



PORTAGE



A Natural Place to Move

PLANNING COMMISSION

January 21, 2016

CITY OF PORTAGE PLANNING COMMISSION

A G E N D A

**January 21, 2016
(7:00 p.m.)**

Portage City Hall Council Chambers

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

- * January 7, 2016

SITE/FINAL PLANS:

PUBLIC HEARINGS:

- * 1. Preliminary Report: Rezoning Application #15/16-2 (expanded), Admiral Avenue/Dorset Street
- * 2. Final Report: Rezoning Application #15/16-3, 328 and 414 West Milham Avenue
- * 3. Preliminary Report: Rezoning Application #15/16-4, 1521, 1603 and 1615 East Centre Avenue

OLD BUSINESS:

NEW BUSINESS:

- * 1. 2016-2026 DRAFT Capital Improvement Program
- adjourn to Conference Room No. 2

STATEMENT OF CITIZENS:

ADJOURNMENT:

MATERIALS TRANSMITTED

December 15, 2015 City Council regular meeting minutes
November 9, 2015 Zoning Board of Appeals meeting minutes

Star (*) indicates printed material within the agenda packet.

PLANNING COMMISSION

January 7, 2016

 DRAFT

The City of Portage Planning Commission meeting of January 7, 2016 was called to order by Chairman Welch at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Three citizens were in attendance.

PLEDGE OF ALLEGIANCE:

Chairman Welch led the Commission, staff and citizens in the Pledge of Allegiance.

IN ATTENDANCE:

Michael West, Senior City Planner; and Randy Brown, City Attorney.

ROLL CALL:

Mr. West called the roll and the following Commissioners were present: Patterson (yes), Bosch (yes), Stoffer (arrived at 7:05pm), Welch (yes), Felicijan (yes), Dargitz (yes), Somers (yes), Schimmel (yes), and Richmond (yes).

APPROVAL OF MINUTES:

Chairman Welch referred the Commission to the December 17, 2015 meeting minutes contained in the agenda packet. A motion was made by Commissioner Bosch, seconded by Commissioner Somers, to approve the minutes as submitted. The motion was unanimously approved 8-0.

SITE/FINAL PLANS:

None.

PUBLIC HEARINGS:

1. Special Land Use Permit: Angelworks Photography, 865 Lenox Avenue. Commissioner Felicijan indicated that he needed to abstain from the discussion and voting on this application due to a personal relationship with the applicant and excused himself. Mr. West summarized the staff report dated December 30, 2015 and the request from Ms. Charity Finstrom to establish a photography studio within a portion of the existing building located at 865 Lenox Avenue. Mr. West stated the photography studio would occupy approximately 3,500 square feet of the overall 8,400 square foot building and no exterior site or interior building improvements were proposed. Mr. West provided a brief history of the site development and also discussed the ordinance criteria for consideration of the Special Land Use Permit application in the I-1 zoning district. Mr. West indicated the proposed use fulfills the requirements for issuance of a Special Land Use Permit and staff was recommending approval.

Ms. Charity Finstrom (applicant) was present to support the application. The public hearing was opened by Chairman Welch. No citizens spoke regarding the proposed application. A motion was made by Commissioner Bosch, seconded by Commissioner Patterson, to close the public hearing. The motion was unanimously approved 8-0. A motion was then made by Commissioner Somers, seconded by Commissioner Dargitz, to approve the Special Land Use Permit for Angelworks Photography, 865 Lenox Avenue, incorporating the analysis and findings identified in the Department of Community Development staff report. The motion was unanimously approved 8-0.

2. Preliminary Report: Rezoning Application #15/16-3, 328 and 414 West Milham Avenue. Mr. West summarized the preliminary staff report dated December 30, 2015 regarding a request to rezone the northern portions of 328 and 414 West Milham Avenue from R-1A, one family residential to OS-1, office service.

 DRAFT

Mr. West indicated the rezoning request would result in consistency and conformity between the zoning map and the historical use of the northern portion of these two parcels for office related parking and would also facilitate a prospective property purchase and future redevelopment of 328 West Milham Avenue. While the northern portions of these two parcels are zoned R-1A, Mr. West stated they are occupied by parking lots associated with the Lea's Hairstyling Studio and Jaqua Realtors businesses. Mr. West indicated these parking lots were in existence prior to comprehensive zoning of the city in 1965 and, therefore, are legally nonconforming uses. Mr. West then discussed the Future Land Use Map designation and the surrounding zoning and land use pattern.

Mr. Dan Jaqua (applicant/property owner) was present to support the rezoning application. The public hearing was opened by Chairman Welch. No citizens spoke regarding the proposed rezoning. A motion was then made by Commissioner Stoffer, seconded by Commissioner Somers, to adjourn the public hearing for Rezoning Application #15/16-3, 328 and 414 West Milham Avenue, to the January 21, 2016 meeting. The motion was unanimously approved 9-0.

NEW BUSINESS:

None.

OLD BUSINESS:

None.

STATEMENT OF CITIZENS:

None.

ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Michael K. West, AICP
Senior City Planner

TO: Planning Commission

DATE: January 15, 2016

FROM: Vicki Georgeau, ^{VJ} Director of Community Development

SUBJECT: Preliminary Report: Rezoning Application #15/16-2 (expanded), 480 Admiral Avenue; 6979 South Westnedge Avenue; 6843, 422, 426, 502, 508, 514, 520, 526, 532, 606, 612 and 618 Dorset Street

I. INTRODUCTION:

An application has been received from Mr. Chad Scott requesting that 480 Admiral Avenue be rezoned from RM-1, multiple family residential and I-1, light industry to R-1T, attached residential. According to the applicant, the rezoning would facilitate construction of one (1) to three (3) two-family residential dwellings (duplexes) along the northern portion of the property, at the eastern terminus of Cameo Avenue.

The Planning Commission convened a public hearing during the November 19th and December 3rd, 2015 meetings to discuss the proposed rezoning. After receiving public comment, the Commission voted unanimously to adjourn the rezoning application until the January 21, 2016 meeting to further evaluate the application, including consideration to expand the rezoning area. During the December 17th meeting, the Planning Commission reviewed the surrounding area and decided to expand the rezoning application to also consider rezoning 6979 South Westnedge Avenue from I-1, light industry, RM-1, multiple-family residential and B-2, community business to R-1A, one-family residential; and 6843, 422, 426, 502, 508, 514, 520, 526, 532, 606, 612 and 618 Dorset Street from R-1A, one family residential, R-1T, attached residential and I-1, light industry to R-1A, one-family residential and/or R-1T, attached residential. A summary of the properties included in the expanded rezoning application is provided in the table below.

| Applicant | Property Address | Parcel Number | Zoning | |
|---------------------|-----------------------------|---------------|--------------|--------------|
| | | | Existing | Proposed |
| Chad Scott | 480 Admiral Avenue | 00010-260-O | I-1/RM-1 | R-1T |
| Planning Commission | 6979 South Westnedge Avenue | 00010-256-A | I-1/RM-1/B-2 | R-1A |
| Planning Commission | 6843 Dorset Street | 06840-044-O | R-1A/I-1 | R-1T or R-1A |
| Planning Commission | 422 Dorset Street | 06840-042-O | R-1A/I-1 | R-1T or R-1A |
| Planning Commission | 426 Dorset Street | 06840-041-O | R-1A/I-1 | R-1T or R-1A |
| Planning Commission | 502 Dorset Street | 06840-040-O | R-1A | R-1T |
| Planning Commission | 508 Dorset Street | 06840-039-O | R-1A | R-1T |
| Planning Commission | 514 Dorset Street | 06840-038-O | R-1T | R-1A |
| Planning Commission | 520 Dorset Street | 06840-037-O | R-1T | R-1A |
| Planning Commission | 526 Dorset Street | 06840-036-O | R-1T | R-1A |
| Planning Commission | 532 Dorset Street | 06840-035-O | R-1T | R-1A |
| Planning Commission | 606 Dorset Street | 06840-034-O | R-1T | R-1A |
| Planning Commission | 612 Dorset Street | 06840-033-O | R-1T | R-1A |
| Planning Commission | 618 Dorset Street | 06840-032-O | R-1T | R-1A |
| 14 parcels/lots | | | | |

II. EXISTING CONDITIONS (ZONING, EXISTING AND FUTURE LAND USE):

Attached are several maps that depict the existing zoning pattern, existing land use pattern and Future Land Use Map designations for the properties included in the expanded rezoning consideration and surrounding area. Commercial land use/zoning (B-2, B-3) is present along the South Westnedge Avenue frontage properties and the west end of Admiral Avenue, while multiple family residential land use/zoning (apartments and four-unit attached buildings zoned RM-1) is present along the north and south sides of Admiral Avenue. Properties located along Cameo Avenue and Dorset Street are primarily single-family detached residential homes zoned R-1A and R-1T, with the exception of three, two-family attached dwellings (duplexes) located along the southeast side of Dorset Street. Commercial and industrial land use/zoning (B-2 and I-1) including the Portage Crossings Shopping Center, Home Depot and Consumers Energy substation are situated north and west of the homes on Cameo Avenue. The original rezoning parcel at 480 Admiral Avenue is vacant with the southern portion zoned RM-1 and the northern portion zoned I-1. Vacant land zoned I-1 and RM-1 and owned by the City of Portage and part of the Bicentennial Park is located east of 480 Admiral Avenue and south of four-unit attached dwellings on Admiral Avenue.

The Future Land Use Map component of the Comprehensive Plan identifies the commercial properties located along South Westnedge Avenue and west/north of the homes on Cameo Avenue as appropriate for Regional Business land use. The vacant city-owned property located east of the homes on Dorset Street and south of the four-unit attached dwellings on Admiral Avenue is identified for Park/Recreation land use. Multiple family and single family residential properties located along Admiral Avenue, Cameo Avenue and Dorset Street are designated for Single-Family Detached Medium Density Residential (SFD-MD) land use. The SFD-MD land use designation is intended to provide for a greater diversity in single-family housing development at higher densities (up to 6 units per acre) than allowed under the Low Density Residential designation (1-4 units per acre). Areas planned for SFD-MD land use are often located adjacent to higher intensity uses, such as the Regional Business area, and generally correspond to the R-1A, one family residential and PD, planned development zoning districts. Based on Zoning Code requirements, the R-1A district allows for a maximum residential development density of 4-5 units/acre (detached), while the PD district allows for up to 7 units/acre (combined single-family and multi-family units). For comparison purposes, the R-1T district allows for a maximum residential development density of 7 units/acre (attached).

While Future Land Use Map designations are intended to serve as a general guide for future development and rezoning considerations, they are not necessarily intended to be property line and/or parcel specific. Specific zoning district boundaries need to be determined on a case-by-case basis considering overall consistency with the Comprehensive Plan/Future Land Use Map, surrounding land use/zoning pattern, development/redevelopment potential, impacts on adjacent properties and other factors.

Furthermore and as cited in Chapter 4 of the Comprehensive Plan, the Future Land Use Plan is a representation of general physical features/land use activities in the city when fully developed and does not imply that all of the changes will or should occur in the near term. Development and redevelopment will proceed in a manner consistent with policies on the environment, transportation and infrastructure capacity, as examples, and other matters which help determine the appropriate timeframe. Also, zoning decisions should, over time, produce changes that gradually establish greater conformity between the Zoning Map and the Future Land Use Plan. Importantly, deviations from the Future Land Use Map and Comprehensive Plan may be appropriate when justified by more detailed information, changes to conditions, or in the case where a deviation is not contrary to the overall intent and purpose of the Plan.

III. HISTORICAL RESIDENTIAL DEVELOPMENT/ZONING PATTERN:

Development of the multiple-family and single family residential uses located along Admiral Avenue, Cameo Avenue and Dorset Street began with approval of the Ramey Park Plat in 1958 (see attached plat map). The Ramey Park Plat includes the lots located along the north side of Admiral Avenue and along both sides of Cameo Avenue and Dorset Street. Subsequently, single family detached residential home construction began in the late 1950's and concluded in the mid-1970's. According to available city records, the three, two-family attached residential dwellings (duplexes) located at 6843, 422 and 426 Dorset Street were constructed in 1965 prior to the comprehensive rezoning of the city. Prior to the 1965 rezoning, the property was zoned "B Residence" that permitted both single-family and two-family dwellings. The 1965 zoning change to R-1A made these three duplexes nonconforming.

In 1968, City Council approved three rezoning applications (see attached map) that established the current zoning pattern and eventually facilitated construction of the apartment building located at 135 Admiral Avenue and the four-unit attached residential dwellings located along the south side of Admiral Avenue. Application #68-1 rezoned 280, 310, 340, 370, 400 and 430 Admiral Avenue from R-1A to RM-1 and 440 and 450 Admiral Avenue from I-1 to RM-1. The Woodside Ridge No. 1 plat was subsequently created in 1976, and construction of the four-unit attached residential buildings occurred in the late 1970s. Application #68-4 rezoned 135 Admiral Avenue from B-2 to RM-1 and subsequent construction of the apartment building occurred in approximately 1974. Application #68-3 rezoned 514, 520, 526, 532, 606, 612 and 618 Dorset from R-1A to R-1T, however, subsequent construction of single family detached residences occurred in the early 1970s. Application #68-3 also rezoned the rear portion of the subject rezoning parcel (480 Admiral Avenue) and a small triangular-shaped piece of the city-owned parcel located at 6979 South Westnedge Avenue from I-1 to RM-1, however, these properties have remained undeveloped.

IV. PRELIMINARY ANALYSIS:

The following preliminary analysis has been prepared based on general land use considerations, the Comprehensive Plan, traffic conditions and surrounding development patterns. Issues to be considered are consistency with the Future Land Use Plan Map and Development Guidelines, suitability of the existing zoning classification and the impacts of the proposed zoning classification.

480 Admiral Avenue (original rezoning request)

- Existing Land Use: Vacant
- Existing Zoning: I-1, light industry (northern portion), RM-1, multiple family residential (southern portion)
- Future Land Use Map: Single-Family Detached-Medium Density Residential
- History: In 1968, the southern portion of this parcel was rezoned from I-1 to RM-1, in conjunction with the rezoning of the seven lots on Dorset Street from R-1A to R-1T (see below). While the current zoning permits a mix of industrial and multi-family residential land uses, the property has remained vacant largely due to location, accessibility and environmental issues.
- Suitability of Existing Zoning/Impacts of Zoning Change: The existing I-1 zone along the northern portion of parcel and potential future industrial development would not be compatible with adjacent residential neighborhood. A zoning change to R-1T as requested by the applicant would constitute a "down zoning" and a reduction in the intensity of the land use currently allowed under the I-1/RM-1 zoning.

6979 South Westnedge Avenue

- Existing Land Use: vacant, city owned property which is part of Bicentennial Park
- Existing Zoning: I-1, light industrial, RM-1, multiple family residential, B-2, community business

- Future Land Use Map: Park/Recreation
- History: This approximate 20 acre parcel is L-shaped paralleling the west side of the Grand Elk railroad tracks and fronting the north side of Romence Road Parkway with approximately 1,450 feet of frontage (a small area of this parcel is also located on the south side of Romence Road Parkway, which is zoned R-1A). The property is designated for recreation and park and is part of the Bicentennial Park system. As such, the property cannot be sold and privately developed without a change in the park designation and/or a referendum vote by the residents of Portage.
- Suitability of Existing Zoning/Impacts of Zoning Change: Given the city ownership of the property and park designation, a zoning change from I-1, RM-1 and B-2 to R-1A, or a similar low intensity residential district, could be considered more consistent with the Comprehensive Plan, but would not affect future use or designation of this land area. Modifying the zoning pattern adjacent to the existing commercial/multiple family residential land uses located along South Westnedge Avenue and Admiral Avenue may impact land use restrictions related to screening, setbacks and building height apply when adjacent to single family residential zoning. With regard to screening, there already exists a significant tree row adjacent to the south property line of the Admiral Avenue properties and adjacent to the east property line of 6929 South Westnedge Avenue. If additional restrictions imposed on the adjacent commercial/multiple family residential land uses as a result of a change to single-family residential is a concern, a narrow strip of B-2 zoning could be retained adjacent to 6929 South Westnedge Avenue and 200 Admiral Avenue and a narrow strip of RM-1 zoning retained adjacent to 280-450 Admiral Avenue.

6843, 422 and 426 Dorset Street

- Existing Land Use: two-family attached dwellings (duplexes)
- Existing Zoning: R-1A, one-family residential and I-1, light industrial (rear portions)
- Future Land Use Map: Single-Family Detached-Medium Density Residential
- History: According to city records, duplexes on these three properties were constructed in 1965 prior to the adoption of the City of Portage comprehensive zoning ordinance and map. When these three duplexes were developed, the property was zoned "B Residence", which permitted single-family and two-family residential uses. Following the comprehensive update of the city zoning ordinance and map in 1965, these three duplexes are lawfully nonconforming and governed by the nonconforming use regulations of the Zoning Code. The rear portions of these properties, which are currently zoned I-1 and vacant, appear to be a result of a lot line adjustment that occurred sometime in the 1970's.
- Suitability of Existing Zoning/Impacts of Zoning Change: Retention of the existing R-1A zoning for the front portion of these three parcels will continue the historical nonconforming status of the existing duplexes. A zoning change from I-1 to R-1A for the rear portions of these properties would be consistent with the current R-1A zoning of the front portion. Since the rear portions of these properties are currently vacant, a zoning change to R-1A would not affect the status of the existing duplexes located on the front portions of these properties. Alternatively, a zoning change from R-1A/I-1 to R-1T for the entirety of these properties could also be considered, which would eliminate the nonconforming use status of the duplexes on these three properties.

514, 520, 526, 532, 606, 612 and 618 Dorset Street

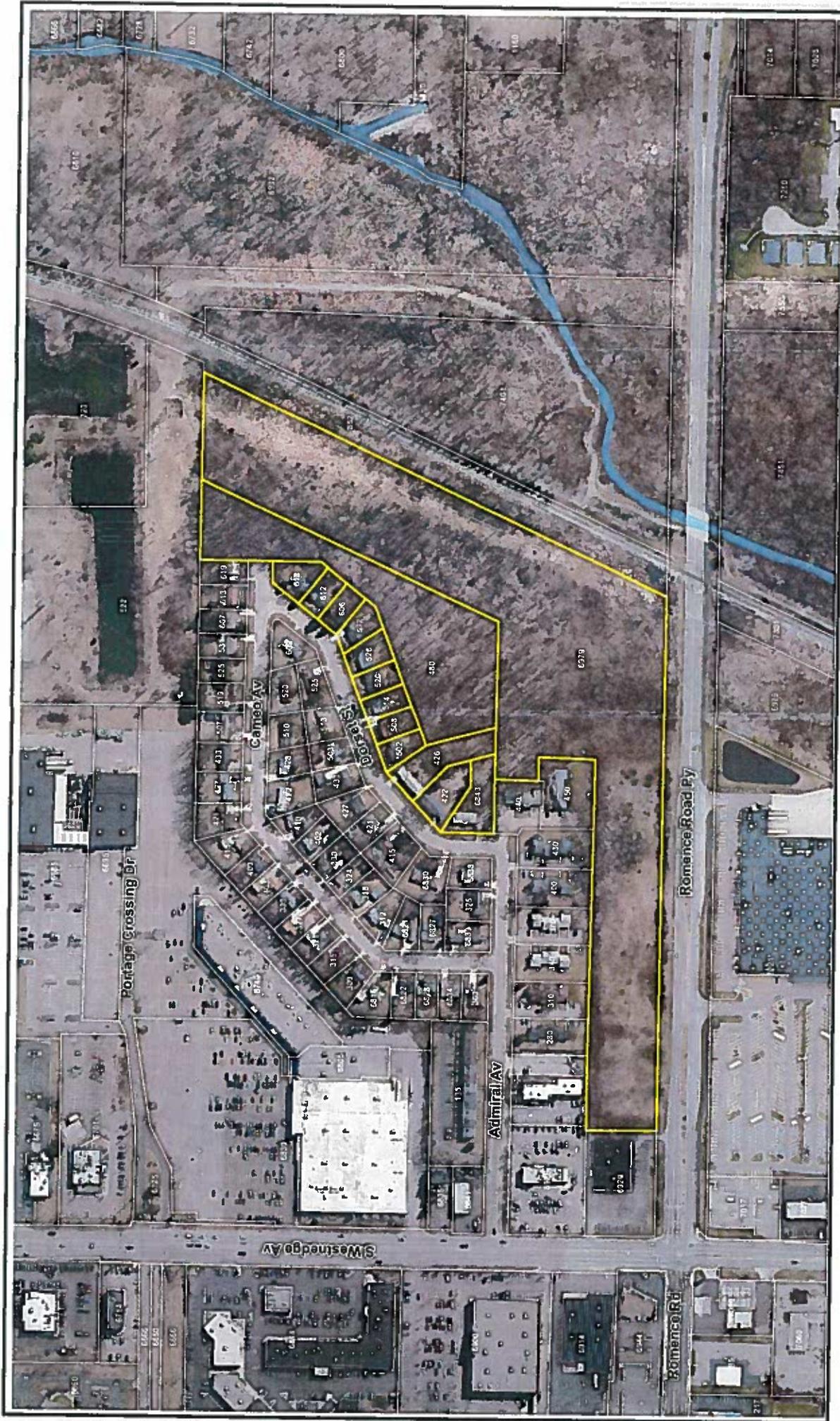
- Existing Land Use: single-family detached residential homes
- Existing Zoning: R-1T, attached residential
- Future Land Use Map: Single-Family Detached-Medium Density Residential
- History: In 1968, these seven lots were rezoned from R-1A to R-1T. While two-family attached dwellings (duplexes) could have been constructed on these lots, single-family detached homes were subsequently constructed in the late 1960's/early 1970's.
- Suitability of Existing Zoning/Impacts of Zoning Change: The existing R-1T zoning is not necessary to support the long-term use of these properties as single family detached homes. A zoning change from

R-1T to R-1A could be considered and would not create any nonconformities at these properties. However, possible future construction of two-family attached dwellings would not be permitted at these properties under an R-1A zoning designation.

V. RECOMMENDATION:

Consistent with the Planning Commission policy of accepting public comment at the initial meeting and continuing the rezoning at a subsequent meeting, the Commission is advised to receive public comment during the January 21, 2016 meeting and adjourn the public hearing to the February 4, 2016 meeting.

Attachments: Aerial Photograph Map
Existing Zoning Map
Existing Land Use Map
Future Land Use Map
Previous Rezoning Map (1968 rezonings)
Residential Structure Map (approximate construction periods)
Plat Maps (Ramey Park and Woodside Ridge No. 1)
Original Rezoning Application and Supporting Material (Chad Scott, 480 Admiral)
Expanded Rezoning Application (Planning Commission)
Citizen communications received



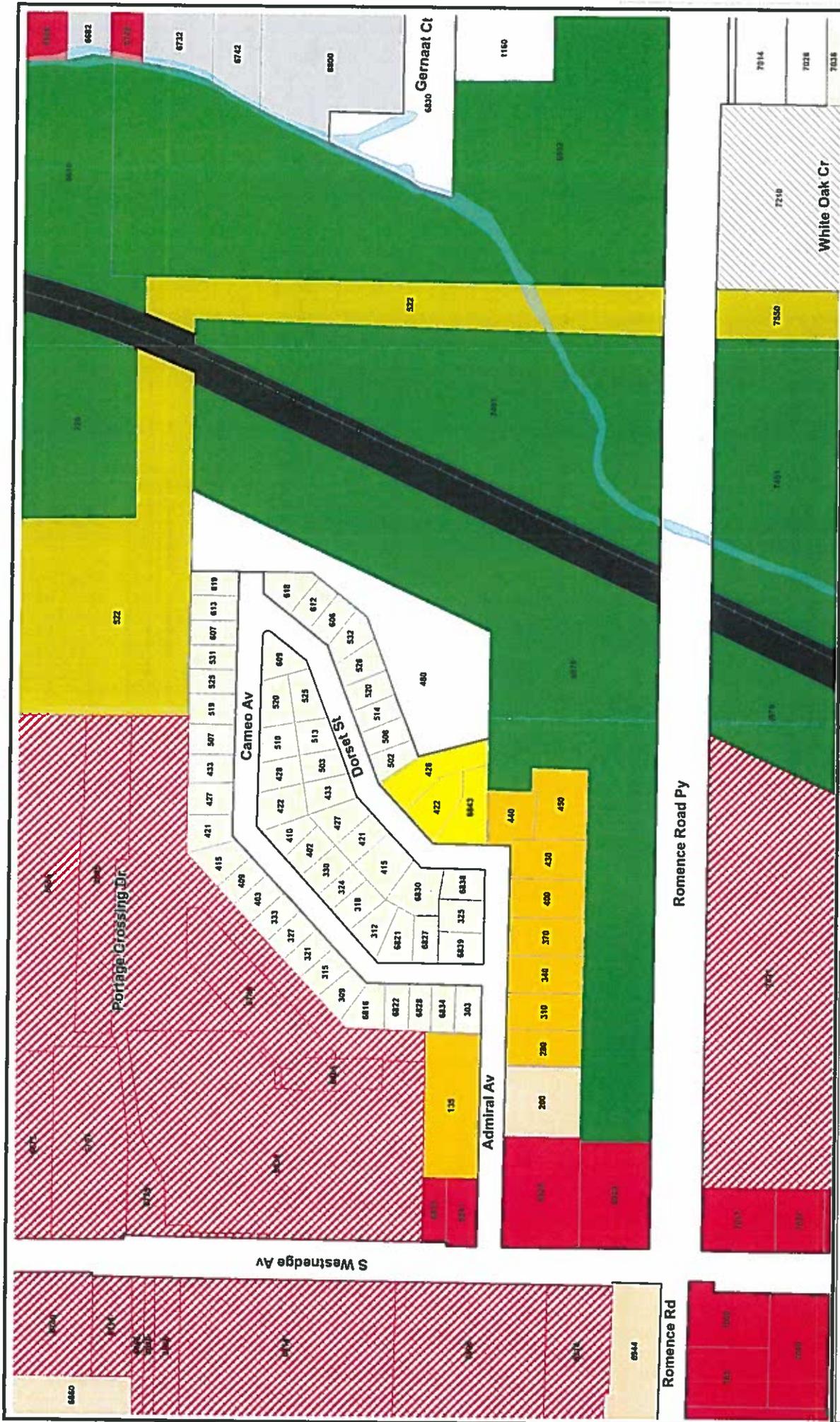
Subject Properties

Date of photography: March 2013

Aerial Photo



1 inch = 213 feet



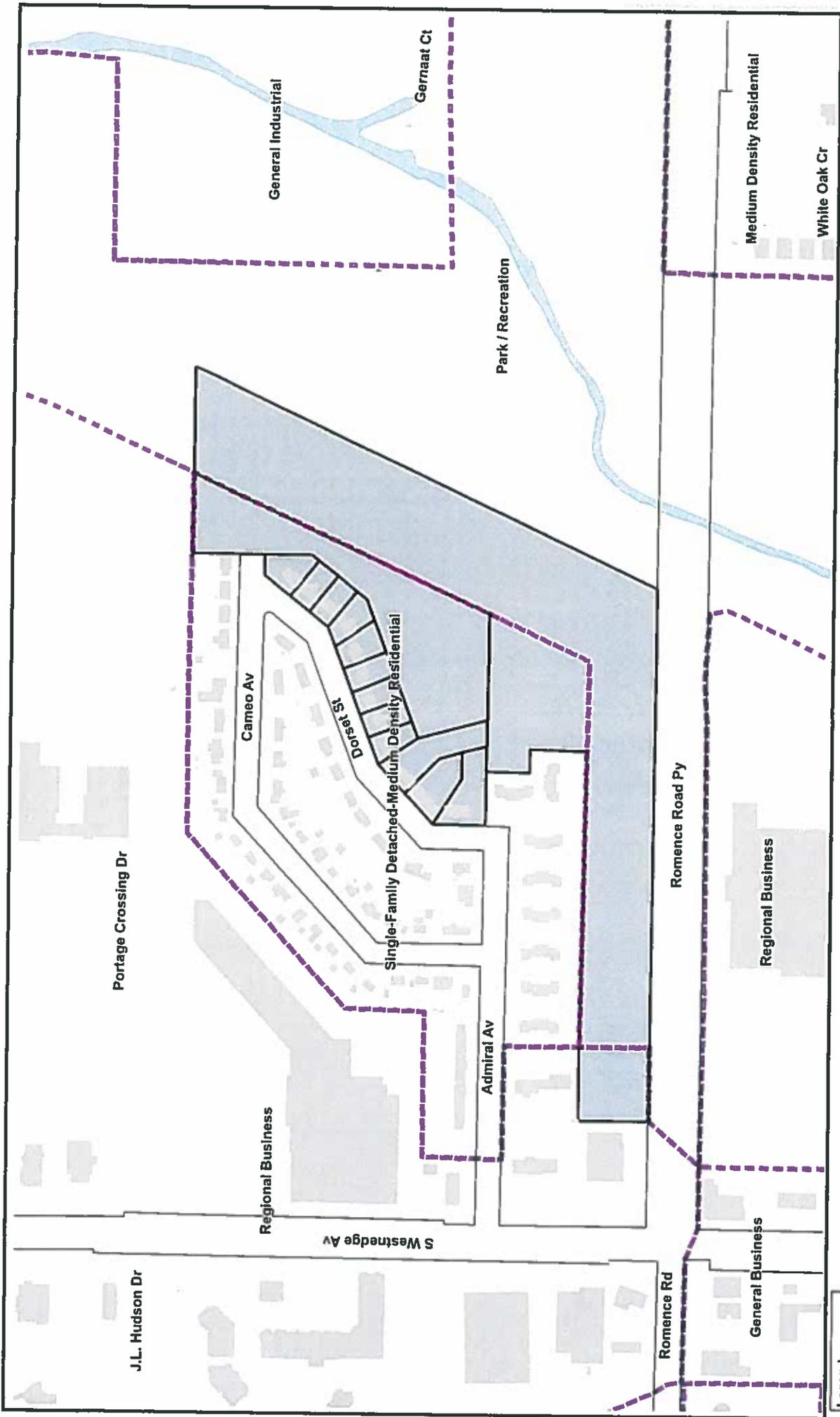
Legend

| | | | |
|------------------------------------|-------------------------|--------------------------------|------------------------------|
| Single Family | LI - Local Business | VI - Heavy Industrial | Vacant/Undeveloped |
| Two Family | GB - General Business | AG - Agriculture | PRV/REC - Private Recreation |
| MFHP - Manufactured Home Park | CF - Office | AGINT - Agricultural Intensive | PUB/REC - Public Recreation |
| MFMD - Multi-Family Medium Density | CP - Regional Business | UMI - Utility | ROW |
| MFHD - Multi-Family High Density | LIHD - Light Industrial | PI - Public Institutional | |

Existing Land Use Map



1 inch = 233 feet

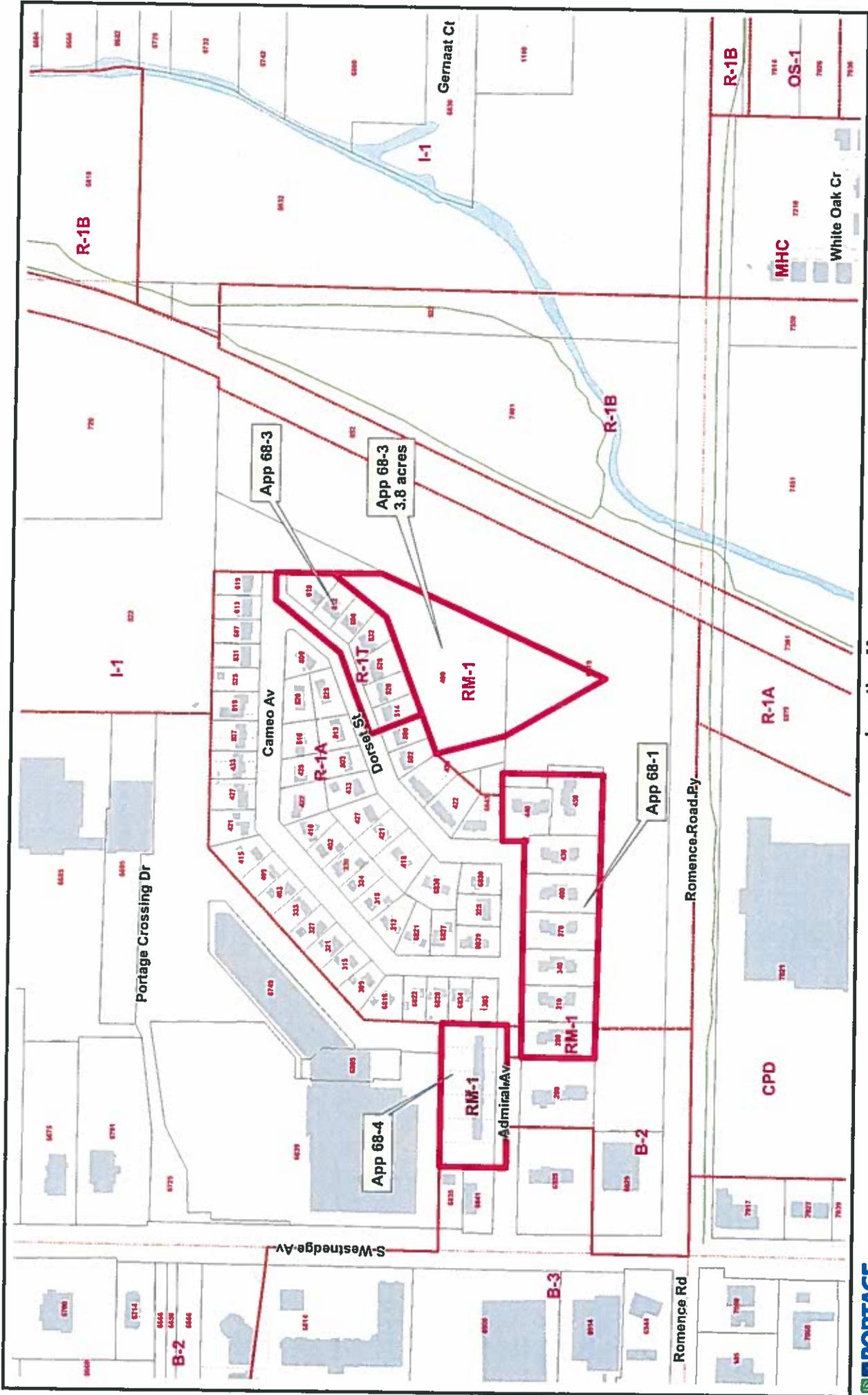


1 inch = 233 feet

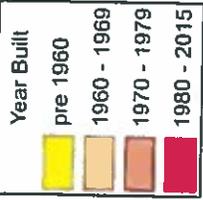
Future Land Use Map

Legend

- Future Land Use
- Subject Properties



Location Map
Previous Rezoning



Structure Year Built

Data disclaimer: Specific construction dates taken from available city records and are considered approximate.



1 inch = 228 feet

RECEIVED
OCT 16 2015

COMMUNITY DEVELOPMENT

APPLICATION FOR ZONING AMENDMENT

Application number #15/16-2

Date 10-16-15

APPLICATION INFORMATION:

Meetings of the Portage Planning Commission are held on the first and third Thursday of each month at 7:00 p.m. in the Council Chambers of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan. All zoning amendment applications must be properly filled out and submitted to the Department of Community Development and the zoning amendment fee paid at least 15 working days prior to the meeting at which the public hearing is held. The applicant will be notified in writing of all such public hearing/meetings.

For more detailed information about the zoning amendment process, please refer to Portage Land Development Regulations, Article 4, Division 2, Subdivision 2.

TO THE PLANNING COMMISSION:

I (WE), the undersigned, do hereby respectfully make application and petition the Portage Planning Commission to amend the Zoning Ordinance and/or change the Zoning Map as hereinafter requested. In support of this application, the following is submitted:

ZONING MAP AMENDMENT

1. a. Platted Land:

The property is part of the recorded plat: The property sought to be rezoned is located at _____ between _____ Street and _____ Street on the _____ side of the street, and is known as Lot Number(s) _____ of _____ Plat (Subdivision). It has a frontage of _____ feet and a depth of _____ feet.

b. Unplatted Land:

The property is in acreage, and is not therefore a part of a recorded plat. The property sought to be rezoned is located and described as follows: (Indicate total acreage and parcel number).

480 Admiral Avenue, Portage, MI 49002 00010-260-O Approx. 3.86 acres

2. a. Do you own the property to be rezoned? Yes X No _____

b. Name of the owner of the property to be rezoned: Chad Scott

Address 6325 East V Ave, Vicksburg, MI 49097

3. My (our) interest in the property and purpose for submitting the proposed Zoning Amendment: Property owner desires to build ~~one (1) four (4)~~ unit single family, attached homes
1 to 3 2 unit duplexes

4. CURRENT ZONING: Split I-1 and RM-1 PROPOSED ZONING: R1-T

ZONING TEXT AMENDMENT

1. The proposed language to be considered is (attach additional sheets as necessary):

2. The Zoning Code Chapter and Section wherein the proposed text would be modified/inserted.

3. My (our) interest in and purpose for submitting the proposed Zoning Ordinance Amendment.

We attach a statement hereto indicating why, in our opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment will advance the public health, safety and welfare. An assessment of the impact of the proposal on the community and property of other persons in the vicinity of the amendment or affected by the amendment is also attached.

CM *Sub A*

(Signature of Applicant)

(Signature of Applicant)

6425 East V Ave

(Address) Vicksburg 49097

(Address)

(269) 720-7729

(Phone)

(Phone)

A copy of all actions taken regarding this application shall be attached and shall be considered a part of this application.

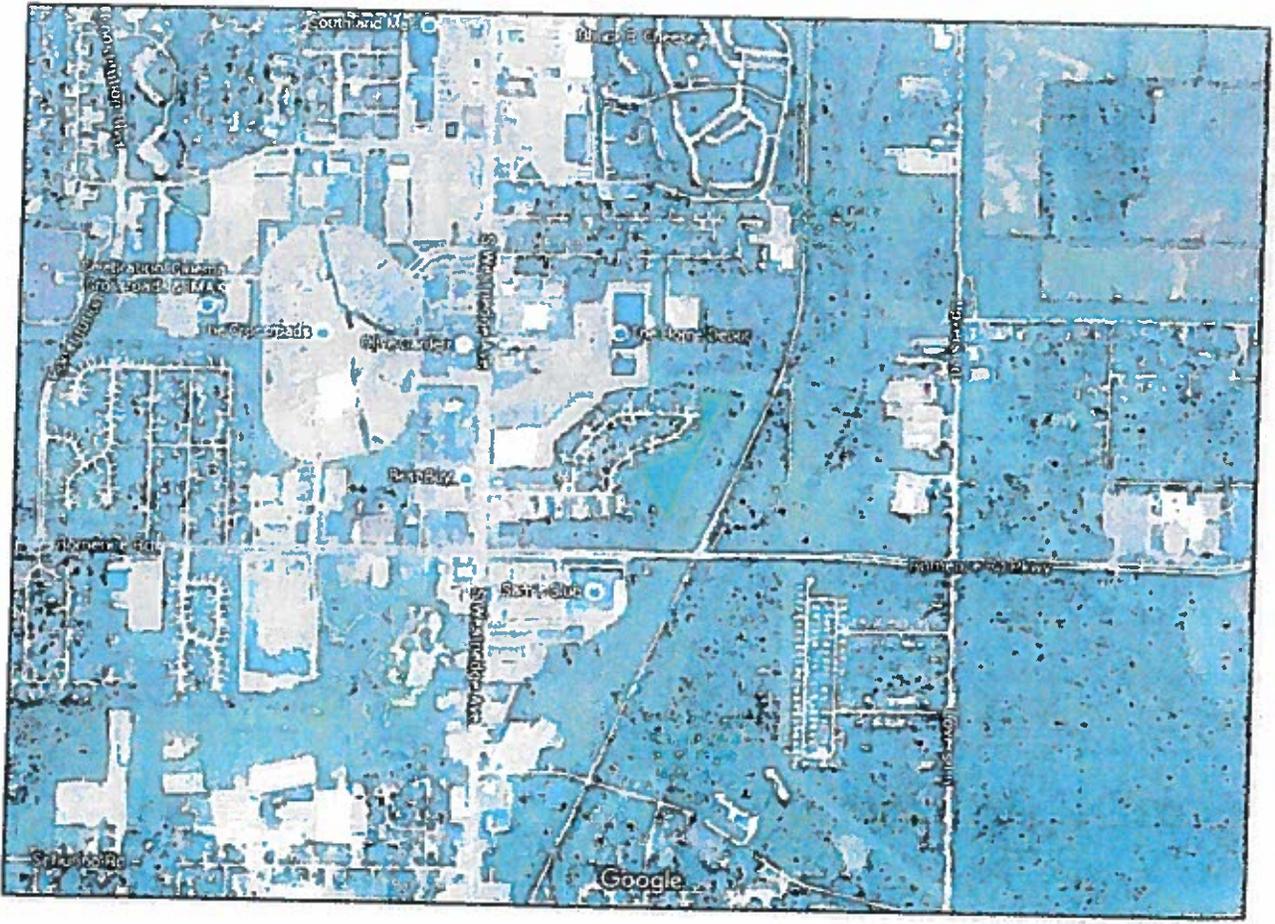
ZONE CHANGE DESCRIPTION
480 ADMIRAL AVENUE

The zone change request at 480 Admiral Avenue would result in the proposed development one (1) to three (3) two-family dwellings (duplexes). The zone change request is necessary as the current site is split zoned I-1 Light Industrial on the north end of the site and RM-1 Multiple Family Residential on the south end of the site. Due to significant wetlands on the site, there is only a small, unaffected pocket at the northern end of the site, however, since that area is currently zoned I-1 Light Industrial, residential of any kind is not allowed.

In determining the most appropriate zoning district to request, many factors were considered including the impact of the wetlands on developability of the site, the Master Plan and future land use map and existing zoning trends and districts on adjacent properties. The development area of 480 Admiral is actually a small pocket of land on the Northern portion of the site off the East end of Cameo Ave. With the natural impacts and property configuration this small Northern portion is the only likely developable area. Therefore, although the property is future planned to be medium density, detached single family dwellings, the developable area of this site limits this type of development from taking place on the site at the master plan density. The southern end of the site is currently zoned RM-1, Multiple Family Residential, and other RM-1 zoned property exists west of the site. However, rezoning the entire parcel to RM-1 is least consistent with the Master Plan. Adjacent to the currently zoned I-1 portion of the site is property zoned R1-T. The R1-T zone is a down-zone from both of the current classifications of RM-1 and I-1 however more consistent with the surrounding area. Therefore, the R1-T Attached Residential zoning district was determined to be the most consistent, compatible and appropriate for maintaining property rights.

The R1-T Attached Residential zoning district allows for the construction one-family, two-family or one-family attached dwellings subject to provisions of Section 42-202, which would maximize the available developable space. In maximizing the available developable space, the property owner's rights to construct single family dwellings on the property is maintained. The R1-T is a down-zone from the current zoning classifications. Lastly, the requested zoning district is consistent and compatible with existing zoning as adjacent property to the west is currently zoned R1-T.

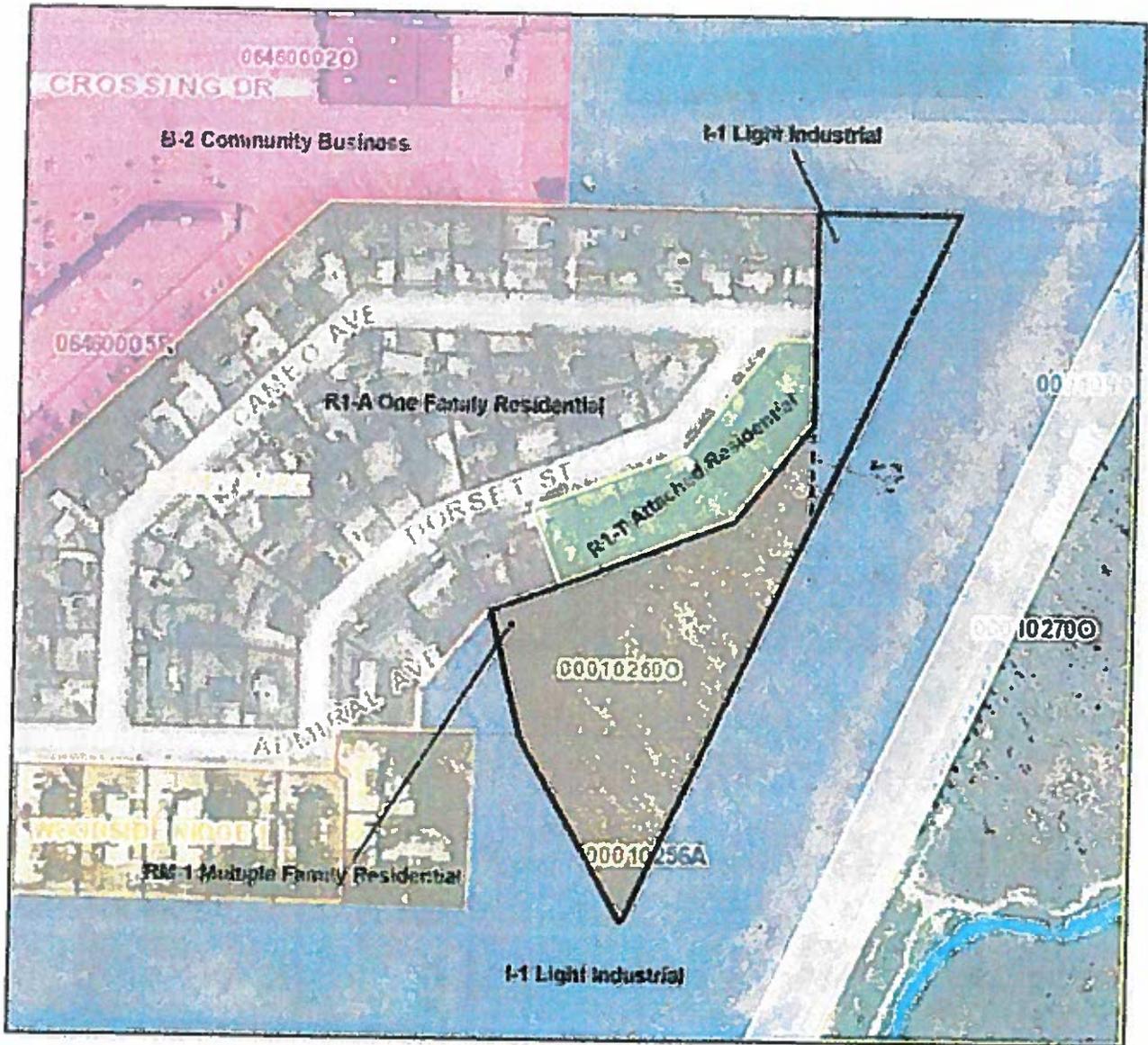
PROJECT LOCATION
480 ADMIRAL AVENUE



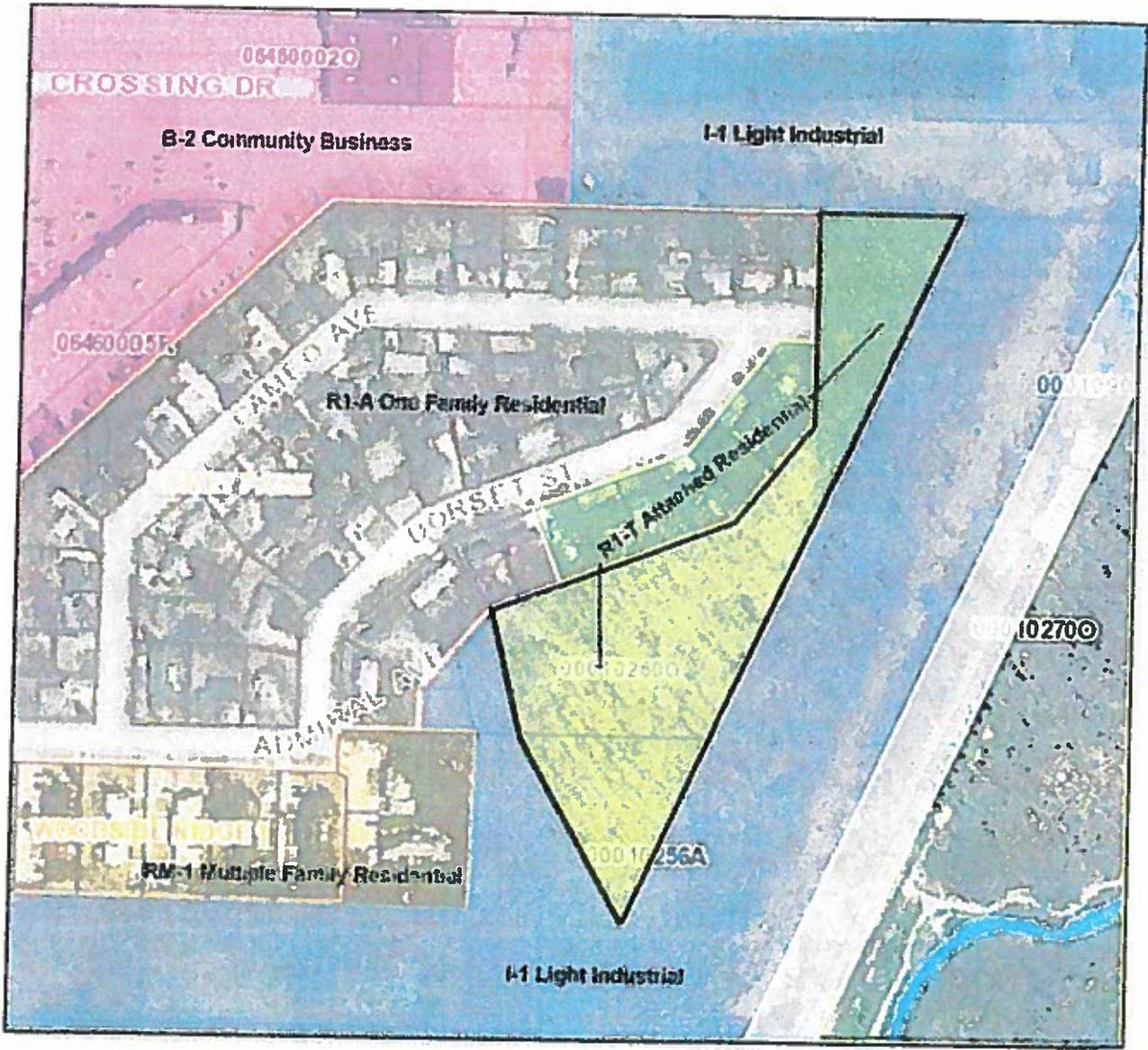
LEGAL DESCRIPTION
480 ADMIRAL AVENUE

SEC 10-3-11 BEG AT NE COR LOT 31 RECD PLAT OF RAMEY PARK TH S ALG E LI SD PLAT 320 FT TH S
37 DEG 52 MIN W 190 FT TH S 68 DEG 52 MIN W 420 FT TH SE 192.61 FT TH E 294.88 FT TH N 24 DEG
15 MIN E 869.4 FT TH S 89 DEG 13 MIN W 180 FT TO PL OF BEG.

EXISTING ZONING EXCERPT
480 ADMIRAL AVENUE

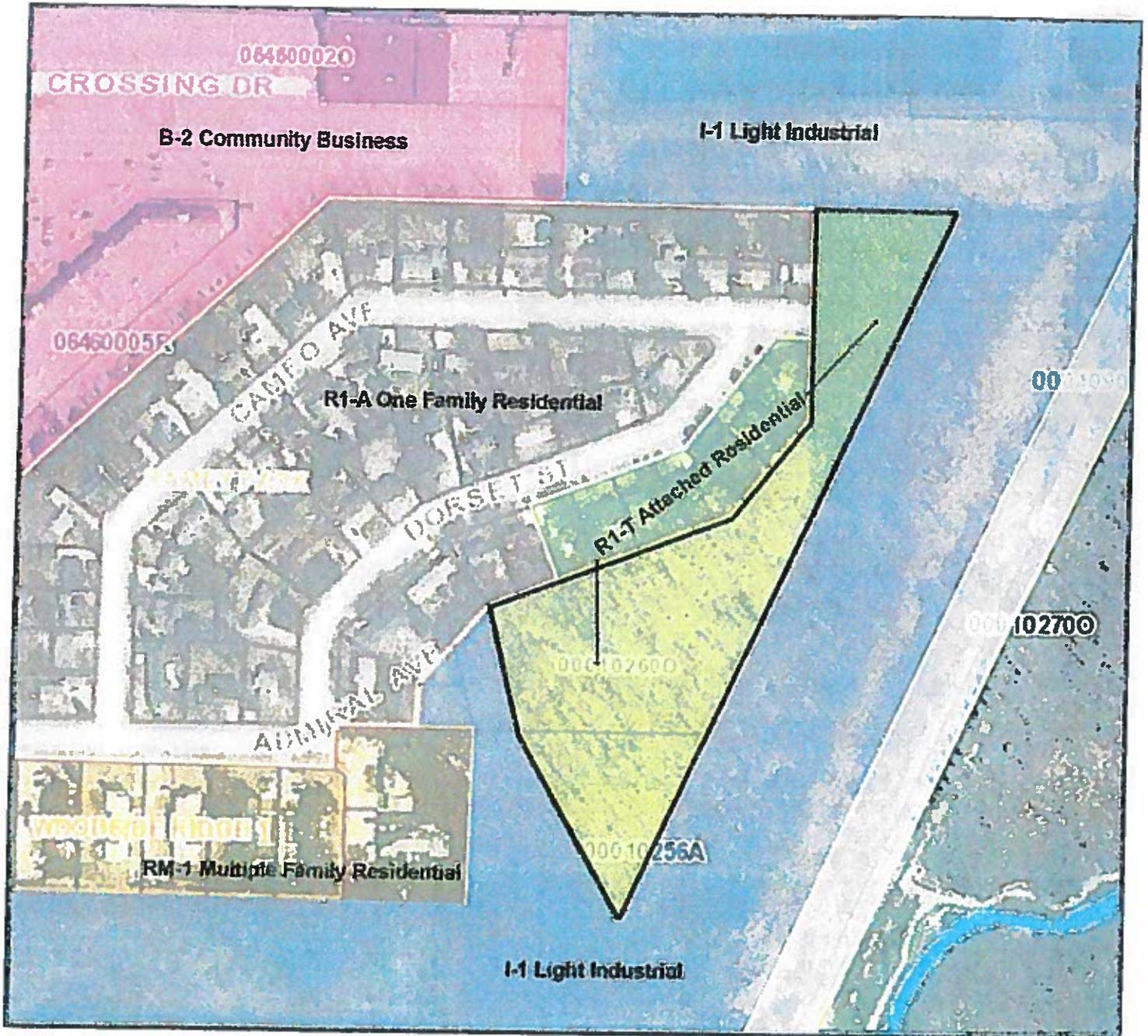


PROPOSED ZONING EXCERPT
480 ADMIRAL AVENUE



480 ADMIRAL AVENUE
ZONING AMENDMENT REQUEST

RECEIVED
OCT 16 2015
COMMUNITY DEVELOPMENT



APPLICATION FOR ZONING AMENDMENT

Application number #15/16-2 (amended)

Date December 17, 2015

APPLICATION INFORMATION:

Meetings of the Portage Planning Commission are held on the first and third Thursday of each month at 7:00 p.m. in the Council Chambers of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan. All zoning amendment applications must be properly filled out and submitted to the Department of Community Development and the zoning amendment fee paid at least 15 working days prior to the meeting at which the public hearing is held. The applicant will be notified in writing of all such public hearing/meetings.

For more detailed information about the zoning amendment process, please refer to Portage Land Development Regulations, Article 4, Division 2, Subdivision 2.

TO THE PLANNING COMMISSION:

I (WE), the undersigned, do hereby respectfully make application and petition the Portage Planning Commission to amend the Zoning Ordinance and/or change the Zoning Map as hereinafter requested. In support of this application, the following is submitted:

ZONING MAP AMENDMENT

1. a. Platted Land:

The property is part of the recorded plat: The property sought to be rezoned is located at _____ between _____ Street and _____ Street on the _____ side of the street, and is known as Lot Number(s) _____ of _____ Plat (Subdivision). It has a frontage of _____ feet and a depth of _____ feet.

b. Unplatted Land:

The property is in acreage, and is not therefore a part of a recorded plat. The property sought to be rezoned is located and described as follows: (Indicate total acreage and parcel number).

13 parcels/lots (see attached list)

2. a. Do you own the property to be rezoned? Yes _____ No X

b. Name of the owner of the property to be rezoned: _____

Address _____ (see attached list)

3. My (our) interest in the property and purpose for submitting the proposed Zoning Amendment: Review existing zoning pattern for consistency with Future Land Use Map

4. CURRENT ZONING: I-1/B-2/RM-1/R-1A/R-1T PROPOSED ZONING: R-1A/R-1T

ZONING TEXT AMENDMENT

1. The proposed language to be considered is (attach additional sheets as necessary):

N/A

2. The Zoning Code Chapter and Section wherein the proposed text would be modified/inserted.

N/A

3. My (our) interest in and purpose for submitting the proposed Zoning Ordinance Amendment.

N/A

We attach a statement hereto indicating why, in our opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment will advance the public health, safety and welfare. An assessment of the impact of the proposal on the community and property of other persons in the vicinity of the amendment or affected by the amendment is also attached.

City of Portage Planning Commission

(Signature of Applicant)

(Signature of Applicant)

7900 South Westnedge Avenue, Portage, MI 49002

(Address)

(Address)

(269) 329-4477 (Community Development Department)

(Phone)

(Phone)

A copy of all actions taken regarding this application shall be attached and shall be considered a part of this application.

Rezoning Application #15/16-2 (expanded)

(Planning Commission Expanded Rezoning Consideration – 13 properties)

| Address | Parcel ID | Existing Zoning | Proposed Rezoning * |
|-----------------------------|-------------|---|--|
| 6979 South Westnedge Avenue | 00010-256-A | I-1, light industry RM-1, multiple family residential B-2, community business | R-1A, one family residential |
| 6843 Dorset Street | 06840-044-O | R-1A, one family residential I-1, light industry | R-1T, attached residential or R-1A, one family residential |
| 422 Dorset Street | 06840-042-O | R-1A, one family residential I-1, light industry | R-1T, attached residential or R-1A, one family residential |
| 426 Dorset Street | 06840-041-O | R-1A, one family residential I-1, light industry | R-1T, attached residential or R-1A, one family residential |
| 502 Dorset Street | 06840-040-O | R-1A, one family residential | R-1T, attached residential |
| 508 Dorset Street | 06840-039-O | R-1A, one family residential | R-1T, attached residential |
| 514 Dorset Street | 06840-038-O | R-1T, attached residential | R-1A, one family residential |
| 520 Dorset Street | 06840-037-O | R-1T, attached residential | R-1A, one family residential |
| 526 Dorset Street | 06840-036-O | R-1T, attached residential | R-1A, one family residential |
| 532 Dorset Street | 06840-035-O | R-1T, attached residential | R-1A, one family residential |
| 606 Dorset Street | 06840-034-O | R-1T, attached residential | R-1A, one family residential |
| 612 Dorset Street | 06840-033-O | R-1T, attached residential | R-1A, one family residential |
| 618 Dorset Street | 06840-032-O | R-1T, attached residential | R-1A, one family residential |

* Proposed zoning designation or any other zoning classification permitted by law.

Portage Planning Commission

Portage, Michigan

Petition to rezone 7 lots on north end of Dorset St, east side of street.

We, the undersigned residents of the affected properties, petition the city of Portage to correct the zoning of the 7 lots with single family homes, incorrectly zoned R-1T (multi family) to R-1A (single family). All the surrounding single family homes are on lots zoned R-1A contiguous to these incorrectly zoned lots. Please preserve the single family residence environment of this neighborhood by correcting this decades old zoning mistake.

2

| Resident Name | Address | Signature | Date |
|---------------------------|---------------------------|---|----------------------|
| Richard/Patricia Dueweke | 606 Dorset St Portage, MI | <i>Richard Dueweke</i> <i>Patricia Dueweke</i> | 12/10/15 12/10/15 |
| Steven R Schieck | 532 Dorset St | <i>Steven R Schieck</i> | 12/13/15 |
| Pamela L (Thomas) Schieck | 532 Dorset St | <i>Pamela L Schieck</i> | 12/13/15 |
| Patricia Whipple | 618 Dorset | | 12/13/2015 |
| Melissa Newton | 514 Dorset | | 12/13/15 |
| Alisha Cederberg | 612 Dorset | <i>Alisha Cederberg</i> | 12/13/15 |
| Bryan Cederberg | 612 Dorset | <i>Bryan Cederberg</i> | 12/13/15 |
| | | | |
| | | | |
| | | | |
| | | | |

1-12-16

Planning Commission

In regards 480 Admiral rezoning
I really don't want a property build there

520 Camie

Karen Sadson

RECEIVED

JAN 12 2016

COMMUNITY DEVELOPMENT

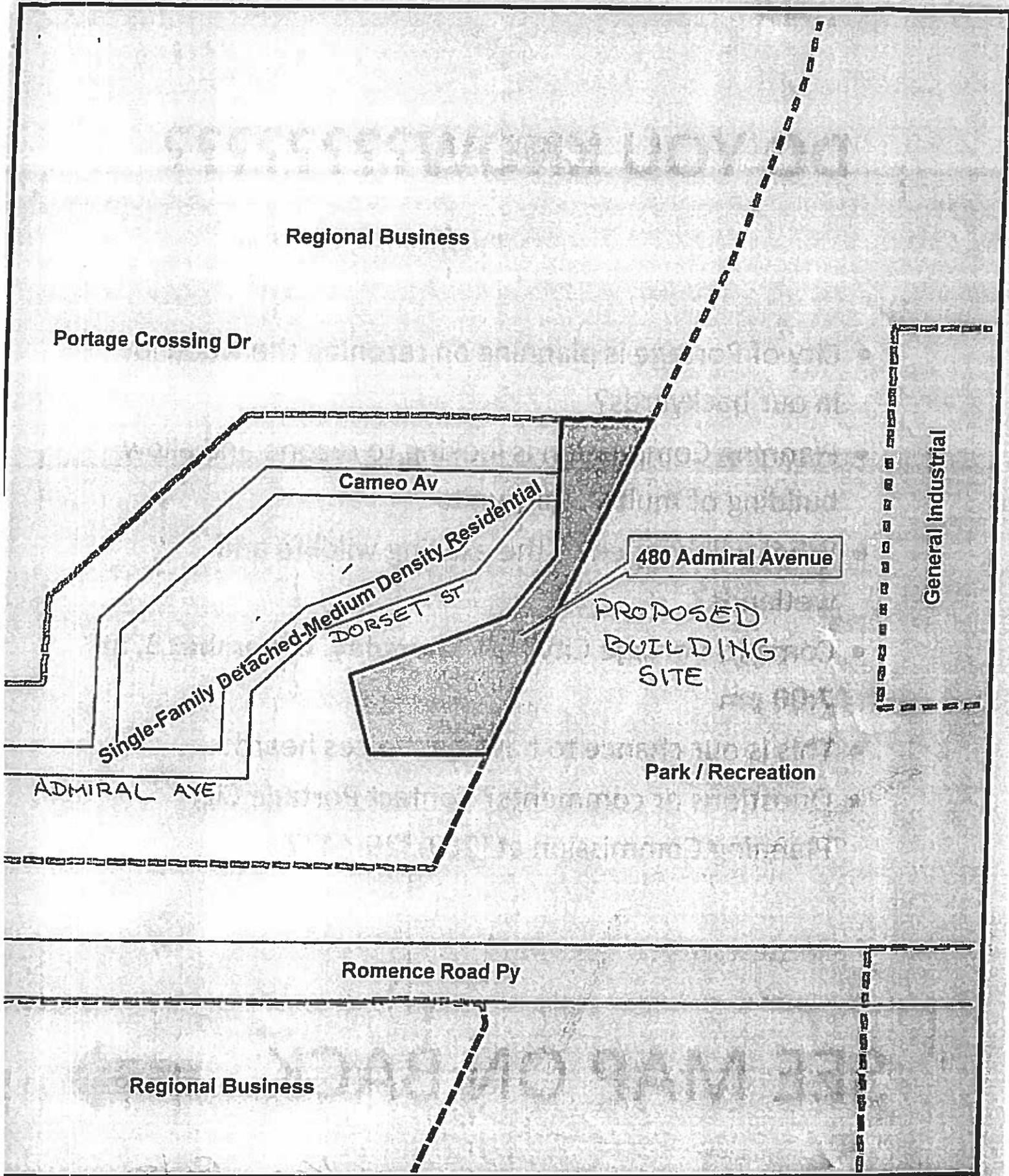
DO YOU KNOW????????

- City of Portage is planning on rezoning the wood lot in our backyards?
- Planning Commission is looking to rezone and allow building of multi-family units
- What will happen to the existing wildlife and wetlands?
- Come to Portage City Hall **Thursday, December 3, at 7:00 pm**
- This is our chance to have our voices heard!
- Questions or comments? Contact Portage City Planning Commission at (269)329-4477.

SEE MAP ON BACK



*Karen Gadsen
520 Cameo*



Legend

-  Future Land Use
-  Future Land Use
-  Subject Property

Future Land Use Map 480 Admiral Avenue



1 inch = 300 feet

TO: Planning Commission

DATE: January 15, 2016

FROM: Vicki Georgeau, ^{VJ} Director of Community Development

SUBJECT: Final Report: Rezoning Application #15/16-3, 328 and 414 West Milham Avenue

I. INTRODUCTION:

An application has been received requesting that the northern portions of 328 and 414 West Milham Avenue be rezoned from R-1A, one family residential to OS-1, office service. The subject parcels are currently split zoned with the southern (front) portions zoned OS-1 and the northern (rear) portions zoned R-1A. According to the applicant, the rezoning request would result in consistency and conformity between the zoning map and the historical use of the northern portions of these properties for office related parking. The rezoning request would also facilitate a prospective property purchase and future redevelopment of 328 West Milham Avenue.

| Applicant | Property Address | Parcel Number | Zoning | |
|------------------------|----------------------------------|---------------|----------|----------|
| | | | Existing | Proposed |
| DDJ LTD., LLC | 328 West Milham (north 75-feet) | 09053-001-O | R-1A | OS-1 |
| Milham Ventures, LLC | 414 West Milham (north 100-feet) | 09053-009-O | R-1A | OS-1 |
| Two parcels – 0.5 acre | | | | |

II. EXISTING CONDITIONS:

| | |
|----------------------------|---|
| Land Use/Zoning | <p>Rezoning Site: 328 West Milham – Lea’s Hairstyling Studio building and associated parking area zoned OS-1 (south 125-feet) and R-1A (north 75-feet); 414 West Milham – Jaqua Realtors building and associated parking area zoned OS-1 (south 125-feet) and R-1A (north 100-feet). It should be noted that 408 West Milham is also part of the Jaqua Realtors site, however, this parcel is zoned entirely OS-1 and not part of the rezoning request.</p> <p>North: Single family residence (5923 Missouri) owned by Jaqua Realtors and parking lot (5916 Ohio) owned by Victory Baptist Church, both zoned R-1A.</p> <p>East (across Ohio): Victory Baptist Church (308 West Milham) zoned OS-1 and R-1A.</p> <p>West (across Missouri): Vacant parcels and a nonconforming single family residence zoned OS-1.</p> <p>South (across Milham): Various commercial businesses zoned B-3, general business.</p> |
| Zoning/Development History | <p>No rezoning of properties in the surrounding area have occurred in the past 10 years.</p> <p>The northern portions of 328 West Milham and 414 West Milham are zoned R-1A, however, occupied by parking lots associated with the Lea’s Hairstyling Studio and Jaqua Realtors sites, respectively. These parking lots were in existence prior to comprehensive zoning of the city in 1965 and, therefore, are legally nonconforming uses. Based on available city records, 328 West Milham was originally developed in the 1950s, while 414 West Milham was first developed in the early 1960s.</p> |

| | |
|----------------------------------|---|
| Historic District/ Structures | The subject site is not located within a historic district and does not contain any historic structures. |
| Public Streets | West Milham Avenue is designated a 5-lane major arterial roadway with 16,264 vehicles per day (2013) and a capacity of 38,700 vehicles per day (level of service "D"). Ohio Avenue and Missouri Avenue are local residential streets and specific traffic counts are not available. |
| Public Utilities | Municipal water and sewer are available. |
| Environmental | The City of Portage Natural Resources Map does not identify any potential wetlands, floodplain or other natural features encumbering or near the subject parcels. |

III. PUBLIC HEARING/COMMENTS:

The Planning Commission convened a public hearing during the January 7, 2016 meeting. Mr. Dan Jaqua (applicant/property owner) was present to support the rezoning request. No additional citizens spoke during the meeting and no communications regarding the proposed rezoning have been received.

IV. FINAL ANALYSIS:

The following analysis has been prepared based on general land use considerations, the Comprehensive Plan, traffic conditions and surrounding development patterns. Issues to be considered are consistency with the Future Land Use Plan Map and Development Guidelines, suitability of the existing zoning classification and the impacts of the proposed zoning classification.

Comprehensive Plan/Future Land Use Map Consistency. The Future Land Use Map component of the 2014 Comprehensive Plan identifies the rezoning site, along with properties situated to the east and west (along the north side of West Milham Avenue) as appropriate for office land use. Milham Avenue is also identified in the Comprehensive Plan as one of two designated office corridors. The Comprehensive Plan identifies the office land use designation and the corresponding OS-1 district as an effective transition zone between residential uses and major arterial roadways since office uses typically have limited hours of operation (weekdays from approximately 8am-5pm), a building style and mass similar to residential structures and less traffic generation. Properties located north of the rezoning site are designated for Single-Family Detached - Medium Density residential land use, while properties located along the south side of West Milham Avenue are designated for Regional Business land use.

While these designations are intended to serve as a general guide for future development and rezoning considerations, specific zoning district boundaries need to be determined on a case-by-case basis considering overall consistency with the Comprehensive Plan/Future Land Use Map, surrounding land use/zoning pattern, development/redevelopment potential, impacts on adjacent properties and other factors.

The proposed OS-1 zoning for the northern portions of these two properties is consistent with the Future Land Use Map and Comprehensive Plan designations

Development Guidelines. The Development Guidelines are intended to be used by the Commission and staff when reviewing private development proposals, infrastructure improvement programs (i.e. public expenditures on streets, sewers and water mains that influence the location, intensity and timing of development) and public programs that affect the physical environment. The guidelines also provide direction and underpinning for regulations that affect land use (e.g. zoning, subdivision, parking, landscaping and others) and may suggest incentives to influence community development and adjustments

to other policies that influence the use of land for consistency with community development objectives. The proposed OS-1 zoning district is consistent with applicable development guidelines contained in the Comprehensive Plan (attached).

Suitability of Existing R-1A Zone/Impacts of Proposed OS-1 Zone. The existing R-1A zoning designation along the northern portions of 328 and 414 West Milham Avenue is not consistent with the historic use of these properties for office-related parking associated with the Lea's Hairstyling Studio and Jaqua Realtors businesses. The split OS-1/R-1A zoning pattern of these parcels appears to be a remnant from the former Township zoning map and was not adjusted with the comprehensive zoning of the city in 1965. Rezoning the northern portions of these parcels to OS-1 would result in a consistent zoning pattern across the properties that would eliminate the nonconforming status of the existing parking lots, while also allowing for future office development/redevelopment flexibility and options. It is noted there is no parking lot screening between the single-family house at 5923 Missouri Avenue and the parking lot at 414 West Milham Avenue. Concurrent with future redevelopment of this property, installation of required screening will be reviewed.

Traffic Considerations. Traffic generation associated with a zoning change from R-1A to OS-1 will not be significant and can be accommodated by the surrounding roadway network. Specific access related issues including driveway locations, shared/cross access connections, etc. will be reviewed at the site plan stage of redevelopment.

IV. RECOMMENDATION:

Subject to any additional comments that may be received during the public hearing, staff advises the Planning Commission to recommend to City Council that Rezoning Application #15/16-3 be approved and the northern 75-feet of 328 West Milham Avenue and the northern 100-feet of 414 West Milham Avenue be rezoned from R-1A, one family residential to OS-1, office service. The proposed zoning change is consistent with the Comprehensive Plan/Future Land Use Map designations, consistent and compatible with the surrounding zoning/land use pattern and will eliminate the nonconforming status of the existing parking lots, while also allowing for future office development/redevelopment flexibility and options.

Attachments: Zoning/Vicinity Map
Aerial Photo Map
Future Land Use Map
Development Guidelines Table (OS-1)
Rezoning Application and Supporting Materials



Legend

-  Zoning Boundary
-  Re-zoning Area
-  Subject Property

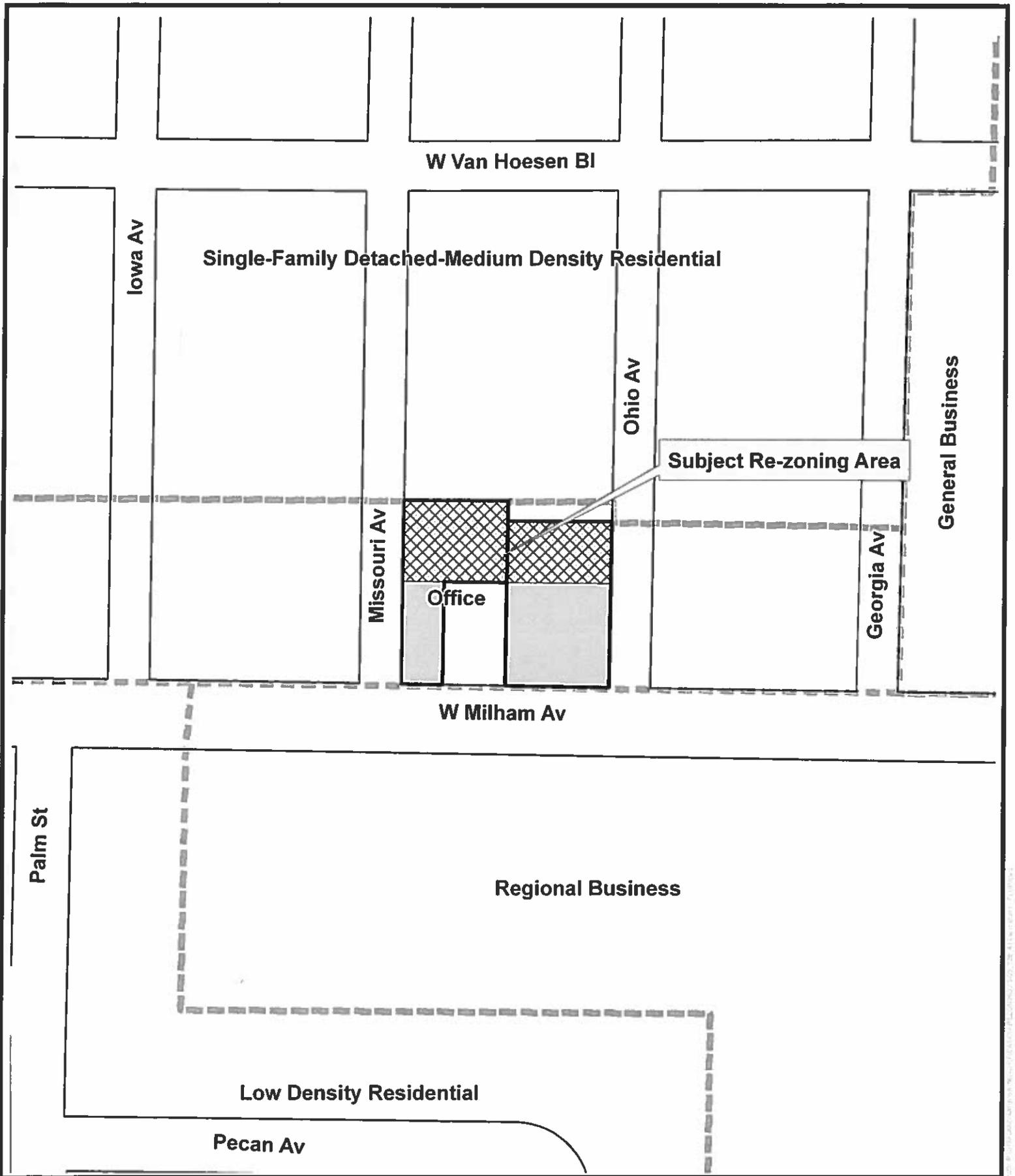
Rezoning 15/16-03

328, 414 West Milham Avenue



1 inch = 150 feet

PCN: P:\GIS\DATA\GEOGRAPHIC\ZONING\15-16-03\15-16-03.mxd



W Van Hoesen Bl

Single-Family Detached-Medium Density Residential

Iowa Av

Ohio Av

Georgia Av

General Business

Subject Re-zoning Area

Missouri Av

Office

W Milham Av

Palm St

Regional Business

Low Density Residential

Pecan Av

Legend

-  Re-zoning Area
-  Future Land Use
-  Subject Property

Future Land Use Map

328 & 414 West Milham Avenue



1 inch = 150 feet

DEVELOPMENT GUIDELINES
Rezoning Application #15/16-3 (OS-1, Office Service)

| Guideline | Description | Consistent | Comments |
|----------------------------------|---------------------------------------|-------------------|---|
| Rezoning Request – Z-1 | Consistency with Future Land Use Plan | Yes | Future Land Use Map designates the subject properties as appropriate for office land use. The proposed OS-1 zone is consistent with this designations. |
| Commercial – 1 | Coordinated Development | Yes | Rezoning the northern portions of 328 and 414 West Milham Avenue to OS-1 would result in a consistent zoning pattern across the properties, eliminate the nonconforming status of the existing parking lots and allow for future expansion and/or redevelopment options and flexibility. Proposed OS-1 zone is consistent and compatible with adjacent land uses. |
| Commercial – 2 | Commercial/Office Uses in General | Yes | Rezoning site is located within the Milham Avenue Office Corridor within a mixture of office, commercial and institutional land uses. West Milham Avenue is a major arterial roadway and traffic related issues can be accommodated. The size, intensity and character of the proposed use is compatible with adjacent areas. |
| Commercial – 3 | Local Business Uses | N/A | Guideline is not applicable to rezoning request. |
| Commercial – 4 | Regional and General Commercial Uses | N/A | Guideline is not applicable to rezoning request. |
| Commercial – 5 | Portage Commerce Square | N/A | Guideline is not applicable to rezoning request. |
| Natural & Historic Resources - 1 | Environmental Protection | Yes | Rezoning site is not characterized by environmentally sensitive areas (wetlands, floodplain, lakes/streams, etc). |
| Natural & Historic Resources - 2 | Floodplain | Yes | Rezoning site is not situated within the 100-year floodplain. |
| Natural & Historic Resources - 3 | Water Quality | Yes | Reviewed at site plan stage of development. |
| Natural & Historic Resources – 4 | Noise | Yes | Reviewed at site plan stage of development. |
| Natural & Historic Resources – 5 | Historic Resource Preservation | N/A | Rezoning site is not situated within a designated historic preservation area and does not contain any historic structures. |
| Natural & Historic Resources – 6 | Open Space Protection | Yes | Reviewed at site plan stage of development. |
| Transportation – 1 | Transportation Systems | Yes | West Milham Avenue is a 5-lane major arterial roadway with 16,264 vehicles per day (2013) and a capacity of 38,700 vehicles per day (level of service “D”). Any additional traffic generation associated with the proposed zoning change can be accommodated by the surrounding roadway network. |
| Transportation – 2 | Street Design | Yes | Reviewed at site plan stage of development. |
| Transportation – 3 | Access Management | Yes | See Transportation – 1 and Transportation – 2 above. |
| Transportation – 4 | Non Motorized Travel | Yes | Reviewed at site plan stage of development. |
| Transportation – 5 | Right-of-Way Preservation | Yes | Reviewed at site plan stage of development. |

| Guideline | Description | Consistent | Comments |
|-------------------------------------|-----------------------|-------------------|---|
| Transportation – 6 | Parking | Yes | Reviewed at site plan stage of development. |
| Municipal Facilities & Services – 1 | Sound Fiscal Growth | Yes | Existing infrastructure is adequate to accommodate future development and growth. |
| Municipal Facilities & Services – 2 | Sanitary Service | Yes | Sanitary sewer is available. |
| Municipal Facilities & Services – 3 | Underground Utilities | Yes | Reviewed at site plan stage of development. |

s:\commdev\2015-2016 department files\board files\planning commission\pc reports\development guideline tables\guideline table 15-16-3 (os-1) doc



RECEIVED
DEC 15 2015
COMMUNITY DEVELOPMENT

APPLICATION FOR ZONING AMENDMENT

Application number #15/16-3

Date 12/15/15

APPLICATION INFORMATION:

Meetings of the Portage Planning Commission are held on the first and third Thursday of each month at 7:00 p.m. in the Council Chambers of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan. All zoning amendment applications must be properly filled out and submitted to the Department of Community Development and the zoning amendment fee paid at least 15 working days prior to the meeting at which the public hearing is held. The applicant will be notified in writing of all such public hearing/meetings.

For more detailed information about the zoning amendment process, please refer to Portage Land Development Regulations, Article 4, Division 2, Subdivision 2.

TO THE PLANNING COMMISSION:

I (WE), the undersigned, do hereby respectfully make application and petition the Portage Planning Commission to amend the Zoning Ordinance and/or change the Zoning Map as hereinafter requested. In support of this application, the following is submitted:

ZONING MAP AMENDMENT

1. a. Platted Land:

The property is part of the recorded plat: The property sought to be rezoned is located at 328 W. Milham between Ohio Street and Missouri Street on the North side of the street, and is known as Lot Number(s) 1-5 & * of Westnedge Heights Plat (Subdivision). It has a frontage of 125 feet and a depth of 200 feet. Only the Northernmost 75 feet of this parcel is the subject of this request.

b. Unplatted Land:

*46-48, Block D (328 West Milham)

The property is in acreage, and is not therefore a part of a recorded plat. The property sought to be rezoned is located and described as follows: (Indicate total acreage and parcel number).

N/A

2. a. Do you own the property to be rezoned? Yes No

b. Name of the owner of the property to be rezoned: Donald K. & Lea J. Sterns Trust

Address 10647 Sudan St., Portage, MI 49002

3. My (our) interest in the property and purpose for submitting the proposed Zoning Amendment: purchaser under a purchase agreement

4. CURRENT ZONING: R-1A PROPOSED ZONING: OS-1

ZONING TEXT AMENDMENT

1. The proposed language to be considered is (attach additional sheets as necessary):

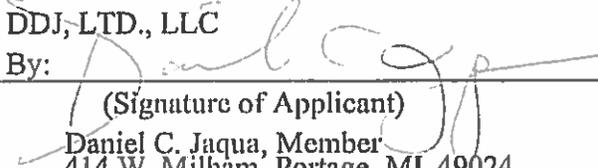
2. The Zoning Code Chapter and Section wherein the proposed text would be modified/inserted.

3. My (our) interest in and purpose for submitting the proposed Zoning Ordinance Amendment.

We attach a statement hereto indicating why, in our opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment will advance the public health, safety and welfare. An assessment of the impact of the proposal on the community and property of other persons in the vicinity of the amendment or affected by the amendment is also attached.

DDJ, LTD., LLC

By:


(Signature of Applicant)

(Signature of Applicant)

Daniel C. Jaqua, Member
414 W. Milham, Portage, MI 49024

(Address)

(Address)

(269) 207-2940

(Phone)

(Phone)

A copy of all actions taken regarding this application shall be attached and shall be considered a part of this application.

ATTACHMENT TO REQUEST TO REZONE A PART OF 328 W. MILHAM
By DDJ, LTD., LLC
December 15, 2015

1. Why the change requested is necessary for the preservation and enjoyment of substantial property rights.

The front 125 feet of the 200 foot deep parcel upon which Lea's Hairstyling Studio has been operating for many years is already zoned OS-1. Although the rear 75 feet has always been used as a parking lot to service the Lea's business, it remains zoned R-1A. This change is appropriate to bring the zoning up to date to match the actual, historical use of the land and preserve the commercial use of this property for future, continued commercial use.

2. Why the amendment will advance the public health safety and welfare.

The existing R-1A zone is not a reasonable use of this property which abuts commercial uses. The City's Zoning Ordinance provides in part, that the R-1A through R-1E one-family residential districts are designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density single-unit dwellings along with other residentially related facilities that serve the residents in the district. Further, the intent of these regulations is to protect residential neighborhoods from incompatible land uses and associated effects. This last 75 feet will never be used for single family residential uses and does not fit the intent of the Zoning Ordinance due to its proximity to existing commercial uses. Rezoning this land will make it consistent with the surrounding properties and the pre-existing use.

3. The impact that the proposed rezoning will have on the community and property of other persons in the vicinity of the area.

The rezoning will not negatively impact the community or the neighboring properties because the surrounding properties on Milham are all similarly zoned OS-1. The land behind this property contains a parking lot, and behind that there is a City retention pond. No properties in the vicinity will be negatively affected by continuing the existing commercial use of this property.

OWNER CONSENT:

The owner of the property consents to this Application for Zoning Amendment.

Donald K. Sterns and Lea J. Sterns Trust



By: Donald K. Sterns, Trustee



By: Lea J. Sterns, Trustee



RECEIVED
DEC 15 2015
COMMUNITY DEVELOPMENT

APPLICATION FOR ZONING AMENDMENT

Application number #15/16-3

Date 12/15/15

APPLICATION INFORMATION:

Meetings of the Portage Planning Commission are held on the first and third Thursday of each month at 7:00 p.m. in the Council Chambers of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan. All zoning amendment applications must be properly filled out and submitted to the Department of Community Development and the zoning amendment fee paid at least 15 working days prior to the meeting at which the public hearing is held. The applicant will be notified in writing of all such public hearing/meetings.

For more detailed information about the zoning amendment process, please refer to Portage Land Development Regulations, Article 4, Division 2, Subdivision 2.

TO THE PLANNING COMMISSION:

I (WE), the undersigned, do hereby respectfully make application and petition the Portage Planning Commission to amend the Zoning Ordinance and/or change the Zoning Map as hereinafter requested. In support of this application, the following is submitted:

ZONING MAP AMENDMENT

1. a. Platted Land:

The property is part of the recorded plat: The property sought to be rezoned is located at 414 W. Milham between Ohio Street and Missouri Street on the North side of the street, and is known as Lot Number(s) 9-14* of Westnedge Heights Plat (Subdivision). It has a frontage of 50 feet and a depth of 225 feet. Only the Northernmost 100 feet of this parcel is the subject of this request.

b. Unplatted Land: *Block D (414 West Milham)

The property is in acreage, and is not therefore a part of a recorded plat. The property sought to be rezoned is located and described as follows: (Indicate total acreage and parcel number).

N/A

2. a. Do you own the property to be rezoned? Yes X No _____

b. Name of the owner of the property to be rezoned: Milham Ventures, LLC

Address 414 W. Milham, Portage, MI 49002

3. My (our) interest in the property and purpose for submitting the proposed Zoning Amendment: _____

4. CURRENT ZONING: R-1A PROPOSED ZONING: OS-1

ZONING TEXT AMENDMENT

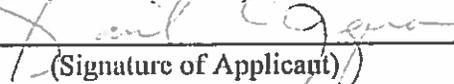
1. The proposed language to be considered is (attach additional sheets as necessary):

2. The Zoning Code Chapter and Section wherein the proposed text would be modified/inserted.

3. My (our) interest in and purpose for submitting the proposed Zoning Ordinance Amendment.

We attach a statement hereto indicating why, in our opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment will advance the public health, safety and welfare. An assessment of the impact of the proposal on the community and property of other persons in the vicinity of the amendment or affected by the amendment is also attached.

MILHAM VENTURES, LLC

By:  (Signature of Applicant) _____ (Signature of Applicant)

Daniel C. Jaqua, Manager
414 W. Milham, Portage, MI 49024

_____ (Address) _____ (Address)

(269) 207-2940

_____ (Phone) _____ (Phone)

A copy of all actions taken regarding this application shall be attached and shall be considered a part of this application.

ATTACHMENT TO REQUEST TO REZONE A PART OF 414 W. MILHAM
By Milham Ventures, LLC
December 15, 2015

1. Why the change requested is necessary for the preservation and enjoyment of substantial property rights.

The front 125 feet of the 225 foot deep parcel upon which Chuck Jaqua Realtor has been operating for many years is already zoned OS-1. Although the rear 100 feet has always been used as a parking lot to service the Jaqua offices, it remains zoned R-1A. This change is appropriate to bring the zoning up to date to match the actual, historical use of the land and preserve the commercial use of this property for future, continued commercial use.

2. Why the amendment will advance the public health safety and welfare.

The existing R-1A zone is not a reasonable use of this property which abuts commercial uses. The City's Zoning Ordinance provides in part, that the R-1A through R-1E one-family residential districts are designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density single-unit dwellings along with other residentially related facilities that serve the residents in the district. Further, the intent of these regulations is to protect residential neighborhoods from incompatible land uses and associated effects. This last 100 feet will never be used for single family residential uses and does not fit the intent of the Zoning Ordinance due to its proximity to existing commercial uses. Rezoning this land will make it consistent with the surrounding properties and the pre-existing use.

3. The impact that the proposed rezoning will have on the community and property of other persons in the vicinity of the area.

The rezoning will not negatively impact the community or the neighboring properties because the surrounding properties on Milham are all similarly zoned OS-1. The land behind this property contains homes also owned by the applicant. No properties in the vicinity will be negatively affected by continuing the existing commercial use of this property.

TO: Planning Commission

DATE: January 15, 2016

FROM: Vicki Georgeau, Director of Community Development

SUBJECT: Preliminary Report: Rezoning Application 15/16-4 for Full Circle Communities, 1521, 1603 and 1615 East Centre Avenue

APPLICATION INFORMATION:

A PD, planned development rezoning application has been received from Full Circle Communities involving a 10.7 acre tract of land that includes property located at 1521, 1603 and 1615 East Centre Avenue. Full Circle Communities has entered into tentative sales agreements to purchase the three properties and construct a multi-family residential development project. Attached is the rezoning application, narrative and tentative plan.

| Applicant | Property Address | Parcel Number | Zoning | |
|----------------------------------|-------------------------|---------------|-------------|----------|
| | | | Existing | Proposed |
| Full Circle Communities | 1521 East Centre Avenue | 15-570-O | OS-1 & RM-1 | PD |
| | 1603 East Centre Avenue | 15-575-O | R-1B | |
| | 1615 East Centre Avenue | 15-580-O | R-1B | |
| Three parcels: 10.7 acres | | | | |

EXISTING CONDITIONS:

The table below summarizes the existing conditions in this general area.

| | |
|------------------------------|---|
| Existing Land Use/ Zoning | <ul style="list-style-type: none"> • Rezoning Site: All three parcels of land are currently occupied by a single-family residential dwelling and detached accessory buildings. The property at 1521 East Centre Avenue is designated as a Historic District and has a single family dwelling. Although each parcel has 1,287 feet of depth, the dwelling unit and accessory buildings are situated near East Centre Avenue as shown on the attached aerial photograph. • North: Vacant property and a Consumers Energy transmission line zoned R-1B, one family residential. • South (across East Centre Avenue): Gilden Woods Child Care & Pre-school zoned R-1B, one family residential and Former Main Street Portraits/Randall L. Brown & Associates zoned OS-1, office service. • West: Nonconforming single-family residence and Centre Meadows Apartments zoned OS-1 (south 450 feet) and RM-1 (north 837 feet). • East: Vacant parcel and Corstange Greenhouses zoned R-1B. |
| Zoning History | <ul style="list-style-type: none"> • Recent zoning changes in this area of East Centre Avenue involved the south 450 feet and north 837 feet of 1405, 1419, 1425, 1503, 1511 and 1521 that were rezoned from R-1B to OS-1 and RM-1, respectively, in 2005 and 2006. |
| Public Streets | East Centre Avenue is classified as a major arterial roadway with a 2011 average daily traffic count of 20,233 vehicles. The capacity of this section of East Centre Avenue is 37,100 vehicles per day (level of service "D"). |
| Public Utilities | Sanitary sewer and municipal water are available within the East Centre Avenue to serve the proposed development project. |

ZONING CODE/PLANNED DEVELOPMENT PROCEDURES/REGULATIONS:

The PD, planned development chapter establishes a two-part review and approval process: Tentative plan review and final plan review for each phase of the development. The applicant is required to submit a tentative plan which outlines the development concept (phases) for the entire project. Although conceptual in nature, specific statements, proposals, plans and a schedule for development of the site are required. The tentative plan is scheduled for Planning Commission review and a public hearing. The submission of both written and graphic information constitutes a tentative plan.

The Planning Commission will provide a recommendation to City Council regarding the tentative plan. If approved, the planned development must proceed in accordance with the tentative plan. Approval of the tentative plan by Council constitutes rezoning of the land to PD and allows the submission of a final plan for Administrative, Planning Commission and City Council review. A final plan is submitted in detailed form and is subject to a review process similar to a site plan. If no final plan for development is submitted within two years from the date of approval of the tentative plan, Council may either extend the approval for a period not to exceed two years or immediately initiate rezoning proceedings to re-designate the property to an alternate zoning classification. Under the terms of the ordinance, any change to the tentative plan, such as modifying an approved land use class or adding a land use class, will require formal review and approval, with public hearings, in a manner similar to a rezoning procedure.

Section 42-374 of the Land Development Regulations contains the PD district development standards. This section provides flexibility in the types of land uses of which up to 20% of the total land area available can be utilized for nonresidential uses. The planned development is required to provide public water, public sanitary sewer and a pedestrian system. The applicant must demonstrate that the plan cannot be developed under other sections of the Zoning Code or must provide a mixture of housing types. The overall density of the project may not exceed seven units per acre and density in any one phase may not exceed 12 units per acre. Single family “lots” cannot average less than 6,500 square feet with a minimum of 5,000 square feet. Building setbacks, building height, open space and screening are also regulated under the ordinance.

PROPOSED TENTATIVE PLAN:

As indicated by the applicant in the attached written narrative, the planned development project involves the construction of 74 affordable apartment units within three buildings. The density (units per acre) will not exceed seven units per acre as required by the Planned Development ordinance. The building nearest East Centre Avenue will primarily consist of three stories and 48 units: The southern portion of this building, nearest the East Centre Avenue frontage, will be one story in design and will provide community and property management areas with a design intended to evoke office on the southern facade. Two additional townhouse buildings to the north will be two-story containing 13 units per building. Finally, the single-family historic home at 1521 East Centre Avenue will be retained and used as the on-site manager residence. According to the applicant, one third of the units will be for residents with physical and sensory impairments and other special needs that require barrier free units; one third for under-housed, working families that are burdened with housing costs; and the remaining one third of the units will be for households whose annual income is between 30%-60% of the area median income. The development will provide one, two, three and four bedroom units. Local, state and federal funding sources will be utilized to help finance the project.

In conjunction with the plan approval process, the applicant is requesting a modification regarding the types of uses. Section 42-374.C requires the applicant to demonstrate the project cannot be developed under other sections of the Zoning Code or provide a mixture of at least two housing types: One-family attached or detached, two-family or multi-family. The proposed plan does not include a mixture of housing types, with the exception of the historic house located at 1521 East Centre Avenue that will be the manager's residence, and could be developed under either a RM-1 or RM-2 zoning designation. Section 42-375.L allows the City Council to modify standards, based on information provided by the applicant that the standard is not in the best interest of the residents of the PD and is not inconsistent with the interests of the entire city. Within the narrative, the applicant has indicated the reasons for selecting the PD district, as opposed to an alternative zoning classification. In summary, the PD district and proposed land use is appropriate in this area of the City and will provide assurances to surrounding property owners on the specific type of development that will be built on the property while providing design flexibility to the developer.

Other features of the proposed planned development project include:

- Pedestrian Walkway/Trailway – An internal pedestrian circulation network consisting of concrete sidewalks will be provided that will connect the buildings to one another and the existing sidewalk along the north side of East Centre Avenue. Also proposed is a path that will connect the residents with the proposed “East Central Trailway” planned to be constructed along the Consumers Energy transmission line located to the northeast. The applicant is aware an easement would need to be obtained from the owner of the parcel (1629 East Centre Avenue) that separates the Selinon Park project from the Consumers Energy property.
- Historic Residential Dwelling – The dwelling located at 1521 East Centre Avenue is located in the Portage Historic District. As noted previously, the applicant intends to use the dwelling as the manager residence. The applicant is aware a Certificate of Appropriateness is needed from the Portage Historic District Commission before the start of construction. Encroachment onto this historic district property has intentionally been minimized. Also, the historic barn that was accessory to dwelling recently collapsed and was subsequently removed. There is a similar type barn located on 1603 East Centre Avenue that the applicant may relocate to 1521 East Centre Avenue. Alternatively, the applicant has reserved space for a future building where the prior barn existed, with design features similar to the historic barn.
- Open Space – A significant amount of open is being retained by the applicant that can be used by the residents for active and passive recreation. Included is a proposed playground, courtyard with picnic pavilions and internal pathways and a wooded area on the north end of the site. Only 8% of the property is covered by the buildings and approximately 62% of the site will be preserved as open space.
- Building Design – As noted earlier, the project involves the construction of three residential apartment buildings. Attached for Commission review are preliminary building elevations. The southern building nearest East Centre Avenue includes a single story component that will incorporate community and property management space and has been designed to appear as an office building consistent with the office corridor designation of East Centre Avenue. The buildings include varied rooflines and other building materials intended to add interest and also reflect local design. The buildings will be constructed of high-quality, durable materials intended to reduce maintenance and replacement costs. Exterior materials will include brick, masonry and fiber cement siding in various colors and textures.
- Off-Street Parking – Section 42-523 requires the applicant provide a minimum of 150 parking spaces (i.e. two spaces per unit). Since the development is intended to serve residents with physical or sensory

impairments that will be provided alternative transportation, and residents with lower incomes that are less likely to own more than one vehicle, the applicant has provided information that satisfactorily documents the need for only 92 off-street parking spaces. The tentative plan includes 92 off-street parking spaces but also includes designated/“deferred” areas where additional parking spaces could be added in the future, if necessary.

- **Setbacks** – The southern, three-story building will be setback approximately 80 feet from East Centre Avenue and 136 feet from the historic dwelling located at 1521 East Centre Avenue. From the east property line, the single-story portion of the building will be setback 49 feet and the three-story portion 69 feet. The northern buildings will be setback approximately 60 feet from the east property line and the off-street parking lot 10 feet. From the west property line, the parking lot will be setback approximately 70 feet and the building 119 feet.
- **Storm Water Management** - Storm water runoff associated with the project will be collected and conveyed to a private storm water retention basin located on the north end of the site. Additional information concerning the design of the storm water system will be submitted with the final (site) plan.
- **Vehicular Access** – Access to the development site will be provided through a single East Centre Avenue driveway that will be aligned with an existing shared driveway on the south side of East Centre Avenue. All interior drives will be at least 26 feet in width and will maintained, together with the off-street parking spaces, by the property owner. The existing driveway to the historic home at 1521 East Centre Avenue will be retained and improved with gravel to maintain the historic character.
- **Phasing** – The project will be developed in one phase. Once financing has been secured, construction is expected to begin in March 2017 and conclude in March 2018.

PRELIMINARY ANALYSIS:

The preliminary analysis has been prepared based on the Comprehensive Plan, traffic conditions, surrounding development patterns and general land use considerations. Issues to be analyzed include consistency with the Future Land Use Plan Map and Development Guidelines, suitability of the existing zoning classification and the impacts of the proposed zoning classification.

Comprehensive Plan

Prior to recommending a zoning amendment, a determination that the proposed change is consistent with the Comprehensive Plan is appropriate. In the case of a rezoning, consistency is evaluated based on the Future Land Use Plan Map and also the Development Guidelines.

Future Land Use Plan Map -- The Future Land Use Plan Map component of the Comprehensive Plan designates the properties being considered for rezoning as appropriate for office (south approximate 730 feet) and high density residential (north approximate 557 feet). This same future land use designation exists on the properties to the east and west. To the north, the property is designated for park/recreation (Consumers Energy property) and to the south across East Centre Avenue, the property is also designated for office use. The proposed PD district and planned multi-family residential development is not inconsistent with the split high density residential and office designations involving these parcels.

Although the East Centre Avenue frontage is designated for office use, the Comprehensive Plan suggests that high density residential development projects and non-residential uses be located on higher street classes

(e.g. major or minor arterial roadways). If designed properly, desirable land use relationships can be created thereby making residential and non-residential uses more compatible and promoting complementary land uses. In keeping with the office corridor designation, the applicant is designing the East Centre Avenue facing building façade to appear more office-like.

Development Guidelines -- The Development Guidelines are intended to be used by the Commission and staff when reviewing private development projects, infrastructure improvement programs (i.e. public expenditures on streets, sewers, water mains and others that influence the location, intensity and timing of development) and public programs that affect the physical environment. The guidelines also provide direction and underpinning for regulations that affect land use (e.g. zoning, subdivision, parking, landscaping and others), may suggest incentives to influence community development and preservation and may suggest adjustments to other policies which influence the use of land for consistency with community development and preservation objectives. An evaluation of the Development Guidelines will be provided with the final staff recommendation.

Suitability of Existing R-1B Zone /Impacts of Proposed PD Zone

Consistent with the two previous rezoning applications involving several properties to the west, the suitability of the existing R-1B zone should be carefully considered due to 1) increasing traffic volumes along East Centre Avenue and 2) the existing multi-family residential, office and commercial land use pattern along the East Centre Avenue corridor.

Residential development density is calculated differently in the RM-1 zoning district than in the PD, planned development zoning district. In the RM-1 zone, maximum permitted development density is calculated as specified in Section 42-350.B.(7). This section establishes a sliding scale of units per acre depending on the size (number of rooms) of each unit. Based on the number and type of apartment units proposed by the applicant, 8.8 acres would be needed if developed in the RM-1 district. The PD zone and the ordinance establishes an overall development density of 7 units/acre, with no individual phase exceeding 12 units/acre regardless of the size of units. As a result, the number of apartment units that could be developed on this 10.7 acre tract of land is limited to 75, which reduces associated impacts such as noise, lighting and traffic. Additionally, more open space is proposed to be preserved by the applicant for the benefit of the residents and community. Finally, the proposed PD zone offers flexibility for the applicant and assurances to the community on how the property will be developed (i.e. types of land uses, density, location and so forth).

Traffic Considerations

The ITE Trip Generation Manual, Eighth Edition, indicates that a 74 unit multiple-family residential development would generate a projected 572 vehicle trips vehicles on an average weekday (24 hour period). For Commission information, each car that visits a site is counted twice, once for entering and once for exiting. So the total number of vehicles over a 24 hour period is one-half vehicle trips (286). However, given the needs of the proposed residents, less vehicles per day is anticipated. East Centre Avenue can accommodate this slight increase in vehicular traffic.

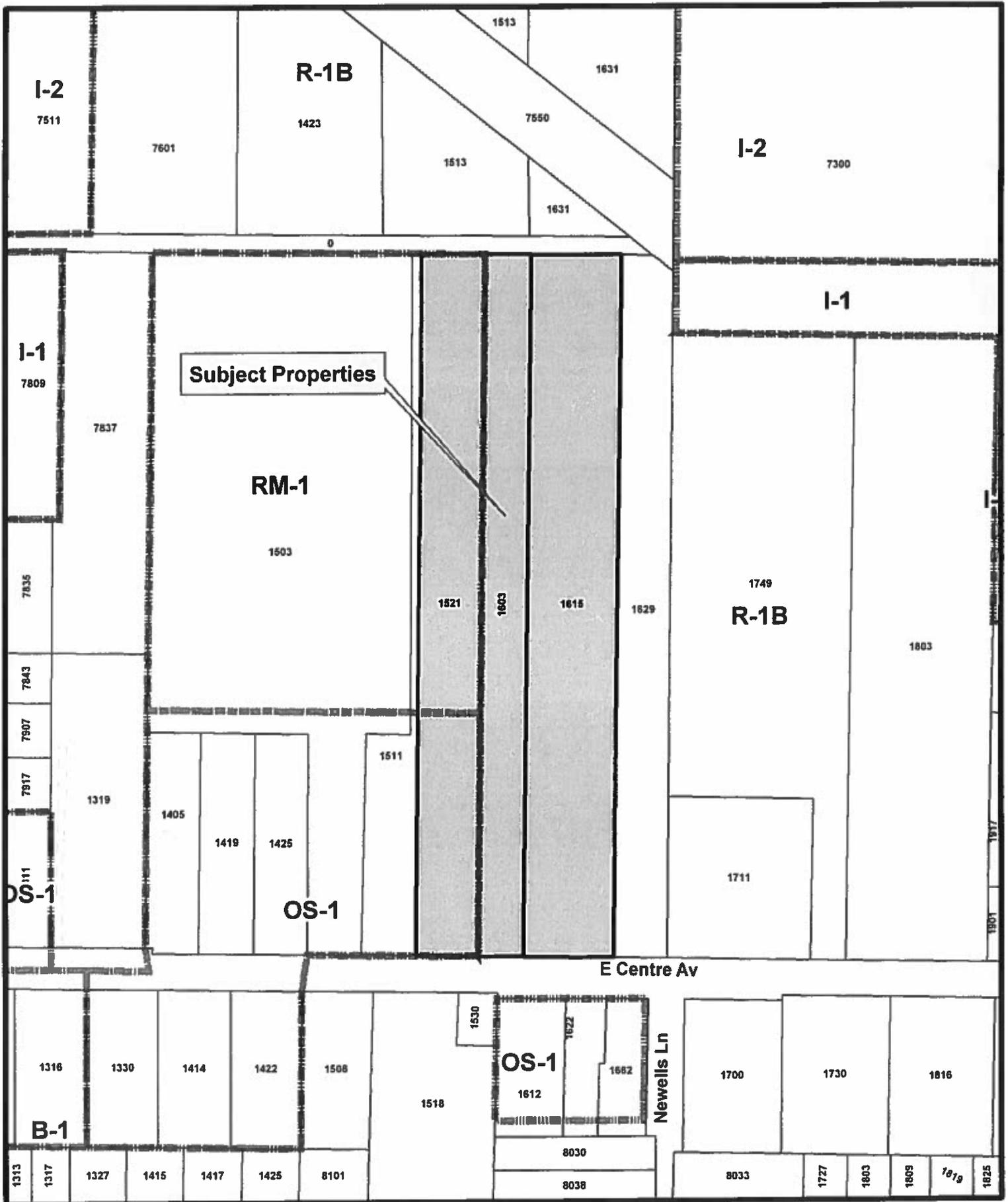
Environmental Impacts

The City of Portage Natural Resources Map indicates that the rezoning site is not situated within any designated wetland and/or floodplain areas.

RECOMMENDATION:

In accordance with the Planning Commission policy of accepting public comment at the initial meeting and concluding the rezoning at a subsequent meeting, it is recommended that public comment be received during the January 21, 2016 meeting and the public hearing be adjourned to the February 4, 2016 meeting.

Attachments: Zoning Map
Future Land Use Map
Aerial Photo Map
Rezoning Application
Narrative and tentative plan layout received January 15, 2016



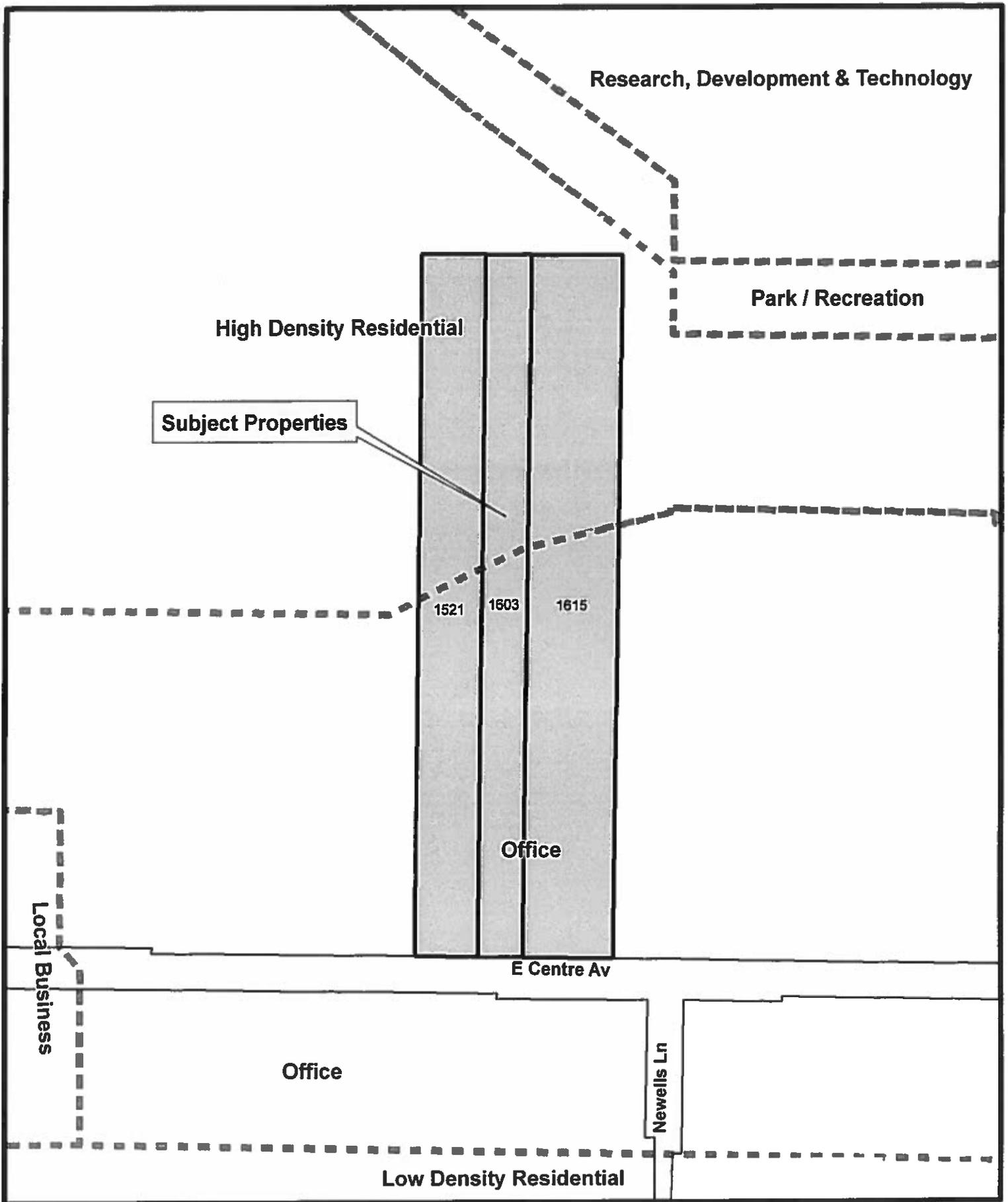
Rezoning 15/16-04

1521, 1603, 1615 East Centre Avenue

 Zoning Boundary
 Subject Properties



1 inch = 233 feet

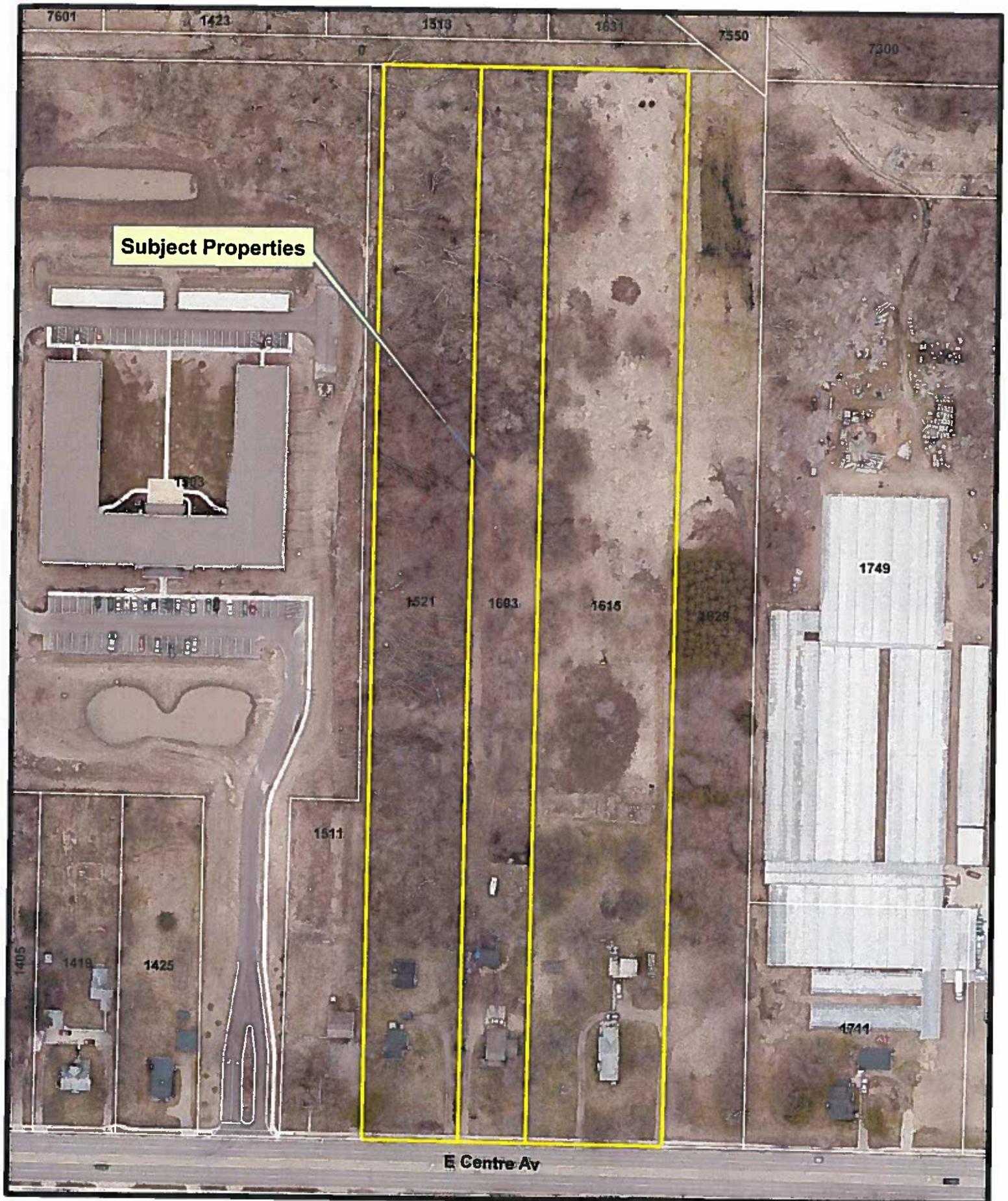


 Future Land Use
 Subject Properties

Future Land Use Map

1521, 1603, 1615 East Centre Avenue


 1 inch = 233 feet



Subject Properties

E Centre Av

 Subject Properties

Aerial Photo 1521, 1603, 1615 East Centre Avenue



1 inch = 150 feet



Department of Community Development

RECEIVED

APPLICATION FOR ZONING AMENDMENT

DEC 29 2015

Application number #15/16-4

COMMUNITY DEVELOPMENT

Date 12/29/15

APPLICATION INFORMATION:

Meetings of the Portage Planning Commission are held on the first and third Thursday of each month at 7:00 p.m. in the Council Chambers of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan. All zoning amendment applications must be properly filled out and submitted to the Department of Community Development and the zoning amendment fee paid at least 15 working days prior to the meeting at which the public hearing is held. The applicant will be notified in writing of all such public hearing/meetings.

For more detailed information about the zoning amendment process, please refer to Portage Land Development Regulations, Article 4, Division 2, Subdivision 2.

TO THE PLANNING COMMISSION:

I (WE), the undersigned, do hereby respectfully make application and petition the Portage Planning Commission to amend the Zoning Ordinance and/or change the Zoning Map as hereinafter requested. In support of this application, the following is submitted:

ZONING MAP AMENDMENT

1. a. Platted Land:

The property is part of the recorded plat: The property sought to be rezoned is located at 1521-1615 E. Centre Ave. between Lovers Ln. Street and Portage Rd. Street on the North side of the street, and is known as Lot Number(s) of Plat (Subdivision). It has a frontage of 363 feet and a depth of 1287 feet.

(1521) 000155700
(1603) 000155750
(1615) 000155800

b. Unplatted Land:

The property is in acreage, and is not therefore a part of a recorded plat. The property sought to be rezoned is located and described as follows: (Indicate total acreage and parcel number).

N/A

2. a. Do you own the property to be rezoned? Yes No x

b. Name of the owner of the property to be rezoned:

(1521) Anthony Davis, 2221 Portside Ave, Portage, MI 49002

Address (1603) Mary B. Kindt c/o Orville Smith RE/MAX Advantage, 7127 South Westnedge, Portage, MI 49002

(1615) Stephen P. Nuss c/o Orville Smith RE/MAX Advantage, 7127 South Westnedge, Portage, MI 49002

7900 South Westnedge Avenue • Portage, Michigan 49002 • (269) 329-4477

www.portagemi.gov

3. My (our) interest in the property and purpose for submitting the proposed Zoning Amendment:

Development of quality multifamily rental property for low-income families.

4. CURRENT ZONING: (1521 E Centre) OS-1 and RM-1 (1603 and 1615 E Centre) R-1B

PROPOSED ZONING: PD

ZONING TEXT AMENDMENT

1. The proposed language to be considered is (attach additional sheets as necessary):

NA

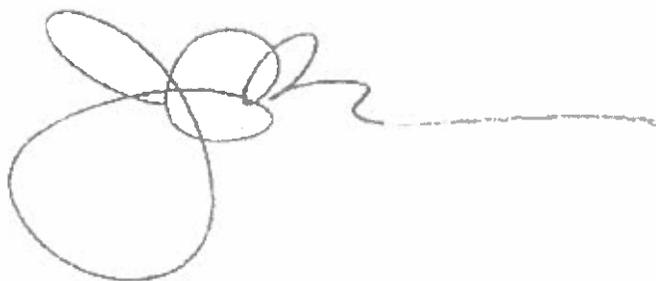
2. The Zoning Code Chapter and Section wherein the proposed text would be modified/inserted.

NA

3. My (our) interest in and purpose for submitting the proposed Zoning Ordinance Amendment.

NA

We attach a statement hereto indicating why, in our opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment will advance the public health, safety and welfare. An assessment of the impact of the proposal on the community and property of other persons in the vicinity of the amendment or affected by the amendment is also attached.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal tail extending to the right.

(Signature of Applicant)

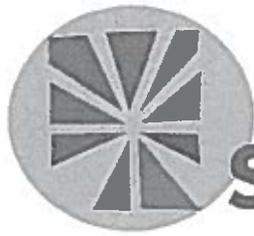
Joshua Wilmoth
Vice President
Full Circle Communities, Inc.
310 S Peoria Street, Suite 500
Chicago, IL 60607
847-849-5307

A copy of all actions taken regarding this application shall be attached and shall be considered a part of this application.

RECEIVED

JAN 15 2016

COMMUNITY DEVELOPMENT



SELINON PARK

Planned Development Application

**Submitted to the City of Portage
by Full Circle Communities, Inc. a 501(c)(3) developer and manager of affordable housing**

**Project Architect: Hooker DeJong Architects & Engineers
Project Engineer: Callen Engineering, Inc.**

Introduction

Selinon Park is a proposed affordable rental housing Planned Development (PD) within the City of Portage. Selinon Park provides a range of accessible housing options unified within a community-based development plan designed to maximize pedestrian circulation and maintain open spaces. This narrative responds to the requirements and conditions set forth in Sections 42-375.C., 42-374.C and 42-374.G of the City of Portage Zoning Ordinance as amended, and the City of Portage Land Development Regulations.

1. *Community Need:*

Selinon Park responds to a demonstrated need for accessible, affordable housing in the City of Portage. Portage has a long history of inclusive, affordable housing options for low-income individuals and families, and for persons with disabilities or other complex health conditions. The City's Analysis of Impediments to Fair Housing (2011), completed as part of their 2011-2015 Consolidated Plan, however, states that there is an unmet demand for housing for populations with special needs, with over 1,100 households reporting both a disability and housing problem. Furthermore, data from the 2009-2013 American Community Survey (ACS) shows that 11.32% of the Portage's population (nearly 5,300 people) reported a disability, with over 770 of them living within the project's Census tract.

Over 50% of Portage's renters are rent burdened, spending more than 30% of their income on housing. Over 1,200 renters in this rent burdened group earn between \$20,000 and \$50,000 a year. While this is below the City's median household income of \$55,035, these wages ought to provide the foundation upon which workers, particularly young families, can achieve lasting economic stability - eventually saving enough to attain homeownership. But research has shown that housing cost burden can significantly delay younger families from accumulating assets, and puts some families at risk for housing insecurity or homelessness.

Portage is a community of choice; supporting excellent schools, convenient access to several major regional and national employers, and strong institutional and healthcare anchors within the City and in neighboring Kalamazoo. Selinon Park envisions a rental community that provides vital linkages to these deep community resources, and builds resiliency through integrated supportive services and thoughtful design.

Necessity for Planned Development (PD):

Selinon Park will be located at 1521-1615 E Centre Ave. The City has identified this area in its Future Land Use Map for office development (OS-1) along E Centre Ave, with high-density residential (RM-1) to the north. This zoning configuration precludes development of the project under other sections of the City's zoning ordinance. While the RM-1 multifamily designation would satisfy the programmatic residential use of the site, it allows for a greater density than the city's Comprehensive Plan indicates in the Future Land Use plan. The PD process creates a legally binding mechanism that provides a project-specific rezoning that is conditioned upon

satisfying a rigorous approval process. The PD ensures conformity with the City's design and durability standards, and planning goals for this section of Portage.

Compatibility with City of Portage Comprehensive Plan:

The 2014 Comprehensive Plan guides the future growth and development for the City of Portage and identifies goals and implementation strategies in the areas of community, transportation, and land use. Selinon Park supports goal LU1.4 which calls for municipal cooperation in expanding housing opportunities for disadvantaged populations including people with disabilities and low-income families. Additionally, the project is in line with the Future Land Use Map referenced in the plan, which designates the area around the project's location to be a mix of office and high-density residential uses, rather than its underlying R1-B (low density, single-family residential) zoning. The project has been designed with a single-story community and property management space designed to appear like offices along Centre Ave. Higher density residential uses are recessed deeper into the site. The site plan is pedestrian-oriented, creating extensive internal pathways that link the project's three buildings and outdoor recreations spaces. The project also includes a recreational trail that will traverse the site, connecting existing sidewalks along E. Centre Ave, and winding through wooded open spaces at the northerly end of the project, to the proposed extension of the Bicentennial Trail at the northeast corner of the property. FCC will pursue an easement to be able to connect to this trail when it is created. The project's three buildings have been clustered to evoke an urban village. Parking has been intentionally tucked out of view from E. Centre Ave, and behind the townhouses to prioritize pedestrian circulation and reflect urbanist design principles. The townhouses look out onto a common green, which will foster community interaction. Following early feedback from the City, the amount of off-street parking has been reduced. The design of the buildings incorporates high-quality materials and thoughtful design, to ensure a long-term value to the City, and to catalyze future development along E. Centre Ave.

Project Description:

Selinon Park will be developed on an approximately 10.72 acre site, and will include 74 units in three residential buildings, at a density of 7 units per acre. There will be 92 parking spots, several pedestrian and recreation paths, landscaped common areas, an outdoor recreation area for children, and an existing historic home, designated by the Portage Historic District Commission. Over 4.5 acres of the site will be preserved as open space, with a strong emphasis on native vegetation.

E. Centre Avenue is an excellent location for this development, due to its proximity to community amenities and transit. The project is located within a mile and a half of several full-service grocery stores; under a mile from workforce training, youth development, and other community resources at the Portage Community Center; medical services; many rich retail and employment options in Portage; several schools; and outdoor recreation.

Selinon Park will provide affordable rental apartments designed to serve an integrated supportive housing population. All units will serve persons earning 30%, 50%, or 60% of Area Median Income (AMI). A third of the units will target Portage residents with physical and sensory impairments, and other special needs that require accessible, barrier-free units with features that allow for independent living. Another third of the units will target “under-housed” families, a term that describes rent burdened households that cope with housing costs by doubling up with other families or relatives, often in cramped conditions. Under-housed families lack stability, and are at high risk for experiencing homelessness. The remaining third of the project’s units will provide affordable housing to residents without specific needs, but could benefit from additional quality affordable units in Portage. Our tenant selection plan and outreach efforts will reflect these preferences. The property manager will reside onsite, in the historic home located at 1521 E. Centre Ave.

Project Benefits:

Selinon Park provides many benefits to the community. The completed project will deliver a \$15.35 MM well-constructed property, revitalizing under-utilized land. The project will create an estimated 3 permanent jobs and 90 construction jobs. The buildings will be Enterprise Green Communities certified, incorporating energy efficient design, HVAC system, and Energy Star appliances, water conserving plumbing fixtures, low- or no-VOC paints and coatings, radon mitigation, integrated pest management, and landscaping that reflects species native or adapted to the region.

The project’s integrated supportive housing model delivers high-quality housing without creating an institutionalized setting for residents with disabilities or special needs, nor a cloistered environment for working families. Full Circle Communities is committing at least \$550,000 up front to provide on-site services at no additional cost to residents. Many persons with disabilities do not need the full-time, around-the-clock support of an assisted living facility, but would benefit from housing that incorporates some supportive services or unit features that allow them to live independently. Full Circle typically employs a Case Manager to coordinate the service, transportation and health needs of residents. Working families do not require the same level of case management, but can benefit from the linkages to resources or programs that teach financial literacy, job training, and youth development. As a result, FCC is reducing the burden on local public services and the healthcare system. A Case Manager and tenant services are budgeted for the lifetime of this project.

Project Funding Sources:

Selinon Park will rely on equity raised through the allocation of Low Income Housing Tax Credits (LIHTCs) from the Michigan State Housing Development Authority (MSDHA), leveraged with a grant from the Federal Home Loan Bank’s Affordable Housing Program (AHP), and conventional debt. The feasibility of the project is also contingent upon the receipt of Project-Based Rental Assistance on a portion of the units from MSHDA, and tax abatement in the form of a Payment

In Lieu of Taxes (PILOT) agreement, negotiated with the City of Portage. The PILOT application will be submitted under separate cover from this PD application.

- Selinon Park will be developed on a 10.72 acre site consisting of three parcels (1521 E. Centre Ave, 1603 E. Centre Ave, and 1615 E. Centre Ave). 1603 and 1615 E. Centre Ave are currently zoned R-1B, single family residential. 1521 E Centre Ave has an OS-1, office service, and RM-1, multifamily residential, designation. The proposed zoning for the entire site is PD.

Each parcel currently has a single-family home and some accessory structures, with open space consisting mainly of wooded areas to the north. The proposed development will demolish the homes on 1603 and 1615 E. Centre Ave, while retaining the historic property at 1521 E. Centre Ave as a residence for the property manager. The site has been carefully designed to preserve much of the open space at the northern end of the parcel. Most of the wooded areas will remain undisturbed except for the purposes of storm water management.

The site orients the majority of the project on the southern end of the property to allow for a clustered design that reflects urbanist principles, and will foster a strong sense of community. The layout of the buildings also capitalizes on the natural topography and vegetation of the property, augments recreational opportunities with pedestrian and bike trails, and maximizes wooded views from the apartments.

- The construction of Selinon Park will take place in a single phase over an approximate 12 month period, more fully described in the table below. The project’s primary financial support will come in the form of equity raised through the allocation of low income housing tax credits (LIHTC) from the Michigan State Housing Development Authority (MSHDA). The so-called 9% LIHTCs are awarded through a competitive application process. The next funding round is due in April 2016, with award announcements made over the summer. The Federal Home Loan Bank system operates a competitive grant program, the Affordable Housing Program (AHP) that is included in the schedule. Site control agreements with the three property owners include provisions to account for this schedule.
- The following timetable anticipates a successful award of LIHTCs in the April 2016 funding round.

| Date | Milestone |
|-------------|---------------------------------------|
| 04/01/16 | MSHDA LIHTC application due |
| 04/27/16 | FHLB Indianapolis application due |
| 07/01/16 | MSHDA LIHTC notification |
| 08/03/16 | FHLB Indianapolis notification |
| 03/31/17 | Closing, construction start |
| 03/31/18 | End construction and initial lease up |
| 07/31/18 | Substantial occupancy |

5. Selinon Park is well integrated into the existing development pattern and the City's Future Land Use Plan. To the west of the site is Centre Meadows Apartments, a large multifamily rental development. There are also a small number of single-family homes. To the east is a commercial greenhouse facility and Centre Street Village, another multi-family rental development. To the south is a diverse mix of commercial and office uses and a small number of single family homes. To the north is open green space and a proposed extension of the Bicentennial Trail. The Future Land Use Plan Map shows the area to be a mix of offices along East Centre and with high-density residential to the north. Selinon Park was designed to account for the existing and proposed development pattern. The exterior design of the community and service space of the project in the one-story section of the southernmost building has urbanist design elements. The northern portion of the site plan shows green space and pedestrian connections to the proposed trail extension, connecting residents with Portage's extensive pedestrian and bicycle network.
6. The project site is located at 1521, 1603, and 1615 East Centre Avenue in Portage on the north side of the street, in between Lovers Lane and Portage Road. Full Circle has executed letters of intent with each of the three owners, respectively: Anthony and Lin Davis, Mary Kindt, and Stephen Nuss. The property owners are in support of the PD application for the project. Upon successful receipt of LIHTCs from MSHDA, Full Circle Communities, Inc. will utilize the proceeds to purchase the land and develop the property according to this plan, pending final approval from the City.
7. The project proposes 74 new construction rental units, and a single unit in an existing home for the property's manager. The property is approximately 10.72 acres, with a residential density of 7 units per acre. The footprint of the buildings will cover 39,570 SF, or approximately 8% of the site. Landscaped community open space and preserved wooded open spaces together will comprise approximately 62% of the site.
8. Open space is located along the perimeter of the site, with significant wooded areas preserved in the central and northern portions of the site. Residents will be able to enjoy interconnectivity between residential and community space and a potential connection to the proposed extension of Bicentennial Trail for pedestrians and cyclists along the northern edge of the site. FCC will work with the City of Portage to obtain an easement to access this important recreation resource. FCC will also work with the City to provide secure access to the pedestrian paths that connect the trail system to E. Centre Ave. FCC will ensure quality management and maintenance of landscaped open spaces.
9. Selinon Park includes three, new construction multifamily apartment buildings, and preserves an historic single family home. The three new construction buildings have been designed by the award-winning, Michigan-based firm, Hooker DeJong. The building evokes an office appearance along E. Centre Ave, with building features echoed in the design of two townhome buildings located on the northerly portion of the site. The buildings include varied rooflines and building treatments that reflect the local context and inspire visual interest, along with efficient building features. The buildings will be constructed of high-quality, durable materials to provide long-term value to residents and the City of Portage, and to reduce maintenance and replacement

costs. Exterior materials include resilient fiber cement siding (Hardie board) in various colors and textures, and masonry veneer. The interior treatments reflect Full Circle Communities' firm commitment to delivering affordable housing that is equivalent or superior in terms of quality, energy-efficiency, and durability to the market. The buildings are connected via pedestrian footpaths. FCC will include street lights and other lighting features for security and safety, and to compensate for the lack of street lighting near the property on E. Centre Ave.

A three-story, elevator-served building is situated at the southern portion of the site. The southernmost section of the building includes a single story component incorporating community and property management space that has been intentionally designed to appear like offices along E Centre Ave. The building's footprint is 22,296 SF, with a total of 59,256 SF across all three floors. The building is 35 feet 5.5 inches as measured to the midpoint of the roof, and 26 feet 9.25 inches to the eave. The peak of the roof is 43 feet 5 inches. The front setback of the building is approximately 80 inches to the curb of E. Centre Ave. It is 49 feet from the single story component of the building to the eastern property line, and 69 feet from the three-story component of the building to the eastern property line. The building is 136 feet from the historic home at 1521 E. Centre Ave.

The building includes 24 one-bedroom units (averaging 731 SF), 22 two-bedroom units (averaging 947 SF), and 2 three-bedroom units (averaging 1,105 SF). All of the units will be visitable, and portion of the units will be barrier-free or adaptable. 46 parking spaces and a covered bicycle rack will serve this building. The building will include community spaces, a community kitchen, library, resource center and computer lab, and laundry room.

Twin, two-story, townhome buildings are located to the north of the three-story building. The three buildings are connected via pedestrian paths. The footprint of each townhome building is 8,637 SF, with a total of 17,274 SF per building, and 34,548 SF between the two buildings. The buildings are setback approximately 450 feet from E Centre Ave, with a minimum of 64 feet to the eastern property line, and minimum 119 feet to the western property line. The buildings face a shared a common green, set 97-111 feet from each other. The buildings are 23 feet 4.75 inches from the midpoint to the roof, and 17 feet 11.75 inches to the eave.

The buildings include 16 three-bedroom units (averaging 1,118 SF), and 10 four-bedroom townhomes (average 1,285 SF). The three-bedroom units are designed to resemble townhomes, but each second floor walk-up unit has private, enclosed stair access. The buildings overlook a landscaped common green with integrated pedestrian paths. 23 parking spots are located in the rear of each of the townhome buildings. A paved drive connects the two parking areas to conform to provisions in the City's fire code. The front of the townhomes have varied setbacks to the common green to increase visual interest. A covered bicycle rack will serve these buildings. All units will include in-unit laundry. All ground floor three-bedroom units will have accessible or barrier-free or adaptable unit features. All four-bedroom townhomes will include a visitable bedroom and bathroom on the ground floor.

1521 E. Centre Ave has a two-story single family historic home, designated by the Portage Historic District Commission. The property will be maintained as a residential dwelling for the property manager. Space for an accessory historic barn will be preserved behind the home, and a pedestrian and bike path will skirt the building. FCC will install fresh gravel to improve the

existing driveway access to E. Centre Ave. A Certificate of Appropriateness from the Historic District Commission (HDC) will be requested and must be obtained prior to receiving the requested rezoning, final approval from the City of Portage, and prior to the start of construction. FCC is committed to working with the HDC on this approval process, in maintaining the historic home, and restoring the historic barn.

10. Public Sanitary Sewer (8-inch) is available to the site, located in East Centre Avenue, and also available at the rear of the property (27-inch). We anticipate extending 8-inch public sanitary sewer in a 20-ft wide public easement to service all of the proposed buildings. We anticipate connecting to the existing sanitary manhole located in E. Centre Avenue, and extending northerly as needed to service all buildings. In the event the sanitary sewer in E. Centre Avenue is not deep enough to serve the northerly buildings, new sanitary sewer will connect to the existing 27-inch sanitary sewer that bisects the northerly portion of the property to serve the northerly buildings. FCC will repair or replace pavement in either scenario following guidelines from the City.

Storm drainage, designed to capture building and parking lot runoff, will be conveyed via a combination of storm sewer and drainage swales and directed to a shallow depth retention and detention area located north of the proposed building areas. Based on the soil types encountered during the geotechnical analysis, the area will be sized and graded to provide for passive recreational uses. Preliminary analysis of the site revealed clean sandy soils that promote infiltration suitable for this method of storm water management. If geotechnical analysis reveal soils unsuitable for this type of storm water management, the size of the site accommodates an engineered solution, sized and graded to provide for a constructed wetland, with controlled-rate offsite discharge at the pre-development runoff rate, directed to areas that currently accept runoff from the site.

Public water main is available to the site. A 12-inch water main is located in E. Centre Avenue, on the south side of the street. New 8-inch ductile iron water main will extend northerly into the site, loop around the proposed buildings and re-connect in E. Centre Avenue. At minimum, four new hydrants, with an average spacing of 400 feet, and located to ensure adequate fire protection will be provided at accessible locations. The as-built for plans will be submitted to the Portage Department of Public Safety, Fire Division, and Fire Marshall prior to final project approvals.

Alternatively, the 8-inch water main may be extended to the existing 8-inch water main located west of the subject property, in lieu of reconnecting to E. Centre Avenue. This method is preferred, and FCC will work with the owners of 1511 E. Centre Ave and Centre Meadow Apartments to obtain the necessary easements.

11. All public utilities will be located in public utility easements, utilizing standard City of Portage easement grant forms. Additional easement documents will be prepared for storm water management and any other easements required. All easements will be illustrated and described on the final plans provided to the City.

12. Selinon Park will be accessed through an entrance off of East Centre Ave. The entryway has been positioned directly across from a driveway to an office property on the southern side of E Centre Ave.

All parking for the project is located off-street, and will conform to design and accessibility requirements established in Section 42-521. Section 42-523 stipulates a minimum of two parking spaces per dwelling unit, for a total of 150 parking spots. Selinon Park reflects a reduction in total parking to satisfy early feedback from the City at 92 spots. The parking reduction allows urbanist principles to be incorporated into the project's design. The following calculation draws on Full Circle's property management experience of similar projects, and local and national best practices to develop an informed parking ratio reduction.

Elevator-served building:

24 one-bedrooms x 0.75 stall = 18 stalls

22 two-bedrooms x 1 stall = 22 stalls

2 three-bedrooms x 1.75 stalls = 3 stalls

Townhomes:

16 three-bedrooms x 1.75 stalls = 28 stalls

10 four-bedrooms x 1.75 stalls = 18 stalls

Subtotal Elevator-served = 43 stalls

Subtotal townhomes = 46 stalls

Employee parking = 3 stalls

TOTAL = 92 stalls

The target population of the elevator-served building are residents with physical or sensory impairments. This population often relies on specialized transport or paratransit access, rather than personal vehicles. The site plan includes a drop-off area at the entrance to the building to accommodate a range of vehicles. The building also targets low-income individuals without special needs. Residents with incomes between 30%-60% AMI are less likely to own more than one personal vehicle, and often carpool or rely on public transit more than higher income groups. The proximity to transit, pedestrian walkways, and bicycling opportunities justify a reduction in the parking ratio below 2:1 for the non-special needs, and family units. FCC is confident that 92 parking spots are more than adequate to address the parking needs of the project.

The site plan indicates several areas where the full parking requirement has been banked ("Potential Future Parking"), and could be expanded in the future, in accordance with Section 42-520.N. Although the overall ratio is 1.23 per dwelling unit, these 58 deferred parking spots can be constructed should the need arise in the future, and in consultation with the City.

An access road connects the two townhome parking lots in order to comply with fire code regulations. It is preferable that pervious pavement, or partially-vegetated pavers be used *in lieu*

of impervious pavement in this area so that it can have a dual function as open space and as an emergency vehicle access route.

13. The project includes four buildings, a three-story apartment building, twin townhome buildings, and a historic home. Although the historic home is a single-family detached dwelling, the new construction buildings are classified as attached residential. We seek a waiver from the requirement to provide a mixture of housing types as specified in Section 42-374(C). Detached residential would not provide the type of housing appropriate for the intended populations, or the plan to deliver integrated services to residents in the on-site community and case management spaces. The inclusion of smaller apartment units and townhomes provides variety within the attached residential classification.

Although the project will not include an office use, the design has sacrificed some building efficiency to create an office-type building face along E Centre Ave, to conform to the Future Land Use Plan. This site plan is only possible through a Planned Development rezoning.

14. The project is anticipated to close in Spring 2017 with construction to begin shortly after, contingent upon successful allocation of LIHTCs from the state. Final approvals will be received prior to closing. Construction will be completed within 12 months in compliance with MSHDA regulations.
15. The project relies on competitive funding sources such as the LIHTC and AHP programs. The project will receive commitments for equity providers and conventional debt in advance of the April 2016 MSHDA application deadline. The project also requires tax abatement in the form of a PILOT from the City of Portage. An application for the PILOT request has been submitted to the City under a separate cover.

Summary

This PD proposal utilizes a thoughtful design to delivery much needed accessible, affordable housing to the City of Portage, and revitalizes and underutilized section of East Centre Ave. The site design emphasizes pedestrian networks, community interaction, and recreation opportunities. A tenant selection model which integrates families and persons with special needs creates a diverse and dynamic community that responds to demonstrated need in the community. Supportive services, funded through Full Circle Communities' innovative development model, will ensure the highest level of independent living, and can promote income mobility, potentially towards long-term homeownership in Portage. The project cannot be developed under any of the existing zoning designations, and the PD rezoning provides the flexibility to deliver a high-quality development that could spur additional investment along the East Centre Ave corridor. The development team looks forward to working with the City to deliver a signature, inclusive development with Selinon Park.



PR-1
 PRELIMINARY
 CONSULTATION
 SITE AERIAL
 TITLE CHAIN CLARIFICATION
 1811000.P001
 DATE: 04/20/2023
 PLAN NO. 00000

SELINON PARK



UNIT SCHEDULE

| UNIT NO. | UNIT TYPE | SQ. FT. | APPROX. PRICE |
|----------|-----------|---------|---------------|
| 101 | 1 BR | 750 | \$120,000 |
| 102 | 1 BR | 750 | \$120,000 |
| 103 | 1 BR | 750 | \$120,000 |
| 104 | 1 BR | 750 | \$120,000 |
| 105 | 1 BR | 750 | \$120,000 |
| 106 | 1 BR | 750 | \$120,000 |
| 107 | 1 BR | 750 | \$120,000 |
| 108 | 1 BR | 750 | \$120,000 |
| 109 | 1 BR | 750 | \$120,000 |
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| 197 | 1 BR | 750 | \$120,000 |
| 198 | 1 BR | 750 | \$120,000 |
| 199 | 1 BR | 750 | \$120,000 |
| 200 | 1 BR | 750 | \$120,000 |



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

SELINON PARK



H DJ HOOKER | DE JONG
ARCHITECTS & ENGINEERS

Full Circle communities

PREPARED FOR:
CONSTRUCTION
PR-3
Project: 4-0001
Date: 12/26/06
OVERALL FLOOR PLANS, 3 STORY
FLOOR PLAN NO. 101
SHEET NO. 001



VIEW FROM PARKING



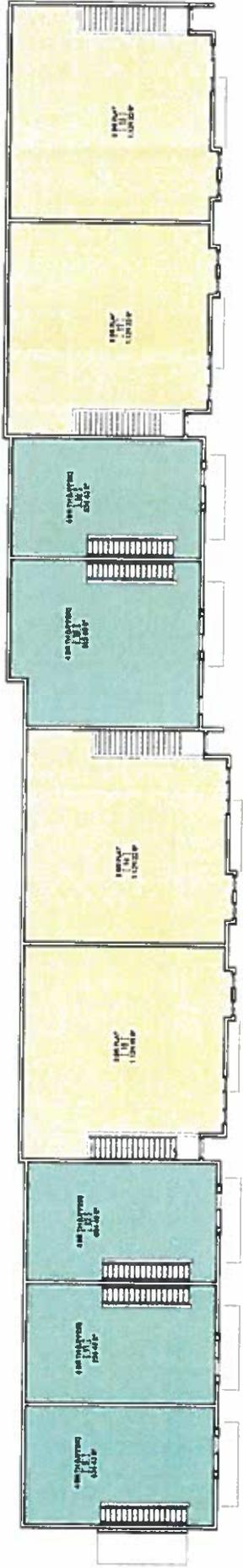
VIEW FROM CENTRE AVE



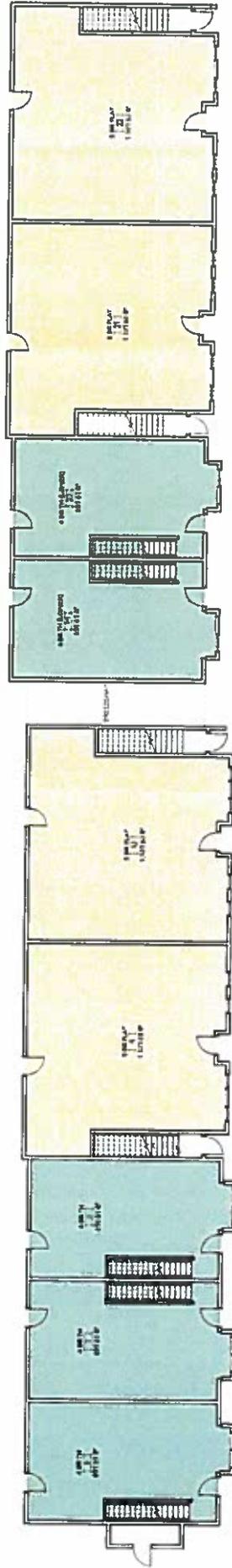
SOUTH ELEVATION



WEST ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PREPARED FOR
 CONSTRUCTION
 PR-5
 PROJECT # 4-081
 DATE 11/11/11

FLOOR PLANS - TOWNHOUSE BUILDINGS
 1111 WEST CLAYTON, '13
 51700, PHOENIX, AZ
 PROJECT # 4-081
 DATE 11/11/11



FULL CIRCLE
 communities



HOOKER | DE JONG
 ARCHITECTS & ENGINEERS

SELINON PARK

