



Battle Creek City Planning Commission

Staff report for the July 27, 2016 meeting

To: Planning Commissioners

From: Christine M. Zuzga, AICP, Planning Manager

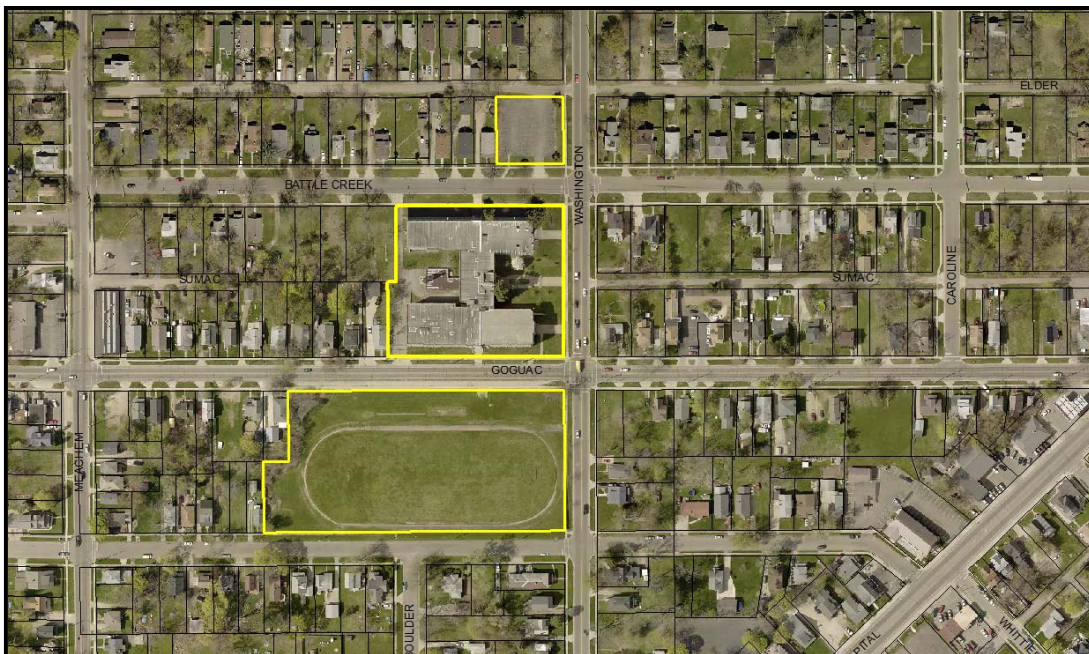
Subject: Petition Z-04-16, request for a conditional rezoning of 390 S. Washington to allow up to 110 market rate rental units in the former Southwestern Junior High School.

Summary

Petition from Summit Investment Group Inc., dba. Summit Building Services LLC, requesting a conditional rezoning to allow up to 110 market rate rental units at the former S.W. Jr. High School. Property is located in the "R-2 Two Family Residential District" located at 390 S. Washington Avenue, Parcel #5270-00-235-0. The conditional rezoning is requested pursuant to M.C.L. 125.3405.

Background/Property Information

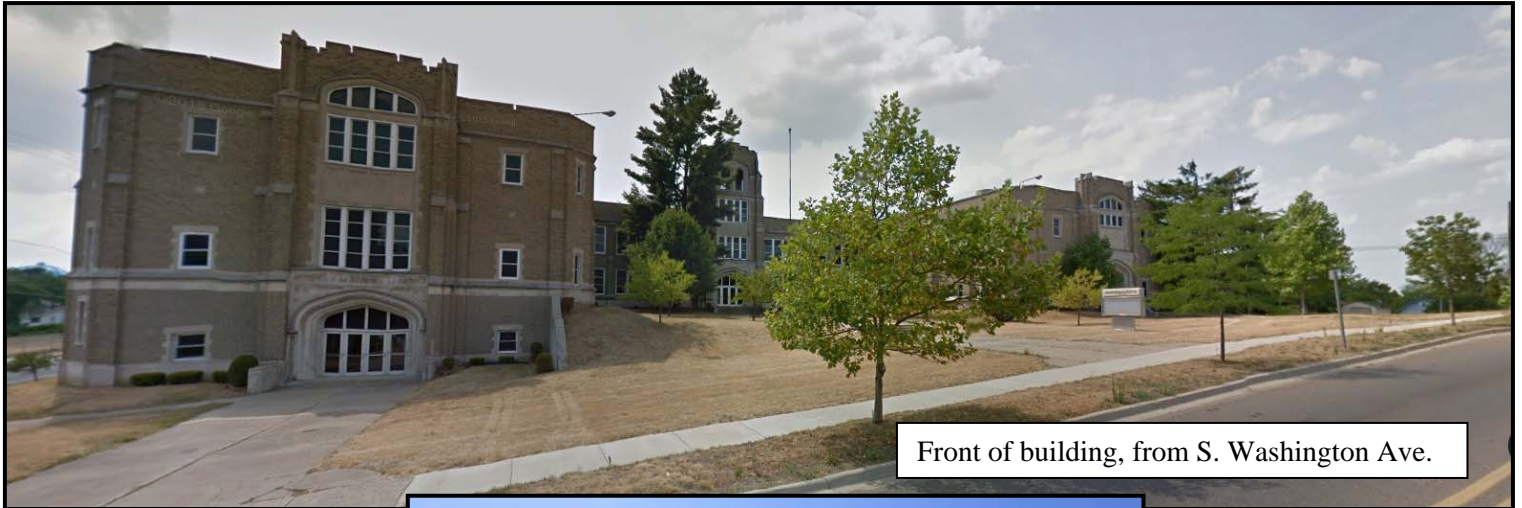
The applicant has a purchase agreement with Battle Creek Public Schools for a total of three properties – the former Southwestern Junior High building at 390 S. Washington, the accompanying parking lot at the northwest corner of Battle Creek Avenue, and S. Washington Avenue, and the former football field located south of Goguac Street. The properties are located two blocks west of Capital Avenue S.W.



The school and adjoining properties are located in the R-2 Two Family Residential zoning district. The combined size of all three properties total 6.33 acres, the breakdown of each is as follows:

- Former school site: 100,521.84 s.f. (2.3 acres)
- Parking lot: 17,482 s.f. (.40 acre)
- Football field: 157,901 s.f. (3.6 acres)

The school was constructed in 1928 and used for educational purposes until its closing by the school district in 2006. The building has been vacant since this time.





South façade, from
Goguac Street



Football field, from
2nd floor of building



North façade, from
Battle Creek Avenue

Project Scope

The applicant is proposing the renovation of the former school building into a maximum of 110 market rate rental units. As outlined in the attached application, the proposal includes 15 studio units, 50 one-bedroom units, 42 two-bedroom units, and 3 three-bedroom units. The exterior of the building will be maintained as is existing with the exception of a pool and outdoor patio in the back of the building.

The applicant is proposing to use the existing parking lot at Battle Creek Avenue and S. Washington Avenue as additional on-street parking. They are also proposing the addition of a parking lot to the east of the building along W. Washington, and also a small lot to the rear of the building. They are proposing a total of 137 parking spaces, and are currently working with City Planning and Engineering staff on location and design. They have not yet submitted a site plan for the parking lots, but it will be required and at that time they will be required to show sufficient screening between the parking areas and adjacent residential properties. The proposed parking meets requirements that would be established in the proposed new parking ordinance.

At this time there are no plans for the former football field. Any additional plans would likely require an amendment to this conditional rezoning request.

Applicable Ordinance Provisions

As outlined previously, in 2005 the Michigan Zoning Enabling statute was amended to allow for conditional rezoning of land. This amendment to allow conditional rezoning provided another tool for property owners seeking the ability to use their property in a way other than what is allowed by current zoning. If approved, a conditional rezoning ties the use and any development of a property to specific conditions offered by the property owner. This is very similar to how the special use permit process and approval works, though this is not limited to a specific list of special uses provided for by ordinance. The other difference is that conditions cannot be imposed by a municipality, but must be offered by the applicant.

Public Hearing and Notice Requirements

As required by the Zoning Enabling Act of 2006, as amended, a public hearing notice was published in the Battle Creek Shopper's Guide on Thursday, July 5, 2016 and notices of the public hearing were also sent by regular mail on Wednesday, June 29, 2016 to 76 owners and occupants of properties located within 300 feet of the subject parcel. To date, the Planning Department has had a few phone calls with questions but they did not provide an official opinion.

Neighborhood Outreach

This parcel is located in Neighborhood Planning Council #3. The applicant attended the June 7th meeting and the NPC unanimously approved their request for conditional rezoning. The approval letter is included with this packet.

Analysis and Recommendation

As this is a rezoning request, consideration should be given to the proposed use as it relates to the surrounding zoning and land uses, existing infrastructure, and most importantly consistency with the Comprehensive Plan.

- The Future Land Use map of the 1997 Comprehensive Plan identifies the future use of this parcel as Institutional/Schools. When this plan was prepared and completed it was done at a time prior to school districts moving away from neighborhood schools, declining enrollment, and closure of schools and so it's important to look at goals and objectives of the plan. Goals related to land use (4-3) include to prevent sprawl at the edge of the City's developed areas, to promote new development at urban densities and to encourage reinvestment in older areas of the City. To this end the plan calls for the redevelopment and adaptive reuse in older neighborhoods to enhance the character of established areas and specifically preserve historic character. Goals related to Residential Development/Neighborhoods (4-12) include revitalized neighborhoods that provide a range of housing choices through a balance of preservation, rehabilitation and new construction of both affordable and upper end housing. Objectives of this goal include strengthen the livability of existing neighborhoods through improved safety, reinvestment and community involvement and the preservation of historic structures where feasible. The redevelopment of this building into market rate rental units meets all of these goals and objectives, will serve to stabilize the surrounding area, meet market demand based on the recent Target Market Analysis, and help to boost the commercial area along Capital Avenue S.W. and in Downtown.
- The reuse of these properties into 110 market rate rental units equal the development potential of the properties if they were developed into two-family residential units, therefore, the proposed use is not any more or less intensive than what is allowed by current zoning. The concentration of these units in a historic, vacant, building is actually encouraged from a land use standpoint in that the building can be put to a productive use while maintaining the current atmosphere of the neighborhood.
- The existing infrastructure and utilities are sufficient to for the proposed use of the building, and the applicant has been working with City staff to ensure that decisions related to design, use, and construction will not adversely affect City services.

Therefore, based on the above findings and pursuant to M.C.L. 125.3405, planning staff recommends that the Planning Commission recommend to the City Commission approval of Conditional Rezoning Petition Z-04-16 from Summit Investment Group Inc., dba. Summit Building Services LLC, requesting a conditional rezoning to allow up to 110 market rate rental units at the former S.W. Jr. High School at 390 S. Washington, with the following conditions:

The approval of this request is directly tied to the proposed use and elements of the proposed use as provided for by the applicant in the application. Any changes contrary to that which is included on the application would require review and approval by the Planning Commission and City Commission.

Attachments

The following information is attached and made part of this Staff report: Conditional Rezoning Petition Form and Supplemental Information (Petition #Z-04-16)



City of Battle Creek

Community Services - Planning and Zoning Division

City Hall • 10 N. Division Street, Ste. 117 • Battle Creek, Michigan 49014

Ph (269) 966-3320 • Fax (269) 966-3555 • www.battlecreekmi.gov

REZONING Application

☐ **Straight Rezoning**
(to new zoning district)

☒ **Conditional Rezoning**
(to allow specific use/development)

Petition No. _____

Date Received: _____

APPLICANT

NAME: Summit Investment Group Inc., DBA Summit Building Services, LLC

ADDRESS: 2943 West Dickman Rd. Battle Creek, MI 49037

PHONE: 269-441-3518 FAX: 269-441-1825

EMAIL: nkiefersbs@ctsmail.net

OWNER (if different from applicant)

NAME: N/A

ADDRESS: N/A CITY/STATE: _____ ZIP: _____

PHONE: _____ FAX: _____

EMAIL: _____

****If the applicant is not the property owner, a letter signed by the owner agreeing to the Rezoning must be included with the application.**

EXISTING CONDITIONS

Address(es) of property for which the request is being sought: 390 South Washington Ave.

Battle Creek, MI (3) parcels 5270-00-235-0 5270-00-204-0 1750-02-001-0

Current use of the property: Vacant Southwestern School

List existing structures on the property, size, and the approximate age of each. _____

(2) Story Building approximatley 110,000 square feet

Has property involved ever been the subject of a previous application? If yes, please list each one and the date the request came before the Planning Commission. Not that we are aware of

FOR STRAIGHT REZONING REQUESTS ONLY:

Current Zoning of Property: _____

Requested Zoning District: _____

Describe land uses surrounding the subject property and those in the vicinity: _____

Some Commercial but mostly Residential

Would the rezoning place excess demands on public resources including roads, utilities, public safety, etc.?

Explain: No, occupancy land would be very similar to student body count/
Teachers count when school was in function.

FOR CONDITIONAL REZONING REQUESTS ONLY (please attach extra pages if necessary):

What is the proposed use of the property that warrants the request? Provide specific details as to the use including square footage of each uses proposed for the property: _____

110 Units on 110,000 square feet changing use from an abandoned school
to a residential apartment building.

Please list all activities that will take place on the property if the request were approved?

Exterior renovations per drawings. Complete interior renovation and
fix up.

How many employees currently work on the property? How many will be added if the request is approved, and what days/times will they be onsite? Zero, for construction up to 100 temporary

construction jobs, 6-10 full time once fully occupied. M-F 9-5PM once
occupied. M-Sunday 7Am-7PM for construction.

Will the approval of the proposed use necessitate changes to the property, i.e. building construction, additional parking, landscaping, driveways, fencing? If yes, please provide a list of property improvements that will be associated with the development and attach a site plan/building elevations showing existing and proposed improvements. What is the cost of investment proposed if the development were approved?

Yes, Parking lots will be added per drawings, light demolition of rear tower,
perimeter facing for security of the project. Complete interior fix up/roof
replacement. Total estimated cost currently \$7 Million

What are the proposed hours of operation? Please indicate if the proposed use will be temporary, seasonal, or long term in nature, providing dates and timeframes if applicable: Construction Monday-Sunday 7AM-7PM

Occupied Monday-Friday 9AM-5PM

Explain the basis for which you feel this application should be approved. _____

The building has set vacant since 2006. Alot of damage is being caused due to needed repairs and some vandalism. We feel this project will help stabalize the area and growth of the city. From an occupancy stand point

SUBMITTAL REQUIREMENTS

it will have the same amount or very close to the same amount of people as Each request requires the following items to be submitted along with the completed application; incomplete applications will not be forwarded to the Planning Commission.
when the school was operational.

1. Payment of a non-refundable \$600.00 filing fee, made payable to the City of Battle Creek.
2. An affidavit authorizing an applicant to act on behalf of the owner if the petitioner is not the owner.
3. Legal description of subject property and a list of all deed restrictions.
4. Property Site Plan, if site changes are proposed.
5. Building Elevations, if building elevation improvements are proposed.

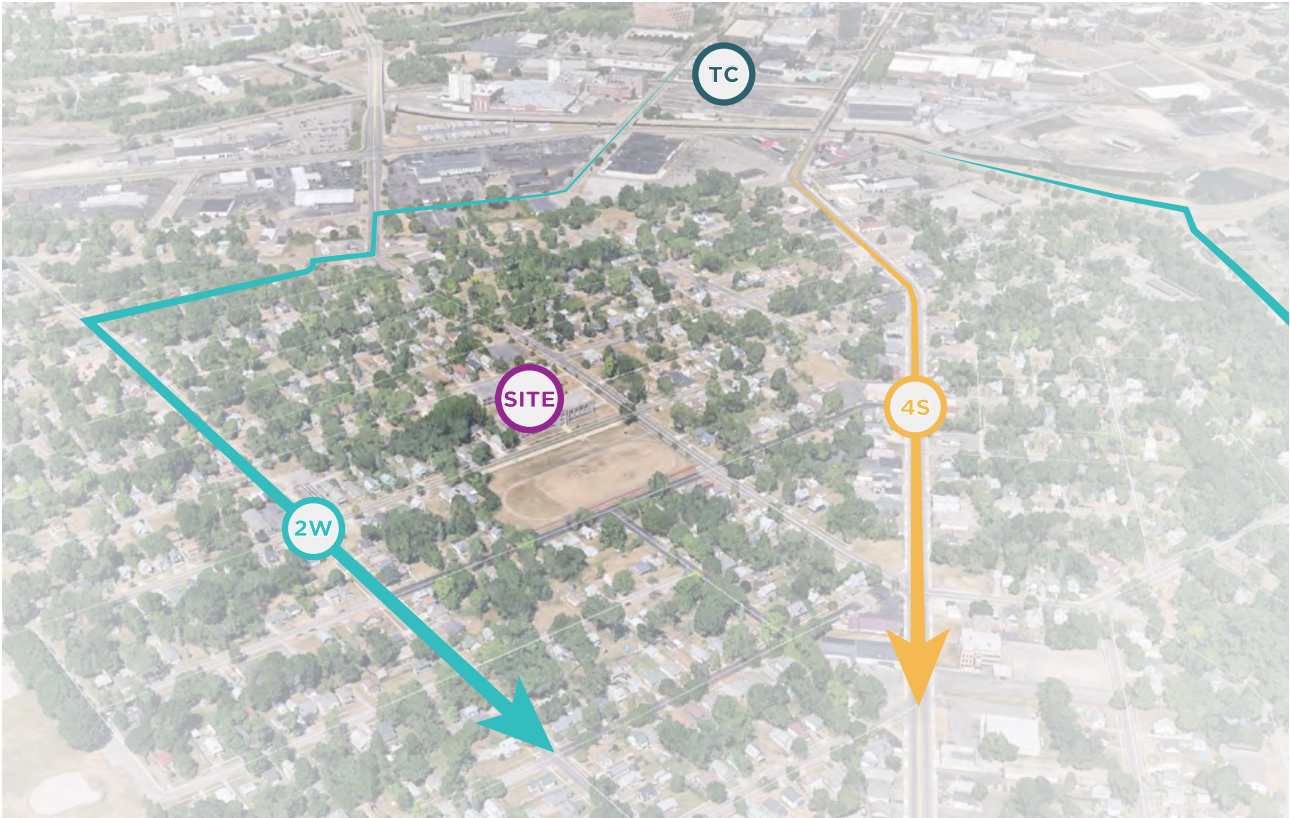
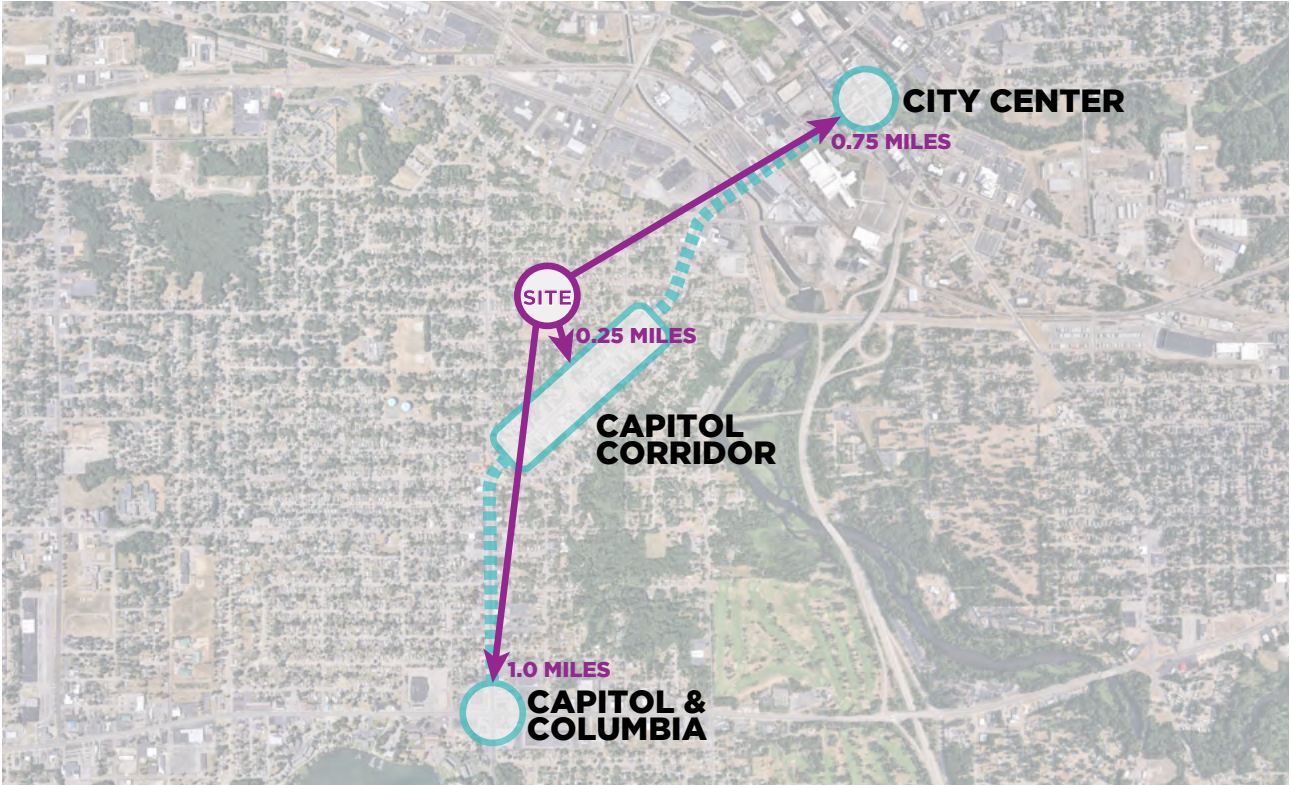
APPLICANT SIGNATURE

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for submission of a rezoning application have been submitted. Furthermore, the applicant understands that all any approval is based upon the contents of the submitted application and any future proposed change must be reviewed with the Planning Department and may be subject to approval of a revision of the rezoning by the Planning Commission and City Commission.

(Signature) Name

(Print Name)

Date





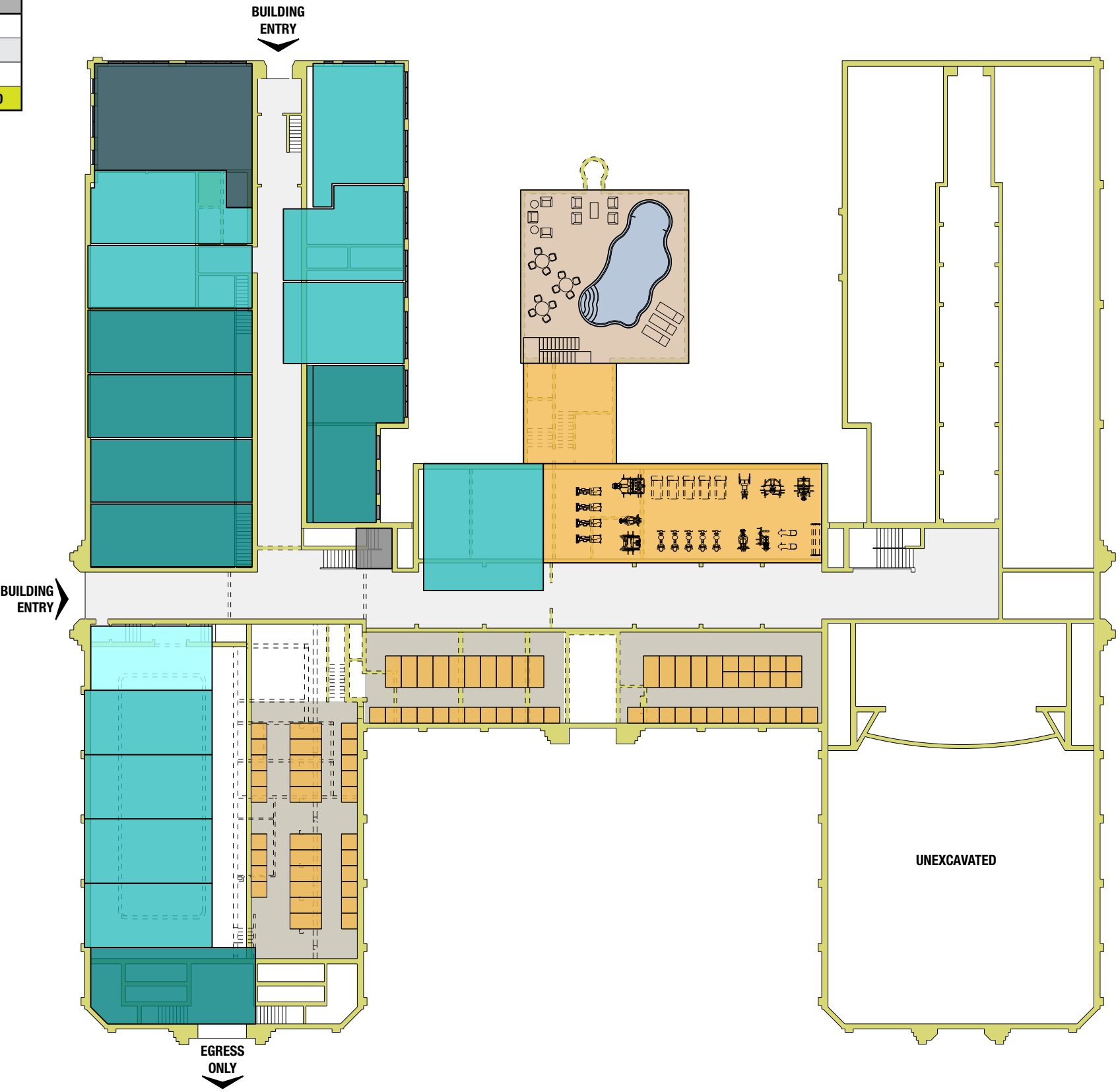
+110 dwelling units
+137 total proposed parking spaces
+1.25 parking spaces/dwelling unit



+110 dwelling units
+111 total proposed parking spaces
+1.00 parking spaces/dwelling unit
+140 alternate parking spaces

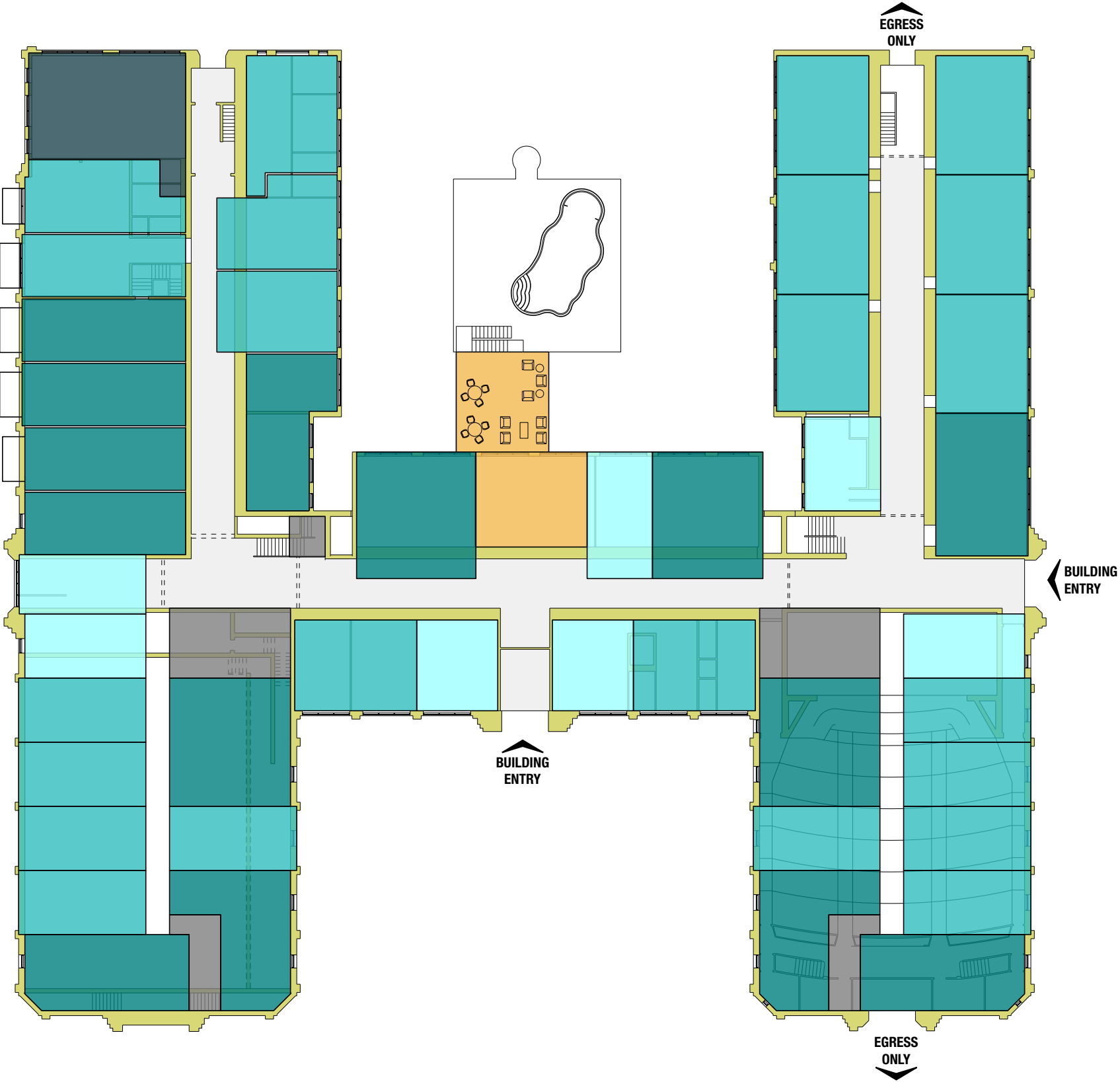
FLOOR	UNIT TYPES				UNITS/ FLOOR
	STUDIO	1 BR	2 BR	3 BR	
BASEMENT	1	10	6	1	18
FIRST FLOOR	7	23	14	1	45
SECOND FLOOR	7	17	22	1	47
TOTALS	15 (14%)	50 (45%)	42 (38%)	3 (3%)	110

- STUDIO APARTMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- AMENITY/COMMUNITY SPACE
- MECHANICAL/ELECTRICAL/
FACILITIES



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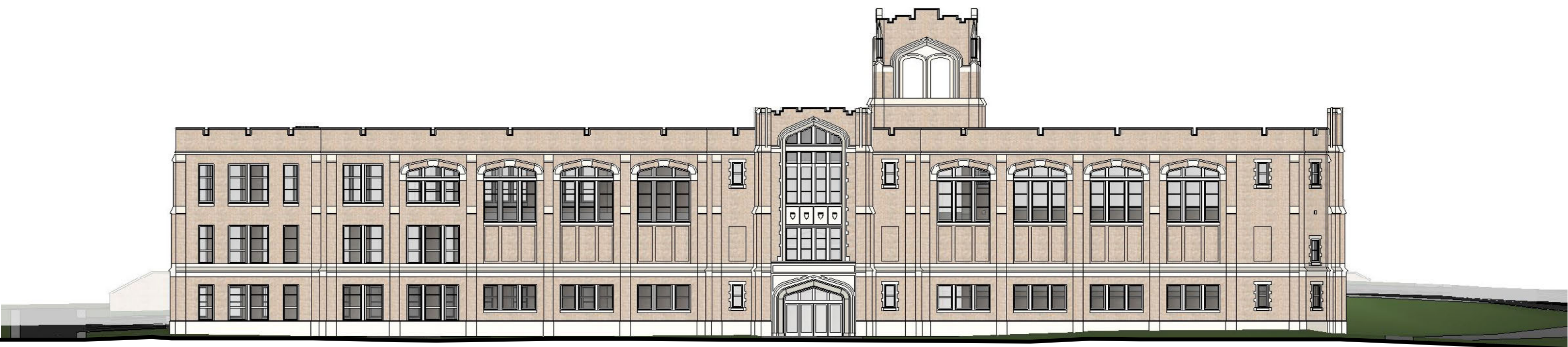
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EAST ELEVATION
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SOUTH ELEVATION
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WEST ELEVATION
scale = 1:20



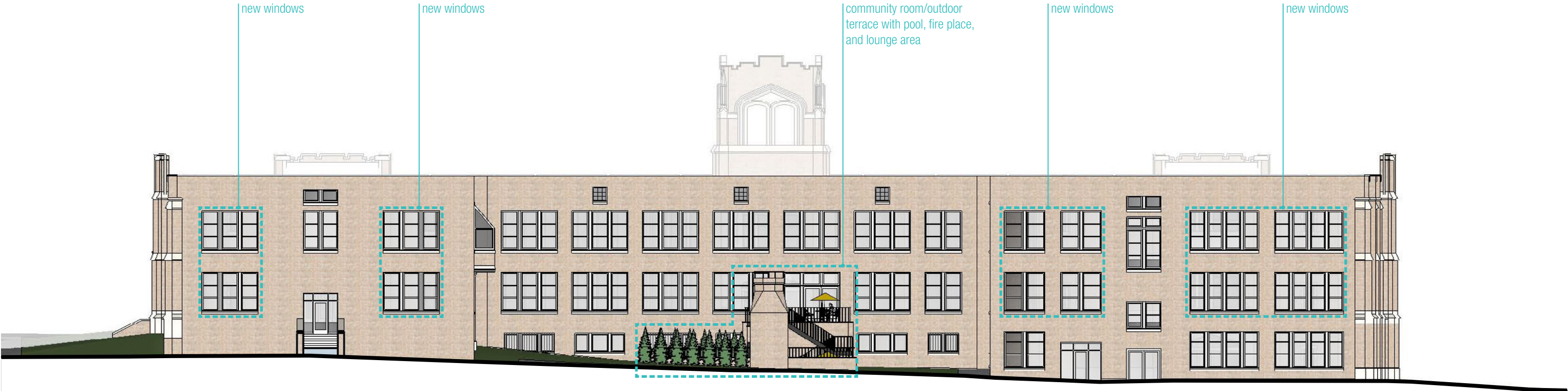
NORTH ELEVATION
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EAST ELEVATION
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SOUTH ELEVATION
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WEST ELEVATION
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NORTH ELEVATION
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