

AGENDA  
WYOMING PLANNING COMMISSION  
TUESDAY, NOVEMBER 15, 2016  
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 the Division Avenue corridor from Alger Street to 60<sup>th</sup> Street from B-2 General Business, B-3 Planned Business, R-2 Single Family Residential, R-3 Two Family Residential and I-1 Light Industrial to Form Based Code. (City of Wyoming Planning Department)
2. Request to rezone 0.37 acres from B-1 Local Business to R-4 Multiple Family Residential. The property is located at 965 – 36<sup>th</sup> Street, SW. (Section 14) (Garr Russell)

NEW BUSINESS:

INFORMATIONAL ITEMS:

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 1

DATE DISTRIBUTED: November 3, 2016

PLANNING COMMISSION DATE: November 15, 2016

ACTION REQUESTED: Request to rezone the Division Avenue corridor from Alger Street to 60<sup>th</sup> Street from B-2 General Business, B-3 Planned Business, R-2 Single Family Residential, R-3 Two Family Residential and I-1 Light Industrial to Form Based Code

REQUESTED BY: Wyoming Planning Department

REPORT PREPARED BY: Timothy Cochran, City Planner

FORM BASED CODES:

Form Based Code (FBC) is a specialized zoning district distinct from conventional zoning standards utilized by most communities. An FBC places great importance upon building placement and appearance with less emphasis upon land use. Conventional zoning places great emphasis on land use with building placements that are far more flexible. Under conventional zoning, building appearance is generally left to the developer's interests. An FBC is utilized when it is the community's desire to either maintain, or create, a distinct character for an area. The overriding intent is to fortify an area to promote economic and social development in such a manner that it can readily adapt to changing conditions over time.

THE BASIS FOR CREATION OF THE FBC:

The initial FBC for the City of Wyoming was developed as a means to implement a redevelopment vision for the area of 28<sup>th</sup> Street surrounding City Hall. Over a 2 year period, a steering committee working with a consulting team and the community created a comprehensive FBC to implement the goals and guide economic redevelopment of the area. This FBC was adopted by the City Council in December 2013, and subsequently was applied to the 28th Street corridor between Clyde Park Avenue and Burlingame Avenue.

FBC APPLICABILITY TO DIVISION AVENUE:

During the process of developing the FBC, it became apparent to many that its applicability may also be appropriate in other older established areas of the community. One such corridor,

Division Avenue, was the City's primary commercial corridor prior to the development of U.S. 131. Businesses flourished serving the emerging neighborhoods that branched out along the corridor. Several hundred affordable post WWII housing units were constructed to meet the demand. As commercial development occurred along 28th Street in the 1960's and 1970's, it had a profound negative effect along Division Avenue as the economic focus was transferred. Population demographics changed along with buying habits leaving property decline and disinvestment. Division Avenue commercial properties may now be defined as an aged suburban commercial corridor, with a high preponderance of auto related business uses. However, the adjoining neighborhoods in very close proximity are stable, with affordable, working class homes. Public schools and parks are interwoven throughout the corridor. Area demographics now include sizable populations of African American, Latino-Hispanic and Asian people.

The Division Avenue corridor is also uniquely poised to take advantage of Federal, State and local investment opportunities in the future. In August 2014, the SilverLine Bus Rapid Transit (BRT) system became operational. This BRT represents a \$39 million investment in reinventing our community. The BRT is the centerpiece of the entire Grand Rapids metropolitan transit system. Its primary purpose is to link outlying residential areas with jobs, commerce, education, and entertainment in the downtown area. Its secondary purpose is to promote economic and housing opportunities along the corridor. The potential for new residential developments catered to those who are, or choose to be, less reliant on cars is significant. Such developments would replace older obsolete commercial developments. Residents within the corridor area will have more discretionary disposable incomes due to a lesser dependence on cars. This increase in corridor population, in conjunction with more disposable income, will provide opportunities for new business development that could take advantage of this.

Essential to enhancing these opportunities is the relationship of buildings to the public streets to make the corridor more pedestrian oriented. Buildings should be in close proximity to provide visual stimulation, promote merchandise, and define public space. Each development must contribute to, and reinforce, this overall concept. Gaps between buildings should be minimized to maintain continuity. Parking for vehicles should generally be provided to the side or rear of a business. The streetscapes must be attractive, vibrant and safe. These concepts to promote walkability and street vitality were put forward by Dan Burden, an internationally renowned community reinventing expert, with his Division Avenue audit that was held along this corridor in August 2012.

#### COLLABORATION WITH THE CITY OF KENTWOOD:

In February 2014, the Cities of Wyoming and Kentwood formed a joint steering committee to consider the desirability of applying different zoning requirements to the Division Avenue corridor. Ideally, both communities would have comparable development standards to evolve the corridor unto a cohesive place. This compatibility would also provide confidence to developers that redevelopment investments would integrate with future surrounding projects. The committee was comprised of representatives from the Planning Commission, City Commission and planning

department staffs of both Wyoming and Kentwood. In addition, the committee members included business owners, public school administrators and commercial real estate professionals active in the corridor. Division Avenue extends 4 ½ miles through the City of Wyoming from Alger Avenue to 60th Street. It extends over two miles through Kentwood from 43rd Street to 60th Street along the east side of Division Avenue.

Through evaluation for over a year, the committee determined that the FBC applied to 28th Street would also be appropriate for Division Avenue, however in a condensed format. They found that two of the six context areas within the established FBC, along with most of the associated standards, would be appropriate for Division Avenue. The two context areas are Corridor General and Corridor Edge. The Corridor Center, Corridor Urban, Corridor Sub-Urban, and Corridor Neighborhood context areas were dismissed primarily due to a desire to integrate new development with the existing development pattern of the corridor. With these recommendations, informational presentations were held with the Division Avenue Business Association, the Kelloggsville School Board, the Godfrey-Lee School Board, and others.

#### FBC STANDARDS SUMMARY:

The existing development pattern of Division Avenue generally encompasses small, narrow lots, with limited depth beginning just south of 50th Street and extending north into Grand Rapids. Many of these post WWII developments placed the buildings in close proximity to the street. It is in this area that the Corridor General Area would be applied. The corridor south from this point opens up to much larger parcels with a much greater depth. The development pattern here is newer and more suburban. It is here that the Corridor Edge Area would be applied. (See attached context area map). Throughout the corridor, it is the intention to replace the existing B-2 General Business zoning with the FBC for those frontage properties. The abutting neighborhoods would remain untouched through this rezoning. If a development proposal were to come forward that would need additional residential properties to be both viable and community desirable, that would be evaluated through the public hearing process on a case-by-case basis.

A synopsis of the Corridor General Area and Corridor Edge Area follows:

#### Corridor General Context Area:

“The Corridor General Area represents a traditional urban development pattern with mixed use, retail, live/work and apartment buildings. The Area is characterized by a variety of building types set relatively close to the sidewalk, but also allows a range of building placement options that permit a varied street wall.”

#### Building Types Permitted With Required Front Yard Setbacks:

Mixed Use Building- Zero setback  
Zero Lot Line Retail Building-Zero setback

Retail Building – 5 to 15 foot setback  
Live / Work Building – 5 to 20 foot setback  
Apartment Building – 8 to 30 foot setback

Corridor Edge Context Area:

“The Corridor Edge Area represents a district which transforms from more urban districts to the existing development pattern of the City. This area promotes retail and residential uses with building placement that is more consistent with existing City development patterns and includes the flexibility of locating limited parking in the front of retail buildings.”

Building Types Permitted With Required Front Yard Setbacks:

Retail Building – 5 to 50 foot setback  
Live / Work Building – 5 to 15 foot setback  
Apartment – 8 to 30 foot setback  
Rowhouse – 5 to 15 foot setback  
Two-Family House – 15 to 35 foot setback

ADOPTION OF THE FBC AND REZONING:

With the steering committee recommendations, the City amended the FBC to incorporate the standards desired for Division Avenue. That amended FBC was reviewed and recommended for approval by the Planning Commission and forwarded to the City Council, who adopted it in August 2016. The FBC may be accessed at the front page of the City Of Wyoming website [www.wyomingmi.gov](http://www.wyomingmi.gov). City staff subsequently held a public information meeting on September 26, 2016. Over 3,600 invitations were sent to affected and nearby property owners along the corridor to inform them of the proposed zoning changes. Approximately 50 people attended this meeting. The meeting minutes are included with this report. Those who attended left with a more thorough understanding of what the FBC is intended to accomplish. City staff then initiated the rezoning of the corridor to FBC.

It should also be noted that The City of Kentwood is currently developing their own FBC, guided heavily by the City of Wyoming FBC, to be implemented along their eastern 2 1/4 miles of the corridor.

PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission recommend to the City Council approval of the proposed rezoning of the Division Avenue corridor to Form Based Code.

DEVELOPMENT REVIEW TEAM:

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

FORM BASED CODE-DIVISION AVENUE PUBLIC MEETING  
MEETING NOTES OF SEPTEMBER 26, 2016, 6:00 PM  
WYOMING SENIOR CENTER  
CITY OF WYOMING, MICHIGAN

PRESENT: Rebecca Rynbrandt, Director of Community Services  
Tim Cochran, City Planner  
Kim Lucar, Planning & Development Dept.  
Jack Bueche, Sherrie Spencer & Chris Weller, Planning  
Commissioners  
Approximately 50 residents/property owners

City Planner Cochran welcomed all in attendance. He explained the City of Wyoming is proposing to rezone the current properties fronting upon Division Avenue from Alger Street to 60<sup>th</sup> Street to Form Based Code (FBC). Public notices of this meeting were sent to approximately 3,600 residents/property owners along and within 600 feet of the proposed Division Avenue rezoning. The City of Kentwood is also working on a comparable rezoning for their section of this area. The FBC zoning would continue to allow commercial and office uses, but would also accommodate mixed use and residential developments. Buildings constructed under the FBC would be placed closer to Division Avenue and would incorporate a high quality of façade treatments. The FBC rezoning would provide greater opportunity for redevelopment and investments with the intention of reinvigorating the corridor. Greater walkability and enhanced streetscape are also desired. Cochran outlined some of the key benefits of FBC zoning:

- It will make better use of limited properties.
- It will allow for orientation to pedestrians rather than vehicles.
- There are fewer rules related to use and more opportunity for development.
- It will bring some building setbacks into compliance.
- It allows for greater densities.
- There is more control over building type, placement and appearance.

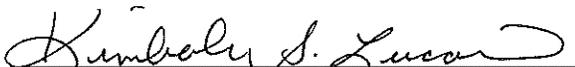
Cochran explained the history of this corridor and the planning efforts that have been done to get to this point. The major spearhead for development plans has been the \$39 million investment for the Silverline Bus Rapid Transit System, which is the first one in the state.

Cochran opened the floor for comments from those in attendance. A summary follows:

- One property owner noticed his residential property is included in the area to be rezoned. Cochran noted there are some residential properties that are actually zoned commercial if they are close to Division Avenue.
- A property owner who lives down by 60<sup>th</sup> Street and owns six acres asked the impact to his property. Cochran replied the FBC zoning should create long-term development opportunities.

- A property owner asked if Division Avenue would remain five lanes. Cochran said yes; the infrastructure for the street is set.
- A resident asked about future bike lanes. Cochran explained the location of the interurban trail routes and future construction.
- A resident asked the number of riders using the Silverline per day. Conrad Venema with the Interurban Transit Partnership said they have experienced a 40% increase in ridership with the implementation of the Silverline. There are about 2,500 rides/day.
- A property owner asked if property taxes will be affected. Cochran replied the rezoning will not affect property values, but better investment in the area could cause property values to rise.
- A property owner said she is in favor of the rezoning and asked the role out date. Cochran responded that the Planning Commission public hearing will be scheduled for November 15, 2016. Everyone that received the public meeting notice would receive a notice of the public hearing. The Planning Commission will then make a recommendation to the City Council. The two City Council readings will most likely be in December and January.
- Tommy Brann asked the number of vehicles per day on Division Avenue. Cochran replied about 22,000. Brann mentioned that the Division Avenue Business Association spends \$2,200/year for weed control to help the area look better.
- A resident asked what could be done to get rid of some of the unsightly buildings on Division Avenue. Cochran said that quality uses should drive out bad ones. It is something that will happen over time.
- One resident thought the Silverline interferes with traffic flow. Another resident clarified that the Silverline only restricts lane usage from 7 – 9 a.m. and 4 – 6 p.m.
- A property owner asked if the City is offering tax incentives to developers. Rynbrandt noted the only current incentives are for manufacturing and industrial development.
- One resident thought there would have been more people in attendance if the meeting was held closer to them, perhaps at one of the local schools. Cochran mentioned the public hearing would be held at City Hall. He had also talked to quite a few residents over the phone.
- Another resident asked if residential street access to Division Avenue could change. Cochran said no, this is purely rezoning and does not affect the infrastructure.

The meeting adjourned at 7:12 p.m.

  
Kimberly S. Lucar, Administrative Aide  
Wyoming Planning & Development Dept.

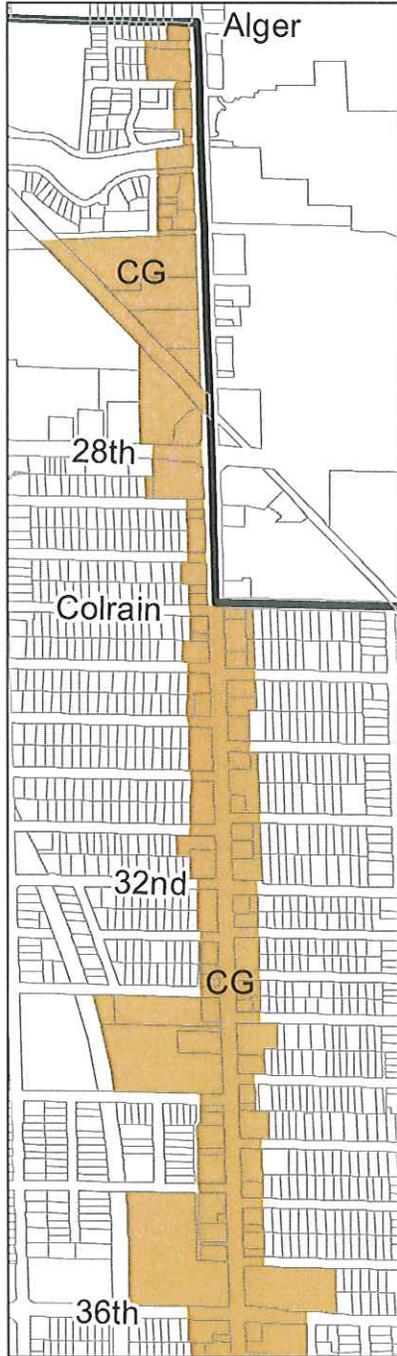
ARTICLE 11 DIVISION 4

CONTEXT AREAS AND USE

90-1404 DIVISION AVENUE CORRIDOR CONTEXT AREA MAPS

Map 90-1404 divided into three sections to depict entire Division Avenue corridor

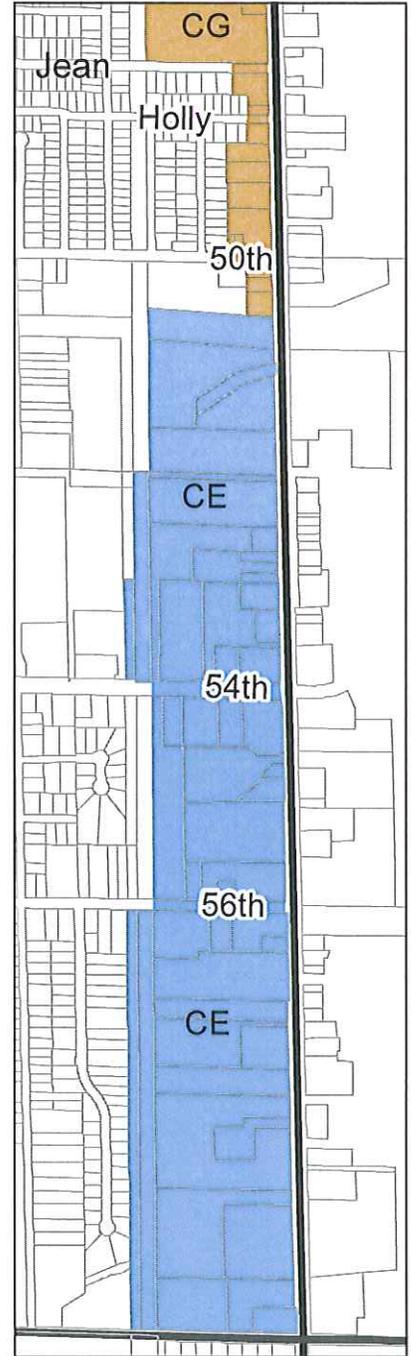
SECTION 1: ALGER ST. TO 36TH ST.



SECTION 2: 36TH ST. TO JEAN ST.



SECTION 3: JEAN ST. TO 60TH ST.

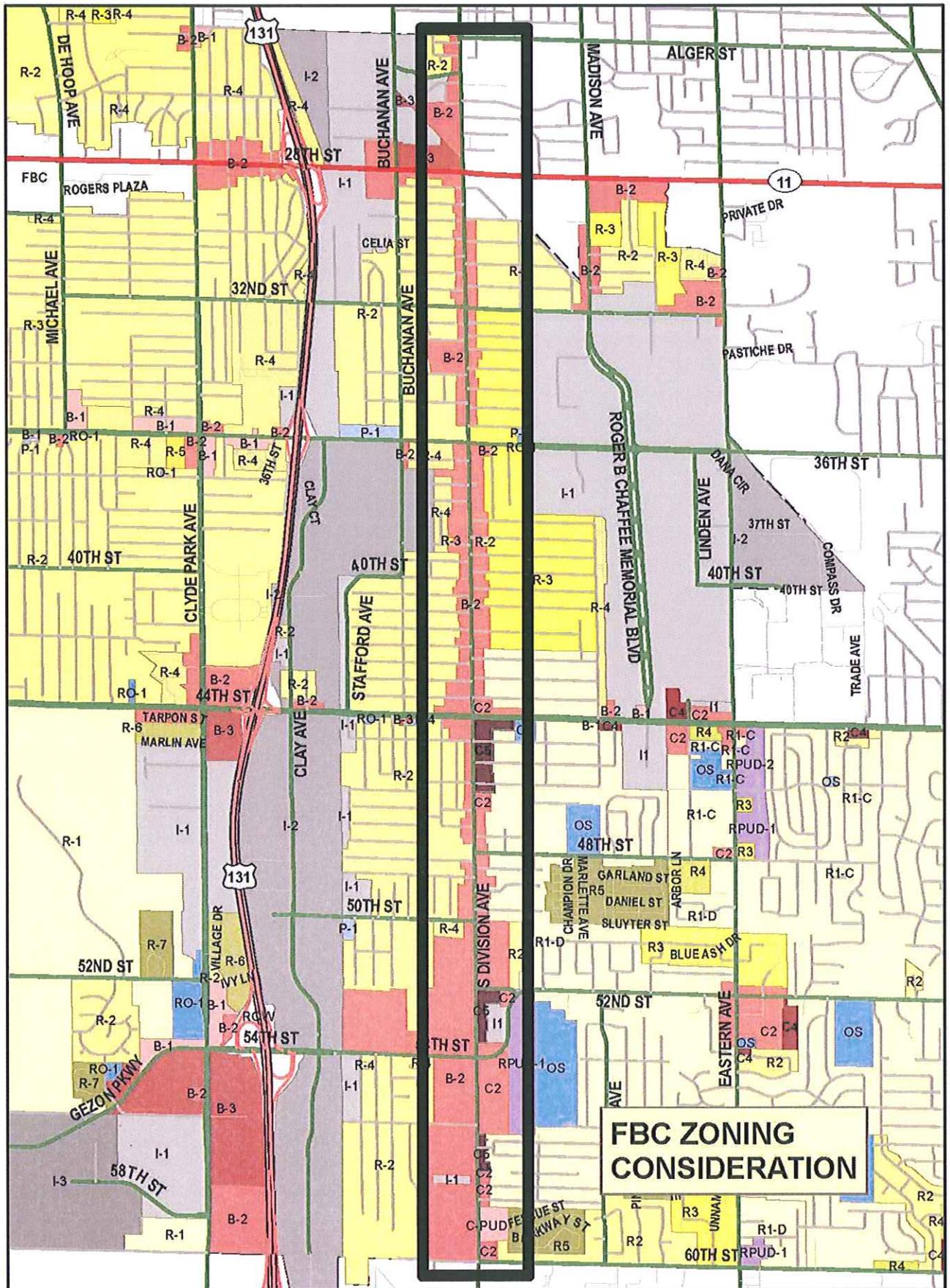


Legend

- CG, Corridor General Context Area
- CE, Corridor Edge Context Area



<a href="#">i</a> Introduction	<a href="#">1</a> Title, Purpose & Scope	<a href="#">2</a> Applicability & Procedures	<a href="#">3</a> General Provisions	<a href="#">4</a> Context Areas & Use	<a href="#">5</a> Subdivision & Access	<a href="#">6</a> Building Types
<a href="#">7</a> Private Frontages	<a href="#">8</a> Thoroughfare Guidelines	<a href="#">9</a> Off-Street Parking	<a href="#">10</a> Sign Standards	<a href="#">11</a> FBC Definitions	City of Wyoming Zoning Ordinance	



**FBC ZONING  
CONSIDERATION**

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 2

DATE DISTRIBUTED: November 3, 2016

PLANNING COMMISSION DATE: November 15, 2016

ACTION REQUESTED: Request to rezone 0.37 acres from B-1 Local Business to R-4 Multiple Family Residential

REQUESTED BY: Garr Russell, property owner

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 965 – 36<sup>th</sup> Street, SW. (Section 14)

EXISTING ZONING: The property is zoned B-1 Local Business. Zoning surrounding the property follows:

North: B-1 Local Business  
South: R-4 Multiple Family Residential (across 36<sup>th</sup> Street)  
East: B-1 Local Business  
West: R-4 Multiple Family Residential

EXISTING LAND USE: The property has a large residential building. Land uses surrounding the property follows:

North: Commercial parking lot  
South: Single family residences and apartments (across 36<sup>th</sup> Street)  
East: Tavern  
West: Single family residence

PROPOSED REZONING:

In 2006, the non-conforming large single family residence on this property was converted to commercial / office use. This included construction of a parking lot, a barrier free ramp, and internal building modifications. Subsequently, the current property owner has determined this to be an impractical use of the property. He desires to convert the building into a two unit residence. The most practical zoning to accomplish this is the requested R-4 Multiple Family, which is also the adjoining zoning to the west and south.

STAFF COMMENTS:

1. This area of 36<sup>th</sup> Street has several single family residences and small apartment buildings. The proposed redevelopment of what once was a single family residence into two units would blend into this pattern.

2. The aging commercial area at 36th Street and Clyde Park Avenue has struggled to retain and attract business uses. It is doubtful this will change significantly in the near future. The reuse of this property for residential purposes is highly viable.

3. The City of Wyoming Land Use Plan was adopted in 2006. This site is recommended for Medium High Density Residential Use (6-16 units per acre). The proposed two unit residential use equates to 5.4 units per acre and conforms to the Land Use Plan's recommendation.

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 predominantly neighborhood area. The redevelopment would repurpose an un-performing commercial property. Converting to residences will contribute to the social equity of this area of Wyoming. The conversion will also provide an economic benefit to the property owner. The proposed rezoning and subsequent redevelopment conforms to the City of Wyoming sustainability principals.

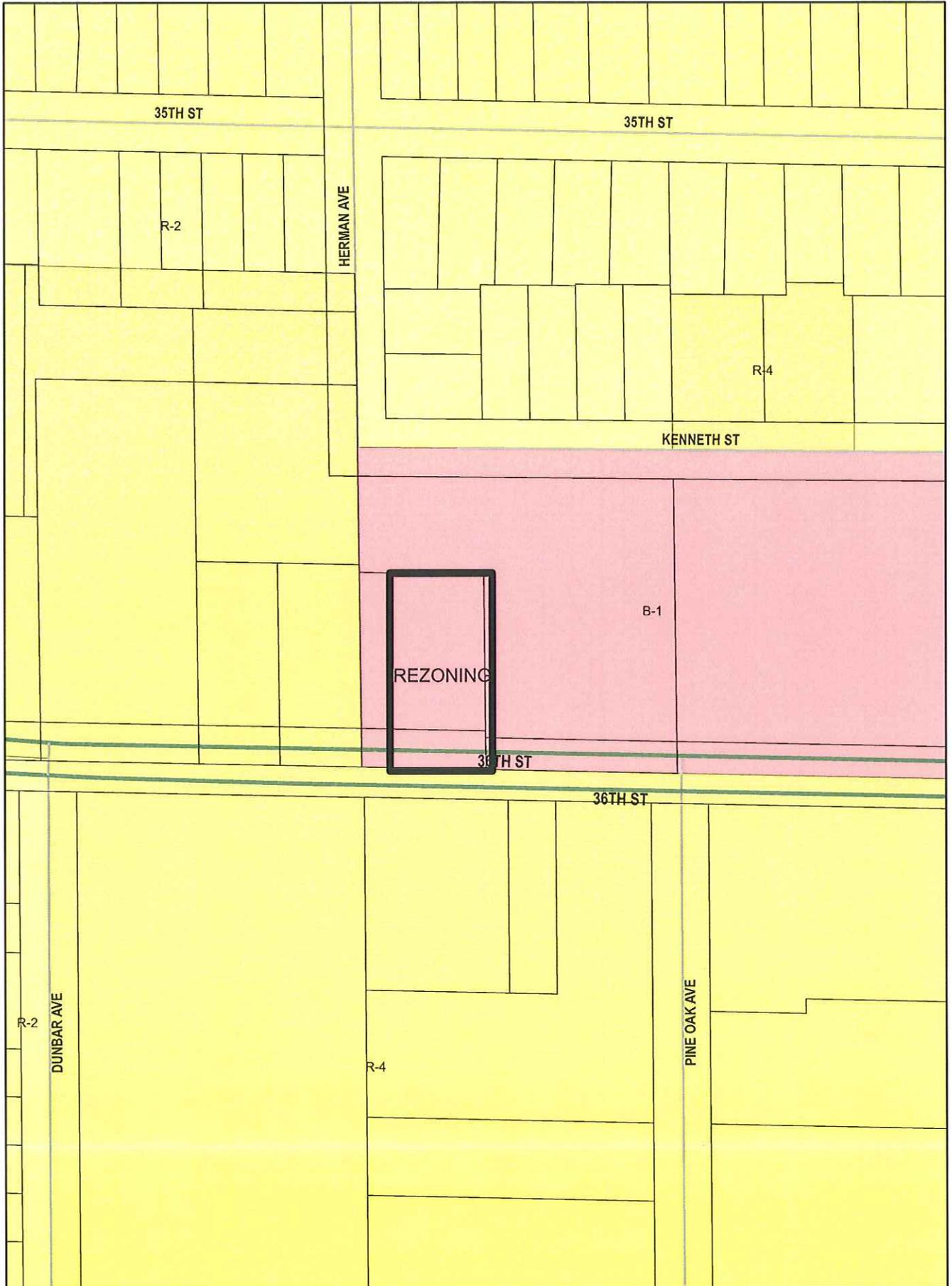
STAFF RECOMMENDATION:

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





35TH ST

35TH ST

R-2

HERMAN AVE

R-4

KENNETH ST

B-1

REZONING

36TH ST

36TH ST

R-2

DUNBAR AVE

R-4

PINE OAK AVE

FUTURE LAND USE  
CITY OF WYOMING LAND USE PLAN 2020

