaced and explained this in more detail as well discussing specifications on barrier-free parking spaces.

Commissioner Dunwoodie moved that the Planning Commission modify the special use requirement for the Phoenix Apartments Restoration permit at 206-210 N. Washington to remove condition #2 of "barrier free access into the structure and barrier-free units are not addressed. Applicant to make two units barrier-free, add barrier free access to the structure, and provide two barrier-free parking spaces". The motion was supported by Commissioner Zuellig. A roll call vote was taken and carried unanimously.

Commissioner Dunwoodie moved that the Planning Commission modify the Site Plan for the Phoenix Apartments Restoration project to remove condition #2 "that the applicant provide barrier-free entry to buildings from parking areas." and condition #4 (a) "that the applicant provide one barrier-free parking space". The motion was supported by Commissioner Hollifield. A roll call vote was taken and carried unanimously.

VI. NEW BUSINESS

None

VII. OLD BUSINESS

None

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

Ms. Wessler stated that we have an application for a rezoning for next month.

Commissioner MacGregor asked about the update on Bell/Kramer. Ms. Wessler responded that she will check into that and get back with her. It referred to the feasibility of re-visiting the Master Plan. Ms. Wessler added that there are funds included in this year's budget for an update of the Master Plan. Planning Commission does not have an update on the testing.

IX. COMMITTEE REPORTS

1. Non-motorized Advisory Committee – Public Input Session

Chair Jugenitz stated that two board members and the Associate Planner attended the public session. There was an overview of where the plan is at this point in time. WATS group stated they have money for transportation and roads. Commissioner MacGregor asked the city planner if the Washtenaw County Parks & Rec could put money into bike paths at Riverside Park trails.

Commissioner Dunwoodie asked about a presentation on affordable housing and wondered when this would be held. Ms. Wessler responded that there has been an on-going discussion on gentrification in the City of Ypsilanti and overall conversations about affordable housing in the County for the last three years. At the last meeting, there were some people who spoke in regard to the item of the Thompson Block project who would like to see some of these units tied to Affordable Housing and spoke quite passionately about this. Council might be looking into the creation of some kind of affordability Task Force possibly within the next 3-6 months. She encouraged members to look at the County Website on Affordable Housing which is very informative.

X. ADJOURNMENT

Since there was no further business, Commissioner Zuellig moved to adjourn the meeting (Support: J. Talaga) and the motion carried unanimously. The meeting adjourned at 7:35 p.m.



August 7, 2017

Staff Review of Rezoning Application
75 Catherine-rezone
75 Catherine

GENERAL INFORMATION

Applicant:	AZ Holdings, L.L.C.
Project:	75 Catherine-rezone
Application Date:	July 7, 2017
Location:	Southeast corner of the intersection of Catherine St and Chidester St.
Zoning:	CN- Core Neighborhood
Master Plan:	Central Neighborhood
Action Requested:	Rezone the parcel to Production, Manufacturing & Distribution (PMD)
Staff Recommendation:	Approval

PROJECT AND SITE DESCRIPTION

The applicant is requesting a rezoning for parcel #11-11-39-402-001, 75 Catherine, from CN-Core Neighborhood to PMD - Production, Manufacturing & Distribution. The total area of the parcel is 1.03 acres.

In 2013, the Planning Commission approved a Site Plan and Special Use for the property to permit a medical marijuana grow facility. At that time the zoning was M1-Light Manufacturing, which permitted a grow facility once approved as a special use. The 2014 zoning ordinance amendment changed the zoning to CN- Core Neighborhood, which does not permit a medical marijuana grow facility. Prior to the 2014 amendment, this property was continuously zoned as light industrial or light manufacturing.

A site plan was approved and finalized in 2005 for an auto body shop, prior to that the property was various uses including a motorcycle club and a hair product production. Varsity Linen was issued a Certificate of Occupancy in 1970 and building permits indicate that the property was used by Trojan Laundry as far back as 1933. Sanborn Fire Insurance Maps depict this property as the Ypsilanti Laundry Co. as early as 1916, thus this property has always been used for light industrial.

Figure 1: Subject Site Location & Zoning



Figure 2: Site Aerial (2015)

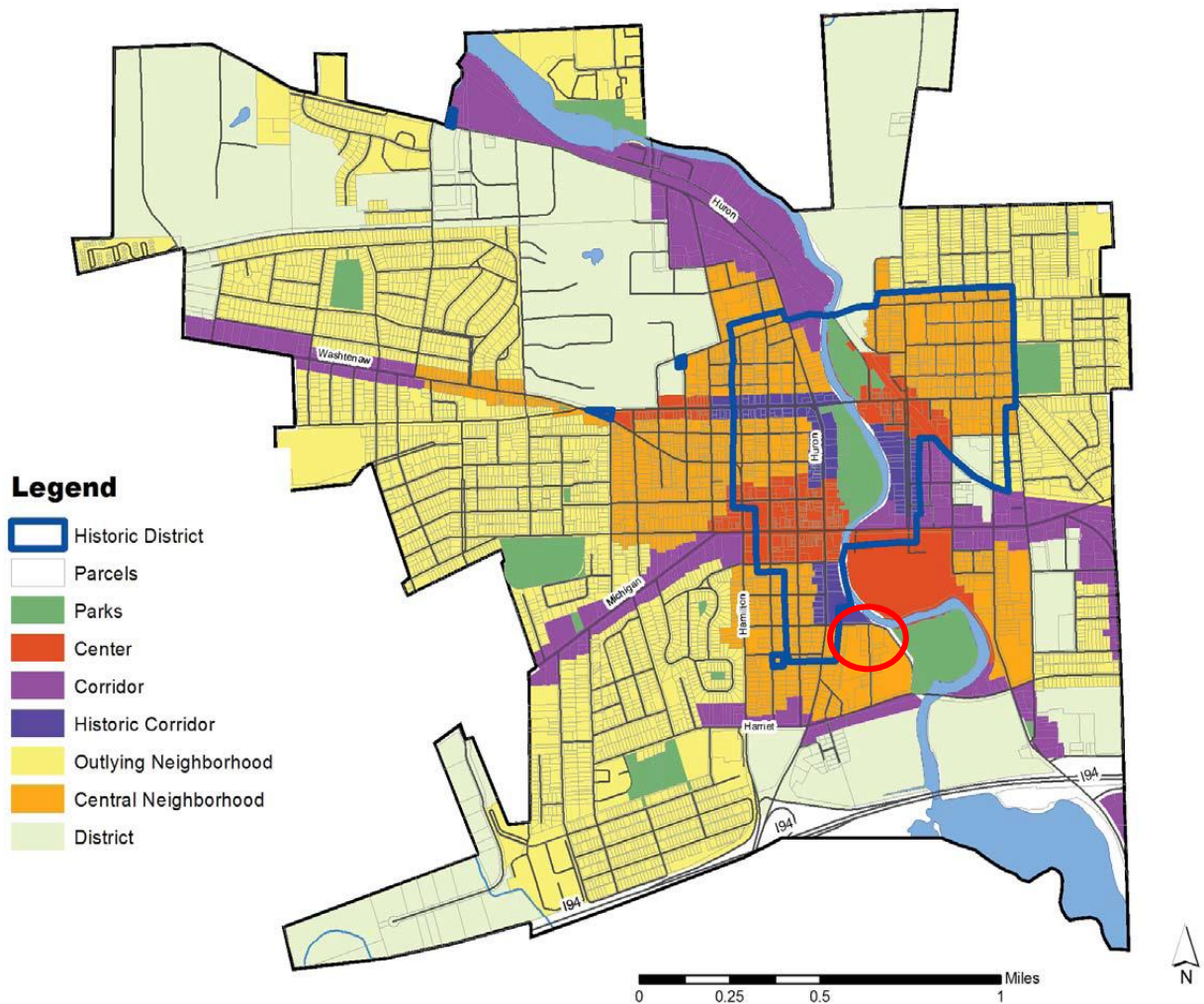


MASTER PLAN

The subject property is within the "Central Neighborhood" future land use. These neighborhoods are some of the oldest in Ypsilanti. Initially oriented on the Huron River, they are built on a grid street network connected to the adjacent business districts. They border downtown, Depot Town and EMU. These neighborhoods have a range of residential building types, with churches, schools, stores and gas stations intermixed. Around the railroad, industrial uses are mixed into the neighborhood.

The future land use map, below, shows the parcel as Central Neighborhood.

Figure 3: Future Land Use Designations



EXISTING LAND USE AND ZONING

This parcel is currently used as a medical marijuana grow facility.

Figure 4: Surrounding Land Use and Zoning

	LAND USE	ZONING
NORTH	Nursing Home Vacant Land	HC- Historic Corridor C- Center
EAST	Vacant Land Waterworks Park	CN- Core Neighborhood P-Park
SOUTH	Single and Multi-family uses Chidester Place	CN- Core Neighborhood
WEST	Garage	CN- Core Neighborhood

REZONING IMPLICATIONS**INTENT**

CN-Core neighborhoods “are built on a grid street network connected to the adjacent business districts. They border center districts or other core neighborhoods. These neighborhoods have a range of residential building types, with religious institutions, schools, stores and automobile filling stations intermixed.”

PMD, in contrast, “is designed to create and sustain producing, manufacturing, storing, and distributing goods. These districts are generally located where buildings can be on large plots of contiguous land, serviced by railroad lines or major thoroughfares, and adequately served by required utilities and services. Uses are expected to generate waste, noise, odor, and truck traffic; however, uses should produce minimal external impacts that are detrimental in any way to other uses in the district or to properties in adjoining districts.”

Figure 5: Permitted uses in existing and proposed zonings.

<i>P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted S/Res= Special Land Use when adjacent to R-1, CN, CN-Mid, CN-SF, or MD zoning, otherwise permitted;</i>		
USES	CN	PMD
RESIDENTIAL		
Single-Family Detached Dwelling	P	--
Single-Family Attached Dwellings	P	--
Accessory Dwelling Unit	A	--
Two-family dwelling units	P	--
Multiple Family Dwellings, maximum of 4 units per building	P	--
Multiple Family Dwellings, more than 4 units per building	S	--
Apartments located above ground floor of permitted nonresidential uses	P	--
Home Occupation	A	--
Family Child Care Home	A	--
Group Child Care Home	S	--

Adult foster care family homes	A	--
Group residence	S	--
Roominghouse	S	--
Group living with support staff, not licensed by State of Michigan	S	--
Adult foster care small & group homes, adult congregate facilities	S	--
Adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional facilities.	S	--
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES		
Park	P	--
Indoor recreation	A	--
Primary & Secondary Schools (public & private)	S	--
Post-secondary educational institutions (public & private)	S	--
Religious institution	S	--
Private assembly, including banquet hall	S	--
Municipal, county, regional, & state service uses	S	--
Public Art	A	--
SERVICES		
Bed & Breakfast or Inn	S	--
Funeral Homes	S	--
Nursing Homes	S	--
Medical or Dental Offices, less than 5,000 square feet	S	--
Business and professional offices and services, 15,000 square feet or more	--	P
Business and professional offices and showrooms	--	A
Kennels, commercial	--	S/Res
Offices for skilled trade services including but not limited to plumbing, electric, heating, and painting establishments	--	P
Repair of appliances, machines or vehicles	--	P
Self-storage facilities	--	P
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	--	P
Construction and Landscape Contractors, contractor's yards, equipment and materials storage	--	P
Recycling centers	--	S
Adult Regulated Uses	--	S
COMMERCIAL		
Arts & crafts studios	S	--
Food stores, excluding sale of alcohol, less than 15,000 square feet	S	--

Farmers' Market	A	--
Garage Sales	A	--
RESTAURANTS		
Carry-out and/or delivery restaurant	S	--
Café or coffee shop	S	--
AUTO-ORIENTED		
Automobile Wash & Detailing	--	P
Automobile Filling Station - no repair	S	--
Automobile Share Parking	A	A
Truck Wash	--	S
Automobile Repair	--	P
Automobile rental (parking, storage, wash & repair)	--	P
Vehicle &/or Recreational Vehicle Storage and Towing	--	S/Res
Junkyards; Vehicle Wrecking, Salvage, Storage of Inoperable Vehicles	--	S
INFRASTRUCTURE		
Essential Services	P	P
Communication Devices	A	A
Radio & Television Studios or Stations	--	P
Radio and television towers, public utility microwaves, and public utility television transmitting towers, mobile communications towers, cellular phone towers and their accessory facilities	--	P
Utility buildings including electric and gas service buildings and yards, telephone exchange buildings, electrical transformer stations and substations, gas regulator stations, and water and propane tank holders	--	P
Railroad yards not including manufacture and repair	--	S/Res
Energy, electricity and heat generation plants	--	S
Landfill	--	S
Water or sewage treatment plant	--	S
Biofiltration Facility	--	P
Alternative Energy	A	A
GARDENS/COMMUNITY GARDENS		
Community gardens	P	--
Passive solar building	A	--
Toolhouses, sheds, and other similar buildings for the storage of domestic supplies	A	--
RESEARCH		
Laboratories	--	S/Res
Development & Research	--	S/Res
PRODUCTION, MANUFACTURING & DISTRIBUTION		
Manufacture or processing of food products including brewing & distilling	--	P

Craft manufacturing	--	P
Medical Marijuana Growing/Manufacturing Facility	--	S
Storage, warehousing, and wholesale distribution	--	S/Res
Central dry cleaning plants	--	S
Clothing production	--	P
Software, film, music, television and radio, and video game development & physical production	--	S/Res
Assembly and production, from prefabricated parts, of household appliances, electronic products, hardware products, and similar products	--	S/Res
Processing or assembling of parts for production of finished equipment	--	S/Res
Dry cleaning plants or laundries	--	S
Manufacturing, Compounding, Processing, packing or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, and toiletries, except the rendering or refining of fats and oils	--	S/Res
Manufacturing of alcohol; ammonia; bleaching powder or chlorine; asphalt, including refining; brick, tile or terra cotta; chemicals; concrete or cement products; lampblack; oil cloth or linoleum; paint, oil, shellac, turpentine, lacquer or varnish; petroleum products; plastics; soap; sodium compounds; tar distillation or tar products	--	S
Manufacturing of machine tools, machinery, vehicles of all types, machine or vehicle components or that requires metal plating or galvanizing, plastic extrusion or molding or similar process	--	S
Metal Foundry or fabricating plant and heavyweight casting	--	S
Manufacture of construction materials	--	S
Manufacturing of textiles, rubber or synthetic treated products	--	S
Manufacture and repair of train cars, locomotives and track	--	S
Animal slaughter and processing	--	S
Ethanol, petroleum and fuel production, refining and storage	--	S
Passive solar building	--	P
Hydroponics, aquaculture, aquaponics, and similar raising of food	--	P
STORAGE		
Outdoor storage	--	S/Res
Storage of liquid and solid fuels	--	S

Figure 6: Non-use and Dimensional Regulations
CN non-use and dimensional regulations depends on lot size

Sec. 122-477. SC Single Story Commercial Building

SC

SINGLE STORY COMMERCIAL BUILDING

These are generally designed for a single commercial use, located in lots that accommodate accessory parking, loading, and waste disposal areas.

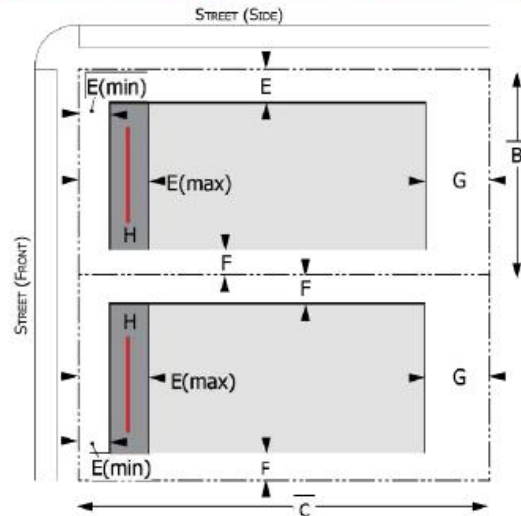
LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	7,500	90,000
B	Lot width (ft)	50	300
C	Lot depth (ft)	100	300
D	Lot coverage (%)	--	60
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	5 ⁽¹⁾	15 ⁽¹⁾
F	Side setback (interior lot line) (ft)	0	--
G	Rear setback (ft)	15 ⁽²⁾	--
H	Frontage buildout (%)	50	100
ACCESSORY BUILDING ENVELOPE		MIN	MAX
I	Street setback (ft)	30	--
J	Side setback (ft)	10	--
K	Rear setback (ft)	10	--
L	Building footprint (sf)	--	800
BUILDING HEIGHT		MIN	MAX
M	Principal building (stories)	1	1
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION		Permitted in the side, street side, and rear yards.	
PRIVATE FRONTAGES		Commercial required.	

- (1) If located on Washtenaw Avenue, must build no more than ten feet from future right-of-way line as defined in the ReImagine Washtenaw plan.
 (2) When adjacent to existing detached single-family homes, the rear setback shall be a minimum of 25 feet.

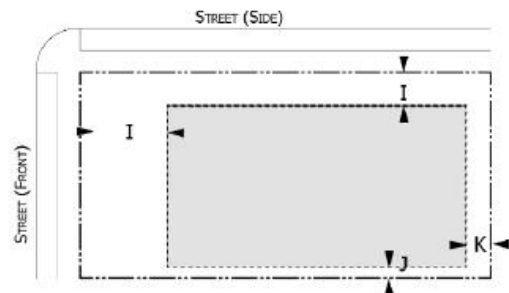


EXAMPLE

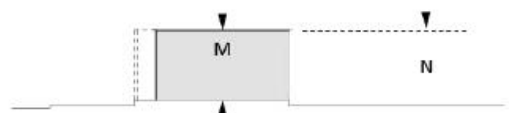
LOT REQUIREMENTS AND BUILDING ENVELOPE



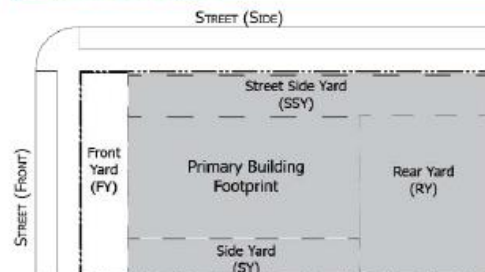
ACCESSORY BUILDING ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



PMD- OVERALL SITE REGULATIONS*Also subject to Article VI***(1) Maximum Lot Coverage**

All impervious surfaces	90%
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(2) Parking Location and Setbacks

Front & street side yard	10 feet
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Side and rear yards	10 feet
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From adjacent R-1, CN-SF, CN-Mid, CN, MD districts	15 feet
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(3) Minimum Lot Width

Determined by the use and the required off-street parking, loading, screening and yard setbacks

(4) Minimum Lot Area

Determined by the use and the required off-street parking, loading, screening and yard setbacks

(5) Outdoor Lighting

See Section 122-609

(6) Landscaping

See section Article VI, Division 3 for additional guidelines regarding landscaping.

Conflicting Land Use Screening	From adjacent R-1, CN-SF, CN-Mid, CN, MD, HHS districts	Section 122-634. Screening must be a solid wall or fence constructed of face brick, poured-in-place simulated face brick, precast brick face panels having simulated face brick, stone, or wood.
Greenbelt	- Must be provided along the front yard and any street side yard. - Must be landscaped with a minimum of one (1) tree for every thirty (30) feet of frontage. No evergreens. - No less than 10' deep - Remainder must be landscaped in grass, ground cover, shrubs and other natural landscape materials. - Access drives from public rights-of-way through required greenbelts are permitted, but such drives may not be subtracted from the dimension used to determine the minimum number of trees required.	

PMD- PRINCIPAL STRUCTURES AND ATTACHED ACCESSORY STRUCTURES*Also subject to Article VI***Height**

Maximum height	60 feet	See exceptions in §122-613.
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Minimum Setbacks

Front yard	25 feet	Minimum setbacks increase by one foot for each foot a building or structure exceeds 30 feet in height.
Side yard	15 feet	
Street Side yard	15 feet	
Rear yard	20 feet	

PMD- PRINCIPAL STRUCTURES AND ATTACHED ACCESSORY STRUCTURES*Also subject to Article VI*

From adjacent R-1, CN-SF, CN-Mid, CN, MD, HHS	25 feet	
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PMD- DETACHED ACCESSORY STRUCTURES*Also subject to Article VI, Division 4***(1) Height**

Maximum height	60 feet	Subject to §122-613
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(2) Size of Accessory Buildings

Maximum Floor Area	No limitations other than maximum lot coverage.
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(3) Fences

Front Yard	No more than 6' height and 50% opacity	• Opacity is measured by the observation of any two (2) square yard area of fence between one (1) foot above the ground level and the top of the fence. The observation is from a direction perpendicular to the place of the fence. • Subject to §122-635 • Subject to §122-675
Side, Street Side, and Rear Yards	10' height max, no opacity restriction	

(4) Minimum Setbacks

Front yard	25 feet	Minimum setbacks increase by one foot for each foot a building or structure exceeds 30 feet in height.
Side yard	15 feet	
Street Side yard	15 feet	
Rear yard	20 feet	
From adjacent R-1, CN-SF, CN-Mid, CN, MD, HHS	25 feet	

REZONING CONSIDERATIONS

The following are generally accepted criteria for evaluating a rezoning request and staff responses to each:

- 1) *Is the rezoning consistent with the policies, guiding values and Future Land Use Map in the Master Plan, including any subarea or corridor studies?*

No. The Master Plan recommends that the future use of this parcel be “Central Neighborhood”. These areas are where the physical form of structures shift to a residential character with flexibility in use. Live/work housing, personal services, corner retail and small offices are evident in this district. Buildings are spaced closely, but are separated by setbacks.

Yes. The Shape Ypsilanti master plan also states that “Ypsilanti is a great place to do business, especially the green and creative kind” (p 7). As this rezoning is to accommodate and retain an existing business that has stabilized this property, this change is consistent with the Master Plan. It should also be noted that this property had a future land use listed as light industrial/high technology in the previous City of Ypsilanti Master Plan (1998-2013).

- 2) *Does the rezoning sustain the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district?*

Undetermined. Other possible uses or an expansion of the current use in the proposed PMD district may permit more changes to these features. However even if the site were to remain zoned CN, a new permitted use could expand or build a new single story commercial building with a larger footprint due to the single story commercial limited building type permitted on this site.

- 3) *Can the property that is proposed to be re-zoned accommodate the requirements of the proposed zoning district?*

Undetermined. This parcel is only 1.03 acres and will not be able to accommodate many of the larger permitted uses in the PMD district due to its smaller size. However if approved, this will leave the parcel open to future development as any of the smaller permitted/special uses in the PMD district such as food and craft manufacturing, appliance and machine repair, radio or television stations, etc.

The PMD and CN district permitted uses are quite different; in fact there are only four permitted uses that are the same for both of these districts: essential services is permitted as a principal use, and alternative energy, communication devices and automobile share parking are permitted as accessory uses. There are many potential industrial uses in the PMD district that are not compatible with the uses permitted in CN. The rezoning to PMD has been requested since PMD is one of only two zoning districts that allow for the current use of a medical marijuana growing/manufacturing facility as a special use. While GC also permits a grow facility as a special use, this zoning fits less with this site due to its light industrial past, this location is not on a main corridor and the site is not geared towards automobile traffic.

- 4) *Are all of the potential uses and building types allowed in the proposed zoning district compatible with surrounding uses, buildings, and zoning in terms of land suitability, impacts on the environment, impacts on the transportation network, density, nature of use, aesthetics, infrastructure and potential influence on property values?*

Perhaps. All potential uses and building types allowed in the proposed zoning district are not necessarily compatible with the surrounding uses but as mentioned before the size of the site will limit what could be placed in this area.

- 5) *Is the capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, sustainability and welfare of the City?*

Maybe. The current use of the rezoned parcel should not have any effect on the City infrastructure and services. Other permitted uses in the proposed PMD district such as auto related businesses, self-storage facilities, offices and smaller manufacturing, would create more of an impact on the infrastructure and traffic in the area.

- 6) *Will the rezoning be detrimental to the financial stability and economic welfare of the City?*

No.

- 7) *Would the rezoning negatively impact the condition of any nearby parcels considering existing vacancy rates, current per-square-foot lease or sale rates, and other impacts?*

Unknown. There are some residential and multi-family uses nearby sales and lease rates could potentially be impacted. However, this parcel has been light industrial since at least 1916.

- 8) *Is the rezoning consistent with the trend of development in the neighborhood or surrounding area?*

Yes and No. While there is one other property that is of a light industrial/commercial nature to the west on Catherine, most of the area is residential in nature, ranging from single family homes to a 151 unit multi-family structure. Only three or four of these properties were built after the light industrial use was established at 75 Catherine, the majority of the residences existed prior to that use. The most recent new build was in 1999 however there is vacant land to the east of the site.

- 9) *Was the property in question improperly zoned or classified when this Chapter was adopted or amended?*

Perhaps. As research has indicated that this property has always been light industrial or light manufacturing and has been zoned as such prior to the 2014 zoning ordinance update, the rezoning of the property to neighborhood is interesting. However the future land use being modified to Central Neighborhood in the most recent master plan update may account for the rezoning of this property to CN.

- 10) *Where a rezoning is reasonable given the above criteria, is the map amendment or rezoning to the proposed zoning district more appropriate than another district or than amending the list of permitted or special land uses within a district?*

Yes. GC is currently the only other district that allows for a medical marijuana grow as a special use. Since this property has more of a light industrial past and the location is not off a main corridor nor is this site currently geared to auto traffic, PMD is a more appropriate choice than GC. Adding this use as a special use to CN would open up the option for medical marijuana grow facilities to locate in some of the City's more dense residential areas and is not a suitable solution.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend ***approval*** of the rezoning for 75 Catherine to City Council with the following findings:

1. This rezoning is consistent with the master plan goal of “Ypsilanti is a great place to do business, especially the green and creative kind”.
2. The parcel that will be rezoned is only 1.03 acres in size and as such it will prohibit the development of this area as many of the larger industrial uses that are allowed in the Production, Manufacturing & Distribution district.
3. This property has been used as light industrial for the past 100 years and was incorrectly rezoned to Core Neighborhood during the 2014 adoption of the current zoning ordinance.
4. The rezoning to the proposed Production, Manufacturing & Distribution district is more appropriate than rezoning to another district or than amending the list of land uses within the Core Neighborhood district.

Cynthia Kochanek
Preservation Planner, Community & Economic Development Division

c.c. File