



Item Number: 3

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: May 7, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Kristin Turkelson, Planning Director
Planning, Design & Development

SUBJECT: **Resolution setting May 21, 2024 as the date to consider an ordinance rezoning 425 Pleasant Street SW and 535 Church Place SW from TN-LDR (Traditional Neighborhood–Low-Density Residential) Zone District to SD-PRD (Special Districts–Planned Redevelopment District) to facilitate construction of twenty duplex units and reuse of an existing building for office and preschool uses**

The attached resolution would establish May 21, 2024, as the date for the City Commission to consider rezoning property on the north side of Pleasant Street SW from TN-LDR (Traditional Neighborhood–Low-Density Residential) Zone District to SD-PRD (Special Districts–Planned Redevelopment District) to facilitate a mixed-use affordable housing development to be constructed by Habitat for Humanity of Kent County.

The subject site is part of Pleasant Hills, a multi-property phased development project on Pleasant Street in the Roosevelt Park Neighborhood. The subject site will be Phase II and will consist of the reuse of the Habitat Kent offices for office and preschool uses, and the construction of twenty affordable homes in ten attached duplexes. Forty-eight parking spaces are proposed.

Project Overview

The development site is bounded by Osgood Avenue to the west, Pleasant Street to the south, Church Avenue to the east, and a rail line to the north. Along the north property line, the site drops off steeply approximately 30 feet to the rail lines below. The development site is 2.96 acres in area and consists of 425 Pleasant Street, a former Grand Rapids Public Schools elementary school, and since 2002, home to the Habitat Kent offices. The church improvements on the adjacent property, 535 Church Place, were most recently used by St. Mary & St. Mina Coptic Orthodox Church, and will be demolished.

The 9,611 square foot former school building is proposed to be repurposed as office space and a preschool, with approximately 6,405 square feet of office space and approximately 3,206 square feet devoted to the preschool use. An eight-space surface parking lot will be placed to the west of the existing building to support the office and preschool uses, requiring a waiver of twelve parking spaces.

The residential portion of the development consists of twenty dwelling units in side-by-side duplex buildings. The density is well within the allowable density, with the property being able to support at least 64 dwelling units.

Six units will front on Pleasant Street, four units will front on Church Place, and ten units will be interior to the site. A total of 40 parking spaces is proposed, meeting the parking requirement, with the spaces located immediately adjacent to each unit.

Each two-story unit will be clad in vinyl siding, 1,600 square feet in area, and will have four bedrooms, designed to accommodate larger families with children or multi-generational households.

The applicant intends for these homes to be owner-occupied with a condominium ownership structure.

Area Specific Plan

This area is included in the Grandville Avenue Area Specific Plan, adopted in 2017. The plan supports the development.

The Future Land Use Plan (p. 84) for the various parts of the neighborhood provides "...a list of preferred building types. Future land use provides the basis for zoning decisions."

The subject property is designated Detached Residential Area, where new housing development "within this area is scaled to match the existing pattern of single-family detached homes, while also promoting appropriately scaled duplex homes and carriage houses. Front porches, stoops, garden walls, decorative fences, and verdant landscapes define the physical form of this area."

Within the Grandville Area Specific Plan (ASP), "the detached residential land use designation corresponds to the LDR zoning district, with the exception that only duplex would be permitted as an attached dwelling type. Multi-family should not be permitted. Park and civic uses are anticipated. Commercial uses would not be permitted including surface parking lots to support adjacent retail uses" (p. 87).

Planning Commission Recommendation

On February 22, 2024, the Planning Commission held a public hearing on the project. A resident of Pleasant Street expressed her concerns about the loss of biological diversity and impacts on the natural environment, and requested appropriate measures be taken to mitigate for impacts of the demolition. The owner of the home on Church Place that will not be incorporated into the development offered her full support for the project so

long as opportunities are being created for those in the community that have been underserved in the past.

Several letters of support were submitted, including one from the Roosevelt Park Neighborhood Association, which indicated that the project is expected to support the future stability of the neighborhood by increasing affordable housing and mixed income living opportunities.

After discussion, the Planning Commission recommended approval of the development by a vote of 5-1. Although the Commissioner who cast the dissenting vote supported the development in concept, they expressed concern about the inward orientation of a number of buildings in the development, a concern echoed by other Commissioners. The concerns were overcome by others due to the fact that inward orientation was encouraged by the community during Habitat Kent's community engagement. The supporting Commissioners also cited the synergy of the family housing and preschool, the appropriate density, and consistency with the ASP. The addition of separate sets of stairs from the sidewalk directly to each dwelling unit fronting Pleasant Street was recommended as a condition of approval. The plans included with this resolution have been updated to reflect this condition.

City Commission Action

The attached resolution establishes May 21, 2024, as the date for the City Commission to consider the rezoning ordinance. Please forward the attached resolution for consideration at the next scheduled City Commission meeting.

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution setting May 21, 2024 as the date to consider an ordinance rezoning 425 Pleasant Street SW and 535 Church Place SW from TN-LDR (Traditional Neighborhood–Low-Density Residential) Zone District to SD-PRD (Special Districts–Planned Redevelopment District) to facilitate construction of twenty duplex units and reuse of an existing building for office and preschool uses.

WHEREAS:

1. A development consisting of twenty duplex units and reuse of an existing building for office and preschool uses is proposed at 425 Pleasant Street SW and 535 Church Place SW; and

2. A map amendment rezoning the properties from TN-LDR (Traditional Neighborhood-Low Density Residential) Zone District to SD-PRD (Special District-Planned Redevelopment District) is proposed to facilitate the development; and

3. The Planning Commission considered the amendment at a public hearing held on February 22, 2024, and recommended approval of the request by a vote of 5-1; therefore

RESOLVED:

1. That in accordance with Title V, Section 10(b) [Compiler's Paragraph 60(b)] of the Charter of the City of Grand Rapids, that the attached Summary of the Ordinance be published in the official City Commission Proceedings and in a newspaper of general circulation in the City, in lieu of publishing the full text of the Ordinance, and

2. That the attached ordinance amending Map 37 of Chapter 61 of Title V of the Code of the City of Grand Rapids shall be considered for adoption by the City Commission at its meeting of May 21, 2024.

SUMMARY OF ORDINANCE 2023 –
AN ORDINANCE TO AMEND MAP 37 OF CHAPTER 61 OF TITLE V OF THE
CODE OF THE CITY OF GRAND RAPIDS ENTITLED ZONING ORDINANCE

The City of Grand Rapids is considering an amendment to Zoning Ordinance Map 37 of Chapter 61 of Title V of the City Code of Grand Rapids. The map amendment would rezone 425 Pleasant Street SW and 535 Church Place SW from TN-LDR (Traditional Neighborhood–Low-Density Residential) Zone District to SD-PRD (Special Districts–Planned Redevelopment District) to facilitate construction of 20 duplex units and reuse of an existing building for office and preschool uses.

The proposed Zoning Ordinance map amendment is available at the City's website at <https://tinyurl.com/425pleasant> or in person at the Planning Department, 3rd Floor, 1120 Monroe Avenue NW, Grand Rapids, Michigan 49503, during business hours until 4 p.m. Monday-Friday. The Planning Department may be contacted at (616)456-4100 or planning@grcity.us.

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**AN ORDINANCE TO AMEND MAP 37 OF CHAPTER 61 OF TITLE V
OF THE CODE OF THE CITY OF GRAND RAPIDS, THE ZONING ORDINANCE**

ORDINANCE NO. 2024 - ____

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Map 37 of Chapter 61 of Title V of the City Code of Grand Rapids be amended to rezone 425 Pleasant Street SW and 535 Church Place SW from TN-LDR (Traditional Neighborhood–Low-Density Residential) Zone District to SD-PRD (Special Districts–Planned Redevelopment District) to facilitate construction of twenty duplex units and reuse of an existing building for office and preschool uses.

The resulting boundary of the SD-PRD can be described as follows:

Parcel: 425 Pleasant Street SW (41-13-36-129-002)
Description: LOTS 1 & 2 BLK 21* GRANT'S ADDITION ALSO LOTS 16 THRU 19 INCL & THAT PART OF VACATED PORTION OF CHURCH PLACE ADJ TO SD LOT ON THE E * CARPENTER'S SUBDIVISION

Parcel: 535 Church Place (41-13-36-206-006)
Description: LOTS 21 & 22 & THAT PART OF LOT 23 LYING N OF PLEASANT ST ALSO VACATED PORTION OF CHURCH PLACE ADJ SD LOTS ON THE EAST* CARPENTER S SUBDIVISION

Section 2. As provided in Section 5.12.12.F. of the Zoning Ordinance, that the following provisions are an integral part of this Ordinance:

1. That the application and plans submitted by the applicant and signed, dated and stamped by the Planning Director, shall constitute the approved plans, except if plan elements do not meet ordinance requirements and/or as amended in this resolution.
2. That the use shall operate according to the application and per testimony as recorded in the Planning Commission minutes.
3. That a Land Use Development Services (LUDS) permit, building permit, and all other required permits be obtained from the City of Grand Rapids prior to construction, demolition, or operation.
4. That the proposed use will comply with all other applicable City ordinances and policies and all State laws.
5. That the site shall meet all green site element requirements, including, but not limited to, greenspace, tree canopy, street trees, and landscape buffers.
6. That a minimum of 30% tree canopy be provided.

7. That signs shall be governed by the rules and requirements for residential zone districts.
8. That permitted uses in the non-residential building may include educational, adult daycare, childcare, community center, religious institution, and social service and office use.
9. Hours of construction activity are limited to 7 a.m. to 7 p.m. daily.
10. That this approval shall take effect as required by the City Commission approval in accordance with Section 5.12.12.G. of the Zoning Ordinance.

CORRECT IN FORM

CITY ATTORNEY