



AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, MAY 9, 2023
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE
7:00 P.M.

6:00pm -Conf. Rm. #119 – Master Plan Sub-Committee Meeting (Holtrop, Poyner, Quinn, VanderMeer)

- A. Call to Order
- B. Pledge of Allegiance (Poyner)
- C. Roll Call
- D. Approval of the Minutes of April 25, 2023
- E. Approval of the Agenda for May 9, 2023
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business

There is no Old Business
- H. Public Hearing

There are no Public Hearings.
- I. Work Session

Case#11-23 Request by the City of Kentwood to amend the Animal Control and Form Based Code provisions of the Zoning Ordinance pertaining to building type size and massing, sign display, building type floor height, building type façade composition, building material and construction, and use allowances.

Case# 12-23 - 2180-2186 44th Street Master Plan Amendment – Change in the Master Planned Land Use Designation from C4 Commercial to R4 High Density Residential

- J. New Business

There is no New Business.
- K. Other Business

Agenda - Planning Commission

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1. City Attorney Training for Planning Commissioners
2. Commissioners' Comments
3. Staff's Comments

L. Adjournment

*Public Hearing Format:

1. Staff Presentation – Introduction of project, Staff Report and Recommendation
Introduction of project representative
2. Project Presentation – By project representative
3. Open Public Hearing (please state name, address and speak at podium. Comments are limited to five minutes per speaker; exceptions may be granted by the chair for representative speakers and applicants.)
4. Close Public Hearing
5. Commission Discussion – Requests for clarification to project representative, public or staff
6. Commission decision – Options
 - a. postpone decision – table to date certain
 - b. reject proposal
 - c. accept proposal
 - d. accept proposal with conditions.



May 2, 2023

MEMO TO: Master Plan Subcommittee
FROM: Lisa Golder, Economic Development Planner
RE: 1820-1900 -44th Street

Attached please find a request from Mr. Chris Catania for a potential re-use of the former medical billing center located at 1820-1900 44th Street. Mr. Catania would like to convert the existing 116,057 square foot building on 8.6 acres of land from Office (medical call center) to a climate controlled self-storage, requiring industrial zoning. Therefore, the Master Plan designation for Commercial would need to be amended to Industrial for the 8.6 acres. Four retail pads totaling 3.2 acres would remain along 44th Street. The developer is also proposing to retain a 1.5 acre parcel of land (Parcel 5) as Commercial.

The applicant has indicated that the building was re-developed as a call center prior to the pandemic. The call center was never occupied and has been vacant for three years, with little or no interest, due to the popularity of work from home.

If the Master Plan is amended to Industrial and the 8.6 acre property is rezoned to Industrial use, a non-conforming situation will be created, since the industrial building will be located 37 feet from the Tamarisk Apartments. Section 10.03C states that:

No building or storage shall be located closer than 100 feet to a residential district boundary, provided that a building may be permitted as close as 50 feet if the area between the building and the boundary is an unlighted landscaped buffer used for no other purpose and further provided no entrance other than a required emergency door shall enter upon such an area. However, no such building wall shall be permitted closer than twice its height to the residential boundary."

Further, Chapter 19 of the Kentwood Zoning Ordinance requires a 50 foot buffer zone, with a 6 foot high vertical screen with specific landscaping along the property line for Industrial uses adjacent to residential districts. Parking lot setbacks would also be required as per Section 17.06 C.

Please contact me if you have any questions.

Kentwood, MI Master Plan Amendment Committee Meeting May 9th 2023

Master Plan Amendment and Partial Rezone: 1800-1900 44th St SE, Kentwood MI 49508

Subject property is located at 1800-1900 44th St SE Kentwood (Grand Rapids), MI 49508

Total Acres: 13.29

Current zoning is: C2

Proposed Use: Self Storage- Conversion of existing building

Additional Use: 4 Retail Pad Sites

Storage Five Development (the developer) proposes an adaptive reuse of the existing 116,057 SF building to be converted to a Class A climate controlled self-storage facility. A new and updated exterior facade "look" would be part of the conversion. The building was originally built in 1957 and was most recently used as a call center. To allow for self-storage, the developer is proposing a property division and rezone. To allow for self-storage use, the main parcel containing the existing building plus the West and South parking would need to be rezoned from C-2 to I-1. The developer proposes creating 4 retail pads fronting 44th St SE (roughly 0.80 acres each) and keeping the Southeast portion of the property as C-2 (roughly 1.5 acres).

Additional considerations:

According to the seller, the building has been empty and unoccupied for over 3 years. The current owner had planned on using it as a call center and improved the building as a call center prior to the Covid-19 pandemic. The call center was never occupied and will never be occupied as a call center. Work at home has changed the business landscape. The seller's agent has indicated that there has been very little interest in the property.

Currently, Jiffy Lube has submitted a letter of intent to purchase 1 of the 4 future pad sites fronting 44th St SE should this plan be approved.

Thank You,

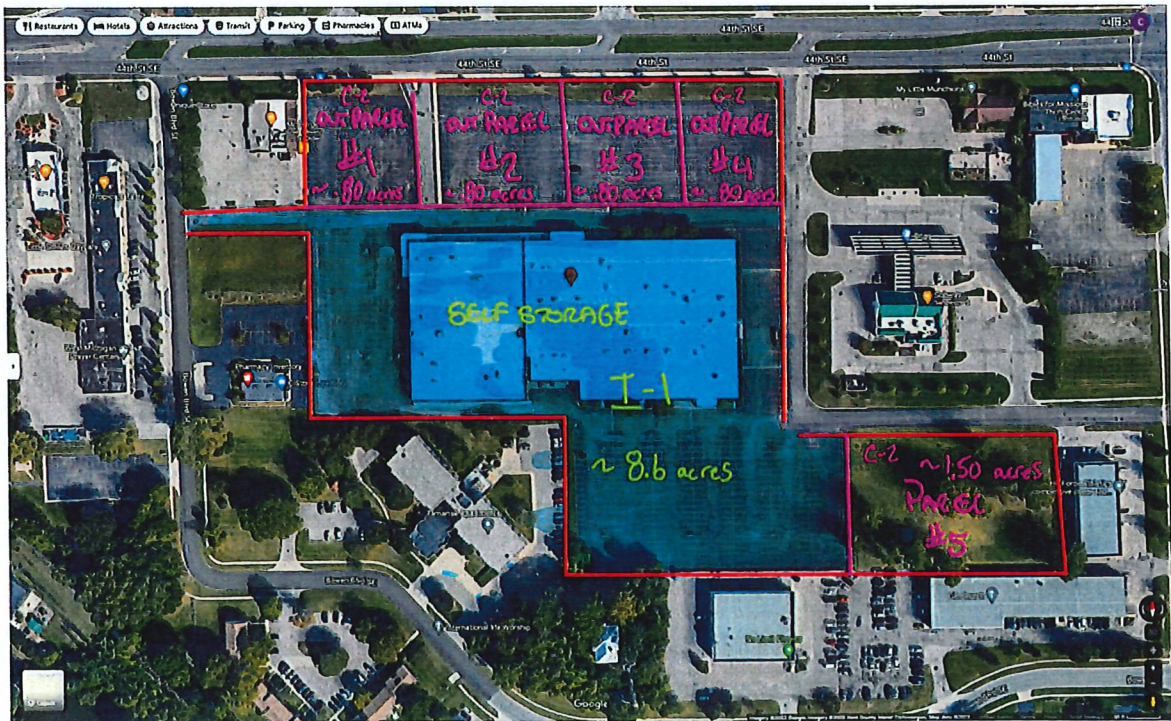


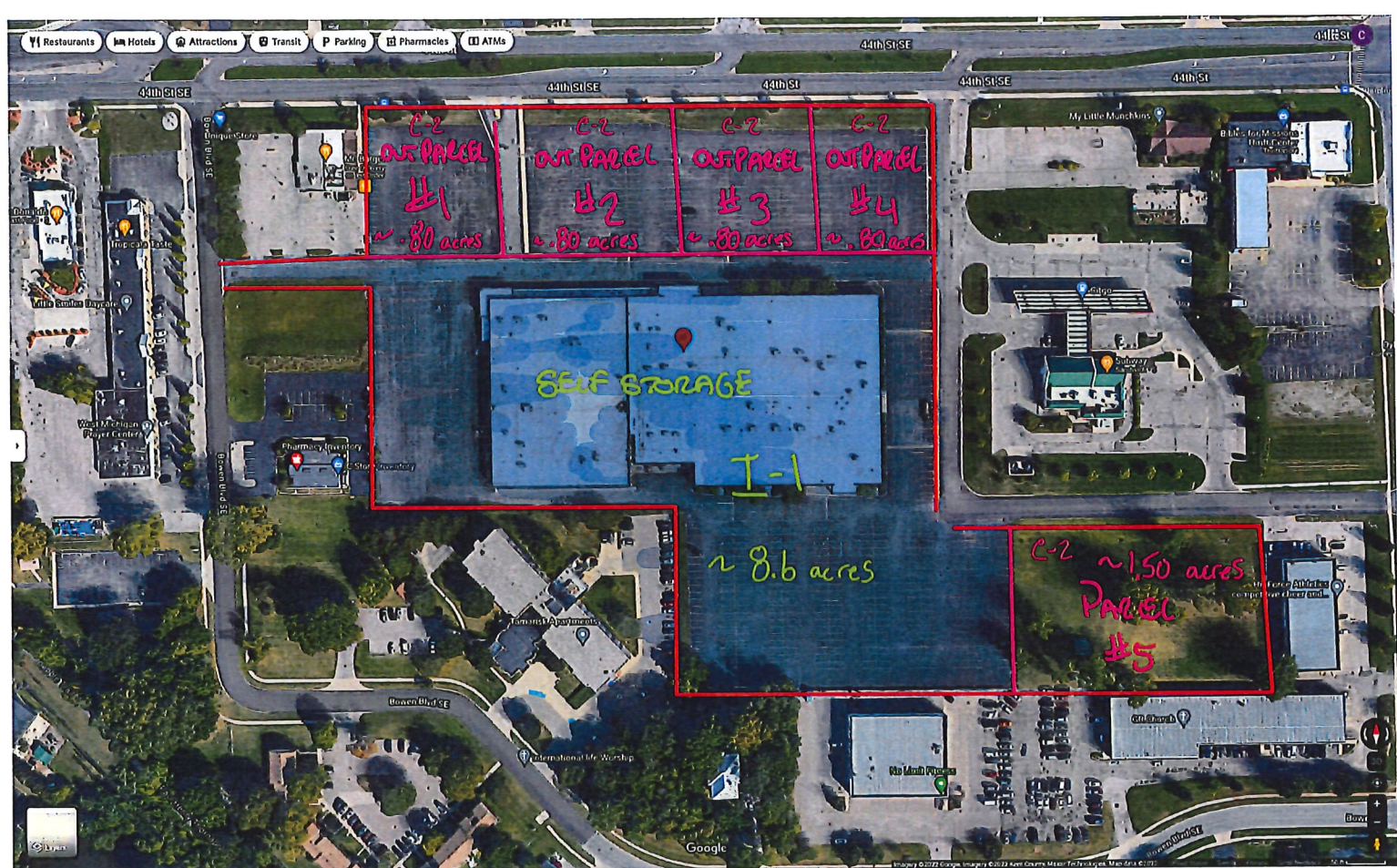
Chris Catania

Storage Five Development

email: chris@buonproperties.com

cell: (+1) 713-545-0883





Requirement			-1	-2	Other Requirements
Minimum lot area			40,000 sq. ft.	Two acres	
Minimum lot width			200 ft.	200 ft.	Lot width is measured at the front building setback line. See Section 3.05 .
Front yard (FY)	W/FY parking	Bldg. front wall 150 ft. or less	70 ft.—The front 25 ft. of which shall be landscaped		Off-street loading areas shall not be provided in the front yard.
		Bldg. front wall more than 150 ft.	100 ft.—The front 35 ft. of which shall be landscaped		In all industrial districts in the case of a corner lot, the building side yard on the street side shall be a minimum of 35 feet for building widths of 150 feet or less; and a minimum of 45 feet for building widths of more than 150 feet. The landscaped parking setback on the street side yard shall be a minimum of ten feet.
	W/O FY parking	Bldg. front wall 150 ft. or less	35 ft.—FY shall be landscaped		Except for landscape improvements and necessary drives and walks, the required front yard shall not be used for loading, storage or accessory structures.
		Bldg. front wall more than 150 ft.	45 ft.—FY shall be landscaped		
Side yard			20 ft.		Storage is not permitted in a required side yard. The side yard may be reduced to ten feet where adjacent to a railroad service to the lot. A side yard adjoining a residential or open space district shall comply with chapter 13 setback and screening provisions and the provisions of section 10.03.C.4. See Definition of Yard , side in Section 2.02.Y.
Rear yard			40 ft.	60 ft.	Storage is not permitted in a required side yard. If the rear yard areas adjoin a residential district or use, and are to be used for parking, loading, unloading or servicing, they shall be effectively screened by a solid, uniformly finished wall, fence and/or landscape screen. Such screening shall be not less than six feet in height, and in no case be lower than the parking, loading or servicing activity to be screened. The rear yard may be reduced to ten feet where adjacent to a railroad service to the lot. Storage is not permitted in a required rear or side yard for sites immediately adjacent to a residential or commercial use or fronting on a public street.
Maximum lot coverage			50 percent	60 percent	Includes area of lot covered by main and accessory buildings and structures.
Maximum building height			Three stories or 45 ft.	Three stories or 60 ft.	See chapter 2 , definition for building height. See section 9.03 .
Maximum accessory retail area			Five percent or 1,000 sq. ft. (whichever is greater)		Retail area shall be within the same building as the primary industrial use.

Use	Parking Requirement Spaces per Unit of Measurement
Day care centers	Parking operations plan or one per each three clients computed on the basis of the greatest number of clients on site at a given time
Financial institutions	One per each 200 sq. ft. GFA, plus one per each employee and four standing spaces per outside teller
Indoor vehicle sales	One space per each 800 square feet of building area used for the storage /display of vehicles plus parking required for office uses.
Industrial, manufacturing	One per 2,000 sq. ft. GFA plus parking required for office uses plus parking for any corporate vehicles
Municipal and public service activities	One per each 300 sq. ft. GFA, not including parking areas for municipal vehicles (police cars, public works vehicles, etc.), plus spaces required for assembly areas
Office	One per each 300 square feet GFA
Research establishments	one per 500 square feet GFA
Restaurants, freestanding	One per each 50 square feet UFA, plus four Standing spaces per each outside service window
Trade or industrial schools	15 per seated classroom area plus one per 500 sq. ft. UFA for use areas outside of classrooms, including areas used for demonstration purposes
Vehicle repair establishment	One per each 800 square feet, plus two per each stall or service area
Warehouses and storage buildings	One per 1,500 sq. ft. GFA, plus parking required for office uses plus parking for any corporate vehicles

NO BUILDING SHALL BE LOCATED CLOSER THAN 100 FEET TO A RESIDENTIAL DISTRICT BAWORY

PROPOSED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
APRIL 25, 2023, 7:00 P.M.
COMMISSION CHAMBERS

- A. Chair Jones called the meeting to order at 7:00 p.m.
- B. The Pledge of Allegiance was led by Commissioner VanderMeer.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ed Kape, Alex Porter, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir
Members Absent: None
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier
- D. Approval of the Minutes and Findings of Fact

Jones noted that she was not at the April 11 meeting and did not call the meeting to order.

Motion by Commissioner Kape, supported by Commissioner Holtrop, to approve the Minutes of April 11, 2023 and the Findings of Fact for: Case#9-23 – Self Storage- Rezoning of 3.46 acres of land from C-2 Commercial to I-1 Light Industrial located at 3119 Broadmoor Ave SE; Case#10-23 – City of Kentwood - Rezoning of 18.66 acres at 4775 Walma Avenue from C-4 Office to OS Open Space with change noted.

- Motion Carried (9-0) –

- E. Approval of the Agenda

Motion by Commissioner Kape, supported by Commissioner Quinn, to approve the agenda for the April 25, 2023, meeting.

- Motion Carried (9-0) –

- F. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.

- G. Old Business

- H. Public Hearing

There were no public hearings.

- I. Work Session

Case#11-23 Request by the City of Kentwood to amend the Animal Control and Form Based Code provisions of the Zoning Ordinance pertaining to building type size and massing, sign display, building type floor height, building type façade composition, building material and construction, and use allowances.

Schweitzer introduced the request.

Animal Control-

Prior to changes in 2022, Kent County Animal Control was an operation of the county health department. Following a review and study of other animal control operations within Michigan, Kent County moved animal control operations under the oversight of the Kent County Sheriff's Office and passed a new county-wide animal control ordinance. Under the Dog Law of 1919, Act 339 of 1919, counties can establish an animal control agency, and in turn, "[t]he animal control agency shall have jurisdiction to enforce this act in any city, village or township which does not have an animal control ordinance." Given the language of Act 339 of 1919, any municipality which has its own local animal control ordinance would prevent Kent County from enforcing the County animal control ordinance.

The city does not have to surrender completely its ability to regulate animals within its jurisdiction. As an example, the county ordinance is silent on loud animals creating a nuisance; this can be kept in place by moving loud animals to an alternative section of the City's current ordinance. Further, the city may still regulate certain aspects of the existing animal control ordinance through zoning and special land use permits. The city will take deliberate steps to ensure it has ordinance language in place where the county ordinance is silent.

It is the City's desire to allow Kent County Animal Control to continue the enforcement of dog bites, loose or stray animals, animal abuse/neglect, and things of this nature. They are better equipped for these types of enforcement actions and have the facilities to care for/hold animals in situations like this. Further, it is safe for our staff, mainly the police department, to defer to the County on many of these matters.

New Zoning Ordinance Animal Control provisions-

Kennels are currently allowed subject to special land use and site plan review in our Commercial Retail and Industrial zoned districts. Given the recommendation of the City Attorney's office to repeal the current city animal control ordinance it would be desirable to amend our kennel definition and the current Zoning Ordinance special land use site design standards relating to kennel licensing. Likewise, there are currently vicious animal provisions relating to indoor and outdoor confinement and required sign display that are recommended to be incorporated into the Zoning Ordinance.

The City Attorney also suggested that the city could consider adding portions of the current Animal Care Guidelines as part of a new special land use review in the commercial retail zone districts for businesses wishing to operate a "pet store".

Background:

Form Based Code-

In 2017 the Zoning Ordinance was amended to include a new Chapter 23 entitled Division Avenue Form Based Code. Form-Based Codes (FBC) represent a paradigm shift in the way that regulates the built environment. This shift was considered necessary because the conventional, use-based approach to zoning had been shown to be ineffective for regulating diverse, urban, mixed-use environments.

The City of Kentwood incorporated Form-Based Coding into the Zoning Ordinance seeking to achieve the vision, goals, and outcomes of the “Fisher Station Sub Area” and the Division Avenue Sub Area plan that were within the 2012 Kentwood Master Plan. The FBC is intended to encourage a compact, transit-oriented development pattern that promotes a diverse mix of uses and building types, transit-supportive density and uses, and walkability.

When the code was introduced over five years ago, we anticipated there would be a need to modify the regulations to fit the evolving context of the Division Avenue corridor as well as the one quarter mile stretch of 44th Street, east of Division Avenue. The first two amendments approved by the City Commission took place in 2018. The first change was in response to a concern that there were too many requirements (amount and location of parking, building height, lighting, landscaping, signage, use, and building placement, type, or façade) that were being triggered by minor expansions to existing buildings. The new regulation specified most of the requirements would come into play only when façade expansions were planned in the front yard, or when an expansion doubled the square footage of a building on a property. In addition, with any building expansion, non-conforming pylon signs were allowed to remain on site. However, once these signs were removed, full compliance with the sign provisions of the ordinance was required. The second change to the FBC was to allow microbreweries subject to special land use review in both the general and corridor edge context areas.

Zoning Ordinance Form-Based Changes

Based upon staff experiences and the FBC non-use variance requests over the past 5 years we offer the following comments on selected FBC zoning provisions.

- Sign band signs are currently only allowed to be externally illuminated. Consider internal illumination.
- The Corridor Edge size restriction for ground signs is a maximum of 12 square feet for single business sign/24 square feet for multi-tenant sign with no provision for pylon signs. The height and width of the ground signs are limited to 4 and 3 feet respectively. In Corridor General there is no allowance for any type of freestanding signs. Consider allowances for larger and higher ground signs in both context areas.
- The FBC only allows pitched roofs for small multiplex and flex buildings. The large multiplex currently must be a flat roof with parapet. Consider whether to allow for pitched roofs on large, multiplex buildings.
- The FBC restricts the building width of Flex and Mixed-Use buildings to a maximum of 150 feet. Consider a greater allowance. Likewise, a horizontal expression line from 24 to 42 inches in height is required along the entire width of the façade. Consider a reduction in these requirements.
- Consider whether to amend the use allowances in both corridor edge and corridor general to include Commercial Enterprises Producing Merchandise on the Premises subject to

special land use/ site plan approval (characteristics are like microbreweries which are allowed subject to special land use and site plan review).

- The minimum first floor ceiling height for Flex and Mixed-Use buildings is 14 feet. Consider removing or reducing this requirement to 10 feet.
- Awnings are currently required to be either cloth, canvas or similar materials. Consider making allowance for metal.

Golder stated the FBC is designed for a corridor like Division Avenue to where there is an emphasis on locating buildings closer to the street and the composition of the building facades has more glass (transparency).

VanderMeer questioned the objective of the FBC.

Vandermeer stated there are a couple of things that jump out. He stated you are on top of the road and you are going to hear the traffic all the time. He stated on the back side of the building you get a green space here you are taking away any possibility of green space. Schweitzer stated it is a more urban setting that you are creating with these regulations.

VanderMeer stated he drives by Cityline Apartments and it looks out of place. He questioned how many parcels do we have along the Division Avenue corridor that are still buildable and what is the turn over rate of buildings. He stated he wants to understand how far along before we have a lot of these buildings along the road. Benoit stated we will be long gone before this happens. Benoit stated this is the future. Golder stated the idea is by moving everything towards the street it creates a building wall that creates an urban type of look that helps slow traffic and make it more livable in the long term. Golder stated that is the idea of building a wall along the street frontage is perhaps counterintuitive but, in theory, the more squeezed in it feels the slower drivers will go.

Holtrop questioned if we are going to have to change the peaked roof height restrictions. Schweitzer stated our zoning provision for computing building height considers the height of the wall, plus one half the distance between the top of the wall and the peak.

Schweitzer stated at the next meeting staff will provide more graphic of what these changes might represent. He encouraged the commissioners to drive down Division Avenue and to also look at City Line Apartments. He thinks that driving through there may give them a better context when we review this again in two weeks.

J. New Business

There was no New Business

K. Other Business

1. Intent to Amend Master Plan

Golder stated Vince Rostov appeared before the Land Use Committee seeking feedback on the potential of rezoning 1.34 acres of property located at 2180-44th Street from office to high density residential. The property currently has 2 three story office buildings, connected by a common hallway. Mr. Rostov's plan is to convert the buildings to as many as 24 residential condominium units. The committee felt the concept had some merit, while pointing out that it would require a change in the office Master Plan land use designation and that the city's high density residential land use designation tops out at 12 units per acre.

Golder stated Mr. Rostov has now submitted a formal request to amend that Master Plan from Commercial to High Density Residential. She stated the process takes awhile and involves some public meetings as well as a public hearing.

Motion by Holtrop, supported by Poyner, to initiate the review of the proposed Master Plan land use change requested by Vince Rostov at 2180-2186 44th Street.

- Motion Carried (9-0) -

2. Commissioners' Comments

Holtrop stated there was a LUZ subcommittee meeting prior to the regular meeting. It involved a vacant parcel at Walma and 44th; it is currently zoned C4 office. The developer wants to see if the city will consider rezoning for a condominium development with 38 attached condos. It will involve a change of the Master Plan because it is Master Planned low density residential and currently zoned office. He stated the applicant received feedback and will decide whether or not they will move forward.

Jones questioned the policy on having chickens. Pung stated staff notifies the adjacent property owners for their feedback. Staff would then take the feedback into consideration but neighbors don't have veto authority.

Jones questioned the status of the apartments that were proposed and approved at 60th and Division. Golder stated they are working out their financing, including a PILOT and bonding.

3. Staff's Comments

Schweitzer stated Jeff Sluggett will be at our next meeting on May 9 to provide training.

L. Adjournment

Motion by Commissioner Benoit, supported by Commissioner Kape, to adjourn the meeting.

- Motion Carried (9-0) -

Meeting adjourned at 8:05pm

Respectfully submitted,
Ed Kape, Secretary

STAFF REPORT April 21, 2023, **amended May 4, 2023**

PREPARED FOR: Kentwood Planning Commission

PREPARED BY: Terry Schweitzer

CASE NO.: 11-23 Zoning Ordinance Text Amendments

GENERAL INFORMATION

APPLICANT: City of Kentwood

REQUESTED ACTION: Zoning Ordinance Text Amendments- Animal Control and Form Based Code provisions pertaining to building type size and massing, sign display, building type floor height, building type façade composition, building material and construction, and use allowances.

Background:

Animal Control-

Prior to changes in 2022, Kent County Animal Control was an operation of the county health department. Following a review and study of other animal control operations within Michigan, Kent County moved animal control operations under the oversight of the Kent County Sheriff's Office and passed a new county-wide animal control ordinance. Under the Dog Law of 1919, Act 339 of 1919, counties can establish an animal control agency, and in turn, "[t]he animal control agency shall have jurisdiction to enforce this act in any city, village or township which does not have an animal control ordinance." Given the language of Act 339 of 1919, any municipality which has its own local animal control ordinance would prevent Kent County from enforcing the County animal control ordinance.

The city does not have to surrender completely its ability to regulate animals within its jurisdiction. As an example, the county ordinance is silent on loud animals creating a nuisance; this can be kept in place by moving loud animals to an alternative section of the City's current ordinance. Further, the city may still regulate certain aspects of the existing animal control ordinance through zoning and special land use permits. The city will take deliberate steps to ensure it has ordinance language in place where the county ordinance is silent.

It is the City's desire to allow Kent County Animal Control to continue the enforcement of dog bites, loose or stray animals, animal abuse/neglect, and things of this nature. They are better equipped for these types of enforcement actions and have the facilities to care for/hold animals

in situations like this. Further, it is safe for our staff, mainly the police department, to defer to the County on many of these matters.

New Zoning Ordinance Animal Control provisions-(~~Proposed ordinance language in red,~~
~~removed language crossed out,~~ and new language underlined in red)

Kennels are currently allowed subject to special land use and site plan review in our Commercial Retail and Industrial zoned districts. Given the recommendation of the City Attorney's office to repeal the current city animal control ordinance it would be desirable to amend our kennel definition and the current Zoning Ordinance special land use site design standards relating to kennel licensing. Likewise, there are currently vicious animal provisions relating to indoor and outdoor confinement and required sign display that are recommended to be incorporated into the Zoning Ordinance.

The City Attorney also suggested that the city could consider adding portions of the current Animal Care Guidelines as part of a new special land use review in the commercial retail zone districts for businesses wishing to operate a "pet store".

Amend Section 2.02.K to read in full as follows:

K. Definitions "K."

Kennel. Any lot or premises on which more than three dogs or cats, six months of age or older are kept. (~~Refer to City Code chapter 10.~~)

Amend Section 15.04.R.15 Kennels to read in full as follows:

15. The applicant shall comply with applicable county, state, and/or federal requirements associated with kennels and animal care. Kennel licenses may be permitted as herein and under the requirements and licensing of the director of animal control of the county. Only under these circumstances will more than three dogs or cats six months of age or over be permitted in one person's care, custody, or control in the city. The applicant shall provide proof of licensure within a reasonable time.

Amend Section 3.12 Animal Keeping adding:

D. Vicious Animal Signs

All owners, keepers or harborers of vicious animals within the city shall display in a prominent place on their premises a six (6) square foot sign, easily readable by the public, using the following words:

"Beware of Vicious Animal"

In addition, a similar six (6) square foot sign is required to be posted on the kennel or pen of such an animal if the animal will not be confined exclusively indoors.

Background:

Form Based Code-

In 2017 the Zoning Ordinance was amended to include a new Chapter 23 entitled Division Avenue Form Based Code. Form-Based Codes (FBC) represent a paradigm shift in the way that regulates the built environment. This shift was considered necessary because the conventional, use-based approach to zoning had been shown to be ineffective for regulating diverse, urban, mixed-use environments.

The City of Kentwood incorporated Form-Based Coding into the Zoning Ordinance seeking to achieve the vision, goals, and outcomes of the “Fisher Station Sub Area” and the Division Avenue Sub Area plan that were within the 2012 Kentwood Master Plan. The FBC is intended to encourage a compact, transit-oriented development pattern that promotes a diverse mix of uses and building types, transit-supportive density and uses, and walkability.

When the code was introduced over five years ago, we anticipated there would be a need to modify the regulations to fit the evolving context of the Division Avenue corridor as well as the one quarter mile stretch of 44th Street, east of Division Avenue. The first two amendments approved by the City Commission took place in 2018. The first change was in response to a concern that there were too many requirements (amount and location of parking, building height, lighting, landscaping, signage, use, and building placement, type, or façade) that were being triggered by minor expansions to existing buildings. The new regulation specified most of the requirements would come into play only when façade expansions were planned in the front yard, or when an expansion doubled the square footage of a building on a property. In addition, with any building expansion, non-conforming pylon signs were allowed to remain on site. However, once these signs were removed, full compliance with the sign provisions of the ordinance was required. The second change to the FBC was to allow microbreweries subject to special land use review in both the general and corridor edge context areas.

Zoning Ordinance Form-Based Changes-(**Proposed ordinance language in red**, ~~removed language crossed-out~~, and **new language underlined in red**)

Based upon staff experiences and the FBC non-use variance requests over the past 5 years we offer the following comments on selected FBC zoning provisions.

- Sign band signs are currently only allowed to be externally illuminated. *Consider internal illumination since internal illumination and neon are otherwise allowed in all*

other zone districts. **Amend Section 27.07.09 Sign Band Sign, Sign Illumination, to remove Subsection B prohibitions on internal illumination and neon.**

- The Corridor Edge size restriction for ground signs is a maximum of 12 square feet for single business sign/24 square feet for multi-tenant sign with no provision for pylon signs. The height and width of the maximum 12 square foot ground sign is limited to 4 and 3 feet respectively and the height and width of the 24 square foot ground sign limited to 5 feet. In Corridor General there is no allowance for any type of freestanding signs. *Consider allowances for larger and higher ground signs in both context areas. Buildings within FBC are permitted to have as many as seven different signs attached to the building, much more than allowed in any of the other zone districts in the community, and the FBC build to line or build to zone requirements often leaves very little area between the building and the sidewalk to place ground signs. Therefore, it may be reasonable to merely make the 24 square foot ground sign allowance, with up to 5-foot height and width dimensions, available for both single and multi-tenant buildings in only the Corridor Edge context area.* **Amend Section 23.07.16, SIGN SIZE, PROPORTION AND LOCATION, Subsection C to read as follows: "Maximum height of ground signs shall be five (5) feet, measured from adjacent grade." Subsection D to read as follows: "Maximum width of ground signs to be six (6) feet." Amend Section 23.07.16, SIGN STANDARDS, Subsection A to read as follows: "Masonry Base Required. All permanent ground signs must have a base that is equal or greater in width than the width of the sign. The base must be made of masonry or brick. The base must be at least 12 inches above the grade that lies adjacent to the sign. The Zoning Administrator may permit a material that replicates the appearance of masonry or brick in lieu of actual masonry or brick construction." Subsection B to read as follows: "Ground sign shall be designed to be compatible with the character of the surrounding buildings and materials in order to promote a unified design which complements the buildings' massing, scale and material." Subsection C to read as follows: "Ground sign is not permitted to be changeable copy, except for gasoline price signs, directory signs listing more than one tenant, and signs advertising restaurant food specials, films and live entertainment, which change on a regular basis." Subsection D to read as follows: "Ground signs may be double- or single-faced."**
- The FBC only allows pitched roofs for small multiplex and flex buildings. The large multiplex currently must be a flat roof with parapet. *Consider whether to allow for pitched roofs on large multiplex buildings.* **Amend Section 23.05.14.A, FORECOURT: LARGE MULTI-PLEX BUILDING Subsection A to read as follows: "Building may have a flat roof with parapet or a pitched (sloped) roof." Amend Section 23.05.14.B, DOORYARD: LARGE MULTI-PLEX BUILDING Subsection A to read as follows: "Building may have a flat roof with parapet or a pitched (sloped) roof." Amend Section 23.05.14.C, STOOP: LARGE MULTI-PLEX BUILDING Subsection A to read as follows: "Building may have a flat roof with parapet or a pitched (sloped) roof." Amend Section 23.05.14.D, PROJECTING PORCH: LARGE MULTI-PLEX BUILDING Subsection A to read as follows: "Building may have a flat roof with parapet or a pitched (sloped) roof."**
- The FBC restricts the building width of Flex and Mixed-Use buildings to a maximum of 150 feet. *Consider a greater allowance.* **Amend Section 23.05.10 MIXED USE BUILDING TYPE, BUILDING SIZE AND MASSING, Subsection C to read as follows: "Main body building width fronting a public street: 150 160 feet maximum and Main body building**

width non-public street frontage: 220 feet maximum.” Amend Section 23.05.12 FLEX BUILDING TYPE, BUILDING SIZE AND MASSING, Subsection C to read as follows: “Main body building width fronting a public street: ~~150~~ 160 feet maximum and Main body building width non-public street frontage: 220 feet maximum.”

The FBC requires Flex buildings to have a horizontal expression line from 24 to 42 inches in height along the entire width of the façade as well as 16” to 32” pilasters every 20 to 50 feet along primary and secondary building walls. *Consider the elimination of these requirements if the building is exclusively residential.* **Section 23.05.12.A FLEX BUILDING TYPE STOREFRONT FAÇADE, Subsections H and K to read as follows: “H. Required 24” to 42” horizontal expression line at or near the finish floor line of the second floor. The horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item K. on this page. Horizontal expression line may contain signage. Refer to Section 23.07. These requirements are waived if the building is exclusively residential.**

K. Facade shall have a 16” to 32” pilaster or wall surface every 20 to 50 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line or bottom of roof eave but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18”. These requirements are waived if the building is exclusively residential.

Amend Section 23.05.12.B FLEX BUILDING TYPE FORECOURT FAÇADE, Subsections H and I to read as follows: “H. Required 24” to 42” horizontal expression line at or near the finish floor line of the second floor. The horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item I. on this page. Horizontal expression line may contain signage. Refer to Section 23.07. These requirements are waived if the building is exclusively residential.

I. Facade shall have a 16” to 32” pilaster or wall surface every 20 to 50 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line or bottom of roof eave but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18”. These requirements are waived if the building is exclusively residential.

Section 23.05.12.C FLEX BUILDING DOORYARD FAÇADE, Subsections G and H to read as follows: “G. Required 24” to 42” horizontal expression line at or near the finish floor line of the second floor. The horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item H. on this page. Horizontal expression line may contain signage. Refer to Section 23.07. These requirements are waived if the building is exclusively residential.

H. Facade shall have a 16” to 32” pilaster or wall surface every 20 to 50 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line or bottom of roof eave but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18”. These requirements are waived if the building is exclusively residential.

Section 23.05.12.D FLEX BUILDING STOOP FAÇADE, Subsections I and J to read as follows: “I. Required 24” to 42” horizontal expression line at or near the finish floor line of the

second floor. The horizontal expression line shall extend the entire width of the facade but may be interrupted by the required pilasters referenced in item J. on this page. Horizontal expression line may contain signage. Refer to Section 23.07. These requirements are waived if the building is exclusively residential.

J. Facade shall have a 16" to 32" pilaster or wall surface every 20 to 50 feet along primary and secondary building walls. Pilasters or wall surface shall begin at building corner. Pilasters or wall surface shall extend vertically from adjacent grade to cornice expression line or bottom of roof eave but may be interrupted by the horizontal expression line. Pilasters may extend above cornice expression line by no more than 18". These requirements are waived if the building is exclusively residential."

- Consider whether to amend the use allowances in both corridor edge and corridor general to include Commercial Enterprises Producing Merchandise on the Premises subject to special land use/ site plan approval. *The Characteristics of this use are like microbreweries which are allowed subject to special land use and site plan review. The existing special land use site design standards limiting the number of merchandise production employees, production impact on adjacent occupied premises and on-site retail sale of product are important to these reviews.* **Amend Section 23.04.09, Table 4.01 PERMITTED USES to add: "Commercial Enterprise Producing Merchandise on Premise" subject to Special Land Use and Site Plan Review in the Retail, Flex and Mixed-Use Building Types.** **Amend Section 23.04.10, Table 4.01 PERMITTED USES to add: "Commercial Enterprise Producing Merchandise on Premise" subject to Special Land Use and Site Plan Review in the Retail and Flex Building Types**
- The minimum first floor ceiling height for Flex and Mixed-Use buildings is 14 feet. *Consider removing or reducing this requirement to 10 feet. The minimum 10-foot requirement will reasonably provide the desired flexibility for either residential or commercial use of ground floor space.* **Amend Section 23.05.12 BUILDING HEIGHT FLOOR REQUIREMENTS Subsection A to read as follows: "Ground floor: Floor to ceiling height shall be ~~14~~ten (10) feet minimum, measured from the finished floor to the finished ceiling or bottom of exposed structural elements."**
- Awnings are currently required to be either cloth, canvas or similar materials. Consider making allowance for metal. *Consider allowance for metal awnings.* **Amend Section 23.05.08.O.1 BUILDING MATERIALS AND CONSTRUCTION REQUIREMENTS to read as follows: "Awnings shall be cloth, canvas, metal, or similar material. Shiny or reflective surfaces are not permitted."**

STAFF REPORT: May 9, 2023

PREPARED FOR: Kentwood Planning Commission

PREPARED BY: Lisa Golder

CASE NO.: 12-23 2180-2186 44th Street

GENERAL INFORMATION

APPLICANT: Vince Rostov
2180 44th Street SE
Kentwood MI 49508

STATUS OF
APPLICANT: Owner

REQUESTED ACTION: Change in the Master Planned Land Use Designation from
Commercial to High Density Residential

EXISTING ZONING OF
SUBJECT PARCEL: C-4 Office

GENERAL LOCATION: 2180-2186 44th Street SE

PARCEL SIZE: 1.34 Acres

EXISTING LAND USE
ON THE PARCEL: Existing office

ADJACENT AREA
LAND USES: N- Duplex
S- 44th Street ROW
E- Commercial (restaurant)
W:Office

ZONING ON ADJOINING
PARCELS: N-NOS Neighborhood Office Service-City of Grand
Rapids
S: R-2 Two Family Residential
E: C-2 Commercial
W:C-4 Office

Compatibility with Master Plan:

The Kentwood 2020 Master Plan recommends Commercial use of this site.

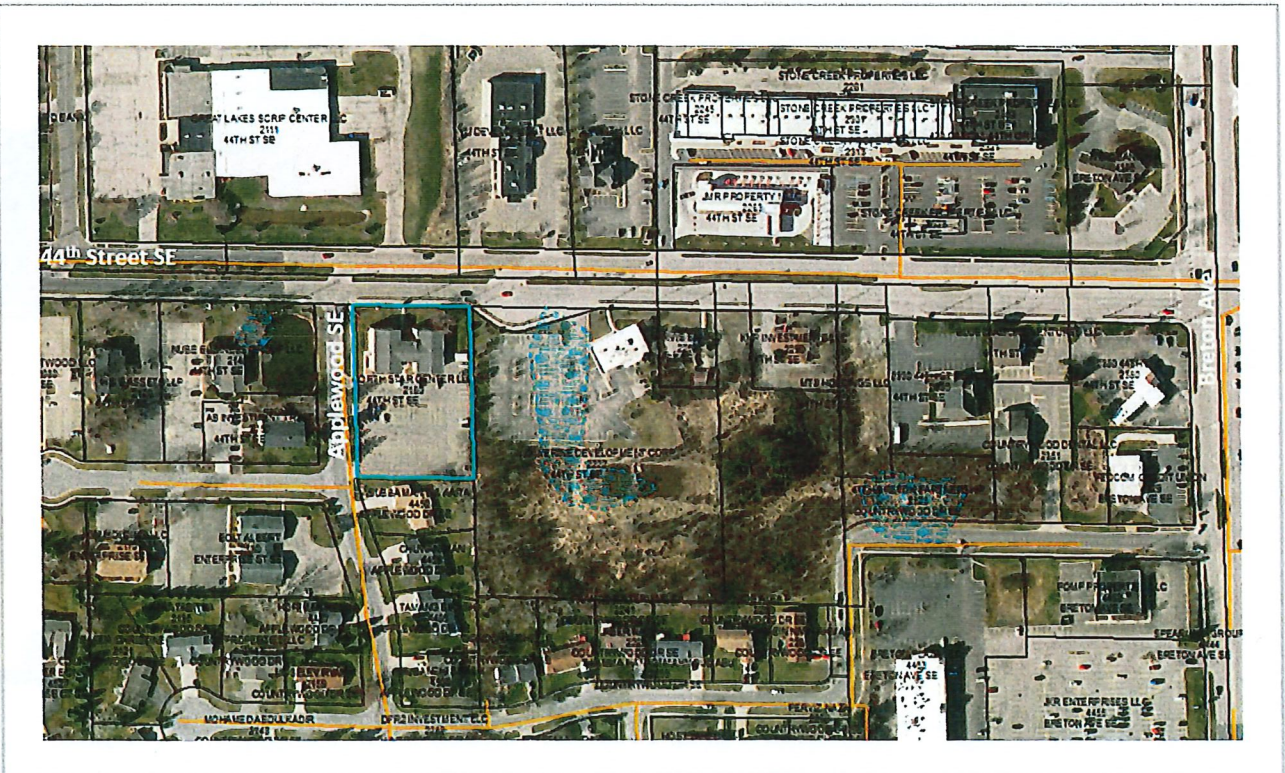
Zoning and Land Use History:

The site has been zoned for Office use since at least 1980. The Kentwood Master Plan recommended Office use for this site until the 2005 Master Plan update that designated properties east of Applewood to Breton Avenue (including the subject property) as Commercial.

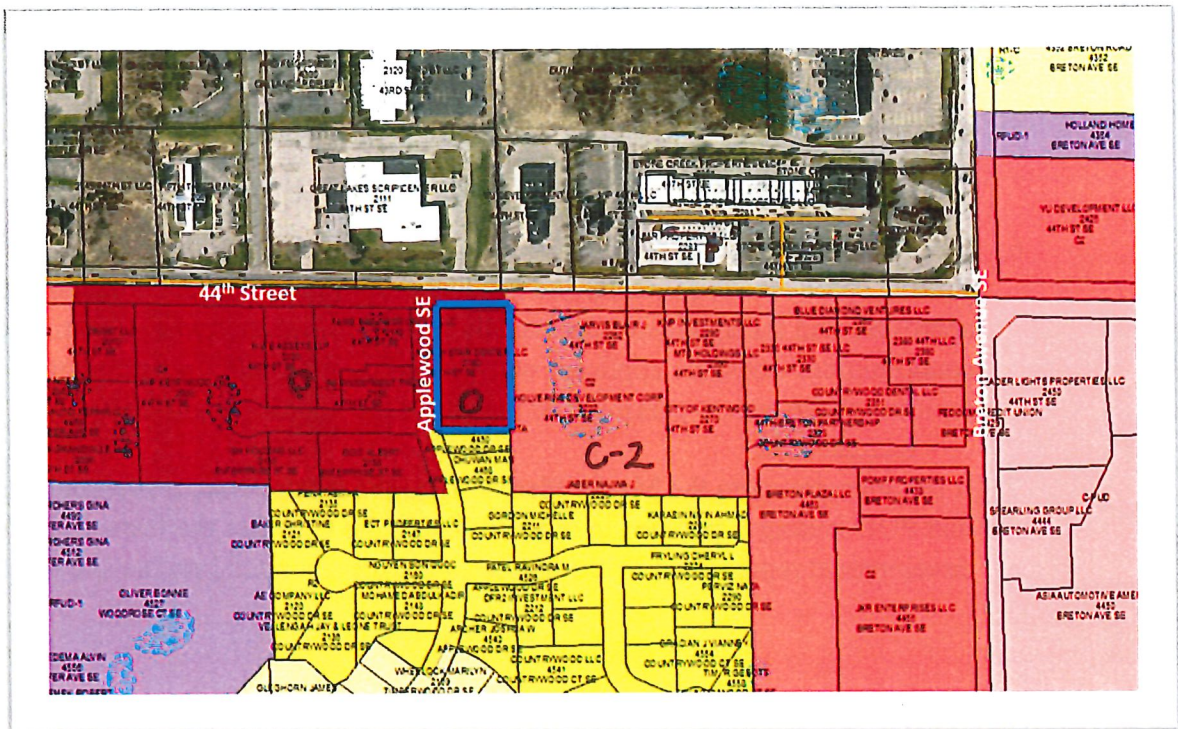
Staff Analysis:

1. In February of 2022, the applicant appeared before the Land Use and Zoning (LUZ) Subcommittee seeking feedback on the potential for rezoning 1.34 acres of property located at 2180-2186 44th Street from Office use to High Density Residential. The property currently has 2 three story office buildings, connected by a common hallway. The applicant's plan is to convert the buildings into a high-density residential condominium development, with a total of 16 condominiums units. The LUZ Committee thought that the idea had some merit but would require changing the designation of the Master Plan from the current Commercial designation to High Density Residential designation. In addition, the Committee expressed concern regarding the economic feasibility of converting an office building into residences. The applicant met later with the Master Plan Committee. The Committee was generally in favor, but expressed concern that the residential units would be condominiums, rather than rental units. The Committee also expressed concern as to whether the conversion was economically feasible.
2. The applicant has indicated that he has secured bank financing for the project and has hired an architect to assist in the planning for the conversion to condominium use.
3. The proposed condominium use is located at the corner of 44th Street and Applewood Drive. The property to the south of the development is a duplex and is located 186 feet away from the existing office building; it is master planned for Medium Density Residential use. The property to the west is an office development of a similar design and era as 2180-86 44th Street. It is Master Planned for Office use.
4. The office building proposed for redesignation to High Density Residential use was constructed in 1971 and is 13,416 square feet in area. The applicant indicates that the buildings are not suitable for a modern office space and demand for office space is limited. In addition, demand for housing is currently high. If the Master Plan is amended to High Density Residential for this site, the applicant has committed that the site will be developed as a condominium site. However, individual owners could rent their own condominium units.

5. According to the Institute of Traffic Engineers report Trip Generation, 11th Edition, office developments of approximately 13,000 square feet can generate approximately 193 trips per day. A 16-unit condominium development can generate approximately 108 trips per day.
6. The site has 87 parking spaces; if the applicant constructs 16 units, only 32 parking spaces are required for the residents. If the Master Plan amendment is approved, and the applicant successfully rezones the property to allow the 16 condominium units, the applicant will need to provide detail regarding the removal of the excess parking, and the use of the additional greenspace.
7. If the amendment to the Master Plan designation is approved, it is recommended that PUD zoning is pursued in order to ensure the City that the features of the development represented by the applicant are incorporated into the site plan.



2180-2186 44th Street SE



Zoning: 2180-2186 44th Street and vicinity



Master Plan 2020: 2180-2186 44th Street SE



2180-2186 44th Street SE

2180 and 2186 44th Street

Kentwood MI

Office Conversion to Multi-Family Condo

Office Conversion to Multi-Family Condos

My name is Vince Rostov and I am the owner of two properties situated at 2180 and 2186 44th Street in Kentwood Michigan. The reason for this letter is my proposal to the city council to convert this building into a friendly multi-unit residential condo. I bought the property three years ago in 2020 and I think Kentwood is a great location for both businesses and families to succeed. However, as I managed the building, it became apparent that there were high rates of empty offices. To address this problem, my proposal is to transform the space into family-oriented residential condos.

The Bowen National Research study revealed that families are an important demographic in Kent County, indicating a significant need for family-oriented housing options. The Housing Needs Assessment conducted in Grand Rapids/Kent County, Michigan provides an analysis of the present state of regional housing and suggests potential solutions to overcome existing challenges. Several noteworthy discoveries and proposals presented in this report include:

1.

The demand for housing in the region is outpacing the supply, which is leading to rising housing costs and affordability challenges for low- and moderate-income households.

2.

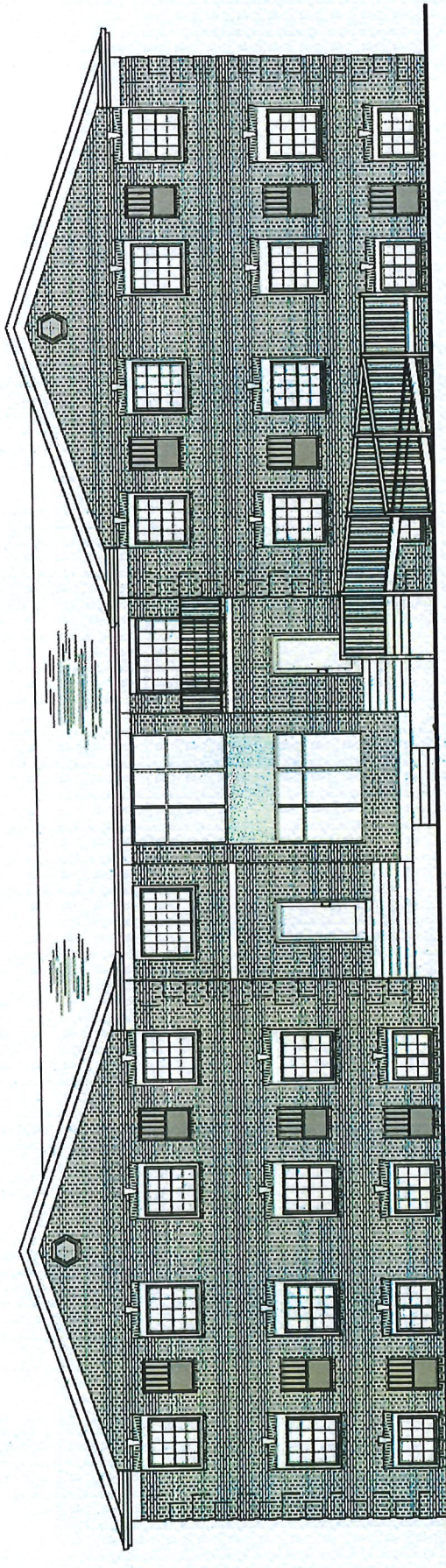
The report recommends increasing the supply of housing through a variety of strategies, such as developing more affordable housing units, incentivizing the construction of multi-family housing, and encouraging the adaptive reuse of existing buildings.

3.

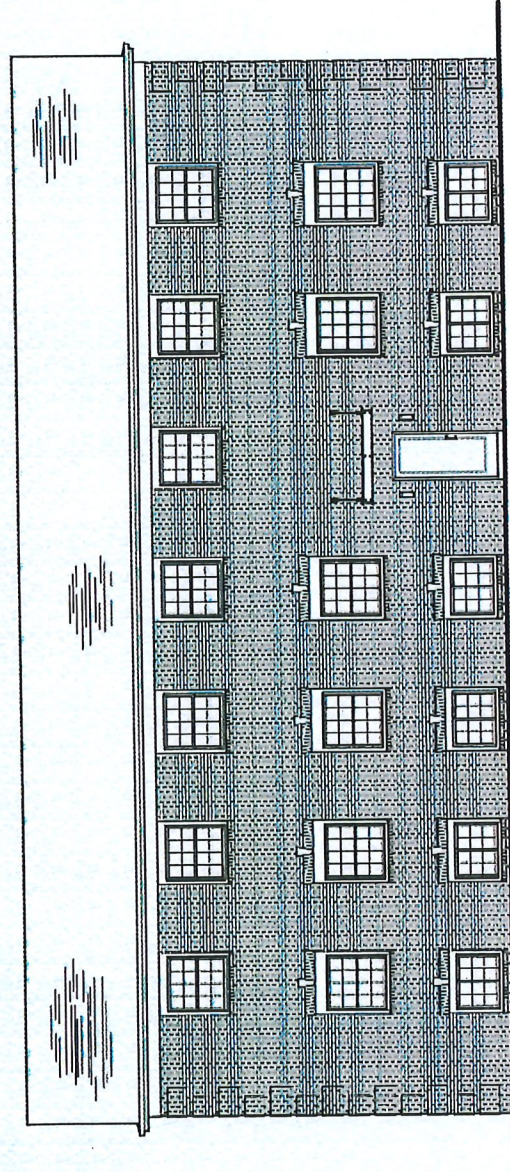
The report also recommends addressing barriers to homeownership, such as high down payment requirements, by expanding access to down payment assistance programs and providing financial education and counseling.

address the housing challenges facing Kent County by providing much-needed family-friendly housing options.

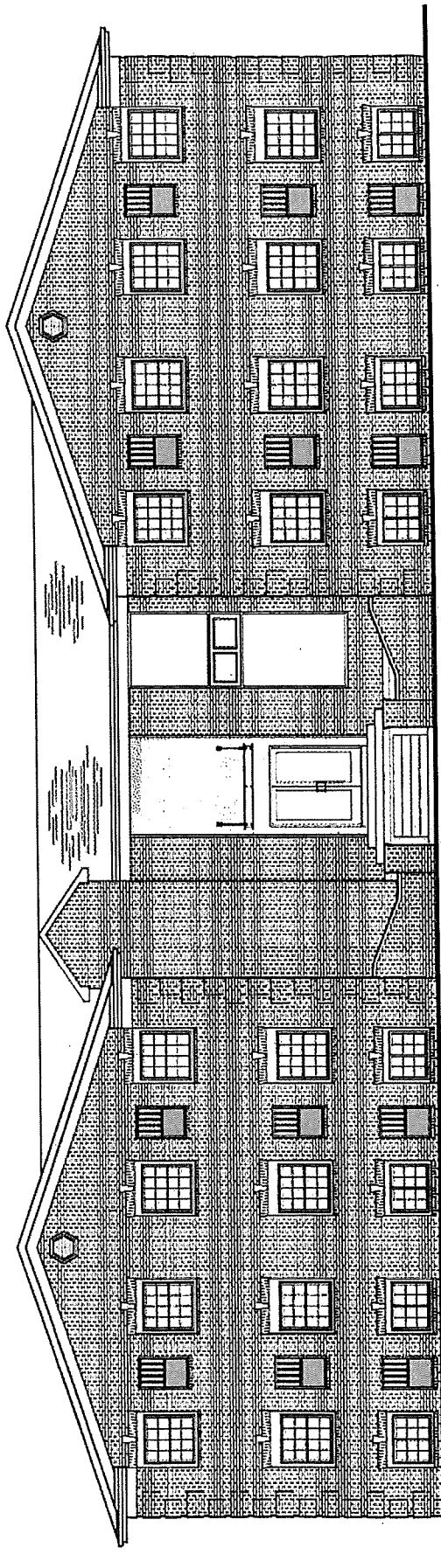




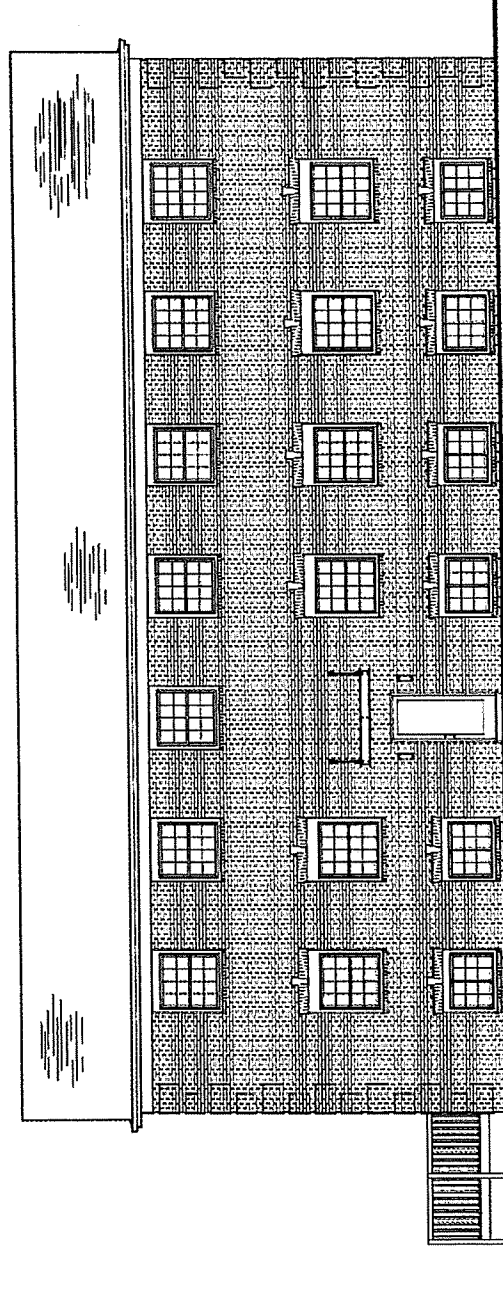
1 SOUTH ELEVATION
1/8" = 1'-0"



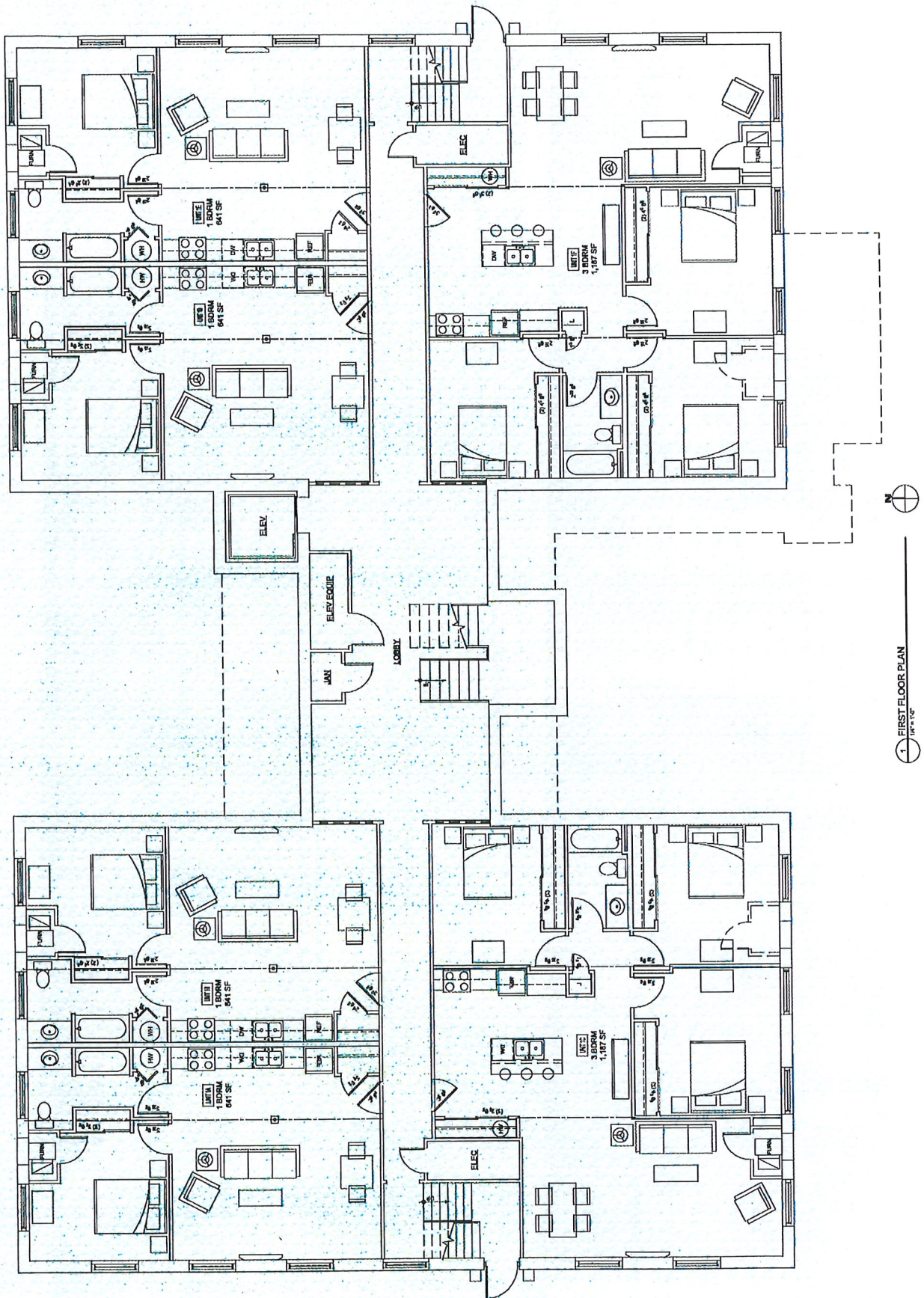
2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1. FIRST FLOOR PLAN
1/4" = 1'-0"