

TO: Mayor and City Council

FROM: Rich Morrison, Community Development Director

RE: Conditional Rezoning of 78 + or – acres of land, tax map # 030-13-200-040-00 and 030-013-200-062-01 - Recommendation from the Planning Commission

DATE: July 18, 2024

BACKGROUND

A rezoning application has been filed by Majid Koza to rezone approximately 78 acres of land from AG – Agriculture to R-HD Multiple Family Residential. The property is located south of M-43 (Saginaw Hwy). The property is in the Cooperative Development Agreement area and was recently conditionally transferred into the City, pursuant to the Cooperative Development Agreement as both water and sewer service has been requested. A Conditional Rezoning Plan and a list of items were offered as part of the application.

The property address is 5776 E. Saginaw Hwy (tax map # 030-13-200-040-00) and there is no property address for the large vacant parcel (tax map # 030-013-200-062-01) located immediately to the east.

Figure 1 (attached) shows the site location.

The Conditional Rezoning Plan shows 326 residential units with a clubhouse, pool, and other amenities. The residential units are one- and two-story townhomes that will be available as rental units.

On June 27, 2024 the Planning Commission held a special meeting to hold a public hearing on the conditional rezoning request. Two neighbors spoke at the public hearing, one requested screening from the development, the other concerned with water runoff from the new development. The Planning Commission discussed the rezoning and then voted unanimously to recommend approval to the City Council. The DRAFT minutes from the June 27 meeting are attached.

Conditional Rezoning Agreement

The City Attorney is recommending that applicants and the City enter into a recordable agreement when conditional rezonings occur. The agreement incorporates conditions offered and is enforceable. The draft agreement has been sent to the applicants for their review. It is expected that the agreement will be executed by the applicants prior to the public hearing on August 26.

STAFF RECOMMENDATION

Staff suggests that City Council follow the recommendation of the Planning Commission to conditionally rezone the property and introduce an ordinance at its July 22, 2024 meeting and schedule the required public hearing for its August 26, 2024 meeting.

CITY COUNCIL ACTION

Consider a motion to introduce and set a public hearing for the Monday, August 26, 2024 City Council regular meeting, on an ordinance amending the zoning district map referred to in City Code 46- Zoning, Article IV – Zoning Districts and Map, Section 46-94 – Zoning District Map, to conditional rezone the property located at 5776 E. Saginaw Hwy (tax map # 030-13-200-040-00) and the large vacant parcel (tax map # 030-013-200-062-01) located immediately to the east from AG Agriculture to R-HD Multiple Family Residential as recommended by the Planning Commission.

Attachments:

Ordinance

Planning Commission meeting minutes from June 27 meeting

Site Location (Figure 1)

Staff reports

Application with supporting materials including conditions

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 Conditionally Rezone the Property Located at 5776 E. Saginaw Hwy. (Parcel #030-13-200-040-00) and the Large Vacant Parcel Located Immediately to the East (Parcel #030-013-200-062-01) From AG Agricultural 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 conditionally rezone the property located at 5776 E. Saginaw Hwy. (parcel #030-13-200-040-00) and the large vacant parcel located immediately to the east (parcel #030-013-200-062-01) from AG Agricultural to R-HD Multiple Family Residential:

Parcel 1

030-013-200-040-00

5776 E. Saginaw Hwy

Commencing at the Northwest corner of the East 1 / 2 of the Northeast 114 of Section 13, Town 4 North, Range 4 West, Oneida Township, Eaton County, Michigan; thence East 320 feet; thence South 320 feet; thence West 320 feet; thence North 320 feet to the point of beginning.

Parcel 2

030-013-200-062-01

E Saginaw Hwy

The East 1 / 2 of the Northeast 1 / 4 of Section 13, and the North 4 rods in width of the East 1/2 of the Southeast 1/4, Town 4 North, Range 4 West, except the portions thereof described as: (a) Commencing at the Northwest corner of the East 1 / 2 of the Northeast 1 / 4 of Section 13; thence East 320 feet; thence South 320 feet; thence West 320 feet; thence North 320 feet to the beginning, and (b) Commencing at the Northeast corner of the East 1/2 of the Northeast 1/4 of Section 13; thence South 320 feet; thence West 320 feet; thence North 320 feet; thence East 320 feet to the beginning; and (c) commencing at the Northeast corner of Section 13; thence West 455 feet to the point of beginning; thence West 230 feet ; thence South 400 feet; thence East 230 feet; thence North 400 feet to the point of beginning.

Parcel 1 & 2 Total Acreage: 78.07

Section 2. Conditions. The parcels are rezoned with the conditions offered by the applicant as part of the rezoning application, which include:

- A. Restricting the use of the combined properties to a 350-unit residential development, and
- B. Preservation of natural features, and
- C. Restrictions on the size, styles, and features of the various building units and conditions to ensure that the development is properly served by all necessary utilities.

Section 3. 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 4. Section Headings. The section headings used in this ordinance are for convenience only and are not a part of this ordinance.

Section 5. Effective Date. This ordinance shall take effect seven days after it has been adopted by the City Council.

Introduced by the City Council this 22nd day of July, 2024.

Motion by Gillespie

Second by Logel

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

Nays: None

Absent: None

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: 22 July 2024

Public Hearing: 26 August 2024

Adopted:

Published:

Effective:

GRAND LEDGE PLANNING COMMISSION
310 GREENWOOD ST.
GRAND LEDGE MI 48837
(517) 627-2149

PLANNING COMMISSION MINUTES – SPECIAL MEETING
THURSDAY, JUNE 27, 2024 – 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
310 GREENWOOD ST., GRAND LEDGE MI 48837

- I. ROLL CALL OF PLANNING COMMISSION** –Present: Mike Stevens, Chair; Commissioners John Brunette, Bob Doty, Todd Gute, Tom Hedlund, Simeon Lowe, and David Rademacher, Erica Shuff. Commissioner Matt Salmon absent
OTHERS PRESENT – Rich Morrison, Community Development Director; Council Member Tom Jancek and Mayor Keith Mulder

II. PLEDGE OF ALLEGIANCE

Commissioner Shuff led those in attendance in the Pledge of Allegiance.

III. AUDIENCE PARTICIPATION

Bob Hedlund, 5700 E. Saginaw Hwy questioned whether the building setback was 40 feet or 50 feet along the development’s west property line. He also requested fencing and screening along the entire west property line of the development.

IV. NEW BUSINESS

- A. Public Hearing** – In consideration of a proposed ordinance to rezone the property at 5776 E. Saginaw Highway (Parcel #: 030-013-200-040-00) and the adjoining vacant parcel to its south and east (Parcel #: 030-013-200-062-01) from “Ag” Agricultural to “R-HD” Multiple Family Residential, with the conditions offered by the applicant as part of the rezoning application, which include restricting the use of the combined properties to a 350-unit residential development, preservation of natural features, restrictions on the size, styles and features of the various building units and conditions to ensure that the development is properly served by all necessary utilities.

Rich Morrison, Community Development Director provided an overview of the rezoning request.

The Commission discussed the rezoning request, including the status of the Michigan Department of Transportation review, connectivity of development to the rest of the City, stormwater management and use of existing wetlands for stormwater management, emergency ingress/egress and means of accessing public streets, and townhome style and bedrooms.

Joe Boji, representing the applicant, explained the existing wetlands would not be used for stormwater management and the townhomes were ranches and two -story in nature with 2-3 bedrooms, and addressed the development access points from Saginaw Highway.

CHAIMAN STEVENS OPENED THE PUBLIC HEARING IN CONSIDERATION OF A PROPOSED ORDINANCE TO REZONE THE PROPERTY AT 5776 E. SAGINAW HIGHWAY (PARCEL #: 030-013-200-040-00) AND THE ADJOINING VACANT PARCEL TO ITS SOUTH AND EAST (PARCEL #: 030-013-200-062-01) FROM “AG” AGRICULTURAL TO “R-HD” MULTIPLE FAMILY RESIDENTIAL, WITH THE CONDITIONS OFFERED BY THE

APPLICANT AS PART OF THE REZONING APPLICATION, WHICH INCLUDE RESTRICTING THE USE OF THE COMBINED PROPERTIES TO A 350-UNIT RESIDENTIAL DEVELOPMENT, PRESERVATION OF NATURAL FEATURES, RESTRICTIONS ON THE SIZE, STYLES AND FEATURES OF THE VARIOUS BUILDING UNITS AND CONDITIONS TO ENSURE THAT THE DEVELOPMENT IS PROPERLY SERVED BY ALL NECESSARY UTILITIES, AT 7:07 P.M.

Ann Lipkowitz, 5853 E. St. Joseph Hwy. and Grand Ledge Country Club, commented on water runoff from the proposed development.

CHAIMAN STEVENS CLOSED THE PUBLIC HEARING IN CONSIDERATION OF A PROPOSED ORDINANCE TO REZONE THE PROPERTY AT 5776 E. SAGINAW HIGHWAY (PARCEL #: 030-013-200-040-00) AND THE ADJOINING VACANT PARCEL TO ITS SOUTH AND EAST (PARCEL #: 030-013-200-062-01) FROM “AG” AGRICULTURAL TO “R-HD” MULTIPLE FAMILY RESIDENTIAL, WITH THE CONDITIONS OFFERED BY THE APPLICANT AS PART OF THE REZONING APPLICATION, WHICH INCLUDE RESTRICTING THE USE OF THE COMBINED PROPERTIES TO A 350-UNIT RESIDENTIAL DEVELOPMENT, PRESERVATION OF NATURAL FEATURES, RESTRICTIONS ON THE SIZE, STYLES AND FEATURES OF THE VARIOUS BUILDING UNITS AND CONDITIONS TO ENSURE THAT THE DEVELOPMENT IS PROPERLY SERVED BY ALL NECESSARY UTILITIES, AT 7:10 P.M.

The Commission discussed walking path surface type in the natural areas, stormwater runoff/Drain Commission approval, water and sewer availability in areas south of the development, screening for the residential properties adjacent to the west property line of the development, and the need for further review during site plan review.

Joe and Francis Boji explained the walking path surface in the natural areas would likely be wood chips and clarified the stormwater concept for the development.

COMMISSIONER RADEMACHER MOVED, COMMISSIONER HEDLUND SECONDED, TO RECOMMEND APPROVAL OF A PROPOSED ORDINANCE TO REZONE THE PROPERTY AT 5776 E. SAGINAW HIGHWAY (PARCEL #: 030-013-200-040-00) AND THE ADJOINING VACANT PARCEL TO ITS SOUTH AND EAST (PARCEL #: 030-013-200-062-01) FROM “AG” AGRICULTURAL TO “R-HD” MULTIPLE FAMILY RESIDENTIAL, WITH THE CONDITIONS OFFERED BY THE APPLICANT AS PART OF THE REZONING APPLICATION INCLUDING THE CONDITIONAL REZONING PLAN DATED 5-20-2024 AND CONDITIONS RELATED TO GENERAL DEVELOPMENT CONDITIONS, GENERAL BUILDING/UNIT CONDITIONS AND GENERAL UTILITY CONDITIONS OUTLINED IN A DOCUMENT TITLED KOZA REZONING APPLICATION – AG TO R-HD/MULTI FAMILY RESIDENTIAL. MOTION CARRIED UNANIMOUSLY.

V. AUDIENCE PARTICIPATION – There was no public participation

VI. ADJOURNMENT

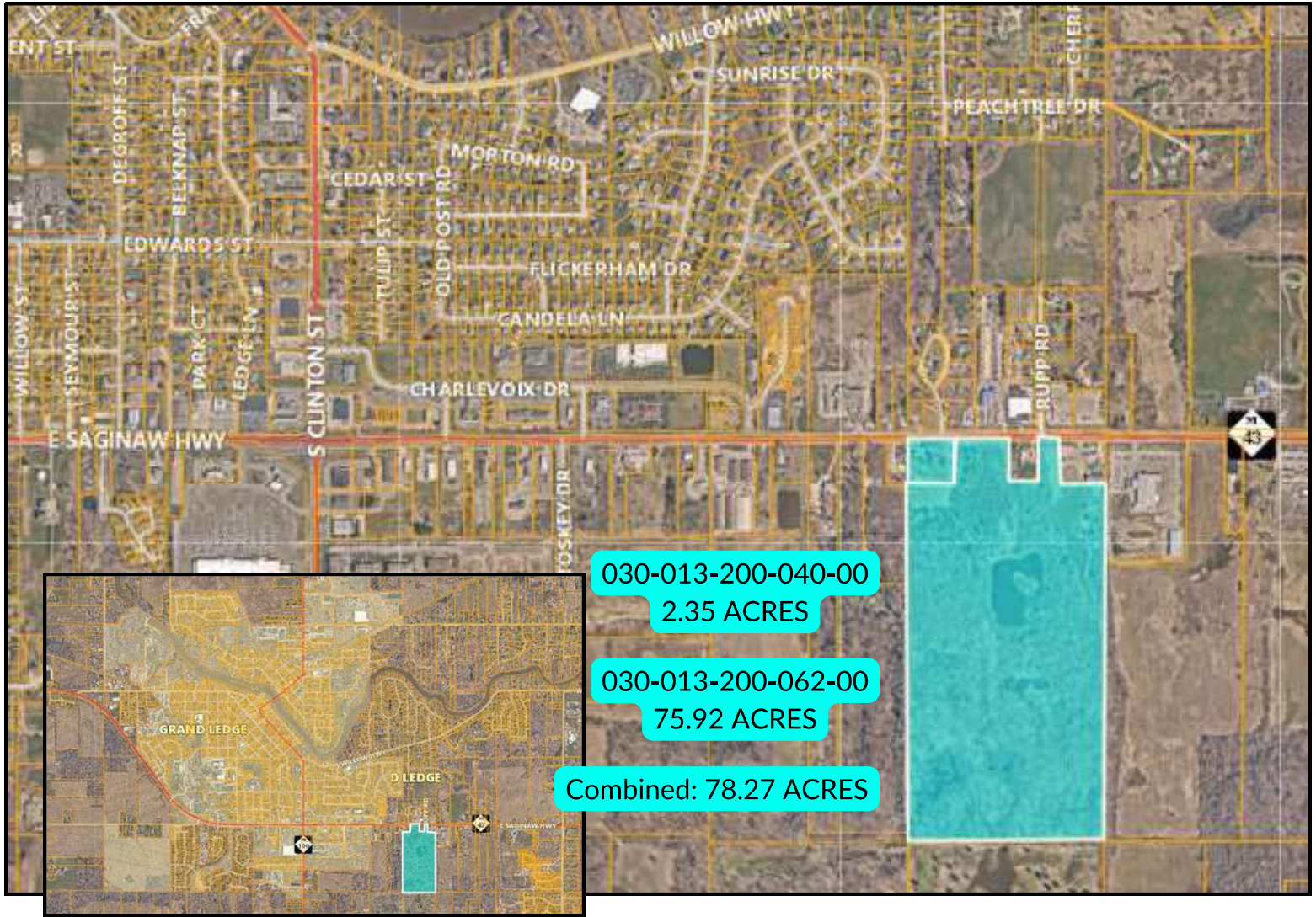
CHAIR STEVENS ADJOURNED THE THURSDAY, JUNE 27, 2024, PLANNING COMMISSION SPECIAL MEETING, AT 7:33 P.M.

Rich Morrison, Community Dev. Director

Mike Stevens, Chair

DRAFT

FIGURE 1



General Information

APPLICANT/OWNER:	Majid Koza 29200 Northwestern Highway, Suite 450 Southfield, MI 48034
REQUESTED ACTION:	Rezone the property at 5776 E. Saginaw Highway and the adjoining property to its south and east from “Ag” Agricultural to “R-HD” Multiple Family District
EXISTING LAND USE:	Vacant
EXISTING ZONING:	“Ag” Agricultural District
PROPOSED ZONING:	“R-HD”, Multiple Family District
PROPERTY SIZE:	Both parcels combined (exclusive of right-of-way) - 75.81 acres
SURROUNDING LAND USES:	N: Vehicle Dealership/Residential S: Residential E: Commercial/Vacant W: Commercial/Residential/Vacant
SURROUNDING ZONING:	Oneida Township Zoning N: “B-2” General District S: “A-1” Agricultura; District E: “A-1” Agricultural W: “A-1” Agricultural District
MASTER PLAN DESIGNATION:	The City of Grand Ledge Master Plan (Map 4 Future Land Use 2018 Plan) designates the frontage as Commercial/Highway Service and the remainder as Single Family Residential. The Oneida Township Master Plan designates the frontage of the subject properties along E. Saginaw Highway for “General Business” and the remainder of the properties for high density residential land use.

BACKGROUND INFORMATION

The subject properties are included within the utility service area of the Cooperative Development Agreement between the City and Oneida Township. Both parcels were recently annexed into the City via a 425-annexation agreement. A 425 agreement is a temporary (up to 50 years) transfer of property from one jurisdiction to another that includes revenue sharing between the 2 affected municipalities. The agreement in this case is for a period of 50 years and the terms of the revenue sharing as well as jurisdiction over public services, infrastructure, zoning, etc. are described therein.

REQUEST

This is a request by Majid Koza to rezone the property at 5776 E. Saginaw Highway (Parcel #: 030-013-200-040-00) and the adjoining vacant parcel to its south and east (Parcel #: 030-013-200-062-01) from “Ag” Agricultural to “R-HD” Multiple Family Residential. The applicant has voluntarily proposed several conditions of the rezoning including restricting the use of the combined properties to a 350-unit residential development. Other conditions include preservation of natural features, restrictions on the size, styles and features of the various building units and conditions to ensure that the development is properly served by all necessary utilities. A complete list of the conditions is attached to this report. The units on the site will vary in size and design and will be rentals rather than owner-occupied dwellings.

DEVELOPMENT REQUIREMENTS

A conceptual plan that demonstrates compliance with the basic development requirements of the Zoning Ordinance is attached to this report. Following the rezoning, a detailed site plan that complies with the conditions of the rezoning will have to be approved by the Planning Commission before any work can commence on the site. As part of this process, the City’s consulting engineers will review the proposed stormwater management plan and the details of the utility systems necessary to serve the development.

The conceptual site plan is for 326 units. One of the proposed conditions of the rezoning is that the number of units cannot exceed 350 which would still be well within the allowable density of the proposed R-HD zoning district. The density is calculated by the square footage of the property divided by 1,400. This determines how many rooms are permitted which are then converted to units as follows:

1. Efficiency unit: one room.
2. One-bedroom unit: two rooms.
3. Two-bedroom unit: three rooms.
4. Three-or-more-bedroom unit: four rooms.

The subject parcels combined are 3,302,283.6 square feet in area. $3,302,283.6/1,400 = 2,345$ rooms:

The applicant is proposing 222, 2-bedroom units (666 rooms) and 104, 3-bedroom (416) which is a total 1,082 rooms. This is significantly less than the 2,345 rooms permitted in the R-HD zoning district.

One of the conditions of the rezoning is increased setbacks of at least 40 feet around the perimeter of the site. This will allow for the preservation of mature trees which will not only have a positive impact on the visual appeal of the site and the environment but will maintain a natural buffer between the development and the surrounding area, both existing and future, to ensure compatibility of land uses.

ANALYSIS

Compatibility with the Surrounding Land Uses

The proposed development will have some, albeit minimal impact on the general character of the area as it will introduce multiple family residential use to an area that is characterized by commercial uses along the road frontage with low density uses to the south. This change, however, represents an

appropriate, transitional land use pattern with high density residential development serving as a buffer between the commercial uses along the high traffic volume roadway and the and the adjoining lower density residential uses.

Compliance with the Master Plan

Both the City and the Oneida Township Master Plan designate the area of the site along Saginaw Highway for commercial use with residential use to the south. As evidenced by the number of vacant commercial buildings and undeveloped commercial land in the area, there is clearly not a need to rezone more land for commercial purposes. There is, however, a widely recognize need for the additional housing in Grand Ledge and in the greater Lansing area in general.

Vehicular and Pedestrian Traffic

The site will be served by a full-access driveway on Saginaw Highway which is under the jurisdiction of the Michigan Department of Transportation (MDOT). As part of the permitting process, MDOT will review the location, design details of the driveway and will determine if acceleration and deceleration lanes will need to be installed to manage traffic from the proposed development. The interior roadways will be privately owned and maintained.

The developer will be required to install sidewalk along the entire Saginaw Highway frontage of the site, in accordance with City Ordinance requirements. The attached plan also shows pedestrian pathways throughout the development so that the residents can enjoy the natural features that will be preserved.

Environmental Impact

The conceptual plan provides for the preservation of the natural resources on the site to the extent possible, including wetlands and wooded areas, particularly around the perimeter of the site.

Impact on Future Patterns of Development

The proposed rezoning/development will have no negative impacts on future patterns of development in the area. The development is consistent with one of the fundamental principles of planning and zoning which is to concentrate higher density developments along major thoroughfares that are designed to accommodate the high volume of traffic generated therefrom. It is also consistent with the practice of creating a step down or transitional zoning pattern where higher density/impact uses are concentrated along a major thoroughfare and serve as a buffer between the roadway and lower density residential uses.

OTHER

The Planning Commission must hold a public hearing before making its recommendation to the City Council. By the terms of the 425 Agreement, Oneida Township is to be provided notice and given an opportunity to comment at all public hearings regarding zoning matters involving the subject property. Notices of the February 2, 2023, public hearing were sent by first class mail to the owners, taxpayers and occupants of all real property within 300 feet of the property to be rezoned. A notice was also sent to the Oneida Township offices.

SUMMARY

This is a request by Majid Koza to rezone the property at 5776 E. Saginaw Highway (Parcel #: 030-013-200-040-00) and the adjoining vacant parcel to its south and east (Parcel #: 030-013-200-062-01) from “Ag” Agricultural to “R-HD” Multiple Family Residential. The applicant has voluntarily proposed several conditions of the rezoning including restricting the use of the combined properties to a 350-unit residential development. Other conditions include preservation of natural features, restrictions on the size, styles and features of the various building units and conditions to ensure that the development is properly served by all necessary utilities. A complete list of the conditions is attached to this report. The units on the site will vary in size and design and will be rentals rather than owner-occupied dwellings.

The proposed rezoning is consistent with the general principles of planning and zoning as described in the preceding paragraphs of this report. In addition, the proposed development is not anticipated to result in any negative impacts on traffic, the environment, or future patterns of development in the area.

RECOMMENDATION

Staff recommends approval of the request by Majid Koza to rezone the property at 5776 E. Saginaw Highway (Parcel #: 030-013-200-040-00) and the adjoining vacant parcel to its south and east (Parcel #: 030-013-200-062-01) from “Ag” Agricultural to “R-HD” Multiple Family Residential, with the conditions listed on the attachment that was submitted along with the rezoning application and voluntarily offered by the applicant.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

TO: Planning Commission and Sue Stachowiak, Zoning Administrator

FROM: Rich Morrison, Community Development Director

RE: Conditional Rezoning of 78 + or – acres of land, tax map # 030-13-200-040-00 and 030-013-200-062-01

DATE: June 20, 2024

This information is intended to supplement the report prepared by Sue Stachowiak the City's Zoning Administrator

BACKGROUND

A rezoning application has been filed by Majid Koza to rezone approximately 78 acres of land from AG – Agriculture to R-HD Multiple Family Residential. The property is located south of M-43 (Saginaw Hwy). The property is in the Cooperative Development Agreement area and was recently conditionally transferred into the City, pursuant to the Cooperative Development Agreement as both water and sewer service has been requested.

Figure 1 (attached) shows the site location.

A notice of intent is required by the Zoning Ordinance to conditionally rezone property, and one has been filed by the applicant. A list of conditions and site plan (referred to as the Conditional Rezoning Plan) has been voluntarily offered by the applicant as part of the rezoning application.

The Conditional Rezoning Plan (CRP) shows the location of streets, housing units, club house, wetlands, location of stormwater management basins and other feature. If approved, the development will occur in general conformance with this plan. Site Plan Review and approval is still required and will occur at a later date.

The applicant's willingness to provide a CRP and conditions as part of the rezoning application provide certainty about the development that will occur on the property.

Master Plan

The Future Land Use Map (2018 Master Plan – Map 4) shows the M-43 (Saginaw Hwy) frontage of this property as "Commercial/Highway Services" and most of the property designated as "Single Family Residential".

In late 2023 and early 2024 the Planning Commission discussed land use designations for the Cooperative Development Agreement area as part of its review of the Giffels Webster Master Plan Summary Report dated August 7, 2023. The subject property is in discussion Area 9 of the Master Plan Summary Report (pages . document prepared by Giffels Webster. The Planning Commission consensus for Area 9 is below:

CONSENSUS TO APPROVE A PLANNED COMMERCIAL DEVELOPMENT OR COMMERCIAL USES ALONG THE SAGINAW HIGHWAY FRONTAGE WITH HIGH DENSITY RESIDENTIAL DEVELOPMENT TO ITS SOUTH FOR AREA 9, LOCATED BETWEEN THE CITY LIMITS TO

THE WEST, ONEIDA TOWNSHIP LIMITS TO THE EAST, SAGINAW HIGHWAY TO THE NORTH AND TO A POINT EVEN WITH THE CITY BOUNDARY TO THE WEST FOR COMMERCIAL USE – Planning Commission minute excerpt from December 7, 2023 meeting..

The majority of the property is being developed in accord with the Future Land Use for the CDA based upon the Planning Commission’s work to date. Development of Planned Commercial Development or Commercial Uses on this property is limited due to the limited access to M-43 road frontage and location of regulated wetlands on the property. Residential development in this area will help support existing and future nearby commercial uses.

Project Density

The project proposes 326 residential units with a clubhouse, pool, and other amenities. The overall density of the development is 4.2 units per acre (326 units/78 acres = 4.2) The Master Plan of current adoption states *“Multiple family housing includes townhouses, apartments, duplexes, and senior housing. The density of these developments is currently based upon the number of total rooms proposed and the acreage of the site. Planned densities are a minimum of 6 units per acre and no greater than 15 units per acre for stacked flats. The lower density multiple family developments are encouraged to be townhouse style housing with each having an individual entrance to the units. Higher density development may be townhouse style as well, but more likely apartments to increase the number of units.* (page 54 -2018 Master Plan).

The proposed density is lower than suggested by the Master Plan, however, given the parcel configuration and amount of wetland on the property, the proposed density seems reasonable.

Sewer and Water Service and Capacity

State construction permits have been issued for both wastewater (sewer) and water for the development. This means that the State (EGLE) has approved the design of the wastewater system (collection, transmission mains and treatment plant capacity) and water system (supply, transmission mains, and water treatment/well capacity).

MDOT, Drain Commission, Fire, and City Department Review Comments

Site plan review is normally when department/agency comments are offered. Since a site plan (CRP) was submitted with the rezoning, it has been routed to City Departments, City Engineer, and Fire Department.

It is my understanding that MDOT and the Drain Commission Office have been contacted and offered preliminary comments. The City’s Public Works Department has been engaged with the State in securing the construction permits for wastewater and water. Compliance with the 2015 International Fire Code is required.

Need for Additional Housing

The Planning Commission noted the need for additional housing and additional housing options at part of its ongoing work on the Master Plan Update. There is a documented need for additional housing in the Greater Lansing Area (Tri-County Regional Planning Commission – Housing Drives [HousingDrives_Final_Report_Export.pdf | Powered by Box](#)) as well as strong anecdotal evidence that additional housing is needed in the Grand Ledge housing market.

Analysis and recommendation:

This project has been in the works for some time and is the first non-City property to be conditionally transferred under the Cooperative Development Agreement.

The development will provide needed housing with amenities. The need for housing in the Grand Ledge area will increase as both the McLaren and University of Michigan Health-Sparrow have announced plans to build medical facilities in the area.

The developer's representatives have worked to address concerns with a single point of ingress and egress to the site by providing a wide boulevard entrance, an emergency access, and 'stub street' that will allow for vehicular access to property to the east when it develops. As the formal site plan is developed, additional exploration of a second means of ingress/egress for the last phase of the development is encouraged.

As mentioned earlier, this is a conditional zoning, and a Conditional Rezoning Plan has been offered. It is likely that as the formal site plan is developed that some modifications will occur. The formal site plan will need to be in general conformance with the Conditional Rezoning Plan and other offered conditions.

A conditional rezoning agreement will be prepared and executed prior to City Council action on the rezoning.


I recommend conditionally rezoning the property from AG to R-HD for the following reason:

- The City's Zoning Administrator has recommended approval.
- The conditional rezoning request is in general accord with the Master Plan of current adoption, and it is in line with the Planning Commission's work on the Master Plan update.
- The development provides needed housing and represents a substantial investment in the City.
- Water and Wastewater construction permits have been approved by Michigan EGLE.
- The information provided with the rezoning application allows for conditional zoning which provides a level of certainty about what will be developed on the property.
- The residential development that is expected to occur on this property will benefit existing and planned commercial development in the southern part of the City.

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 type="checkbox"/> Drawn to scale of 1" = 100' <input type="checkbox"/> Existing and proposed structures <input type="checkbox"/> Existing and proposed parking areas and driveways <input type="checkbox"/> All existing and proposed roads, easements, or other access points <input type="checkbox"/> Flood plain elevations, if possible <input 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: 5/29/24

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"/>	_____

KOZA REZONING APPLICATION – AG TO R-HD / MULTI FAMILY RESIDENTIAL

THE FOLLOWING ARE CONDITIONS PROPOSED BY THE APPLICANT TO BE INCLUDED AS PART OF THE CONDITIONAL REZONING APPLICATION:

A. GENERAL DEVELOPMENT CONDITIONS

1. A Conditional Rezoning Plan (CRP) has been furnished to accompany this application and the property shall be developed in general conformance with this CRP plan.
2. The primary use of the property shall be for a Multi-Family Residential development.
3. The primary access to the development shall be from M-43/Saginaw Highway.
4. The Development shall not include more than 350 units.
5. The Development density shall not exceed 5 dwelling units per gross acre.
6. A minimum 40 foot building setback shall be maintained from all perimeter property lines.
7. Natural features as shown on the CRP shall be preserved and maintained.
8. The property shall be developed in accordance with local, county and state requirements.
9. Changes to the CRP that increase project density, alter the general layout, or have a significant impact/change on the overall plan, are subject to City review and approval.

B. GENERAL BUILDING / UNIT CONDITIONS

1. All residential units shall either be 1-story Ranch units or 2-story Townhome units.
2. All residential units shall have a minimum of 1100 square feet in size.
3. All residential units shall have a 2 car attached garage.
4. All residential units shall have a minimum of 1.5 baths and 2 bedrooms.
5. All residential units shall have an outside patio or deck.
6. The maximum building length shall not exceed 188 feet.

C. GENERAL UTILITY CONDITIONS

1. All interior roads and utilities (sanitary sewer, watermain and storm water management facilities) shall be designed and constructed in accordance with local, county and state standards.
2. All interior roads and drives shall be private and maintained by the property owner. Interior roads shall be constructed in accordance with the approved project plans.
3. Sanitary sewer and water service shall be public utilities, constructed by the property owner and maintained by the City. These utilities shall be located within easements dedicated to the City.
4. Storm water management facilities are a private utility, constructed in accordance with City and County standards, and maintained by the property owner.

THE AVENUE APARTMENTS at GRAND LEDGE - REZONING APPLICATION SUPPLEMENTAL INFORMATION

May 2024

DEVELOPER/APPLICANT:

Majid Koza
29200 Northwestern Hwy., Suite 450
Southfield, MI 48034
248-855-2100

DEVELOPER'S INTEREST IN PROPERTY:

Purchase Agreement, dated 6/30/23.

DEVELOPER PROJECT REPRESENTATIVE:

Jack Knowles
734-564-6723
mjknowles3@gmail.com
Please direct all project correspondence to Mr. Knowles.

PROPERTY OWNERS:

JoAnne Ringwelski,
Jan H. Sabin
Edward F. Sabin
Zachary Sabin

OWNERS CONTACT:

Zachary Sabin
8214 Arboretum Lane
Lansing, MI 48917
517-420-4110
Zachary.t.sabin@gmail.com

PROPERTY TAX ID:

030-013-200-040-00 / 5776 E. SAGINAW HIGHWAY/M-43
030-013-200-062-01 / VACANT LAND / NO ADDRESS

LEGAL DESCRIPTIONS: SEE ATTACHED PROPERTY SKETCH

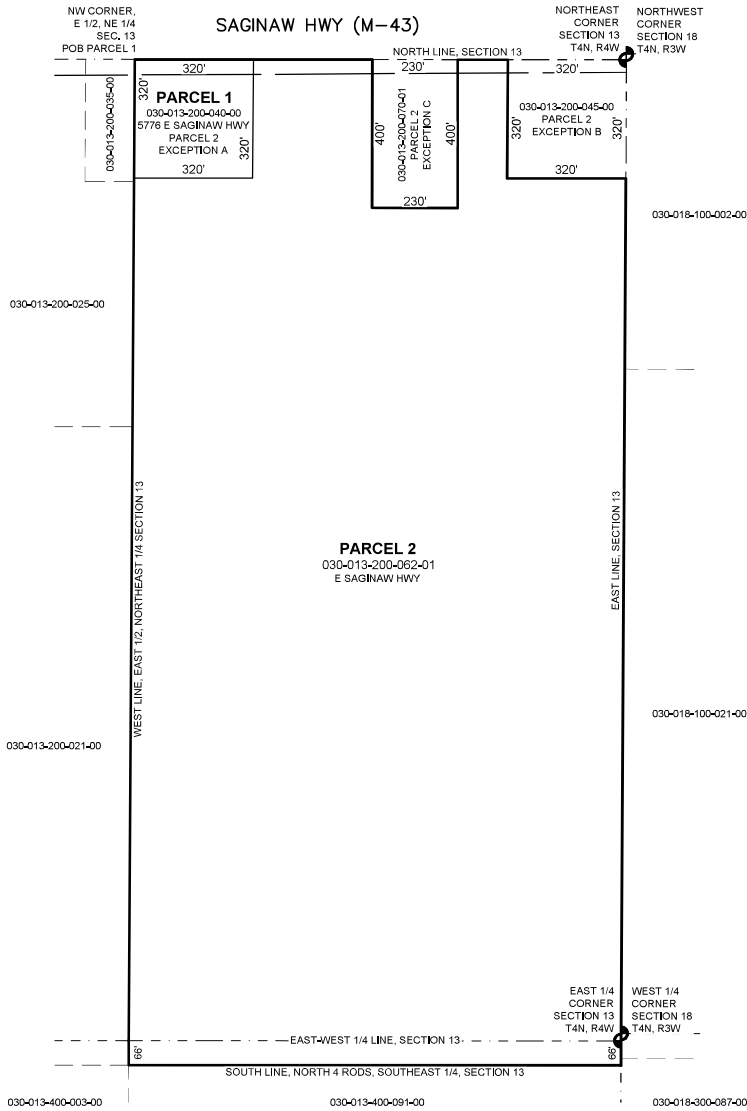
PROPOSED USE OF PROPERTY: MULTI FAMILY RESIDENTIAL - SEE ATTACHED PROJECT NARRATIVE

CHANGES AND/OR CONDITIONS FOR REZONING:

This property is included within the Utility Service Area of the Cooperative Development Agreement between the City of Grand Ledge and Oneida Township, and was recently transferred into Category 2, as approved by both municipalities. An intent of this agreement was to provide more intensive development opportunity to areas of the township that abutted or were in close proximity to City borders, to help meet the need for additional housing of varying types.

This property is located at the very eastern border of the township, on a major state trunkline (M-43), and is well positioned for a project of this type and density.

S:\PROJECTS\2023\23-0699-ONEIDA TWP-APPTS\SURVEY\230699\BND\DWG\230699-APP-EXHIBIT-2024_05_09.dwg PLOT DATE: 5/29/2024 B*:Chris.Belond



PROPERTY DESCRIPTION

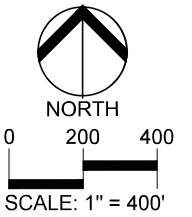
Parcel 1
030-013-200-040-01
5776 E Saginaw Hwy
 Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of Section 13, Town 4 North, Range 4 West, Oneida Township, Eaton County, Michigan; thence East 320 feet; thence South 320 feet; thence West 320 feet; thence North 320 feet to the point of beginning.

Parcel 2
030-013-200-062-01
E Saginaw Hwy
 The East 1/2 of the Northeast 1/4 of Section 13, and the North 4 rods in width of the East 1/2 of the Southeast 1/4, Town 4 North, Range 4 West, except the portions thereof described as: (a) Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of Section 13; thence East 320 feet; thence South 320 feet; thence West 320 feet; thence North 320 feet to the beginning, and (b) Commencing at the Northeast corner of the East 1/2 of the Northeast 1/4 of Section 13; thence South 320 feet; thence West 320 feet; thence North 320 feet; thence East 320 feet to the beginning; and (c) commencing at the Northeast corner of Section 13; thence West 455 feet to the point of beginning; thence West 230 feet; thence South 400 feet; thence East 230 feet; thence North 400 feet to the point of beginning.

Parcel 1 & 2 Total Acreage 78.07



t: 844.813.2949
 www.peagroup.com



CLIENT
Majid Koza
 29200 Northwestern Hwy
 Site 450
 Southfield, MI 48034

PROJECT
Oneida Township Apartments
 5776 E Saginaw Hwy
 Grand Ledge, MI 48637

DRAWING NAME
Parcel Sketch

DATE:
 MAY 29, 2024
 PEA JOB NO. 23-0699
 DN. CB
 DRAWING NUMBER:

AVENUE APARTMENTS at GRAND LEDGE – PROJECT DESCRIPTION

May 2024

GENERAL PROPERTY INFORMATION

The proposed avenue apartments at grand ledge project is a 326 unit residential multi-family/apartment development on 78 rolling acres located on the south side of M-43, at the very eastern boundary of Oneida Township. The property is currently comprised of two separate parcels (to be combined) which are located in the NE ¼ of Section 13, Oneida Township, directly across M-43 from 'Sundance' Chevrolet. The east line of this property is the 'Town Line' with Delta Township.

The property is rectangular in shape, with the NE corner being cut out and occupied by the Ledge's Auto Body business. Directly east of the auto body business, along the south side of M-43 is Morrie's Grand Ledge Ford, and south of that abutting the majority of our eastern boundary is vacant/agricultural land. The southern boundary abuts the Grand Ledge Country Club and the west property line is adjacent to larger residential acreage parcels.

The site is gently rolling with over 25 feet of vertical elevation change. A good portion of the property is vegetated with a variety of deciduous tree species with occasional smaller groups of evergreen trees. The size and quality of the deciduous trees widely varies, and some areas of the site have heavy underbrush.

In the north half of the site, there are two large wetland areas. Each wetland area has a brush/shrub perimeter surrounding a smaller pool of permanent water. These wetland areas will remain intact and become a nature preserve with access trails for the enjoyment of the residents.

VEHICULAR SITE ACCESS

The site is accessed from M-43/Saginaw Highway, a major state trunk line. The interior drives and parking areas will be private drives, privately maintained and constructed to City standards. The entrance drive off M-43 is open to the public up to the clubhouse parking area. Beyond the clubhouse, vehicular access is limited to residents (and guests) by a key coded gate system.

RESIDENTIAL UNITS

The project consists of two different unit types (A) single story 'ranch' units and (B) 2 story 'townhome' units. The units are assembled in buildings that contain 3 to 6 units, with different unit combinations. When ranch and townhome units are combined, the ranch units will always be the end units, with the townhomes between them. While there are ranch only groupings, there are no groups that contain only townhomes.

The ranch units have 2 bedrooms, 2 baths and contain approximately 1300 square feet of usable floor area.

The townhome units each have 3 bedrooms, 2.5 baths, and contain approximately 1600 square feet of useable floor area.

Each unit will have a private, hard surfaced patio or wood deck off the rear of the unit.

GARAGES & PARKING

All units have a 2 car attached garage, and 2 driveway apron parking spaces in front of the garages, totaling 4 parking spaces per unit. The garages will all be electrically prepped to permit the installation of chargers for electric vehicles.

In addition, there are 98 'guest' parking areas located evenly throughout the development to accommodate occasional guest vehicles. Resident parking will not be permitted in 'guest' spaces.

CLUBHOUSE AND POOL AREA

Near the main entrance there is a community clubhouse that comprises approximately 6,500 square feet. This building will include a leasing center and property management office, large social room and kitchenette, a fully equipped fitness center and yoga space, a business center and dog wash/spa. Glass doors along the social room rear wall open to an outdoor covered terrace with fireplace and lounge seating.

The covered terrace overlooks the heated in-ground swimming and spacious sun deck with a variety of seating.

An open lawn area adjacent to the pool provides space for general outside activities as well as a play area for younger children.

MAILBOX AREA

Mailboxes for all units are located in a central, easily accessed area near the clubhouse.

MAINTENANCE FACILITIES

A maintenance office space and garage for on-site maintenance staff and equipment will be adjacent to and accessible from the management office in the Clubhouse.

UTILITY SERVICE - PUBLIC UTILITIES

The site will be serviced with public sanitary sewer and watermain with sufficient capacity to adequately service the project. These utilities will be extended into and through the project to service the buildings, and will be designed and installed in accordance with City and State standards.

Storm Water Management – detention requirements are accomplished with on-site detention areas at the SW and NW corners of the property. The system is designed to accommodate the required volumes, pre-treatment and discharge requirements for the entire property. Storm water management system design criteria, materials and specifications will be per City and County requirements and standards.

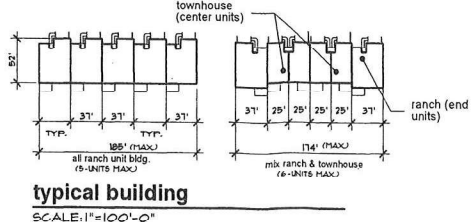
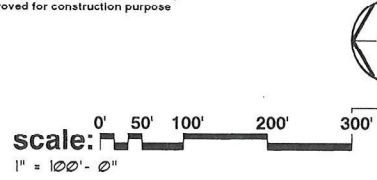
PROPERTY MANAGEMENT

This property/development will be managed by a professional property management company, with on-site staff to attend to resident needs. Daily maintenance of the property will be handled by on-site personnel, with more complex/major issues being handled through the use of outside contractors.



site plan study for:
"Avenue Apartments" at Grand Ledge
 a planned multi-family residential community

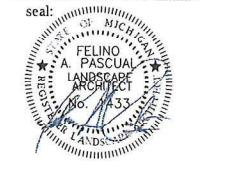
note
 preliminary concept plan for inspection purposes only and in no way official or approved for construction purpose



site data

TOTAL ACRES OF SITE GROSS	78.07±	MIN. BUILDING SETBACKS:	
ACRES OF ROAD R.O.W. AREA	2.26±	BLDG. FRONT DRIVE	30'
ACRES OF WETLAND AREA	7.96±	BLDG. SIDE TO SIDE	20'
TOTAL ACRES OF SITE NET (BUILDABLE AREA)	67.85±	BLDG. SIDE TO REAR	35'
		BLDG. CORNER TO CORNER	20'
TOTAL NO. OF ATTACHED RESIDENTIAL UNITS	326	BLDG. REAR TO REAR	50'
NO. OF RANCH UNITS	222 (68%)	BLDG. REAR TO PROPERTY LINE	50'
NO. OF TOWNHOUSE UNITS	104 (32%)		
TOTAL NO. OF PARKING REQUIRED (326-UNITS X 2-SPACES PER UNIT=652)	652	TOTAL ACRES OF PARK COMMONS PROVIDED	35.2± (45%)
TOTAL NO. OF PARKING PROVIDED	1462	ACRES OF REGULATED WETLAND AREAS	7.96±
NO. GARAGE PARKING	652	ACRES OF PROPOSED DETENTION AREAS	5.67±
NO. GARAGE APPROACH	652	ACRES OF UPLAND OPEN SPACE AREAS	21.57±
NO. CLUBHOUSE AREA PARKING	60		
NO. GUEST PARKING	98	PROPERTY TAX ID	
		TAX ID: 030-013-200-040-00	
		TAX ID: 030-013-200-061-01	

FP A
FELINO A. PASCUAL
 & ASSOCIATES
 Community Land Planner and registered Landscape Architect
 24333 Orchard Lake Rd, Suite G
 Farmington Hills, MI 48336
 ph. (248) 557-5588
 fax. (248) 557-5416



client:
BOJI DEVELOPMENT INCORPORATED
 31000 Northwestern Hwy.
 Suite 145, Farmington Hills, Michigan 48334

project:
AVENUE APARTMENTS at Grand Ledge
 A Planned Multi-family Residential Community

project location:
 Oneida Charter Township, Michigan
 E. Saginaw Hwy

sheet title:
SITE PLAN

job no./issue/revision date:
 1S24.013.01 zoning 5-20-2024

drawn by:
JP, HP, DK
 checked by:
FP
 date:
5-20-2024

notice:
 Copyright © 2024
 This document and the subject matter contained therein is proprietary and is not to be used or reproduced without the written permission of Felino Pascual and Associates.
 Do Not scale drawings. Use figured dimensions only.



The location and elevations of existing underground utilities as shown on this drawing are only approximate. No guarantee is either expressed or implied as to the completeness of accuracy. Contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction.

project no.:
1S24.013.02

sheet no.:
LP-1











