



MEMO

TO: Adam Smith, City Manager
Gregory Newman, City Clerk

FROM: Susan Stachowiak
Zoning Administrator

DATE: December 8, 2023

RE: Rezoning Request – W. Saginaw Highway

At its regular meeting held on December 7, 2023, the Planning Commission voted unanimously to recommend approval of the request to rezone the property at 4063 E. Saginaw Highway (Parcel #: 400-011-300-055-00) and the adjoining vacant parcel to its north and east (Parcel #: 400-011-300-060-00) from “B-1” Highway Service to “R-HD” Multiple Family Residential. The purpose of the rezoning request is to permit an 85-unit, senior, assisted living facility on the combined parcels.

At the public hearing held on December 7, 2023, the applicant’s representatives spoke in support of the rezoning, 1 area resident asked questions about the process and 3 area residents spoke in opposition to the request. One email objecting to the proposed rezoning has been received and is attached to the memorandum.

Please place the attached documents on the December 11, 2023, City Council agenda for introduction of an ordinance and scheduling a public hearing.

Please contact me at 810-287-2743 if I can answer any questions or provide additional information.

Thank you.

City of Grand Ledge Ordinance #_____

An Ordinance Amending the Zoning District Map Referred to in City Code Chapter 46 – Zoning, Article IV – Zoning Districts and Map, Section 46-94 – Zoning District Map, to Rezone the Property Located at 4063 E. Saginaw Hwy. (Parcel #400-011-300-055-00) and the Adjoining Vacant Parcel to its North and East (Parcel #400-011-300-060-00) from “B-1” Highway Service to “R-HD” Multiple Family Residential.

The City of Grand Ledge Ordains:

Section 1. Change. The Zoning District Map Referred to in City Code Chapter 46 – Zoning, Article IV – Zoning Districts and Map, Section 46-94 – Zoning District Map, is amended to change the property located at 4063 E. Saginaw Hwy. (Parcel #400-011-300-055-00) and the adjoining vacant parcel to its north and east (Parcel #400-011-300-060-00) from “B-1” Highway Service to “R-HD” Multiple Family Residential:

Parcel #400-011-300-055-00: COM. 7.27 RODS E OF SW CORNER OF SEC. 11, N 22 RODS, E 14.73 RODS, S 22 RODS, W 14.73 RODS TO BEG. SEC. 11, T4N,R4W, CITY OF GRAND LEDGE. D 6-22-15 SPLIT FROM 030-011-300-055-00 FOR 2016

Parcel #400-011-300-060-00: THAT PART OF SW 1/4 OF SW 1/4 LYING S OF HWY M-43 EXCEPT S 22 RODS OF W 22 RODS & EXCEPT E 370 FEET. SEC. 11, T4N,R4W, CITY OF GRAND LEDGE. D 6-22-15 SPLIT FROM 030-011-300-060-00 FOR 2016

Section 2. Severability. The provisions of this ordinance are severable, and if any section, sub-section, paragraph, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of all remaining sections, sub-sections, paragraphs, sentences, clauses, phrases or portions of this ordinance.

Section 3. Section Headings. The section headings used in this ordinance are for convenience only and are not a part of this ordinance.

Section 4. Effective Date. This ordinance shall take effect seven days after it has been adopted by the City Council.

Introduced by the City Council this 11th day of December, 2023.

Motion by Gillespie

Second by MacDowell

Ayes: Gillespie, Lantz, Logel, MacDowell, Mulder, Willems

Nays: None

Absent: Jancek

Adopted by the City Council this _____ day of _____, _____.

Motion by

Second by

Ayes:

Nays:

Absent:

Approved:

Keith O. Mulder, Mayor

I, Gregory Newman, City Clerk, certify this is Ordinance # _____ adopted by the City Council at a meeting held the _____ day of _____, _____, a meeting held according to the Open Meetings Act, Public Act No. 267 of 1976, as amended. I further certify Ordinance # _____ was published in the Grand Ledge Independent, a newspaper of general circulation in the City, the _____ day of _____, _____, subsequent to its adoption.

Gregory L. Newman, City Clerk

Introduced: 11 December 2023

Public Hearing: 08 January 2024

Adopted:

Published:

Effective:

General Information

APPLICANT: Hampton Manor Premier Assisted Living
1451 S. Gratiot Avenue
Clinton Township, MI 48036

OWNER: Eric & Sondra Gilbert
4072 Tall Oaks Drive
Grand Ledge, MI 48837

REQUESTED ACTION: Rezone 4063 E. Saginaw Highway and the adjoining parcel to its north and east from “B-1” Highway Service district to “R-HD” Multiple Family Residential district.

EXISTING LAND USE: Parcel 1: 4063 E. Saginaw Highway - Single Family Residential
Parcel 2: Vacant

EXISTING ZONING: “B-1” Highway Service District

PROPOSED ZONING: “R-HD” Multiple Family Residential District

PROPERTY SIZE: Parcel 1: 2.030 acres
Parcel 2: 6.072 acres

SURROUNDING LAND USES: N: G.L. Public Schools Athletic Field
S: Single Family Residential
E: Business Offices
W: Single Family Residential

SURROUNDING ZONING: N: “Ag” Agricultural District
S: “R-MD” Single Family Residential District & Onedia Township Agricultural Zoning
E: “B-1” Highway Service District
W: Onedia Township Agricultural Zoning

MASTER PLAN DESIGNATION: The Master Plan designates the future land use of the subject properties for commercial/highway services.

REQUEST

This is a request to rezone the property at 4063 E. Saginaw Highway (Parcel #: 400-011-300-055-00) and the adjoining vacant parcel to its north and east (Parcel #: 400-011-300-060-00) from “B-1” Highway Service to “R-HD” Multiple Family Residential. The applicant is requesting the rezoning for the purpose of permitting an 85 unit, senior, assisted living facility on the combined parcels. **This is not, however, a conditional rezoning request wherein the future use of the properties would be**

restricted to an assisted living facility. If approved, the subject properties could be utilized for single family and multiple family residential development and for all types of state licensed residential care facilities (group homes, congregate facilities, convalescent centers, and nursing homes), as permitted in the “R-HD” zoning district. The rezoning proposal must be considered on the basis of whether the site would be appropriate from a planning standpoint for all of the uses permitted in the “R-HD” zoning district as opposed to just the specific use that the applicant is considering at this time.

Attached is a conceptual site plan that was submitted along with the rezoning application to merely demonstrate a development option for the site if the rezoning were to be approved. The conceptual plan is not to be considered as part of the request for rezoning. If the rezoning is approved, the applicant would need to submit a fully engineered site plan for approval by the Planning Commission, following review by staff and the City’s consulting engineer for compliance with all applicable ordinances and the municipal standards for construction of the infrastructure improvements. The attached plan shows access to the site via a new driveway on E. Saginaw Highway which will not be approved by the Michigan Department of Transportation due to the curvature of the road limiting the sight lines and thus, creating a safety hazard for motorists exiting the property. Given the irregular shape of the site, relocating the driveway will dramatically change the layout of the site from what is shown on the conceptual plan.

BACKGROUND INFORMATION

Following annexation into the City from Oneida Township in 2015, the subject properties were zoned “B-1” Highway Service at the request of the owner. The Master Plan was subsequently amended to designate the future use of the properties for commercial/highway services so that the Plan would be consistent with the zoning.

ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE

The subject properties are an ideal location for any type of residential use including the proposed senior housing facility. The “R-HD” zoning will create a transitional or step-down zoning pattern that is consistent with the most fundamental principle of planning which is to ensure that new development will be compatible with existing uses and future uses in accordance with the future land use component of the Master Plan. Transitional zoning patterns provide buffers between major highways or high impact land uses and lower density residential uses. Rezoning the subject properties to the “R-HD” district is the most effective means of accomplishing this purpose as it would allow for medium to high density residential use as a buffer between the Saginaw Highway state trunkline and the existing and future low density residential development south of Old Saginaw Highway. In contrast to many of the uses permitted in the “B-1” zoning district, the uses permitted in the “R-HD” district will not generate noise, heavy truck traffic, a high volume of traffic in general or a level of activity that could negatively impact lower density residential uses in the area.

MASTER PLAN

At the request of the property owner, the subject properties were zoned “B-1” Highway Service upon annexation into the City in 2015. When the Master Plan was updated in 2018, the future land use map was amended to designate the properties for commercial/highway service use to support the zoning classification. While the proposed multiple family residential zoning is not consistent with the future land use plan designation, it is consistent with the goals of master planning in general which it to ensure that new land uses will be compatible with existing uses and with future uses in accordance with the land use pattern being advanced in the Master Plan. The Master Plan is currently in the process of being updated in its entirety and the staff recommendation will be to designate the subject properties for medium to high density residential use as it creates a land use pattern in the area that is more appropriate from a planning and zoning standpoint and will allow for uses that are far more compatible with existing and future residential land uses in the area then the commercial use being advanced in the current Master Plan.

The subject property is located directly north of a single-family residential subdivision (Fieldstone Farms) and northeast of a 140-acre vacant parcel of land that is designated for single family residential use. Use of the subject property for any of the residential uses permitted under the proposed “R-HD” Multiple Family Residential zoning district will be far more compatible with both existing and future residential uses in the area than most of the uses permitted as a matter of right under the current “B-1” Highway Service zoning district including restaurants, gasoline stations, car washes, automobile repair facilities and vehicle dealerships. These types of commercial uses would generate heavy truck traffic, a higher volume traffic, noise, and a level of activity in general that could have negative impacts on existing and future residential uses in the area. Furthermore, the site is not particularly viable for most commercial uses since direct access to Saginaw Highway is prohibited. Saginaw Highway in the vicinity of the subject properties is considered a “limited access right-of-way” by the Michigan Department of Transportation and as such, no direct access to the Highway is permitted. This is due to the curvature of the road limiting the line of sight for motorists to identify on-coming traffic in a safe amount of time before turning onto the Highway. The restriction on direct access to the Highway along with the decrease in traffic volumes west of Jenne Street, significantly limit the viability of this area for most typical highway commercial uses that depend on convenient and efficient access as well as exposure to high volumes of traffic to generate and maintain a strong customer base.

TRAFFIC

The traffic generated by the uses permitted in the “R-HD” zoning district, and the proposed senior assisted living facility in particular, will be minimal and will have no negative impacts on or require any significant modifications to the existing transportation systems in the area. In fact, the proposed traffic volumes will likely be substantially less than what would be generated by many of the commercial uses permitted in the existing “B-1” zoning district. Commercial uses also typically draw heavy truck traffic which creates noise and fumes that may negatively impact the surrounding residential area. Since a new driveway will not be permitted on Saginaw Highway, access to the site will be from Old Saginaw Highway to the south. While traffic volumes on Old Saginaw are low, it is considered a major street and is thus, intended to accommodate a relatively high volume of traffic.

ENVIRONMENT

Development of the site under the proposed “R-HD” zoning will not negatively impact the physical environment. New construction will be subject to compliance with the development standards of the “R-HD” zoning district which requires substantial building setbacks and limits the amount of the site that can be covered by buildings to 40%. The “B-1” Highway Service district, by contrast, has shallower setback requirements and no lot coverage limitations, thus allowing for development that could have a much greater impact on the natural environment.

FUTURE PATTERNS OF DEVELOPMENT

The proposed rezoning will have no negative impacts on future patterns of development in the area. In fact, down-zoning the subject property from “B-1” Highway Service to “R-HD” Multiple Family Residential is a positive step towards controlling sprawl and preventing commercial uses that could negatively impact the quality of life for residents in the area.

SUMMARY

This is a request to rezone the property at 4063 E. Saginaw Highway (Parcel #: 400-011-300-055-00) and the adjoining vacant parcel to its north and east (Parcel #: 400-011-300-060-00) from “B-1” Highway Service to “R-HD” Multiple Family Residential.

The proposed “R-HD” zoning is consistent with the most basic and fundamental principle of land use planning which is to create a zoning pattern that ensures that new land uses will be located in areas where they will be compatible with existing land uses and future land uses in accordance with the Master Plan. The proposed zoning and uses permitted therein will create a transitional or step-down zoning and land use pattern between the relatively low-density single family residential neighborhood to the south and Saginaw Highway to the north which is a heavily traveled state trunkline. In addition, the uses permitted in the “R-HD” district will likely generate less traffic and less activity in general than most of the uses permitted in the existing “B-1” Highway Service district, thus protecting the neighborhood to the south from any negative impacts of new development.

RECOMMENDATION

The following motion is offered for the Planning Commission’s consideration:

“I make a motion to recommend that the City Council approve the request to rezone the property at 4063 E. Saginaw Highway (Parcel #: 400-011-300-055-00) and the adjoining vacant parcel to its north and east (Parcel #: 400-011-300-060-00) from “B-1” Highway Service district to “R-HD” Multiple Family Residential district.”

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

From: Eric Johnson <johnsonem85@gmail.com>
Sent: Wednesday, 29 November, 2023 3:56 PM
To: City Hall <cityhall@cityofgrandledge.com>
Subject: Proposed Rezone Ordinance for 4063 E Saginaw Highway

Good Afternoon,

As a resident of the Fieldstone Farms subdivision, specifically the section that was annexed by the City of Grand Ledge when the expansion was built, I would like to strongly urge the Planning Commission not to rezone the property at 4063 E. Saginaw Highway (Parcel #: 400-011-300-055-00) to allow for a permit for a senior assisted living facility.

My wife and I chose to have our new family home built here because of the neighborhood and its location on the outskirts of town surrounded largely by rural farmland. The rezoning and development of the proposed facility would be extremely detrimental to the appeal of this part of town. The properties in our neighborhood also have significant property values that would be negatively impacted by the development of a senior assisted living facility across from the entrance. This is especially impactful for the families, including mine, that have chosen to build homes worth over \$400,000 in this area.

To reiterate, my neighbors and I would like to strongly urge that the rezoning and permitting of the proposed facility be denied. Thank you for your consideration of my family's comments on this matter.

Eric Johnson

11939 Stone Bluff Dr. Grand Ledge



REZONING APPLICATION

Date Received: _____

Applicant(s)	HAMPTON MANOR PREMIER ASSISTED LIVING	Phone Number 989 708 1878
Email Address <i>Required</i>	zohaibsyed@buildseniorhousing.com	
Address	1451 S. GRATIOT AVE., CLINTON TOWNSHIP, MI 48036	Daytime 989 708 1878
<i>Interest in Properties (Check One)</i>	<input type="checkbox"/> Owner <input type="checkbox"/> Represent Owner <input checked="" type="checkbox"/> Option to Buy <input type="checkbox"/> Lessee <input type="checkbox"/> Other: _____	
Complete address of property requested to be rezoned:	400- <u>011-300-060-00 & 490-011-300-055-00</u> Owner: <u>ERIC & SONDR A GILBERT</u> Address: <u>4063 E. SAGINAW HWY</u> <u>GRAND LEDGE MI 48837</u>	Phone Number <u>517 881 4678</u> RON MAGUIRE, EXIT REALTY SELECT, BROKER REPRESENTING SELLER
Lot Size: Width: <u>IRREGULAR</u> Length: _____	Legal Description: <i>Indicate attached if needed.</i> ATTACHED	
Area: <u>8.1 AC</u>	Current Zoning: <u>B-1</u> Proposed Zoning: <u>R-HD</u>	
Proposed use of rezoned property:	<i>Indicate attached if needed.</i> SENIOR ASSISTED LIVING FACILITY, SEE ATTACHED	
Explain what changes or conditions make this proposed rezoning necessary:	<i>Indicate attached if needed.</i> THE PROPOSED USE IS NOT ALLOWED IN THE B-1 DISTRICT	
CHOOSE ONE OF THE FOLLOWING:		
<input checked="" type="checkbox"/> Residential Property	<i>Single Family:</i> Number of Bedrooms _____ <i>Multi-Family:</i> Efficiency _____ One Bedroom _____ Two Bedroom _____ Three Bedroom _____ Three Bedrooms _____ TOTAL UNITS: <u>~85</u> Accessible onsite parking spaces: <u>~47</u>	

City of Grand Ledge – Planning & Zoning – Rezoning Application

<input type="checkbox"/> Commercial Property	Employees _____ Accessible onsite parking spaces: _____ Hours and days per week of operation: _____
Application must include photographs of the property, copies of any other required permits, a site plan, as follows:	<input checked="" type="checkbox"/> Drawn to scale of 1" = 100' <input checked="" type="checkbox"/> Existing and proposed structures <input checked="" type="checkbox"/> Existing and proposed parking areas and driveways <input checked="" type="checkbox"/> All existing and proposed roads, easements, or other access points <input checked="" type="checkbox"/> Flood plain elevations, if possible <input checked="" type="checkbox"/> Zoning classifications of all abutting land within 300 feet

I certify the statements made and the information provided in this rezoning application are true, accurate and complete.

Applicant Signature: _____

Date: _____

11/19/23

For Office Use Only -----	Required Reviews	Approve / Deny		Initials
Fee Paid: _____	<input type="checkbox"/> Zoning Administrator	<input type="checkbox"/>	<input type="checkbox"/>	_____
Date Received: _____	<input type="checkbox"/> Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>	_____
	<input type="checkbox"/> City Council	<input type="checkbox"/>	<input type="checkbox"/>	_____

This plan is conceptual and is not being considered for approval as part of the rezoning request. A revised and detailed site plan will be submitted for approval at a later date, subject to approval of the rezoning.

HAMPTON MANOR OF GRAND LEDGE
 PART OF THE S.W. 1/4 OF SECTION 11
 TOWN 4 NORTH, RANGE 4 WEST,
 CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN

PART 1:
 PART OF THE S.W. 1/4 OF SECTION 11, TOWN 4 NORTH, RANGE 4 WEST, EATON COUNTY, MICHIGAN.
 MORE PARTICULAR DESCRIBED AS: A PARCELS 237 WEST EAST OF THE S.W. 1/4 OF SECTION 11, TOWN 4 NORTH, RANGE 4 WEST, EATON COUNTY, MICHIGAN, 20 FEET WIDE WEST TO THE POINT OF BEGINNING.

PART 2:
 PART OF THE S.W. 1/4 OF SECTION 11, TOWN 4 NORTH, RANGE 4 WEST, EATON COUNTY, MICHIGAN.
 MORE PARTICULAR DESCRIBED AS: A PARCELS 238 WEST EAST OF THE S.W. 1/4 OF SECTION 11, TOWN 4 NORTH, RANGE 4 WEST, EATON COUNTY, MICHIGAN, 20 FEET WIDE WEST TO THE POINT OF BEGINNING.

WEST PARCELS 237 AND 238:
 PART OF THE S.W. 1/4 OF SECTION 11, TOWN 4 NORTH, RANGE 4 WEST, EATON COUNTY, MICHIGAN.
 MORE PARTICULAR DESCRIBED AS: A PARCELS 237 AND 238 WEST EAST OF THE S.W. 1/4 OF SECTION 11, TOWN 4 NORTH, RANGE 4 WEST, EATON COUNTY, MICHIGAN, 20 FEET WIDE WEST TO THE POINT OF BEGINNING.

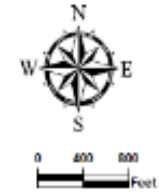
EAST OF HWY AND A DRIVE TO THE LEFT SIDE CORNER HAVING A WIDTH OF 200.00 FEET:
 PART OF THE S.W. 1/4 OF SECTION 11, TOWN 4 NORTH, RANGE 4 WEST, EATON COUNTY, MICHIGAN.
 MORE PARTICULAR DESCRIBED AS: A PARCELS 239 WEST EAST OF THE S.W. 1/4 OF SECTION 11, TOWN 4 NORTH, RANGE 4 WEST, EATON COUNTY, MICHIGAN, 20 FEET WIDE WEST TO THE POINT OF BEGINNING.



PROPRIETOR HAMPTON MANOR OF GRAND LEDGE 4880 KANSAS ROAD, SUITE 100 GRAND LEDGE, MI 48839 TEL: 517.781.1000	
CONCEPT PLAN SHEET 1 OF 1	
DESIGNER Michael L. Pines & Associates, Inc. 4880 KANSAS ROAD, SUITE 100 GRAND LEDGE, MI 48839 TEL: 517.781.1000	
MLP MICHAEL L. PINES & ASSOCIATES, INC. ARCHITECTS	
CONCEPT PLAN FOR REZONING APPLICATION HAMPTON MANOR OF GRAND LEDGE ASSISTED LIVING FACILITY	
SHEET	

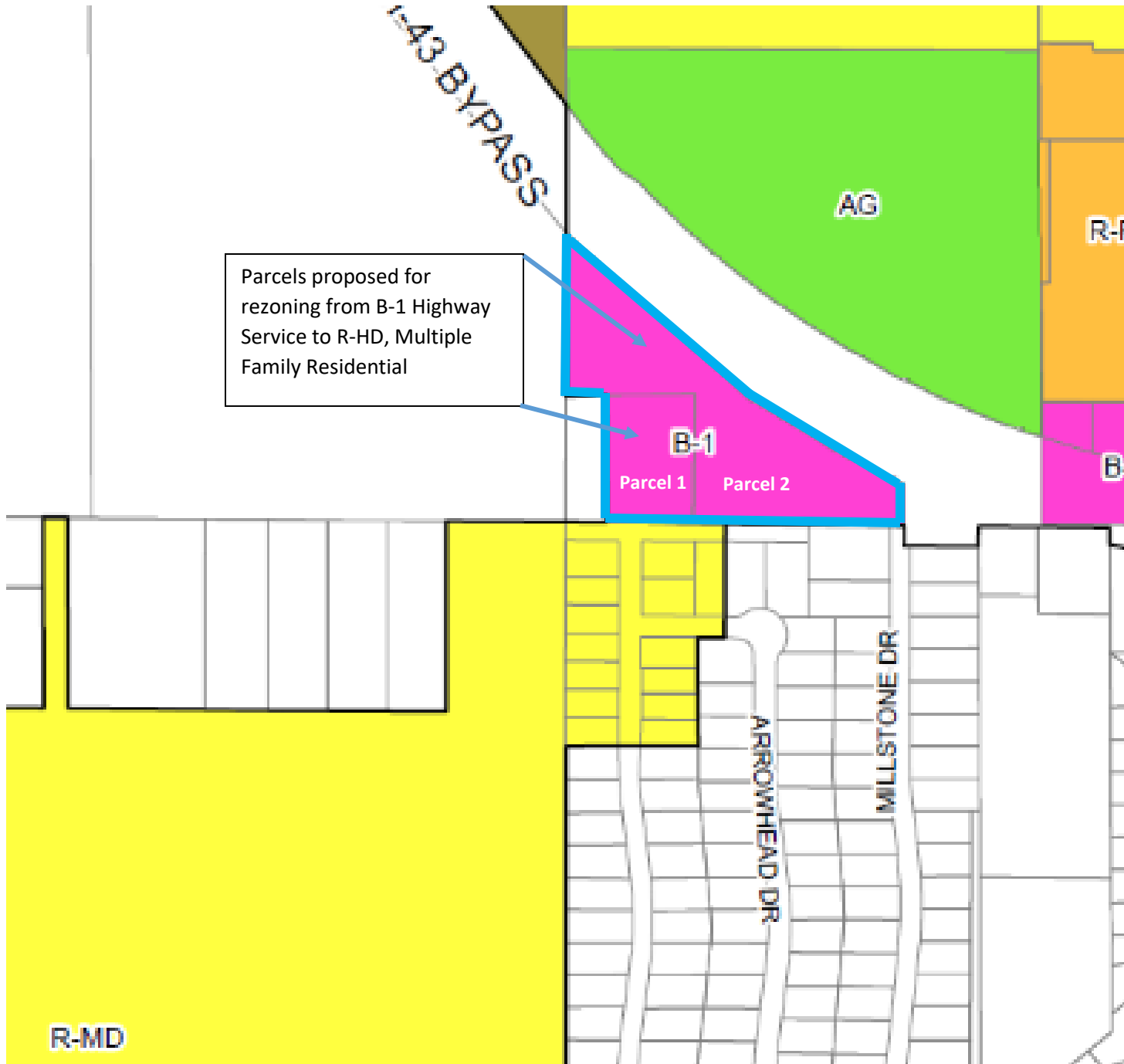
ZONING MAP

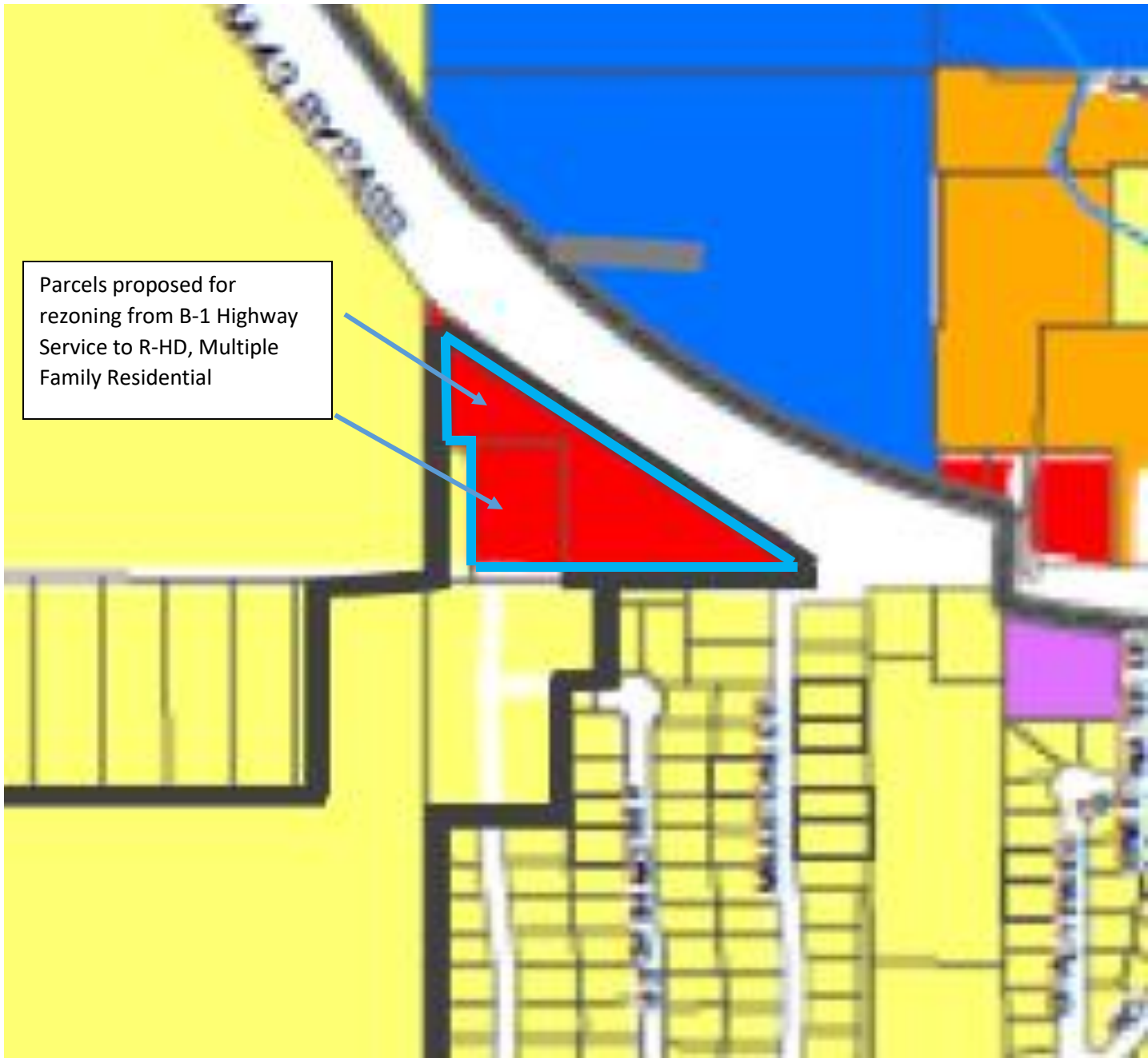
CITY OF GRAND LEDGE,
EATON COUNTY,
MICHIGAN



Legend

- AG, Agricultural
- R-MD, Medium Density Residential
- R-HD, Multiple Family Residential
- R-PC, Residential Planned Community
- B-1, Highway Service
- CBD, Central Business District
- MH, Mobile Home
- OS, Office Service
- P, Parking
- I-1, Light Industrial





Map 4
Future Land Use
Grand Ledge Master Plan
City of Grand Ledge, Michigan

Legend

- Single Family Residential
- Planned Unit Development
- Multiple Family Residential 2+ Units
- Mobile Home Community
- Central Business District
- Commercial/Highway Services
- Office
- Industrial
- Institutional: Churches, Schools, Public Facilities
- Public Open Space/Airport, City & County Parks, Cemeteries
- Agricultural


January, 2018
0 1,500 Feet



Parcel 1
4063 E.
Saginaw

Parcel 2

North

CITY OF GRAND LEDGE
NOTICE OF PUBLIC HEARING

The Grand Ledge City Council will hold a public hearing during its regular meeting at 7:30 p.m. on Monday, 08 January 2024, to consider and receive public input on a proposed ordinance amending the Zoning District Map referred to in City Code Chapter 46 – Zoning, Article IV – Zoning Districts and Map, Section 46-94 – Zoning District Map, to rezone the property located at 4063 E. Saginaw Hwy. (Parcel #400-011-300-055-00) and the adjoining vacant parcel to its north and east (Parcel #400-011-300-060-00) from “B-1” Highway Service to “R-HD” Multiple Family Residential. The proposed ordinance is available for review on the City’s website at www.cityofgrandledge.com and at the City Clerk’s office, 310 Greenwood St., Grand Ledge, Michigan, between 8:00 a.m. and 5 p.m., Monday through Friday.

The meeting will be held in the Council Chambers, City Hall, 310 Greenwood St., Grand Ledge MI 48837, in compliance with the Open Meetings Act, as amended, and will also be livestreamed via Zoom for informational purposes only. The online stream can be accessed at <https://www.zoom.us> with the Meeting ID: 879 0258 8532, or by calling +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 876 9923 US (New York), +1 646 931 3860 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 360 209 5623 US, +1 386 347 5053 US, +1 408 638 0968 US (San Jose), +1 507 473 4847 US, +1 564 217 2000 US, +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 689 278 1000 US, +1 719 359 4580 US, with Meeting ID: 879 0258 8532.

The City Council invites anyone interested to attend in person and offer comments at the public hearing. Written comments can be mailed or delivered to Elected or Appointed Officials at 310 Greenwood St., Grand Ledge, MI 48837, placed in the drop box in front of City Hall, or emailed to cityhall@cityofgrandledge.com. All written comments will be considered if received by 5:00 p.m. the day of the hearing. Please call (517) 627-2149 or email cityhall@cityofgrandledge.com for further information or to request accommodations for disabilities.

Gregory Newman, City Clerk