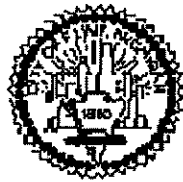


# City of Flint, Michigan

*Third Floor, City Hall  
1101 S. Saginaw Street  
Flint, Michigan 48502  
www.cityofflint.com*



## Meeting Agenda - Final

**Wednesday, April 6, 2022**

**5:00 PM**

**COUNCIL CHAMBERS**

### **LEGISLATIVE COMMITTEE**

*Dennis Pfeiffer, Chairperson, Ward 8  
Allie Herkenroder, Vice Chairperson, Ward 7*

*Eric Mays, Ward 1  
Quincy Murphy, Ward 3  
Jerri Winfrey-Carter, Ward 5*

*Ladel Lewis, Ward 2  
Judy Priestley, Ward 4  
Tonya Burns, Ward 6*

*Eva Worthing, Ward 9*

*Inez M. Brown, City Clerk*

*Davina Donahue, Deputy City Clerk*

## ROLL CALL

## READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

*Section 31-10, Disorderly Conduct, Assault and Battery, and Disorderly Persons, and will be subject to arrest for a misdemeanor. Any person who prevents the peaceful and orderly conduct of any meeting will be given one warning. If they persist in disrupting the meeting, that individual will be subject to arrest. Violators shall be removed from meetings.*

## PUBLIC SPEAKING

*Per the amended Rules Governing Meetings of the Council (as adopted by the City Council on Monday, June 12, 2017), two (2) minutes per speaker. Only one speaking opportunity per speaker.*

## COUNCIL RESPONSE

*Per the amended Rules Governing Meetings of the Council (as adopted by the City Council on Monday, June 12, 2017), Councilpersons may respond to any public speaker, but only one response and only when all public speakers have been heard. Individual council response is limited to two minutes.*

## RESOLUTIONS

## ORDINANCES

**220144** Amendment/Chapter 50/PC-22-2/Flint Home Ownership Initiative/Rezoning/412 West Second Avenue/From 'B' to 'C-1'/Ward 5

An ordinance to amend the Code of the City of Flint has been requested by Flint Home Ownership Initiative (PC-22-2) to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows: 412 West Second Avenue, Flint MI 48502, Parcel No. 40-12-460-013, legally described as MRS. STEWART'S ADDITION. LOTS 6 AND 7; ALSO WLY 1/2 OF SLY 1/2 OF LOT 3; ALSO NLY 1/2 OF WLY 1/2 OF LOT 4. BLK A from "B" Two-Family and future zoned "MR-1" Mixed Residential to "C-1" Multi-Family Walk-up Apartments. **THE PLANNING COMMISSION RECOMMENDS APPROVAL.**

**220145** Amendment/Chapter 50/PC-22-3/Flint Planning Commission [Deda Juncevic]/Rezoning/4811 Fenton Road/From 'CC' to 'CE'/Ward 9

An ordinance to amend the Code of the City of Flint has been requested by Flint Planning Commission [Deda Juncevic] (PC-22-3) to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows: 4811 Fenton Road, Flint MI 48507, Parcel No. 41-30-302-004, legally described as PART OF SW FRAC ¼ OF SEC 30, T7N R7E DESC AS: BEG AT THE INTERSEC OF E LINE OF FENTON RD WITH THE N LINE OF VAC CARMAN ST; TH ALG SD E LINE N 0 DEG 31' 19" E, 388.75 FT; TH S 89 DEG 28' 41" E, 130 FT; TH N 0 DEG 31' 19" E, 235 FT; TH N 89 DEG 38'

41" W, 130 FT TO SD E LINE OF FENTON RD; TH ALG SD E LINE, 465.76 FT; TH S 89 DEG 9' 27" E, 150 FT; TH N 0 DEG 31' 19" E, 151.27 FT TO S LINE OF HEMPHILL RD; TH ALG SD S LINE THE FOLL FOUR (4) COURSES: 163.40 FT ALG AN ARC OF A CURVE TO THE LEFT, HAVING A RAD 771.10 FT AND A CHORD BEARING N 81 DEG 22' 08" E, 163.09 FT; TH N 75 DEG 17' 08" E, 4.88 FT; TH 174.70 FT ALG AN ARC OF A CURVE TO THE RIGHT, HAVING A RAD OF 664.93 FT AND A CHORD BEARING N 83 DEG 3' 8" E, 174.20 FT AND S 89 DEG 10' 52" E 111.83 FT TO ELY LINE OF W 1/2/ OF NW ¼ OF SW FRAC'L ¼ OF SD SEC 30; TH ALG SD ELY LINE S 0 DEG 6' 3" W, 1283.35 FT TO EXT OF E LINE OF OUTLOT B OF BURTON GARDENS SUBDIVISION; TH ALG SD EXT S 01 DEG 32' 44" W, 283.81 FT; TH S 89 DEG 39' 33" W, 313.62 FT; TH N 0 DEG 20' 27" W, 155.84 FT; TH N 89 DEG 28' 41" W, 288.71 FT TO E LINE OF FENTON RD; TH ALG SD E LINE N 0 DEG 31' 19" E 126.75 FT TO POB CONT 19.226 AC+/- from "CC" City Corridor to "CE" Commerce and Employment. **THE PLANNING COMMISSION RECOMMENDS APPROVAL.**

## DISCUSSION ITEMS

### 220098 Discussion Item/Zoning Classifications

A Discussion Item as requested by Council President Eric Mays to talk about the differences with some of the new zoning classifications (D-5, D-6 and E) compared to the old classifications. [Referral Action Date: 12/14/2022 @ City Council Meeting.]

### 220099 Discussion Item/St. Johns Street Committee

A Discussion Item as requested by Councilperson Quincy Murphy to talk about the St. Johns Street Committee. [Referral Action Date: 12/14/2022 @ City Council Meeting.]

## ADJOURNMENT

220144

ORDINANCE NO. \_\_\_\_\_

A proposed ordinance to amend Chapter 50 of the Code of the City of Flint has been requested by Flint Home Ownership Initiative (PC 22-2) for a rezoning change for the property at 412 W. Second Ave (Parcel ID# 40-12-460-013) from B Two Family to C-1 Multi-family Walkup Apartments.

The Planning Commission recommends APPROVAL of a Zoning Ordinance map amendment concerning this property located in WARD 5.

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

Sec. 1. That the code of the City of Flint is hereby amended to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows:

412 W. SECOND AVE Flint, MI 48502 parcel #40-12-460-013 legally described as MRS. STEWART'S ADDITION. LOTS 6 AND 7; ALSO WLY 1/2 OF SLY 1/2 OF LOT 3; ALSO NLY 1/2 OF WLY 1/2 OF LOT 4. BLK A. from "B" Two Family and future zoned "MR-1" Mixed Residential to "C-1" Multi-family Walk-up Apartments.


Sec. 2. This ordinance shall take effect on the \_\_ day of \_\_\_\_\_, 2022 A.D.

Approved this \_\_ day of \_\_\_\_\_, 2022 A.D.

\_\_\_\_\_  
Sheldon A. Neeley, Mayor

\_\_\_\_\_  
Inez M. Brown, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
William Kim (Mar 29, 2022 15:35 EDT)

\_\_\_\_\_  
William Kim, Acting City Attorney



# CITY OF FLINT

## RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 3/29/2022

BID/PROPOSAL# n/a

AGENDA ITEM TITLE: RESOLUTION AUTHORIZING A REZONING CHANGE FOR THE PROPERTY AT 412 W. SECOND AVE. (PARCEL ID# 40-12-460-013) FROM B TWO FAMILY TO C-1 MULTI-FAMILY WALKUP APARTMENT.

PREPARED BY Suzanne Wilcox, Director of Planning and Development  
(Please type Name, Department, Phone Number)

VENDOR NAME: n/a

### BACKGROUND/SUMMARY OF PROPOSED ACTION:

At its meeting on March 22, 2022, the Flint Planning Commission APPROVED the submitted request for a rezoning from B Two Family to C-1 Multi-family Walkup Apartments (PID# 40-12-460-013). Flint Home Ownership Initiative, LLC has received support from the Carriage Town Neighborhood Association to construct two duplexes on the large site for a total of four units of for-sale housing; however due to current zoning restrictions only one duplex is allowed. The parcel is quite large by neighborhood standards; while this parcel is 25,000 sq ft, most other parcels in the neighborhood are closer to 5,000 sq ft. With this in mind, the applicant requests a rezoning that will allow two duplexes with four total units to be built on the parcel with one driveway leading to garages in the rear of the duplexes. Doing so would create housing that is in line with the current scale and density of the neighborhood and desired by the Carriage Town neighborhood.

FINANCIAL IMPLICATIONS: No financial implications

BUDGETED EXPENDITURE? YES  NO  IF NO, PLEASE EXPLAIN: n/a

Dept.	Name of Account	Account Number	Grant Code	Amount
<b>FY19/20 GRAND TOTAL</b>				

PRE-ENCUMBERED? YES  NO  REQUISITION NO:



## CITY OF FLINT

**ACCOUNTING APPROVAL:**   n/a   **Date:** \_\_\_\_\_

**FINANCE APPROVAL:**   n/a   **Date:** \_\_\_\_\_

**WILL YOUR DEPARTMENT NEED A CONTRACT?** YES  NO

*(If yes, please indicate how many years for the contract)*                      YEARS

**WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: (This will depend on the term of the bid proposal)**

**BUDGET YEAR 1**

**BUDGET YEAR 2**

**BUDGET YEAR 3**

**OTHER IMPLICATIONS (i.e., collective bargaining):** none

**STAFF RECOMMENDATION: (PLEASE SELECT):**  **APPROVED**     **NOT APPROVED**

**DEPARTMENT HEAD SIGNATURE:**   Suzanne Wilcox, Director, Dept. of Planning and Development    
*(PLEASE TYPE NAME, TITLE)*

**SUBMIT TO:**  
 City of Flint  
 Zoning Office  
 1101 South Saginaw Street Rm. S105  
 Flint, MI 48502  
 810.766.7355  
 Fax: 810.766.7249    www.cityofflint.com

For Office Use Only  
 Case No. PC 22-2  
 Date Rec'd 12-15-2021  
 Meeting Date 3-22-2022

**APPLICATION FOR FLINT PLANNING COMMISSION**

Concerning a request to amend, supplement, or change the district boundaries of regulations established in Chapter 50, commonly referred to as the Zoning Ordinance of the City of Flint.

Application Filing Fee due at time of submission. Fees are non-refundable.

**To be completed by applicant:**

<u>Applicant/Agent</u>			<u>Property Owner (if different than Applicant)</u>		
Name <u>Flint Home Ownership Initiative, LLC</u>			Name <u>Genesee County Land Bank</u>		
Address <u>503 S. Saginaw Street, Suite 1500</u>			Address <u>452 S. Saginaw Street, 2nd Floor</u>		
Flint	MI	48502	Flint	MI	48502
(City)	(State)	(Zip)	(City)	(State)	(Zip)
Telephone <u>810-238-5555</u>		Fax <u>810-257-3090</u>	Telephone <u>810-257-3088</u>		Fax <u>810-257-3090</u>
Email <u>sfenton@uptownflint.org w/CC jmartin@mott.org</u>			Email <u>mtimlin@thelandbank.org</u>		

**Requested Action and Non-refundable Filing Fee:**

- |  |  |
|--|--|
| <input type="checkbox"/> Street Name Change - \$1,002.00   | <input type="checkbox"/> Street/Alley Vacations - \$1,002.00 |
| <input checked="" type="checkbox"/> Rezoning - \$1,253.00  | <input type="checkbox"/> Conditional Use - \$1,002.00        |
| <input type="checkbox"/> Conditional Rezoning - \$1,002.00 | <input type="checkbox"/> Special Regulated Use - \$1,002.00  |

**Information regarding the site:**

Street Address 412 W. Second Avenue

Major Cross Streets Grand Traverse and University

Parcel No. 4012460013 Current Zoning District B

Current Use Vacant

**Information regarding request:**

Proposed Use Two (2) Duplexes Proposed Zoning District C-1

Explain Request (On Page 2)



# CITY OF FLINT

FLINT PLANNING COMMISSION  
ROBERT WESLEY, CHAIRMAN

## STAFF REPORT (PC 22-2)

DATE: March 18, 2022

TO: City of Flint Planning Commission

STAFF REPORT BY: Bill Vandercook, Zoning Coordinator

ADMINISTRATIVE DEPT: Department of Planning and Development

SUBJECT: PC 22-2: Flint Home Ownership Initiative, LLC requests a rezoning from B to C-1 at 412 W. Second Ave. (PID 40-12-460-013).

LOCATION: 412 West Second Ave.

AFFECTED WARD: Subject site is in Ward 5.

PERTINENT SECTION OF THE ORDINANCE: § 50-151 PLANNING COMMISSION — ACTION

### EXISTING LAND USE PATTERNS:

North- Residential - Commercial  
East- Residential  
South- Residential  
West- Commercial

### EXISTING ZONING PATTERNS:

Subject Property – B (Mixed Residential)

North- D-2 (Business District) and B (Two Family District)  
East- D-2 (Business District)  
South- B (Two Family District)  
West- B (Two Family District)

### ANALYSIS

The applicant, Flint Home Ownership Initiative, LLC requests a rezoning from B to C-1 at 412 W. Second Ave. The applicant intends to use the property for Multifamily High-density Apartments. This parcel is zoned MR-1 Mixed Residential – Low Density in the draft zoning ordinance. The MR-1 Low Density district is intended to accommodate neighborhoods with small-lot single-family detached housing, duplexes, or townhouses. Various non-residential uses that complement the traditional neighborhood including



schools, community centers, religious institutions, and parks are permitted on a limited basis.

The subject property appears to adjoin to MR-2 Mixed Residential (See map attached). The MR-2 Mixed Residential Medium Density district is intended to accommodate a higher density development primarily consisting of low-midrise structures. In many cases, this may include multi-family developments with several structures making up a "campus" with internal circulation, common open space, and other shared amenities. Limited commercial uses may be permitted that support the day-to-day needs of residents. Various non-residential uses that complement the mixed residential neighborhood including schools, community centers, religious institutions, and parks are permitted on a limited scale.

The Commission should weigh these benefits against the potential negative impacts to nearby residences. The nearby properties along West Second Ave. appear to be a mix of residential and commercial uses. Generally, the D-1 and D-2 district is intended to act as a buffers between residential areas and higher intensity commercial areas

#### STAFF RECOMMENDATION

Approval of this rezoning will bring the parcel closer to the vision articulated in the Master Plan and is appropriate for the area. There is some concern about the impact on nearby residences, but overall, the benefits of this rezoning outweigh the concerns.

Regarding the applicants request to allow for four units to be built on this parcel, if the parcel is rezoned they will have to either meet the standard of Chapter 50 of the City of Flint' ordinance or apply for required variances if they do not meet the requirements.

#### **Following are the principal permitted uses for parcels zoned C-1 under the City of Flint's current zoning ordinance:**

§ 50-29 PRINCIPAL PERMITTED USES. The following principal uses are permitted outright in a C-1 multifamily walk-up apartment district: (a) Generally. All B district principal uses. (b) Residential. Multifamily walk-up apartments, row houses, conversion of one-family into multifamily dwellings. (c) Institutional. (1) a. Fraternities, sororities. b. Buildings 20 feet from property lines except when adjoining other institutional uses or nonresidential districts. c. Homes for the aged, monasteries and similar group dwellings for members of religious orders, children's institutions (all not less than 15,000 square feet). d. Boarding and rooming houses. (2) All of above uses shall provide at least 500 square feet of lot area for each resident. (Ord. 2046, passed 4-11-68; Am. Ord. 3015, passed 11-10-86) § 50-30 PRINCIPAL CONDITIONAL USES. The following are the principal conditional uses in a C-1 multifamily walk-up apartment district: (a) Generally. All principal conditional uses permitted and as regulated in the B district; except, that for institutional uses there shall be 500 square feet of lot area for each resident or bed, excluding bassinets. (b) Offices. Offices of civil, religious or charitable organizations and financial or insurance institutions conducting their activities primarily by mail and not handling merchandise or rendering service on the premises, physicians' and dentists'

offices and private clinics, professional offices of architects, engineers, lawyers and the like, offices devoted to real estate, insurance, management and similar enterprises when conducting their activities primarily by mail or telephone and not displaying or handling merchandise on the premises. (One unlighted sign not exceeding six square feet in area and attached to structure. The residential appearance of the building shall be retained.) (Ord. 2046, passed 4-11-68)

When weighing the appropriateness of a rezoning request the most critical factor is conformity with the Master Plan. This means consistency with the relevant goals and policies as well as the land use plan. Rezoning requests that bring a parcel more in line with the Master Plan are ideal and should only be denied if the commission identifies a factor that renders the Master Plan inadequate, outdated, or flawed. The following are factors to consider when making your decision

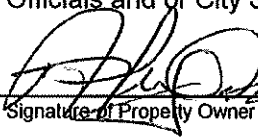
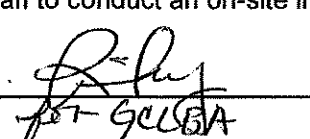
1. Mistake – A mistake in the Master Plan can be an assumption made based on incorrect data, an area on a future land use map that is incorrectly labeled, or other factors that, if known at the time of the Master Plan adoption, would have been corrected.
2. Changes in conditions – Master Plans are developed based on conditions as they were when the plan was drafted. If conditions change then the adopted goals, policies, and land use decisions may no longer be valid.
3. Change in Policy – The Master Plan is the Planning Commission's vision for the city. When an issue arises that alters the Commission's vision, a decision can be made that is contrary to the current Master Plan.

**Explain Request:**

412 W. Second Ave. is a 25,000 sq ft vacant lot in the Carriage Town neighborhood. The Flint Home Ownership Initiative, LLC has received support from the Carriage Town Neighborhood Association to construct two (2) duplexes on the large site for a total of four (4) units of for-sale housing; however due to current zoning restrictions only one (1) duplex is allowed. The parcel is quite large by neighborhood standards; while this parcel is 25,000 sq ft, most other parcels in the neighborhood are closer to 5,000 sq ft. With this in mind, the applicant requests a rezoning that will allow two (2) duplexes with four (4) total units to be built on the parcel with one driveway leading to garages in the rear of the duplexes. Doing so would create housing that is in line with the current scale and density of the neighborhood and desired by the Carriage Town neighborhood.

PROPERTY OWNER MUST ATTEND PLANNING COMMISSION MEETINGS OR BE REPRESENTED BY A PERSON WITH NOTORIZED LETTER OF REPRESENTATION TO ACT ON BEHALF OF OWNER.

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for City Officials and or City Staff to conduct an on-site inspection.

		Alexandria Riley, Sales & Development Director Genesee County Land Bank Authority	12/15/21 Date
Stephanie Fenton Signature of Applicant	<small>Digitally signed by Stephanie Fenton DN: cn = Stephanie Fenton email = sfenton@aphonix.net org C = AD Date: 2021.12.15 09:34:28 -0500</small>	Stephanie Fenton Print Name	12/15/21 Date

-----> For Office Use Only <----->

3-22-2022  
Date Planning Commission Hearing is Scheduled

3-6-2022  
Date notice of Planning Commission meeting published

3-4-2022  
Date notice of Planning Commission meeting was mailed to property owners/occupants within 300ft of parcel

**Planning Commission Decision:**

- |  |                                       |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> Approved | <input type="checkbox"/> Denied       |
| <input type="checkbox"/> Approved as Amended | <input type="checkbox"/> Other: _____ |

Remarks:



# CITY OF FLINT

FLINT PLANNING COMMISSION  
ROBERT WESLEY, CHAIRMAN

March 23<sup>rd</sup>, 2022

Flint Home Ownership Initiative, LLC  
503 S. Saginaw Street, Suite 1500  
Flint, MI 48502

RE: Planning Commission Public Hearing Action Notification

**PC 22-2:** Flint Home Ownership Initiative, LLC requests a rezoning from B to C-1 at 412 W. Second Ave. (PID 40-12-460-013).

At its meeting on March 22<sup>nd</sup>, 2022, the Flint Planning Commission **Approved** the request for rezoning from B to C-1 at 412 W. Second Ave. (PID 40-12-460-013) based on the fact that the zoning change brings the property into closer alignment with the future land use plan that has been adopted through the master plan and further noting the outreach done with the Carriage Town Historic Neighborhood Association.

If you have any questions, please contact the Planning & Zoning Office at (810) 766-7426 ext. 3060

Sincerely,

William Vandercook  
Zoning Coordinator  
City of Flint – Planning & Zoning Division  
1101 S. Saginaw St. Rm. S105  
P: 810.766.7426 x.3060

Signature: Clyde D. Edwards  
Clyde D. Edwards (Mar 30, 2022 00:27 EDT)

Email: [cedwards@cityofflint.com](mailto:cedwards@cityofflint.com)

220145

ORDINANCE NO. \_\_\_\_\_

A Proposed ordinance to amend Chapter 50 of the Code of the City of Flint has been requested by the Flint Planning Commission for a rezoning change of the future zoning designation for the property at 4811 Fenton Rd. (Parcel ID# 41-30-302-004) from CC – City Corridor to CE – Commerce and Employment.

The Planning Commission recommends APPROVAL of a Zoning Ordinance map amendment to the future zoning map concerning this property located in WARD 9.

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

Sec. 1. That the code of the City of Flint is hereby amended to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows:

4811 Fenton Rd. Flint, MI 48507 parcel #41-30-302-004 legally described as PART OF SW FRAC 1/4 OF SEC 30, T7N R7E DESC AS: BEG AT THE INTERSEC OF E LINE OF FENTON RD WITH THE N LINE OF VAC CARMAN ST; TH ALG SD E LINE N 0 DEG 31' 19" E, 388.75 FT; TH S 89 DEG 28' 41" E, 130 FT; TH N 0 DEG 31' 19" E, 235 FT; TH N 89 DEG 38' 41" W, 130 FT TO SD E LINE OF FENTON RD; TH ALG SD E LINE, 465.76 FT; TH S 89 DEG 9' 27" E, 150 FT; TH N 0 DEG 31' 19" E, 151.27 FT TO S LINE OF HEMPHILL RD; TH ALG SD S LINE THE FOLL FOUR (4) COURSES: 163.40 FT ALG AN ARC OF A CURVE TO THE LEFT, HAVING A RAD 771.10 FT AND A CHORD BEARING N 81 DEG 22' 08" E, 163.09 FT; TH N 75 DEG 17' 08" E, 4.88 FT; TH 174.70 FT ALG AN ARC OF A CURVE TO THE RIGHT, HAVING A

RAD OF 664.93 FT AND A CHORD BEARING N 83 DEG 3' 8" E, 174.20 FT AND S 89 DEG 10' 52" E 111.83 FT TO ELY LINE OF W 1/2 OF NW 1/4 OF SW FRAC'L 1/4 OF SD SEC 30; TH ALG SD ELY LINE S 0 DEG 6' 3" W, 1283.35 FT TO EXT OF E LINE OF OUTLOT B OF BURTON GARDENS SUBDIVISION; TH ALG SD EXT S 01 DEG 32' 44" W, 283.81 FT; TH S 89 DEG 39' 33" W, 313.62 FT; TH N 0 DEG 20' 27" W, 155.84 FT; TH N 89 DEG 28' 41" W, 288.71 FT TO E LINE OF FENTON RD; TH ALG SD E LINE N 0 DEG 31' 19" E 126.75 FT TO POB CON'T 19.226 AC +/-from "CC" "CC" City Corridor to "CE" Commerce and Employment.


Sec. 2. This ordinance shall take effect on the \_\_ day of \_\_\_\_\_, 2022 A.D.

Approved this \_\_ day of \_\_\_\_\_, 2022 A.D.

\_\_\_\_\_  
Sheldon A. Neeley, Mayor

\_\_\_\_\_  
Inez M. Brown, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
William Kim (Mar 29, 2022 16:19 EDT)  
William Kim, Acting Chief Legal Officer

CITY COUNCIL:

\_\_\_\_\_  
Eric Mays, City Council President



# CITY OF FLINT

## RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 3/29/2022

BID/PROPOSAL# n/a

AGENDA ITEM TITLE: RESOLUTION AUTHORIZING A REZONING CHANGE FOR THE PROPERTY AT 4811 FENTON RD. (PARCEL ID# 41-30-302-004) FROM D-3 COMMUNITY BUSINESS TO D-5 METROPOLITAN COMMERCIAL SERVICE.

PREPARED BY Suzanne Wilcox, Director of Planning and Development  
(Please type Name, Department, Phone Number)

VENDOR NAME: n/a

### BACKGROUND/SUMMARY OF PROPOSED ACTION:

At its meeting on March 22, 2022, the Flint Planning Commission recommended to City Council a request to consider designating 4811 Fenton Rd. (PID 41-30-302-004) as "CE" Commerce and Employment as opposed to the designation "CC" City Corridor due to the fact that it is in keeping with the surrounding residential uses and meets the needs of the property. The submitted request for a rezoning from D-3 Community Business to D-5 Metropolitan Commercial Service was denied and a new motion was made to consider changing the future designation. The applicant, Deda Juncevic, requested a rezoning in order to find enough occupants to fill the large building, which is nearly 300,000 square feet. The applicant seeks to attract different business uses, including principal permitted uses listed in D-4 and D-5 zoning districts. The applicant hopes to convert vacant units into "contractor condos".

FINANCIAL IMPLICATIONS: No financial implications

BUDGETED EXPENDITURE? YES  NO  IF NO, PLEASE EXPLAIN: n/a

Dept.	Name of Account	Account Number	Grant Code	Amount
<b>FY19/20 GRAND TOTAL</b>				

PRE-ENCUMBERED? YES  NO  REQUISITION NO:



# CITY OF FLINT

**ACCOUNTING APPROVAL:**   n/a   **Date:** \_\_\_\_\_

**FINANCE APPROVAL:**   n/a   **Date:** \_\_\_\_\_

**WILL YOUR DEPARTMENT NEED A CONTRACT?** YES  NO   
*(If yes, please indicate how many years for the contract)* YEARS

**WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: (This will depend on the term of the bid proposal)**

**BUDGET YEAR 1**

**BUDGET YEAR 2**

**BUDGET YEAR 3**

**OTHER IMPLICATIONS (i.e., collective bargaining):** none

**STAFF RECOMMENDATION: (PLEASE SELECT):**  **APPROVED**  **NOT APPROVED**

**DEPARTMENT HEAD SIGNATURE:**   Suzanne Wilcox, Director, Dept. of Planning and Development    
*(PLEASE TYPE NAME, TITLE)*

**Signature:**   Clyde D. Edwards    
Clyde D. Edwards (Mar 30, 2022 00:32 EDT)

**Email:** cedwards@cityofflint.com

**SUBMIT TO:**  
 City of Flint  
 Zoning Office  
 1101 South Saginaw Street Rm. S105  
 Flint, MI 48502  
 810.766.7355  
 Fax: 810.766.7249    www.cityofflint.com

For Office Use Only  
 Case No. PC 22-3  
 Date Rec'd 3-2-2022  
 Meeting Date 3-22-2022

*Reviewed by BV. on 3-3-2022  
 CK No. 52009 \$1002.00*

**APPLICATION FOR FLINT PLANNING COMMISSION**

Concerning a request to amend, supplement, or change the district boundaries of regulations established in Chapter 50, commonly referred to as the Zoning Ordinance of the City of Flint.

Application Filing Fee due at time of submission. Fees are non-refundable.

**To be completed by applicant:**

<u>Applicant/Agent</u>			<u>Property Owner (if different than Applicant)</u>		
Name	<u>JEDA Tuncevic</u>		Name	<u>Flint Plaza LLC</u>	
Address	<u>379 E 2nd St.</u>		Address	<u>53 Micy Brook Rd</u>	
(City)	(State)	(Zip)	(City)	(State)	(Zip)
	<u>Imlay City</u>	<u>MI</u>	<u>48444</u>	<u>Danbury</u>	<u>CT</u>
					<u>06810</u>
Telephone	<u>586-822-7440</u> Fax		Telephone	Fax	
Email	<u>davide@allcitiesrestoration.com</u>		Email		

**Requested Action and Non-refundable Filing Fee:**

- |  |  |
|--|--|
| <input type="checkbox"/> Street Name Change - \$1,002.00   | <input type="checkbox"/> Street/Alley Vacations - \$1,002.00 |
| <input checked="" type="checkbox"/> Rezoning - \$1,253.00  | <input type="checkbox"/> Conditional Use - \$1,002.00        |
| <input type="checkbox"/> Conditional Rezoning - \$1,002.00 | <input type="checkbox"/> Special Regulated Use - \$1,002.00  |

**Information regarding the site:**

Street Address 4811 Fenton Rd

Major Cross Streets Fenton & Hemphill

Parcel No. 41-30-302-004 Current Zoning District D-3

Current Use Commercial

**Information regarding request:**

Proposed Use Commercial Proposed Zoning District D-5

Explain Request (On Page 2)



Explain Request:

Today's Society does not support Business and Mercantile uses enough to fill nearly 300,000 square feet of building. In order to find enough occupants to fill this large building, we need to be able to attract different types of businesses including those uses listed in D-4 and D-5 principal permitted uses possibly make some units into "contractor condos"

PROPERTY OWNER MUST ATTEND PLANNING COMMISSION MEETINGS OR BE REPRESENTED BY A PERSON WITH NOTORIZED LETTER OF REPRESENTATION TO ACT ON BEHALF OF OWNER.

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for City Officials and/or City Staff to conduct an on-site inspection.

Signature of Property Owner

Print Name

Date

3/02/2022

Signature of Applicant

Print Name

Date

3/02/2022

----- For Office Use Only -----

3-22-2022

Date Planning Commission Hearing is Scheduled

3-6-2022

Date notice of Planning Commission meeting published

3-4-2022

Date notice of Planning Commission meeting was mailed to property owners/occupants within 300ft of parcel

**Planning Commission Decision:**

Approved

Denied

Approved as Amended

Other: \_\_\_\_\_

Remarks:



# CITY OF FLINT

FLINT PLANNING COMMISSION  
ROBERT WESLEY, CHAIRMAN

## STAFF REPORT (22-3)

DATE: March 18, 2022

TO: City of Flint Planning Commission

STAFF REPORT BY: Bill Vandercook, Zoning Coordinator

ADMINISTRATIVE DEPT: Department of Planning and Development

SUBJECT: 22-3, Deda Juncevic/Flint Plaza LLC, Rezoning from D-3 to D-5

LOCATION: 4811 Fenton Rd. (41-30-302-004)

AFFECTED WARD: Subject site is located in Ward 9.

PERTINENT SECTION OF THE ORDINANCE: D-3 Permitted and Special Land Uses (50-47 & 50-48); D-5 Permitted and Special Land Uses (50-58 & 50-59) Planning Commission Action for Amendments (50-151).

### EXISTING LAND USE PATTERNS:

North-Commercial  
East- Multi-Family (Burton)  
South-Residential/Commercial (Burton)  
West-Residential (Flint Township)

### EXISTING ZONING PATTERNS:

Subject Property – D-3

North- D-3 & D-1  
East- N/A (Burton)  
South- N/A (Burton)  
West- N/A (Burton)

### BACKGROUND

The property had several complaints for blight issues in 2015-2018, but there have not been any complaints or issues since according to city records. All the blight violations on record have been addressed and the complaint has been closed out. The South Flint Plaza is identified as the City Corridor Placetype in the Master Plan.

### APPLICANT REQUEST:

The applicant is requesting a rezoning from the D-3 zoning district to the D-5 zoning district to provide for a wider range of allowable uses on the property including "contractor condos", which are typically small spaces for use by small contractors (plumbing, HVAC, minor home repair and remodel, etc.). The applicant indicated that due to a decreased demand for retail space, there was a need for a larger range of allowable uses.

The D-5 district permits any use in the D-3 District as well as:

- **D-4 district uses**, which include office buildings, printing, light manufacturing, residential uses of any kind provided that such use does not occupy the ground floor, clubs and lodges.
- **C-2 district uses**, which include multifamily housing and institutional uses by-right, and hotels, offices, clinics, funeral homes, and mobile home parks as conditional land uses.
- **D-5 district uses**, which include automotive service and repair, rental, and sales; manufacturing, provided such use shall not occupy any ground floor street frontage, schools, wholesale and warehouses, laboratories, and studios.
- **Group B Special Regulated Uses**, which include pawnshops, liquor stores, and tattoo parlors.

The Commercial Corridor Placetype Land Use is described in the Master Plan as:

*City Corridors can host a range of commercial uses of varying types and intensities, including commercial uses that serve and draw customers from a larger region, including grocery stores and large format retailers. Smaller commercial can also be located along the City Corridor, as standalone uses, in mixed retail centers, or as outlots of larger centers. Mixed use development, consisting of multi-family uses above ground floor commercial uses, can be suitable for the City Corridors. While better suited for other place types, institutional uses may also be appropriate.*

This parcel is zoned CC in the draft zoning ordinance. The draft ordinance states:

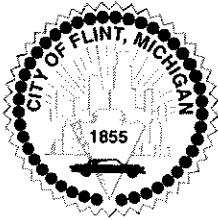
*The CC City Corridor district is intended to accommodate a wide range of commercial and institutional uses strung along Flint's major roadways. Retail, service, and employment are the primary uses with structures oriented toward the roadway. Development may be auto-oriented in nature, but with amenities 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.*

### STAFF COMMENTS

Current D-5 zoning surrounds Flint's Downtown and includes the areas along Saginaw St. and Martin Luther King Jr. Ave. North of the Flint River. Generally, D-5 zoning is not

in close proximity to residential uses and neighborhoods. Furthermore, the range of uses permitted in the D-5 district, particularly manufacturing and automotive uses, do not correspond to the Commercial Corridor Placetype designation in the Master Plan.

Based on the information provided, at this time we recommend denial of the rezoning request.



# CITY OF FLINT

FLINT PLANNING COMMISSION  
ROBERT WESLEY, CHAIRMAN

March 23<sup>rd</sup>, 2022

Deda Juncevic  
379 E. 2<sup>nd</sup> St.  
Imlay City, MI 48444

RE: Planning Commission Public Hearing Action Notification

**PC 22-3:** Deda Juncevic requests a rezoning from D-3 to D-5 at 4811 Fenton Rd. (PID 41-30-302-004).

At its meeting on March 22<sup>nd</sup>, 2022, the Flint Planning Commission recommended to City Council a request to consider designating 4811 Fenton Rd. (PID 41-30-302-004) as "CE" Commerce and Employment as opposed to the designation "CC" City Corridor due to the fact that it is in keeping with the surrounding residential uses and meets the needs of the property.

If you have any questions, please contact the Planning & Zoning Office at (810) 766-7426 ext. 3060

Sincerely,

William Vandercook  
Zoning Coordinator  
City of Flint – Planning & Zoning Division  
1101 S. Saginaw St. Rm. S105  
P: 810.766.7426 x.3060