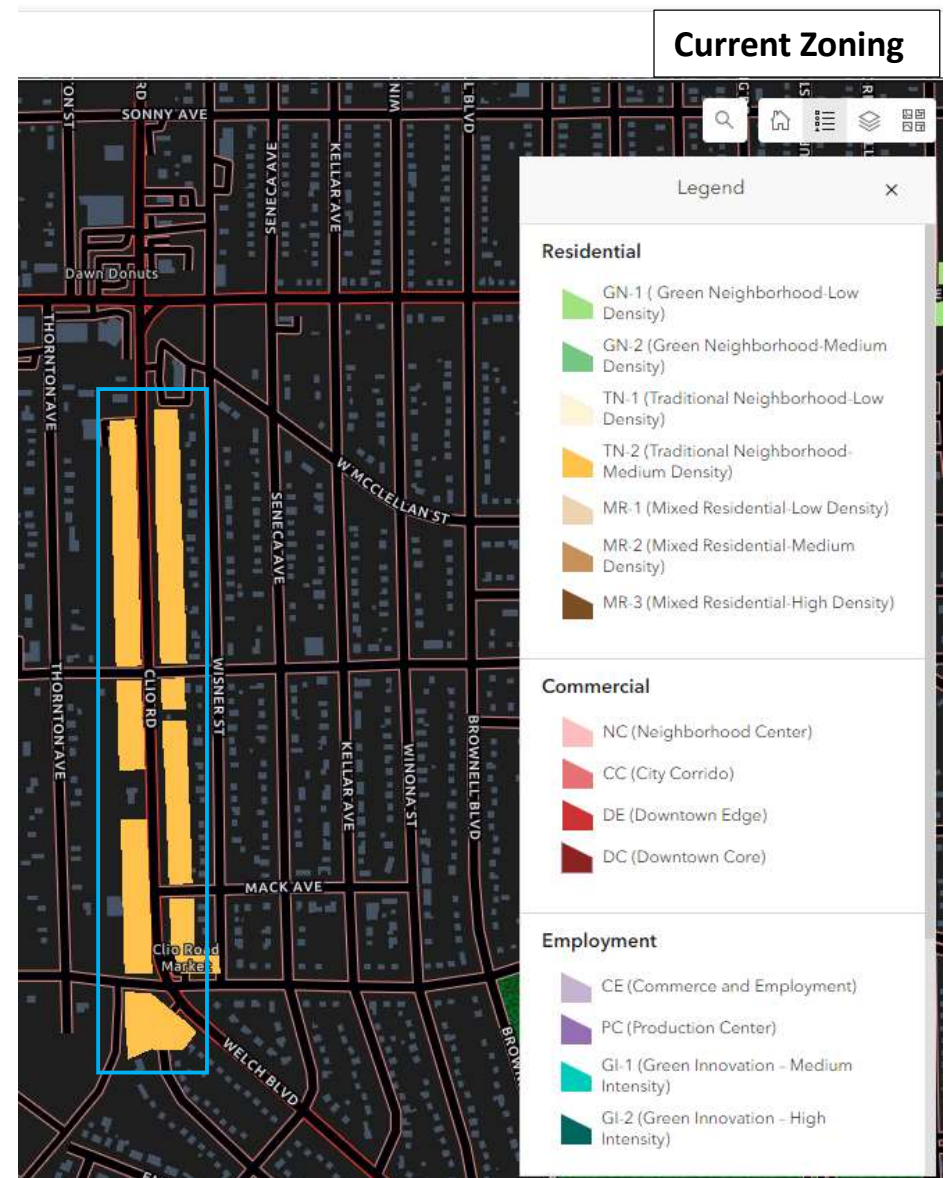
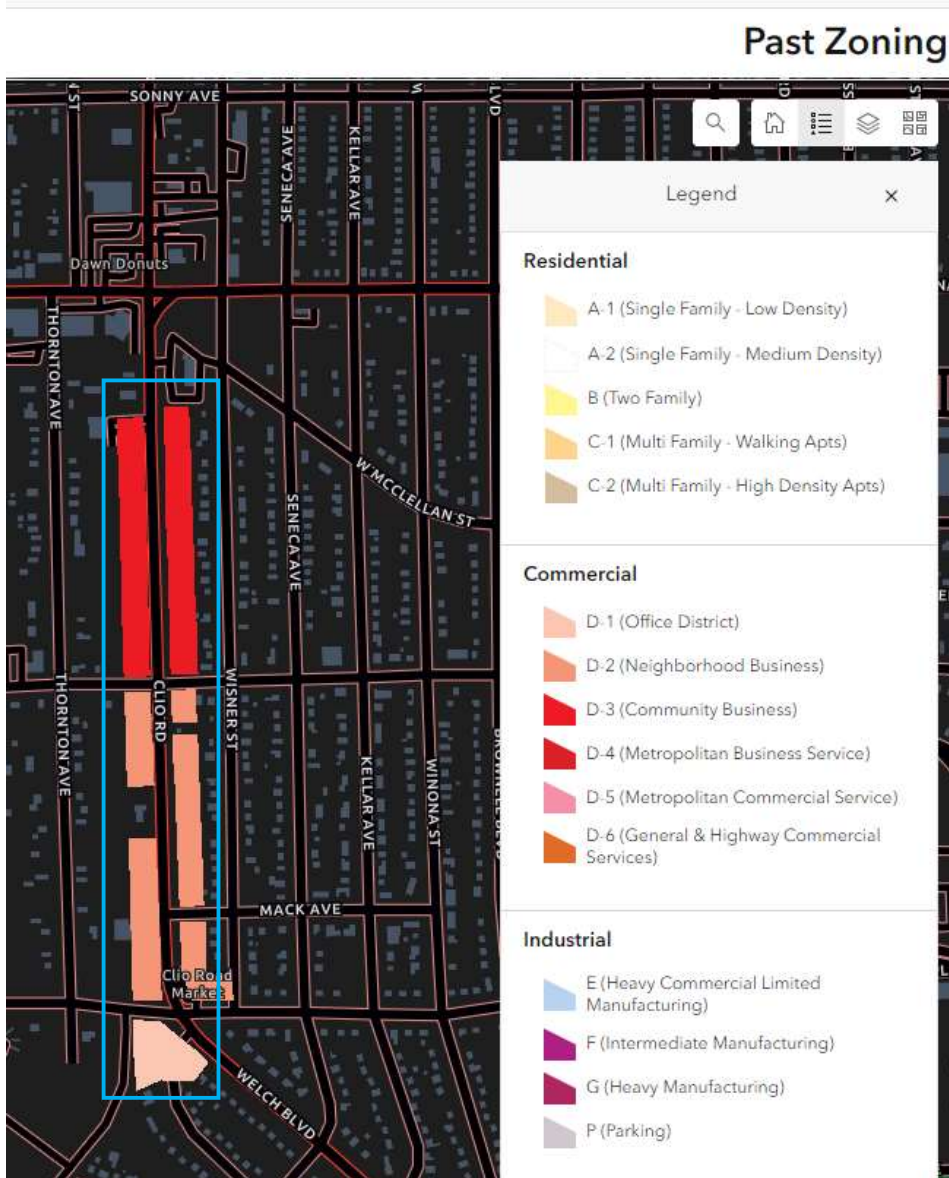


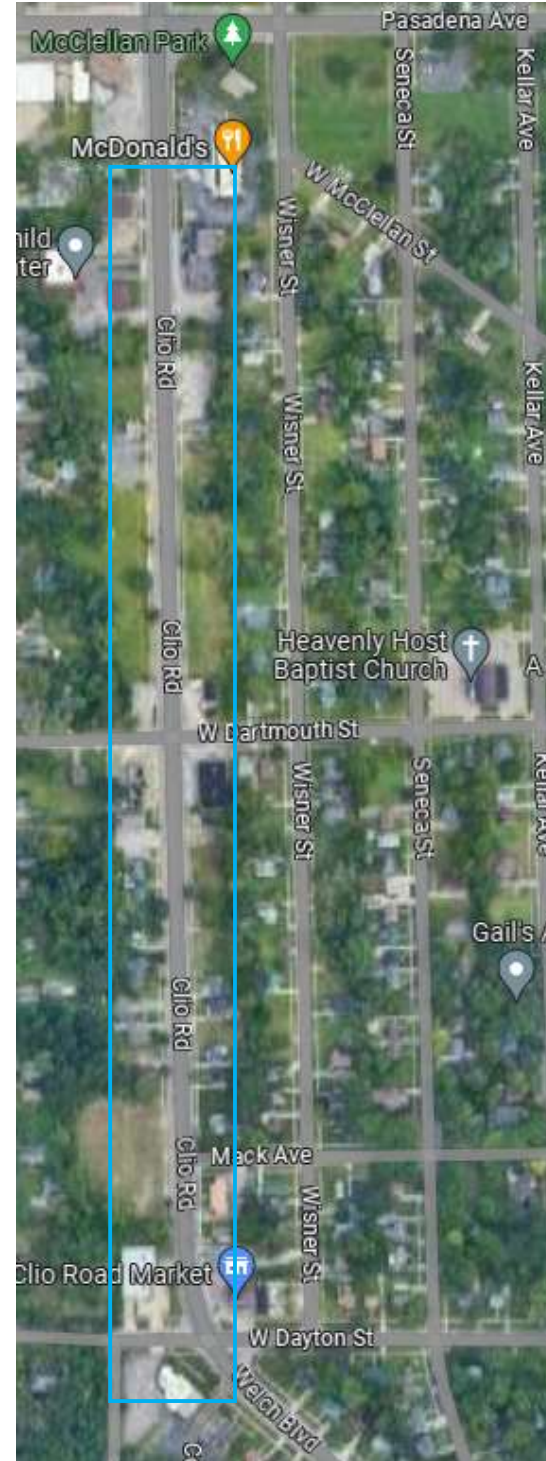
# City of Flint Zoning Map Amendments

Clio Rd, Dayton Rd to McDonald's (just South of Clio/Pasadena intersection)

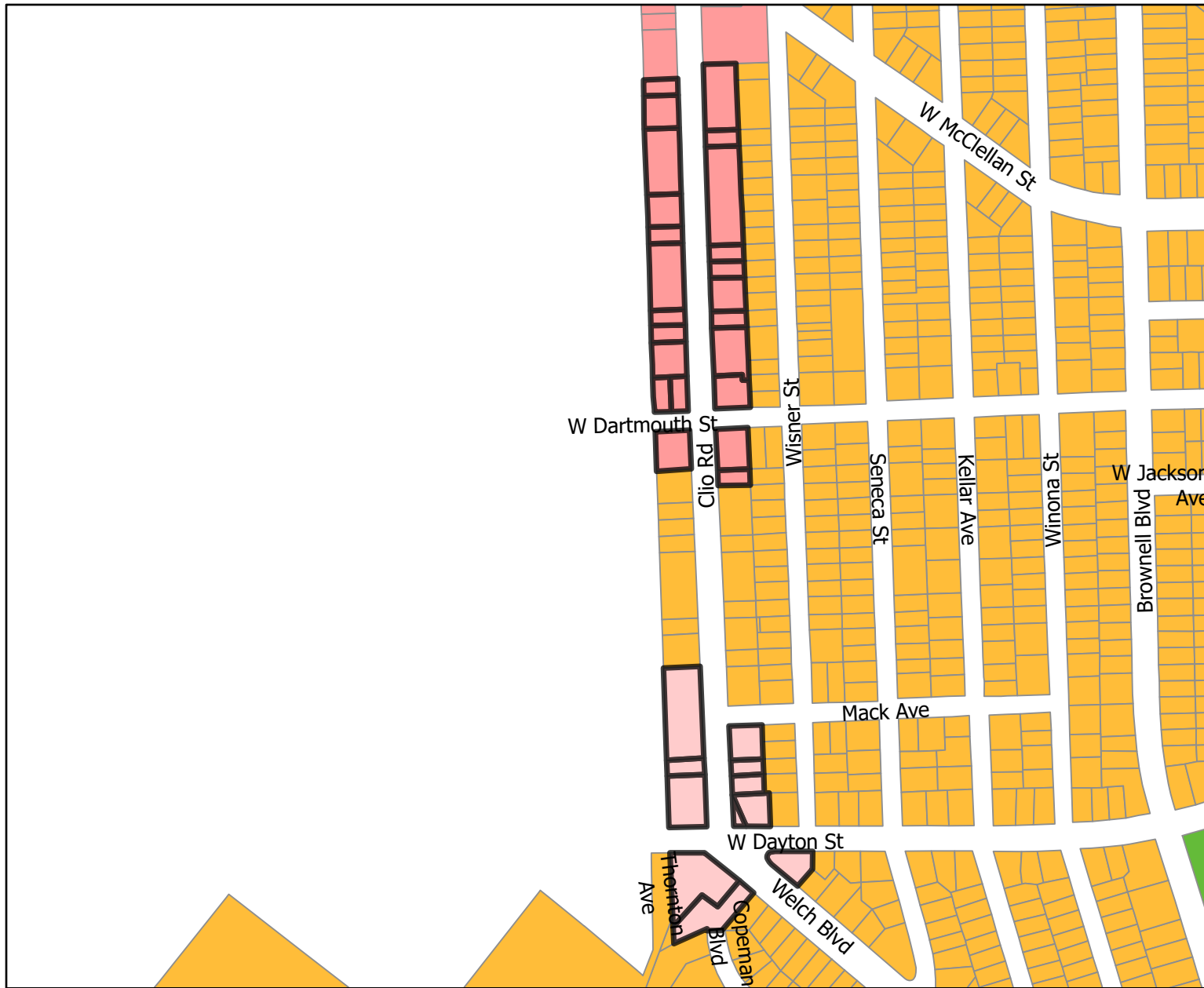


**Summary Information**

<b>Old Code Zoning</b>	<p>Clio Rd from Dartmouth to just south of Pasadena. D-3, Community Business.</p> <p>Clio Rd from Dayton to Dartmouth. D-2, Neighborhood Business. 3 D-1, Office District, parcels at the SW quad of the Clio/Dayton intersection</p>	<b>Current code zoning</b>	All parcels shown, TN-2, Traditional Neighborhood Medium Density
<b>Number of parcels</b>	<p>Former D-3, 20 Parcels</p> <p>Former D-2, 22 Parcels.</p> <p>Former D-1, 3 Parcels.</p> <p>45 Total Parcels</p>	<b>Proposed zoning</b>	<p>1. Clio Rd, Just south of Pasadena through Clio/Dartmouth intersection, CC, City Corridor</p> <p>2. Clio Rd, Dartmouth to Mack. Remain TN-2.</p> <p>3. Clio Rd, Mack through Dayton intersection, NC, Neighborhood Center</p>
<b>Current uses allowed</b>	TN-2: Single- & Two-Family housing, places of worship, schools, community centers, and accessory agricultural uses.	<b>Proposed uses allowed</b>	<p>NC: Single, Two, Multi-Family Housing. Places of worship, light commercial and retail uses, offices, bars and restaurants, personal service establishments.</p> <p>CC: Uses described for NC, except single family housing. In addition to NC, schools, more commercial and retail uses.</p>
<b>Neighborhood Character</b>	Clio Rd/Dayton intersection to Mack Ave, existing low intensity commercial in nature. Clio Rd/Mack Ave to Dartmouth, existing residential, roughly 30% vacant lots. Clio Rd/Dartmouth intersection, existing, vacant, light commercial in nature. Clio Rd, Dartmouth to Pasadena, existing medium intensity commercial. No residential in this area, roughly 75% vacant lots on this stretch of Clio.		
<b>General Comments</b>	Clio Rd from Dartmouth to Pasadena is comprised mostly of vacant lots, returning this area to commercial allows great opportunity for re-development through a wide variety of permitted uses. Clio Rd from Dartmouth to Dayton has vacant commercial properties at intersections and existing residential between. Placing commercial zoning at these intersections should allow for low-intensity commercial development to support the residential area.		



# Clio Rd, Dayton St to Pasadena Ave



## Legend

### Zoning Districts

- CC, City Corridor
- CE, Commerce & Employment
- DC, Downtown Core
- DE, Downtown Edge
- GI-1, Green Innovation - Medium Intensity
- GI-2, Green Innovation - High Intensity
- GN-1, Green Neighborhood - Low Density
- GN-2, Green Neighborhood - Medium Density
- IC, Institutional Campus
- MR-1, Mixed Residential - Low Density
- MR-2, Mixed Residential - Medium Density
- MR-3, Mixed Residential - High Density
- NC, Neighborhood Center
- OS, Open Space
- PC, Production Center
- TN-1, Traditional Neighborhood - Low Density
- TN-2, Traditional Neighborhood - Medium Density
- UC, University Core

0 250 500 Feet

Date Exported: 9/8/2023

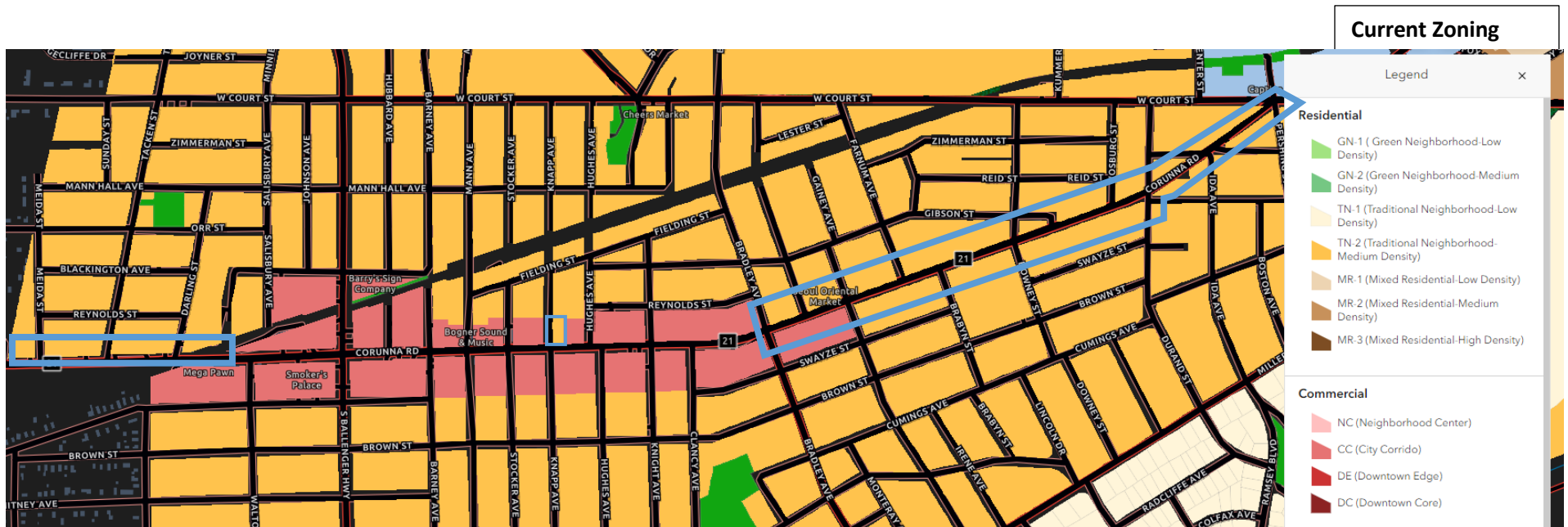


**DRAFT MAP FOR DEMONSTRATIONAL PURPOSES ONLY  
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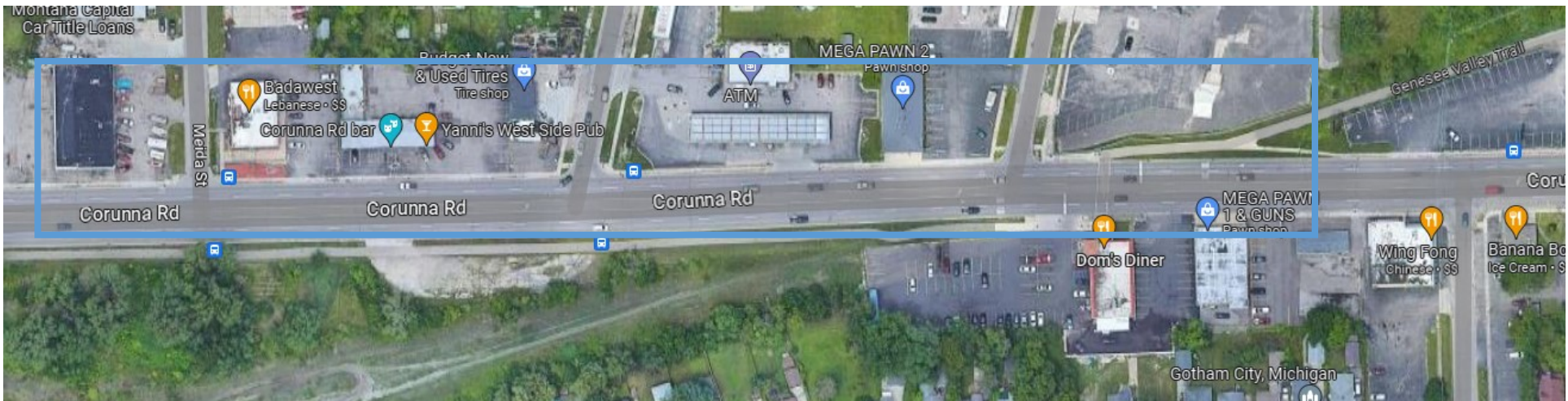
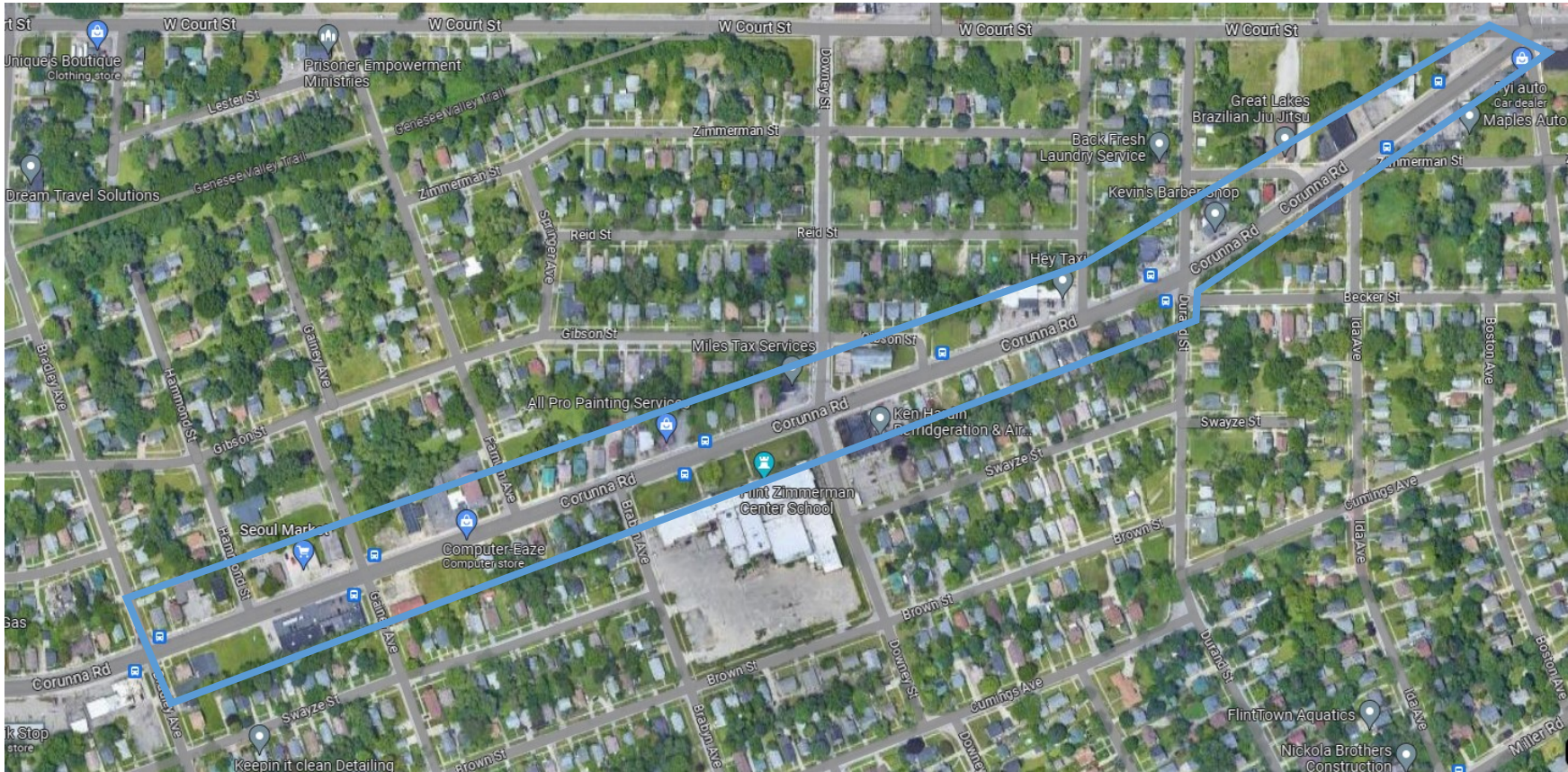
<b>Parcel ID</b>	<b>Full Property Address</b>	<b>Current Zoning</b>	<b>Old Code Zoning</b>	<b>Proposed Zoning</b>	<b>Property Inventory</b>
4002106006	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Good
4002106014	3009 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot
4002106019	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot
4002106020	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot
4002106023	2508 W DARTMOUTH ST, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot
4002106025	2801 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Good
4002106027	3051 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Fair
4002106028	2817 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot
4002106030	3117 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Fair
4002106031	3101 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot
4002106032	3001 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot
4002107006	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot
4002107014	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot
4002107015	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot
4002107016	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot
4002107047	CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Vacant Lot
4002107062	3014 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Good
4002107064	2802 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Fair
4002107065	2812 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Fair
4002107067	3122 CLIO RD, FLINT, MI, 48504	TN-2	D-3	CC	Fair
4002151018	CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Vacant Lot
4002151020	2777 CLIO RD, FLINT, MI, 48504	TN-2	D-2	CC	Poor
4002151022	2523 CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Vacant Lot
4002152001	2734 CLIO RD, FLINT, MI, 48504	TN-2	D-2	CC	Fair
4002152003	2732 CLIO RD, FLINT, MI, 48504	TN-2	A-2	CC	Poor
4002156004	2518 CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Good
4002156005	2512 CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Good
4002156011	2524 CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Good
4002301001	2501 CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Fair
4002302003	2500 CLIO RD, FLINT, MI, 48504	TN-2	D-2	NC	Good
4002302004	CLIO RD, FLINT, MI, 48504	None	ROW	NC	Vacant Lot
4002306063	2429 WELCH BLVD, FLINT, MI, 48504	TN-2	D-1	NC	Good
4002306064	2437 WELCH BLVD, FLINT, MI, 48504	TN-2	D-1	NC	Good
4002307001	2418 WELCH BLVD, FLINT, MI, 48504	TN-2	A-2	NC	Good

# City of Flint Zoning Map Amendments

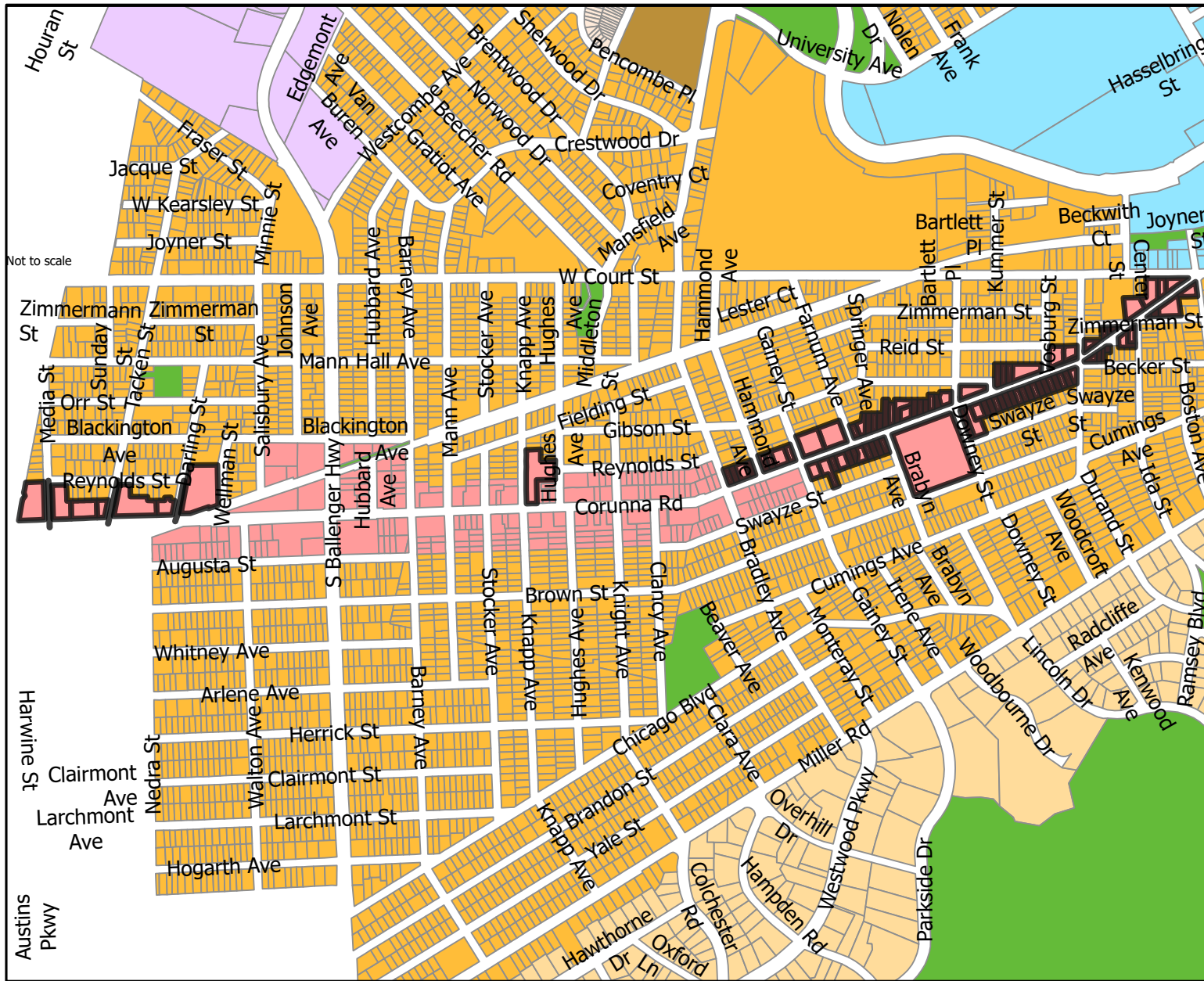
Corunna Rd, W Court St to Bradley Ave, Genesee Valley Trail to Meida St



<b>Summary Information</b>			
<b>Old Code Zoning</b>	<p>Corunna, Court to Durand. D-6 General and Highway Commercial Services. (1 D-2, Neighborhood Business)</p> <p>Corunna, Durand to Downey, D-3 Community Business (4 D-2's, Neighborhood Business)</p> <p>Corunna, Gainey to Bradley, D-3.</p> <p>Corunna &amp; Knapp Intersection, NE Quadrant, D-3.</p> <p>Corunna, Salisbury to Media, D-3.</p>	<b>Current code zoning</b>	All parcels shown, TN-2 Traditional Neighborhood Medium Density
<b>Number of parcels</b>	90 parcels, all boarding Corunna	<b>Proposed zoning</b>	All parcels shown, CC, City Corridor
<b>Current uses allowed</b>	TN-2: Single- & Two-Family housing, places of worship, schools, community centers, and accessory agricultural uses.	<b>Proposed uses allowed</b>	CC: Two, Multi-Family housing. Places of worship, schools, offices, wide variety of commercial and retail uses.
<b>Neighborhood Character</b>	<p>Corunna, Court to Durand, existing low intensity commercial in nature, pocket of residential Zimmerman to Durand.</p> <p>Corunna, Durand to Downey, North side of Corunna is low intensity commercial, South side of Corunna is residential in nature. Intersection of Corunna and Downey, commercial in nature.</p> <p>Corunna, Gainey to Hammond, low intensity commercial in nature. Hammond to Bradley, residential in nature.</p> <p>Corunna &amp; Knapp Ave, NE Quadrant, existing low intensity commercial.</p> <p>Corunna, Genesee Valley Trail to Meida, existing low intensity commercial.</p>		
<b>General Comments</b>	This stretch of Corunna Rd from Court St to Bradley Ave, and Genesee Valley Trail to Meida St, was down zoned to residential under the new zoning code. The corridor in this area supports a large amount of single family residential to the North and South. City Corridor zoning will allow commercial and retail businesses to continue to occupy this corridor as permitted uses.		



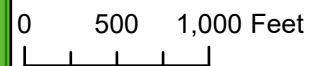




Corunna Rd  
W Court St to Bradley Ave,  
Genesee Trail to Meida St

### Legend

- Zoning Districts**
- CC, City Corridor
  - CE, Commerce & Employment
  - DC, Downtown Core
  - DE, Downtown Edge
  - GI-1, Green Innovation - Medium Intensity
  - GI-2, Green Innovation - High Intensity
  - GN-1, Green Neighborhood - Low Density
  - GN-2, Green Neighborhood - Medium Density
  - IC, Institutional Campus
  - MR-1, Mixed Residential - Low Density
  - MR-2, Mixed Residential - Medium Density
  - MR-3, Mixed Residential - High Density
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Date Exported: 9/8/2023

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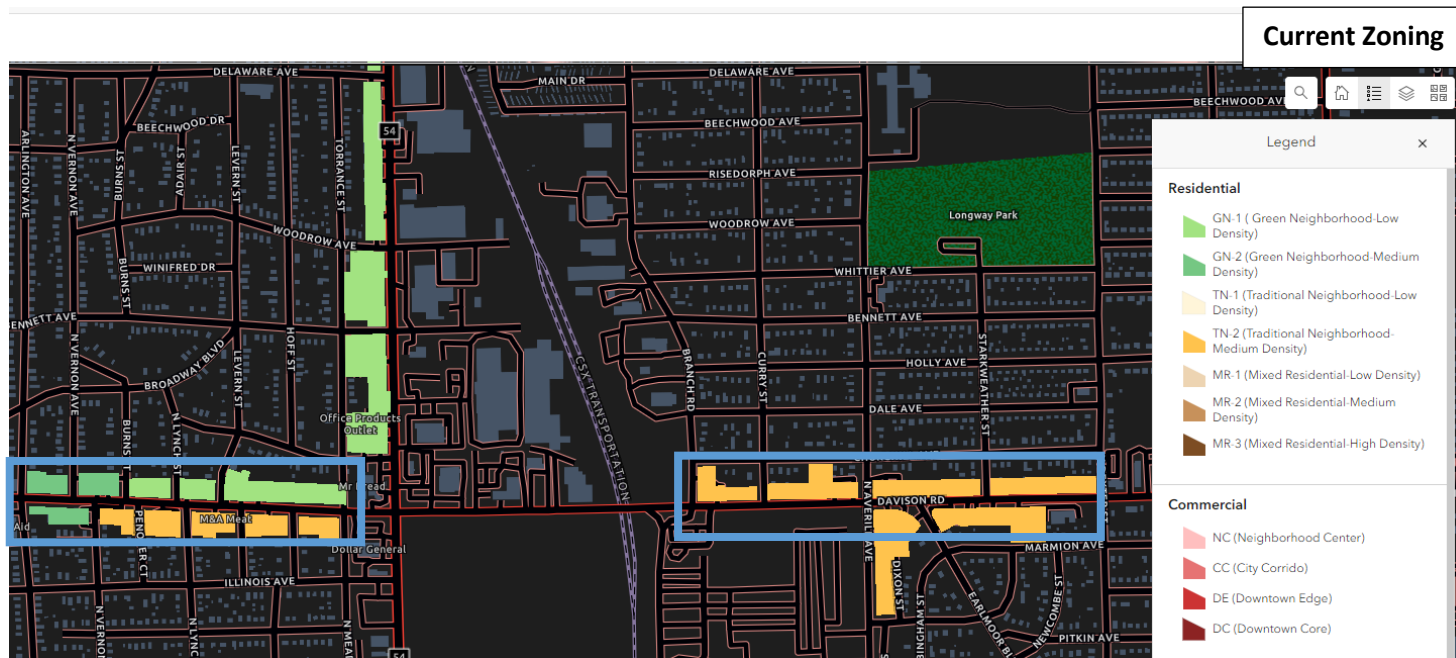
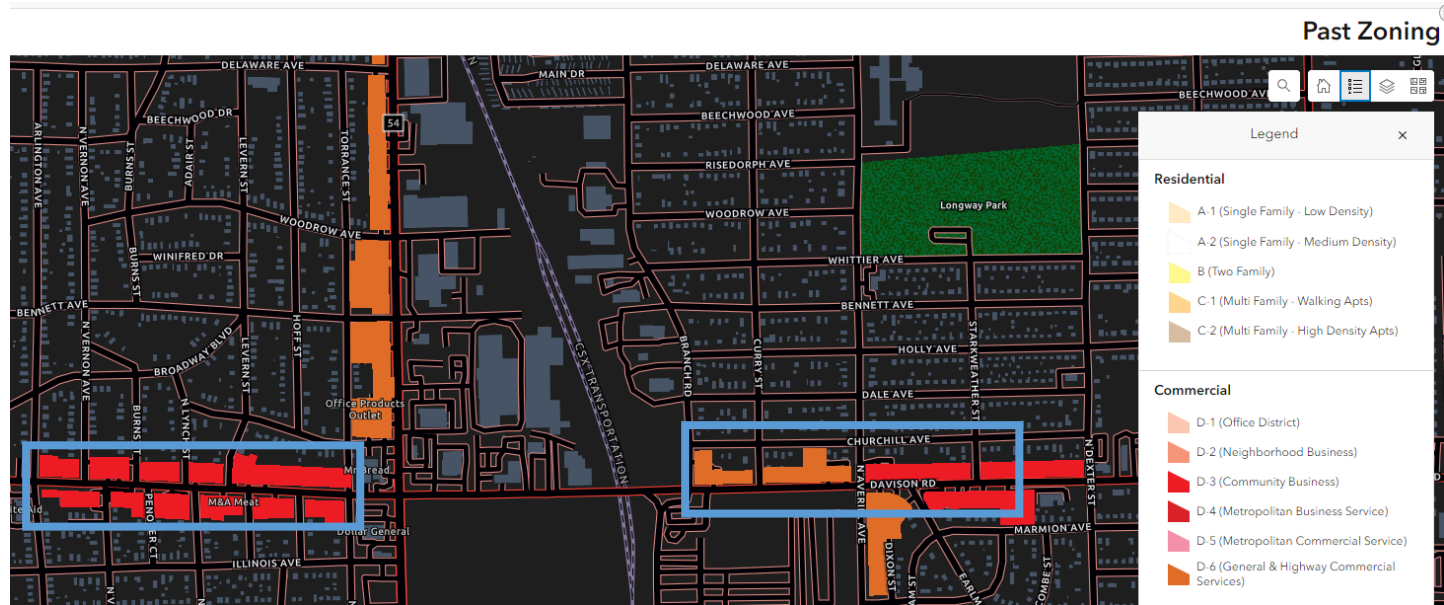
<b>Parcel ID</b>	<b>Full Property Address</b>	<b>Current Zoning</b>	<b>Old Code Zoning</b>	<b>Proposed Zoning</b>	<b>Property Inventory</b>
4013351005	2000 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Good
4013351006	1926 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Good
4013351009	1912 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot
4013351011	1919 W COURT ST, FLINT, MI, 48503	TN-2	D-6	CC	Good
4013351012	CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot
4013352007	1919 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Good
4013352008	1901 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Fair
4013352010	CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Parking Lot
4013354002	2003 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot
4013354007	2009 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot
4014390013	2664 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014390014	2660 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014390015	2638 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Parking Lot
4014390016	2630 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Sub-Standard
4014460014	2608 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014460015	2602 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014460018	2618 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014460019	2614 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014461015	2534 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014461016	2540 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Vacant Lot
4014462022	2518 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014462025	2510 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014462027	2506 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014462028	2502 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014462029	2446 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014462030	2442 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014462032	2434 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014462033	2426 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Vacant Lot
4014462034	2422 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Fair
4014462035	2418 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Fair
4014462036	2414 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Vacant Lot
4014462038	2406 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Good
4014462039	2410 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Good

4014462041	2440 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014462044	2514 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014463002	2537 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Vacant Lot
4014463005	2525 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Poor
4014463006	2521 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014463007	2517 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014463008	2513 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014463009	2509 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014463010	2505 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014463011	2501 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014463022	2529 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014464003	2421 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Good
4014478022	2226 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Vacant Lot
4014478023	2222 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014478030	2230 CORUNNA RD, FLINT, MI, 48503	TN-2	B	CC	Vacant Lot
4014478031	2202 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014479003	2316 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Vacant Lot
4014480035	2102 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Fair
4014480038	2116 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014482006	2038 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Good
4014482008	CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot
4014482009	2028 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Fair
4014482011	2046 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Good
4014483002	DURAND ST, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot
4014483003	2026 BECKER ST, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot
4014483004	BECKER ST, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot
4014483009	2027 CORUNNA RD, FLINT, MI, 48503	TN-2	D-6	CC	Vacant Lot
4014484004	2309 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Vacant Lot
4014484005	2305 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Good
4014484006	2301 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Vacant Lot
4014484007	2237 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Vacant Lot
4014484008	2233 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Poor
4014484010	2229 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Vacant Lot
4014484011	2225 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good

4014484013	2221 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Vacant Lot
4014484014	2217 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014484015	2213 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014484016	2211 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014484017	2205 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014484018	2201 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Sub-Standard
4014484019	2113 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014484020	2109 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014484021	2107 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014484044	2101 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Fair
4014484045	2317 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4014484046	2325 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Vacant Lot
4014484047	2321 CORUNNA RD, FLINT, MI, 48503	TN-2	D-2	CC	Poor
4023202001	2549 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Fair
4023202002	2541 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Vacant Lot
4014372003	3018 CORUNNA RD, FLINT, MI, 48503	TN-2	D-3	CC	Good
4015455015	4108 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Good
4015458012	4002 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Vacant Lot
4015458013	4018 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Good
4015458015	4014 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Vacant Lot
4015484027	3910 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Good
4015484029	3930 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Good
4015485031	3830 CORUNNA RD, FLINT, MI, 48532	TN-2	D-3	CC	Vacant Lot

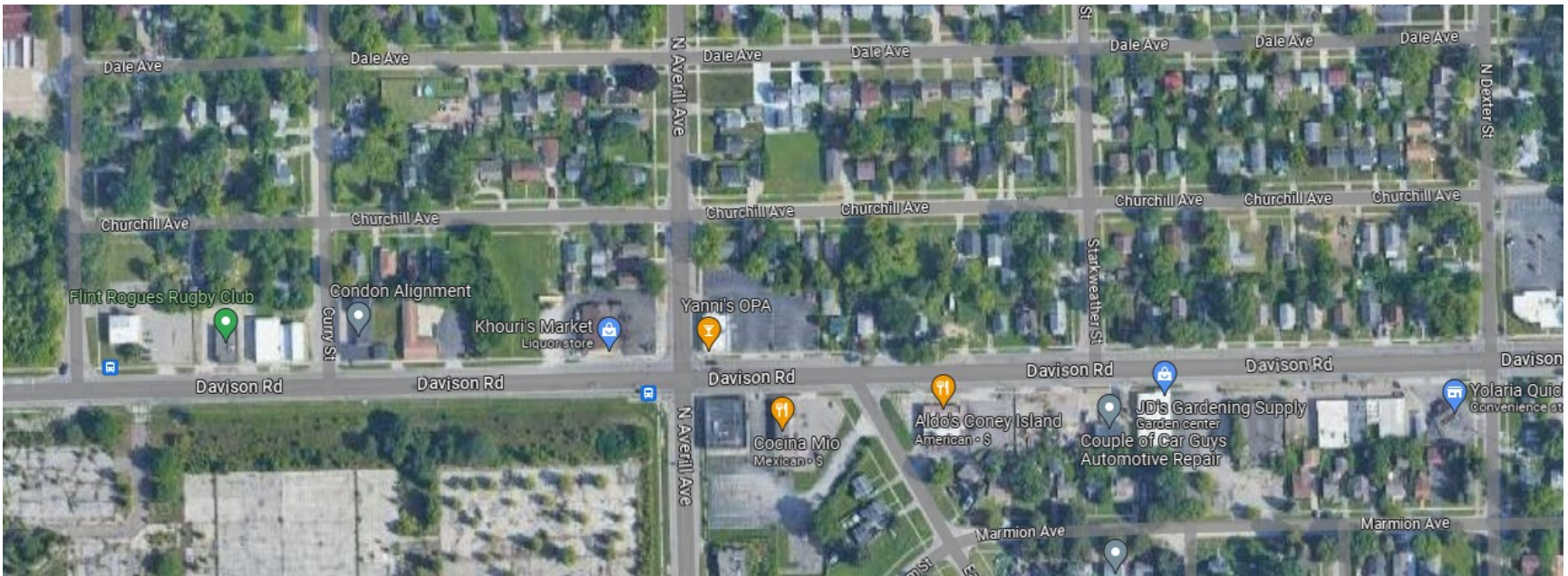
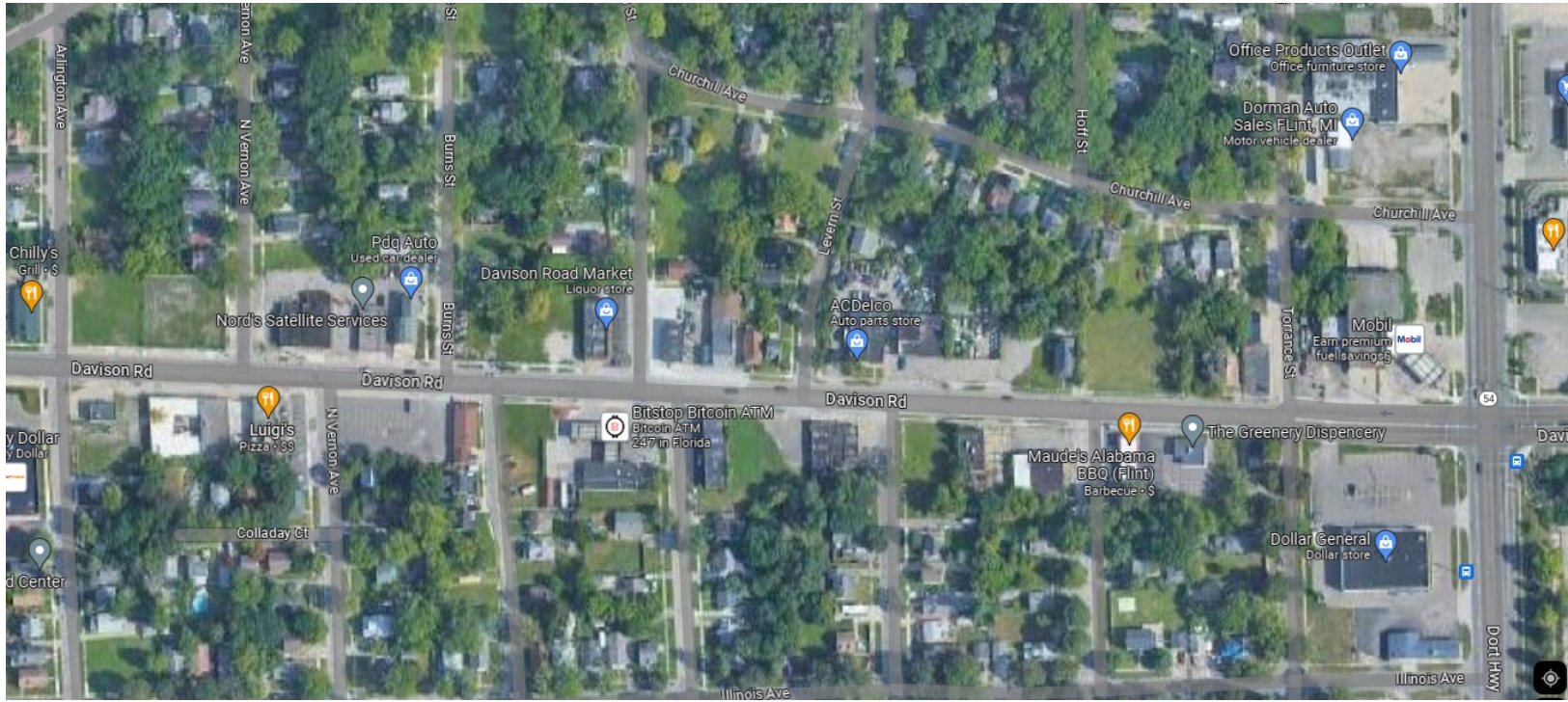
# City of Flint Zoning Map Amendments

Davison Rd, Arlington to Dort Hwy, Branch to Dexter



**Summary Information**

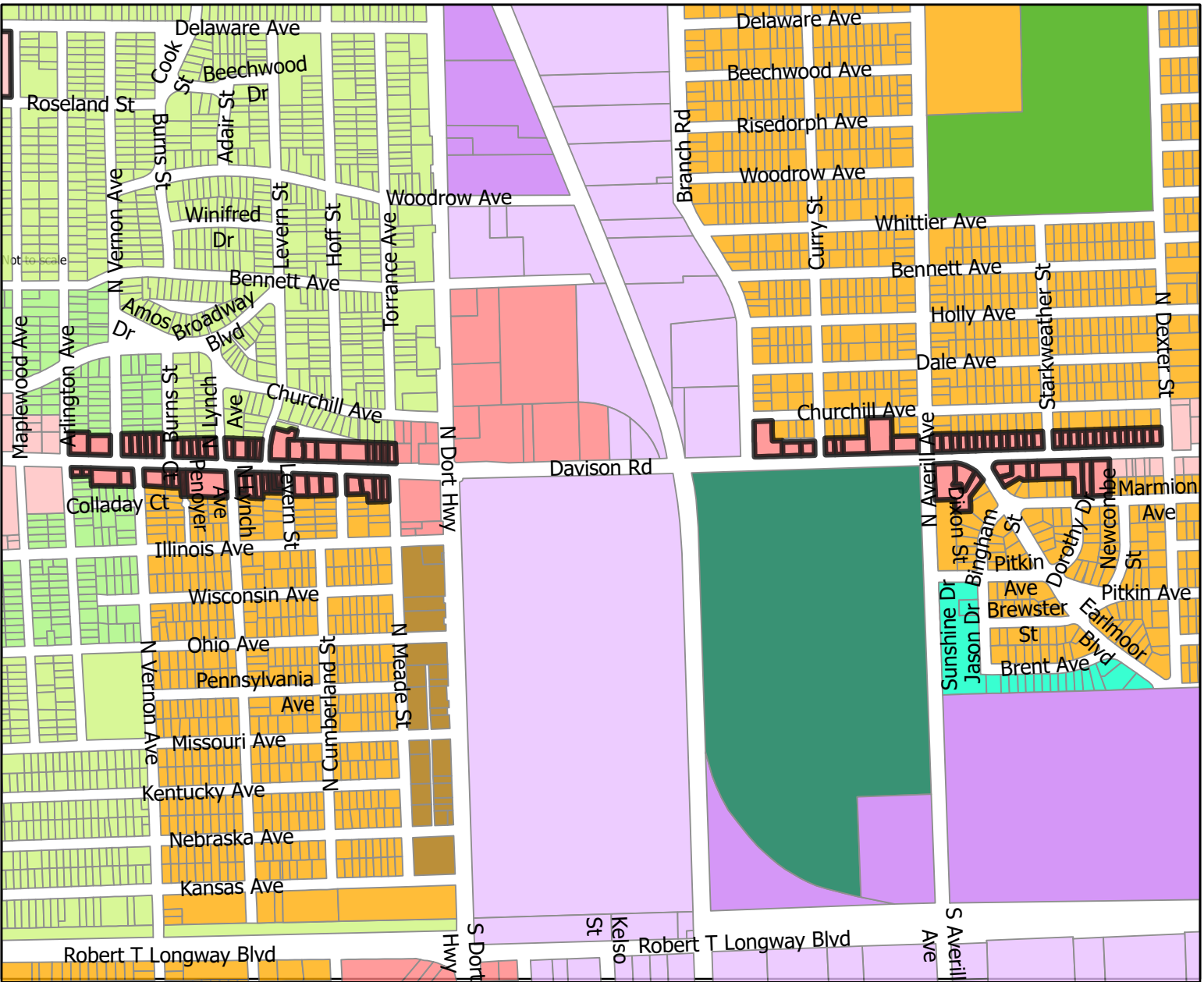
<b>Old Code Zoning</b>	Davison Rd, Arlington to Dort Hwy. D-3, Community Business  Davison Rd, Branch to Dexter. D-2, Neighborhood Business & D-3	<b>Current code zoning</b>	Davison Rd, Arlington to Dort Hwy. GN 1 & 2, Green Neighborhood, TN-2, Traditional Neighborhood.  Davison Rd, Branch to Dexter. TN-2
<b>Number of parcels</b>	49 Parcels	<b>Proposed zoning</b>	All parcels shown, CC, City Corridor
<b>Current uses allowed</b>	GN-1 & 2, TN-2: Single- & Two-family dwellings, places of worship, schools, libraries, accessory agricultural uses. No commercial or retail uses allowed.	<b>Proposed uses allowed</b>	CC: Two, Multi-Family housing. Places of worship, schools, offices, wide variety of commercial and retail uses.
<b>Neighborhood Character</b>	Davison Rd, Arlington to Dort Hwy, is medium density commercial in nature. There is very little existing residential along this portion of Davison. Davison Rd, Branch to Dexter, is also medium density commercial in nature, however there is a stretch of existing residential on the North side of Davison from Averill to Dexter. This residential abutting Davison is unique, surrounding portions of Davison do not have this much residential abutting. Surrounding both portions of Davison described in this memo to the North and South, there is existing medium density single-family housing.		
<b>General Comments</b>	Davison Rd from I-475 to N Center Rd, serves as a corridor for abutting, medium density, single family residential neighborhoods to its North and South. With the new zoning code, this corridor was mostly zoned either TN-1, TN-2, GN-1, or GN-2. These residential districts do not align with the existing commercial uses along Davison. Returning Davison Rd, Arlington to Dort Hwy and Branch to Dexter, to commercial will assist the corridor itself but also the abutting residential districts.		



Davison Rd,  
Arlington to Dort Hwy,  
Branch to Dexter

**Legend**

- Zoning Districts
- CC, City Corridor
  - CE, Commerce & Employment
  - DC, Downtown Core
  - DE, Downtown Edge
  - GI-1, Green Innovation - Medium Intensity
  - GI-2, Green Innovation - High Intensity
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  - IC, Institutional Campus
  - MR-1, Mixed Residential - Low Density
  - MR-2, Mixed Residential - Medium Density
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  - OS, Open Space
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  - TN-1, Traditional Neighborhood - Low Density
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0 400 800 Feet  
Date Exported: 9/8/2023



**DRAFT MAP FOR DEMONSTRATIONAL PURPOSES ONLY  
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<b>Parcel ID</b>	<b>Full Property Address</b>	<b>Current Zoning</b>	<b>Old Code Zoning</b>	<b>Proposed Zoning</b>	<b>Property Inventory</b>
4105457010	2107 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Vacant Lot
4105457025	2111 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Vacant Lot
4105458023	2125 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair
4105458024	2209 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair
4105458025	DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Parking Lot
4105458026	2215 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair
4105458028	DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Vacant Lot
4105458029	2221 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Good
4105459025	2301 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot
4105459026	2307 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot
4105459027	2311 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot
4105459028	2315 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Parking Lot
4105459029	2319 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair
4105484013	2401 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Good
4105484019	2417 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Poor
4105484021	2409 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Good
4105484022	2413 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair
4105484023	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot
4105485016	2511 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Poor
4105485017	2515 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Parking Lot
4105485021	2601 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot
4105485025	2617 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Sub-Standard
4105485026	2621 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair
4105485027	2625 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Parking Lot
4105485032	2505 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair
4105485034	2535 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair
4105486002	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Parking Lot
4108203001	2100 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair
4108203002	DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Vacant Lot
4108203015	2112 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair
4108203016	2128 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Good
4108204001	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot
4108204025	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot

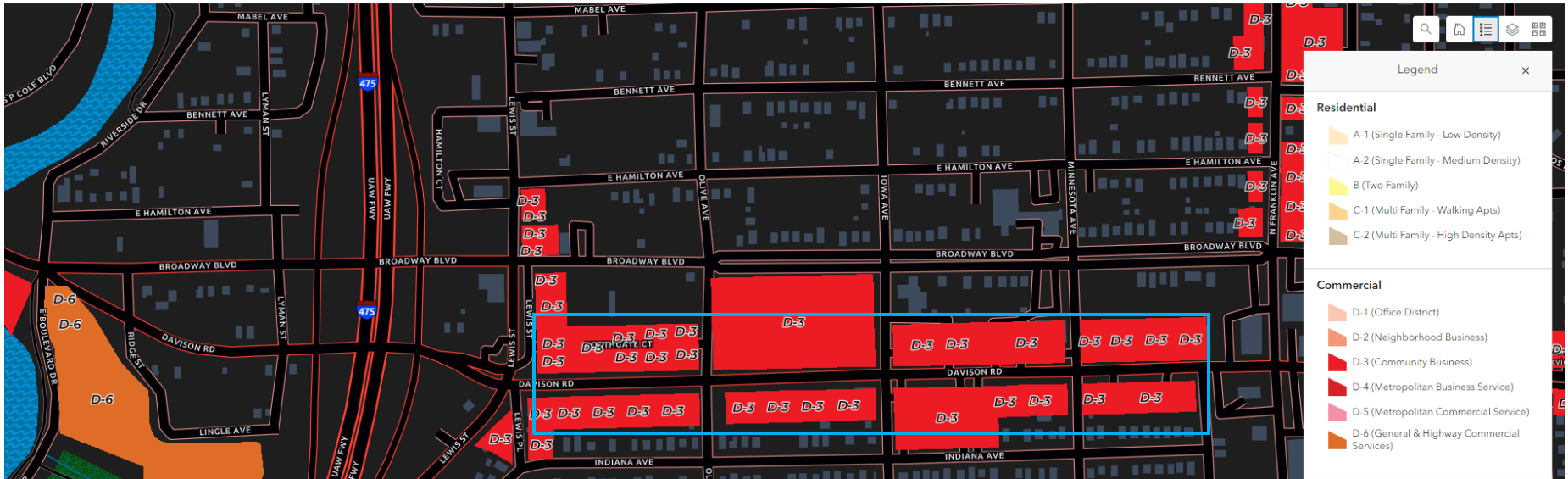
4108204026	2232 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4108205001	PENOYER CT, FLINT, MI, 48506	None	ROW	CC	Vacant Lot
4108205027	2320 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4108226006	2408 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot
4108226007	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4108226008	2412 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4108226009	2418 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot
4108226010	2420 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4108226023	2400 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4108226030	2406 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot
4108227004	2512 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4108227005	2522 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4108227021	2506 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot
4108228003	2620 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot
4108228004	2622 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4108228015	2602 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4108228016	2610 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4104385014	3137 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good
4104385015	3155 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good
4104385019	3101 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good
4104386006	DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Vacant Lot
4104386010	3201 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good
4104386011	3207 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Fair
4104386017	3213 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good
4104386018	3239 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good
4104459015	3303 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4104459016	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot
4104459017	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot
4104459018	3315 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot
4104459019	3319 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4104459020	3323 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4104459021	3327 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Sub-Standard
4104459022	3401 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4104459023	3405 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot

4104459024	3409 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Sub-Standard
4104459025	3413 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4104459027	3417 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4104459028	3421 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4104460013	3501 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4104460014	3507 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Sub-Standard
4104460016	3509 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4104460017	3513 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4104460018	3517 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4104460019	3521 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4104460020	3525 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4104460021	3601 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4104460022	3605 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4104460023	3609 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4104460024	3613 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4104460025	3617 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4104460026	3621 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Sub-Standard
4109201019	3322 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Fair

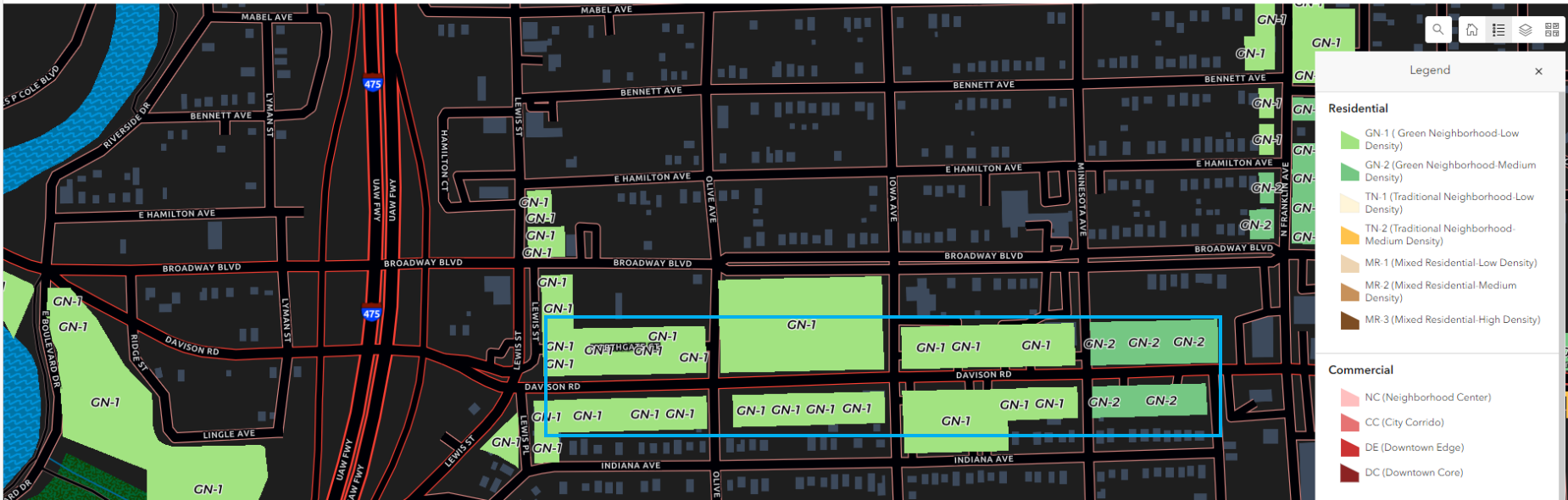
# City of Flint Zoning Map Amendments

Davison Rd. from Lewis St to Franklin Ave.

Past Zoning

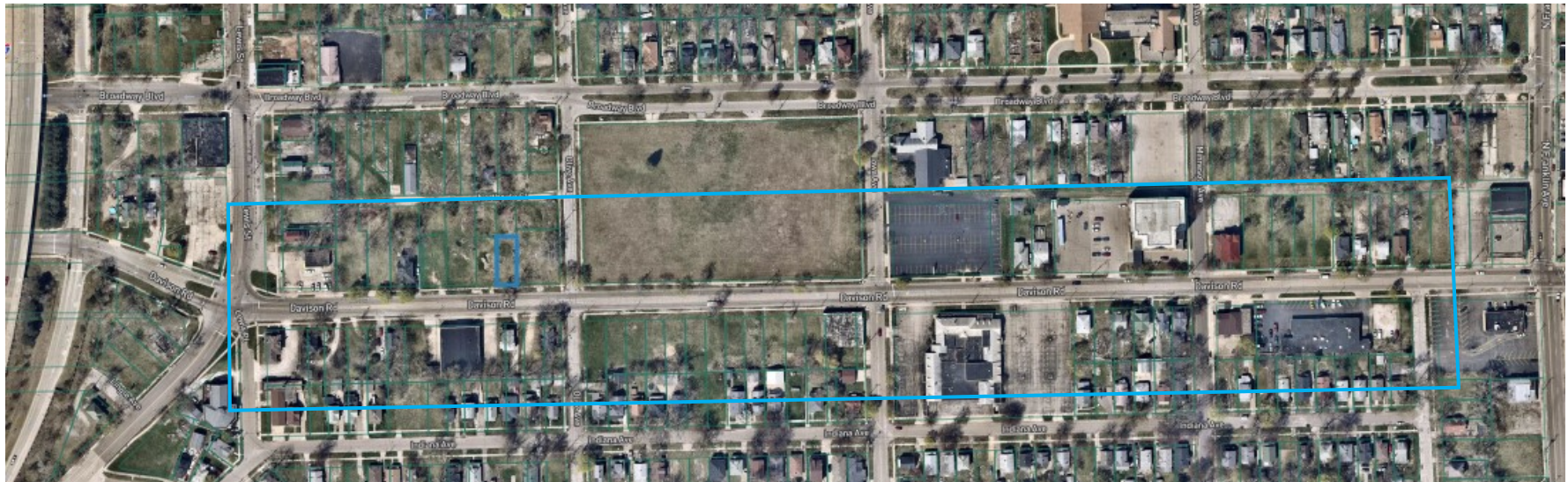


Current Zoning



**Summary Information**

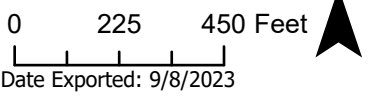
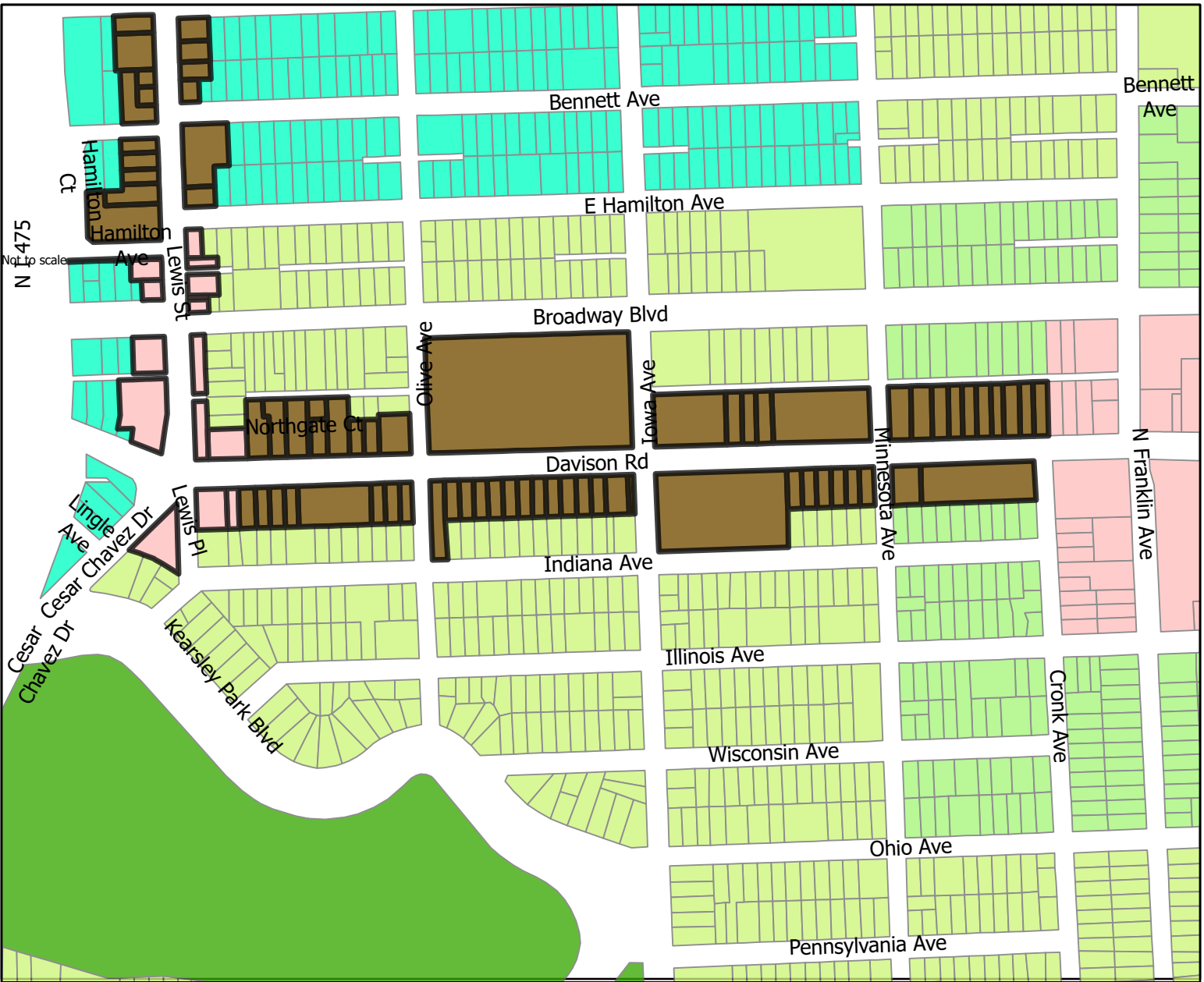
<b>Old Code Zoning</b>	D-3, Community Business	<b>Current code zoning</b>	Davison, Lewis to Franklin. GN-1 & GN-2, Green Neighborhood
<b>Number of parcels</b>	GN-1: 45 parcels GN-2: 12 parcels	<b>Proposed zoning</b>	1. Davison/Lewis Intersection. NC, Neighborhood Center. 2. Davison, Past Lewis intersection to Franklin. MR-3, Mixed Residential
<b>Current uses allowed</b>	GN-1 & GN-2: Single & Two-family dwellings, Schools, Libraries, Places of Worship, Child Care centers. Very few commercial uses allowed.	<b>Proposed uses allowed</b>	NC: Local-serving commercial uses, offices, personal service establishments, small retail, gyms, single & two family, multi family, dwellings, libraries, places of worship. MR-3: Same as NC, slightly more limited commercial and retail uses.
<b>Neighborhood Character</b>	The intersection of Davison and Lewis Street, existing low intensity commercial in nature. Remainder of area along Davison, residential in nature with pockets of commercial land use. Lot of vacant lots in this area (approximately 70%), High number of parcels in this area owned by the County Land Bank (approximately 50%).		
<b>General Comments</b>	Intersection of Davison and Lewis Street presents an opportunity to establish a neighborhood commercial node NC to support the existing neighborhood and encourage future redevelopment and investment. The remainder of this area, Davison from Lewis Street to Franklin Ave, goes to MR-3 to allow for opportunity for this area to be redeveloped into wide variety of potential uses.		



Davison Rd,  
Lewis St to Franklin Ave

**Legend**

- Zoning Districts
- CC, City Corridor
  - CE, Commerce & Employment
  - DC, Downtown Core
  - DE, Downtown Edge
  - GI-1, Green Innovation - Medium Intensity
  - GI-2, Green Innovation - High Intensity
  - GN-1, Green Neighborhood - Low Density
  - GN-2, Green Neighborhood - Medium Density
  - IC, Institutional Campus
  - MR-1, Mixed Residential - Low Density
  - MR-2, Mixed Residential - Medium Density
  - MR-3, Mixed Residential - High Density
  - NC, Neighborhood Center
  - OS, Open Space
  - PC, Production Center
  - TN-1, Traditional Neighborhood - Low Density
  - TN-2, Traditional Neighborhood - Medium Density
  - UC, University Core



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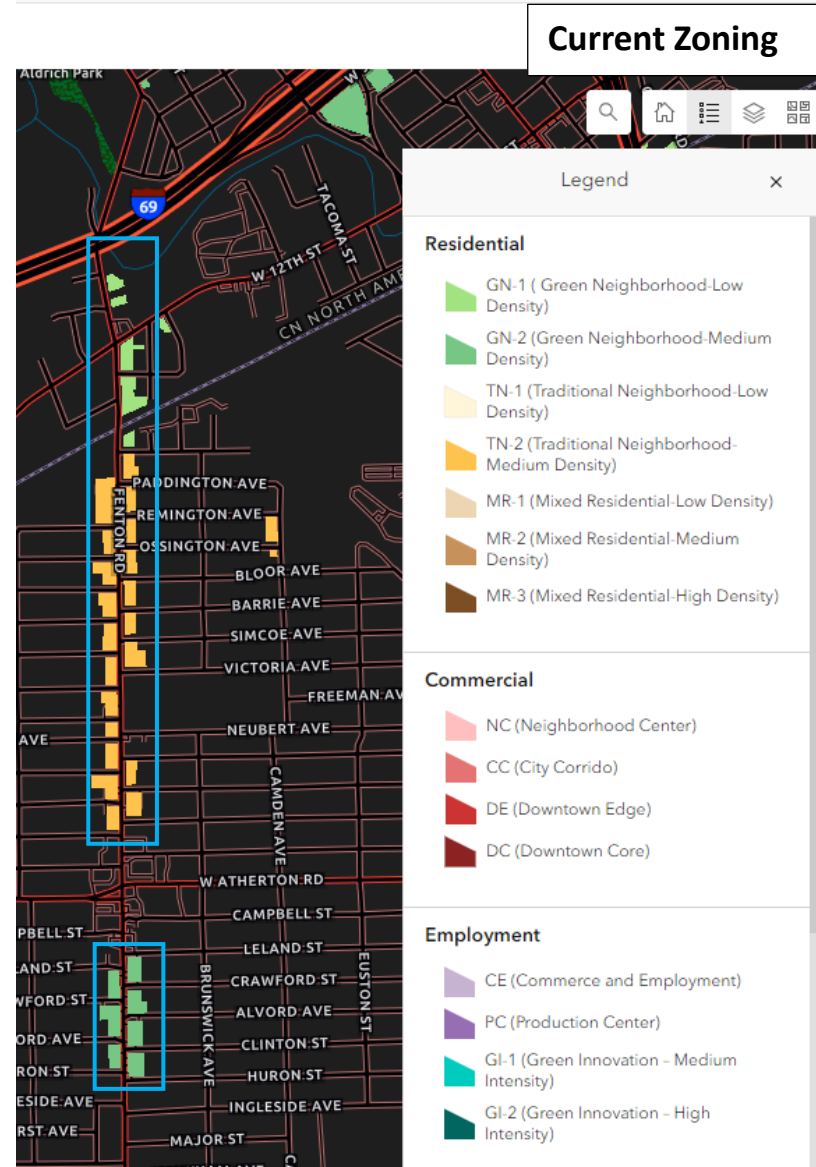
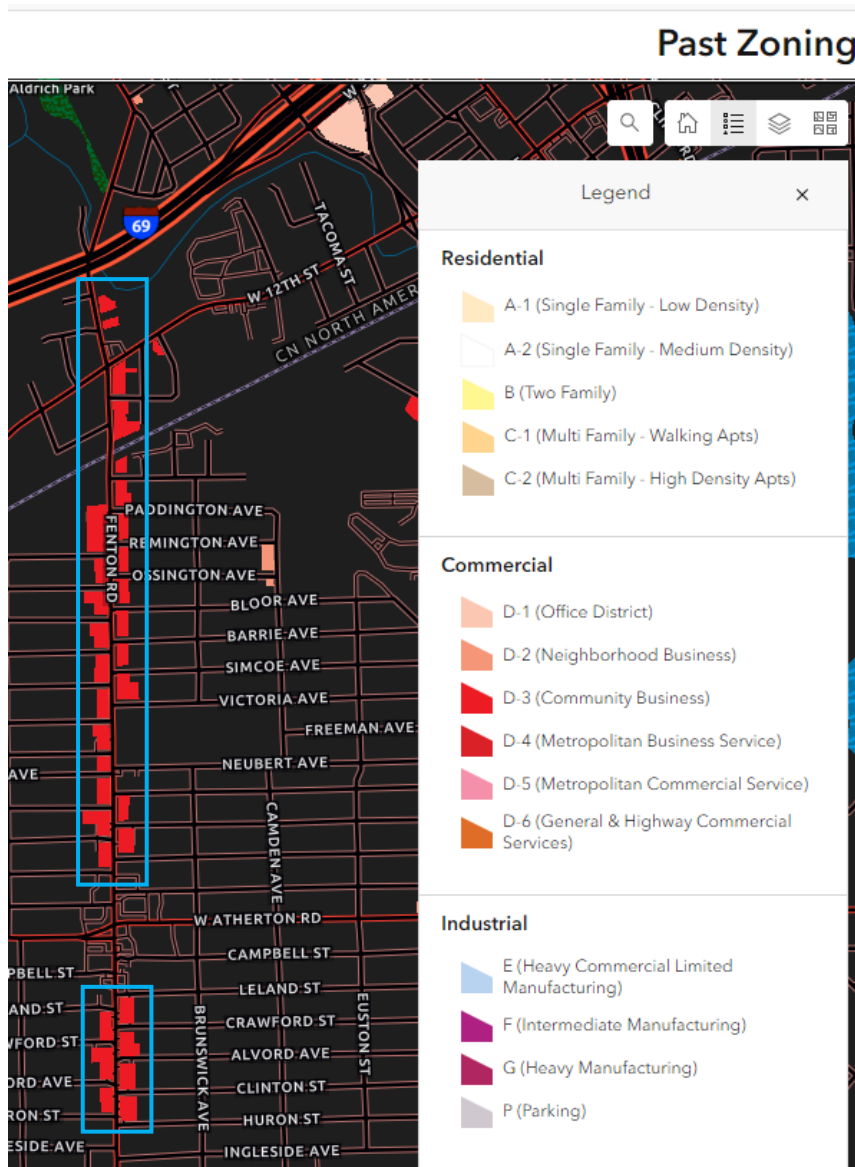
<b>Parcel ID</b>	<b>Full Property Address</b>	<b>Current Zoning</b>	<b>Old Code Zoning</b>	<b>Proposed Zoning</b>	<b>Property Inventory</b>
4105357029	1417 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4105357030	1421 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4105357031	1427 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Good
4105357032	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4105357033	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4105357034	1433 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4105357038	1441 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4105357040	1445 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4105357041	1909 OLIVE AVE, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4105358001	1501 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4105382016	1621 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Parking Lot
4105382017	1625 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Good
4105382018	1629 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Fair
4105382028	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Parking Lot
4105382029	1653 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Good
4105383018	1701 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Fair
4105383019	1707 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Vacant Lot
4105383020	1713 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Vacant Lot
4105383021	1717 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Vacant Lot
4105383022	1721 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Vacant Lot
4105383023	1725 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Fair
4105383024	1729 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Good
4105383025	1733 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Good
4105383027	1737 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Fair
4105383028	1741 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Vacant Lot
4107228007	1801 LEWIS PL, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot
4108101001	1402 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	NC	Good
4108101002	1410 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	NC	Fair
4108101003	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108101004	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108101005	1422 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108101006	1426 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Fair
4108101010	1450 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Fair

4108101011	1454 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108101012	1458 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Poor
4108101029	1444 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Fair
4108102004	1512 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108102005	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108102006	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108102007	1522 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108102008	1526 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108102009	1530 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108102010	1534 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108102011	1538 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108102012	1542 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108102013	1546 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108102032	1508 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108102036	1550 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Poor
4108102037	1558 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Poor
4108102038	1501 INDIANA AVE, FLINT, MI, 48506	GN-1	B	MR-3	Good
4108126003	1638 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Fair
4108126004	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108126005	1646 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Vacant Lot
4108126006	1652 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Sub-Standard
4108126007	1656 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Good
4108126008	1660 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Fair
4108126030	1616 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	MR-3	Sub-Standard
4108127002	1702 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Good
4108127024	1720 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	MR-3	Good



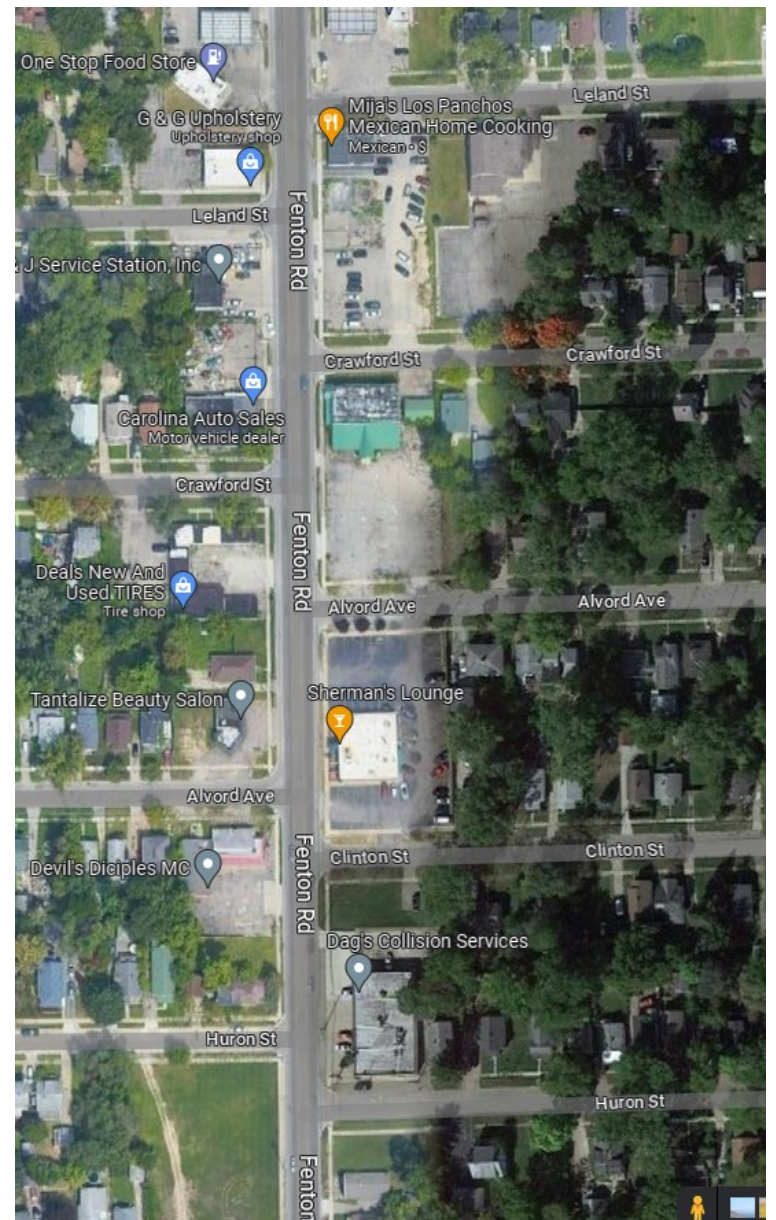
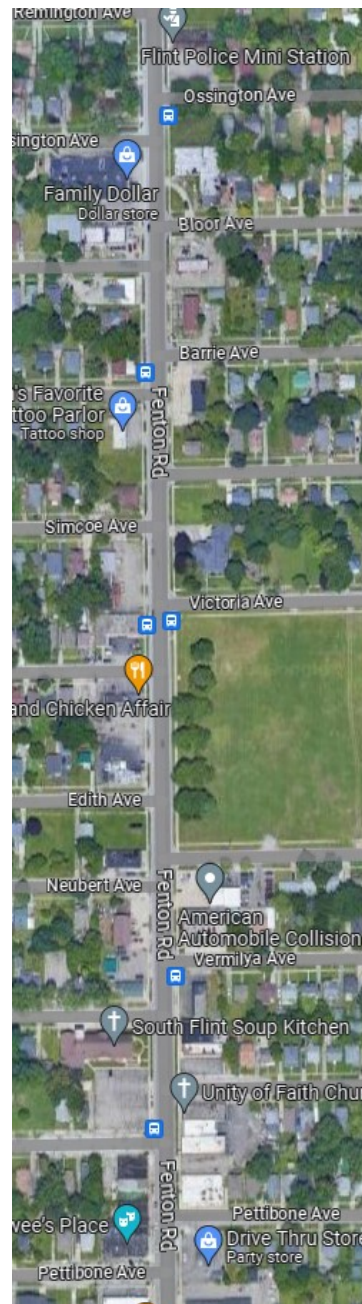
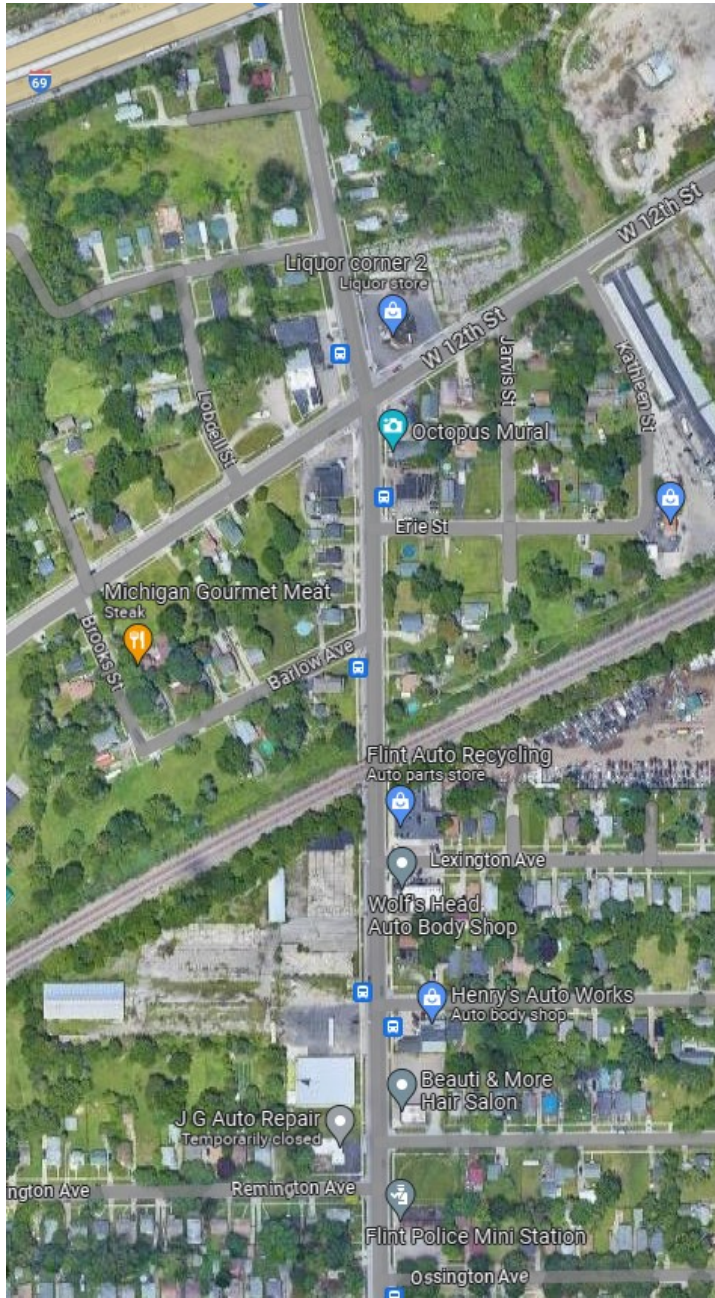
# City of Flint Zoning Map Amendments

Fenton Rd, I-69 to Pettibone Ave & Leland St to Huron St



**Summary Information**

<b>Old Code Zoning</b>	D-3, Community Business	<b>Current code zoning</b>	I-69 to Lexington. GN-1 Lexington to Pettibone Ave. TN-2 Leland St to Huron St. GN-2
<b>Number of parcels</b>	GN-1. 16 Parcels TN-2. 59 Parcels (bordering Fenton Rd.) GN-2. 22 Parcels	<b>Proposed zoning</b>	CC, City Corridor
<b>Current uses allowed</b>	GN-1, 2, TN-2: Single- & Two-Family housing, places of worship, schools, community centers, and accessory agricultural uses.	<b>Proposed uses allowed</b>	CC: Two, Multi-Family housing. Places of worship, schools, offices, wide variety of commercial and retail uses.
<b>Neighborhood Character</b>	Fenton Rd, I-69 to Pettibone Ave, the large majority of these parcels are commercial in nature. There is a small amount of existing residential along Fenton through this area, however most of this area is commercial. Fenton Rd, Leland to Huron St, almost entirely commercial in nature. Roughly 20% of parcels in both areas appear vacant. Medium density, single family housing surrounds Fenton to the East and West.		
<b>General Comments</b>	Fenton Rd south of I-69 can be categorized altogether as commercial in nature. Surrounding this stretch of Fenton Rd, there is a large amount of dense residential housing. Fenton Rd zoning should be returned to commercial, allowing it to support the residential neighborhoods surrounding it.		



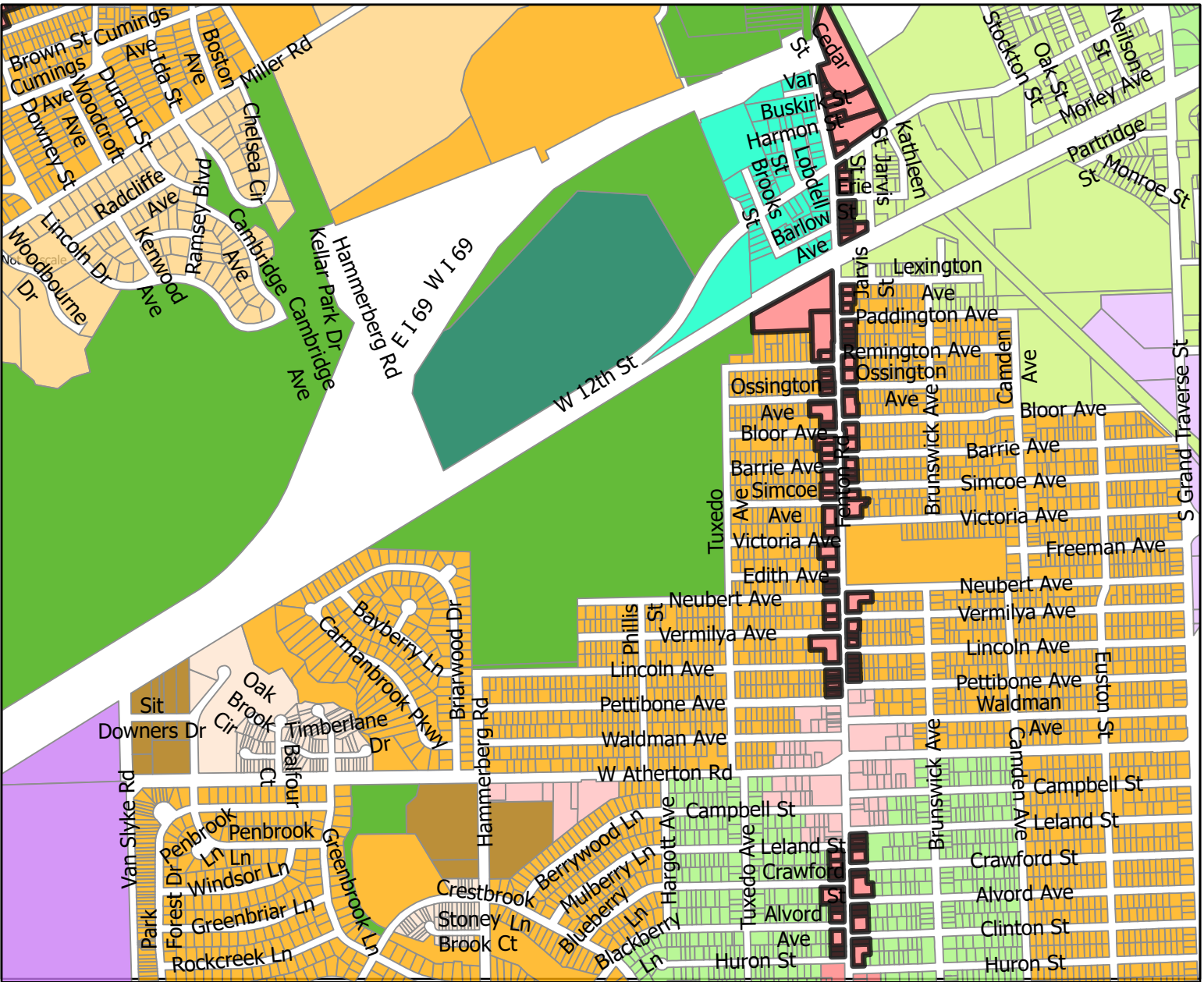
Fenton Rd,  
I-69 to Pettibone Ave,  
Leland to Huron St

**Legend**

- Zoning Districts**
- CC, City Corridor
  - CE, Commerce & Employment
  - DC, Downtown Core
  - DE, Downtown Edge
  - GI-1, Green Innovation - Medium Intensity
  - GI-2, Green Innovation - High Intensity
  - GN-1, Green Neighborhood - Low Density
  - GN-2, Green Neighborhood - Medium Density
  - IC, Institutional Campus
  - MR-1, Mixed Residential - Low Density
  - MR-2, Mixed Residential - Medium Density
  - MR-3, Mixed Residential - High Density
  - NC, Neighborhood Center
  - OS, Open Space
  - PC, Production Center
  - TN-1, Traditional Neighborhood - Low Density
  - TN-2, Traditional Neighborhood - Medium Density
  - UC, University Core

0 500 1,000 Feet

Date Exported: 9/8/2023



**DRAFT MAP FOR DEMONSTRATIONAL PURPOSES ONLY  
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Parcel ID	Full Property Address	Current Zoning	Old Code Zoning	Proposed Zoning	Property Inventory
4119101010	1945 FENTON RD, FLINT, MI, 48507	GN-1	E	CC	Good
4119101022	FENTON RD, FLINT, MI, 48507	None	A-2	CC	Vacant Lot
4119102005	2017 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Good
4119102016	2001 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Sub-Standard
4119102017	2009 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Sub-Standard
4119104001	2103 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Vacant Lot
4119104003	FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Poor
4119104004	FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Poor
4119104005	2119 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Fair
4119104007	FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Sub-Standard
4119104008	2205 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Fair
4119104015	2105 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Vacant Lot
4119104016	2207 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Vacant Lot
4119155001	2403 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4119155002	2413 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4119155003	2417 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4119157001	2505 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4119157002	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4119157003	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4119157004	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4119157005	2521 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4119159002	2615 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4119159031	2605 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Vacant Lot
4119161018	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4119301016	2715 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4119303028	2809 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4119303029	2829 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor
4119305001	2901 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4119305003	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4119305004	2917 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4119307001	3005 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Vacant Lot
4119307014	3017 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4119351026	3301 FENTON RD, FLINT, MI, 48507	TN-2	B	CC	Good

4119353002	3421 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4119353004	3433 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor
4119353029	3401 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor
4119355001	3501 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4119355002	3505 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4119355005	3517 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor
4119355006	3519 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor
4119355040	3509 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4119355041	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4119101009	FENTON RD, FLINT, MI, 48507	GN-1	E	CC	Fair
4119101007	1709 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Vacant Lot
4119101017	1609 FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Fair
4119101020	FENTON RD, FLINT, MI, 48507	GN-1	D-3	CC	Vacant Lot
4119101015	1563 FENTON RD, FLINT, MI, 48507	GN-1	A-2	CC	Vacant Lot
4119101019	FENTON RD, FLINT, MI, 48507	GN-1	A-2	CC	Vacant Lot
4119101021	1701 FENTON RD, FLINT, MI, 48507	GN-1	E	CC	Good
4024277028	2532 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4024277039	2302 FENTON RD, FLINT, MI, 48507	TN-2	E	CC	Fair
4024277040	2510 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4024278035	2602 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4024278036	2606 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4024278037	2622 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4024278038	2626 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4024279020	2702 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4024426018	2722 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4024427038	2810 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor
4024427041	2802 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4024427042	2822 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4024428036	2902 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4024428037	2916 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Vacant Lot
4024428039	2920 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Poor
4024429038	3004 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4024429047	3024 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4024430043	3102 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good

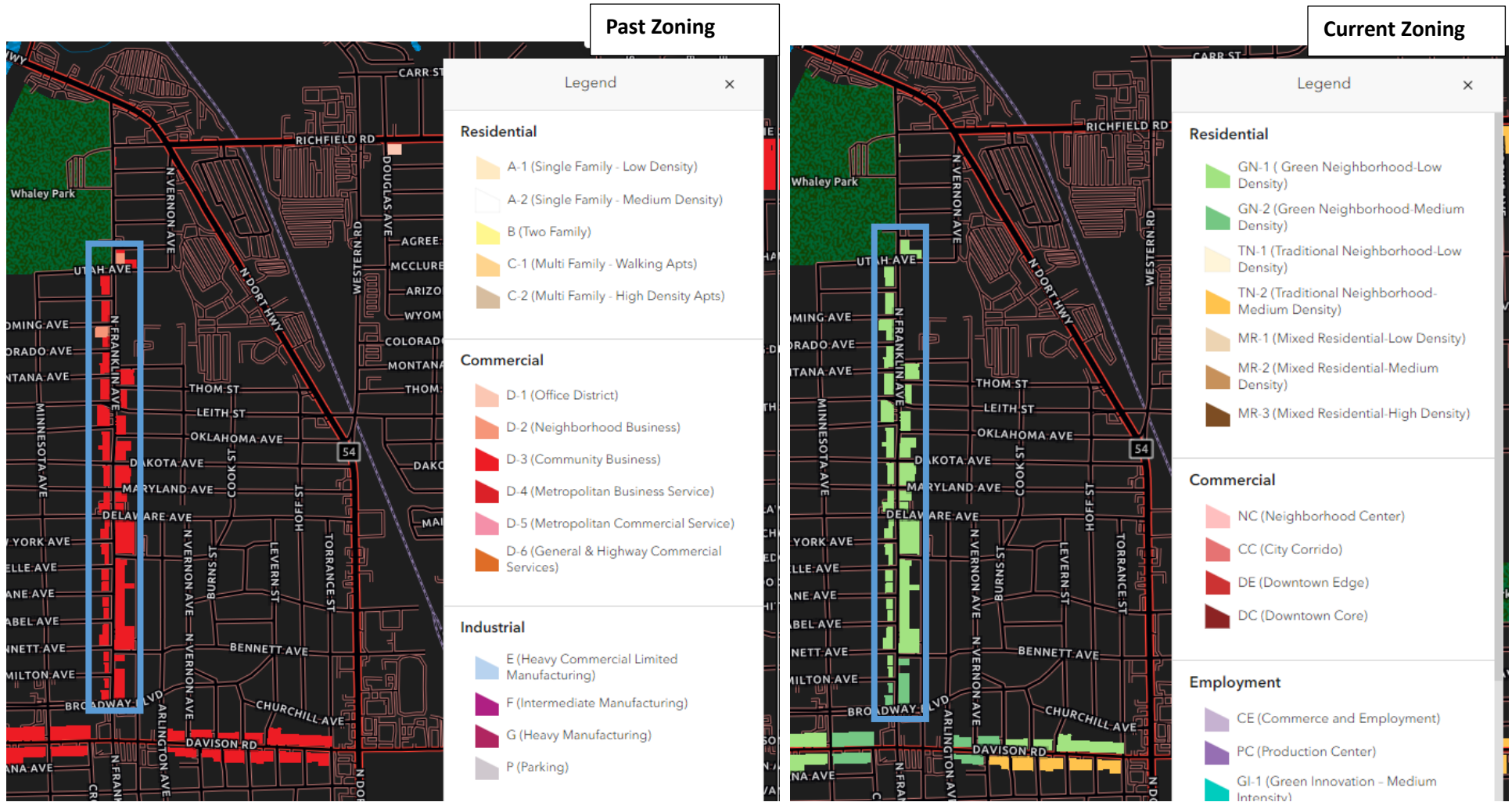
4024430044	3122 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4024431017	FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Vacant Lot
4024431018	3206 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Vacant Lot
4024431020	3210 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4024477035	3302 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4024477036	3318 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4024477041	3320 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4024479035	3410 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4024481037	3502 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4024481038	3506 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4024481039	3510 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4024481040	3512 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4024481041	3518 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Fair
4024481042	3522 FENTON RD, FLINT, MI, 48507	TN-2	D-3	CC	Good
4025231030	4002 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good
4025231031	4010 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Parking Lot
4025231032	4014 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Fair
4025231033	4022 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Sub-Standard
4025233021	4106 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good
4025233035	FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Vacant Lot
4025233036	4118 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good
4025233037	4126 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good
4025277039	4214 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Vacant Lot
4025277040	4218 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Poor
4025277042	4202 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good
4130105001	4001 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good
4130105002	4005 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Vacant Lot
4130105004	4009 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Fair
4130105005	FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Poor
4130107001	4101 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Fair
4130107002	4109 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Poor
4130109001	4201 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Parking Lot
4130109002	4205 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Parking Lot
4130109031	4211 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good

4130151001	4301 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Vacant Lot
4130151030	4317 FENTON RD, FLINT, MI, 48507	GN-2	D-3	CC	Good



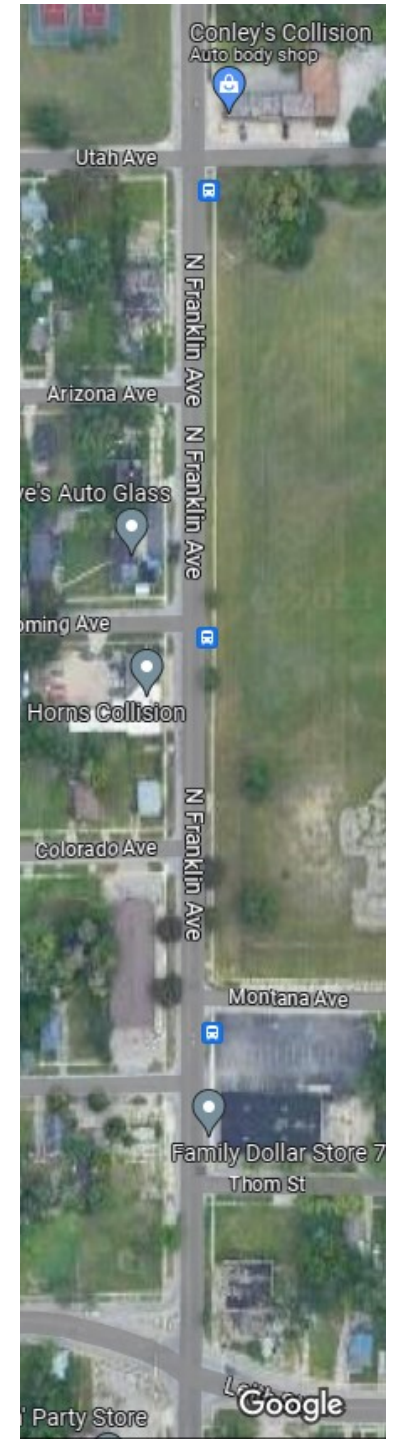
# City of Flint Zoning Map Amendments

Franklin Ave, Broadway Blvd to Whaley Park



**Summary Information**

<b>Old Code Zoning</b>	D-3, Community Business. D-2, Neighborhood Business. (2 parcels, near North edge of limits)	<b>Current code zoning</b>	GN-1, Green Neighborhood Low Density GN-2, Green Neighborhood Medium Density (11 parcels, south edge of limits)
<b>Number of parcels</b>	87 Parcels, all boarding Franklin	<b>Proposed zoning</b>	1. NC, Neighborhood Center, at the intersection of Franklin & Delaware 2. Remainder of parcels remain GN-1 or GN-2 consistent with current zoning.
<b>Current uses allowed</b>	GN-1 & 2: Single & Two-family dwellings, Schools, Libraries, Places of Worship, Child Care centers. Very few commercial uses allowed.	<b>Proposed uses allowed</b>	NC: Local-serving commercial uses, offices, personal service establishments, small retail, gyms, single & two family, multi family, dwellings, libraries, places of worship.
<b>Neighborhood Character</b>	Franklin Ave, Broadway Blvd to Whaley Park is light intensity commercial and retail in nature, however, nearly 60-70% of the structures and parcels in this area are vacant. There is some existing residential bordering Franklin in this area, however the majority of parcels are existing commercial.		
<b>General Comments</b>	Providing options for additional development along the remaining commercial hub and area of activity along the corridor at Delaware Avenue will provide options for re-use. However, given the large amount of vacancy, low intensity uses, and relatively little traffic on Franklin Avenue, significant rezoning does not appear to be warranted.		

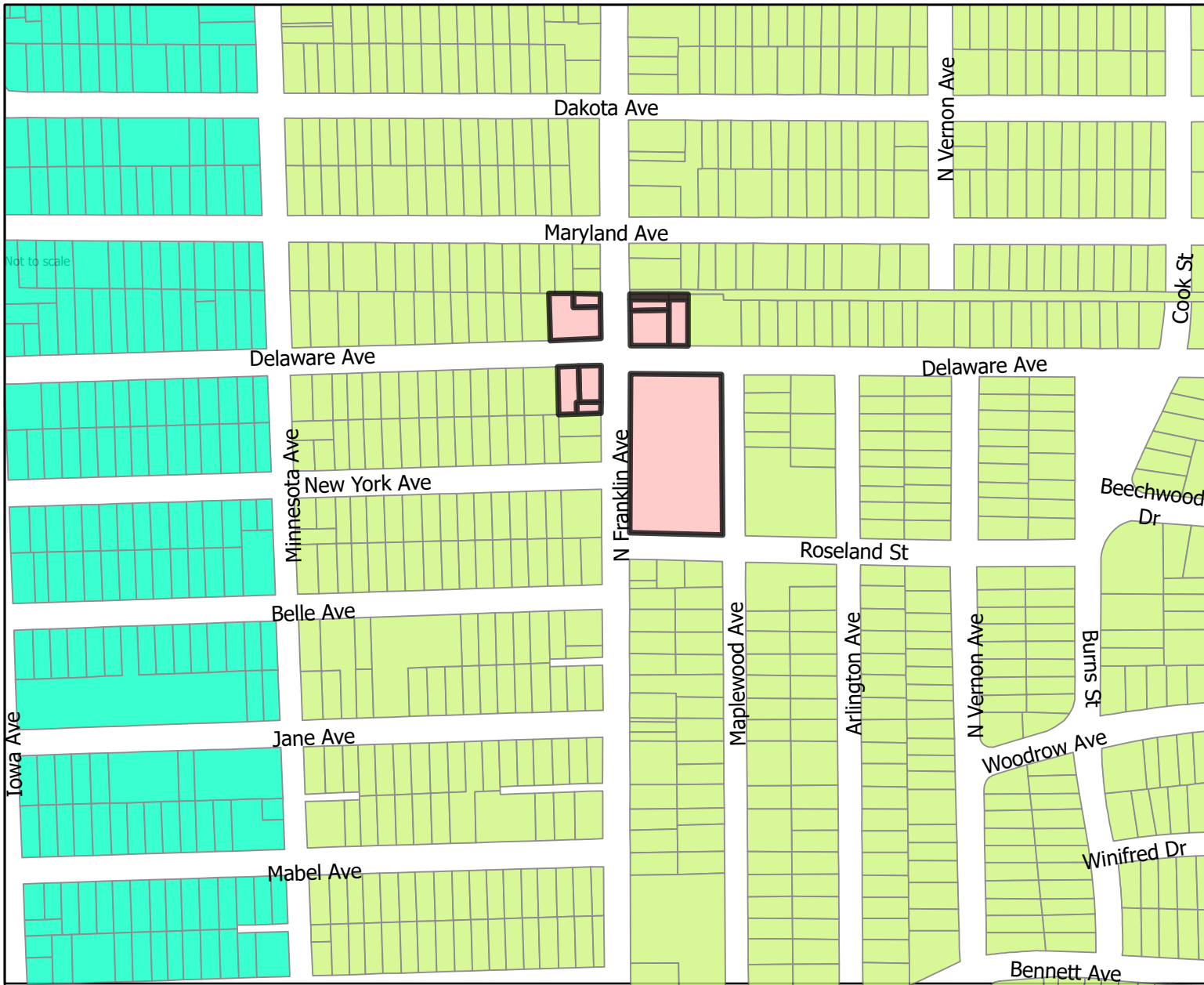


# Franklin Ave, Broadway Blvd to Whaley Park

## Legend

### Zoning Districts

- CC, City Corridor
- CE, Commerce & Employment
- DC, Downtown Core
- DE, Downtown Edge
- GI-1, Green Innovation - Medium Intensity
- GI-2, Green Innovation - High Intensity
- GN-1, Green Neighborhood - Low Density
- GN-2, Green Neighborhood - Medium Density
- IC, Institutional Campus
- MR-1, Mixed Residential - Low Density
- MR-2, Mixed Residential - Medium Density
- MR-3, Mixed Residential - High Density
- NC, Neighborhood Center
- OS, Open Space
- PC, Production Center
- TN-1, Traditional Neighborhood - Low Density
- TN-2, Traditional Neighborhood - Medium Density
- UC, University Core



0 185 370 Feet

Date Exported: 9/8/2023



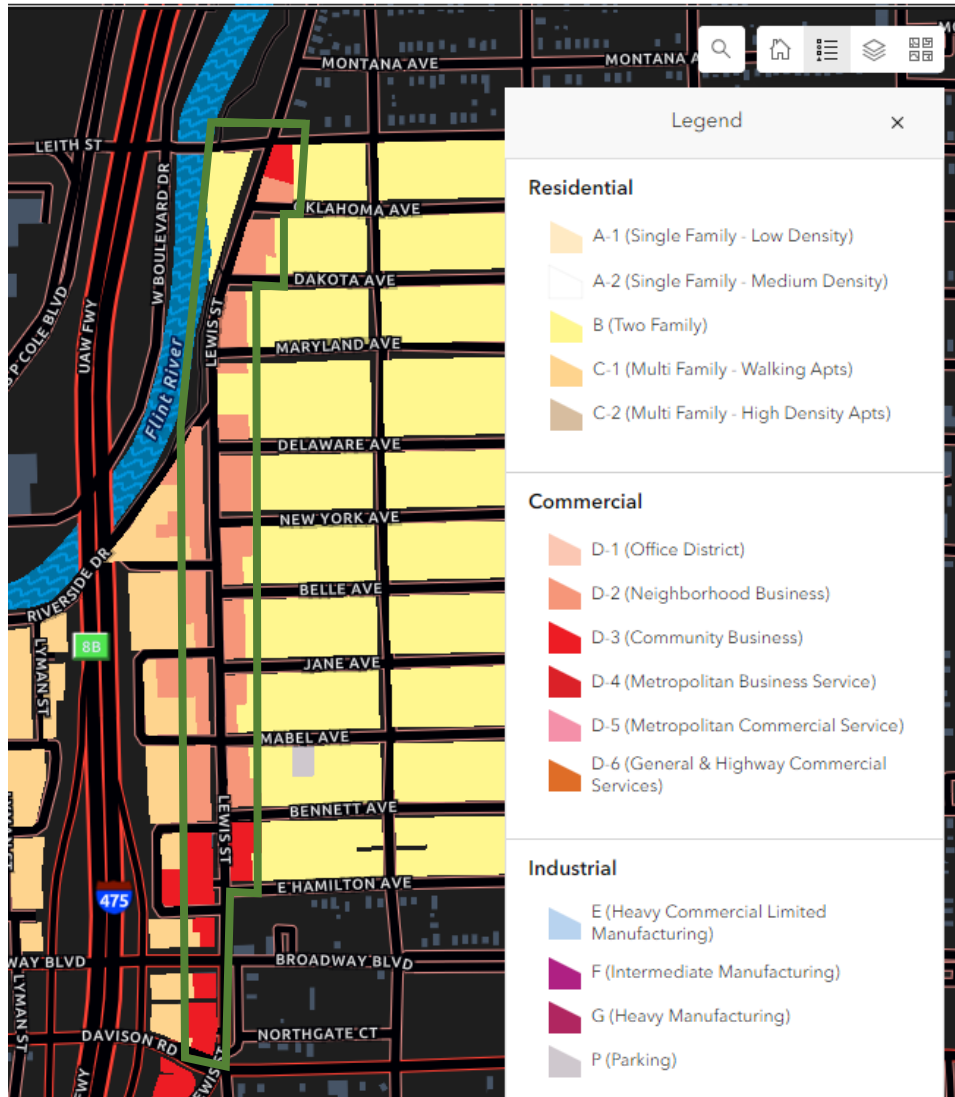
**DRAFT MAP FOR DEMONSTRATIONAL PURPOSES ONLY  
NOT AN OFFICIAL CITY OF FLINT MAP**

<b>Parcel ID</b>	<b>Full Property Address</b>	<b>Current Zoning</b>	<b>Old Code Zoning</b>	<b>Proposed Zoning</b>	<b>Property Inventory</b>
4105183035	N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Good
4105183040	1829 DELAWARE AVE, FLINT, MI, 48506	GN-1	D-3	NC	Good
4105327016	1826 DELAWARE AVE, FLINT, MI, 48506	GN-1	B	NC	Good
4105327017	2617 N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Good
4105327018	2611 N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Good
4105401003	N FRANKLIN AVE, FLINT, MI, 48506	GN-1	C-1	NC	Vacant Lot
4105401005	2702 N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Fair
4105401006	1909 DELAWARE AVE, FLINT, MI, 48506	GN-1	C-1	NC	Parking Lot
4105401035	2708 N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Parking Lot
4105401036	2710 N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Fair
4105402001	2500 N FRANKLIN AVE, FLINT, MI, 48506	GN-1	D-3	NC	Good

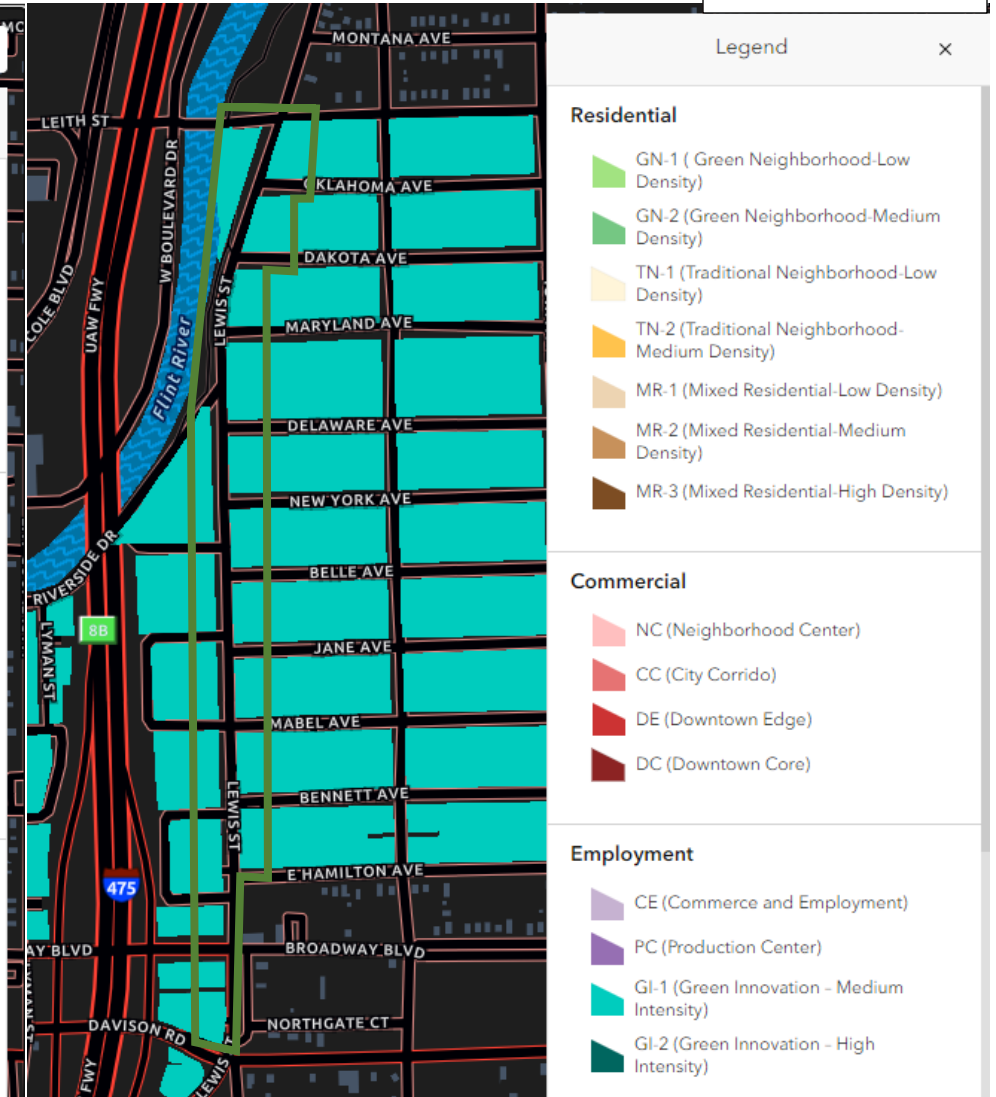
# City of Flint Zoning Map Amendments

Lewis Street, Davison Rd to Leith St

## Past Zoning



## Current Zoning



**Summary Information**

<p><b>Old Code Zoning</b></p>	<p>Lewis St, Davison Rd to Bennett Ave. D-3, Community Business. (1 parcel at Lewis &amp; Leith St intersection)</p> <p>Lewis St, Bennett Ave to Leith St. D-2, Neighborhood Business. B, Two Family. (2 parcels)</p>	<p><b>Current code zoning</b></p>	<p>GI-1, Green Innovation, Medium Intensity</p>
<p><b>Number of parcels</b></p>	<p>63 Parcels</p>	<p><b>Proposed zoning</b></p>	<p>1. Lewis St, Davison to Hamilton. NC, Neighborhood Center.</p> <p>2. Lewis St, Hamilton to Leith. MR-3, Mixed Residential.</p>
<p><b>Current uses allowed</b></p>	<p>GI-1: Single family detached housing, parks, places of worship, schools, retail uses related to agriculture and landscaping.</p>	<p><b>Proposed uses allowed</b></p>	<p>NC: Local-serving commercial uses, offices, personal service establishments, small retail, gyms, single &amp; two family, multi family, dwellings, libraries, places of worship, etc.</p> <p>MR-3: Single Family Attached, Multi-family dwellings, schools, commercial and retail uses, personal service establishments, etc.</p>
<p><b>Neighborhood Character</b></p>	<p>Lewis Street, Davison Rd to Leith Street, is mostly low intensity commercial in nature. There is a small amount of existing residential bordering Lewis Street in this area. Roughly 75% of the parcels and structures in this area are vacant.</p>		
<p><b>General Comments</b></p>	<p>Restoring low-intensity commercial and mixed use zoning to the area of Lewis Street, Davison to Hamilton will allow for a large number of permitted commercial and retail uses on a key intersection. Replacing the remainder of Lewis Street, from Hamilton to Leith, with MR-3, will allow for commercial and retail uses to re-occupy existing parcels along Lewis, while also offering the opportunity for a range of Multi-Family housing options not permitted in GI-1.</p>		





Lewis Street,  
Davison Rd to Leith St

**Legend**

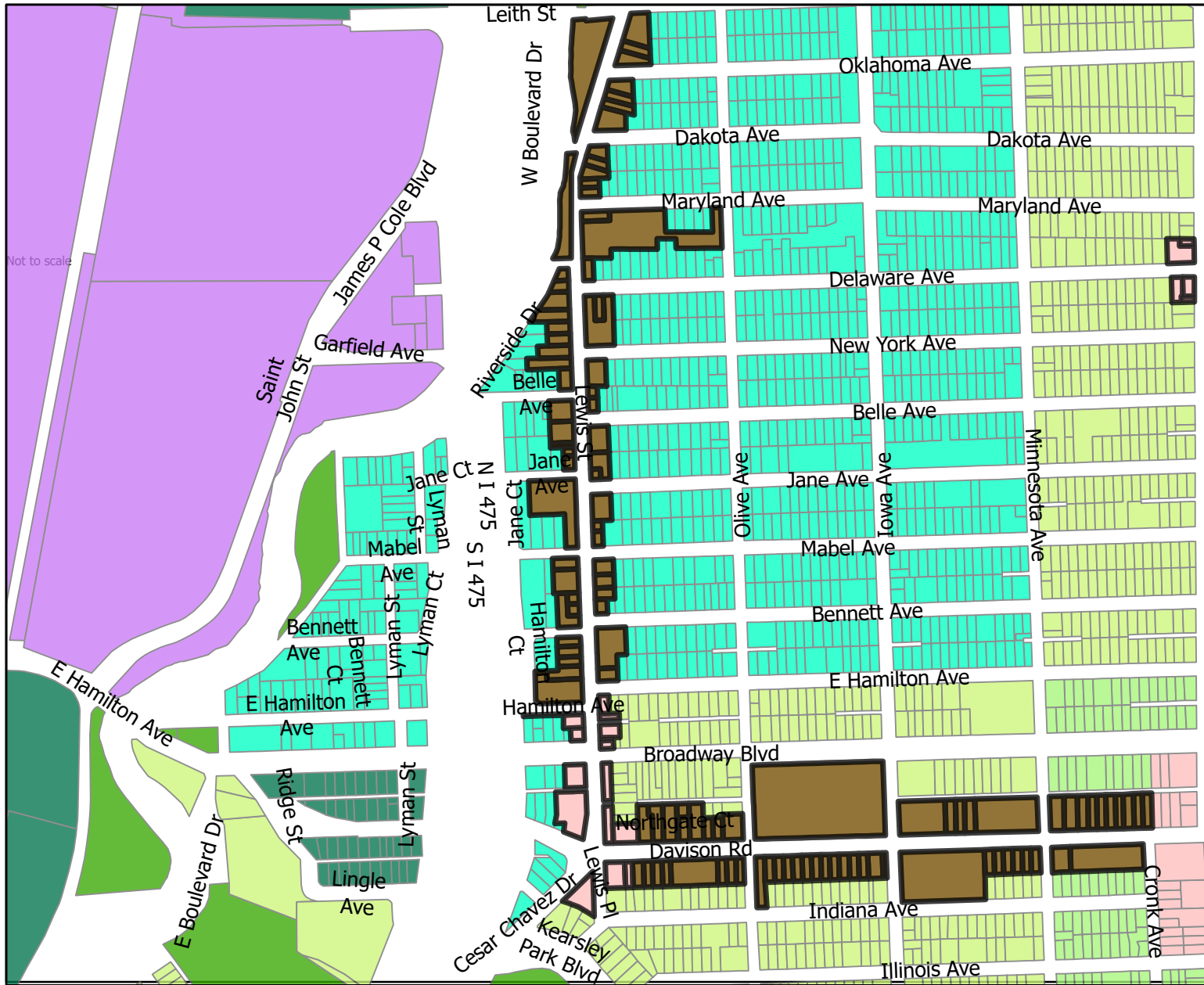
Layer

Zoning Districts

- CC, City Corridor
- CE, Commerce & Employment
- DC, Downtown Core
- DE, Downtown Edge
- GI-1, Green Innovation - Medium Intensity
- GI-2, Green Innovation - High Intensity
- GN-1, Green Neighborhood - Low Density
- GN-2, Green Neighborhood - Medium Density
- IC, Institutional Campus
- MR-1, Mixed Residential - Low Density
- MR-2, Mixed Residential - Medium Density
- MR-3, Mixed Residential - High Density
- NC, Neighborhood Center
- OS, Open Space
- PC, Production Center
- TN-1, Traditional Neighborhood - Low Density
- TN-2, Traditional Neighborhood - Medium Density
- UC, University Core

0 250 500 Feet

Date Exported: 9/7/2023



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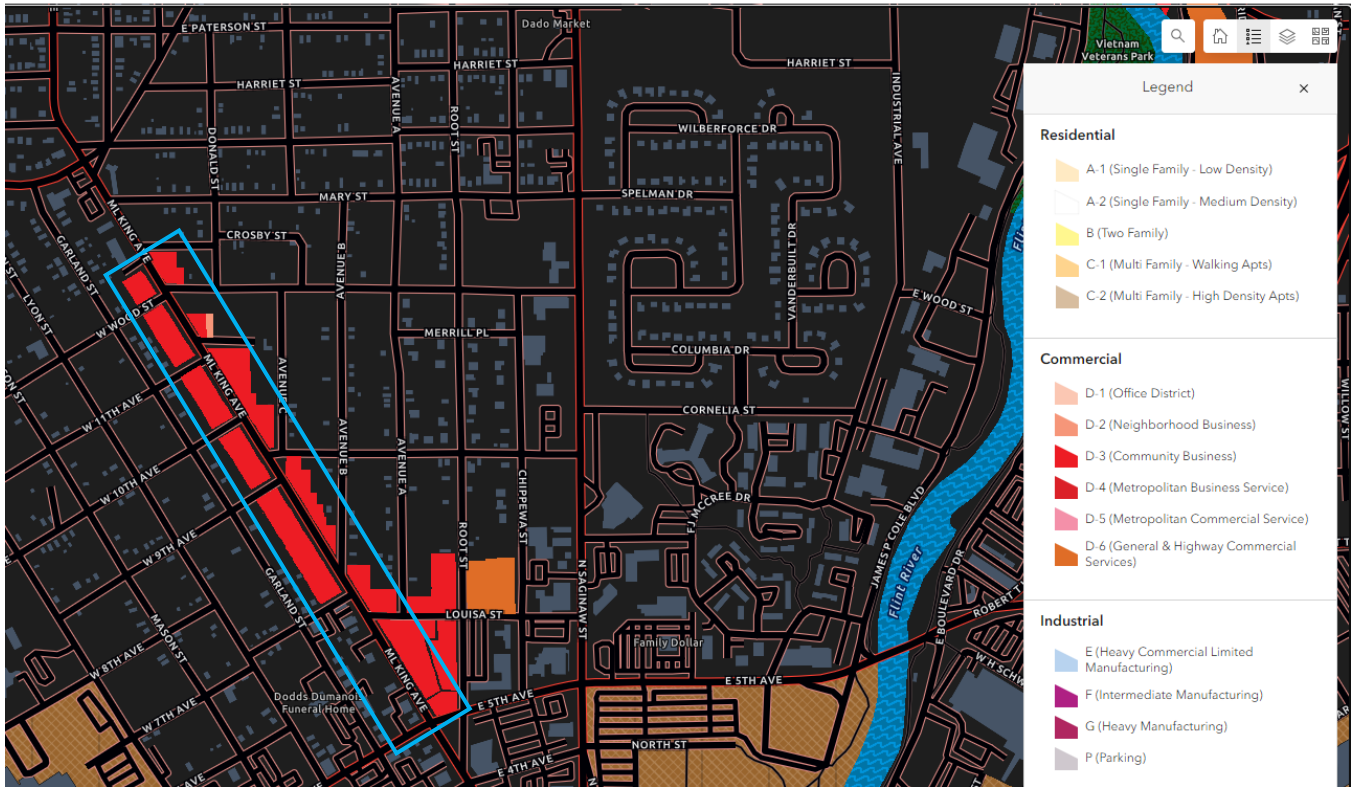
<b>Parcel ID</b>	<b>Full Property Address</b>	<b>Current Zoning</b>	<b>Old Code Zoning</b>	<b>Proposed Zoning</b>	<b>Property Inventory</b>
4105351002	2218 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Poor
4105351003	2212 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4105351017	2202 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4105351035	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Parking Lot
4105353031	2118 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	MR-3	Good
4105353043	2102 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	MR-3	Vacant Lot
4105355001	2020 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot
4105355004	2012 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot
4105355018	2006 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot
4105355019	2004 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot
4105355020	2002 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Fair
4105357028	1405 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	NC	Fair
4106477019	2225 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4106477020	2215 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4106477038	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4106477039	2207 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4106477049	1357 BENNETT AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4106479033	2125 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	MR-3	Fair
4106479034	2123 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	MR-3	Fair
4106479035	LEWIS ST, FLINT, MI, 48506	GI-1	D-3	MR-3	Vacant Lot
4106479036	LEWIS ST, FLINT, MI, 48506	GI-1	D-3	MR-3	Vacant Lot
4106479047	2101 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	MR-3	Good
4106481026	2001 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Vacant Lot
4106481031	2005 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Vacant Lot
4106483018	1362 BROADWAY BLVD, FLINT, MI, 48506	GI-1	D-3	NC	Sub-Standard
4106483047	LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Parking Lot
4105155001	2820 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4105155002	2816 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4105155003	2814 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4105155004	2812 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Fair
4105155005	2802 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Fair
4105157001	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4105157009	1401 DELAWARE AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot

4105157027	2710 LEWIS ST, FLINT, MI, 48506	GI-1	B	MR-3	Vacant Lot
4105301002	1406 DELAWARE AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4105301035	1402 DELAWARE AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4105303018	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4105303019	2504 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4105303036	NEW YORK AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4105305001	2418 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4105305017	JANE AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4105305032	2408 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Poor
4105307002	2318 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4105307016	2308 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4105307017	1401 MABEL AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Fair
4106280001	LEWIS ST, FLINT, MI, 48505	None	B	MR-3	Vacant Lot
4106428002	2615 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4106428003	2611 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4106428004	2607 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4106428019	2603 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4106428020	2519 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4106428021	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4106428022	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4106428028	2501 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Fair
4106429042	2425 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4106429034	2411 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4106429035	2407 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	No
4106429036	2403 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4106429039	2413 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4106432052	1338 JANE AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4105106003	LEITH ST, FLINT, MI, 48506	GI-1	B	MR-3	Vacant Lot
4105151001	3018 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	MR-3	Fair
4105151002	3008 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4105151003	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4105153001	2920 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot
4105153002	2916 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good
4105153004	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot

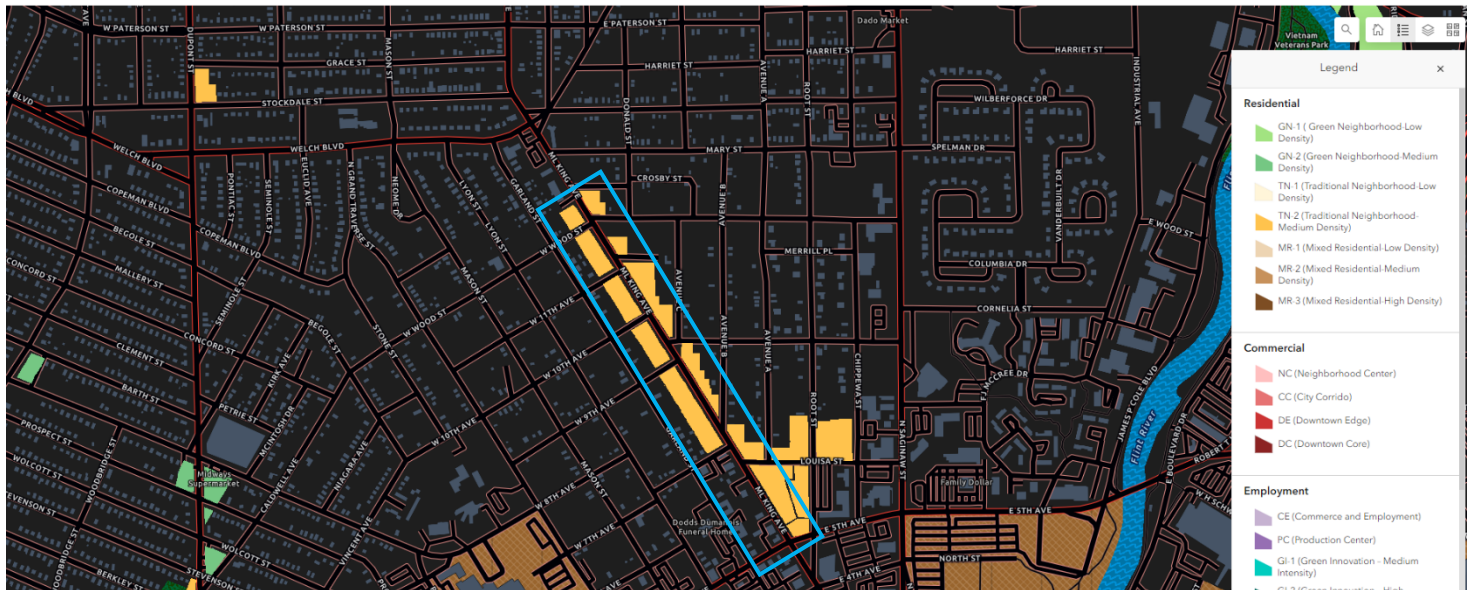
# City of Flint Zoning Map Amendments

MLK Ave, 5<sup>th</sup> Ave to Crosby St

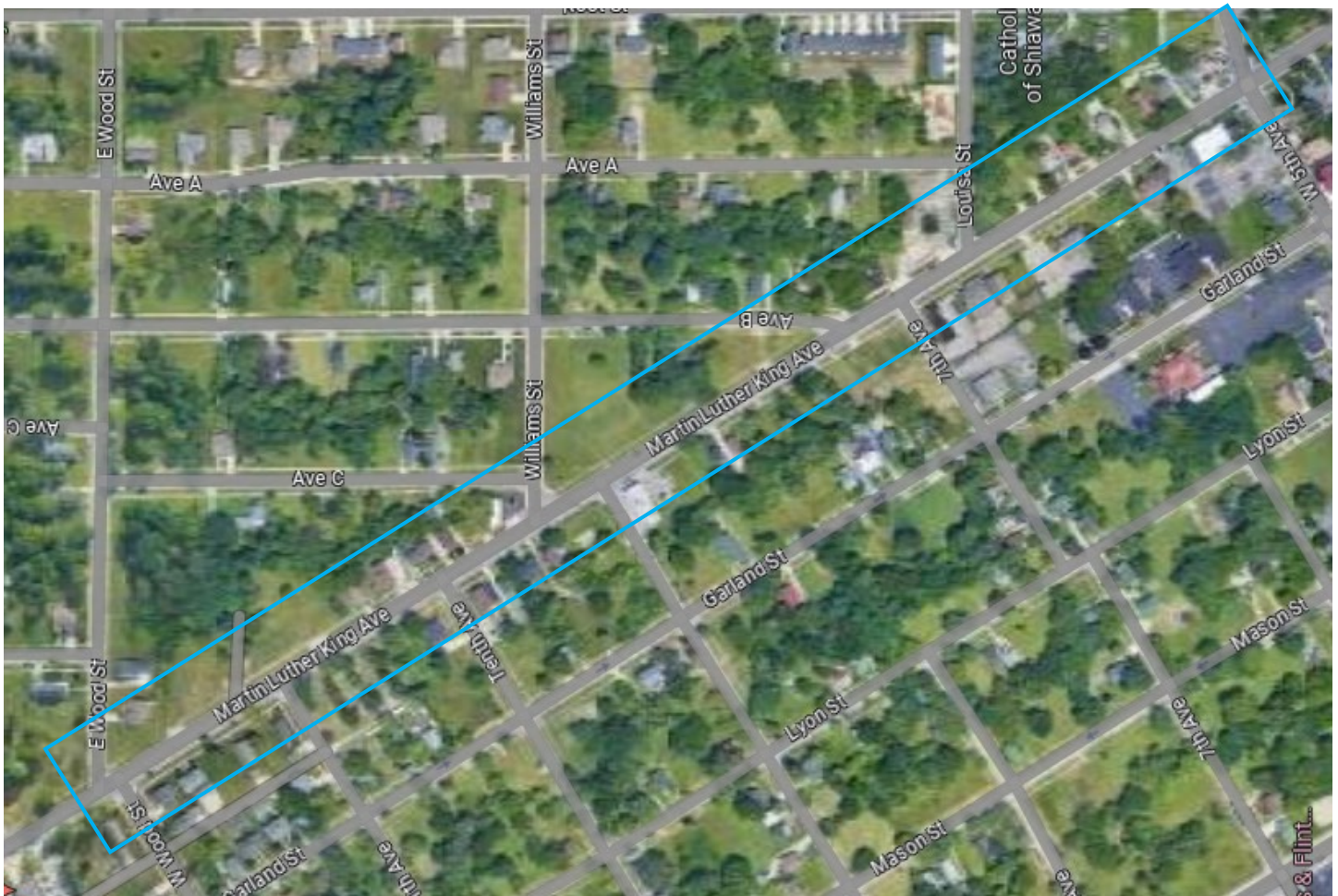
Past Zoning



Current Zoning



Summary Information			
<b>Old Code Zoning</b>	D-3, Community Business	<b>Current code zoning</b>	TN-2, Traditional Neighborhood
<b>Number of parcels</b>	80 parcels, bordering Saginaw	<b>Proposed zoning</b>	MR-3, Mixed Residential
<b>Current uses allowed</b>	TN-2: Single- & Two-Family housing, places of worship, schools, community centers, and accessory agricultural uses.	<b>Proposed uses allowed</b>	MR-3: Single Family Attached, Multi-family dwellings, schools, commercial and retail uses, personal service establishments, etc.
<b>Neighborhood Character</b>	This stretch of MLK is mostly residential in nature, however at the intersections of MLK/5 <sup>th</sup> Ave, MLK/9 <sup>th</sup> Ave & Williams St, are locations of existing commercial land use. The residential parcels, a large amount are currently vacant, roughly 75%.		
<b>General Comments</b>	This area of MLK, acting as an ingress/egress to Downtown, is filled with vacant parcels. Rezoning this area to MR-3 will allow for the inclusion of commercial and retail uses, which were permitted under the old code zoning here. Additionally, MR-3 will allow for higher density housing options in this area, while the surrounding neighborhoods will continue to be primarily used as Single-Family Housing.		



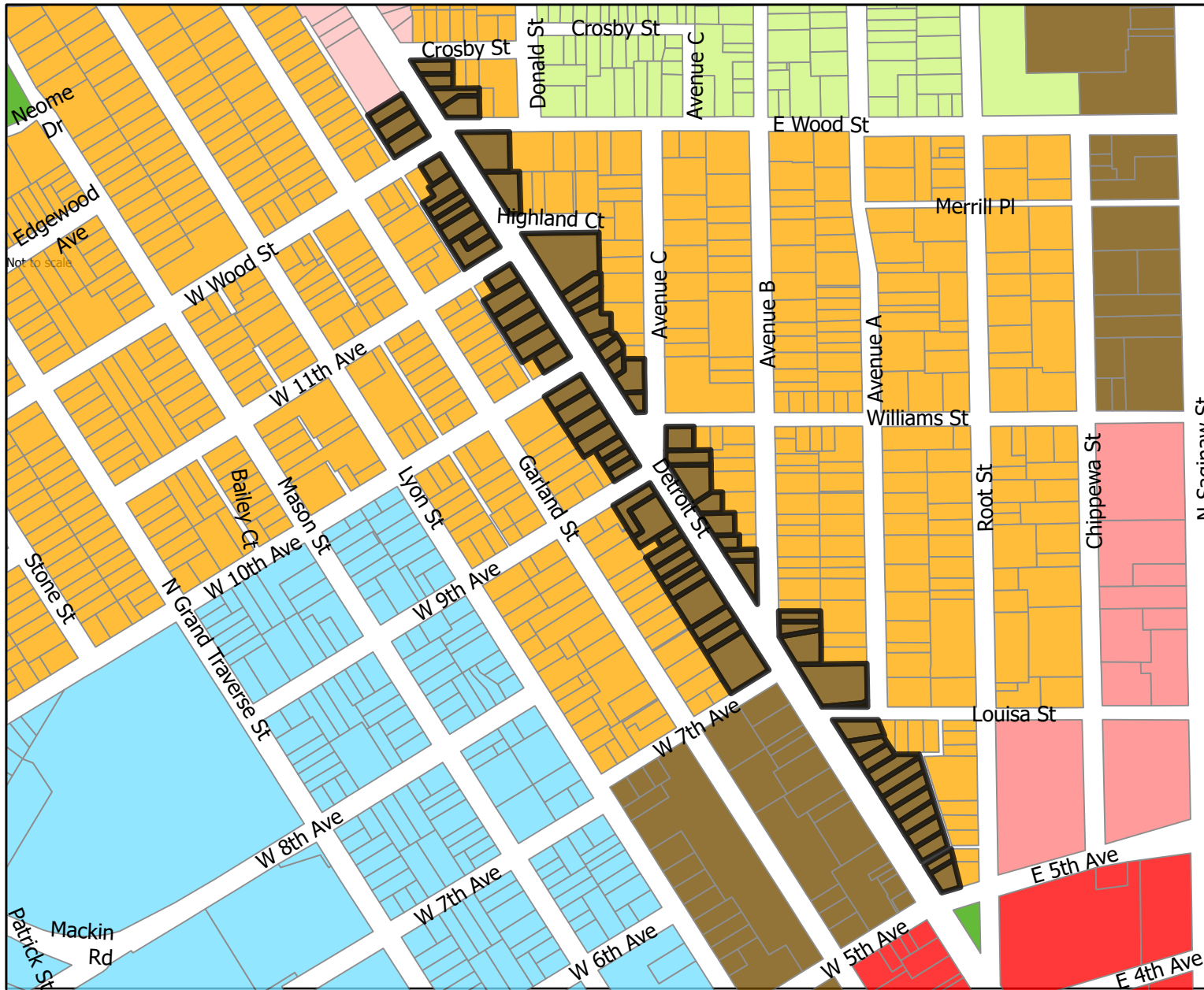
R:\Projects\20C0272\Docs\Planning and Zoning Services\Administration\Map Amendment Memos\MLK\D2 MLK, 5th Ave to Crosby St.docx

# MLK Ave, 5th Ave to Crosby St

## Legend

### Zoning Districts

- CC, City Corridor
- CE, Commerce & Employment
- DC, Downtown Core
- DE, Downtown Edge
- GI-1, Green Innovation - Medium Intensity
- GI-2, Green Innovation - High Intensity
- GN-1, Green Neighborhood - Low Density
- GN-2, Green Neighborhood - Medium Density
- IC, Institutional Campus
- MR-1, Mixed Residential - Low Density
- MR-2, Mixed Residential - Medium Density
- MR-3, Mixed Residential - High Density
- NC, Neighborhood Center
- OS, Open Space
- PC, Production Center
- TN-1, Traditional Neighborhood - Low Density
- TN-2, Traditional Neighborhood - Medium Density
- UC, University Core



0 250 500 Feet

Date Exported: 9/8/2023



**DRAFT MAP FOR DEMONSTRATIONAL PURPOSES ONLY  
NOT AN OFFICIAL CITY OF FLINT MAP**

<b>Property ID</b>	<b>Full Property Address</b>	<b>Current Zoning</b>	<b>Old Code Zoning</b>	<b>Proposed Zoning</b>	<b>Property Inventory</b>
4012130035	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012130036	1507 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012130046	1501 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012205001	1514 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012205002	1510 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012205003	1506 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012205004	1502 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012208016	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012208017	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012208018	1409 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012208021	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012208026	111 W WOOD ST, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012208027	1423 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012208030	1401 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012209010	1410 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012209020	1320 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012209021	1316 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012209022	1310 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012209023	1304 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012209024	1220 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012209048	1210 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012209049	1202 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012209051	1216 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012209052	1340 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012209067	214 E WOOD ST, FLINT, MI, 48503	TN-2	C-1	MR-3	Good
4012252013	1323 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012252014	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Fair
4012252015	1315 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012252016	1311 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012252017	1307 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012252020	1303 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012255012	1219 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012255013	1215 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good

4012255014	1211 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Fair
4012255016	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012255018	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012255019	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012255021	1225 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012256001	AVENUE C, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012256003	AVENUE C, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012256004	1126 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012256005	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012256007	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012256008	1114 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012256017	1110 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012256018	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012259028	1127 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012259030	1121 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012259031	1117 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012259032	1113 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012259036	1019 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Sub-Standard
4012259037	1015 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012259042	1125 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012259043	1001 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Fair
4012259046	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012259047	1143 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Good
4012259048	M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Fair
4012280020	AVENUE B, FLINT, MI, 48503	TN-2	C-1	MR-3	Vacant Lot
4012280021	1024 AVENUE B, FLINT, MI, 48503	TN-2	D-3	MR-3	Sub-Standard
4012280022	1016 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Poor
4012280040	1002 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Poor
4012280041	LOUISA ST, FLINT, MI, 48503	TN-2	D-3	MR-3	Parking Lot
4012427001	LOUISA ST, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot
4012427002	916 M L KING AVE, FLINT, MI, 48503	TN-2	D-3	MR-3	Vacant Lot



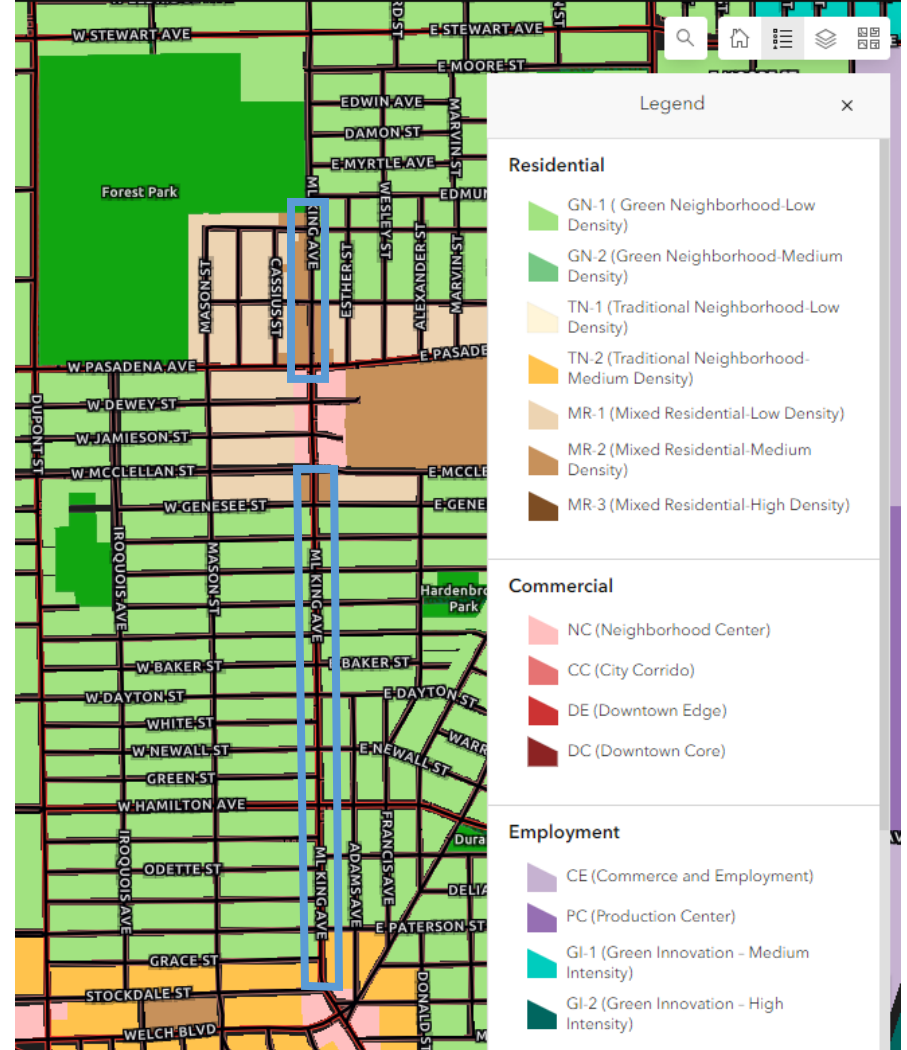
# City of Flint Zoning Map Amendments

MLK, Stockdale St to McClellan & Pasadena to Van Wagoner

## Past Zoning



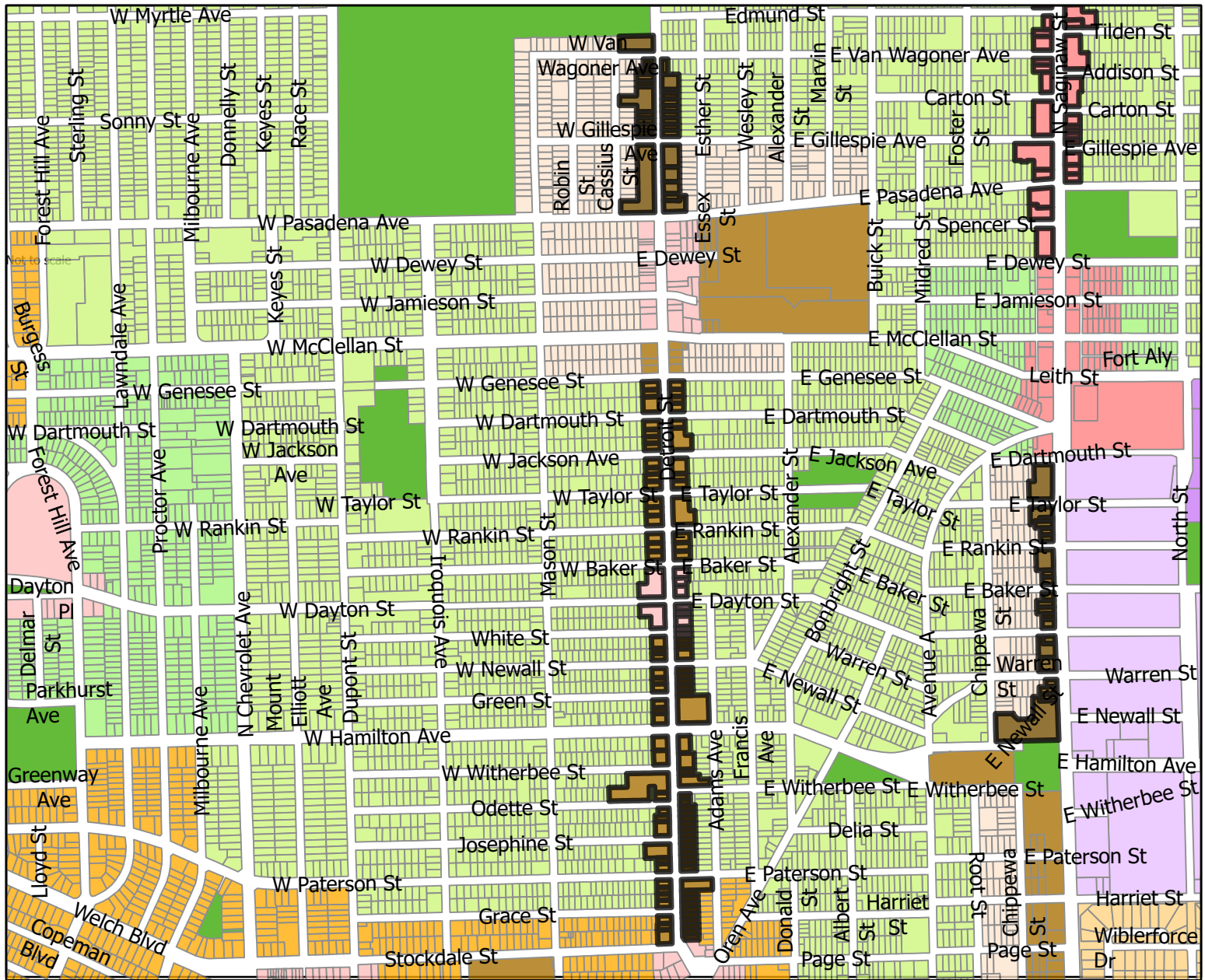
## Current Zoning



**Summary Information**

<p><b>Old Code Zoning</b></p>	<p>MLK, Stockdale to McClellan. Mostly B Two Family, D-2 Neighborhood Business (18 Parcels), D-1 Office District (3 Parcels), C-1 Multi-Family Housing (1 Parcel)</p> <p>MLK, Pasadena to Van Wagoner. B Two Family (18 Parcels), D-2 Neighborhood Business (5 Parcels)</p>	<p><b>Current code zoning</b></p>	<p>MLK, Stockdale to McClellan. TN-2, Traditional Neighborhood (13 Parcels). GN-1, Green Neighborhood (Majority of parcels). MR-2, Mixed Residential (8 Parcels)</p> <p>MLK, Pasadena to Van Wagoner. MR-2, Mixed Residential. GN-1. (10 Parcels)</p>
<p><b>Number of parcels</b></p>	<p>MLK, Stockdale to McClellan. 90 Parcels</p> <p>MLK, Pasadena to Van Wagoner. 27 Parcels</p>	<p><b>Proposed zoning</b></p>	<p>1. MLK, Stockdale to White, MR-2                  2. MLK, White to Baker, NC, Neighborhood Center                  3. MLK, Baker to McClellan, MR-2                  4. MLK, Pasadena to Van Wagoner, MR-3</p>
<p><b>Current uses allowed</b></p>	<p>GN-1, TN-2: Single- &amp; Two-family dwellings, places of worship, schools, libraries, accessory agricultural uses. No commercial or retail uses allowed.</p> <p>MR-2: Single, Two, Multi-Family dwellings, schools, places of worship, offices, some retail and commercial uses. (But only when on the bottom floor of a mixed-use development, offices, retail &amp; commercial)</p>	<p><b>Proposed uses allowed</b></p>	<p>MR-2: Single, Two, Multi-Family dwellings, schools, places of worship, offices, some retail and commercial uses. (But only when on the bottom floor of a mixed-use development, offices, retail &amp; commercial)</p> <p>NC: Single, Two, Multi-Family Housing. Places of worship, light commercial and retail uses, offices, bars and restaurants, personal service establishments.</p> <p>MR-3: Same as MR-2 except no single, two-family detached dwellings, or places of worship. However, no restrictions on office, retail, or commercial uses.</p>
<p><b>Neighborhood Character</b></p>	<p>MLK, Stockdale to McClellan, existing residential in nature. This stretch of MLK, White to Baker, is existing commercial in nature, with an existing Dollar General located here. Roughly 60%-70% of parcels in this area are vacant. MLK, Pasadena to Van Wagoner is also existing residential in nature. Roughly 50% of parcels here are vacant.</p>		
<p><b>General Comments</b></p>	<p>MLK from Stockdale to McClellan and Pasadena to Van Wagoner is filled with vacant properties. Well over half of all parcels discussed in this memo are vacant. This may partially be a consequence of MLK being a busy corridor where single family residential uses are not desirable. Rezoning MLK, Stockdale to McClellan, to a higher intensity residential zoning with MR-2 allows for more permitted uses and higher intensity housing options, while still allowing for single family housing. Placing a Neighborhood Center location in the middle of this area should act as a commercial intersection to support this abutting residential. Rezoning MLK, Pasadena to Van Wagoner to MR-3 allows for the same permitted uses as in MR-2, but with no restrictions on location of use.</p>		

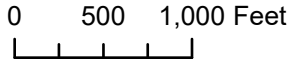




MLK Ave,  
Stockdale St to McClellan St,  
Pasadena Ave to  
Van Wagoner Ave

**Legend**

- Zoning Districts**
- CC, City Corridor
  - CE, Commerce & Employment
  - DC, Downtown Core
  - DE, Downtown Edge
  - GI-1, Green Innovation - Medium Intensity
  - GI-2, Green Innovation - High Intensity
  - GN-1, Green Neighborhood - Low Density
  - GN-2, Green Neighborhood - Medium Density
  - IC, Institutional Campus
  - MR-1, Mixed Residential - Low Density
  - MR-2, Mixed Residential - Medium Density
  - MR-3, Mixed Residential - High Density
  - NC, Neighborhood Center
  - OS, Open Space
  - PC, Production Center
  - TN-1, Traditional Neighborhood - Low Density
  - TN-2, Traditional Neighborhood - Medium Density
  - UC, University Core



Date Exported: 9/8/2023

**DRAFT MAP FOR DEMONSTRATIONAL PURPOSES ONLY  
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<b>Parcel ID</b>	<b>Full Property Address</b>	<b>Current Zoning</b>	<b>Old Code Zoning</b>	<b>Proposed Zoning</b>	<b>Property Inventory</b>
4001176033	2919 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot
4001176034	2913 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot
4001176037	2901 M L KING AVE, FLINT, MI, 48505	GN-1	C-2	MR-2	Good
4001177032	2817 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Sub-Standard
4001177033	2811 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot
4001177034	2807 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good
4001177036	2801 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Fair
4001178032	101 W JACKSON AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good
4001178033	2713 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot
4001178034	2707 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good
4001178035	2701 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Fair
4001179032	2615 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good
4001179033	2607 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good
4001179034	2601 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good
4001180035	2563 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good
4001180036	2557 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot
4001180037	M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot
4001251001	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Vacant Lot
4001251002	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Vacant Lot
4001251003	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Vacant Lot
4001251004	2902 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Good
4001253001	2818 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Fair
4001253044	2814 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot
4001255001	2716 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot
4001255002	2708 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good
4001255003	2702 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot
4001256039	2610 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good
4001258001	M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Parking Lot
4001258002	2556 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good
4001258003	2550 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot
4001259001	2514 M L KING AVE, FLINT, MI, 48505	GN-1	D-1	NC	Vacant Lot
4001259002	2508 M L KING AVE, FLINT, MI, 48505	GN-1	D-1	NC	Vacant Lot
4001326024	2513 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Good
4001327044	2407 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Good
4001328040	2313 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Fair

4001328041	2305 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Fair
4001328042	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Vacant Lot
4001329042	M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001329043	2223 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Fair
4001329044	2217 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001330037	M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001330038	2209 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001330039	2201 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Sub-Standard
4001331036	2125 M L KING AVE, FLINT, MI, 48503	GN-1	C-1	MR-2	Poor
4001331037	2119 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Sub-Standard
4001376040	2101 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Sub-Standard
4001376044	2109 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good
4001377037	2013 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good
4001377038	2009 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001377040	2005 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001378018	1915 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001378037	1907 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001378038	1903 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001379039	1811 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good
4001379040	1809 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Sub-Standard
4001379041	1805 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001379042	1801 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good
4001380042	1717 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Sub-Standard
4001380043	1715 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Sub-Standard
4001380044	1703 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Good
4001401003	2502 M L KING AVE, FLINT, MI, 48505	GN-1	D-1	NC	Fair
4001404001	2416 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Poor
4001404002	2412 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Good
4001404003	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Vacant Lot
4001404004	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Vacant Lot
4001404005	2318 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	NC	Vacant Lot
4001404006	2314 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Vacant Lot
4001404007	2310 M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Good
4001404021	M L KING AVE, FLINT, MI, 48505	GN-1	D-2	MR-2	Vacant Lot
4001410001	2238 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Poor
4001410002	M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot

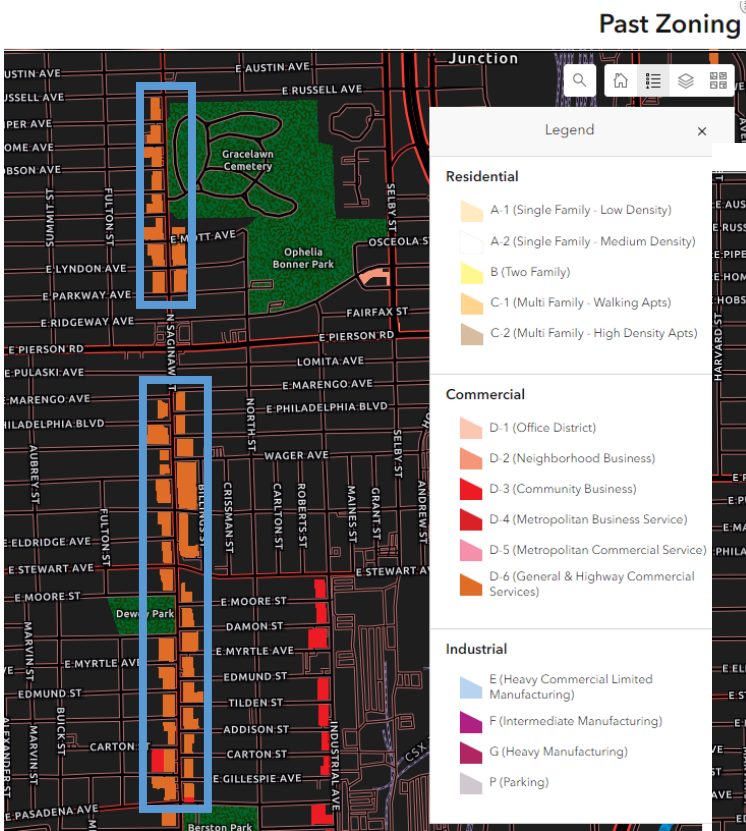
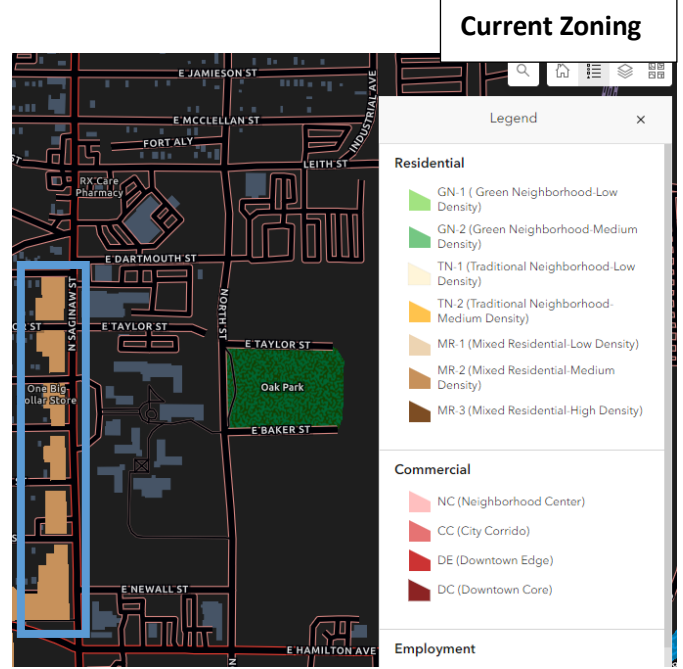
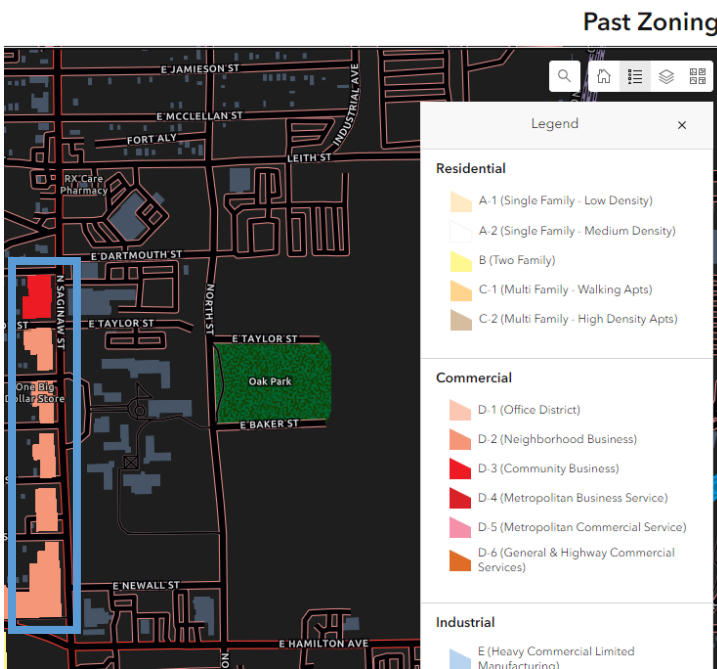
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4001410004	2226 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good
4001410005	M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001410023	2210 M L KING AVE, FLINT, MI, 48503	GN-1	D-2	MR-2	Good
4001414001	2134 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good
4001414009	2110 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Good
4001414023	M L KING AVE, FLINT, MI, 48503	GN-1	P	MR-2	Vacant Lot
4001414024	2114 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001451001	M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001451002	2022 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001451004	2016 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001451005	2014 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot
4001451006	2012 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001451007	2006 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001451008	2004 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001451010	1926 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001451011	1922 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Vacant Lot
4001451013	1918 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Vacant Lot
4001451014	1914 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Sub-Standard
4001451015	1910 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Good
4001451016	1906 M L KING AVE, FLINT, MI, 48503	GN-1	B	MR-2	Fair
4001451017	1902 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-2	Fair
4001457003	1814 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot
4001457004	1810 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot
4001457006	1806 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot
4001457007	1802 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot
4001457008	1730 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot
4001457009	1726 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Poor
4001457010	1722 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot
4001457011	1718 M L KING AVE, FLINT, MI, 48505	TN-2	B	MR-2	Vacant Lot
4001457012	1714 M L KING AVE, FLINT, MI, 48503	TN-2	B	MR-2	Vacant Lot
4001457033	1821 ADAMS AVE, FLINT, MI, 48505	TN-2	B	MR-2	Good
4636376014	3801 M L KING AVE, FLINT, MI, 48505	MR-2	A-2	MR-3	Good
4636380015	3721 M L KING AVE, FLINT, MI, 48505	MR-2	A-2	MR-3	Vacant Lot
4636380016	3717 M L KING AVE, FLINT, MI, 48505	MR-2	A-2	MR-3	Fair
4636380020	3709 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Fair

4636380021	3705 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Fair
4636380027	M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Vacant Lot
4636380028	3609 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Fair
4636380029	3605 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Fair
4636380030	3601 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Vacant Lot
4636380031	M L KING AVE, FLINT, MI, 48505	MR-2	A-2	MR-3	Vacant Lot
4636380032	3625 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Vacant Lot
4636381001	102 E VAN WAGONER AVE, FLINT, MI, 48505	GN-1	B	MR-3	Vacant Lot
4636381010	3702 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Good
4636381012	3622 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Good
4636381013	3618 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Good
4636381014	3614 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Fair
4636381015	M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Vacant Lot
4636381016	3606 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Vacant Lot
4636381017	3602 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Vacant Lot
4636381029	M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Vacant Lot
4636381031	3710 M L KING AVE, FLINT, MI, 48505	GN-1	B	MR-3	Good
4636384017	3401 M L KING AVE, FLINT, MI, 48505	MR-2	B	MR-3	Good
4636385005	3422 M L KING AVE, FLINT, MI, 48505	MR-2	D-2	MR-3	Fair

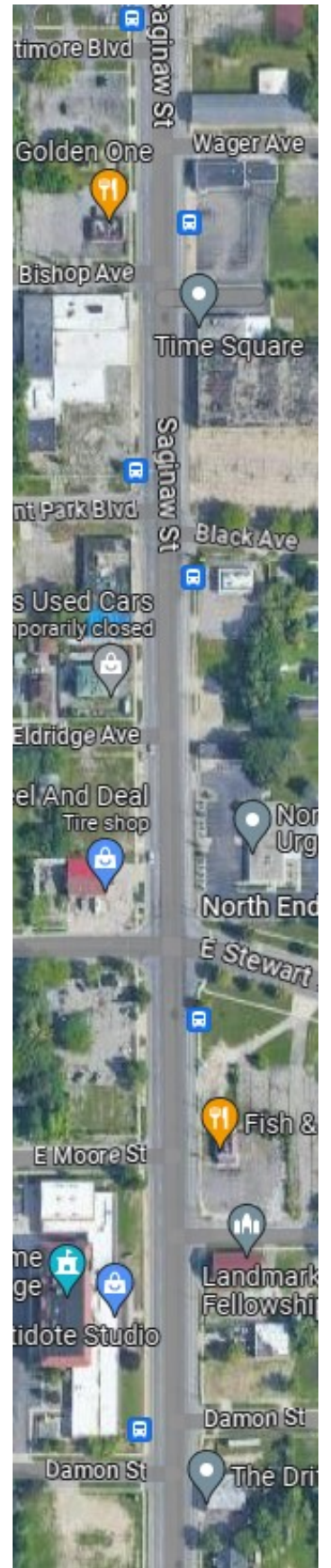
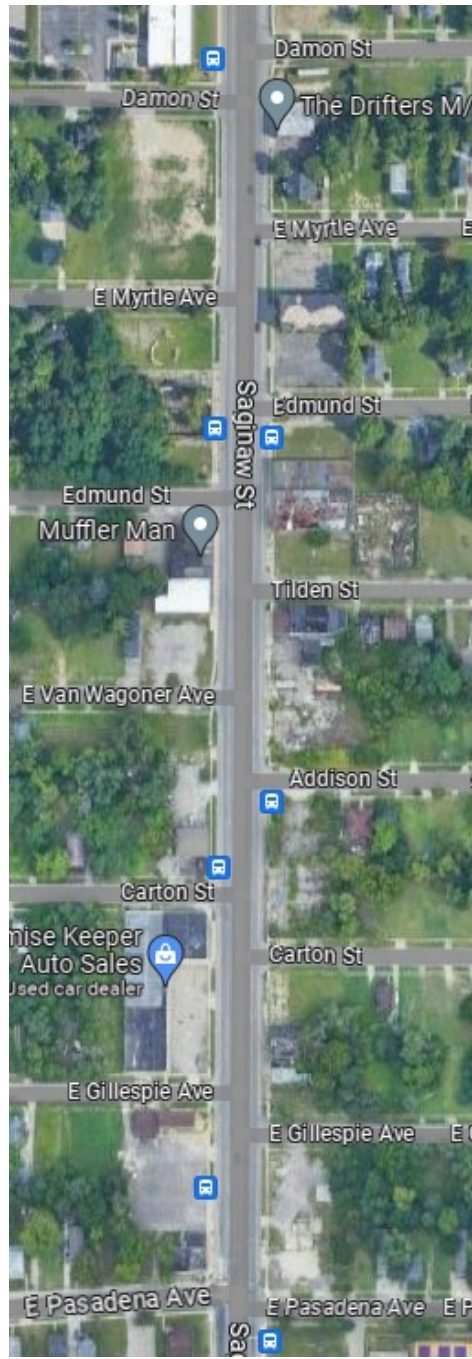


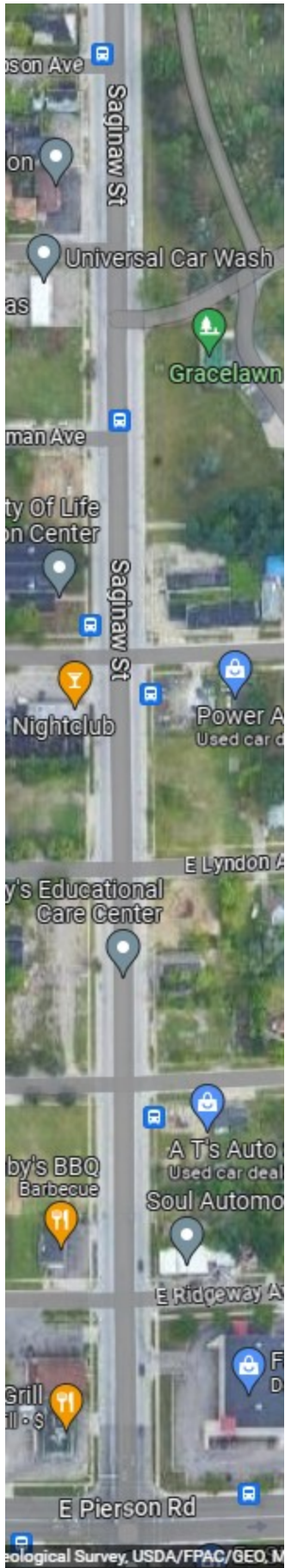
# City of Flint Zoning Map Amendments

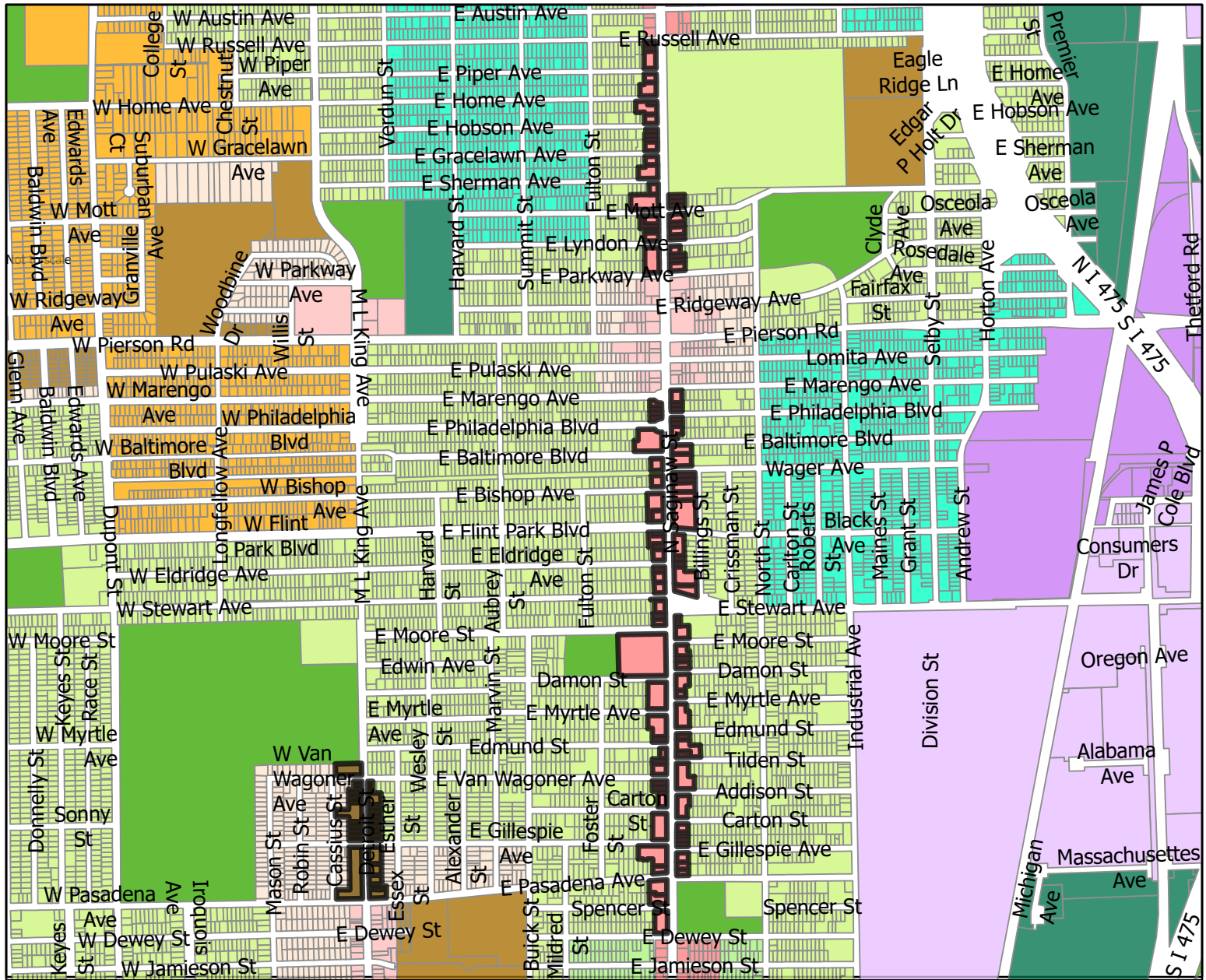
N Saginaw Rd, Hamilton to Dartmouth & Pasadena to Russell



Summary Information			
<b>Old Code Zoning</b>	N Saginaw Rd, Hamilton to Dartmouth: D-2, Neighborhood Business. D-3, Community Business (1 parcel)  N Saginaw Rd, Pasadena to Russell: D-6, General & Highway Commercial	<b>Current code zoning</b>	N Saginaw Rd, Hamilton to Dartmouth: MR-2, Mixed Residential  N Saginaw Rd, Pasadena to Russell: GN-1, Green Neighborhood
<b>Number of parcels</b>	N Saginaw Rd, Hamilton to Dartmouth: 21 Parcels  N Saginaw Rd, Pasadena to Russell: 110 Parcels	<b>Proposed zoning</b>	1. N Saginaw Rd, Hamilton to Dartmouth: MR-3, Mixed Residential  2. N Saginaw Rd, Pasadena to Russell: CC, City Corridor
<b>Current uses allowed</b>	MR-2: Single, Two, Multi-Family dwellings, schools, places of worship, offices, some retail and commercial uses. (But only when on the bottom floor of a mixed-use development, offices, retail & commercial)  GN-1: Single & Two-family dwellings, schools, libraries, places of worship, childcare centers. No retail or commercial uses allowed.	<b>Proposed uses allowed</b>	MR-3: Same as MR-2 except no single, two-family detached dwellings, or places of worship. However, no restrictions on office, retail, or commercial uses.  CC: Two, Multi-Family housing. Places of worship, schools, offices, wide variety of commercial and retail uses.
<b>Neighborhood Character</b>	N Saginaw Rd, Hamilton to Dartmouth, is existing low intensity commercial in nature. One Multi-family housing complex in this area, roughly 75% of this area is vacant parcels. N Saginaw Rd, Pasadena to Russell, is also existing low intensity commercial in nature, with almost no residential boarding N Saginaw. Lots of vacant land in this area, roughly 60-70% of all parcels along N Saginaw here are vacant.		
<b>General Comments</b>	Moving N Saginaw, Hamilton to Dartmouth, from MR-2 to MR-3 removes the restriction on permitted office, commercial, and retail uses, that they must be located on the bottom floor of a mixed-use development. There are no existing mixed-use developments like this in this area. Returning N Saginaw, Pasadena to Russell, to commercial zoning will allow for the re-use of a large number of vacant, commercial, parcels, while building this area as a commercial corridor which can support the abutting residential to the East and West.		



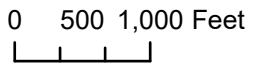




# N Saginaw Rd, Pasadena Ave to Russell Ave

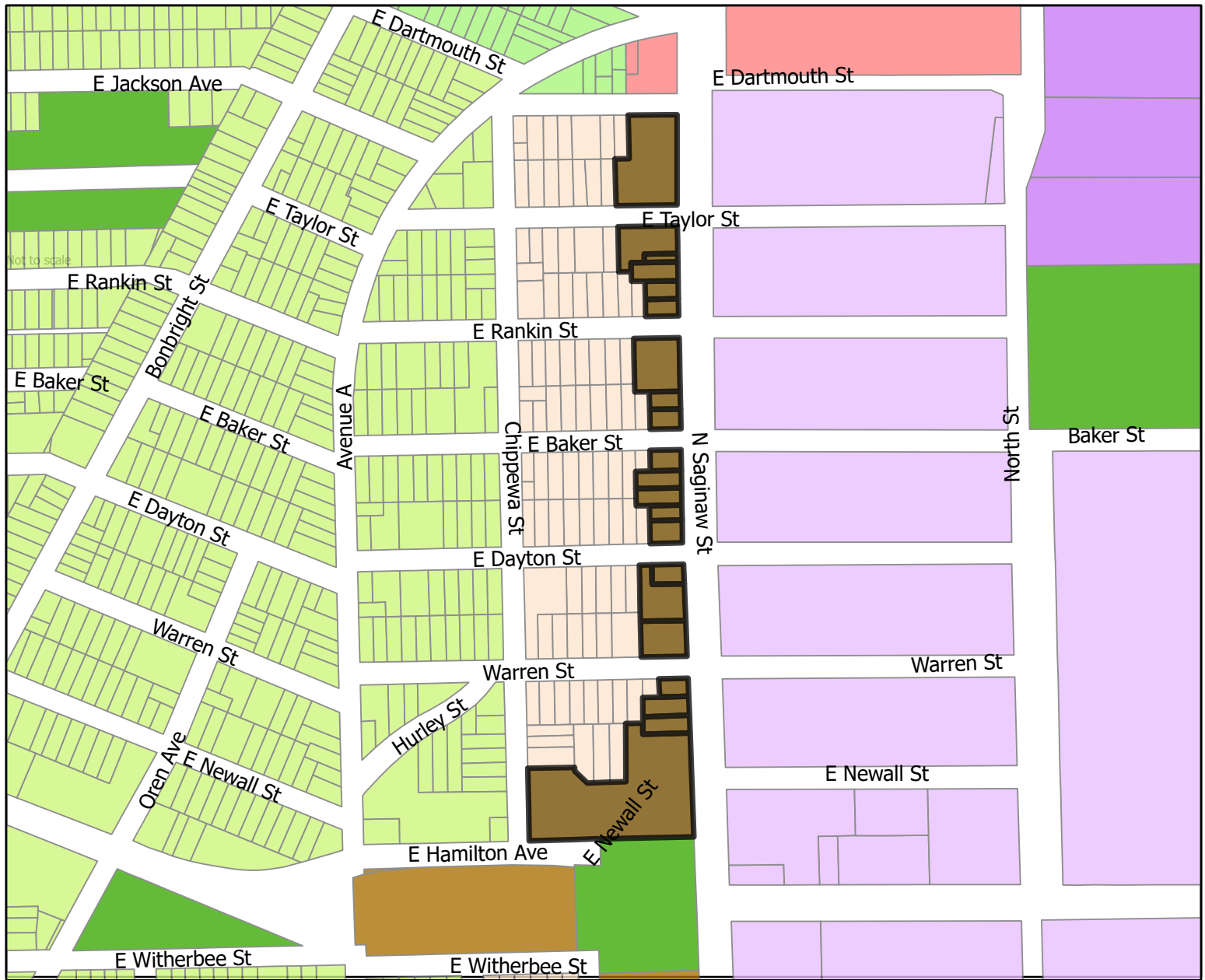
## Legend

- Zoning Districts**
- CC, City Corridor
  - CE, Commerce & Employment
  - DC, Downtown Core
  - DE, Downtown Edge
  - GI-1, Green Innovation - Medium Intensity
  - GI-2, Green Innovation - High Intensity
  - GN-1, Green Neighborhood - Low Density
  - GN-2, Green Neighborhood - Medium Density
  - IC, Institutional Campus
  - MR-1, Mixed Residential - Low Density
  - MR-2, Mixed Residential - Medium Density
  - MR-3, Mixed Residential - High Density
  - NC, Neighborhood Center
  - OS, Open Space
  - PC, Production Center
  - TN-1, Traditional Neighborhood - Low Density
  - TN-2, Traditional Neighborhood - Medium Density
  - UC, University Core



Date Exported: 9/8/2023

**DRAFT MAP FOR DEMONSTRATIONAL PURPOSES ONLY  
NOT AN OFFICIAL CITY OF FLINT MAP**



# N Saginaw Rd, Hamilton Ave to Dartmouth St

## Legend

- Zoning Districts**
- CC, City Corridor
  - CE, Commerce & Employment
  - DC, Downtown Core
  - DE, Downtown Edge
  - GI-1, Green Innovation - Medium Intensity
  - GI-2, Green Innovation - High Intensity
  - GN-1, Green Neighborhood - Low Density
  - GN-2, Green Neighborhood - Medium Density
  - IC, Institutional Campus
  - MR-1, Mixed Residential - Low Density
  - MR-2, Mixed Residential - Medium Density
  - MR-3, Mixed Residential - High Density
  - NC, Neighborhood Center
  - OS, Open Space
  - PC, Production Center
  - TN-1, Traditional Neighborhood - Low Density
  - TN-2, Traditional Neighborhood - Medium Density
  - UC, University Core
- 0 225 450 Feet
- Date Exported: 9/8/2023

**DRAFT MAP FOR DEMONSTRATIONAL PURPOSES ONLY  
NOT AN OFFICIAL CITY OF FLINT MAP**

<b>Property ID</b>	<b>Full Property Address</b>	<b>Current Zoning</b>	<b>Old Code Zoning</b>	<b>Proposed Zoning</b>	<b>Parcel Inventory</b>
4001280023	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-3	MR-3	Vacant Lot
4001284024	2631 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot
4001284028	2605 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot
4001284029	2601 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Fair
4001284031	N SAGINAW ST, FLINT, MI, 48502	MR-2	D-2	MR-3	Vacant Lot
4001284032	2633 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Parking Lot
4001287022	2513 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Good
4001287023	2505 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Parking Lot
4001287024	2501 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Fair
4001427023	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot
4001427024	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot
4001427025	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot
4001427026	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot
4001427027	2401 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Good
4001430020	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot
4001430025	2301 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Good
4001430026	2309 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot
4001434020	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot
4001434021	2215 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot
4001434022	N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Vacant Lot
4001434030	2125 N SAGINAW ST, FLINT, MI, 48505	MR-2	D-2	MR-3	Fair
4636228074	4915 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor
4636228075	4913 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good
4636228076	4907 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good
4636228078	4901 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good
4636229077	4805 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good
4636230040	4711 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot
4636230077	4601 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4636277029	4517 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4636277030	4501 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot
4636279033	4411 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4636279034	4403 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor

4636279036	4415 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4636279037	4423 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor
4636281031	4323 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4636281032	4311 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot
4636281033	4301 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4636283018	E STEWART AVE, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4636283019	4215 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4636427017	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4636427018	4205 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4636428059	4119 N SAGINAW ST, FLINT, MI, 48505	GN-1	B	CC	Good
4636430030	4001 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4636432022	3907 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4636432024	3901 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4636477024	3817 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4636477025	3811 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4636477027	3803 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4636479025	3719 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4636479026	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4636479028	3701 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4636481019	3615 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4636484037	3503 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4636484035	3517 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4731103003	4902 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4731103004	4900 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4731103041	4912 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor
4731104002	4818 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4731104003	4812 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4731104049	4804 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4731105040	716 E BALTIMORE BLVD, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot
4731105042	4702 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4731151001	4622 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4731151002	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot
4731151010	4514 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot
4731151011	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot



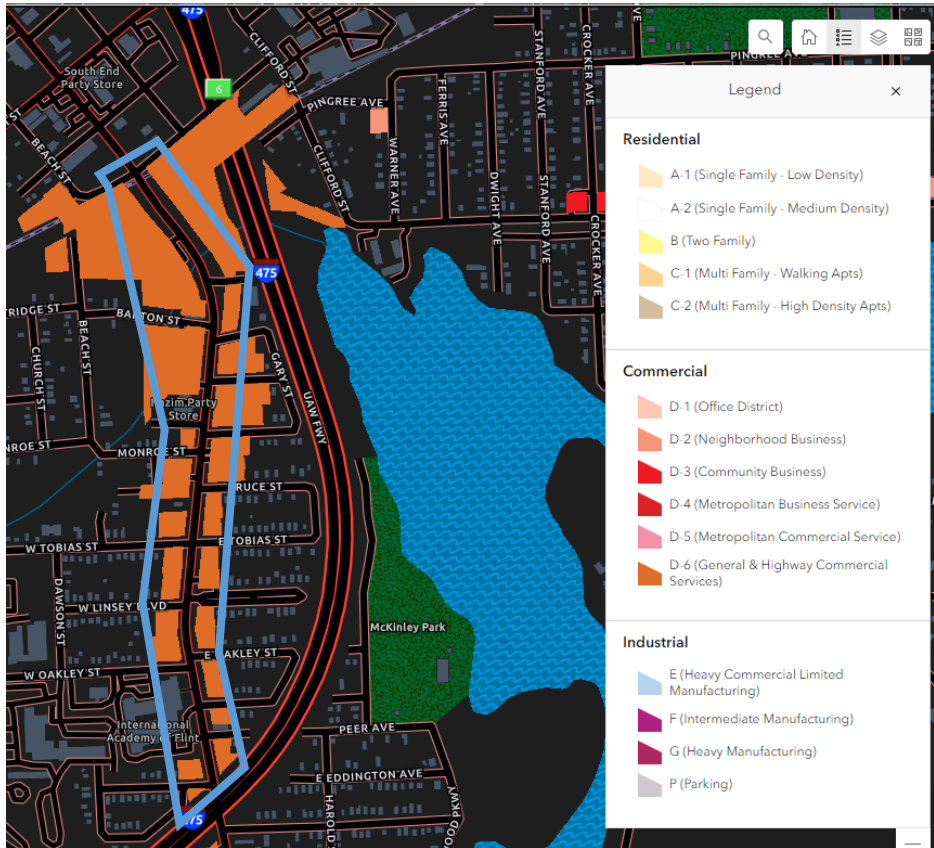
4731151012	4522 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good
4731154004	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot
4731154005	4316 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good
4731154022	4414 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4731154024	E STEWART AVE, FLINT, MI, 48505	None	ROW	CC	Parking Lot
4731154026	4250 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good
4731301001	4142 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4731301002	4108 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4731302001	4060 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good
4731302003	4058 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4731302004	4050 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4731303005	4002 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4731303038	4010 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good
4731304041	3970 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor
4731305001	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4731305002	3922 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4731305003	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4731351041	3814 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4731352044	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4731353001	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4731353002	3614 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4731353003	3612 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4731353004	3606 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4731353005	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4731354043	3500 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-3	CC	Vacant Lot
4731354044	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4731354045	3510 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot
4625285014	6125 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4625285020	6119 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4625285021	6101 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor
4625429023	6015 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good
4625429024	6009 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good
4625431032	5901 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor

4625431034	5905 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good
4625431035	5917 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor
4625433025	5817 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4625433026	5813 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4625433027	5811 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor
4625433028	5801 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4625435028	5717 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor
4625435032	5701 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4625437015	5635 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4625437029	5601 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Good
4625477011	5525 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard
4625477024	5533 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4625477025	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot
4625477026	5517 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4625477027	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4625479026	5421 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor
4730351001	5610 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Parking Lot
4730351002	5606 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor
4730351003	5602 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4730352001	5518 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Fair
4730352004	5502 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4730352034	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4730352035	N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4730353001	5420 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Vacant Lot
4730353004	5414 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor
4730353005	5410 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Poor
4730353006	5402 N SAGINAW ST, FLINT, MI, 48505	GN-1	D-6	CC	Sub-Standard

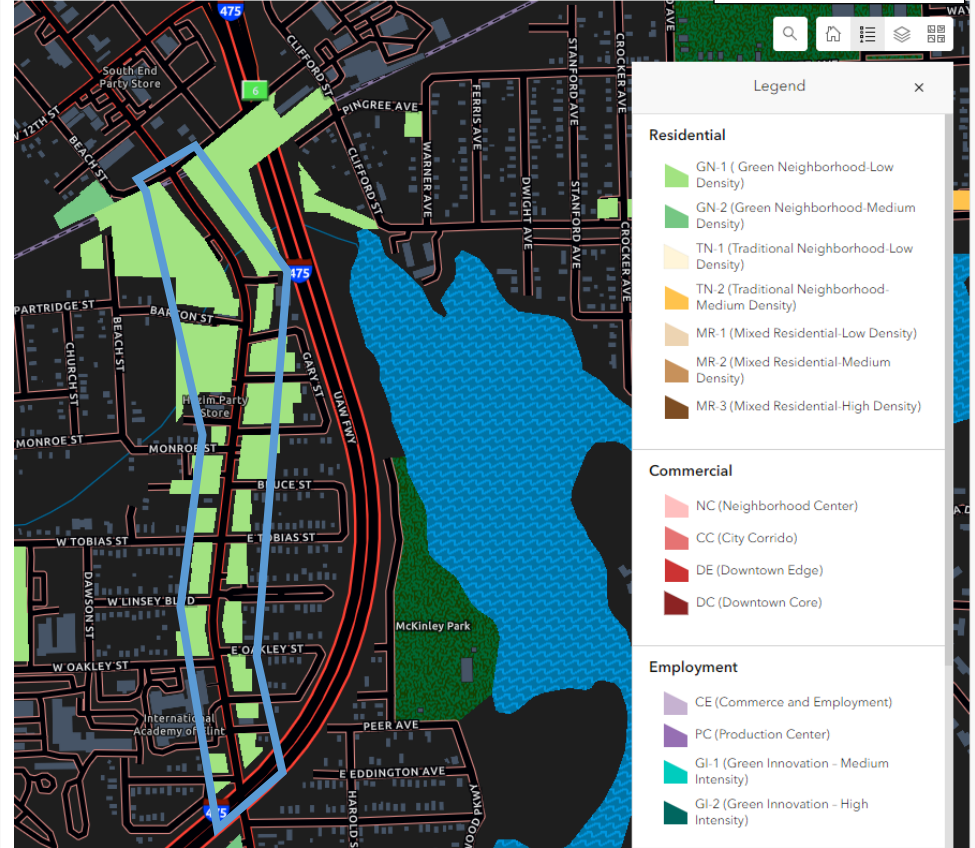
# City of Flint Zoning Map Amendments

S Saginaw, Railroad bridge just south of 13<sup>th</sup> St to W Eddington Ave

## Past Zoning

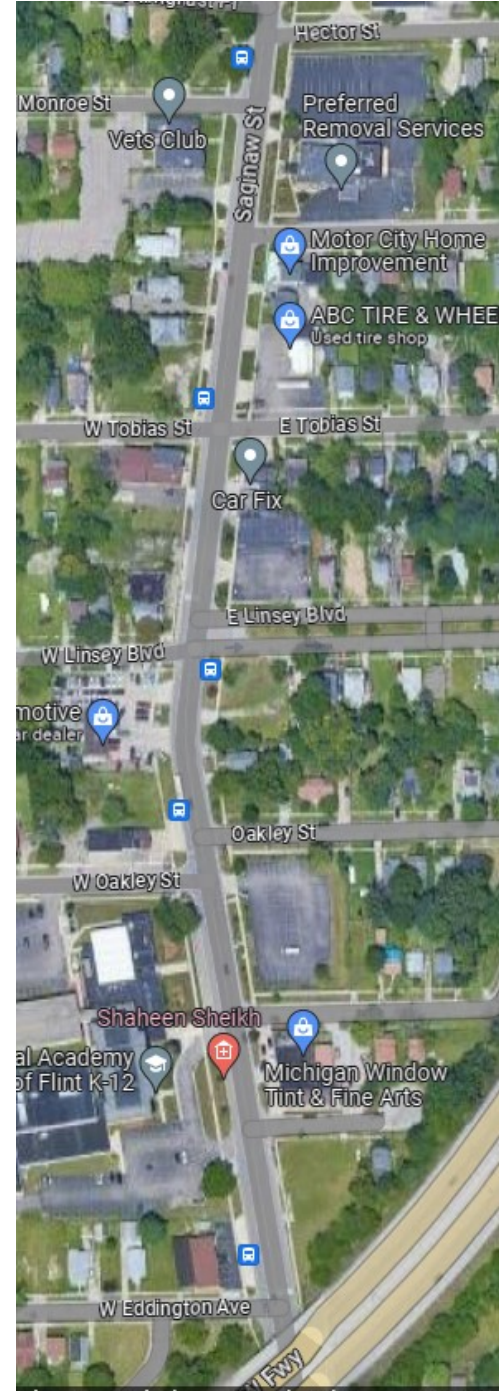
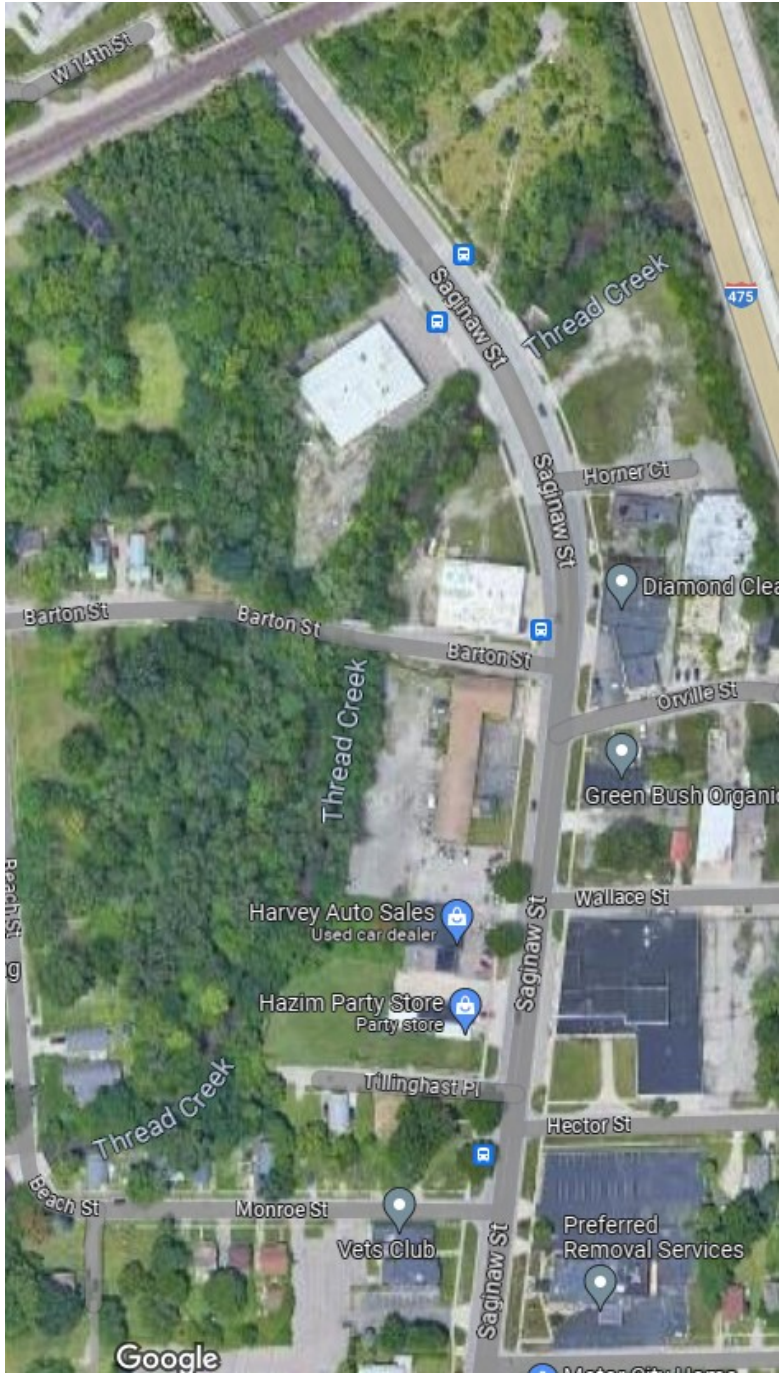


## Current Zoning



**Summary Information**

<b>Old Code Zoning</b>	D-6, General and Highway Commercial	<b>Current code zoning</b>	GN-1, Green Neighborhood
<b>Number of parcels</b>	60 Parcels	<b>Proposed zoning</b>	CC, City Corridor
<b>Current uses allowed</b>	GN-1: Single & Two-family dwellings, schools, libraries, places of worship, childcare centers. No retail or commercial uses allowed.	<b>Proposed uses allowed</b>	CC: Two, Multi-Family housing. Places of worship, schools, offices, wide variety of commercial and retail uses.
<b>Neighborhood Character</b>	This stretch of S Saginaw is mostly light commercial in nature. There is a small amount of existing residential boarding this area of Saginaw, however the character of the area is commercial in nature. In this area, Saginaw acts as a commercial corridor for the residential districts to the West and South. Roughly 25% of parcels along Saginaw from the railroad bridge to I-475 over Saginaw, are vacant.		
<b>General Comments</b>	In the old zoning code, this area of Saginaw was zoned the highest intensity commercial zoning possible, D-6. With the new code, this area was rezoned to GN-1, the lowest intensity residential zoning possible. The existing land use and character of this stretch of Saginaw is commercial, supporting abutting streets of residential. The zoning in this area should follow suit and be returned to commercial.		

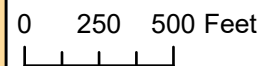


# S Saginaw, 14th St to W Eddington Ave

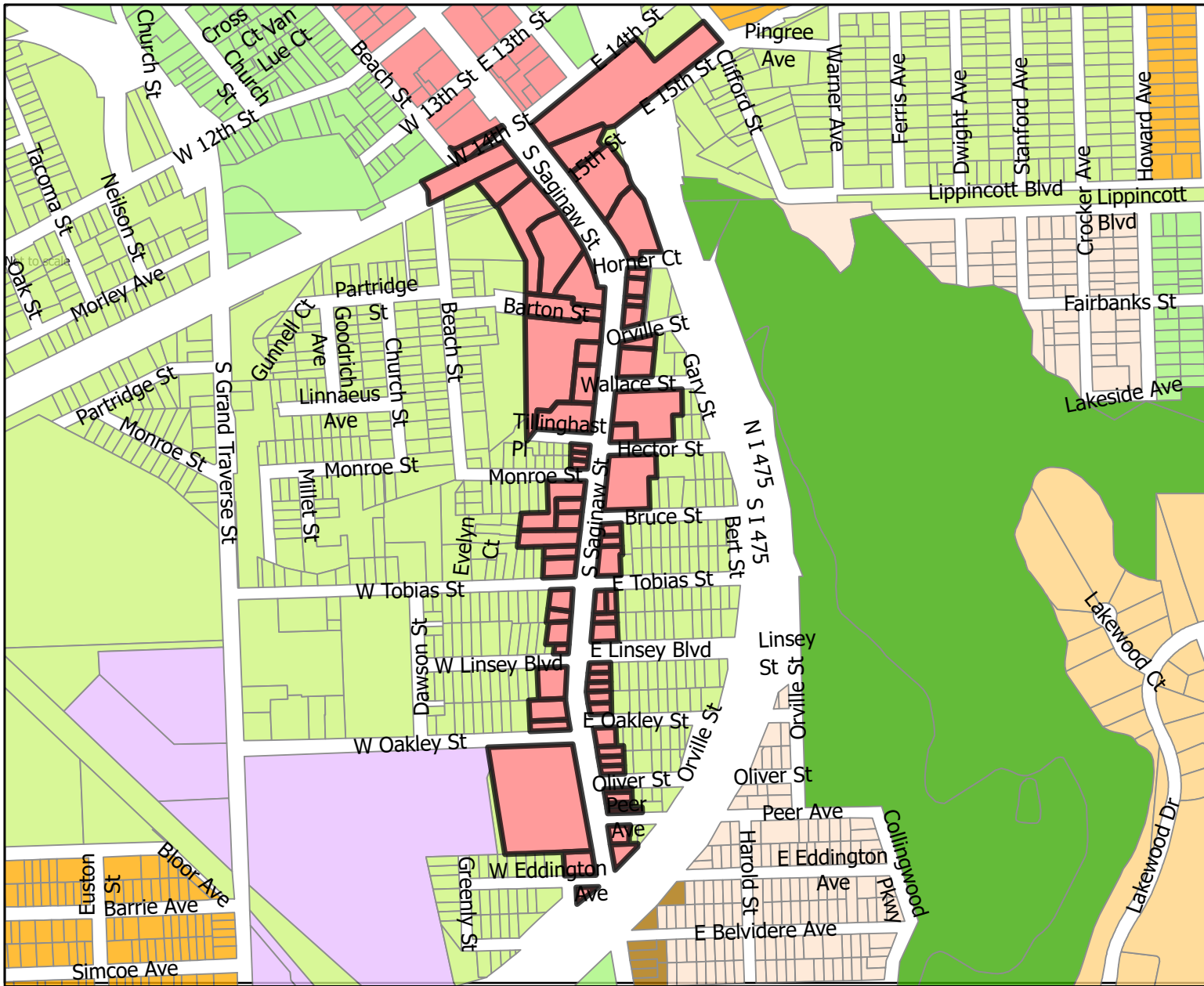
## Legend

### Zoning Districts

- CC, City Corridor
- CE, Commerce & Employment
- DC, Downtown Core
- DE, Downtown Edge
- GI-1, Green Innovation - Medium Intensity
- GI-2, Green Innovation - High Intensity
- GN-1, Green Neighborhood - Low Density
- GN-2, Green Neighborhood - Medium Density
- IC, Institutional Campus
- MR-1, Mixed Residential - Low Density
- MR-2, Mixed Residential - Medium Density
- MR-3, Mixed Residential - High Density
- NC, Neighborhood Center
- OS, Open Space
- PC, Production Center
- TN-1, Traditional Neighborhood - Low Density
- TN-2, Traditional Neighborhood - Medium Density
- UC, University Core



Date Exported: 9/8/2023



**DRAFT MAP FOR DEMONSTRATIONAL PURPOSES ONLY  
NOT AN OFFICIAL CITY OF FLINT MAP**

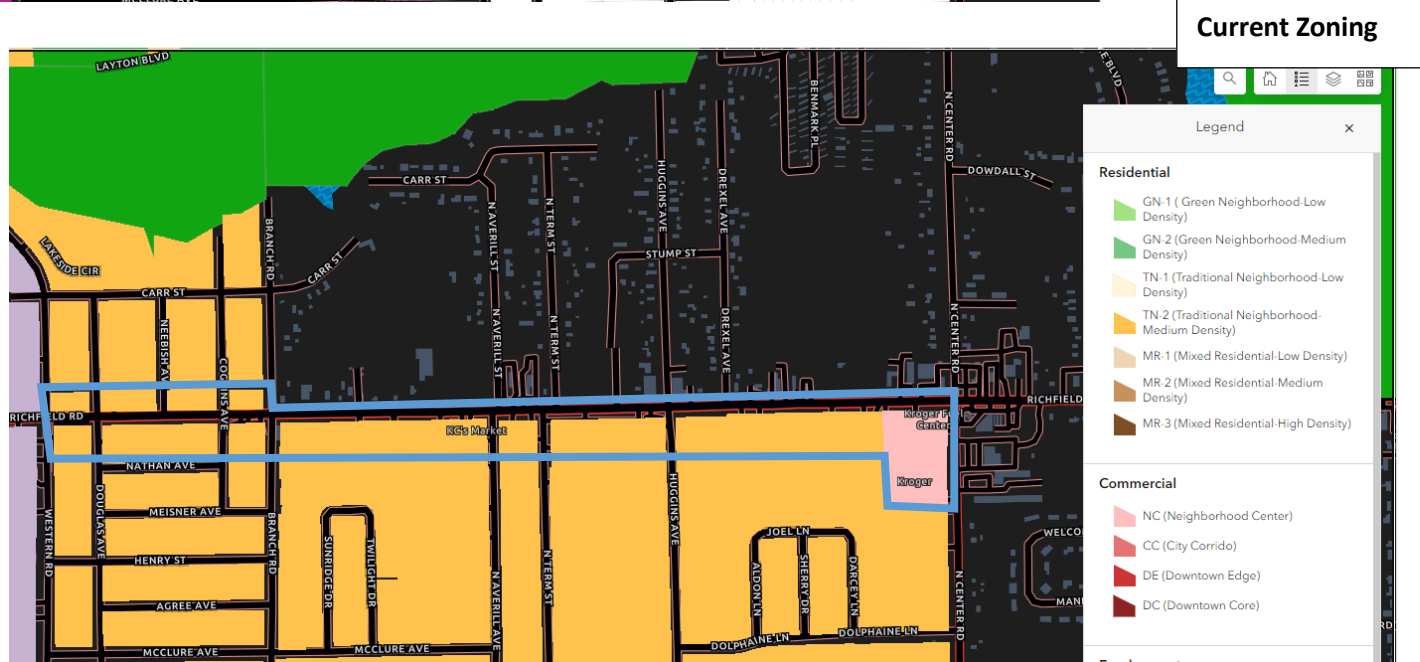
<b>Property ID</b>	<b>Full Property Address</b>	<b>Current Zoning</b>	<b>Old Code Zoning</b>	<b>Proposed Zoning</b>	<b>Property Inventory</b>
4118461004	1908 BEACH ST, FLINT, MI, 48503	GN-1	D-6	CC	Sub-Standard
4118461005	S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot
4118481013	2008 CLIFFORD ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot
4118481014	S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot
4118484040	2001 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot
4119226006	2134 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119226007	2032 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Sub-Standard
4119226009	S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot
4119227003	S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot
4119229001	2101 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot
4119229005	2127 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119229007	2147 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119229025	2117 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119230002	2240 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119230003	2254 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119230019	2304 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119230020	2310 S SAGINAW ST, FLINT, MI, 48503	GN-1	C-1	CC	Good
4119231009	2211 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119231018	2201 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair
4119232002	2323 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot
4119232029	2307 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair
4119233013	2324 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair
4119233014	2400 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot
4119233015	2404 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot
4119234038	2417 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119252029	S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Parking Lot
4119252031	2508 S SAGINAW ST, FLINT, MI, 48503	GN-1	C-1	CC	Good
4119252032	2512 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Sub-Standard
4119252033	S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot
4119252038	2408 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair
4119252039	2500 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119254039	2626 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Poor
4119254062	2612 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot

4119254063	2604 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair
4119254064	2624 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119255056	2716 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Vacant Lot
4119255057	2706 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119255058	2724 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair
4119256002	2820 S SAGINAW ST, FLINT, MI, 48503	GN-1	B	CC	Good
4119276003	2517 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119276050	2505 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119276051	2501 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119277001	2601 S SAGINAW ST, FLINT, MI, 48503	GN-1	D-6	CC	Good
4119277002	104 E TOBIAS ST, FLINT, MI, 48503	GN-1	D-6	CC	Fair



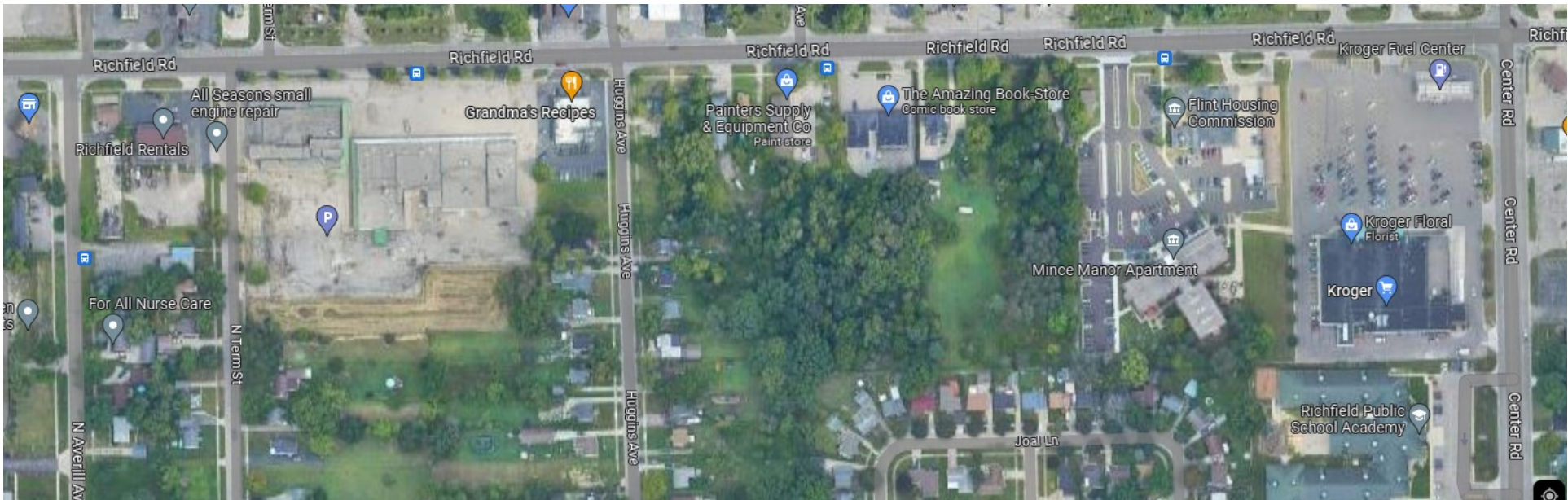
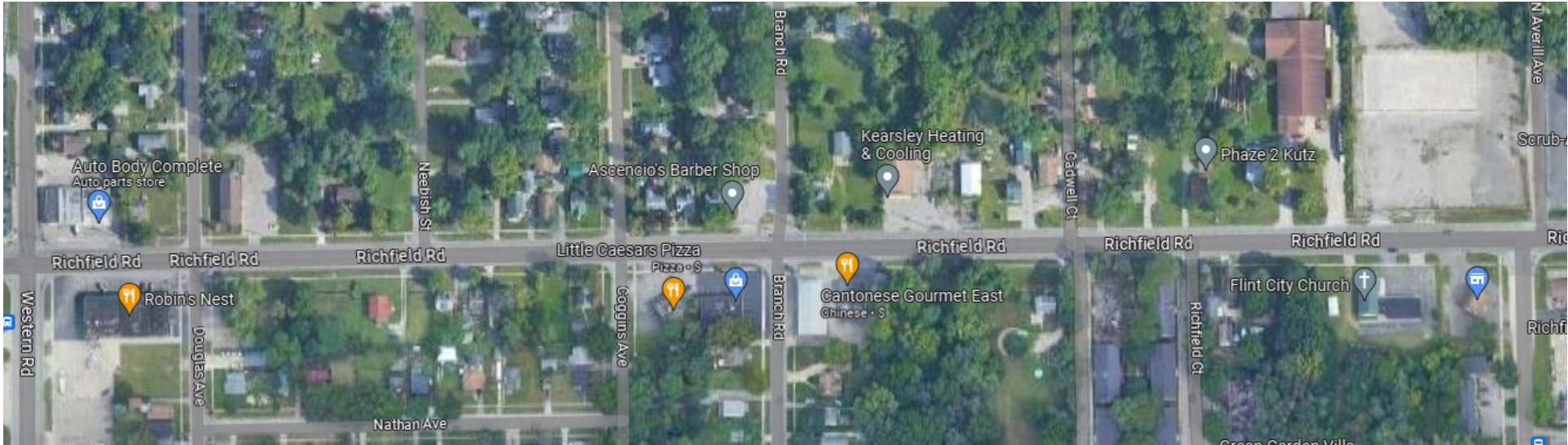
# City of Flint Zoning Map Amendments

Richfield Rd, Western Rd to N Center Rd



**Summary Information**

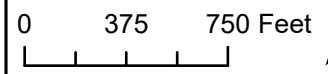
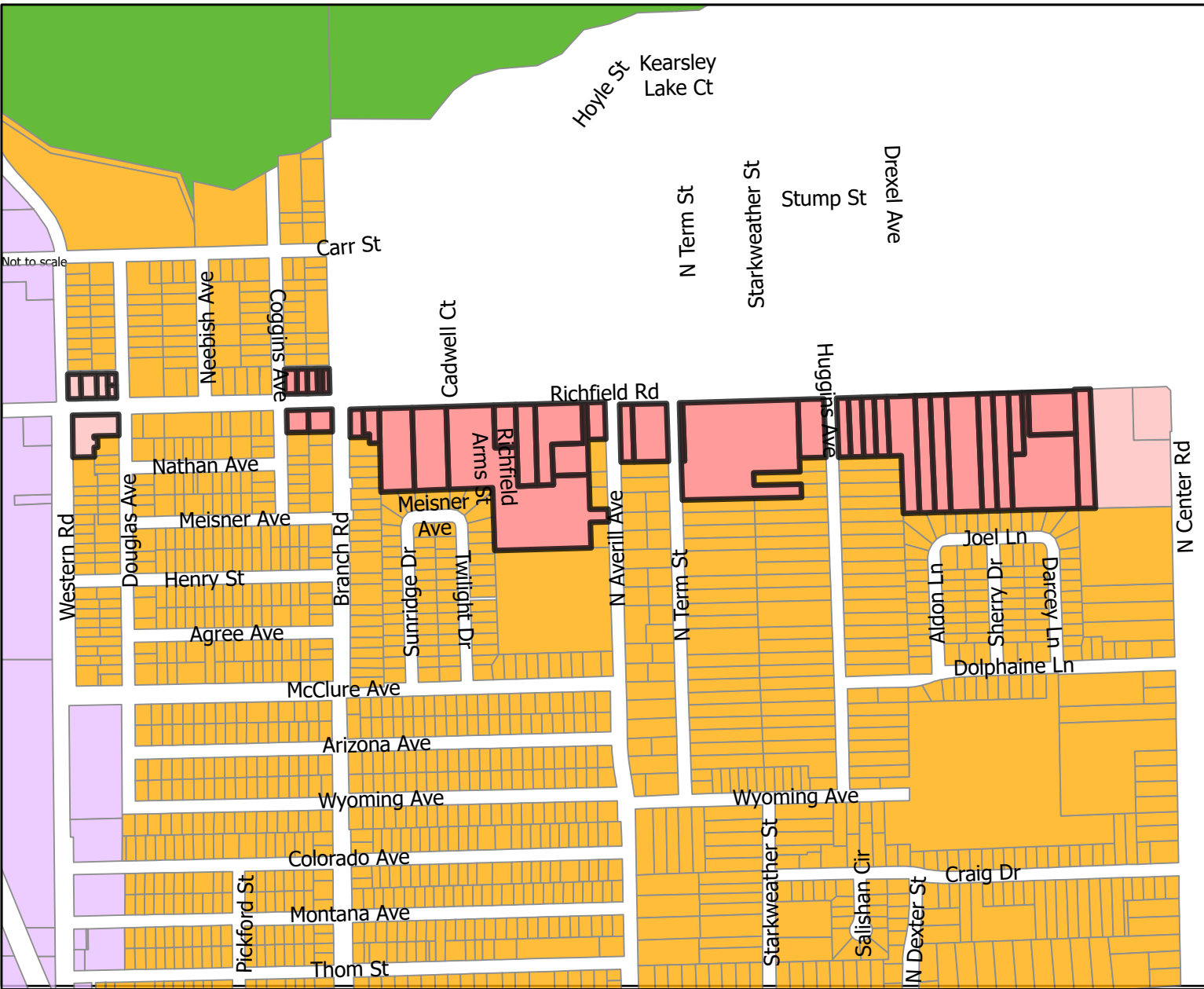
<p><b>Old Code Zoning</b></p>	<p>Richfield &amp; Western intersection: D-6, General &amp; Hwy Commercial</p> <p>Richfield, Douglas to Coggins: A-2, Single Family. D-1, Office District (2 parcels)</p> <p>Richfield, Coggins to Center: D-3, Community Business. C-1, Multi-Family &amp; A-2, Single Family. (1 parcel each)</p>	<p><b>Current code zoning</b></p>	<p>TN-2, Traditional Neighborhood, Medium Density. NC, Neighborhood Center (2 parcels)</p>
<p><b>Number of parcels</b></p>	<p>64 Parcels, all bordering Richfield.</p>	<p><b>Proposed zoning</b></p>	<p>1. Richfield, Western to Douglas, NC, Neighborhood Center.</p> <p>2. Richfield, Douglas to Coggins, Stay TN-2</p> <p>3. Richfield, Coggins to Center, CC, City Corridor. Leave two parcels on far East end of Richfield as NC.</p>
<p><b>Current uses allowed</b></p>	<p>TN-2: Single- &amp; Two-family dwellings, places of worship, schools, libraries, accessory agricultural uses. No commercial or retail uses allowed.</p>	<p><b>Proposed uses allowed</b></p>	<p>NC, Single, Two, Multi-Family Housing. Places of worship, light commercial and retail uses, offices, bars and restaurants, personal service establishments.</p> <p>CC, Uses described for NC, except single family housing. In addition to NC, schools, more commercial and retail uses.</p>
<p><b>Neighborhood Character</b></p>	<p>Richfield Rd from Western to Douglas is existing low intensity commercial in nature, with one single family residence. Richfield, Douglas to Coggins, is almost completely residential in nature. Moving west down Richfield, from Coggins to Center, is mostly commercial in nature with a few residences sprinkled into this area. Multi-Family housing is also found along this stretch of Richfield.</p>		
<p><b>General Comments</b></p>	<p>Returning commercial zoning on Richfield from Western to Douglas will allow for a neighborhood center area, supporting abutting residential to the North, South, and East, which matches the existing character of this location. Keeping Richfield, Douglas to Coggins as residential also works to match the existing character of the area. The same goes for Richfield from Coggins to Center. This area is commercial in nature and should be zoned as such to support the medium-density, single-family neighborhoods to the North and South of Richfield.</p>		



# Richfield Rd, Western Rd to N Center Rd

## Legend

- Zoning Districts**
- CC, City Corridor
  - CE, Commerce & Employment
  - DC, Downtown Core
  - DE, Downtown Edge
  - GI-1, Green Innovation - Medium Intensity
  - GI-2, Green Innovation - High Intensity
  - GN-1, Green Neighborhood - Low Density
  - GN-2, Green Neighborhood - Medium Density
  - IC, Institutional Campus
  - MR-1, Mixed Residential - Low Density
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  - MR-3, Mixed Residential - High Density
  - NC, Neighborhood Center
  - OS, Open Space
  - PC, Production Center
  - TN-1, Traditional Neighborhood - Low Density
  - TN-2, Traditional Neighborhood - Medium Density
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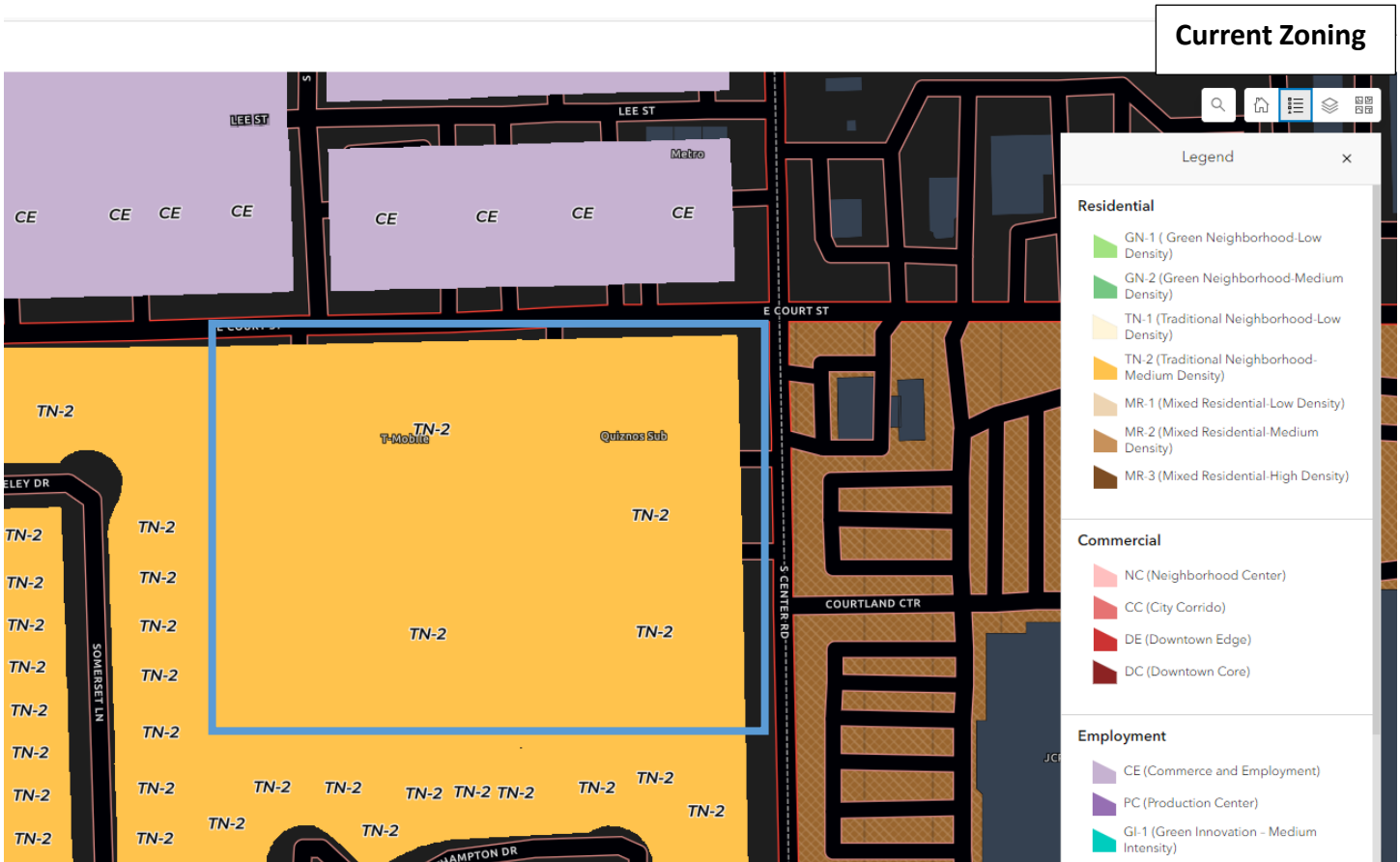
**DRAFT MAP FOR DEMONSTRATIONAL PURPOSES ONLY  
NOT AN OFFICIAL CITY OF FLINT MAP**

<b>Property ID</b>	<b>Full Property Address</b>	<b>Current Zoning</b>	<b>Old Code Zoning</b>	<b>Proposed Zoning</b>	<b>Property Inventory</b>
4733304021	2801 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-6	NC	Fair
4733304022	2807 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-6	NC	Good
4733304023	2815 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-6	NC	Fair
4733304024	4115 DOUGLAS AVE, FLINT, MI, 48506	TN-2	D-6	NC	Vacant Lot
4733304026	2819 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-6	NC	Vacant Lot
4733307022	3001 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Fair
4733307024	3009 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Good
4733307025	3017 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Fair
4733307026	3025 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Good
4733307027	3029 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Good
4733351052	2800 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-6	NC	Good
4733354003	3002 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Good
4733354005	3020 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-2	CC	Good
4733376005	3102 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4733376033	RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot
4733376034	3142 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733376040	RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot
4733376043	3232 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733376074	3246 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733376120	3901 N AVERILL AVE, FLINT, MI, 48506	TN-2	C-1	CC	Poor
4733376121	3230 RICHFIELD RD, FLINT, MI, 48506	TN-2	A-2	CC	Good
4733376122	3210 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733376127	3108 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733451001	3302 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733451028	3314 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4733452006	3538 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733452052	3402 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4733453001	3602 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733453002	3608 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Poor
4733453004	3614 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Poor
4733453005	3620 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4733476003	3706 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good

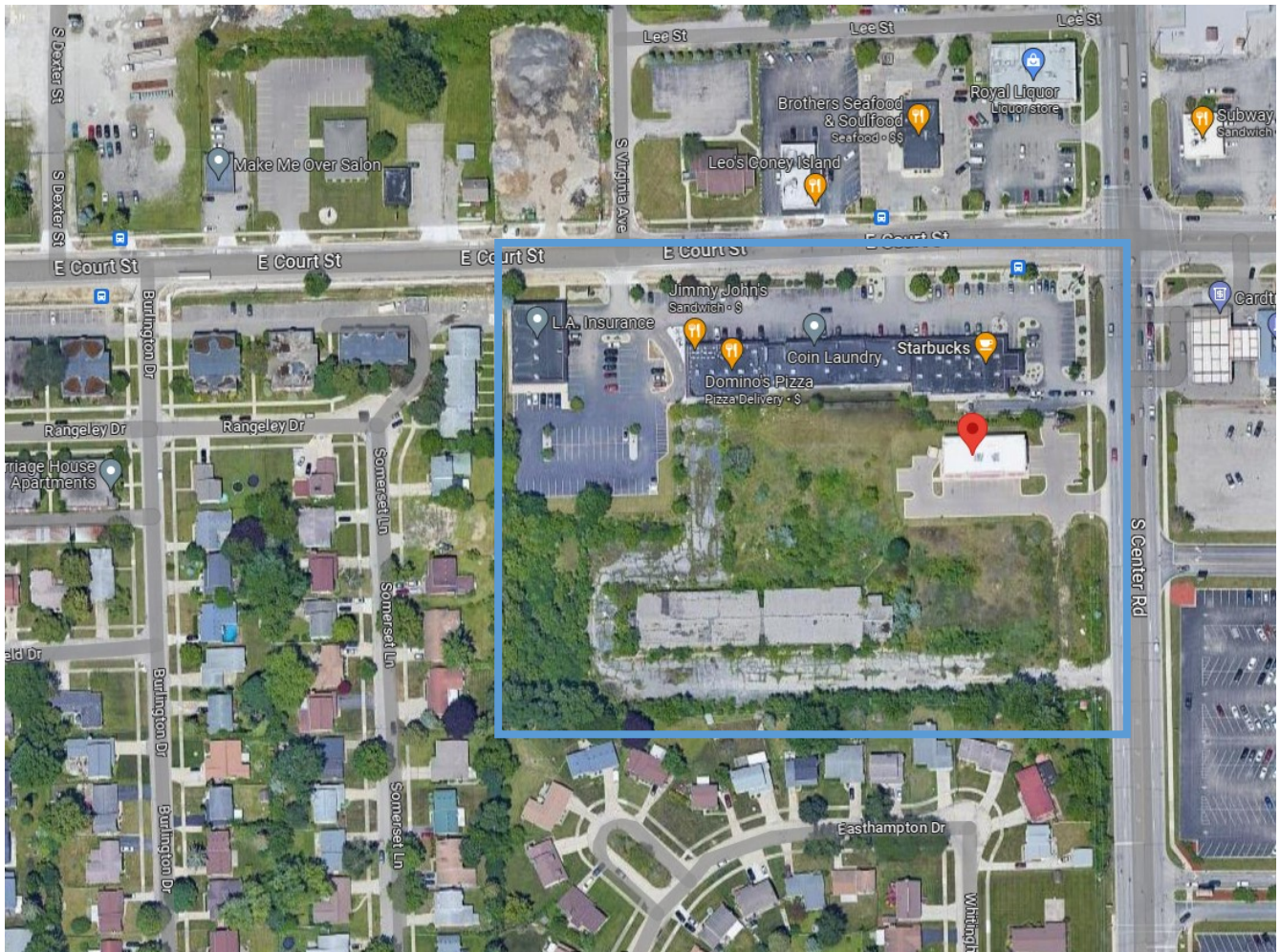
4733476004	3720 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733476008	RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot
4733476009	3744 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733476087	3826 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733476091	3726 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733476103	3800 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733476096	3820 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733476097	3702 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4733476102	3746 RICHFIELD RD, FLINT, MI, 48506	TN-2	D-3	CC	Poor

# City of Flint Zoning Map Amendments

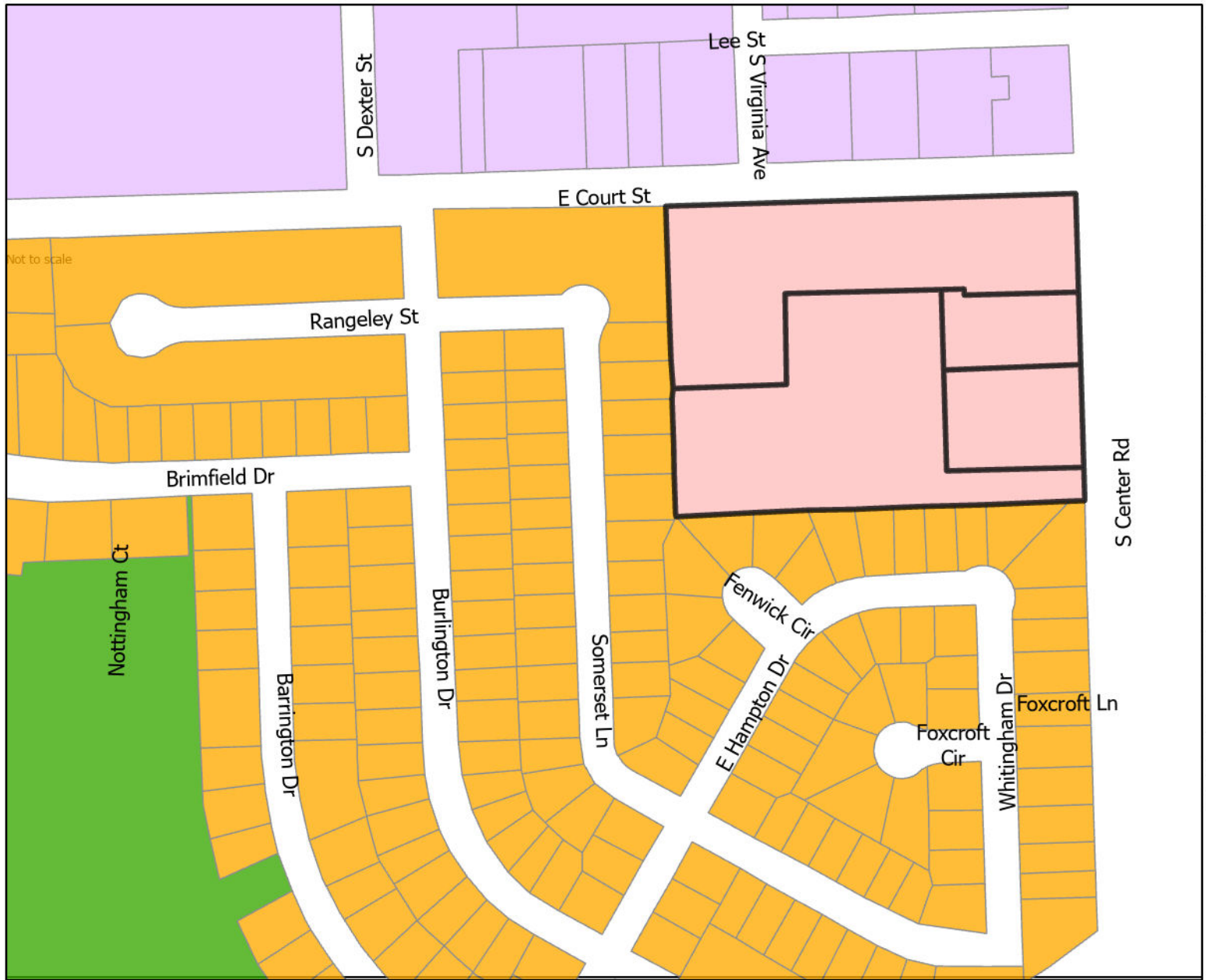
Court St and S Center Rd



Summary Information			
<b>Old Code Zoning</b>	D-3, Community Business	<b>Current code zoning</b>	TN-2, Traditional Neighborhood
<b>Number of parcels</b>	4 Parcels	<b>Proposed zoning</b>	NC, Neighborhood Center
<b>Current uses allowed</b>	TN-2: Single- & Two-Family housing, places of worship, schools, community centers, and accessory agricultural uses. No commercial or retail uses permitted.	<b>Proposed uses allowed</b>	NC: Commercial uses, offices, personal service establishments, retail uses, gyms, single & two family, multi family, dwellings, libraries, places of worship.
<b>Neighborhood Character</b>	This area of parcels boarding the intersection of Court St and S Center Rd, just West of the Courtland Center Mall is existing commercial property. There is an active strip mall, a restaurant, and a large vacant commercial property amongst these parcels. Boarding this area to the West and South, is a large, medium density single family housing development.		
<b>General Comments</b>	This collection of parcels was down zoned from Community Business, commercial zoning, to Traditional Neighborhood, residential zoning, in the updated zoning map. While TN-2 zoning makes sense for the large residential development to the West and South of this subject location, parcels bordering the intersection of Court & S Center Rd are existing, active, commercial businesses, and should be returned to commercial zoning to allow this area to continue to support the abutting residential area.		







**Court St & S Center Rd  
Intersection**

**Legend**

- Zoning Districts**
- CC, City Corridor
  - CE, Commerce & Employment
  - DC, Downtown Core
  - DE, Downtown Edge
  - GI-1, Green Innovation - Medium Intensity
  - GI-2, Green Innovation - High Intensity
  - GN-1, Green Neighborhood - Low Density
  - GN-2, Green Neighborhood - Medium Density
  - IC, Institutional Campus
  - MR-1, Mixed Residential - Low Density
  - MR-2, Mixed Residential - Medium Density
  - MR-3, Mixed Residential - High Density
  - NC, Neighborhood Center
  - OS, Open Space
  - PC, Production Center
  - TN-1, Traditional Neighborhood - Low Density
  - TN-2, Traditional Neighborhood - Medium Density
  - UC, University Core

0 100 200 Feet  
Date Exported: 9/10/2023



**DRAFT MAP FOR DEMONSTRATIONAL PURPOSES ONLY NOT AN OFFICIAL CITY OF FLINT MAP**

<b>Parcel ID</b>	<b>Full Property Address</b>	<b>Current Zoning</b>	<b>Old Code Zoning</b>	<b>Proposed Zoning</b>	<b>Property Inventory</b>
4116228096	3802 E COURT ST, FLINT, MI, 48503	TN-2	D-3	NC	Fair
4116228099	922 S CENTER RD, FLINT, MI, 48503	TN-2	D-3	NC	Sub-Standard
4116228101	910 S CENTER RD, FLINT, MI, 48503	TN-2	D-3	NC	Good
4116228103	S CENTER RD, FLINT, MI, 48503	TN-2	D-3	NC	Vacant Lot