

210047

ORDINANCE NO. _____

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning, Article IV, B Two-Family District, and Article IV.1 B-1 Townhouse District, by repealing said Articles and adopting Article IV, Commercial Zone Districts, which shall read in its entirety as follows:

ARTICLE 4 – COMMERCIAL ZONE DISTRICTS

§ 50-26. CC CITY CORRIDOR: PURPOSE AND INTENT

THE CC CITY CORRIDOR DISTRICT IS INTENDED TO ACCOMMODATE A WIDE RANGE OF COMMERCIAL AND INSTITUTIONAL USES STRUNG ALONG FLINT'S MAJOR ROADWAYS. RETAIL, SERVICE, AND EMPLOYMENT ARE THE PRIMARY USES WITH STRUCTURES ORIENTED TOWARD THE ROADWAY. DEVELOPMENT MAY BE AUTO-ORIENTED IN NATURE, BUT WITH AMENITIES SUCH AS SIDEWALKS, BENCHES, PEDESTRIAN-SCALE LIGHTING, AND LANDSCAPING THAT MAKE IT EASY FOR RESIDENTS AND VISITORS TO TRAVERSE THE CORRIDOR. MULTI-FAMILY RESIDENTIAL AND MIXED-USE DEVELOPMENT WITH

RESIDENTIAL ON THE UPPER FLOORS IS ALSO PERMITTED. DUPLEXES AND ATTACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT SUCH AS ROWHOMES ARE ALLOWED AS A SPECIAL LAND USE WHERE THEY WILL SERVE AS A TRANSITION BETWEEN CITY CORRIDOR AND A LOWER DENSITY RESIDENTIAL DISTRICT.

§ 50-27. NC NEIGHBORHOOD CENTER: PURPOSE AND INTENT

THE NC NEIGHBORHOOD CENTER DISTRICT IS INTENDED TO ACCOMMODATE A VARIETY OF LOCAL-SERVING COMMERCIAL USES THAT PROVIDE DAILY GOODS AND SERVICES TO SURROUNDING NEIGHBORHOODS. STAND-ALONE RETAILERS AND SMALL MIXED-USE BUILDINGS ARE THE PREDOMINANT COMMERCIAL USE WITHIN A NEIGHBORHOOD CENTER, WHILE RETAIL CENTERS ARE PERMITTED ON A LIMITED SCALE. INSTITUTIONAL AND CULTURAL USES, INCLUDING SCHOOLS, CHURCHES, AND COMMUNITY CENTERS, AS WELL AS MULTI-FAMILY RESIDENTIAL USES MAY ALSO BE PERMITTED. ALL NEIGHBORHOOD CENTER USES MUST BE COMPATIBLE WITH THE ADJACENT AND SURROUNDING RESIDENTIAL AREAS AND CONTRIBUTE TO NEIGHBORHOOD CHARACTER, VIABILITY, AND ATTRACTIVENESS.

**§ 50-28. D-E DOWNTOWN EDGE:
PURPOSE AND INTENT**

THE D-E DOWNTOWN EDGE DISTRICT IS INTENDED TO ACCOMMODATE A DYNAMIC MIX OF COMMERCIAL, EMPLOYMENT, RESIDENTIAL, AND PUBLIC USES THAT TOGETHER FOSTER AN ACTIVE PEDESTRIAN-ORIENTED AREA. COMMERCIAL USES ARE PREDOMINANT, BUT MIXED-USE BUILDINGS ARE ALSO COMMON. THE D-E DISTRICT MAKES UP THE MAJORITY OF THE COMMUNITY'S CENTRAL BUSINESS DISTRICT AND SURROUNDS THE SMALLER D-C DOWNTOWN CORE DISTRICT. DEVELOPMENT IN THE D-E DISTRICT IS GENERALLY LESS INTENSE THAN WHAT IS TYPICAL FOR THE ADJACENT D-C DISTRICT, PROVIDING A TRANSITION TO SURROUNDING MIXED RESIDENTIAL AND COMMERCIAL AREAS.

**§ 50-29. D-C DOWNTOWN CORE:
PURPOSE AND INTENT**

THE D-C DOWNTOWN CORE DISTRICT IS INTENDED TO ACCOMMODATE THE UNIQUE AND VIBRANT MIXED-USE AREA LOCATED ALONG SAGINAW STREET ROUGHLY BETWEEN THE FLINT RIVER AND INTERSTATE 69. SINGLE-PURPOSE BUILDINGS MAY EXIST, BUT MIXED-USE BUILDINGS SHOULD PREDOMINATE, TYPICALLY CONSISTING OF DINING OR RETAIL USES ON THE GROUND FLOOR, AND OFFICE OR MULTI-FAMILY RESIDENTIAL USES ABOVE. THIS DISTRICT IS THE HIGHEST

INTENSITY DISTRICT WITHIN THE COMMUNITY AND ALL DEVELOPMENT SHOULD BE PEDESTRIAN-ORIENTED WITH BUILDINGS LOCATED AT OR NEAR THE SIDEWALK'S EDGE.

§ 50-30. PERMITTED USES

ARTICLE 16 DEFINITIONS SHALL BE REFERRED TO FOR CLARITY ON THE USES AS LISTED.

A. LAND USES. USES ARE ALLOWED IN RESIDENTIAL ZONE DISTRICTS IN ACCORDANCE WITH TABLE 50-30. USES: COMMERCIAL ZONE DISTRICTS. THE FOLLOWING KEY IS TO BE USED IN CONJUNCTION WITH THE USE TABLE.

1. PERMITTED USES. USES PERMITTED BY RIGHT IN THE ZONE DISTRICT, SUBJECT TO COMPLIANCE WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH A "p."

2. SPECIAL LAND USES. USES WHICH MAY BE ALLOWED SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION IN ACCORDANCE

WITH ARTICLE 17
AND WITH ALL
OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER.
THESE USES ARE
IDENTIFIED WITH
AN "S."

3. ADDITIONALLY
REGULATED USES.
USES WHICH MAY
BE ALLOWED
SUBJECT TO
REVIEW AND
APPROVAL BY THE
PLANNING
COMMISSION IN
ACCORDANCE
WITH ARTICLE 17
AND WITH ALL
OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER,
INCLUDING
LIMITING
CONDITIONS
SPECIFIED IN
ARTICLE 9. THESE
USES ARE
IDENTIFIED WITH
"ARU".

4. ACCESSORY USES.
USES WHICH ARE
PERMITTED BY
RIGHT, ASSUMING
THEY ARE NOT THE
PRIMARY USE ON
THE SITE AND
THAT THEY ARE IN
COMPLIANCE WITH
ALL OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER.
THESE USES ARE

IDENTIFIED WITH
AN "A."

5. USES NOT
ALLOWED. A CELL
WHICH IS LEFT
BLANK INDICATES
THAT THE LISTED
USE IS NOT
ALLOWED IN THAT
ZONE DISTRICT.

6. USE REGULATIONS.
MANY ALLOWED
USES, WHETHER
PERMITTED BY
RIGHT OR AS A
SPECIAL LAND USE,
ARE SUBJECT TO
COMPLIANCE WITH
ARTICLE 9.

7. UNLISTED USES. IN
GENERAL
UNLISTED USES ARE
PROHIBITED.
HOWEVER, IF AN
APPLICATION IS
SUBMITTED FOR A
USE NOT LISTED,
THE ZONING
COORDINATOR
SHALL MAKE A
DETERMINATION
AS TO THE PROPER
ZONE DISTRICT
AND USE
CLASSIFICATION
FOR THE NEW OR
UNLISTED USE. IF
THE UNLISTED USE
IS SIMILAR TO AN
EXISTING
PERMITTED USE IN
THE SAME ZONE
DISTRICT AND FITS
THE INTENT OF
THE ZONE
DISTRICT, THE

ZONING
COORDINATOR
MAY DETERMINE
THAT THE
UNLISTED USE IS
PERMITTED.

8. PARKING
STANDARDS.
PARKING
REQUIREMENTS
ARE LOCATED IN
ARTICLE 12
PARKING, LOADING
AND CIRCULATION.

9. LEVEL OF REVIEW
FOR MIXED-USE
PROJECTS. THE
LEVEL OF REVIEW
FOR A PROJECT
WITH MULTIPLE
USES BEING
DEVELOPED
SIMULTANEOUSLY
SHALL BE THE
SAME AS THE
HIGHEST LEVEL OF
REVIEW OF THE
INDIVIDUAL USES.

ATTACHMENT:
TABLE 50-30A (EXHIBIT 13)

§ 50-31. SITE, BUILDING
PLACEMENT, AND BULK
STANDARDS

A. SITE DIMENSIONS TABLE.
ALL DEVELOPMENT IN
COMMERCIAL ZONE
DISTRICTS MUST
COMPLY WITH THE
REQUIREMENTS IN
TABLES 50-31A-B AND
DIAGRAMS 50-31A-B
UNLESS OTHERWISE
EXPRESSLY STATED.

ATTACHMENTS:

TABLE 50-31A (EXHIBIT 14)
DIAGRAM 50-31A (EXHIBIT 15)
TABLE 50-31B (EXHIBIT 16)
DIAGRAM 50-31B (EXHIBIT 17)

§ 50-32. GENERAL COMMERCIAL
REQUIREMENTS

A. REQUIRED CONDITIONS.
ALL USES AUTHORIZED
IN THIS ARTICLE SHALL
BE SUBJECT TO THE
FOLLOWING
CONDITIONS:

1. ENCLOSED
BUILDINGS. ALL
BUSINESS, SERVICE,
REPAIR,
PROCESSING,
STORAGE OR
DISPLAY OF
MERCHANDISE
SHALL BE
CONDUCTED
WHOLLY WITHIN
AN ENCLOSED
BUILDING, EXCEPT
OFF-STREET
PARKING
STRUCTURES AND
LOTS, FOOD
TRUCKS/CARTS,
PRODUCE STANDS,
CAR AND TRUCK
SALES LOTS, OFF-
STREET LOADING
AREAS, GASOLINE
STATIONS AND
OUTDOOR
ADVERTISING, OR
OTHER USES
SPECIFICALLY
ALLOWED IN THIS
CHAPTER. HOWEVE
R, FOOD,
BEVERAGES
(INCLUDING
ALCOHOL WITH

PROPER
LICENSING) AND
MERCHANDISE
MAY BE DISPLAYED
AND SOLD BY AN
OWNER OR TENANT
OUTSIDE OF A
COMPLETELY
ENCLOSED
BUILDING SUBJECT
TO ZONING
COORDINATOR
APPROVAL AND
THE CONDITIONS
IN SECTION 50-105
OUTDOOR
ACTIVITIES OF
ARTICLE 9.

2. USE TO BE NON-
OBJECTIONABLE. P
ROCESSES AND
EQUIPMENT
EMPLOYED AND
GOODS SOLD
SHALL BE LIMITED
TO THOSE WHICH
ARE NON-
OBJECTIONABLE
BY REASON OF
ODOR, HEAT, DUST,
SMOKE, CINDERS,
GAS, FUMES, NOISE,
VIBRATION,
RADIATION,
REFUSE MATTER
OR WATER-
CARRIED WASTE.

3. HOURS OF
BUSINESS. NO
BUSINESS, SERVICE
OR PROCESSING
SHALL CONDUCT
ITS OPERATION AT
ANY POINT IN TIME
BETWEEN THE
HOURS OF 12:00
MIDNIGHT AND 6:00

A.M. IF IT IS
ADJACENT TO A GN
OR TN DISTRICT
UNLESS IT IS
ENCLOSED ON ALL
SIDES ADJOINING
SAID RESIDENTIAL
DISTRICT BY
SCREENING AND
FENCING.

4. IMPROVEMENT OF
AUTO STORAGE
AREAS. AREAS
WHICH ARE IN THE
NORMAL CONDUCT
OF BUSINESS
FREQUENTLY USED
BY AUTOMOBILES,
TRUCKS, OR
TRAILERS SHALL
BE GRADED,
DRAINED AND
SURFACED AND
OTHERWISE
COMPLY WITH THE
REQUIREMENTS OF
THE OFF-STREET
PARKING AND
LOADING
REGULATIONS OF
THIS CHAPTER.

§ 50-33. BUILDING ELEMENT REQUIREMENTS

A. PURPOSE. THE INTENT OF
THESE REQUIREMENTS IS
TO PROMOTE MIXED-USE
DEVELOPMENT AND
REHABILITATION IN
FLINT'S MOST VIBRANT
COMMERCIAL AREAS
THAT SHALL:

1. ESTABLISH A
DEVELOPMENT
PATTERN IN WHICH
NEW BUILDINGS
AND BUILDING

MODIFICATIONS
ENHANCE THE
CHARACTER OF
THE EXISTING
BUILT
ENVIRONMENT;

2. INCREASE
TRANSPARENCY
(WINDOWS) TO ADD
VISUAL INTEREST,
INCREASE
PEDESTRIAN
TRAFFIC AND TO
REDUCE CRIME
THROUGH
INCREASED
SURVEILLANCE;

3. ENHANCE A SENSE
OF PLACE AND
CONTRIBUTE TO
THE
SUSTAINABILITY
OF THE CITY;

4. ORIENT BUILDING
ENTRANCES AND
STOREFRONTS TO
THE STREET;

5. ARTICULATE
LONGER BUILDING
FAÇADES INTO
MORE HUMAN-
SCALE
INCREMENTS;

6. DISTINGUISH
COMMERCIAL USES
BASED ON SCALE
AND AUTO-
ORIENTATION; AND

7. ENCOURAGE
TRANSPORTATION
ALTERNATIVES
(WALKING, BIKING
AND TRANSIT) TO

REDUCE
AUTOMOBILE
DEPENDENCE AND
FUEL
CONSUMPTION.

B. APPLICABILITY. ALL
DEVELOPMENT IN THE
NC, CC, D-E, AND D-C
DISTRICTS SHALL
COMPLY WITH THE
REQUIREMENTS
INCLUDED IN THIS
SECTION UNLESS
OTHERWISE EXPRESSLY
STATED.

C. MATERIALS.

1. DURABLE
BUILDING
MATERIALS,
SIMPLE
CONFIGURATIONS
AND SOLID
CRAFTSMANSHIP
ARE REQUIRED. A
MINIMUM FIFTY
(50) PERCENT OF
WALLS VISIBLE
FROM PUBLIC
STREETS,
EXCLUSIVE OF
WALL AREAS
DEVOTED TO
MEETING
TRANSPARENCY
REQUIREMENTS
SHALL BE
CONSTRUCTED OF:
BRICK, GLASS;
FIBER CEMENT
SIDING, METAL
(BEAMS, LINTELS,
TRIM ELEMENTS
AND
ORNAMENTATION
ONLY); WOOD LAP,
STUCCO, SPLIT-
FACED BLOCK, OR

STONE. EXTERIOR
INSULATED
FINISHING
SYSTEMS (EIFS),
AND VINYL OR
ALUMINUM SIDING
SHOULD ONLY BE
USED FOR ACCENTS
AND ARE
PROHIBITED ON
THE FIRST STORY.
METAL SIDING MAY
BE USED AS A
PRIMARY
BUILDING
MATERIAL IF
ALLOWED BY THE
PLANNING
COMMISSION WITH
SPECIAL LAND USE
APPROVAL.

**D. FAÇADE PRESERVATION
AND VARIATION.**

1. EXTERIOR
ALTERATIONS.
EXTERIOR
CHANGES AND
FAÇADE
RENOVATIONS
SHALL NOT
DESTROY OR
COVER ORIGINAL
DETAILS ON A
BUILDING,
WHEREVER
PRACTICABLE.
BRICK AND STONE
FAÇADES SHALL
NOT BE COVERED
WITH ARTIFICIAL
SIDING OR PANELS.
2. WINDOW AND
DOOR OPENINGS.
EXISTING WINDOW
AND DOOR
OPENINGS SHALL

BE MAINTAINED
WHEREVER
PRACTICABLE.
NEW WINDOW AND
DOOR OPENINGS
SHALL MAINTAIN A
SIMILAR
HORIZONTAL AND
VERTICAL
RELATIONSHIP AS
THE ORIGINALS.

3. VERTICAL AND
HORIZONTAL
LINES. THE
VERTICAL LINES OF
COLUMNS AND
PIERS, AND THE
HORIZONTAL
DEFINITION OF
SPANDRELS AND
CORNICES, AND
OTHER PRIMARY
STRUCTURAL
ELEMENTS SHALL
BE MAINTAINED
WHEREVER
PRACTICABLE.
4. UNINTERRUPTED
FAÇADE ON NEW
CONSTRUCTION.
THE MAXIMUM
LINEAR LENGTH OF
AN
UNINTERRUPTED
BUILDING FAÇADE
FACING PUBLIC
STREETS AND/OR
PARKS SHALL BE
THIRTY (30) FEET.
FAÇADE
ARTICULATION OR
ARCHITECTURAL
DESIGN
VARIATIONS FOR
BUILDING WALLS
FACING THE
STREET ARE

REQUIRED TO
ENSURE THAT THE
BUILDING IS NOT
MONOTONOUS IN
APPEARANCE.

BUILDING WALL
OFFSETS
(PROJECTIONS AND
RECESSES),
CORNICES,
VARYING BUILDING
MATERIALS OR
PILASTERS SHALL
BE USED TO BREAK
UP THE MASS OF A
SINGLE BUILDING.

5. ADMINISTRATIVE
DEPARTURES. AN
ADMINISTRATIVE
DEPARTURE,
APPROVED BY THE
DIRECTOR OF
PLANNING AND
DEVELOPMENT, OR
HIS/HER DESIGNEE,
MAY BE APPROVED
TO ALLOW THE
FOLLOWING:

- I. TO REDUCE
UP TO FIVE (5)
FEET OF THE
THIRTY (30)
FOOT
REQUIREME
NT MAY BE
APPROVED,
DEPENDING
ON ACTUAL
BUILDING
DESIGN,
ENTRANCE
PLACEMENT,
AND OTHER
FACTORS
THAT MAKE
THE THIRTY
(30) FOOT

REQUIREME
NT
IMPRACTICA
L; OR

- II. OTHER
METHODS TO
PROVIDE
ADEQUATE
ARTICULATI
ON,
PROVIDED
THAT THE
VISUAL
EFFECT OF
ARTICULATI
ON IS
MAINTAINED.
EXAMPLES
OF
ACCEPTABLE
VARIATIONS
MAY
INCLUDE
ARCHITECTU
RAL OR
ARTISTIC
DETAILS OR
FEATURES, A
VARIATION
IN COLOR OR
MATERIALS
AND
ENHANCED
ORNAMENTA
TION
AROUND
BUILDING
ENTRANCEW
AYS.

E. ENTRANCES.

1. RECESSED
DOORWAYS.
WHERE THE
BUILDING
ENTRANCE IS
LOCATED ON OR

WITHIN FIVE (5)
FEET OF A LOT
LINE, DOORWAYS
SHALL BE
RECESSED INTO
THE FACE OF THE
BUILDING TO
PROVIDE A SENSE
OF ENTRANCE AND
TO ADD VARIETY
TO THE
STREETSCAPE.

ZONING
COORDINATO
R MAY BE
GRANTED TO
PERMIT NON-
RECESSED
SERVICE
DOORS
WHERE NO
SAFETY
HAZARD
EXISTS.

- I. THE
ENTRANCE
RECESS
SHALL NOT
BE LESS
THAN THE
WIDTH OF
THE DOOR(S)
WHEN
OPENED
OUTWARD.
- II. THE
ENTRANCE
RECESS MAY
NOT EXCEED
THE
ENTRANCE
WIDTH; AND
- III. THE
ENTRANCE
MAY NOT
EXCEED TWO
(2) STORIES IN
HEIGHT
- IV. ADMINISTRA
TIVE
DEPARTURE.
AN
ADMINISTRA
TIVE
DEPARTURE
APPROVED
BY THE

2. RESIDENTIAL
DWELLINGS.
ENTRANCES FOR
ALL RESIDENTIAL
DWELLINGS SHALL
BE CLEARLY
DEFINED BY AT
LEAST ONE (1) OF
THE FOLLOWING:

- I. PROJECTING
OR RECESSED
ENTRANCE. A
RECESSED
ENTRANCE IS
REQUIRED IF
THE
BUILDING
ENTRANCE IS
LOCATED ON
OR WITHIN
FIVE (5) FEET
OF THE LOT
LINE.
- II. STOOP OR
ENCLOSED
OR COVERED
PORCH.
- III. TRANSOM
AND/OR SIDE
LIGHT
WINDOW
PANELS
FRAMING

- THE DOOR
OPENING.
- IV. ARCHITECTU
RAL TRIM
FRAMING
THE DOOR
OPENING.
- V. ADMINISTRA
TIVE
DEPARTURE.
AN
ADMINISTRA
TIVE
DEPARTURE
APPROVED
BY THE
ZONING
COORDINATO
R MAY BE
PERMITTED
FOR OTHER
METHODS,
SUCH AS
UNIQUE
COLOR
TREATMENT
S, PROVIDED
THE SAME
EFFECT IS
ACHIEVED.

3. BUILDING
ORIENTATION.

- I. PRIMARY
ENTRANCE.
THE MAIN
BUILDING
ENTRANCE
SHALL BE
LOCATED IN
THE FRONT
FAÇADE
PARALLEL
TO THE
PRIMARY
STREET.

- II. ADMINISTRA
TIVE
DEPARTURE.
ALTERNATIV
E
ORIENTATIO
NS MAY BE
PERMITTED
BY THE
ZONING
COORDINAT
OR WHERE
SUCH
ALTERNATIV
E
ORIENTATIO
NS ARE
CONSISTENT
WITH
EXISTING
ADJACENT
DEVELOPME
NT.

F. EXPRESSION LINE (EL).

1. A HORIZONTAL
LINE ON THE
FAÇADE KNOWN AS
THE EXPRESSION
LINE (EL) SHALL
DISTINGUISH THE
BASE OF THE
BUILDING FROM
THE REMAINDER
TO ENHANCE THE
PEDESTRIAN
ENVIRONMENT.
THE EL SHALL BE
CREATED BY A
CHANGE IN
MATERIAL, A
CHANGE IN DESIGN,
OR BY A
CONTINUOUS
SETBACK, RECESS,
OR PROJECTION
ABOVE OR BELOW
THE EXPRESSION

LINE. SUCH
ELEMENTS AS
CORNICES, BELT
COURSES,
CORBELLING,
MOLDING,
STRINGCOURSES,
ORNAMENTATION,
AND CHANGES IN
MATERIAL OR
COLOR OR OTHER
SCULPTURING OF
THE BASE, ARE
APPROPRIATE
DESIGN ELEMENTS
FOR ELS.

2. IF APPLICABLE,
THE HEIGHT OF
THE EXPRESSION
LINE SHALL BE
RELATED TO THE
PREVAILING SCALE
OF DEVELOPMENT
IN THE AREA. A
CHANGE OF SCALE
MAY REQUIRE A
TRANSITIONAL
DESIGN ELEMENT
BETWEEN
EXISTING AND
PROPOSED
FEATURES.

ATTACHMENT:
DIAGRAM 50-33F

G. TRANSPARENCY.

1. PURPOSE. THE
FIRST FLOORS OF
ALL BUILDINGS
SHALL BE
DESIGNED TO
ENCOURAGE AND
COMPLEMENT
PEDESTRIAN-
SCALE ACTIVITY
AND CRIME

PREVENTION
TECHNIQUES. IT IS
INTENDED THAT
THIS BE
ACCOMPLISHED
PRINCIPALLY BY
THE USE OF
WINDOWS AND
DOORS ARRANGED
SO THAT ACTIVE
USES WITHIN THE
BUILDING ARE
VISIBLE FROM OR
ACCESSIBLE TO
THE STREET, AND
PARKING AREAS
ARE VISIBLE TO
OCCUPANTS OF
THE BUILDING.

2. APPLICABILITY.

- I. THE
MINIMUM
TRANSPAREN
CY
REQUIREME
NT SHALL
APPLY TO
ALL SIDES OF
A BUILDING
THAT ABUT
AN URBAN
OPEN SPACE
OR PUBLIC
RIGHT-OF-
WAY.
TRANSPAREN
CY
REQUIREME
NTS SHALL
NOT APPLY
TO SIDES
WHICH ABUT
AN ALLEY.

- II. WINDOWS
FOR
BUILDING

SIDES (NON-FRONT) SHALL BE CONCENTRATED TOWARD THE FRONT EDGE OF THE BUILDING, IN LOCATIONS MOST VISIBLE FROM AN URBAN OPEN SPACE OR PUBLIC RIGHT-OF-WAY.

3. WINDOWS AND DISPLAYS.

- I. GROUND LEVEL STOREFRONT TRANSPARENCY SHALL BE HORIZONTALLY ORIENTED OVERALL, DIVIDED INTO VERTICAL SEGMENTS.
- II. PRODUCT DISPLAY WINDOWS SHALL BE INTERNALLY LIT.
- III. INTERIOR DISPLAYS SHALL BE SET BACK A MINIMUM OF ONE (1) FOOT FROM THE WINDOW AND

SHALL NOT COVER MORE THAN FIFTY (50) PERCENT OF THE WINDOW OPENING.

- IV. NO WINDOW COVERING OR SCREENING SHALL COVER MORE THAN TWENTY-FIVE (25) PERCENT OF WINDOWS OR DOORS THAT ARE USED TO MEET TRANSPARENCY REQUIREMENTS.

4. PERCENTAGE OF REQUIRED TRANSPARENCY

- I. GROUND-FLOOR TRANSPARENCY PERCENTAGES MUST BE APPLIED BETWEEN TWO (2) FEET AND EIGHT (8) FEET FROM THE GROUND. THE AREA OF WINDOWS IN DOORS MAY COUNT TOWARDS

THE
TRANSPAREN
CY
PERCENTAG
E.

- II. STRUCTURES
IN THE NC,
DE, AND DC
DISTRICTS
SHALL
COMPLY
WITH TABLE
50-33G
BELOW WITH
REGARDS TO
THE AMOUNT
OF
TRANSPAREN
T MATERIALS
THAT IS
REQUIRED
FOR
GROUND-
FLOOR AND
UPPER
FLOOR
FACADES.
WINDOWS
MUST BE
CLEAR AND
ALLOW
VIEWS OF
THE INDOOR
SPACE OR
DISPLAY
AREAS.

ATTACHMENTS:

TABLE 50-33 (EXHIBIT 19)

DIAGRAM 50-33G (EXHIBIT 20)

**H. TRANSITIONAL
FEATURES.**

1. PURPOSE.
TRANSITIONAL
FEATURES ARE
ARCHITECTURAL

ELEMENTS, SITE
FEATURES OR
ALTERATIONS TO
BUILDING MASSING
THAT ARE USED TO
PROVIDE A
TRANSITION
BETWEEN HIGHER
INTENSITY USES
AND LOW- OR
MODERATE-
DENSITY
RESIDENTIAL
AREAS. IT IS THE
INTENT OF THESE
STANDARDS TO:

- I. REDUCE
LAND
CONSUMPTIO
N;
- II. CREATE A
COMPATIBLE
MIXED-USE
ENVIRONME
NT;
- III. LIMIT
INTERRUPTI
ONS IN
VEHICULAR
AND
PEDESTRIAN
CONNECTION
S CREATED
BY EFFORTS
TO
SEGREGATE
USES; AND
- IV. ESTABLISH
OR MAINTAIN
VIBRANT
PEDESTRIAN-
AND
TRANSIT-
ORIENTED
AREAS

WHERE
DIFFERING
USES ARE
PERMITTED
TO OPERATE
IN CLOSE
PROXIMITY
TO ONE
ANOTHER.

2. APPLICABILITY.
TRANSITIONAL
FEATURES SHALL
BE REQUIRED FOR
BUILDINGS OR
STRUCTURES
THAT:

I. AREA
ADJACENT
TO A
RESIDENTIAL
ZONE
DISTRICT
WHERE A
PERMITTED
BUILDING OR
STRUCTURE
WOULD BE
ONE (1) OR
MORE
STORIES
HIGHER
THAN
ADJACENT
BUILDINGS
OR
STRUCTURES
LOCATED IN
THE TN OR
MR ZONE
DISTRICTS.

II. HOST
HIGHER-
INTENSITY
LAND USES
THAT WOULD
ADVERSELY

AFFECT THE
LIVABILITY
OF AN AREA.
THE
PLANNING
COMMISSION
, BOARD OF
ZONING
APPEALS, OR
CITY
COUNCIL
MAY
REQUIRE
TRANSITION
AL FEATURES
AS PART OF A
SPECIAL
LAND USE,
VARIANCE,
PLANNED
UNIT
DEVELOPME
NT OR
EXCEPTION
APPROVAL.

3. LANDSCAPE
BUFFER. THE
PLANNING
COMMISSION,
ZONING BOARD OF
APPEALS, CITY
COUNCIL OR
DIRECTOR OF
PLANNING AND
DEVELOPMENT
MAY REQUIRE THE
USE OF A
LANDSCAPE
BUFFER IN LIEU OF,
OR IN ADDITION TO,
A TRANSITIONAL
FEATURE WHERE
SUCH LANDSCAPE
BUFFER WOULD
REDUCE
POTENTIALLY
ADVERSE IMPACTS
BETWEEN

INCOMPATIBLE
USES OR
DIFFERENT
BUILDING TYPES.

4. ARCHITECTURAL
FEATURES.
SIMILARLY SIZED
AND PATTERNED
ARCHITECTURAL
FEATURES SUCH AS
WINDOWS, DOORS,
ARCADES,
PILASTERS,
CORNICES, WALL
OFFSETS, BUILDING
MATERIALS, AND
OTHER BUILDING
ARTICULATIONS
INCLUDED ON THE
LOWER-INTENSITY
USE SHALL BE
INCORPORATED IN
THE
TRANSITIONAL
FEATURES.

5. PARKING AND
LOADING. OFF-
STREET PARKING,
LOADING, SERVICE
AND UTILITY
AREAS SHALL BE
LOCATED AWAY
FROM THE LOWER-
INTENSITY USE
AND, WHERE
POSSIBLE,
ADJACENT TO
SIMILAR SITE

FEATURES ON
SURROUNDING
SITES.

6. LIGHTING AND
NOISE.
INCOMPATIBLE
OUTDOOR
LIGHTING OR
SOURCES OF
AUDIBLE NOISE
SHALL BE
PREVENTED
WHENEVER
PRACTICABLE.

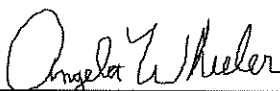
Sec. 2. The ordinances in this
Article shall become effective upon
publication.

Adopted this _____ day of
_____, 2021, A.D.

Sheldon A. Neeley, Mayor

Inez M. Brown, City Clerk

APPROVED AS TO FORM:



Angela Wheeler, Chief Legal Officer

§ 50-30 Permitted Uses

Table 50-30 (Exhibit 13):

Table 50-30. Uses: Commercial Zone Districts					
	NC	CC	DE	DC	Reference
RESIDENTIAL					
Household Living					
Single-Family Dwelling	S		S		50-59
Two-Family Dwelling (Duplex)	P	S	P		50-85
Single-Family Attached Dwelling	P	S	P		50-85
Multi-Family Dwelling (all floors)	P	P	P		50-104
Multi-Family Dwelling (above first floor)	P	P	P	P	50-104
Accessory Dwelling Unit	S		S		50-79
Mixed Use	P	P	P	P	
Group Living					
Convalescent or Nursing Home		S	P		
Fraternity/Sorority House			P		50-96
Transitional or Emergency Shelter	S	S	S		50-119
Adult Foster Care Family Home (1-6 residents)			S		50-81
Adult Foster Care Small Group Home (1-6)			S		50-81
Adult Foster Care Small Group Home (7-12)		P	P		50-81
Adult Foster Care Large Group Home (13-20)		P	P		50-81
RECREATIONAL					
Community Center	P		S		
AGRICULTURAL					
Farmers' Market (Permanent)	P		P		
Farmers' Market (Temporary)	P	P	P	P	50-118
Produce Stand	A	S			50-109
Community Garden	A	A	A		50-91
INSTITUTIONAL AND CULTURAL					
Religious					
Place of Worship	S	P	P	S	
Cemetery		S			
Government and Educational					
Elementary/Middle School		S	P		
High School		S	P		
College or University or Vocational Training		S	P	P	
Other Governmental Use or Facility		P	P	P	
Other Institutional, and Cultural					
Social Service Facility	P	P	P	S	
Civil, Religious, or Charitable Organization	P	P	P	S	
Library	P	P	P	S	
Museum		S	P	S	
Art Gallery	P	P	P	P	
Health					
Rehabilitation Center (w/o residential care)	S	P	P	S	
Hospital or Medical Center		P	P	S	
COMMERCIAL					
Automotive Services					
Automotive Rental		P			50-122
Auto Supply/Accessory Sales	S	P			
Vehicle Repair and Services		P			50-123
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)	S	P	S		50-121
Vehicle Sale/ Lease (including auto, RV, boat)		P			50-122
Car Wash	S	P			
Farm Implement Sales		P			

Article IV – Attachments

	NC	CC	DE	DC	Reference
Entertainment and Hospitality					
Arcade, Amusement Devices, Gaming, Pool Hall	S	P	P	S	50-94
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall, Amphitheater	S	P	P	P	50-86
Adult Entertainment Uses		ARU			50-80
Bingo Hall		ARU	ARU		50-92
Bowling Alley, Skating Rink	S	P	S	S	
Casino			S		
Charity Gaming		ARU	ARU		50-92
Convention Center		P	P	P	
Dance Club, Night Club		S	S	S	50-94
Drive-In Theaters (Entertainment)		S			
Entertainment, Live (Not including ARUs)	S	P	P	P	
Hookah Lounge, Cigar Lounge	S	P	S	S	
Sports and Entertainment Arena		S	S		
Temporary Lodging					
Bed and Breakfast			P		50.9.11
Motel		P			
Hotel		P	P	P	
Offices					
Financial Services	P	P	P	P	
Physician or Dentist Office or Medical Clinic	P	P	P	P	
General Professional Office	P	P	P	P	
Research Facility/Laboratory		P	S		
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station	P	P	P	P	
Film Production, Photography, Radio, TV Studio	P	P	P	P	
Live/Work Unit	P	P	P		50-101
Personal Service Establishments					
Personal Service Establishments	P	P	P	P	
Gym or Fitness center	P	P	P	P	
Animal Services Day Care (w/o overnight boarding)	P	P	P		
Kennel (w/ boarding and/or grooming)		P			
Veterinary Clinic or Hospital (with or w/o boarding)	P	P	P		
Funeral Home or Mortuary		P			
Tattoo Establishment		ARU	ARU		50-80
Residential Service					
Adult Day Care or Day Services Center		P	S		50-81
Group Day Care Home		P	S		
Child Care Center	S	P	P	S	50-90
Retail and Service					
Grocery Store	P	P	P	S	
Retail Sales, General	P	P	P	P	
Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply		P			
Convenience Store (W/ or w/o liquor)	S	P	P	S	50-83
Restaurant w/Alcohol (beer, wine and/or liquor)	S	P	P	P	50-83
Restaurant w/o Alcohol	P	P	P	P	
Catering Business	P	P	S	S	
Bar, Tavern, Taproom, or Tasting Room	S	S	S	S	50-83
Brewpub	S	S	S	S	50-83
Craft Winery/distillery	S	S	S	S	50-83
Commercial Art Gallery	P	P	P	P	
Instruction Studio	P	P	P	P	
Cash Advance		S			
Liquor Store/Package Goods/Party Store		ARU	ARU		50-83/50-80
Antique, Second-Hand Store (except pawn shop)	P	P	P	P	

Article IV – Attachments

	NC	CC	DE	DC	Reference
Pawn Shop or Pawn Broker		ARU			50-80
Firearms Sales		S			
Drive Through (all commercial uses w/drive through; includes dry cleaning)	S	A	A		
INDUSTRIAL					
Manufacturing and Production, Light					
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.		P			
Household Service: Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.	S	P	S		
Pottery and Figurine making, large-scale commercial/industrial		P			
Microbrewery/Small Distillery/Small Winery		P	P	P	
Large Brewery/Large Distillery/Large Winery		S			
Self-Storage Facility		P			50-114
Stone Monument Works		P			
Transportation					
Parking Structures		P	P		50-108
Stand Alone Parking, Surface Lots		P	S		
Transit Terminal or Station			P		
Utilities					
Electrical Substations and Private Utilities	S	S	S	S	50-93
Wireless Communication Facilities – Collocated on Existing Towers	P	P	P	P	50-126
Small-Scale Solar Energy Production	A	A	A	A	50117
Large-Scale Solar Energy Production		A	A		50-116
Small-Scale Wind Energy Production	A	A	A	A	50-125
Additionally Regulated Uses					
Liquor/Package Goods/Party Store	ARU				50-80/50-83

§ 50-31. Site Placement, Building Placement, Bulk Standards

Table 50-31A (Exhibit 14):

Table 50-31A. Lot and Bulk Standards: NE and CC Districts										
District Name	Lot Characteristics		Site Design						Development Intensity	
	Min. Lot Width (W)	Min. Lot Area (s.f.)	Front Setback (F)		Corner Side Setback (C)		Interior Side Setback (S)	Rear Setback	Min. Lot Area per Dwelling Unit	Max. Building Height
			Min.	Max.	Min.	Max.	Min.	Min. (R)		
NC	25'	3000	None	10'	None	10'	None, unless lot width is greater than 100' and against a residential use, then 10'	20'	1,000 sq. ft.	4 stories/50'
CC										
<i>For lots less than 140' deep</i>	40'	3000	None	10'	None	10'	None, except for against a TN or M district, then 10'	20'	2,000 sq. ft.	4 stories/50'
<i>For lots 140' deep or more</i>	60'	8400	None	80'	None	20'	None, except for against a TN or M district, then 20'	40'	2,000 sq. ft.	4 stories/50'

Diagram 50-31A (Exhibit 15):

Commerical Zone Bulk Standards

NC, CC Districts

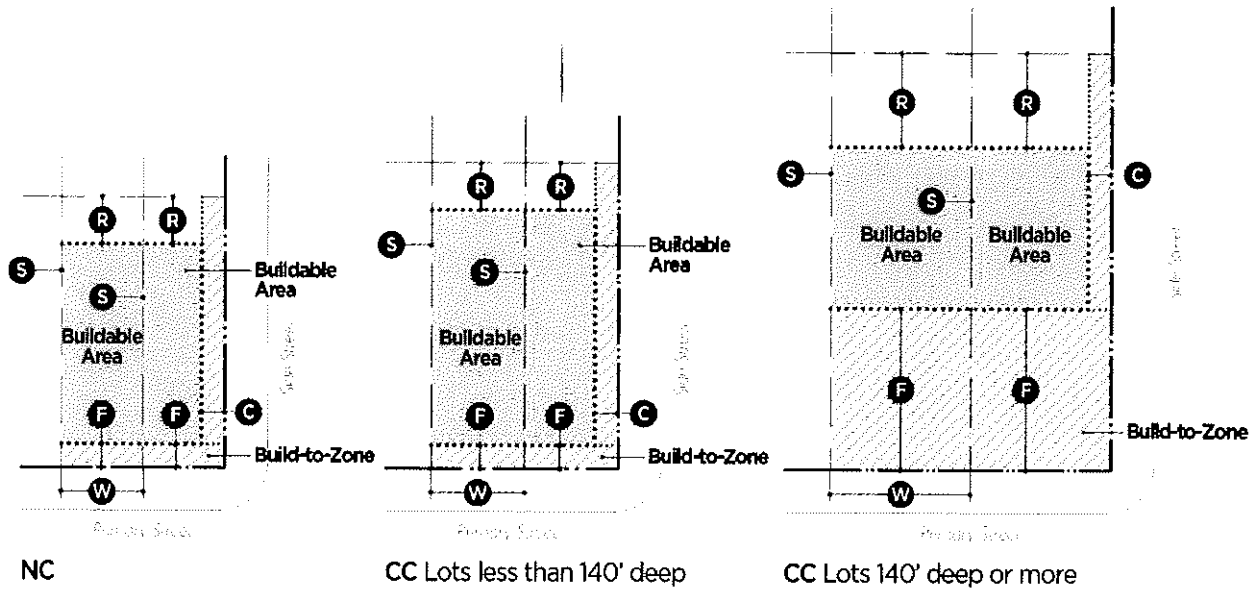


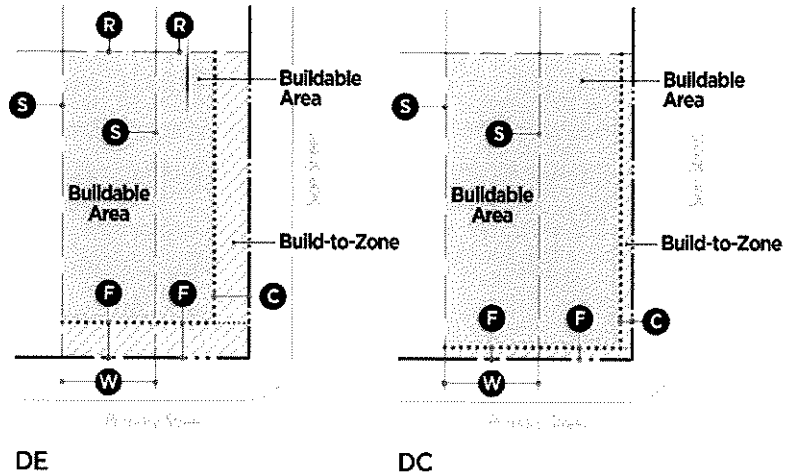
Table 50-31B (Exhibit 16):

Table 50-31B. Lot and Bulk Standards: D-E and D-C Districts

District Name	Lot Characteristics		Site Design						Development Intensity		
	Min. Lot Width (W)	Min. Lot Area (s.f.)	Front Setback (F)		Corner Side Setback (C)		Interior Side Setback (S)	Rear Setback (R)	Min. Lot Area per Dwelling Unit	Building Height	
			Min.	Max.	Min.	Max.	Min.	Min.		Max.	Min.
DE	40'	6000	None	15'	None	15'	None, except for against a TN or MR district, then 10'	None, except for against a TN or MR district, then 20'	600 sq. ft. per efficiency or one bedroom apartment; 800 sq. ft. per two or more bedroom apartment	Max. 75'	
DC	20'	3000	None	5'	None	5'	None	None	None	Max. 125'	Min. 35'

Diagram 50-31B (Exhibit 17):

Commercial Zone Bulk Standards
DE, DC Districts



§ 50-33 Building Element Requirements

Diagram 50-33F (Exhibit 18):

Expression Line
§ 50-33F

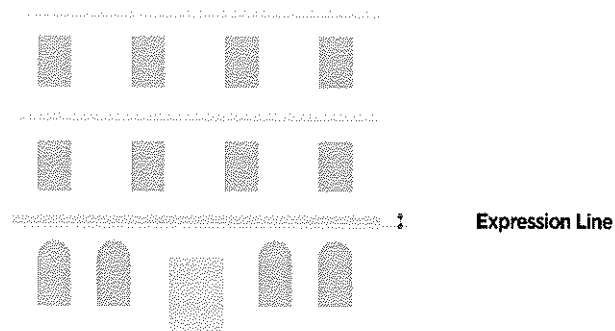
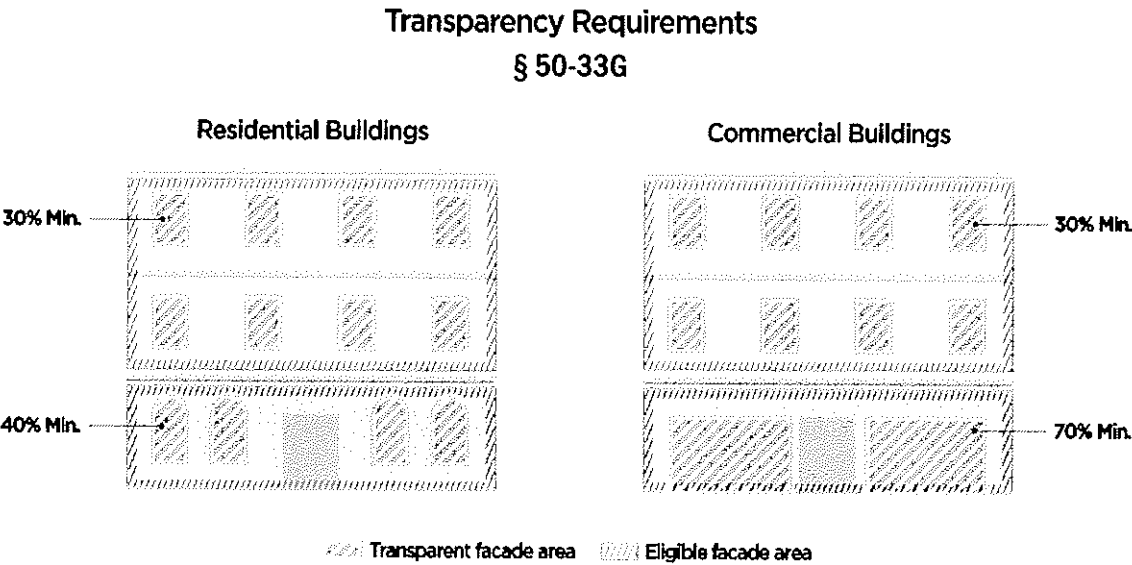


Table 50-33 (Exhibit 19):

Table 50-33. Minimum Façade Transparency In NC, D-E, and D-C Districts		
	Commercial Use	Residential Use
Ground-floor	70%	40%
Upper floors	30%	30%

Diagram 50-33G (Exhibit 20):



210048

ORDINANCE NO. _____

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning, Article V, C-1 Multifamily Walk-Up Apartment District, by repealing said Article and adopting Article V, Employment Zone Districts, which shall read in its entirety as follows:

ARTICLE 5 – EMPLOYMENT ZONE DISTRICTS

§ 50-34. CE COMMERCE AND EMPLOYMENT: PURPOSE AND INTENT

THE CE COMMERCE AND EMPLOYMENT DISTRICT IS INTENDED TO ACCOMMODATE A HIGH INTENSITY MIX OF USES INCLUDING LARGE EMPLOYERS, REGIONAL COMMERCIAL CENTERS, AND LARGE CLUSTERS OF SMALL AND MID-SIZE COMMERCIAL AND EMPLOYMENT USERS. MULTI-FAMILY RESIDENTIAL USES, SUCH AS WORKFORCE HOUSING, MAY BE PERMITTED ON A LIMITED SCALE TO BUFFER LESS INTENSE NEARBY RESIDENTIAL DEVELOPMENT FROM MORE INTENSE USES WITHIN THE DISTRICT. DAILY ACTIVITIES

WITHIN THE DISTRICT ATTRACT VISITORS FROM THROUGHOUT THE REGION AND SURFACE LOTS AND PARKING DECKS MAY BE COMMON. CONSIDERATION SHOULD BE GIVEN TO ACCESS MANAGEMENT, LOADING AND SERVICE AREA SCREENING, AND THE USE OF OPEN SPACE AND LANDSCAPING TO FOSTER A POSITIVE PEDESTRIAN ENVIRONMENT.

§ 50-35. PC PRODUCTION CENTER: PURPOSE AND INTENT

THE PC PRODUCTION CENTER DISTRICT IS INTENDED TO ACCOMMODATE INTENSE INDUSTRIAL USES CAPABLE OF GENERATING CONSIDERABLE NOISE, TRAFFIC, AND OTHER NUISANCES. USES MAY ALSO INCLUDE INDUSTRIAL USERS REQUIRING SIGNIFICANT AREAS DEDICATED TO THE STORAGE OF MATERIALS OR WHOSE OPERATION IS TYPICALLY PERFORMED IN THE OPEN-AIR, PROVIDED THEIR IMPACTS ARE MITIGATED THROUGH SCREENING AND BUFFERING. LANDSCAPED OR NATURALIZED AREAS ALONG THE PERIMETER OF THE DISTRICT SHOULD BE USED TO PROVIDE A BUFFER TO LESS INTENSE RESIDENTIAL, COMMERCIAL, AND EMPLOYMENT DISTRICTS, LIMITING IMPACTS ON PROPERTY VALUES AND QUALITY OF LIFE.

§ 50-36. GI-2 GREEN INNOVATION – HIGH INTENSITY: PURPOSE AND INTENT

THE CITY OF FLINT STRIVES TO ENCOURAGE ACTIVITY IN THE GREEN ECONOMY, WHICH IS DEFINED AS BUSINESSES OR ORGANIZATIONS THAT PRODUCE GOODS AND SERVICES WITH AN ENVIRONMENTAL BENEFIT OR ADD VALUE TO SUCH PRODUCTS USING SKILLS OR TECHNOLOGIES THAT ARE UNIQUELY APPLIED TO THOSE PRODUCTS. ECONOMIC BENEFITS CAN BE DERIVED EITHER INHERENTLY, SUCH AS ENVIRONMENTAL REMEDIATION SERVICES, HOME WEATHERIZATION, ENERGY RETROFITTING, AND SOLAR PANEL INSTALLATION, OR RELATIVELY, SUCH AS ORGANIC FOOD PRODUCTION OR PROCESSING, THE PRODUCTION OF SOLAR PANELS, OR THE PRODUCTION OF PARTS FOR WIND TURBINES. EDUCATION AND TRAINING IN GREEN ECONOMY SKILLS IS ENCOURAGED. GREEN ECONOMY BUSINESSES OR ORGANIZATIONS ARE NOT SIMPLY BUSINESSES THAT CONDUCT THEMSELVES IN AN ENVIRONMENTALLY-FRIENDLY MANNER, RATHER, GREEN INNOVATION USES ENHANCE THE LOCAL ECONOMY AND PROVIDE PRODUCTS OR SERVICES WITH AN ENVIRONMENTAL BENEFIT.

GI GREEN INNOVATION DISTRICTS ARE INTENDED TO ACCOMMODATE A WIDE ARRAY OF ACTIVITIES CAPABLE OF CAPITALIZING ON TURNING VACANT, FORMERLY DEVELOPED LAND INTO A PRODUCTIVE REUSE WITHIN THE COMMUNITY WITH A FOCUS ON

GREEN OR SUSTAINABLE INITIATIVES. IN CONJUNCTION WITH THE CITY'S 2013 MASTER PLAN, THERE ARE TWO DISTINCT TYPES OF GREEN INNOVATION DISTRICTS: GI-1 (FOUND IN ARTICLE 6) AND GI-2.

THE GI-2 DISTRICT IS COMPRISED OF LARGER VACANT OR MINIMALLY DEVELOPED PARCELS THAT MAY SERVE AS A TRANSITION OR BUFFER BETWEEN COHESIVE RESIDENTIAL NEIGHBORHOODS AND MORE INTENSELY DEVELOPED INDUSTRIAL AREAS. MEDIUM-HIGH INTENSITY INDUSTRIAL, RESEARCH AND DEVELOPMENT, AND AGRICULTURAL LAND USES ARE APPROPRIATE, PROVIDED THAT THEY ARE CONSISTENT WITH THE DEFINITION OF GREEN BUSINESSES AND HAVE MINIMAL IMPACT ON ADJACENT RESIDENTIAL AREAS. UNLIKE THE GI-1 DISTRICT, THE GI-2 DISTRICT IS PREDOMINANTLY ADJACENT TO EMPLOYMENT DISTRICTS AND SO WILL HAVE SIMILAR BULK AND DIMENSIONAL STANDARDS, UNLESS DIRECTLY ADJACENT TO RESIDENTIAL, WHERE ADDITIONAL SCREENING AND SETBACKS WILL APPLY.

§ 50-37. PERMITTED USES

ARTICLE 16 DEFINITIONS SHALL BE REFERRED TO FOR CLARITY ON THE USES AS LISTED.

A. LAND USES. USES ARE ALLOWED IN RESIDENTIAL ZONE DISTRICTS IN ACCORDANCE WITH TABLE 50-37. USES: EMPLOYMENT ZONE DISTRICTS. THE FOLLOWING KEY IS TO BE

**USED IN CONJUNCTION
WITH THE USE TABLE.**

- 1. PERMITTED USES. USES PERMITTED BY RIGHT IN THE ZONE DISTRICT, SUBJECT TO COMPLIANCE WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH A "P."**
- 2. SPECIAL LAND USES. USES WHICH MAY BE ALLOWED SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION IN ACCORDANCE WITH ARTICLE 17 AND WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH AN "S."**
- 3. ADDITIONALLY REGULATED USES. USES WHICH MAY BE ALLOWED SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING COMMISSION IN ACCORDANCE WITH ARTICLE 17 AND WITH ALL OTHER**

APPLICABLE REQUIREMENTS OF THIS CHAPTER, INCLUDING LIMITING CONDITIONS SPECIFIED IN ARTICLE 9. THESE USES ARE IDENTIFIED WITH "ARU".

- 4. ACCESSORY USES. USES WHICH ARE PERMITTED BY RIGHT, ASSUMING THEY ARE NOT THE PRIMARY USE ON THE SITE AND THAT THEY ARE IN COMPLIANCE WITH ALL OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER. THESE USES ARE IDENTIFIED WITH AN "A."**
- 5. USES NOT ALLOWED. A CELL WHICH IS LEFT BLANK INDICATES THAT THE LISTED USE IS NOT ALLOWED IN THAT ZONE DISTRICT.**
- 6. USE REGULATIONS. MANY ALLOWED USES, WHETHER PERMITTED BY RIGHT OR AS A SPECIAL LAND USE, ARE SUBJECT TO COMPLIANCE WITH ARTICLE 9.**

7. UNLISTED USES. IN GENERAL UNLISTED USES ARE PROHIBITED. HOWEVER, IF AN APPLICATION IS SUBMITTED FOR A USE NOT LISTED, THE ZONING COORDINATOR SHALL MAKE A DETERMINATION AS TO THE PROPER ZONE DISTRICT AND USE CLASSIFICATION FOR THE NEW OR UNLISTED USE. IF THE UNLISTED USE IS SIMILAR TO AN EXISTING PERMITTED USE IN THE SAME ZONE DISTRICT AND FITS THE INTENT OF THE ZONE DISTRICT, THE ZONING COORDINATOR MAY DETERMINE THAT THE UNLISTED USE IS PERMITTED.

8. PARKING STANDARDS. PARKING REQUIREMENTS ARE LOCATED IN ARTICLE 12 PARKING, LOADING AND CIRCULATION.

9. LEVEL OF REVIEW FOR MIXED-USE PROJECTS. THE LEVEL OF REVIEW FOR A PROJECT WITH MULTIPLE

USES BEING DEVELOPED SIMULTANEOUSLY SHALL BE THE SAME AS THE HIGHEST LEVEL OF REVIEW OF THE INDIVIDUAL USES.

ATTACHMENT:
TABLE 50-37 (EXHIBIT 21)

§ 50-38. SITE, BUILDING PLACEMENT, AND BULK STANDARDS

SITE DIMENSIONS TABLE. ALL DEVELOPMENT IN EMPLOYMENT ZONE DISTRICTS MUST COMPLY WITH THE REQUIREMENTS IN TABLE 50-38 UNLESS OTHERWISE EXPRESSLY STATED. SETBACKS ARE MEASURED FROM THE NEAREST PARCEL LINE.

ATTACHMENTS:
TABLE 50-38 (EXHIBIT 22)
DIAGRAM 50-38 (EXHIBIT 23)
DIAGRAM 50-38 (EXHIBIT 24)

§ 50-39. ADDITIONAL CRITERIA AND REQUIREMENTS FOR REVIEW OF USES IN GREEN INNOVATION DISTRICTS

A. INTENT. DEVELOPMENT INTENSITY WITHIN THE GI-1 AND GI-2 DISTRICTS SHOULD BE CONTEXT SENSITIVE AND SHOULD LIMIT IMPACTS ON SURROUNDING LAND USES, INCLUDING SINGLE FAMILY HOMES WITHIN THE GI-1 DISTRICT AS WELL AS LESS INTENSE COMMERCIAL AND RESIDENTIAL USES IN ADJACENT DISTRICTS. GIVEN THE RAPIDLY CHANGING NATURE OF

GREEN BUSINESS AND THE
UNIQUE CONTEXT IN FLINT,
ALL FUTURE DEVELOPMENT
AND ACTIVITY WITHIN A GI-
1 OR GI-2 DISTRICT MUST
DEMONSTRATE IT MEETS
THE SUSTAINABILITY
INTENT AND GOALS OF
GREEN INNOVATION.

ENVIRONMENT
AL
MANAGEMENT,
AND
RECYCLING

V. RENEWABLE
ENERGY

B. NARRATIVE FOR LOCATION
WITHIN DISTRICT. USES
MUST DEMONSTRATE THEIR
APPROPRIATENESS FOR THE
GI DISTRICT INSTEAD OF
OTHER DISTRICTS WITHIN
THE COMMUNITY. ALONG
WITH ANY NECESSARY
APPLICATION MATERIALS
OUTLINED BY ARTICLE 17 OF
THIS CHAPTER, THE
APPLICANT MUST INCLUDE
A NARRATIVE DETAILING
HOW THE DEVELOPMENT
MEETS THE FOLLOWING
REQUIREMENTS.

2. THE APPLICANT
MUST DESCRIBE
HOW THE
DEVELOPMENT
WILL NOT
ADVERSELY
AFFECT ADJACENT
RESIDENTIAL OR
LESS INTENSIVE
USES.

C. ADDITIONAL LANDSCAPING.
ANY NON-RESIDENTIAL USE
IN A GI-1 DISTRICT SHARING
A LOT LINE WITH A
RESIDENTIAL USE SHALL
PROVIDE AT LEAST A TYPE-2
TRANSITION YARD (SEE
SECTION 50-157) ALONG THE
SHARED LINE(S). THIS
TRANSITION YARD MAY BE
INCORPORATED AS PART OF
A REQUIRED SETBACK
PROVIDED THE SETBACK IS
LARGER THAN THE
TRANSITION YARD. IF THE
SPECIFIC USE REQUIRES A
MORE SPECIFIC OR INTENSE
LEVEL OF
LANDSCAPING/BUFFERING
THOSE REGULATIONS
SHALL APPLY.

1. THE APPLICANT
MUST DESCRIBE
HOW THE USE MAY
BE CLASSIFIED IN
ONE OR MORE OF
THE FOLLOWING
GREEN BUSINESS
AREAS:

- I. AGRICULTURE
AND NATURAL
RESOURCES
CONSERVATION
- II. EDUCATION
AND
COMPLIANCE
- III. ENERGY AND
RESOURCE
EFFICIENCY
- IV. GREENHOUSE
GAS
REDUCTION,

Sec. 2. The ordinances in this
Article shall become effective upon
publication.

Adopted this _____ day of
_____, 2021, A.D.

Sheldon A. Neeley, Mayor

Inez M. Brown, City Clerk

APPROVED AS TO FORM:



Angela Wheeler, Chief Legal Officer

S:\Ordinance Review\1.19.21_ARTICLE 5 EMPLOYMENT
ZONE DISTRICTS pc approved.docx

§ 50-37. Permitted Uses

Table 50-37 (Exhibit 21):

Table 50-37. Uses: Employment Zoning Districts

	CE	GI-2	PC	Reference
RESIDENTIAL				
Household Living				
Single-Family Detached Dwelling				50-59
Multi-Family Dwelling	S			50-104
Accessory Dwelling Unit				
Mixed Use	P			
Group Living				
Convalescent or Nursing Home	S			
Adult Foster Care Small Group Home (7-12 residents)	S			50-81
Adult Foster Care Large Group Home (13-20)	S			50-81
Community Center				
Park				
Public-Owned Park	P	P	P	
AGRICULTURAL				
Aquaculture				50-84
Aquaponics	S	P	P	50-84
Farmers Market (Temporary)	P			50-118
Produce Stand				
Greenhouse	A	P		50-98
Hoophouse	S	P		50-100
Hydroponics	S	P	P	
Apiary/Beekeeping		P		50-88
Commercial Composting		P	P	
Orchard (11 or more trees)		P		
Urban Agriculture		P		50-120
Community Garden	A			50-91
INSTITUTIONAL AND CULTURAL				
Religious				
Place of Worship	S			
Cemetery	S			
Government and Educational				
Elementary/Middle School	S			
High School	S	S		
College or University or vocational training	P	S		
Other Governmental Use or Facility	P			
Other Institutional, and Cultural				
Social Service Facility (w/o residential care)	P			
Civil, Religious, or Charitable Organization	P			
Health				
Rehabilitation Center (w/o residential care)	P			
Hospital or Medical Center	P			
COMMERCIAL				
Automotive Services				
Automotive Rental	P		P	50-122
Auto Supply/Accessory Sales	P		P	
Vehicle Repair and Services	P		P	50-123
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)	P		P	50-121
Vehicle Sale/ Lease (including auto, RV, boat)	P		P	50-122

Article V – Attachments

	CE	GI-2	PC	Reference
Vehicle Salvage and Wrecking Operations			P	50-103
Vehicle Towing and Storage (including auto, RV, boat)	S		P	
Car Wash	P		P	
Farm Implement Sales	P		P	
Entertainment and Hospitality				
Adult Entertainment Uses	ARU		ARU	50-80
Arcade, Amusement Devices, Gaming, Billiards Hall	P			50-94
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall, Amphitheater	P			50-86
Bingo Hall	ARU			50-80
Bowling Alley, Skating Rink	P			50-94
Casino	S		S	
Charity Gaming	ARU			50-80
Convention Center	P		S	
Dance Club, Night Club	S			50-94
Drive-In Theaters	P			
Entertainment, Live (Not including ARUs)	P			
Hookah Lounge, Cigar Lounge	S			
Sports and Entertainment Arena	S			
Lodging				
Motel	P			
Hotel	P		S	
Offices				
Financial Services	P		S	
Physician or Dentist Office or Medical Clinic	P			
General Professional Office	P			
Research Facility/ Laboratory	P	S	P	
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station	P		P	
Film Production, Photography, Radio, TV Studio	P		P	
Live/Work Unit	S			50-101
Personal Service Establishments				
Personal Service Establishments	P			
Animal Day Care (w/o boarding)	P			
Kennel (w/ boarding and/or grooming)	P			
Veterinary Clinic or Hospital (with or w/o boarding)	P			
Funeral Home or Mortuary	P			
Crematory			P	
Gym or Fitness Center	P			
Tattoo Establishment	ARU			50-80
Residential Service				
Adult Day Care or Day Services Center	P			50-81
Group Day Care Home	P			
Child Care Center	P			50-90
Retail and Service				
Retail Sales, General	P		S	
Grocery Store	P		S	
Non-food Retail Sales, General (w/o alcohol)	P		S	
Convenience Store	P			50-83
Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply	P	P	P	
Restaurant w/Alcohol (beer, wine and/or liquor)	S			50-83
Restaurant w/o Alcohol	S			
Catering Business	P			
Bar, Tavern, Taproom, or Tasting Room	S			50-83
Brewpub	S			50-83
Craft Winery/Distillery	S			50-83

	CE	GI-2	PC	Reference
Commercial Art Gallery	S			
Instruction Studio	S			
Cash Advance	S			
Antique, Second-Hand Store (except pawn shop)	P			
Liquor/Package Goods/Party Store	ARU			50-80/50-83
Limited Wholesale	P	S	P	
Wholesale Business	P	S	P	
Pawn Shop or Pawn Broker	ARU		ARU	50-80
Fire Arms Sales	S		S	
Drive Through (all commercial uses w/drive through; includes dry cleaning)	A		A	50-92
INDUSTRIAL				
Manufacturing and Production, Light				
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.	P		P	
Household Service: Dying and Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.	P		P	
Assembly, Manufacturing, or Production of food, textile products, technology, wood products, furniture and fixtures, paper, clay, glass or fabricated metal	S	S	P	
Canning and Bottling Works	S		P	
Food Products	S	S	P	
Production of Pharmaceuticals	S		P	
Products from Previously Prepared Materials	S	S	P	50-103
Pottery and Figurine making, large-scale commercial	P		P	
Welding Shops and Other Metal Working Machine Shops	S		P	
Ice Manufacturing	S		P	
Warehousing, Storage	P	A	P	
Microbrewery/Small Distillery/Small Winery	P		S	
Large Brewery/Large Distillery/Large Winery	S		S	
Self-Storage Facility	P		P	50-114
Stone Monument Works	P		P	
Building Materials Sales Yards	S		P	
Contractors Yards and Similar Establishments	S		P	
Manufacturing and Production, Heavy				
Automotive and Parts Manufacturing	S		P	
Bulk Stations			P	
Coal, Coke and Wood Yards			S	
Other Storage and Equipment Yards			P	
Materials Salvage, Recycling and Processing			P	50-103
Commercial Laundry, Dry Cleaning Processing, Drug and Lab Disposal			S	
High Emissions Manufacturing (i.e. Acid, Asbestos, Brewing and Distilling, Flour or Forge Grain Mill, Meat Packing, etc.)			S	
Foundry			P	
Transportation				
Airports			P	
Railroad Yard and Major Freight Station	S		P	
Freight Terminal	S		P	
Parking Structures	P		P	50-108
Stand Alone Parking, Surface Lots	P		P	
Transit Terminal or Station	P		S	
Utilities				
Electrical Substations and Private Utilities	S	S	S	50-93
Wireless Communication Facilities – Collocated on Existing Tower	P	P	P	50-126
Wireless Communication Facilities – New Towers and Facilities	S		S	50-126

	CE	GI-2	PC	Reference
Large-scale Solar Energy Production	S	P	S	50-116
Small-scale Solar Energy Production	A	A	A	50-117
Large-scale Wind Energy Production		P	S	50-124
Small-Scale Wind Energy Production	A	A	A	50-125
Additionally Regulated Uses				
Medical Marijuana Dispensaries/Provisioning Centers	ARU	ARU	ARU	50-80.1
Commercial Medical Marijuana "Growing" Facility	ARU	ARU	ARU	50-80.1
Commercial Medical Marijuana Processing Facility	ARU	ARU	ARU	50-80.1
Commercial Medical Marijuana Safety Compliance Facility	ARU	ARU	ARU	50-80.1

§ 50-38 Site, Building Placement, and Bulk Standards

Table 50-38 (Exhibit 22):

Table 50-38. Employment Districts Bulk and Site Standards						
District	Lot Characteristics		Site Design			
	Min. Lot Width	Min. Lot Area (s.f.)	Min. Front Setback	Min. Corner Side Setback	Min. Interior Side Setback	Min. Rear Setback
CE	100'	15000	10', unless abutting residential development, then 40'	None, unless abutting residential development, then 20'	None, unless abutting residential development, then 20'	None, unless abutting residential development or the NC, CC, or D districts, then 40'
PC	100'	15000	30', unless abutting residential development, then 50'	None, unless abutting residential development, then 30'	None, unless abutting residential development, then 30'	None, unless abutting residential development or the NC, CC, or D districts, then 60'
GI-2	N/A	30,000	30'	30'	30'	25'

Diagram 50-38 (Exhibit 23):

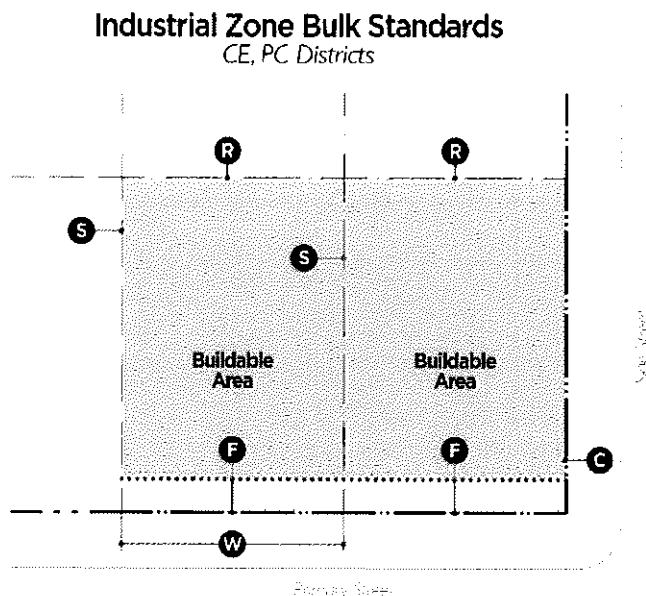
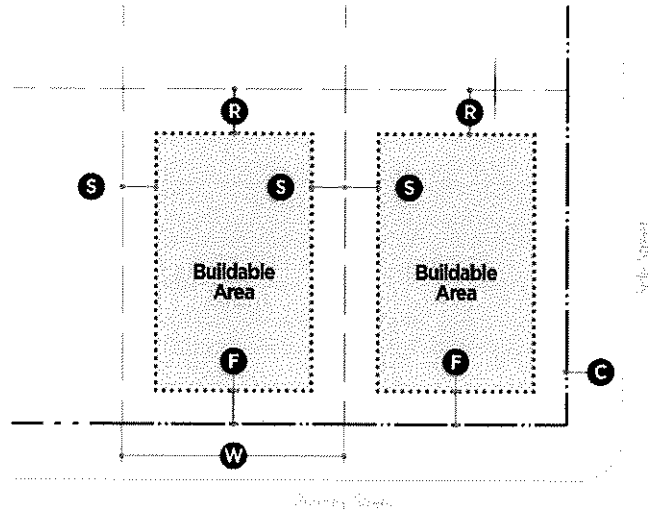


Diagram 50-38 (Exhibit 24):

Industrial Zone Bulk Standards

GI-1, GI-2 Districts



210049

ORDINANCE NO. _____

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning, Article VI, C-2 Multifamily High Density Apartment District, by repealing said Article and adopting Article VI, Institutional/Innovation Zone Districts, which shall read in its entirety as follows:

ARTICLE 6
INSTITUTIONAL/INNOVATION
ZONED DISTRICTS

§ 50-40. IC INSTITUTIONAL CAMPUS:
PURPOSE AND INTENT

THE IC INSTITUTIONAL CAMPUS DISTRICT IS INTENDED TO ACCOMMODATE DEVELOPMENT DEDICATED SOLELY TO THE FUNCTION OF MAJOR COMMUNITY INSTITUTIONS, INCLUDING COLLEGES, UNIVERSITIES, MUSEUMS, CULTURAL CENTERS, PERFORMING ARTS VENUES, ETC. THE DISTRICT CONSISTS OF CLUSTERS OF RELATED BUILDINGS ARRANGED IN A CAMPUS SETTING THAT IS LARGELY SEPARATED FROM THE SURROUNDING AREAS. ANY REDEVELOPMENT WITHIN THIS DISTRICT SHOULD CONSIST OF USES THAT COMPLEMENT OR STRENGTHEN THE CORE

INSTITUTION. DAILY ACTIVITIES WITHIN THE DISTRICT ATTRACT VISITORS FROM THROUGHOUT THE REGION AND CONSIDERATION SHOULD BE GIVEN TO ACCESS AND EGRESS TO LIMIT NON-LOCAL TRAFFIC THROUGH RESIDENTIAL AREAS. IN ADDITION, BUFFERING AND SCREENING SHOULD BE USED TO MITIGATE ANY OTHER IMPACTS OF INSTITUTIONAL ACTIVITY, INCLUDING AREAS DEDICATED TO COMMUNITY INSTITUTION OPERATION AND MAINTENANCE.

§ 50-41. UC UNIVERSITY CORE:
PURPOSE AND INTENT

THE UC UNIVERSITY CORE DISTRICT IS INTENDED TO ACCOMMODATE THE DEVELOPMENT OF COLLEGES AND UNIVERSITIES ALONG A RANGE OF INSTITUTIONAL, RESIDENTIAL, COMMERCIAL, AND EMPLOYMENT ACTIVITIES IN A UNIQUE ENVIRONMENT WITHIN THE UNIVERSITY AVENUE AREA THAT SUPPORTS SIGNIFICANT INTENSITY AND A MIX OF COMPLEMENTARY USES. EXAMPLES OF PERMITTED USES INCLUDE RESEARCH AND DEVELOPMENT, PROFESSIONAL OFFICES, MULTI-FAMILY RESIDENTIAL, AND LIGHT MANUFACTURING. LAND USE COMPATIBILITY AND TRANSITIONING TO ADJACENT LAND USES ARE IMPORTANT CONSIDERATIONS IN THIS DISTRICT. ADJACENT RESIDENTIAL AREAS SHOULD BE PROTECTED THROUGH USE OF BUFFERING, SCREENING, AND OTHER MEASURES TO MITIGATE IMPACTS

OF ACTIVITIES FROM WITHIN THE DISTRICT.

§ 50-42. GI-1 GREEN INNOVATION – MEDIUM INTENSITY: PURPOSE AND INTENT

THE CITY OF FLINT STRIVES TO ENCOURAGE ACTIVITY IN THE GREEN ECONOMY, WHICH IS DEFINED AS BUSINESSES OR ORGANIZATIONS THAT PRODUCE GOODS AND SERVICES WITH AN ENVIRONMENTAL BENEFIT OR ADD VALUE TO SUCH PRODUCTS USING SKILLS OR TECHNOLOGIES THAT ARE UNIQUELY APPLIED TO THOSE PRODUCTS. ECONOMIC BENEFITS CAN BE DERIVED EITHER INHERENTLY, SUCH AS ENVIRONMENTAL REMEDIATION SERVICES, HOME WEATHERIZATION, ENERGY RETROFITTING, AND SOLAR PANEL INSTALLATION, OR RELATIVELY, SUCH AS ORGANIC FOOD PRODUCTION OR PROCESSING, THE PRODUCTION OF SOLAR PANELS, OR THE PRODUCTION OF PARTS FOR WIND TURBINES. EDUCATION AND TRAINING IN GREEN ECONOMY SKILLS IS ENCOURAGED. GREEN ECONOMY BUSINESSES OR ORGANIZATIONS ARE NOT SIMPLY BUSINESSES THAT CONDUCT THEMSELVES IN AN ENVIRONMENTALLY-FRIENDLY MANNER, RATHER, GREEN INNOVATION USES ENHANCE THE LOCAL ECONOMY AND PROVIDE PRODUCTS OR SERVICES WITH AN ENVIRONMENTAL BENEFIT.

GI GREEN INNOVATION DISTRICTS ARE INTENDED TO ACCOMMODATE A WIDE ARRAY OF ACTIVITIES CAPABLE OF CAPITALIZING ON TURNING VACANT, FORMERLY

DEVELOPED LAND INTO A PRODUCTIVE REUSE WITHIN THE COMMUNITY WITH A FOCUS ON GREEN OR SUSTAINABLE INITIATIVES. IN CONJUNCTION WITH THE CITY'S 2013 MASTER PLAN, THERE ARE TWO DISTINCT TYPES OF GREEN INNOVATION DISTRICTS: GI-1 AND GI-2 (FOUND IN ARTICLE 5).

THE GI-1 DISTRICT IS COMPRISED OF PLATTED LOTS OF RECORD WITHIN RESIDENTIAL NEIGHBORHOODS THAT HAVE BEEN LARGELY VACATED. THE REHABILITATION AND REUSE OF STRUCTURES THAT WERE INTEGRAL AT ONE TIME TO THE SURROUNDING NEIGHBORHOOD, SUCH AS FORMER SCHOOL BUILDINGS, IS ENCOURAGED. IT IS ANTICIPATED THAT TWO OR MORE LOTS WILL BE ASSEMBLED FOR REDEVELOPMENT IN THIS DISTRICT. DEVELOPMENT AND LAND USE INTENSITY WILL BE LIMITED, GIVEN THAT RESIDENTIAL USES, INCLUDING SINGLE-FAMILY RESIDENTIAL HOMES, ARE ALLOWED IN THE DISTRICT. BECAUSE MOST OF THE GI-1 DISTRICTS ARE ABUTTING GN-1 RESIDENTIAL DISTRICTS, BULK AND DIMENSIONAL STANDARDS WILL BE COMPATIBLE, ALLOWING FOR TYPICALLY SIZED RESIDENTIAL LOTS IN THE DISTRICT, MEETING THE STANDARDS OF THE TO GN-1 RESIDENTIAL STANDARDS.

§ 50-43. PERMITTED USES

ARTICLE 16 DEFINITIONS SHALL BE REFERRED TO FOR CLARITY ON THE USES AS LISTED.

A. LAND USES. USES ARE

ALLOWED IN RESIDENTIAL
ZONE DISTRICTS IN
ACCORDANCE WITH TABLE
50.6.04. USES:
INSTITUTIONAL ZONE
DISTRICTS. THE
FOLLOWING KEY IS TO BE
USED IN CONJUNCTION
WITH THE USE TABLE.

1. PERMITTED USES.
USES PERMITTED
BY RIGHT IN THE
ZONE DISTRICT,
SUBJECT TO
COMPLIANCE WITH
ALL OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER.
THESE USES ARE
IDENTIFIED WITH A
“P.”
2. SPECIAL LAND
USES. USES WHICH
MAY BE ALLOWED
SUBJECT TO
REVIEW AND
APPROVAL BY THE
PLANNING
COMMISSION IN
ACCORDANCE
WITH ARTICLE 17
AND WITH ALL
OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER.
THESE USES ARE
IDENTIFIED WITH
AN “S.”
3. ADDITIONALLY
REGULATED USES.
USES WHICH MAY
BE ALLOWED
SUBJECT TO
REVIEW AND
APPROVAL BY THE

PLANNING
COMMISSION IN
ACCORDANCE
WITH ARTICLE 17
AND WITH ALL
OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER,
INCLUDING
LIMITING
CONDITIONS
SPECIFIED IN
ARTICLE 9. THESE
USES ARE
IDENTIFIED WITH
“ARU”.

4. ACCESSORY USES.
USES WHICH ARE
PERMITTED BY
RIGHT, ASSUMING
THEY ARE NOT THE
PRIMARY USE ON
THE SITE AND
THAT THEY ARE IN
COMPLIANCE WITH
ALL OTHER
APPLICABLE
REQUIREMENTS OF
THIS CHAPTER.
THESE USES ARE
IDENTIFIED WITH
AN “A.”
5. USES NOT
ALLOWED. A CELL
WHICH IS LEFT
BLANK INDICATES
THAT THE LISTED
USE IS NOT
ALLOWED IN THAT
ZONE DISTRICT.
6. USE REGULATIONS.
MANY ALLOWED
USES, WHETHER
PERMITTED BY
RIGHT OR AS A

SPECIAL LAND USE,
ARE SUBJECT TO
COMPLIANCE WITH
ARTICLE 9.

7. UNLISTED USES. IN
GENERAL
UNLISTED USES ARE
PROHIBITED.
HOWEVER, IF AN
APPLICATION IS
SUBMITTED FOR A
USE NOT LISTED,
THE ZONING
COORDINATOR
SHALL MAKE A
DETERMINATION
AS TO THE PROPER
ZONE DISTRICT
AND USE
CLASSIFICATION
FOR THE NEW OR
UNLISTED USE. IF
THE UNLISTED USE
IS SIMILAR TO AN
EXISTING
PERMITTED USE IN
THE SAME ZONE
DISTRICT AND FITS
THE INTENT OF
THE ZONE
DISTRICT, THE
ZONING
COORDINATOR
MAY DETERMINE
THAT THE
UNLISTED USE IS
PERMITTED.

8. PARKING
STANDARDS.
PARKING
REQUIREMENTS
ARE LOCATED IN
ARTICLE 12
PARKING, LOADING
AND CIRCULATION.

9. LEVEL OF REVIEW
FOR MIXED-USE
PROJECTS. THE
LEVEL OF REVIEW
FOR A PROJECT
WITH MULTIPLE
USES BEING
DEVELOPED
SIMULTANEOUSLY
SHALL BE THE
SAME AS THE
HIGHEST LEVEL OF
REVIEW OF THE
INDIVIDUAL USES.

ATTACHMENT:
TABLE 50-43 (EXHIBIT 25)

§ 50-44. SITE, BUILDING
PLACEMENT, AND BULK
STANDARDS
SITE DIMENSIONS TABLE. ALL
DEVELOPMENT IN INSTITUTIONAL
ZONE DISTRICTS MUST COMPLY
WITH THE REQUIREMENTS IN
TABLE 50-44 UNLESS OTHERWISE
EXPRESSLY STATED.

ATTACHMENTS:
TABLE 50-44 (EXHIBIT 26)
DIAGRAM 50-44 (EXHIBIT 27)
DIAGRAM 50-44 (EXHIBIT 28)

§ 50-45. DEVELOPMENT STANDARDS
APPLICABLE TO THE IC AND UC
DISTRICTS

- A. LOTS WITH MULTIPLE
BUILDINGS ON THE SAME
SITE ARE SUBJECT TO THE
FOLLOWING
REQUIREMENTS:

1. BUILDING
SPACING. NO
PORTION OF A
BUILDING FAÇADE
SHALL BE WITHIN

20' OF ANY
PORTION OF
ANOTHER
BUILDING FAÇADE
ON THE SAME SITE.

2. ORIENTATION.
BUILDINGS
SHOULD
GENERALLY BE
ORIENTED
TOWARD PUBLIC
STREETS AND ON-
SITE COMMON
AMENITIES, SUCH
AS PLAZAS, PARKS,
DECORATIVE
LAKES OR PONDS,
ETC. COLLEGES
AND UNIVERSITIES
MAY ORIENT
BUILDINGS
AROUND SUCH
AMENITIES TO FIT
WITHIN CAMPUS
MASTER PLANS
FOR BEST SERVING
STUDENTS.

3. COMMON
AMENITIES.
COMMON
AMENITIES
SHOULD BE
ENCOURAGED, AND
BUILDING SHOULD
BE SITED TO
RELATE TO THE
AMENITIES AND
PROVIDE A SENSE
OF ENCLOSURE.

4. 360-DEGREE
DESIGN. ALL
FACADES OF
BUILDINGS
SHOULD
INTEGRATE
CONSISTENT

ARCHITECTURE,
BUILDING
MATERIALS, AND
DETAILS.

**B. LIGHT MANUFACTURING
AND PRODUCTION USES**

1. ADDITIONAL
SETBACK
REQUIREMENTS.
ANY LOTS HOSTING
LIGHT
MANUFACTURING
AND PRODUCTION
USES AS INDICATED
IN TABLE 50-42
SHALL PROVIDE
FRONT AND SIDE
YARD SETBACKS
TWICE AS LARGE
AS WHAT IS
REQUIRED IN
TABLE 50-43.

**§ 50-46. UNIVERSITY AVENUE
FRONTAGE BUILDING ELEMENT
REQUIREMENTS**

C. PURPOSE. THE INTENT OF
THESE REQUIREMENTS IS
TO FOSTER THE
DEVELOPMENT OF
UNIVERSITY AVENUE
FRONTAGE IN THE
UNIVERSITY CORRIDOR AS
AN ATTRACTIVE MIXED-USE
AREA THAT SHALL:

1. ESTABLISH A
DEVELOPMENT
PATTERN THAT
REINFORCES
UNIVERSITY
AVENUE AS AN
ATTRACTIVE
CORRIDOR;
2. ADD VISUAL
INTEREST,

INCREASE
PEDESTRIAN
TRAFFIC AND TO
REDUCE CRIME
THROUGH
INCREASED
SURVEILLANCE;

3. ENHANCE A SENSE
OF PLACE AND
CONTRIBUTE TO
THE VIBRANCY OF
THE DISTRICT;
4. ORIENT BUILDING
ENTRANCES AND
STOREFRONTS TO
THE STREET;
5. UTILIZE
ATTRACTIVE
BUILDING DESIGN
TO ESTABLISH A
DISTINCT LOCAL
CHARACTER; AND
6. ENCOURAGE
TRANSPORTATION
ALTERNATIVES
(WALKING, BIKING
AND TRANSIT) TO
REDUCE
AUTOMOBILE
DEPENDENCE AND
FUEL
CONSUMPTION.

D. APPLICABILITY. ALL
DEVELOPMENT ON
PROPERTIES WITH
FRONTAGE ON UNIVERSITY
AVENUE IN THE UC
DISTRICT SHALL COMPLY
WITH THE REQUIREMENTS
INCLUDED IN THIS SECTION
UNLESS OTHERWISE
EXPRESSLY STATED.

E. MATERIALS.

1. DURABLE
BUILDING
MATERIALS,
SIMPLE
CONFIGURATIONS
AND SOLID
CRAFTSMANSHIP
ARE REQUIRED. A
MINIMUM FIFTY
(50) PERCENT OF
WALLS VISIBLE
FROM PUBLIC
STREETS,
EXCLUSIVE OF
WALL AREAS
DEVOTED TO
MEETING
TRANSPARENCY
REQUIREMENTS
SHALL BE
CONSTRUCTED OF:
BRICK, GLASS;
FIBER CEMENT
SIDING, METAL
(BEAMS, LINTELS,
TRIM ELEMENTS
AND
ORNAMENTATION
ONLY); WOOD LAP,
STUCCO, SPLIT-
FACED BLOCK, OR
STONE. EXTERIOR
INSULATED
FINISHING
SYSTEMS (EIFS),
AND VINYL OR
ALUMINUM SIDING
SHOULD ONLY BE
USED FOR ACCENTS
AND ARE
PROHIBITED ON
THE FIRST STORY.
METAL SIDING MAY
BE USED AS A
PRIMARY
BUILDING
MATERIAL IF
ALLOWED BY THE

PLANNING
COMMISSION WITH
SPECIAL LAND USE
APPROVAL.

**F. FAÇADE PRESERVATION
AND VARIATION.**

1. EXTERIOR ALTERATIONS. EXTERIOR CHANGES AND FAÇADE RENOVATIONS SHALL NOT DESTROY OR COVER ORIGINAL DETAILS ON A BUILDING, WHEREVER PRACTICABLE. BRICK AND STONE FAÇADES SHALL NOT BE COVERED WITH ARTIFICIAL SIDING OR PANELS.
2. WINDOW AND DOOR OPENINGS. EXISTING WINDOW AND DOOR OPENINGS SHALL BE MAINTAINED WHEREVER PRACTICABLE. NEW WINDOW AND DOOR OPENINGS SHALL MAINTAIN A SIMILAR HORIZONTAL AND VERTICAL RELATIONSHIP AS THE ORIGINALS.
3. VERTICAL AND HORIZONTAL LINES. THE VERTICAL LINES OF COLUMNS AND

PIERS, AND THE HORIZONTAL DEFINITION OF SPANDRELS AND CORNICES, AND OTHER PRIMARY STRUCTURAL ELEMENTS SHALL BE MAINTAINED WHEREVER PRACTICABLE.

4. UNINTERRUPTED FAÇADE. THE MAXIMUM LINEAR LENGTH OF AN UNINTERRUPTED BUILDING FAÇADE FACING PUBLIC STREETS AND/OR PARKS SHALL BE THIRTY (30) FEET. FAÇADE ARTICULATION OR ARCHITECTURAL DESIGN VARIATIONS FOR BUILDING WALLS FACING THE STREET ARE REQUIRED TO ENSURE THAT THE BUILDING IS NOT MONOTONOUS IN APPEARANCE. BUILDING WALL OFFSETS (PROJECTIONS AND RECESSES), CORNICES, VARYING BUILDING MATERIALS OR PILASTERS SHALL BE USED TO BREAK UP THE MASS OF A SINGLE BUILDING.

G. BUILDING ORIENTATION.

1. PRIMARY ENTRANCE. THE PRIMARY BUILDING ENTRANCE SHALL BE LOCATED IN THE FRONT FAÇADE PARALLEL TO THE STREET. MAIN BUILDING ENTRANCES AND EXITS SHALL BE LOCATED ON THE PRIMARY STREET.

EXCEED THE ENTRANCE WIDTH; AND

- B. THE ENTRANCE MAY NOT EXCEED TWO (2) STORIES IN HEIGHT.

H. ENTRANCES.

1. RECESSED DOORWAYS. WHERE THE BUILDING ENTRANCE IS LOCATED ON OR WITHIN FIVE (5) FEET OF A LOT LINE, DOORWAYS SHALL BE RECESSED INTO THE FACE OF THE BUILDING TO PROVIDE A SENSE OF ENTRANCE AND TO ADD VARIETY TO THE STREETScape.

- I. THE ENTRANCE RECESS SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR(S) WHEN OPENED OUTWARD.

- A. THE ENTRANCE RECESS MAY NOT

- II. ADMINISTRATIVE DEPARTURE. AN ADMINISTRATIVE DEPARTURE APPROVED BY THE ZONING COORDINATOR MAY BE GRANTED TO PERMIT NON-RECESSED SERVICE DOORS WHERE NO SAFETY HAZARD EXISTS.

- III. RESIDENTIAL DWELLINGS. ENTRANCES FOR ALL RESIDENTIAL DWELLINGS SHALL BE CLEARLY DEFINED BY AT LEAST ONE (1) OF THE FOLLOWING:

- I. PROJECTING OR RECESSED ENTRANCE. A RECESSED ENTRANCE IS REQUIRED IF

- THE BUILDING ENTRANCE IS LOCATED ON OR WITHIN FIVE (5) FEET OF THE LOT LINE.
- II. STOOP OR ENCLOSED OR COVERED PORCH.
 - III. TRANSOM AND/OR SIDE LIGHT WINDOW PANELS FRAMING THE DOOR OPENING.
 - IV. ARCHITECTURAL TRIM FRAMING THE DOOR OPENING.
 - V. ADMINISTRATIVE DEPARTURE. AN ADMINISTRATIVE DEPARTURE APPROVED BY THE ZONING COORDINATOR MAY BE PERMITTED FOR OTHER METHODS, SUCH AS UNIQUE COLOR TREATMENTS, PROVIDED THE SAME EFFECT IS ACHIEVED.
 - VI. BUILDING ORIENTATION.
 - I. PRIMARY ENTRANCE. THE MAIN BUILDING

ENTRANCE SHALL BE LOCATED IN THE FRONT FAÇADE PARALLEL TO THE PRIMARY STREET.

- II. ADMINISTRATIVE DEPARTURE. ALTERNATIVE ORIENTATIONS MAY BE PERMITTED BY THE ZONING COORDINATOR WHERE SUCH ALTERNATIVE ORIENTATIONS ARE CONSISTENT WITH EXISTING ADJACENT DEVELOPMENT.

ATTACHMENT:
TABLE 50-46H (EXHIBIT 29)

I. EXPRESSION LINE (EL).

- 1. A HORIZONTAL LINE ON THE FAÇADE KNOWN AS THE EXPRESSION LINE (EL) SHALL DISTINGUISH THE BASE OF THE BUILDING FROM THE REMAINDER TO ENHANCE THE PEDESTRIAN ENVIRONMENT. THE EL SHALL BE CREATED BY A CHANGE IN MATERIAL, A CHANGE IN DESIGN, OR BY A

CONTINUOUS
SETBACK, RECESS,
OR PROJECTION
ABOVE OR BELOW
THE EXPRESSION
LINE. SUCH
ELEMENTS AS
CORNICES, BELT
COURSES,
CORBELLING,
MOLDING,
STRINGCOURSES,
ORNAMENTATION,
AND CHANGES IN
MATERIAL OR
COLOR OR OTHER
SCULPTURING OF
THE BASE, ARE
APPROPRIATE
DESIGN ELEMENTS
FOR ELS.

2. IF APPLICABLE,
THE HEIGHT OF
THE EXPRESSION
LINE SHALL BE
RELATED TO THE
PREVAILING SCALE
OF DEVELOPMENT
IN THE AREA. A
CHANGE OF SCALE
MAY REQUIRE A
TRANSITIONAL
DESIGN ELEMENT
BETWEEN
EXISTING AND
PROPOSED
FEATURES.

ATTACHMENT:
DIAGRAM 50-46I (EXHIBIT 30)

J. TRANSPARENCY.

1. PURPOSE. THE
FIRST FLOORS OF
ALL BUILDINGS
SHALL BE
DESIGNED TO

ENCOURAGE AND
COMPLEMENT
PEDESTRIAN-
SCALE ACTIVITY
AND CRIME
PREVENTION
TECHNIQUES. IT IS
INTENDED THAT
THIS BE
ACCOMPLISHED
PRINCIPALLY BY
THE USE OF
WINDOWS AND
DOORS ARRANGED
SO THAT ACTIVE
USES WITHIN THE
BUILDING ARE
VISIBLE FROM OR
ACCESSIBLE TO
THE STREET, AND
PARKING AREAS
ARE VISIBLE TO
OCCUPANTS OF
THE BUILDING.

2. APPLICABILITY.

- I. THE MINIMUM
TRANSPARENCY
REQUIREMENT
SHALL APPLY
TO ALL SIDES OF
A BUILDING
THAT ABUT AN
URBAN OPEN
SPACE OR
PUBLIC RIGHT-
OF-WAY.
TRANSPARENCY
REQUIREMENTS
SHALL NOT
APPLY TO SIDES
WHICH ABUT AN
ALLEY.

- II. WINDOWS FOR
BUILDING SIDES
(NON-FRONT)
SHALL BE

CONCENTRATE
D TOWARD THE
FRONT EDGE OF
THE BUILDING,
IN LOCATIONS
MOST VISIBLE
FROM AN URBAN
OPEN SPACE OR
PUBLIC RIGHT-
OF-WAY.

**3. WINDOWS AND
DISPLAYS.**

- I. GROUND LEVEL
STOREFRONT
TRANSPARENCY
SHALL BE
HORIZONTALLY
ORIENTED
OVERALL,
DIVIDED INTO
VERTICAL
SEGMENTS.**
- II. PRODUCT
DISPLAY
WINDOWS
SHALL BE
INTERNALLY
LIT.**
- III. INTERIOR
DISPLAYS
SHALL BE SET
BACK A
MINIMUM OF
ONE (1) FOOT
FROM THE
WINDOW AND
SHALL NOT
COVER MORE
THAN FIFTY (50)
PERCENT OF
THE WINDOW
OPENING.**
- IV. NO WINDOW
COVERING OR**

SCREENING
SHALL COVER
MORE THAN
TWENTY-FIVE
(25) PERCENT OF
WINDOWS OR
DOORS THAT
ARE USED TO
MEET
TRANSPARENCY
REQUIREMENTS.

**4. PERCENTAGE OF
REQUIRED
TRANSPARENCY**

- I. GROUND-FLOOR
TRANSPARENCY
PERCENTAGES
MUST BE
APPLIED
BETWEEN TWO
(2) FEET AND
EIGHT (8) FEET
FROM THE
GROUND. THE
AREA OF
WINDOWS IN
DOORS MAY
COUNT
TOWARDS THE
TRANSPARENCY
PERCENTAGE.**
- II. STRUCTURES IN
THE UC
DISTRICT
FRONTING
UNIVERSITY
AVENUE SHALL
COMPLY WITH
TABLE 5.6.06.H
BELOW WITH
REGARDS TO
THE AMOUNT OF
TRANSPARENT
MATERIALS
THAT IS
REQUIRED FOR**

GROUND-FLOOR
AND UPPER
FLOOR
FACADES.
WINDOWS MUST
BE CLEAR AND
ALLOW VIEWS
OF THE INDOOR
SPACE OR
DISPLAY AREAS.

PEDESTRIAN
CONNECTIONS
CREATED BY
EFFORTS TO
SEGREGATE
USES; AND

IV. ESTABLISH OR
MAINTAIN
VIBRANT
PEDESTRIAN-
AND TRANSIT-
ORIENTED
AREAS WHERE
DIFFERING USES
ARE PERMITTED
TO OPERATE IN
CLOSE
PROXIMITY TO
ONE ANOTHER.

ATTACHMENT:
DIAGRAM 50-46J (EXHIBIT 31)

K. TRANSITIONAL FEATURES.

1. PURPOSE.
TRANSITIONAL
FEATURES ARE
ARCHITECTURAL
ELEMENTS, SITE
FEATURES OR
ALTERATIONS TO
BUILDING MASSING
THAT ARE USED TO
PROVIDE A
TRANSITION
BETWEEN HIGHER
INTENSITY USES
AND LOW- OR
MODERATE-
DENSITY
RESIDENTIAL
AREAS. IT IS THE
INTENT OF THESE
STANDARDS TO:

- I. REDUCE LAND
CONSUMPTION;
- II. CREATE A
COMPATIBLE
MIXED-USE
ENVIRONMENT;
- III. LIMIT
INTERRUPTIONS
IN VEHICULAR
AND

2. APPLICABILITY.
TRANSITIONAL
FEATURES SHALL
BE REQUIRED FOR
BUILDINGS OR
STRUCTURES
THAT:

- I. HOST HIGHER-
INTENSITY
LAND USES
THAT WOULD
ADVERSELY
AFFECT THE
LIVABILITY OF
AN AREA. THE
PLANNING
COMMISSION,
BOARD OF
ZONING
APPEALS, OR
CITY COUNCIL
MAY REQUIRE
TRANSITIONAL
FEATURES AS
PART OF A
SPECIAL LAND
USE, VARIANCE,

PLANNED
REDEVELOPME
NT DISTRICT OR
CONDITIONAL
REZONING
APPROVAL.

OUTDOOR
LIGHTING OR
SOURCES OF
AUDIBLE NOISE
SHALL BE
PREVENTED
WHENEVER
PRACTICABLE.

3. ARCHITECTURAL
FEATURES.
SIMILARLY SIZED
AND PATTERNED
ARCHITECTURAL
FEATURES SUCH AS
WINDOWS, DOORS,
ARCADES,
PILASTERS,
CORNICES, WALL
OFFSETS, BUILDING
MATERIALS, AND
OTHER BUILDING
ARTICULATIONS
INCLUDED ON THE
LOWER-INTENSITY
USE SHALL BE
INCORPORATED IN
THE
TRANSITIONAL
FEATURES.
4. PARKING AND
LOADING. OFF-
STREET PARKING,
LOADING, SERVICE
AND UTILITY
AREAS SHALL BE
LOCATED AWAY
FROM THE LOWER-
INTENSITY USE
AND, WHERE
POSSIBLE,
ADJACENT TO
SIMILAR SITE
FEATURES ON
SURROUNDING
SITES.
5. LIGHTING AND
NOISE.
INCOMPATIBLE

**§ 50-47. ADDITIONAL CRITERIA AND
REQUIREMENTS FOR REVIEW OF
USES IN GREEN INNOVATION
DISTRICTS**

- A. INTENT. DEVELOPMENT
INTENSITY WITHIN THE GI-1
AND GI-2 DISTRICTS SHOULD
BE CONTEXT SENSITIVE AND
SHOULD LIMIT IMPACTS ON
SURROUNDING LAND USES,
INCLUDING SINGLE FAMILY
HOMES WITHIN THE GI-1
DISTRICT AS WELL AS LESS
INTENSE COMMERCIAL AND
RESIDENTIAL USES IN
ADJACENT DISTRICTS.
GIVEN THE RAPIDLY
CHANGING NATURE OF
GREEN BUSINESS AND THE
UNIQUE CONTEXT IN FLINT,
ALL FUTURE DEVELOPMENT
AND ACTIVITY WITHIN A GI-
1 OR GI-2 DISTRICT MUST
DEMONSTRATE IT MEETS
THE SUSTAINABILITY
INTENT AND GOALS OF
GREEN INNOVATION.
- B. NARRATIVE FOR LOCATION
WITHIN DISTRICT. USES
MUST DEMONSTRATE THEIR
APPROPRIATENESS FOR THE
GI DISTRICT INSTEAD OF
OTHER DISTRICTS WITHIN
THE COMMUNITY. ALONG
WITH ANY NECESSARY
APPLICATION MATERIALS
OUTLINED BY ARTICLE 17 OF
THIS CHAPTER, THE
APPLICANT MUST INCLUDE
A NARRATIVE DETAILING
HOW THE DEVELOPMENT

MEETS THE FOLLOWING REQUIREMENTS.

1. THE APPLICANT MUST DESCRIBE HOW THE USE MAY BE CLASSIFIED IN ONE OR MORE OF THE FOLLOWING GREEN BUSINESS AREAS:

I. AGRICULTURE AND NATURAL RESOURCES CONSERVATION

II. EDUCATION AND COMPLIANCE

III. ENERGY AND RESOURCE EFFICIENCY

IV. GREENHOUSE GAS REDUCTION, ENVIRONMENTAL MANAGEMENT, AND RECYCLING

V. RENEWABLE ENERGY

2. THE APPLICANT MUST DESCRIBE HOW THE DEVELOPMENT WILL NOT ADVERSELY AFFECT ADJACENT RESIDENTIAL OR LESS INTENSIVE USES.

C. ADDITIONAL LANDSCAPING. ANY NON-RESIDENTIAL USE IN A GI-1 DISTRICT SHARING

A LOT LINE WITH A RESIDENTIAL USE SHALL PROVIDE AT LEAST A TYPE-2 TRANSITION YARD (SEE SECTION 50-157) ALONG THE SHARED LINE(S). THIS TRANSITION YARD MAY BE INCORPORATED AS PART OF A REQUIRED SETBACK PROVIDED THE SETBACK IS LARGER THAN THE TRANSITION YARD. IF THE SPECIFIC USE REQUIRES A MORE SPECIFIC OR INTENSE LEVEL OF LANDSCAPING/BUFFERING THOSE REGULATIONS SHALL APPLY.

Sec. 2. The ordinances in this Article shall become effective upon publication.

Adopted this _____ day of _____, 2021, A.D.

Sheldon A. Neeley, Mayor

Inez M. Brown, City Clerk

APPROVED AS TO FORM:



Angela Wheeler, Chief Legal Officer

S:\Ordinance Review\1.19.21_ARTICLE 6 INSTITUTIONAL ZONE DISTRICTS pc approved.docx

§ 50-43. Permitted Uses

Table 50-43 (Exhibit 25)

Table 50.6.04. Uses: Institutional Zoning Districts				
	IC	UC	GL-1	Reference
RESIDENTIAL				
Household Living				
Single-Family Detached Dwelling		S	P	50-59
Two-Family Dwelling (duplex)		P		50-85
Single-Family Attached Dwelling		P		50-85
Multi-Family Dwelling (all floors)		P		50-104
Multi-Family Dwelling (above ground floor)	S	P		50-104
Accessory Dwelling Unit		A	A	50-79
Mixed Use, Residential	S	P		
Group Living				
State Licensed Residential Facility		S		
Fraternity/Sorority		P		50-96
Convalescent or Nursing Home		S		
Boarding House		P		50-112
Transitional or Emergency Shelter		S		50-119
Adult Foster Care Family Home (1-6 residents)		S		50-81
Adult Foster Care Small Group Home (1-6)		S		50-81
Adult Foster Care Small Group Home (7-12)		S		50-81
Adult Foster Care Large Group Home (13-20)		S		50-81
RECREATIONAL				
Community Center	S	S	P	
Park			P	
Public-Owned Park			P	
AGRICULTURAL				
Aquaculture		P	A	50-84
Aquaponics		P	S	50-84
Farmers' Market (Permanent)		P		
Farmers' Market (Temporary)	P	P		50-118
Produce Stand		A	A	50-109
Greenhouse		A	P	50-98
Hoophouse		S	P	50-100
Hydroponics		P	S	
Apiary/Beekeeping		A	P	50-88
Commercial Composting			S	
Orchard (11 or more trees)			P	
Urban Agriculture			P	50-120
Community Garden	A	A	P	50-91
INSTITUTIONAL AND CULTURAL				
Religious				
Place of Worship	S	S	S	
Cemetery			S	
Government and Educational				
Elementary/Middle School	P	P	S	
High School	P	P	S	
College or University	P	P	S	
Other Governmental Use or Facility	P	P		
Other Institutional, and Cultural				
Social Service Facility		P		
Civil, Religious, or Charitable Organization		P		

Table 50.6.04. Uses: Institutional Zoning Districts

	IC	UC	GI-1	Reference
Library	P	P		
Museum	P	P		
Art Gallery	P	P		
Health				
Rehabilitation Center (w/o residential care)		P		
Hospital or Medical Center	S	P		
COMMERCIAL				
Automotive Services				
Auto Supply/Accessory Sales		S		
Vehicle Repair and Services		S		50-123
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)		S		50-121
Car Wash		S		
Entertainment and Hospitality				
Arcade, Amusement Devices, Gaming, Billiards Hall	S	P		50-69
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall	P	P		50-86
Bingo Hall		ARU		50-80
Bowling Alley, Skating Rink		P		50-94
Charity Gaming		ARU		50-80
Convention Center	S	S		
Dance Club, Night Club		S		50-94
Entertainment, Live (Not including ARUs)	P	P		50-94
Hookah Lounge, Cigar Lounge		S		
Sports and Entertainment Arena		S		
Lodging				
Bed and Breakfast		P		50-87
Hotel		P		
Offices				
Financial Services		P		
Physician or Dentist Office or Medical Clinic		P		
General Professional Office	S	P		
Research Facility/ Laboratory		P		
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station		P		
Film Production, Photography, Radio, TV Studio	S	P		
Live/Work Unit	S	P		50-101
Personal Service Establishments				
Personal Service Establishments		P		
Animal Day Care (w/o boarding)		S		
Veterinary Clinic or Hospital (with or w/o boarding)		S		
Gym or Fitness Center		P		
Funeral Home or Mortuary		S		
Tattoo Establishment		ARU		50-80
Residential Service				
Adult Day Care or Day Services Center		S		50-81
Group Day Care Home		S		
Child Care Center		P		50-90
Retail and Service				
Grocery Store		P		
Convenience Store		S		50-83
Retail Sales, General		P		
Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply			S	
Restaurant w/Alcohol (beer, wine and/or liquor)	S	S		50-83
Restaurant w/o Alcohol	S	P		

Table 50.6.04. Uses: Institutional Zoning Districts

	IC	UC	GI-1	Reference
Catering Business	S	P		
Bar, Tavern, Taproom, or Tasting Room	S	S		50-83
Brewpub	S	S		50-83
Craft Winery/Distillery	S	S		50-83
Commercial Art Gallery	S	P		
Instruction Studio	S	P		
Antique, Second-Hand Store (except pawn shop)		P		
Drive-Through (all commercial uses w/drive through; includes dry cleaning)		A		
INDUSTRIAL				
Manufacturing and Production, Light				
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.		S		
Assembly, Manufacturing, or Production of textile products, technology, wood products, furniture and fixtures, paper, clay, glass or fabricated metal		S		
Food Products			S	
Household Service: Laundry, Dying and Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.		S		
Pottery and Figurine making, large-scale commercial/industrial		P		
Automotive and Parts Manufacturing		S		
Welding Shops and Other Metal Working Machine Shops		S		
Green Economy Light Industrial Uses			S	
Microbrewery/Small Distillery/Small Winery	P	P		
Large brewery/Large Distillery/Large Winery		S		
Transportation				
Parking Structures	S	S		50-108
Stand Alone Parking, Surface Lots		S		
Transit Terminal or Station		S		
Utilities				
Electrical Substations and Private Utilities	S	S	S	50-93
Wireless Communication Facilities – Collocated on Existing Towers	P	P	P	50-126
Small-Scale Solar Energy Production	A	A	A	50-117
Large Scale Solar Energy	A	A	P	
Small-Scale Wind Energy Production	A	A	A	50-125
Large Scale Wind Energy	A	A	S	

§ 50-44. Site, Building Placement, and Bulk Standards

Table 50-44 (Exhibit 26):

Table 50-44. Uses: Institutional Districts Bulk and Site Standards

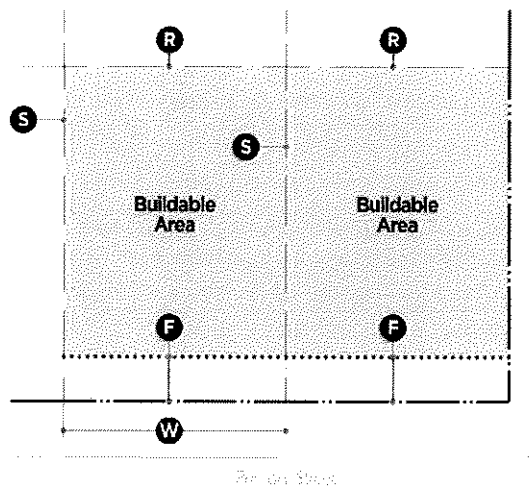
District Name	Lot Characteristics		Site Design						Development Intensity	
	Min. Lot Width	Min. Lot Area (s.f.)	Front Setback		Corner Side Setback		Interior Side Setback	Rear Setback	Min. Lot Area per Dwelling Unit	Building height
			Min.	Max.	Min.	Max.	Min.	Min.		
IC	N/A	N/A	None, unless abutting or fronting on residential development, then 40'	None	None, unless abutting or fronting on residential development, then 20'	None	None, unless abutting or fronting on residential development, then 20'	None, unless abutting or fronting on residential development, then 40'	1,000 sq. ft. per efficiency or one bedroom apartment; 1,500 sq. ft. per two or more bedroom apartment	70' max
UC										
<i>District-wide</i>	40'	10,000	10', unless abutting or fronting on residential development, then 20'	None	None, unless abutting a development with residential on the ground floor, then 15'	None	None, unless abutting a development with residential on the ground floor, then 15'	None, unless abutting a development with residential on the ground floor, then 40'	1,000 sq. ft. per efficiency or one bedroom apartment; 1,500 sq. ft. per two or more bedroom apartment	60' max, unless abutting a TN or GN District, then not more than 35' max within 100' of the property line of the parcel(s) in that district.
<i>For lots fronting on University Avenue</i>	20'	3,000	0'	10'	None, unless abutting a development with residential on the ground floor, then 10'	15'	None, unless abutting a development with residential on the ground floor, then 10'	None, unless abutting a development with residential on the ground floor, then 40'	800 sq. ft. per efficiency or one bedroom apartment; 1,000 sq. ft. per two or more bedroom apartment	2 stories min 70' max
GI-1										
<i>Residential *</i>	120', unless a non-residential use,	13,500 sq. ft., unless a non-residential use, then	25', or consistent with the average front setback of residential structures on	None	15'	None	Width of Smaller Side Yard (S1) Aggregate Width of Both Side Yards (S1+S2)	25'	15,000 sq. ft.	2-1/2 stories /35'

	then 80'	8,000 sq. ft.	the same block				15'	50'			
<i>Industrial</i>	120'	30,000	25' or consistent with the front setback of residential structures on the same block, whichever is less	None	15'	None	15'	20'	None		

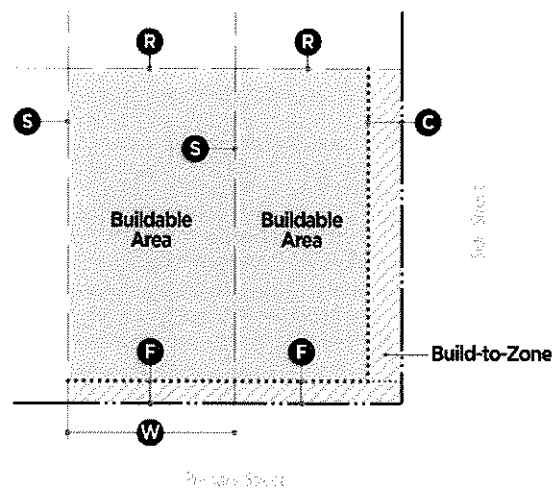
*Maximum Impervious Lot Coverage for GI-1 Residential: 30%, unless a non-residential use, then 80%

Diagram 50-44 (Exhibit 27):

University Core Zone Bulk Standards UC Districts



UC District-wide



UC Lots fronting on University Avenue

Diagram 50-44 (Exhibit 28):

Industrial Zone Bulk Standards
Gl 1, Gl 2 Districts

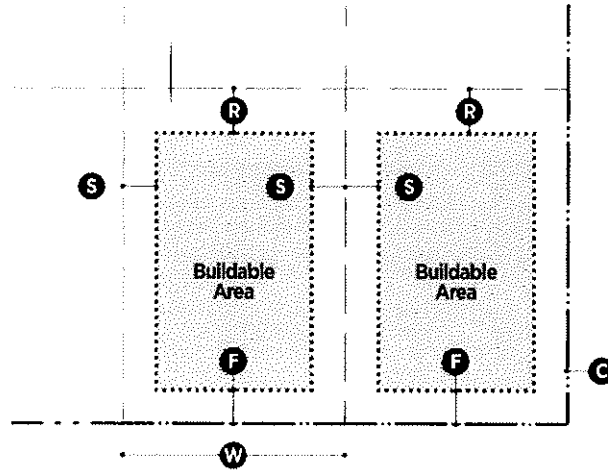


Table 50-46H (Exhibit 29):

Table 50-46H. Façade Transparency in UC District		
	Commercial Use	Residential Use
Ground-floor	70%	40%
Upper floors	30%	30%

§ 50-46. University Avenue Frontage Building Element Requirements

Diagram 50-46I (Exhibit 30):

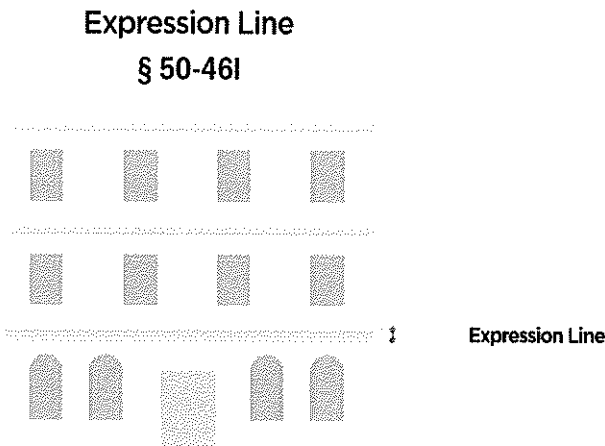
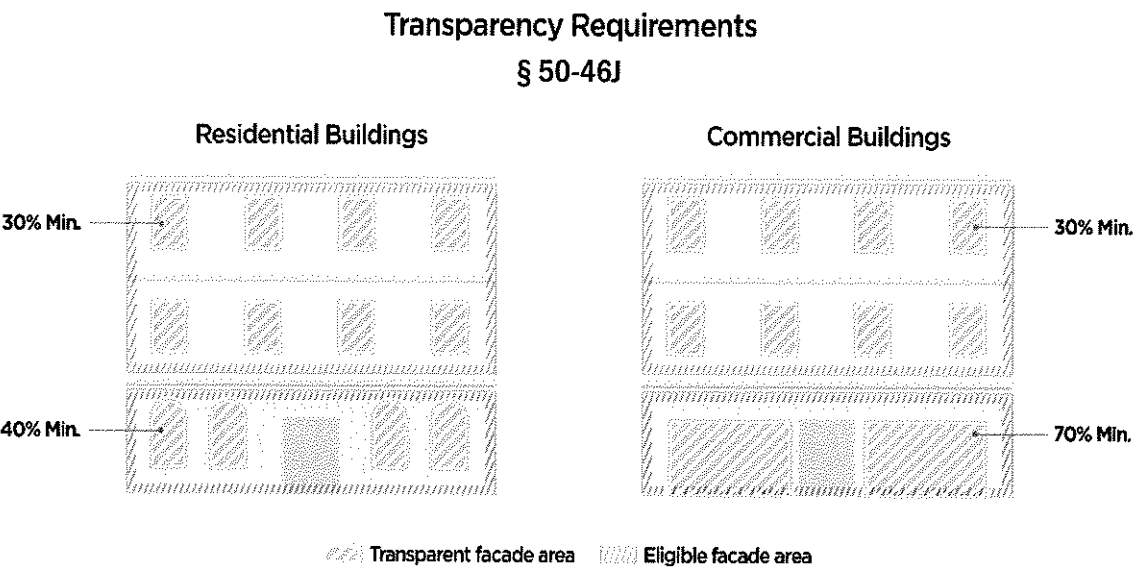


Diagram 50-46J (Exhibit 31):



210016

ORDINANCE NO. _____

An ordinance to amend the Code of the City of Flint by amending Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons.

IT IS HEREBY ORDAINED BY PEOPLE OF THE CITY OF FLINT:

Sec. 1. That the provisions of Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons, shall be amended by adding subsection (FF), which shall read in its entirety as follows:

(FF) THE CITY ACKNOWLEDGES THAT **ORCHARD MANOR LIMITED DIVIDEND HOUSING ASSOCIATION, LLC A MICHIGAN LIMITED LIABILITY COMPANY** (THE "OWNER") HAS OFFERED, SUBJECT TO RECEIPT OF AN AUTHORITY-AIDED OR FEDERALLY-AIDED MORTGAGE LOAN AND/OR ALLOCATION OF LOW INCOME HOUSING TAX CREDITS FROM THE MICHIGAN STATE HOUSING AND DEVELOPMENT AUTHORITY ("MSHDA"), TO OWN AND OPERATE A HOUSING PROJECT IDENTIFIED AS "ORCHARD MANOR APARTMENTS" (THE "PROJECT") ON CERTAIN PROPERTY LOCATED IN THE CITY TO SERVE PERSONS AND FAMILIES OF LOW INCOME, AND THAT THE SPONSOR HAS OFFERED TO PAY THE CITY ON ACCOUNT OF THIS HOUSING DEVELOPMENT AN ANNUAL SERVICE CHARGE FOR PUBLIC SERVICES IN LIEU OF AD VALOREM TAXES.

THE CITY ACKNOWLEDGES THAT THE SPONSOR SHALL BE AFFORDED TAX

BENEFITS OF PAYING A SERVICE CHARGE IN LIEU OF AD VALOREM TAXES (BUT NOT IN LIEU OF PAYMENT OF SPECIAL ASSESSMENTS INCLUDING, BUT NOT LIMITED TO, THE STREET LIGHTING SPECIAL ASSESSMENT). THE CITY FURTHER ACKNOWLEDGES THAT THE SPONSOR FITS WITHIN THE CLASS AS DESCRIBED IN §18-4.3 BELOW. THE ANNUAL SERVICE CHARGE FOR THE CLASS OF PERSONS OF LOW AND MODERATE INCOME SHALL BE EQUAL TO FOUR PERCENT (4%) OF THE ANNUAL SHELTER RENTS, EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT, OR OTHER UTILITIES FURNISHED TO THE OCCUPANTS, INCLUDING THE PORTION OF RENT PAYABLE UNDER ANY GOVERNMENTAL SUBSIDY. NOTWITHSTANDING THE FOREGOING, THE ANNUAL SERVICE CHARGE SHALL NOT EXCEED AD VALOREM PROPERTY TAXES THAT WOULD BE ASSESSED OR PAID ABSENT THIS TAX EXEMPTION.

Sec. 2. This ordinance shall become effective immediately upon publication.

Adopted this _____ day of

_____, 2021 A.D.

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:

Angela Wheeler
Angela Wheeler, Chief Legal Officer

ORDINANCE REVIEW FORM

FROM: Community and Economic Development
Department

NO. 21 - _____
Law Office Login #

ORDINANCE NAME: PILOT ORDINANCE RESOLUTION TO GRANT A FOUR (4%) PAYMENT IN LIEU OF TAXES (PILOT) TO PROJECT AT 2765 FLUSHING RD, KNOWN AS "ORCHARD MANOR APARTMENTS", A NEW CONSTRUCTION PROJECT PROVIDING 31 UNITS OF AFFORDABLE HOUSING TO LOW AND MODERATE INCOME RESIDENTS. THE DEVELOPER IS ORCHARD MANOR LIMITED DIVIDEND HOUSING ASSOCIATION, LLC.

1. ORDINANCE REVIEW - DEPARTMENT DIRECTOR

The attached ORDINANCE is approved by the Director of the affected Department. By signing, the Director approves this ordinance to be processed for signatures and fully executed.

By: Suzanne Wilcox
Director

Suzanne Wilcox
Name

DATE: January 4, 2021

Department:

Planning and Development
Department

Date in: _____

2. ORDINANCE REVIEW-MAYORS OFFICE

The attached ORDINANCE is submitted to the Mayors Office for approval. By signing, the Mayor's office approves this ordinance to be processed for signatures and fully executed.

By:

Clyde Edwards,
City Administrator

DATE: _____

Date in: _____

3. ORDINANCE REVIEW - LAW DEPARTMENT

The attached Ordinance is submitted to the Department of Law for approval.

The Department of Law reviewed this Ordinance, as to form and content, on 1-4-2021, and by signing this form approves as to form and content.
(Date)

By:

Angela Wheeler
Chief Legal Officer

Angela Wheeler

Orchard Manor Tax vs PILOT comparisons

1) Current taxes:	\$0.00
2) Estimated Ad Valorem Taxes after purchase	\$36,046.05
3) PILOT estimation	\$10,000.00

DIFFERENCE BETWEEN PILOT AND ESTIMATED TAXES: \$26,046.05 per year

Based on the Schedule of Rents provided by Communities First, Inc., at 100% occupancy, given its identified rental rates for households at 30%, 40%, and 60% of AMI, the total annual rent potential for the 31 units is \$252,108. (Amount from Proforma Rents in Application)

3) Estimated project ad valorem taxable value:

	One Bedroom	Two Bedroom	Three Bedroom
Market Rent	\$500	\$600	\$1,000
Number of Units	16	13	2
	\$8,000	\$7,800	\$2,000

Monthly Income	\$17,800
Yearly Income	\$213,600
Vacancy/Loss (10%)	(\$21,360)
Potential Gross Income	\$192,240
Expenses	(\$86,508)
Net Operating Income	\$105,732
Cap Rate of 10%	\$1,057,320
SEV/TV	528,660
Potential Taxes	\$36,046

**PAYMENT IN LIEU OF TAXES
(PILOT)
APPLICATION**



CITY OF FLINT

1101 S SAGINAW ST.
FLINT, MI 48502
TEL: 810-766-7436

PURPOSE

To administer the City of Flint Code of Ordinances 18-4.1 to 18-4.8, establishing a class of housing developments pursuant to the State Housing Development Authority Act of 1966, known as Act 436 of the Acts of 1966, being MCLA §§ 125.1401 et seq. , as amended, which are exempt from property taxes, paying instead a service charge to be paid in lieu of taxes (PILOT) by any or all classes of housing exempt from taxation under this Act at any amount it chooses, but not to exceed the taxes that would be paid for if not for this Act.

The City acknowledges that serving persons of low income is a public necessity, and as such the City of Flint will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose. The applicant for a PILOT is affirming that the economic feasibility of this housing development is reliant on this requested tax exemption.

Furthermore, in considering this application for PILOT, the evaluators of such request shall consider that the community shall be developed in a manner consistent with the adopted Master Plan and Consolidated Action Plan. Evaluation of the application should take into consideration maintaining the overall goals and objectives set forth in these plans.

ELIGIBILITY

- 1) Applicant must be a nonprofit housing corporation, consumer housing cooperative, limited dividend housing corporation, mobile home park cooperative or mobile home park association, and must be financed with a federally-aided or Michigan State Housing Development Authority (MSHDA) aided mortgage or advance or grant from MSHDA.
- 2) PILOT has been requested during the planning stage of the project; any development project under construction at the time of application is not eligible to apply for, or to receive, a PILOT.
- 3) The applicant must own the property or have an option or other right to purchase the property under consideration and provide in application.
- 4) Housing development must contain a minimum of 51% affordable units.
- 5) Project includes a Low Income Housing Tax Credit (LIHTC) allocation.
- 6) The property is not designated as a Brownfield or 5/50 property.
- 7) All parcels that are separate have been combined through proper City channels.

PROCESS

1) Mandatory Pre-Application Conference: This will be a meeting of all applicable City Departments to include:

- City Administrator
- City Planner
- City Engineer
- City Treasurer
- City Assessor
- Chief Building Official
- Community and Economic Development Staff
- Representatives of applicant development team

This meeting will serve to familiarize all parties with the scope of the project and any issues that may exist. The applicant will also be familiarized with the PILOT process and policies.

2) Submission of Application: Application form must be complete and packet of required supporting documentation assembled based upon requirements set forth in the application. Any additional concerns or items that were discussed in the Pre-Application Conference should also be addressed. Application forms are available on both the City of Flint website and in the Department of Community and Economic Development.

One original and one electronic copy shall be submitted no later than seven (7) weeks before the Regular City Council meeting, which are typically held on the 2nd and 4th Mondays of each month.

3) Internal (Administrative) Review: An internal review will occur, resulting in either Administrative approval within three (3) weeks or return to the applicant for corrections.

Applications will be scored on a scoring matrix as attached in this application.

Administrative approval will move the application forward to an ordinance amendment that will be placed on the Government Operation Committee meeting agenda.

4) Council Committee Review: Meetings are held the Wednesday prior to the Regular City Council meeting. The developer is required to be in attendance at this meeting to answer any questions the committee may have.

5) Review by City Council: Once committee approval is obtained, the ordinance amendment will proceed to the following Regular City Council Meeting (the Monday following committee). The developer is required to be in attendance at this meeting.

6) Approval: If the PILOT application is approved by resolution of the City Council, a certified copy of the resolution and a copy of the minutes will be provided to the applicant. Additionally, digital copies will be provided to all applicable City Departments.

****Note: All applicants are required to file their MISDA affidavit with the City Assessor by November 1 of the year before the PILOT is to take effect.***

APPLICATION REQUIREMENTS

1) Completed Application Form

2) Narrative:

a. Background information:

i. Development experience of team

Please see attached resume for Communities First, Inc. ("CFI")

ii. Describe the corporate partnership structure

Please see attached proposed organization chart.

b. Describe the proposed Project (include the following sections): We are requesting a 4% PILOT. CFI proposes to build Orchard Manor Apartments, located at 2765 Flushing Rd., Flint, Michigan (the "Development"). The proposed Development is comprised of sixteen (16) one-bedroom, thirteen (13) two-bedroom, and two (2) three-bedroom units for a total of thirty-one (31) apartment rental units. The property is currently vacant land situated next to Orchard Lane Apartments, which Communities First, Inc. is recapitalizing and preserving and safe, quality, and affordable housing. The Development is one piece in a master development that includes the rehabilitation of forty-five (45) residential apartment units at Orchard Lane Apartments and the new construction of around forty (40) residential apartment units on vacant land adjacent to the Development. CFI, a 501(c)3 nonprofit corporation based in Flint, Michigan, whose mission is to build healthy, vibrant communities through economic development, affordable housing, and innovative programming.

i. Intended usage/target market – Low and moderate income individuals and families in Genesee County.

ii. Economic impact - The property is currently vacant land owned by a church. Developing the land into much needed affordable housing will provide annual income taxes and payment in lieu of taxes to the City of Flint. The additional density along the Flushing Avenue corridor near N. Ballenger Highway will also incentivize local businesses and catalyze even more walkable amenities. The development will buffer Flushing Rd. from the nearby neighborhood comprised of detached single family homes. The Development is located near a desirable commercial corridor (Ballenger Highway and Flushing Road) and many business, employment, and recreation amenities and will provide a beneficial long term economic impact to local businesses in the immediate area and greater Flint. Additionally, the project will likely utilize jobs for property a management job and positions for maintenance staffing and contracts.

iii. Environmental impact (to include any mitigation actions taken) Prior to financing, we will complete a Phase I ESA, but we do not expect there to be any Recognized Environmental Conditions.

iv. Impact on City infrastructure (transportation and utilities) The Development is located on vacant land that currently has access to public utilities and public transit routes. Additionally, residents will be able to walk to many nearby amenities, including

grocery store, hospital, restaurants, and park. CFI encourages residents to utilize public transportation and strives to increase walkability in all our developments. This project will help make Flint more attractive for business investment and people by providing decent, safe, sanitary, and affordable housing options to residents. Additionally, increasing affordable housing options for residents of Flint will reduce strain on health services impacted by COVID-19 by providing a reliable place for residents to practice safe-distancing.

v. Impact on City services (police, fire, EMS, code enforcement) CFI expects the local area to be much safer and to incentivize investment by homeowners and business owners in and around the neighborhood. Increasing the density with quality affordable housing options will help activate the area with more residents to deter nearby criminal activity and utilize local businesses and other amenities. We expect nearby property values to increase and more local investment and activity, enlarging the tax base and providing more resources for City services.

vi. Square footage of the building and land to be renovated - The total square footage has not been determined.

vii. Architectural renderings to include the number and type of units – The unit mix includes thirteen (13) one-bedroom, fourteen (14) two-bedroom, and three (3) three-bedroom units for a total of thirty (30) apartment rental units. The Development is new construction multi-family housing.

viii. Any other information to fully explain the project

c. Describe the marketing of the project, clearly identifying the intended market. If the project is speculative, how long is full occupancy expected to take and who will be the property manager?

The Project will be marketed through local media advertising, as well as word of mouth. Given current demand for housing in Flint, we expect full occupancy in the first two months following the down unit repairs.

d. Briefly describe the ownership and tax information for this project:

i. State the location or the proposed project to include street address, parcel ID, and the legal description. 2765 Flushing Road, Flint, MI 48504 Parcel ID: 40-11-351-001; Legal Description:

PLAT OF SECS. 2, 3, 4, 5, 6 AND 8 BEING PART OF THE RESERVE AT AND NEAR THE GRAND TRAVERSE ON FLINT RIVER. PART OF LOT 8, SEC 4 DESC AS: BEG AT NWLYCOR OF PLAT OF MOTT PARK; TH WLY ALG C.L OF FLUSHING RD TO NELY COR OF PLAT OF GLEN HAVEN; TH SLY ALG ELY LINE OF LOTS 1 AND 67 OF GLEN HAVEN 270.24 FT TO NELY LINE OF SD LOT 67; TH SELY AIG SD NELY LINE AND ITS SELY EXT 118.63 FT; TH SELY 54.0 FT TO A PT IN WLY LINE OF PLAT OF MOTT PARK RD. AT COM COR OF LOTS 41 AND 42, BLK 1 OF SD PLAT; TH NLY ALG SD WLY LINE 380.68 FT TO BEG; EXC THAT PART LYING NLY OF SLY LINE OF FLUSHING RD.

- ii. Name of the property owner at the time of application. Second Chance Church
- iii. If the applicant is not the current owner of record, attach a valid option to purchase. See Attached Option to Purchase Real Estate Agreement, dated October 9, 2020
- iv. Describe any and all financing, options, and liens on the property - We are not aware of any liens on the property. We plan to finance the acquisition and development through low income housing tax credit equity, conventional debt financing, and grants.
- v. State the current assessed value of the property. According to the Flint Property Portal, the State Equalized Value is \$0.00
- vi. Are any assessments currently under appeal? If yes, describe. We are not aware of any assessment appeals.

e. Provide a detailed development pro forma outlining proposed hard, soft and financing costs associated with the development. Pro forma must also identify all sources of financing and terms, including Applicant equity, construction, and permanent financing, as well as any government assistance. Proposals must contain detailed cost breakdowns. Please see attached sources and uses of funds.

f. Provide a detailed operating pro forma. This must include all anticipated major revenues and expenses for the full term of the requested PILOT. Please see attached 15-year operating proforma. A longer term forecast proforma can be provided upon request.

g. Provide a detailed schedule of rents and income limits of lessees - Please see attached rent schedule with income targeting and unit mix.

h. Provide housing market data to show demand.

See Imagine Flint Master Plan. We have not done a market study but given current demand for rental units in the area and Flint as well as the COVID-19 crisis, there is adequate demand for the multifamily apartments. We are experienced high demand for our current apartment portfolio in Flint, including at nearby Coolidge Park, which is at full occupancy. Nearby Berkley Place Apartments has recently completed construction and we expect to reach full occupancy this year.

- i. State a proposed timeline for the Project to include:
 - i. Closing of the loan or contributing financing January 2022
 - ii. First expenditure of funds with regards to the project January 2022
 - iii. Anticipated date construction will begin January 2022
 - iv. Anticipated date of completion February 2023

j. Describe any potential conflicts of interest the applicant or any guarantor may have with any City Personnel or City Council members. We are not aware of any conflicts of interest.

k. To receive application bonus points, address the following:

- i. Mixed use (PILOT ONLY applies to housing- not commercial SF) - The proposed Development is not mixed used.
- ii. Energy efficiency and green practices CFI plans to install energy efficient features where necessary. The development will receive a NGBS Silver Certification or equivalent.
- iii. Neighborhood and block club outreach (Full list of outreach done)



Due to the COVID-19 crisis, CFI has not been able to conduct any physical or in-person outreach but we are constantly in communication with City and neighborhood stakeholders, including the nearby Ballenger Highway Neighborhood Association and Mott Neighborhood Association. Communities First, Inc. held a community meeting with residents in December 2020 to discuss Orchard Manor Apartments and how it is one piece in a development strategy to leverage the redevelopment of the adjacent Orchard Lane Apartments to create enough scale to preserve and increase quality affordable housing in Flint and Genesee County.

iv. External amenities (walk score, proximity to transit, jobs, etc.)

The development will be located adjacent to the newly rehabilitated Orchard Lane Apartments and planned newly constructed Orchard Grove Apartments in Flint Township. The property's Walkscore is 73 and within close distance to several business and employment amenities, including McLaren Hospital, pharmacy, and a grocery store. Additionally, the Development is near Coolidge Park Apartments, a mixed use development with residential apartments, daycare, and other commercial space, and Berkley Place Apartments, a 33 unit multifamily development that has recently completed construction. These three developments will provide investment leverage to create a dynamic and prosperous corridor northwest of downtown Flint.

I. Include a copy of the completed MSHDA application for Low Income Housing Tax Credits (LIHTC) within thirty (30) days of submittal to MSHDA.

(APPLICATION FORM ON NEXT PAGE- ATTACH APPLICATION FORM TO THE REQUIRED NARRATIVES AND SUPPORTING DOCUMENTS)

PAYMENT IN LIEU OF TAXES (PILOT) APPLICATION

CITY OF FLINT

APPLICANT INFORMATION

ENTITY NAME	Communities First, Inc. on behalf of OM LDHA LLC or another entity to be formed
--------------------	---

REPRESENTATIVES NAME	Glenn A. Wilson
ADDRESS	415 West Court Street, Flint, MI 48503
TELEPHONE NUMBER	810 422 5358
E-MAIL ADDRESS	gwilson@communitiesfirstinc.org

GUARANTORS INFORMATION

ENTITY NAME	Communities First, Inc.
ENTITY PRINCIPAL	
ADDRESS	415 West Court Street, Flint, MI 48503
TELEPHONE NUMBER	810 422 5358
E-MAIL ADDRESS	gwilson@communitiesfirstinc.org

PROJECT INFORMATION

PROJECT NAME	Orchard Manor Apartments
ADDRESS OF PROJECT	2765 Flushing Rd., Flint, MI 48504
PARCEL ID	40-11-351-001
LEGAL DESCRIPTI ON	PLAT OF SECS. 2, 3, 4, 5, 6 AND 8 BEING PART OF THE RESERVE AT AND NE GRAND TRAVERSE ON FLINT RIVER. PART OF LOT 8, SEC 4 DESC AS: BEG NWLYCOR OF PLAT OF MOTT PARK; TH WLY ALG C.L OF FLUSHING RD TO COR OF PLAT OF GLEN HAVEN; TH SLY ALG ELY LINE OF LOTS 1 AND 67 TO HAVEN 270.24 FT TO NELY LINE OF SD LOT 67; TH SELY AIG SD NELY LINE SELY EXT 118.63 FT; TH SELY 54.0 FT TO A PT IN WLY LINE OF PLAT OF MOTT PARK RD. AT COM COR OF LOTS 41 AND 42, BLK 1 OF SD PLAT; TH WLY LINE 380.68 FT TO BEG; EXC THAT PART LYING NLY OF SLY LINE OF RD.

DEVELOPMENT TEAM

APPLICANT PRIMARY POINT OF CONTACT	Communities First, Inc.
ARCHITECTURAL FIRM	TBD
CONSTRUCTION PROJECT MANAGER	TBD

GENERAL CONTRACTOR FOR PROJECT	TBD
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Applicant is to attach items a-l as required in the narrative portion of the application.

- a. Background information See Above
- b. Project description See Above
- c. Project marketing/target market See Above
- d. Ownership description/tax information See Above
- e. Detailed development pro forma Attached
- f. Operating pro forma Attached
- g. Schedule of rents/income levels Attached
- h. Housing market data supporting demand See Above
- i. Proposed project timeline See Above
- j. Conflicts of interest See Above
- k. Application bonus point items See Above
- l. MSHDA application for LIHTC credits N/A



ORGANIZATIONAL CAPACITY

Communities First, Inc. is made up of a dynamic team of passionate and committed professionals with expertise in real estate development, project management, finance, housing, economic development and community engagement. The organization and team have an excellent relationship with Michigan State Housing Development Authority, City of Detroit, U.S. Department of Housing and Urban Development and other partners enabling us to layer complex financing and utilize various programs.

Glenn Wilson, President/CEO

As co-founder and President/CEO, Glenn Wilson leads the organization as it responds to the great need that distressed communities face in regards to economic development and affordable housing. The organization has secured more than \$40 million in funding, primarily for real estate development projects and provided jobs to more than 300 people due to Mr. Wilson's leadership. Glenn has expansive knowledge of real estate and community development, serving as the primary lead for these activities since the organization's inception in 2010. His background in healthcare, real estate, business, marketing and entrepreneurship has translated well to his real estate development work. Glenn currently serves on the Michigan Housing Council Board of Directors, Michigan Housing Council Finance and Development Committee and the Community and Economic Development Association of Michigan Board of Directors. He also serves on the boards of the Mass Transportation Authority and Hurley Foundation and is a member of the Federal Home Loan Bank of Indianapolis Advisory Board. Glenn participates in committees at the Flint Institute of Arts and Flint Institute of Music and has a special interest in increasing equity in the arts. He has strong relationships with governmental entities, politicians, foundations and community groups throughout the state of Michigan.

Essence Wilson, Chief Strategy Officer

Essence Wilson is co-founder and Chief Strategy Officer for the organization. Her responsibilities include writing grants, improving organizational efficiency and organizing community engagement efforts. Essence has a bachelor's degree in mechanical engineering from Kettering University and a master's degree in management, strategy and leadership at Michigan State University. This education and prior experience working at General Motors helped her develop as a leader and innovator, which has served her well in the nonprofit arena. A natural planner and

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logistical thinker, she is often responsible for translating vision to action while producing tangible results.

Her community involvement includes serving on the Flint Institute of Music Board of Directors, participating in committees at Flint Institute of Arts and Flint Institute of Music.

Renee A. Kent, Special Projects Manager

Renee has been engaged in the financial services and community development field for 20 years managing lending and equity investing activities that target funding for affordable housing and economic development initiatives to revitalize and stabilize low to moderate income communities throughout the state of Michigan. Experience includes structuring and financing Tax Credits, Social Impact Bonds and Opportunity Zone Investments. Renee is a passionate volunteer throughout her community and seeks to affect greater positive change through participation on various boards, community task force coalitions, youth based organizations and loan committees for community, government and corporate initiatives. Renee holds a Bachelor Degree majoring in accounting from Eastern Michigan University.

Michael E. Wright Real Estate Development Director

Michael obtained his Master's degree in Public Administration with an emphasis in urban and regional policy and planning and Bachelors of Arts degrees in political science and philosophy from Grand Valley State University. Michael has 9 years of real estate development experience as a consultant and developer, specializing in both for-profit and non-profit real estate finance and development. Michael has utilized low income housing, historic, and new markets tax credits, HOME funds, tax increment financing, conventional and HUD insured (221(d)4 and 223(f)) debt, and grants to close various projects in Michigan, Ohio, and Oklahoma. Michael's service ethic is demonstrated by his prior work as a member with LISC/AmeriCorps, Neighborhood Ventures in Grand Rapids and the Wyoming Downtown Development Authority.

Lisa Mauzey Financial Management Consultant

For the past 25 years, Lisa Mauzey has worked in the accounting fields for both for-profit and non-profit organizations. During this time she has developed strong accounting skills and refined her skills in full-service corporate, real estate, and

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construction accounting; as well as, administrative skills including human resources. She has worked on projects that assisted neighborhood development organizations building housing in Detroit and Flint by using her abilities to budget, complete construction draws, and organize a build schedule. Lisa earned her Associates of Arts in Accounting from the University of Phoenix in December 2008 and her Bachelors of Business Administration in Innovative Organization from the University of Phoenix in May 2011.

Property Management Partner

Premier Property Management, LLC, is a full service property management firm formed as a Limited Liability Company in 1999 to provide professional marketing and property management services for all types of multifamily housing and commercial retail real estate developments.

This firm developed in part as a response to the rising demand by owners, government agencies, mortgage lenders and tenants for experienced real estate management professionals. These professionals must be able to provide higher quality service while remaining abreast of the changes in the laws and government regulations which affect the investment and the investor. Premier Property Management LLC, is recognized as having the experience, knowledge, skill and resources to meet these demands for all types of real estate developments and establishes individual management programs tailored to address the specific needs of each unique development.

The experience of Premier Property Management, LLC, includes the management experience of a diverse portfolio of Condominium, Conventional, Affordable Low Income, Elderly, and Publicly Owned housing developments. The depth of experience and the recognition as an industry expert in the reformation of distressed housing is reflected in the strong working relationships which have been developed with various government agencies including; The Department of Housing and Urban Development (HUD) in Detroit, MI, Grand Rapids, MI, Cleveland, OH, Miami, FL, Atlanta, GA, and Indianapolis, IN, The U.S. Department of Agriculture (Rural Development) in Tavares, FL, Ocala, FL, and West Palm Beach Gardens, FL., The Michigan State Housing Development Authority (MSHDA) in Detroit, MI, and Lansing, MI, and innumerable local government offices including Clinton Township, Shelby Township, City of Ecorse, the City of South Lyon and the City of Detroit.

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In addition to the traditional property management services, Premier Property Management has assisted several Public Housing agencies move from being "Troubled" agencies to highly functioning agencies through comprehensive changes in operations and establishing better communication with the Boards of Commissioners.

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DEVELOPMENT EXPERIENCE

Communities First, Inc. develops projects and programs while always keeping the community involved and engaged; as our organization grows we will also grow with the needs of the community in mind. Over the last 10 years, Communities First, Inc. has developed and/or acquired affordable housing units, market rate housing units, commercial/office/warehouse space as well as theater/event space. The following provides examples of three successful projects with components similar to the Grandmont Rosedale Development Opportunity:

Project: Coolidge Park Apartments



Project Overview: Communities First, Inc. is the sponsor/developer of Coolidge Park Apartments. Completed in October 2019, the project involves the historic rehabilitation of Coolidge Elementary School and the construction of a new mixed use building on the site. The development includes market rate units, affordable units and over 9,000 square feet of commercial space.

Project Type: Low Income Housing Tax Credits (LIHTC)

Unit Mix: 54 LIHTC Units, 9 market rate units, over 9,000 sq. feet commercial space

Year of Completion: 2019

Funding Sources: Coolidge Park Apartments was funded with MSHDA LIHTC, Federal Historic Tax Credits, City of Flint HOME Funds, MEDC CRP funds, Foundation grants and conventional financing from ELGA Credit Union and JP Morgan Chase Bank.

Total Project Cost: \$16.3 Million

Additional Details: Please visit <https://www.youtube.com/watch?v=Mo0>

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Project: Swayze Court Apartments



Project Overview: Communities First, Inc. is the sponsor/developer of Swayze Court Apartments. This project involved the rehabilitation of the historic Swayze Apartments and the construction of a new building on the property. Swayze Court Apartments is a 36 unit permanent supportive housing project for individuals that are homeless, at risk of homelessness or have special needs. Swayze Court Apartments provided more than 100 well-paying construction jobs for the local community and was certified as an Enterprise Green Community.

Project Type: Permanent Supportive Housing (PSH) for Homeless, At Risk of Homelessness, and Special Needs

Unit Mix: 28 PSH Units, 8 Units Mixed Affordable

Year of Completion: 2016

Funding Sources: Swayze Court Apartments was funded with MSHDA LIHTC, Federal Historic Tax Credits, MSHDA HOME and City of Flint HOME.

Total Project Cost: \$8.3 Million

Additional Details: Please visit

<https://www.youtube.com/watch?v=ovfMPJBriNs&t=21s> for a video of the ribbon cutting ceremony.

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Project: Oak Street Senior Apartments



Project Overview: Communities First, Inc. is the sponsor/developer of Oak Street Senior Apartments. Oak Street Senior Apartments is a U.S. Department of HUD Section 202 Supportive Housing for the Elderly development. The project consists of 24 units of safe, affordable housing for low income seniors in the downtown Flint area. The historic Oak School was originally built in 1898 and has been preserved according to historic standards. The resulting development is Enterprise Green Communities certified and winner of the Association of General Contractors of Michigan.

Project Type: Permanent Supportive Housing for Elderly

Unit Mix: 24 Units Permanent Supportive Housing

Year of Completion: 2014

Funding Sources: Oak Street Senior Apartments was funded primarily through a U.S. Department of HUD Section 202 Supportive Housing for the Elderly grant and a MSHDA Housing Development Funds grant. Additional sources of funding came from the City of Flint, Genesee County Land Bank Authority and Michigan LISC.

Total Project Cost: \$5.1 Million

Additional Details: Please visit

https://www.youtube.com/watch?v=Velpu15_184 for a video of the ribbon cutting ceremony and https://www.youtube.com/watch?v=c6W_D0_WNXA for more information.

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RAD CONVERSION SPECIALISTS, LLC
32500 Telegraph, #222
Bingham Farms, Michigan 48025
(248) 203-0011

RAD Conversion Specialists, LLC (RCS) combines the management, consulting and operations experience of Premier Property Management, LLC ("Premier") and its Principal, Robert Beale, with the development, construction, ownership and financing experience of The Slavik Company ("Slavik") and its principals. RCS was formed for the specific purpose of sharing 85 years of combined affordable housing experience with Affordable Housing decision-makers and assisting them to navigate the path towards successful development of affordable housing communities.



Premier and Slavik first combined efforts in 1999 to respond to a Request for Proposals from the Detroit Housing Commission to redevelop its Jeffries Homes Public Housing Project under HUD's HOPE VI Program. Our group was ultimately selected as Master Developer and we have spent the past 14 years planning and implementing the \$98.2 million transformation of two of Detroit's worst public housing projects into new and vibrant communities of mixed-income rental units, for-sale single-family homes and townhomes, parks, community open space and community centers (shown below). Like most of the other projects we have completed, this project required stakeholder input and feedback, coordinating the activities of market analysts, environmental consultants, CNA consultants, lenders, tax credit investors, architects, engineers, general contractors and others.



This experience provides RCS with the unique ability to assist in all phases of affordable housing development – Assessment, Application and Implementation. The Assessment Phase includes an analysis of the financial feasibility of potential projects, including the investigation of various sources of funds. The Application Phase requires, among other things, detailed development and operating pro-formas and an evaluation of the likelihood of obtaining low-income housing tax credits. While RCS has the experience and ability to guide affordable housing agencies through these phases, the Implementation Phase is where RCS can provide the most value. Our proven financial acumen and experience with low-income housing tax credits, FHA loans, HOME Funds, Replacement Housing Factor (RHF) Funds, as well as our connections with lenders and tax credit investors, will expedite the Implementation Phase and can lead to a very successful development.

RAD Conversion Specialists, LLC combines the real-world success of its principals with a demonstrated ability to work cooperatively and efficiently in public-private partnerships with agencies of varying sizes and competence. Our successful planning, development, construction and efficient management of affordable housing clearly demonstrates our ability to get the job done and sets us apart from other "consultants".



Making Public-Private Partnerships Work

RAD Conversion Specialists, LLC looks to preserve and revitalize public housing

The executives of two companies behind RAD Conversion Specialists, LLC see opportunity to address deferred maintenance at public housing communities in urban and rural areas, and look to expand on their successful completion of two signature developments in Detroit.

In 1999, Scripps Park Associates, LLC was formed by The Slavik Company, Premier Property Management, LLC, Herb Strather and the Rosenberg Housing Group, Inc. to respond to a Request for Proposals from the Detroit Housing Commission to redevelop its Jeffries Homes housing projects – long considered among the City's worst – under HUD's Hope VI program.

The company was ultimately selected as Master Developer for the sites and has spent the past 15 years planning and completing the \$98 million showcase communities that include mixed-income rental units, for-sale single-family homes and townhomes, open-space and community centers.

"When we started, the concept of mixed-income, mixed-use style housing was new," says Robert Beale, President of Premier Property Manager. "The degree to which we embraced it was pretty unique in this country, but we were still concerned about whether or not it would work. We were counting on it to be successful, and it has been. Over the last ten years of occupancy, the communities have remained stable."



RAD Conversion Specialists

Principals: Robert Beale, John Frantz | Location: Detroit, Michigan



SHOWCASE COMMUNITIES

Woodbridge Estates consists of 327 rental units, 100 senior assisted living units and 51 occupied single-family homes and town houses with a mix of incomes. Earlier this year, construction began on the sixth and final phase of 46 additional apartments across 12 buildings to be completed by year end.

Supplementing the final phase of apartment construction are 16 remaining single-family home sites. The completed home prices range from \$215,000 for a 1,516 square foot three-bedroom home to \$285,000 for a 2,241 square foot four-bedroom home. Forgivable loans of up to \$75,000 per home are available to qualified buyers under HUD's HOPE VI program.

The only remaining portion of the previous public housing site is now referred to as Woodbridge Senior Village – three high-rise buildings that offer one- and two-bedroom apartments, with rents based on 30 percent of the average median income (AMI) which were partially renovated by Scripps Park Associates, LLC.

Cornerstone Estates, also a multiphase effort, totals 180 rental units in 30 buildings consisting of duplexes and town houses. Rental construction began in October 2010, and the first units were available just one year later.

Although HOPE VI was a relatively new program at the time, navigating HUD's requirements wasn't as difficult as projected, according to John Frasco, Vice President of The Slavik Company.

"It's more of a challenge for the public housing agencies because tax credits and financing are a whole new ballgame for them," he says. "The key is having patience and developing relationships."

Units in both communities are limited to households earning no more than 60 percent of AMI, or \$42,600 for a family of four in Wayne County.

However, public housing assisted units are expected to rent to households making considerably less than that maximum, according to the Detroit Housing Commission.

Vacancy rates at Woodbridge Estates and Cornerstone Estates have remained very low, even during and immediately after the economic downturn of 2008.

"Vacancy has been just 2 percent over the 10 years, even though the economy has seen some hard times," Beale says. "We didn't set out to just build housing, but rather a community. We're pleased with the quality of the housing, the people and the residents."

Developments as successful as these don't go unnoticed by your peers. The company has just been made recipient of the 2014 Excellence in Real Estate Development award from LISC and the Community Development Advocates of Detroit, in association with the Masco Corporation Foundation.

RAD PROGRAM

"The deals were successful for Bob's company and ours," Frasco says. "When we teamed up on the joint venture, we had worked with state agencies and HUD, but not directly with public housing agencies. It's a whole new market with the RAD program, and we hope this experience gives our new venture a leg up on the competition."

RAD is HUD's new Rental Assistance Demonstration program – a pilot program that allows public housing agencies to convert units to a project-based Section 8 platform and will help preserve affordable units in danger of obsolescence. According to HUD, the 1.2 million units in its program have combined capital needs of nearly \$26 billion.

The new venture Frasco referred to is RAD Conversion Specialists, LLC – a joint venture between The Slavik Company and Premier



Property Management – that will allow them to share their combined 85 years of experience in affordable housing with public-housing directors deciding whether or not the RAD program is right for their agencies. The joint venture meshes the consulting and operations experience of Premier Property Management with the investment, development, construction and financing acumen of The Slavik Company.

“Our joint venture is a natural progression,” said Frasco. “We brought the development and construction experience and Premier has significant experience managing all types of multifamily housing, including public housing and tax credit communities. We touch on all phases of development and are able to bring the full spectrum to the table.”

The RAD program enables housing agencies to obtain funding to complete deferred maintenance, modernize residential units and mechanical systems and fund replacement reserves, thus reducing future operating and maintenance expenses.

“The RAD program is really an opportunity for public housing agencies to take advantage of what private development has done for years,” says Robert Beale, also an executive director of a small housing agency in metropolitan Detroit. “Specifically, we can help identify where public housing agencies can achieve their goals by utilizing programs that are old to us but new to them.”

RAD Conversion Specialists begins with an assessment phase, in which it analyzes the potential upside and downside of a RAD conversion, including a determination of whether to convert public housing units using project-based vouchers (PBV) or project-based rental assistance (PBRA)

If a conversion is determined to be advantageous and feasible, an application is submitted to HUD following Board approval and two meetings with residents to explain the agency’s plan.

The implementation phase is where Beale says the partnership provides the most value. He cites its experience with low-income tax credits,

Federal Housing Administration loans, Home Funds, and Replacement Housing Factor (RHF) funds – as well as its previous success with their HOPE VI projects, which gave them the opportunity to demonstrate their respective talents, knowledge and experience.

RAD Conversion Specialists works cooperatively with housing agencies of varying sizes and capabilities.

“We are absolutely not looking for a controlling interest,” Beale says. “We’re looking to help public agencies operate their communities and possibly expand their role as local affordable housing owners and developers. That approach really sets us apart.”

The City of Detroit filed for bankruptcy in federal court in July 2013. The \$18 billion worth of debt it reported in its Chapter 9 filing made it the largest bankruptcy in the country. Addressing the serious problem of blight is a major priority for the city’s emergency manager, Kevyn Orr.

According to Reuters, the 78,000 structures the city characterizes as abandoned and blighted total about one-fifth of its housing stock and covers approximately 139 square miles.

Beale and Frasco, however, envision creative opportunities for recovery in a city long seen as a symbol of Rust Belt decay.

“I see Detroit coming out of bankruptcy a batter city,” Frasco says. “In becoming that, there’s the potential for riding the course with private demand and real dollars.”

RAD Conversion Specialists also sees itself riding the growth of public-private partnerships, which had been lagging in certain regions of the country and business sectors

“Certainly, there’s more acceptance of public-private partnerships. We have built on relationships and we’re still building,” Beale says. “All of this brings some level of uncertainty to Public Housing Agencies, I suppose, but because of the opportunities that RAD brings to public housing, there’s definitely a high level of curiosity and willingness to investigate the program further.”

RAD Conversion Specialists, LLC ("RCS") was formed for the specific purpose of sharing 85 years of combined affordable housing experience with PHA decision makers and assisting them navigate the path towards the successful redevelopment of their public housing portfolios.

RCS combines the management, consulting and operations experience of Premier Property Management, LLC ("Premier") and its principal, Robert Beale, with the development, construction, ownership and financing experience of The Slavik Company ("Slavik") and its principals. These two firms have over 85 years of combined experience developing, constructing, managing and owning affordable housing. Most recently, they have worked in partnership with the Detroit Housing Commission to redevelop two of Detroit's worst public housing projects into new and vibrant communities. These two developments, Woodbridge Estates and Cornerstone Estates, represent an investment of over \$98 million and includes the construction of 507 multi-family, mixed-income apartment units (including 238 public housing units), 60 for-sale homes and a 100-unit senior congregate apartment community (including 50 public housing units and 50 project-based Section 8 units). Each neighborhood includes open space, parks and a leasing/community center.

Like most of the other projects we have completed, this project required stakeholder input and feedback, coordinating the activities of the market analysts, environmental consultants, CNA consultants, lenders, tax credit investors, architects, engineers, general contractors and others.

Since its formation in 1999, Premier has provided management and/or consulting services for 100 affordable housing communities and currently manages 2,000 units of affordable or mixed-income housing, including 1,000 public housing units. In addition, Mr. Beale has been appointed as Executive Director/Management Agent for the South Lyon Housing Commission (from 2005 through present), the Ecorse Housing Commission (from 2006 through 2011) and the Clinton Township Housing Commission (from 2010 through 2012). Mr. Beale was responsible for turning all three troubled agencies into standard and/or high performers.

Slavik was formed in 1955 and continues its focus on providing high-quality, affordable housing throughout metropolitan Detroit. Since the early 1960's, Slavik has developed almost 3,000 subsidized senior apartment units and over 1,200 low-income or mixed-income multi-family rental units, including the construction of 238 public housing units at Woodbridge Estates and Cornerstone Estates.

RCS is currently providing consulting services to the Lapeer Housing Commission, Bay City Housing Commission and Marion Indiana Housing Authority to assist them through the RAD conversion process. We are development partners with the Paw Paw Housing Commission, Clinton Township Housing Commission and the Housing Authority of the City of Fayetteville Arkansas and are currently working with these housing agencies to rehabilitate, modernize and/or reconstruct their portfolios.

All of these efforts include the experience and knowledge of our affiliate general contractor, Slavik Building and Development, LLC. Steve Slavik has been in the construction and

apartment industries since he began working with his father as a teenager. Howard Katzman brings over twenty years of construction experience, including 226 units of affordable housing at Woodbridge Estates and Cornerstone Estates. All of these projects exceed the Enterprise Green Communities minimum standards and requirements.

Recent Experience

Cornerstone Estates – Phase III

Location: Detroit, MI
Units: 62 family rental units, including 39 public hsg. (new construction)
Total Development Costs: \$10,477,727
Total Construction Costs: \$7,574,638
Sources: Hope VI Loan - \$2,863,593; LIHTC Equity - \$7,046,181;
Brownfield Tax Credit Equity - \$567,953
Project Duration: October 2010 – October 2012
Owner: The Detroit Housing Commission
2211 Orleans
Detroit, Michigan 48207
Attn: Teanisha Eli, Director of Development
313.877.8812

Woodbridge Estates – Phase VI

Location: Detroit, MI
Units: 46 family rental units, including 14 public hsg. (new construction)
Total Development Costs: \$10,579,371
Total Construction Costs: \$7,840,233
Sources: Hope VI Loan - \$3,363,126; LIHTC Equity - \$6,603,461;
Brownfield Tax Credit Equity - \$216,533
Project Duration: January 2012 – November 2014
Owner: The Detroit Housing Commission
2211 Orleans
Detroit, Michigan 48207
Attn: Teanisha Eli, Director of Development
313.877.8812

Bridgeport Apartments

Location: Allegan, MI
Units: 49 family rental units (acquisition/rehab)
Total Development Costs: \$6,289,764
Total Construction Costs: \$2,445,942
Sources: FHIA Loan - \$2,265,000; LIHTC Equity - \$3,935,000;
Project Duration: July 2013 – December 2015
Owner: Bridgeport Community LDHA, LLC
(entity related to RCS)

Paw Paw Housing Commission

Location: Paw Paw, MI
Units: 81 public housing, senior apartments (RAD Conversion and rehab)
Total Development Costs: \$7,342,429
Total Construction Costs: \$3,016,630
Sources: LIHTC Equity - \$5,145,823; PHA Funds - \$2,196,606
Project Duration: June 2015 - current (expected completion October 2017)
Owner: Paw Paw Housing Commission
205 Miller Court
Paw Paw, Michigan 48079
Attn: Patricia Winston, Executive Director
269.657.4776

Swayze Court Apartments

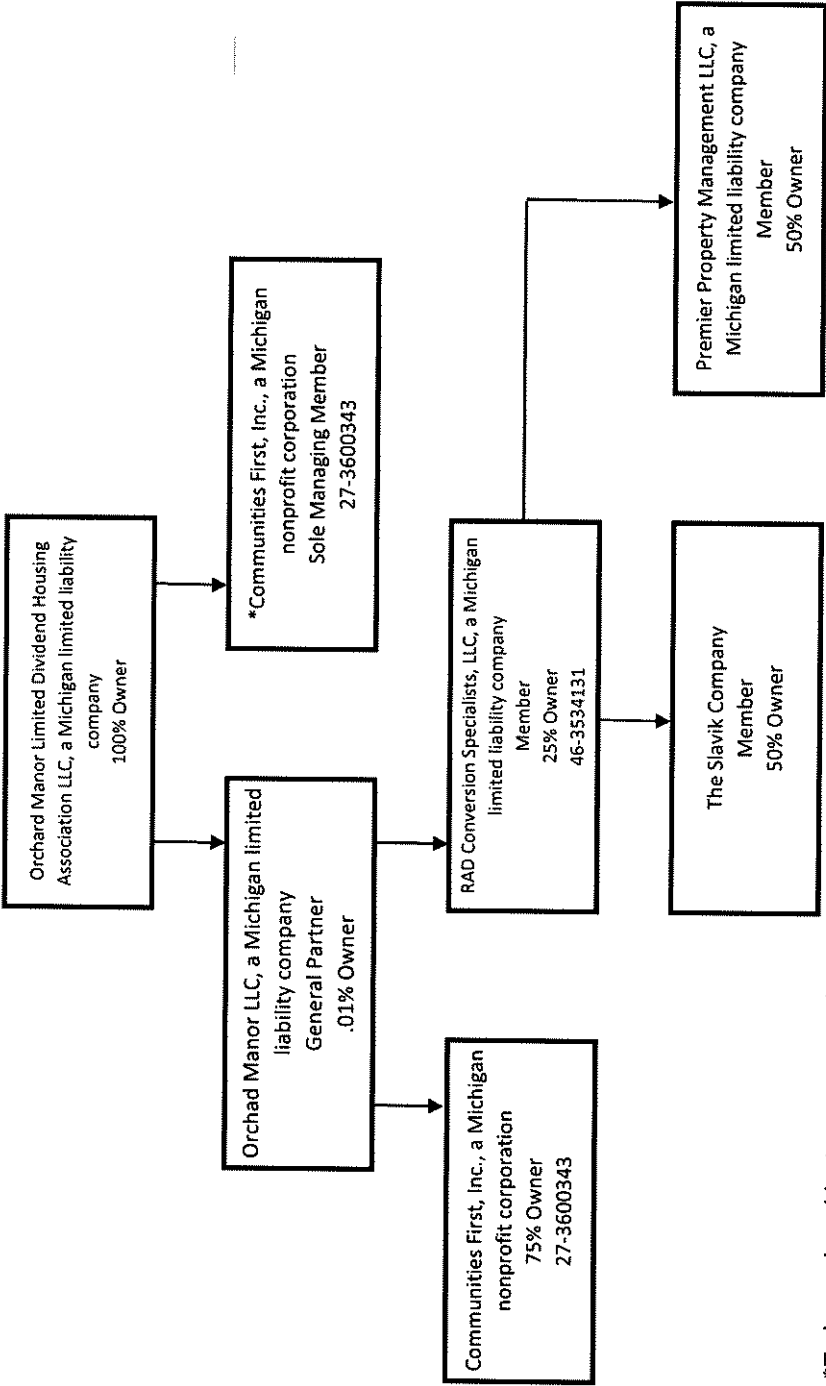
Location: Flint, MI
Units: 36 family rental units (historic rehab and new construction)
Total Development Costs: \$8,529,691
Total Construction Costs: \$5,923,720
Sources: LIHTC & Historic Equity - \$6,643,893; Flint HOME Funds - \$670,973; MSHDA HOME Funds - \$850,000; AHP Loan - \$400,000
Project Duration: June 2014 - current (expected completion September 2016)
Owner: Communities First, Inc. (non-profit developer)
415 West Court Street
Flint, Michigan 48502
Attn: Glenn Wilson, President
810.422.5358

Woodbridge Estates - Senior Apartments

Location: Detroit, MI
Units: 77 elderly designated, including 39 public housing and 16 market rate units (new construction)
Total Development Costs: \$15,924,000
Total Construction Costs: \$12,107,894
Sources: Hope VI Loan - \$3,700,000; LIHTC Equity - \$12,172,283; Other - \$51,717
Project Duration: October 2016 - December 2017
Owner: The Detroit Housing Commission
2211 Orleans
Detroit, Michigan 48207
Attn: Teanisha Eli, Director of Development
313.877.8812

A detailed list of RCS's experience with affordable housing is included on the following pages.

Proposed Organization Chart for
Orchard Manor Apartments



*To be replaced by Investor Member

OPTION TO PURCHASE REAL ESTATE AGREEMENT

This Option to Purchase Real Estate Agreement (the "Agreement") is made and entered into effective this October 9, 2020, by and between Second Chance Church with an address 1101 Carter Street, Flint 48532 (the "Seller") and Communities First, Inc., a Michigan non-profit corporation or an affiliate entity to be formed (the "Purchaser") with an address of 415 W. Court Street, Flint, MI 48503.

RECITALS:

WHEREAS, the Seller is the owner of certain land in the City of Flint, County of Genesee, State of Michigan legally described in Exhibit A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Purchaser desires to purchase the Property and the Seller has agreed to sell the Property to Purchaser;

NOW, THEREFORE, in consideration of the mutual promises and agreements stated herein and in consideration of the earnest money paid, receipt of which is hereby acknowledged, the parties agree as follows:

I. OPTION TO PURCHASE

A. Option Grant and Consideration. Seller hereby grants to Purchaser the exclusive and irrevocable option to purchase the Property upon the terms and provisions of this Agreement (the "Option"). The Option shall only be exercisable during the period commencing on the date of execution of this Agreement and ending October 10, 2021 (the "Option Term"). As consideration for the Option during the Option Term, Purchaser will deliver to Cinnaire Title Company (the "Title Company") within three (3) days of the execution hereof the sum of One Thousand and 00/100 Dollars (\$1,000.00) in the form of check payable to Seller (the "Option Consideration") which shall be held by the Title Company and shall be applied as hereinafter provided. Purchaser may request an extension of the Option Term for no more than two (2) additional six (6) month terms ("Extension") by payment of an additional One Thousand and 00/100 Dollars (\$1,000.00) for each Extension no later than the date of the commencement of each Extension of the Option Term. In no event shall the Expiration Date occur later than October 10, 2022. Any additional payment made hereunder shall be considered part of the Option Consideration, and shall be held by the Title Company and shall be applied as hereinafter provided.

B. Exercise of Option. The Option may be exercised by Purchaser by delivery to Seller during the Option Term or the Extensions of notice in writing of the exercise of the Option.

C. Expiration of Option. If Purchaser fails to properly exercise the Option as provided herein the Option shall expire absolutely and Purchaser shall have no right to purchase the Property or any remaining portion thereof. In such event Seller shall retain the Option Consideration as its sole and exclusive consideration for the Option and Seller shall be entitled to no other remedy or recourse whatsoever against Purchaser arising out of Purchaser's failure to exercise the Option.

D. Option Consideration applied at Closing. The Option Consideration shall each be applied against the Purchase Price upon Closing (as hereinafter defined).

II. PURCHASE PRICE AND PAYMENT OF PURCHASE PRICE.

A. Price. The purchase price (the "Purchase Price") for the Property upon exercise of the Option is One Hundred Thousand and 00/100 (\$100,000.00) Dollars (the "Purchase Price"). The Purchase Price is payable by the Purchaser to the Seller in US Dollars at the Closing plus or minus prorations or other adjustments made pursuant to the terms of this Agreement.

III. TITLE AND TITLE COMMITMENT.

A. Title. At the Closing, Seller shall transfer the Property to Purchaser, by Warranty Deed, free of any liens or encumbrances made by the Seller except for those expressly waived or approved by the Purchaser in writing or specifically authorized by the terms of this Agreement.

B. Title Commitment. Following the delivery of the notice of exercise of this Option for the Property, Title examination will be conducted and completed prior to the closing in the following manner:

(1) The Seller shall furnish an updated title commitment (the "Title Commitment") for an owner's title insurance policy in the amount of the Purchase Price of the Property together with legible copies of all exceptions of record referenced therein.

(2) Purchaser shall have twenty (20) days after receipt of Title Commitment to examine title to the Property. If the title documents show conditions unacceptable to Purchaser, Purchaser shall notify the Seller in writing of its specific objections within the 20-day period. Purchaser shall be deemed to have waived any title objections not made within the 20-day period provided for above. Said waiver, however, shall not operate as a waiver of the Seller's covenants in the Warranty Deed. The following exceptions ("Permitted Exceptions") shall not be considered objections to marketable title:

- (a) Reservation of any minerals or mineral rights to State of Michigan;
- (b) Utility, drainage and highway easements that do not interfere with the use of the Property;
- (c) Building and zoning laws, ordinances and state and federal regulations;
- (d) Terms and conditions of this Agreement and those referenced herein and attached hereto;
- (e) Easements, encroachments and restrictions shown on the Plat.

(3) The Seller shall have forty-five (45) days from receipt of Purchaser's written objections (the "Objections") to make title marketable. Upon receipt of Purchaser's Objections, the Seller shall, within ten (10) days, notify Purchaser of the Seller's intent to make title marketable or

insurable within the 45-day period. Pending correction of title, Closing shall be postponed, but the Seller shall pursue cure of defects in a diligent manner. Within twenty (20) days of written notice to Purchaser of correction of title, the parties shall perform this Agreement in accordance with its terms. Upon failure of the Seller to provide notice of intention to make title marketable, or if notice is furnished but the 45-day period expires without title being made marketable and said 45-day period has not been extended by written agreement signed by both parties, Purchaser may terminate this Agreement and receive a refund of the Earnest Money. Neither party shall be liable to the other party for damages hereunder, and both parties agree to sign a cancellation of purchase agreement if requested by the other party. If title is found marketable or is made marketable within the allowable time and Purchaser shall default in any of the terms of this Agreement and stay in default for a period of twenty (20) days, the Seller may terminate this Agreement and upon such termination be entitled to the remedies provided herein and such other remedies as the law allows.

C. Possession. Possession of the Property shall be delivered by the Seller to Purchaser on the date of Closing.

IV. INSPECTION AND ENVIRONMENTAL.

A. As Is. Purchaser shall take the Property in an "as is" condition and shall assume the risk of any and all adverse environmental conditions. The Seller represents and warrants that during its ownership, to its knowledge, it has taken no actions that would negatively impact the environmental condition of the Property.

B. Copies of Information. Upon the execution of this Agreement, the Seller shall provide Purchaser with true and correct copies of all studies, correspondence and other data in the Seller's possession with respect to the environmental condition of the Property.

C. Inspection. Purchaser shall have the right to have prepared, at its sole cost, a survey of the Property. Purchaser shall have the right until the expiration of the Option Term and any applicable Extensions (such period being referred to herein as the "Inspection Period") to enter onto the Property for the purposes of preparing a survey. The Seller will deliver to the Purchaser any survey it has in its possession. Purchaser shall also have the right to make inspections, measurements and tests, soil and other tests it deems desirable at its sole cost. Purchaser agrees to indemnify, defend and hold the Seller and the Property harmless from any cost, charge, lien and/or claim associated with, occasioned by, or arising out of Purchaser's such entry on the Property.

V. CONDITIONS PRIOR TO CLOSING.

A. Performance by Purchaser. Closing shall be held as provided in Article VIII herein upon the completion by the Purchaser of certain conditions to the satisfaction of the Seller.

VI. REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE SELLER AND THE PURCHASER.

A. The Purchaser Warranties, Representations and Covenants. The Purchaser represents, warrants and covenants as follows:

(1) The execution and delivery of this Agreement by Purchaser and the consummation of the transaction contemplated hereby are within the powers of Purchaser, and this Agreement shall be binding and valid.

(2) That Purchaser has the financial capacity to meet its obligations specified in this Agreement.

(3) That Purchaser will comply with and timely perform all of its obligations specified in this Agreement and all documents referenced herein and/or attached hereto.

(4) Purchaser will indemnify the Seller, its successors and assigns against, and will hold the Seller, its successors and assigns, harmless from any expenses or damages, including reasonable attorney's fees, that the Seller incurs because of the breach of any of its representations and warranties, whether such breach is discovered before or after Closing. Consummation of this Agreement by the Seller with knowledge of any such breach by the Purchaser will not constitute a waiver or release by the Seller of any claims due to such breach.

These representations and warranties shall be true and correct on the Closing Date and shall survive the Closing.

B. Seller's Warranties, Representations and Covenants. The Seller represents, warrants and covenants as follows:

(1) In accordance with the terms of this Agreement, the Seller shall convey fee title to the property by Warranty Deed with all such warranties and representations that such deed implies.

(2) Neither the Seller nor any agent or employee of Seller has knowledge of or has received notice of any suits, judgments or violations relating to or at the Property of any laws, ordinances or regulations, including but not limited to zoning, building, fire, health, pollution, environmental protection or waste disposal ordinances, codes, laws or regulations, which have not been corrected.

(3) To the Seller's knowledge, there are no hazardous wastes, wells, abandoned wells, underground storage tanks or individual sewage treatment facilities on the Property, and there has been no dumping during its ownership which would adversely affect the development of the Property.

(4) The Property is not within a designated 100-year flood plain area.

(5) There are no existing private covenants, conditions or restrictions of record with respect to the Property except as disclosed herein.

(6) The Seller makes no representations regarding future real estate taxes or assessments for the Property.

(7) There are no delinquent taxes against the Property.

(8) At the time of Closing, the Property shall not be subject to any outstanding leases or rights of occupancy, or any unrecorded documents containing interests in the Property.

(9) There has been no labor or material furnished to the Property for which complete payment has not been made and acknowledged.

(10) The Seller will cooperate with the Purchaser and join with Purchaser in executing any applications required by Purchaser in connection with rezoning as required by Purchaser's intended use of the Property as described herein. All costs and expenses incurred in obtaining such approvals shall be borne by Purchaser.

(11) Acceptable access to and egress from the Property is available and provided by public streets or roads; and, to the best of the Seller's knowledge, there are no federal, state, county, municipal or other governmental plans to change the highway or road system in the vicinity of the Property or to restrict or change access from any such highway or road to the Property.

(12) The Seller will indemnify the Purchaser, its successors and assigns, against, and will hold Purchaser, its successors and assigns harmless from, any expenses or damages, including reasonable attorney's fees, that Purchaser incurs because of the breach of any of its representations and warranties, whether such breach is discovered before or after the conveyance of the Property.

These representations and warranties shall be true and correct on the Closing Date and shall survive the Closing.

VII. TAXES AND ASSESSMENTS, FEES AND PRORATIONS.

A. Taxes Shall Be Prorated. Real estate taxes attributable to the Property due and payable in the year of closing shall be prorated to the date of Closing. Real estate taxes attributable to the Property and due and payable in years prior to the year of Closing shall be paid by the Seller. The Purchaser shall pay real estate taxes attributable to the Property and due and payable in the years following the year of closing.

B. Prorations. All items customarily prorated and adjusted in connection with the closing of the sale of the Property shall be prorated as of the date of Closing. It shall be assumed that the Seller shall own the Property for the entire day of Closing.

C. Special Assessment. The Seller shall pay all special assessments as of the date of Closing if they are pending, assessed, or levied and unpaid but payable.

VIII. CLOSING.

A. Closing Date. The Closing of the purchase and sale contemplated by this Agreement shall occur within ninety (90) days of the Option Term and any applicable Extension; or such other time as is mutually agreed upon by the parties.

B. Closing Location. The Closing shall take place at such time and place to be mutually agreed upon by the parties.

C. Seller's Closing Documents and Obligations. The Seller will execute and deliver the following:

- (1) A Warranty Deed conveying the Property to Purchaser.

(2) An Affidavit of Title by the Seller indicating that there are no unsatisfied judgments, tax liens or bankruptcies against or involving the Seller affecting the Property, and that there has been no labor or material furnished to the Property contracted for by Seller for which payment has not been made or for which mechanics' liens could be filed, and there are no other unrecorded interests in the Property created by the Seller.

(3) All other documents reasonably required by this Agreement to transfer Property to the Purchaser in accordance with this Agreement.

D. Purchaser's Closing Documents and Obligations. Purchaser will execute and deliver the following:

(1) The balance of the Purchase Price.

(2) Such other documents as may be reasonably required in order to record the Closing Documents and complete the transaction contemplated herein.

E. Allocation of Costs at Closing. The Seller and the Purchaser agree that all prorations of costs and expenses for the sale and purchase contemplated by this Agreement will be made at closing unless otherwise specifically stated in accordance with local standards and/or rules. Each party shall pay its own real estate brokerage fees or real estate commissions or finder's fees. All other costs shall be allocated in accordance with the customs prevailing in similar transactions.

IX. COMMISSIONS.

A. Indemnity by Seller. Seller hereby agrees to indemnify and to hold Purchaser harmless from any claim for any real estate brokerage fee or real estate commission or finder's fee that may be claimed by any other party through the Seller.

B. Indemnity by Purchaser. Purchaser hereby agrees to indemnify and to hold the Seller harmless from any claim for any real estate brokerage fee or real estate commission or finder's fee that may be claimed by any other party through the Purchaser.

X. DEFAULT AND REMEDIES UPON TERMINATION.

A. Purchaser's Remedies. If the Seller defaults under this Agreement for any reason (other than Purchaser's default), Purchaser shall be entitled to terminate this Agreement in which event the Earnest Money, plus interest if any, shall be promptly refunded to Purchaser. Purchaser may recover from the Seller any and all damages suffered by Purchaser as a result of such default, provided however, that such damages shall include only the actual costs and expenses incurred by Purchaser in preparation for the consummation of the transaction contemplated by this Agreement, including, without limitation, fees and charges paid to consultants in connection with Purchaser's due diligence efforts, including reasonable attorneys' fees, but shall not include lost profits or other compensatory or punitive damages.

B. **Seller's Remedies.** If Purchaser defaults under this Agreement for any reason (other than the Seller's default) prior to the Closing Date, the Seller shall be entitled to terminate this Agreement and to retain the Earnest Money paid by Purchaser pursuant to this Agreement.

C. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

XI. NOTICES.

A. Any notice required or permitted hereunder shall be deemed to have been given when i) the recipient acknowledges receipt via written communication to sender or ii) said notice is deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested addressed to the Seller or the Purchaser, as the case may be, at the address noted above.

XII. MISCELLANEOUS.

A. **Amendments.** This Agreement may be amended only by written instrument executed by both the Seller and the Purchaser.

B. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

C. **Survival.** All warranties, representations and covenants of the Seller and the Purchaser in this Agreement shall survive and not be merged into the documents of conveyance, and shall be enforceable after the closing. The Seller and the Purchaser shall indemnify the other against any breach by such party.

D. **Entire Agreement, Modifications.** This Agreement constitutes the complete agreement between the parties regarding the transactions contemplated herein and supersedes any prior oral or written agreements regarding the Property. There are no agreements, covenants, representations, warranties or restrictions between the parties, other than those stated herein. No covenant, term or condition of this Agreement shall be deemed to have been waived by either party, unless such waiver is in writing signed by the party charged with such waiver.

E. **Severability.** In the event any one or more of the provisions of this Agreement, or any application thereof, shall be found to be invalid, illegal, or otherwise unenforceable, the validity, legality, and enforceability of the remaining provisions or any application thereof shall not in any way be affected or impaired thereby.

F. **Successors.** This Agreement shall be binding upon the successors, heirs, and assigns of the Seller and the Purchaser.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written.

PURCHASER: **Communities First, Inc.**

By: 

Print Name: Glenn A. Wilson

Title: President & CEO

Date: 10-8-2020

SELLER: **Second Chance Church**

By: 

Print Name: DERRICK AUERIO

Title: PASTOR

Date: OCT 8, 2020

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PLAT OF SECS. 2, 3, 4, 5, 6 AND 8 BEING PART OF THE RESERVE AT AND NEAR THE GRAND TRAVERSE ON FLINT RIVER. PART OF LOT 8, SEC 4 DESC AS: BEG AT NWLYCOR OF PLAT OF MOTT PARK; TH WLY ALG C.L OF FLUSHING RD TO NELY COR OF PLAT OF GLEN HAVEN; TH SLY ALG ELY LINE OF LOTS 1 AND 67 OF GLEN HAVEN 270.24 FT TO NELY LINE OF SD LOT 67; TH SELY AIG SD NELY LINE AND ITS SELY EXT 118.63 FT; TH SELY 54.0 FT TO A PT IN WLY LINE OF PLAT OF MOTT PARK RD. AT COM COR OF LOTS 41 AND 42, BLK 1 OF SD PLAT; TH NLY ALG SD WLY LINE 380.68 FT TO BEG; EXC THAT PART LYING NLY OF SLY LINE OF FLUSHING RD.

**Orchard Manor Apartments
Flint, MI**

SOURCES & USES OF FUNDS Summary	
SOURCES	
Conventional Financing	1,250,000
Tax Credit Equity @	5,710,319
Deferred Developer Fees	280,369
Grants & Developer Equity	900,000
TOTAL SOURCES	<u>\$8,140,688</u>
USES	
Acquisition of Land and Buildings	100,000
Hard Construction and A&E	6,080,791
Soft Costs	1,959,897
TOTAL USES	<u>8,140,688</u>

Property: Orchard Manor Apartments RESIDENTIAL
Flint, MI

Income	Initial		Future		Begin in															
	Inflator	Year	Inflator	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Annual Rental Income	2.00%	2.00%		6	252,108	257,150	262,293	267,539	272,890	278,348	283,915	289,593	295,385	301,292	307,318	313,465	319,734	326,129	332,651	
Annual Non-Rental Income	2.00%	2.00%		6	8,215	8,379	8,547	8,718	8,892	9,070	9,251	9,436	9,625	9,818	10,014	10,214	10,419	10,627	10,840	
Residential Vacancy Loss	5.00%	5.00%		6	12,605	12,858	13,115	13,377	13,644	13,917	14,196	14,480	14,769	15,065	15,366	15,673	15,987	16,306	16,633	
Total Project Revenue					247,718	252,672	257,725	262,880	268,137	273,500	278,970	284,550	290,241	296,045	301,966	308,006	314,166	320,449	326,858	
Expenses																				
Management	3.00%				12,741	13,123	13,517	13,922	14,340	14,770	15,213	15,670	16,140	16,624	17,123	17,637	18,166	18,711	19,272	
Administration	3.00%				15,407	15,869	16,345	16,836	17,341	17,861	18,397	18,949	19,517	20,103	20,706	21,327	21,967	22,626	23,304	
Common Electricity	3.00%	3.00%		6	11,005	11,335	11,675	12,025	12,386	12,758	13,141	13,535	13,941	14,359	14,790	15,233	15,690	16,161	16,646	
Water & Sewer	3.00%	3.00%		6	15,841	16,316	16,806	17,310	17,829	18,364	18,915	19,482	20,067	20,669	21,289	21,928	22,585	23,263	23,961	
Operating & Maintenance	3.00%				30,318	31,228	32,164	33,129	34,123	35,147	36,201	37,287	38,406	39,558	40,745	41,967	43,226	44,523	45,859	
Real Estate Taxes	3.00%				8,633	8,892	9,159	9,434	9,717	10,008	10,308	10,618	10,936	11,264	11,602	11,950	12,309	12,678	13,058	
Insurance	3.00%				9,300	9,579	9,866	10,162	10,467	10,781	11,105	11,438	11,781	12,134	12,498	12,873	13,260	13,657	14,067	
Payroll & Benefits	3.00%				42,129	43,393	44,695	46,035	47,417	48,839	50,304	51,813	53,368	54,969	56,618	58,316	60,066	61,868	63,724	
Total Operating Expenses					145,374	149,735	154,227	158,854	163,620	168,529	173,584	178,792	184,156	189,680	195,371	201,232	207,269	213,487	219,891	
Rep. Reserve	2.00%				9,300	9,486	9,676	9,869	10,067	10,268	10,473	10,683	10,896	11,114	11,337	11,563	11,795	12,031	12,271	
Net Operating Income					93,043	93,451	93,822	94,156	94,451	94,704	94,913	95,075	95,189	95,251	95,259	95,210	95,102	94,932	94,695	
Primary Debt Service					80,523	80,523	80,523	80,523	80,523	80,523	80,523	80,523	80,523	80,523	80,523	80,523	80,523	80,523	80,523	
Cash Flow					12,520	12,927	13,299	13,633	8,357	14,181	14,389	14,552	14,665	14,728	14,736	14,687	14,579	14,408	14,172	

Last edit date: 12/13/2020

Property: Orchard Manor Apartments

		Proforma Rents			
		CFI Proforma			
		FY 2022			
Unit Type	# of units	Gross Rent per unit (\$)	Utility Allowance (\$)	Contract Rent per unit (\$)	Total (\$)
1BR/1BA (30%)	6	360	91	269	1,614
2BR/1BA (30%)	1	432	121	311	311
1BR/1BA (40%)	2	480	91	389	778
2BR/1BA (40%)	1	576	121	455	455
1BR/1BA (60%)	1	720	91	629	629
2BR/1BA (60%)	2	864	121	743	1,486
1BR/1BA (80%)	5	891	91	800	4,000
2BR/1BA (80%)	5	938	121	817	4,085
3BR/2BA (80%)	1	1,076	150	926	926
1BR/1BA (Mkt)	2	875		875	1,750
2BR/1BA (Mkt)	4	975		975	3,900
3BR/2BA (Mkt)	1	1,075		1,075	1,075
Total:					21,009
Annual Total:					252,108