



CITY OF FLINT FLINT PLANNING COMMISSION

September 22nd, 2023

MEMORANDUM

TO: CITY OF FLINT PLANNING COMMISSION
FROM: Max Lester, Int. Zoning Coordinator
RE: Map Amendment Memo (September 26th, 2023)

Commissioners,

Attached are the alternative map amendment materials with changes made based on discussion from the September 12th, 2023 meeting. Please bring back the materials from the previous meeting as well. Additionally, you will find an 11x17 copy of an unofficial zoning map with the proposed changes, including those made for this meeting.

The materials included with this packet are labeled with Draft 2 for the amended materials, and Draft 1 for the materials that were first presented.

The first focus area with changes is “Davison Rd, Arlington to Dort, Branch to Dexter.” The new materials leave a row of residential properties as TN-2 between N. Averill Ave. and N. Dexter St. The northeast corner of N. Averill Ave. and Davison Rd. was left with the proposed CC designation for a commercial property and its parking lot which is spread across multiple parcels.

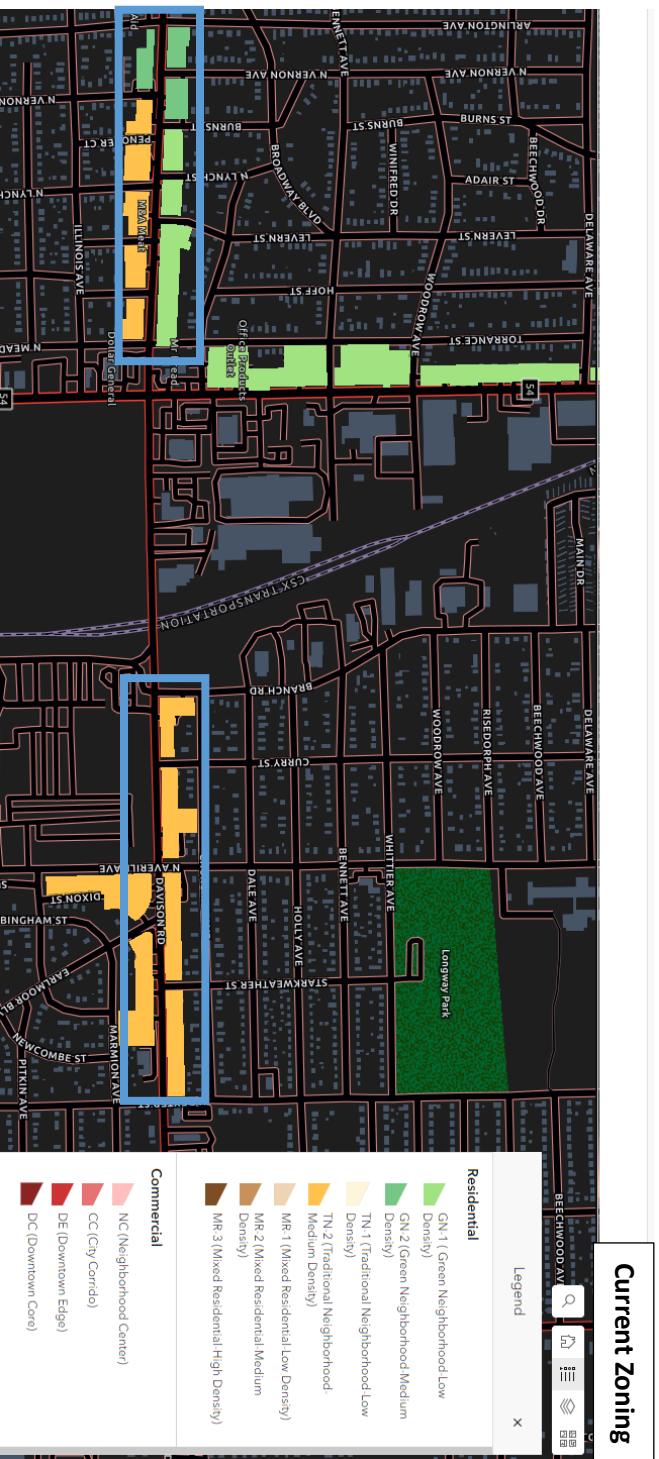
The second focus area with changes is “Lewis St., Davison Rd. to Leith St.” The new materials extend the proposed NC designated areas into the area along Lewis St. between E. Hamilton Ave. and Bennett Ave.

Following discussion, the Planning Commission may make a motion for recommendation of the proposed map amendments to City Council.

Draft 2 With Amendments

City of Flint Zoning Map Amendments

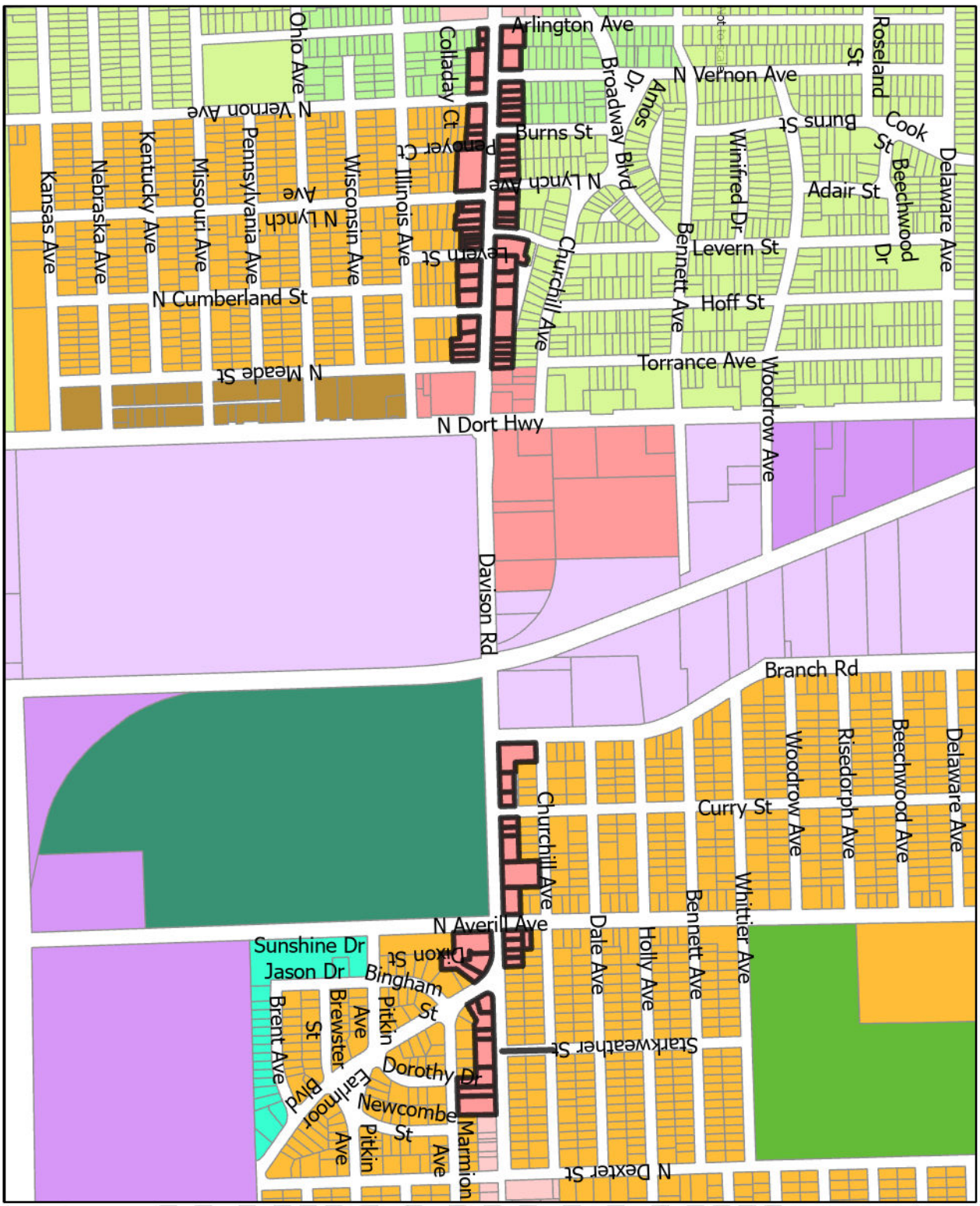
Davison Rd, Arlington to Dort Hwy, Branch to Dexter



Summary Information	
Old Code Zoning	<p>Davison Rd, Arlington to Dort Hwy. D-3, Community Business</p> <p>Davison Rd, Branch to Dexter. D-2, Neighborhood Business & D-3</p>
Number of parcels	49 Parcels
Current uses allowed	<p>GN-1 & 2, TN-2: Single- & Two-family dwellings, places of worship, schools, libraries, accessory agricultural uses. No commercial or retail uses allowed.</p>
Neighborhood Character	<p>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.</p>
General Comments	<p>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. Keeping the North side of Davison Rd, from Averill to Dexter, as residential zoning matches the existing character of this area.</p>
WARD	All parcels within this memo are in Ward #4



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



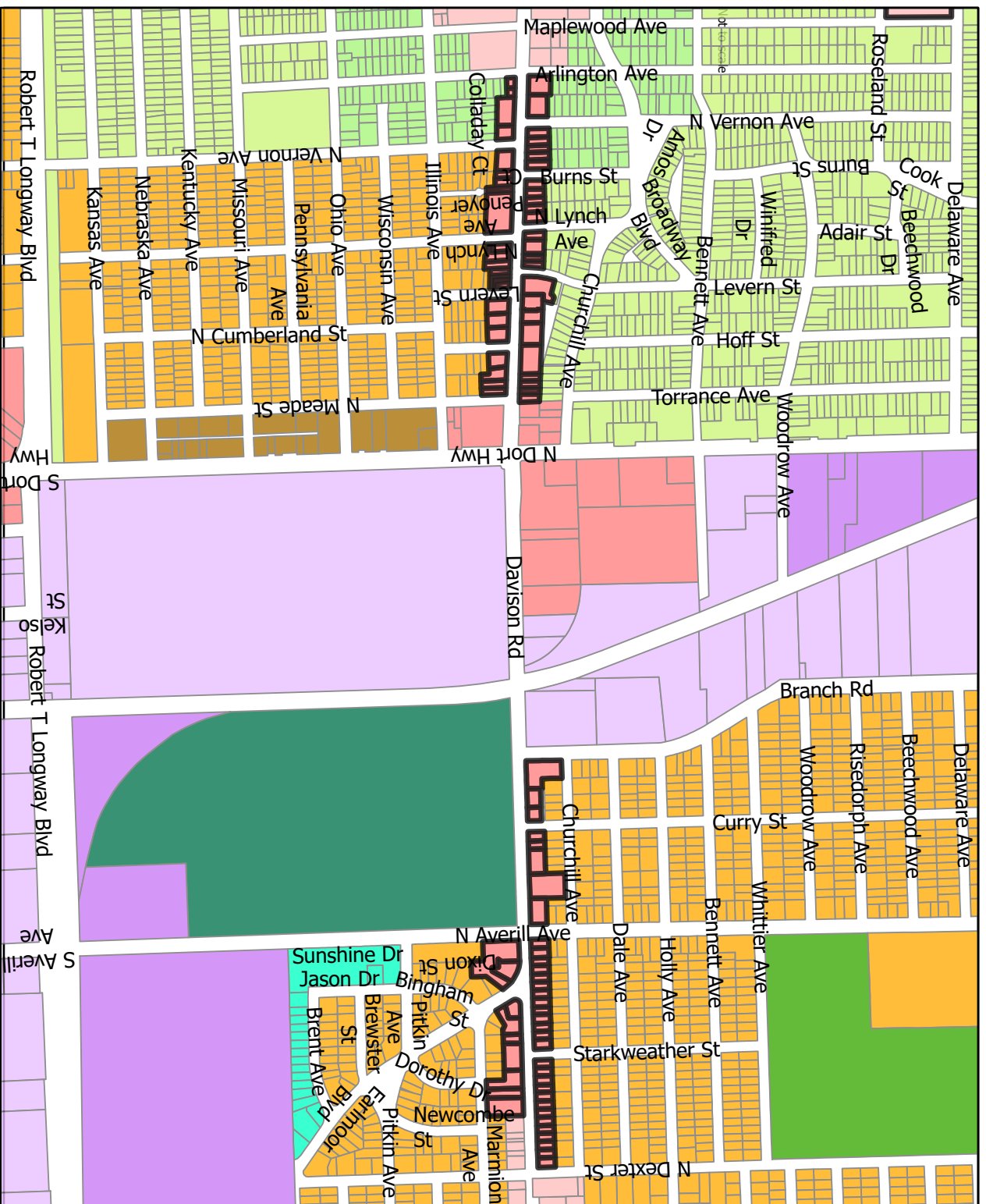
Davison Rd,
Arlington Ave to Dort Hwy,
Branch Rd to Dexter St

- 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



Parcel ID	Full Property Address	Current Zoning	Old Code Zoning	Proposed Zoning	Property Inventory	WARD
4105457010	2107 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Vacant Lot	4
4105457025	2111 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Vacant Lot	4
4105458023	2125 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair	4
4105458024	2209 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair	4
4105458025	DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Parking lot	4
4105458026	2215 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair	4
4105458028	DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Vacant Lot	4
4105458029	2221 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Good	4
4105459025	2301 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot	4
4105459026	2307 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot	4
4105459027	2311 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot	4
4105459028	2315 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Parking Lot	4
4105459029	2319 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair	4
4105484013	2401 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Good	4
4105484019	2417 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Poor	4
4105484021	2409 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Good	4
4105484022	2413 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair	4
4105484023	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot	4
4105485016	2511 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Poor	4
4105485017	2515 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Parking lot	4
4105485021	2601 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Vacant Lot	4
4105485025	2617 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Sub-Standard	4
4105485026	2621 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair	4
4105485027	2625 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Parking Lot	4
4105485032	2505 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair	4
4105485034	2535 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Fair	4
4105486002	DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Parking Lot	4
4108203001	2100 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair	4
4108203002	DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Vacant Lot	4
4108203015	2112 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Fair	4
4108203016	2128 DAVISON RD, FLINT, MI, 48506	GN-2	D-3	CC	Good	4
4108204001	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot	4
4108204025	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot	4

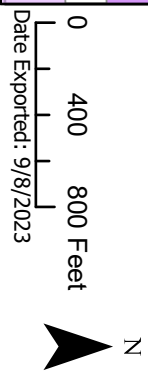
4108204026	2232 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4
4108205001	PENoyer CT, FLINT, MI, 48506	None	ROW	CC	Vacant Lot	4
4108205027	2320 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4
4108226006	2408 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot	4
4108226007	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4
4108226008	2412 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4
4108226009	2418 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot	4
4108226010	2420 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4
4108226023	2400 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4
4108226030	2406 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot	4
4108227004	2512 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4
4108227005	2522 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4
4108227021	2506 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot	4
4108228003	2620 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Vacant Lot	4
4108228004	2622 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4
4108228015	2602 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4
4108228016	2610 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair	4
4104385014	3137 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good	4
4104385015	3155 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good	4
4104385019	3101 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good	4
4104386006	DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Vacant Lot	4
4104386010	3201 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good	4
4104386011	3207 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Fair	4
4104386017	3213 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good	4
4104386018	3239 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Good	4
4104459015	3303 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good	4
4104459016	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot	4
4104459017	DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot	4
4104459018	3315 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Parking Lot	4
4109201019	3322 DAVISON RD, FLINT, MI, 48506	TN-2	D-6	CC	Fair	4
4104459002	N AVERILL AVE, FLINT, MI, 48506	TN-2	B	CC	Parking Lot	4



Davison Rd,
Arlington to Dort Hwy,
Branch to Dexter

Legend

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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
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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
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4105485025	2617 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	CC	Sub-Standard
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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	PENOVER 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
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4104459020	3323 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
4104459021	3327 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Fair
4104459022	3401 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Sub-Standard
4104459023	3405 DAVISON RD, FLINT, MI, 48506	TN-2	D-3	CC	Good
					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
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City of Flint Zoning Map Amendments

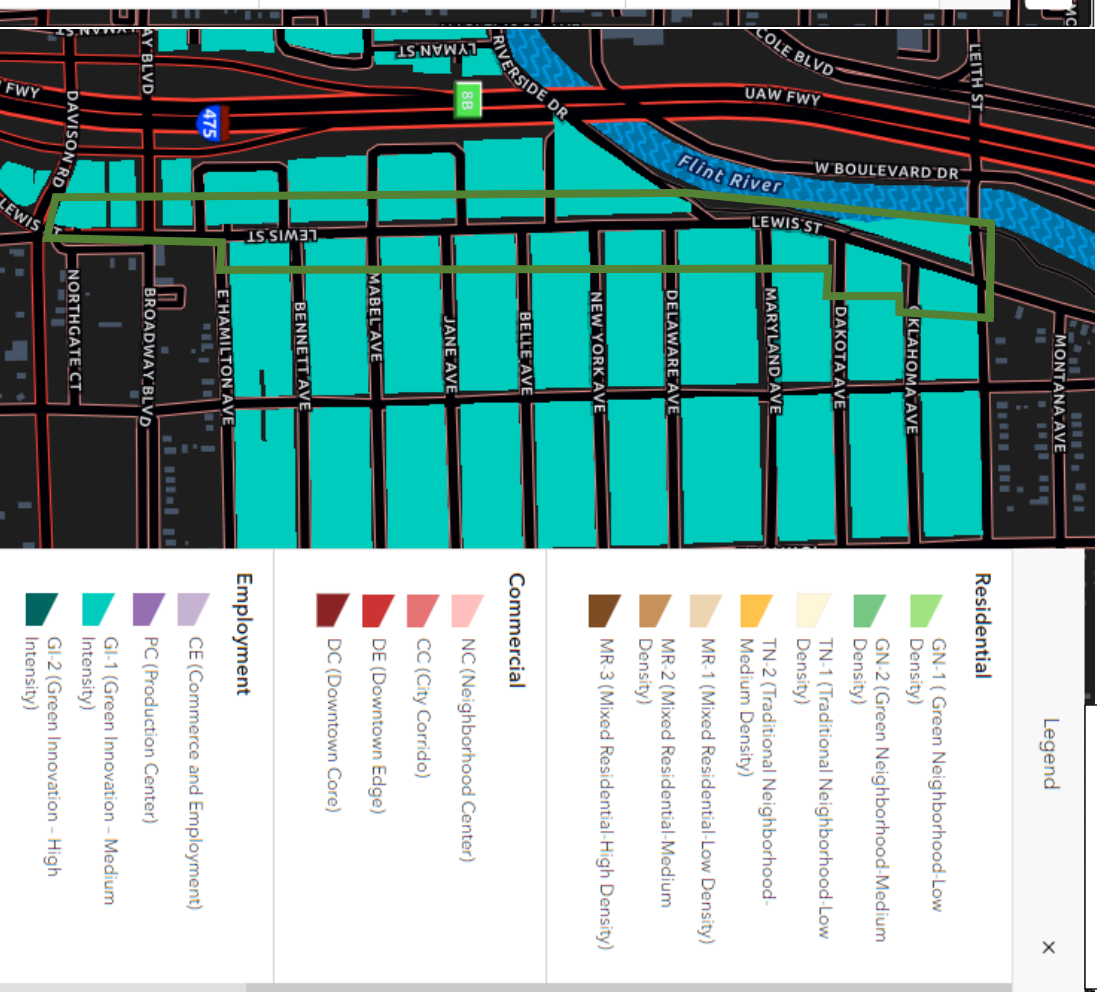
Lewis Street, Davison Rd to Leith St

Draft 2 With Amendments

Past Zoning



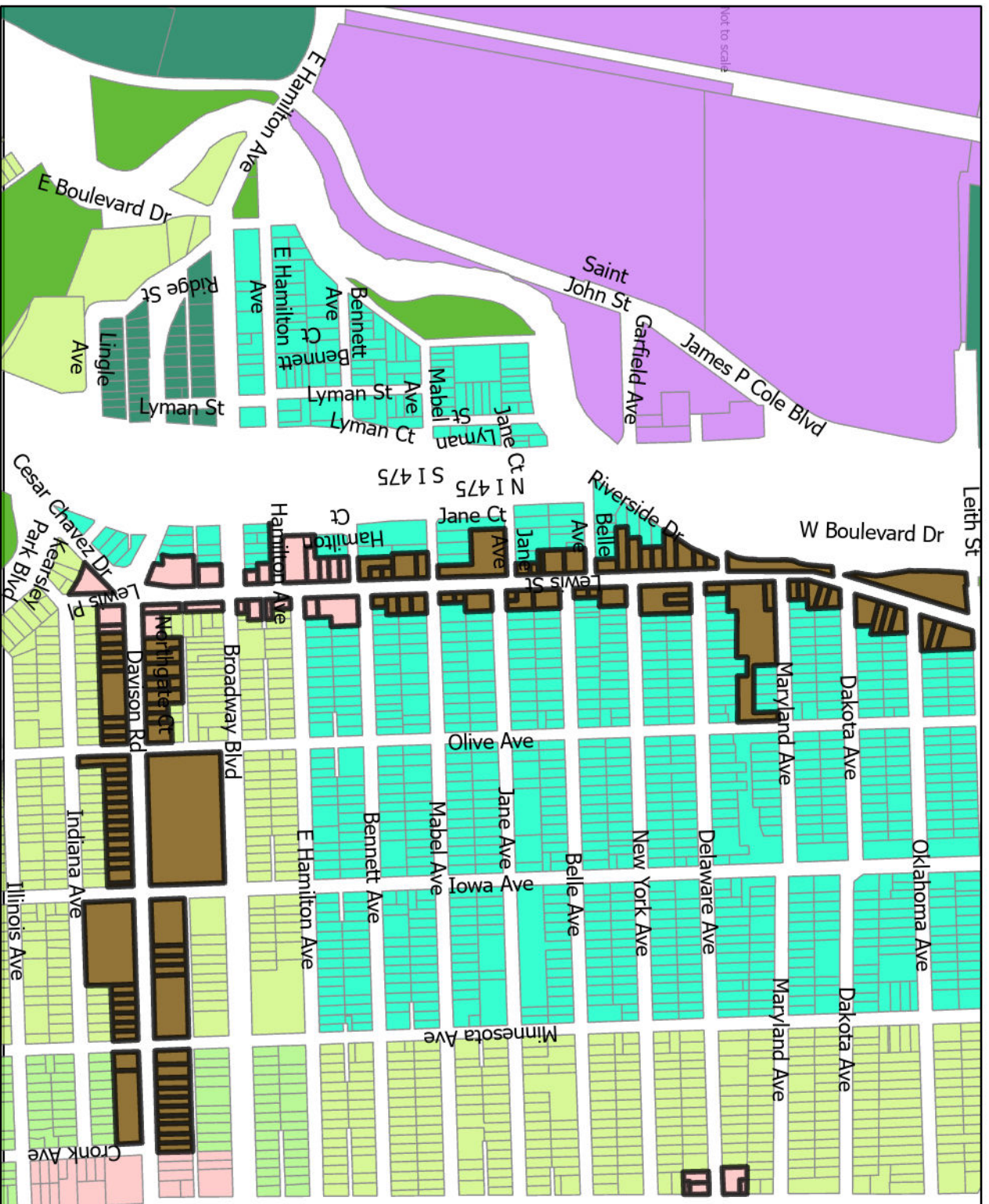
Current Zoning



Summary Information

Old Code Zoning	Lewis St, Davison Rd to Bennett Ave. D-3, Community Business. (1 parcel at Lewis & Leith St intersection)	Current code zoning	GI-1, Green Innovation, Medium Intensity
Number of parcels	63 Parcels	Proposed zoning	<p>1. Lewis St, Davison to Bennett. NC, Neighborhood Center.</p> <p>2. Lewis St, Hamilton to Leith. MR-3, Mixed Residential.</p> <p>NC: Local-serving commercial uses, offices, personal service establishments, small retail, gyms, single & 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>
Current uses allowed	GI-1: Single family detached housing, parks, places of worship, schools, retail uses related to agriculture and landscaping.	Proposed uses allowed	
Neighborhood Character	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.		
General Comments	Restoring low-intensity commercial and mixed-use zoning to the area of Lewis Street, Davison to Bennett 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.		
WARD	All parcels shown are in Ward #3.		





Lewis Street,
Davidson Rd to Leith St

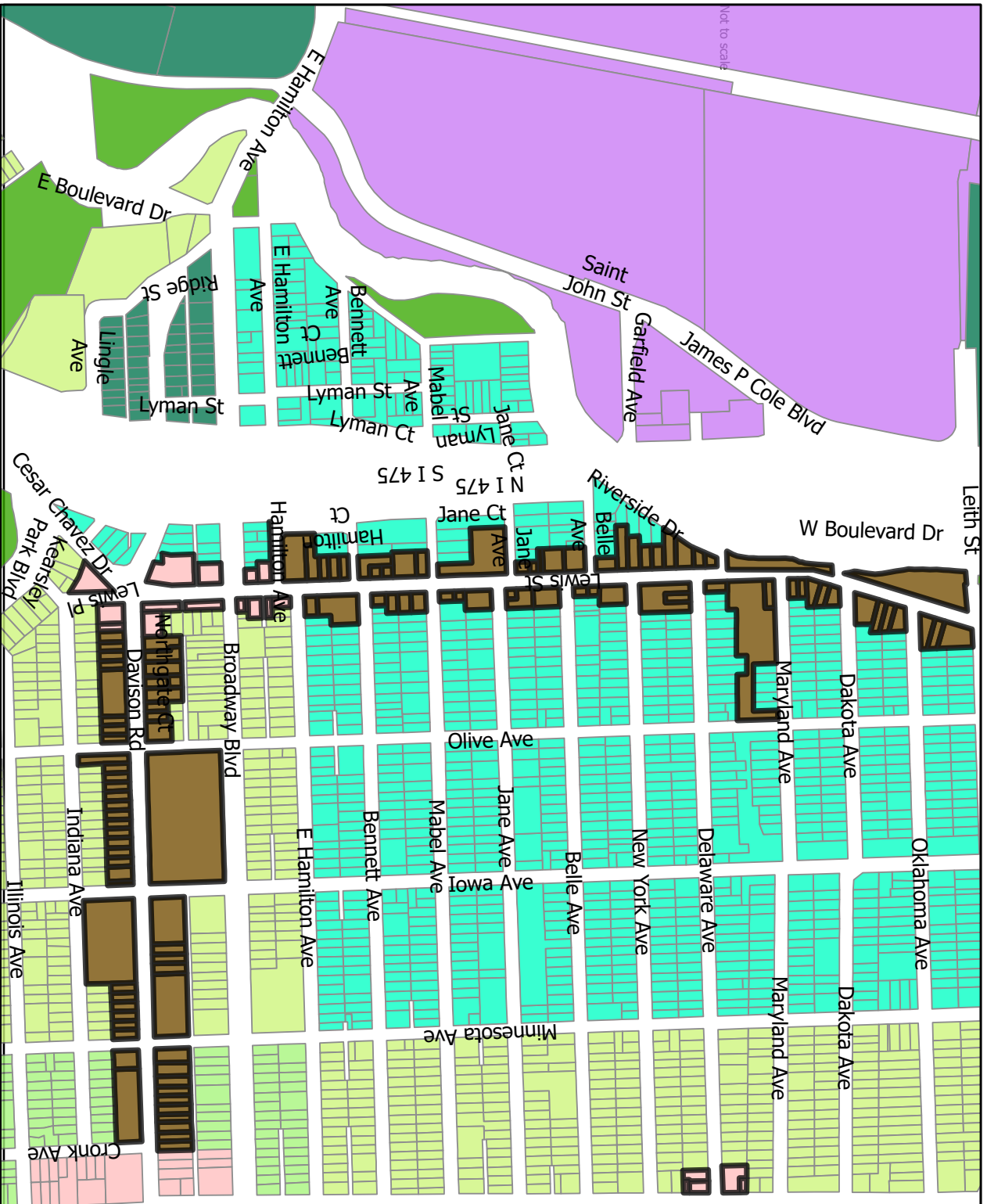
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 - GI-1, Green Innovation - Medium Intensity
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- 0 250 500 Feet
Date Exported: 9/18/2023

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4105351003	2212 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3
4105351017	2202 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3
4105351035	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Parking Lot	3
4105353031	2118 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Good	3
4105353043	2102 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Vacant Lot	3
4105355001	2020 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot	3
4105355004	2012 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot	3
4105355018	2006 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot	3
4105355019	2004 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Vacant Lot	3
4105355020	2002 LEWIS ST, FLINT, MI, 48506	GN-1	D-3	NC	Fair	3
41053557028	1405 DAVISON RD, FLINT, MI, 48506	GN-1	D-3	NC	Fair	3
4106477019	2225 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3
4106477020	2215 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3
4106477038	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3
4106477039	2207 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3
4106477049	1357 BENNETT AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3
4106479033	2125 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Fair	3
4106479034	2123 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Fair	3
4106479035	LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Vacant Lot	3
4106479036	LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Vacant Lot	3
4106479047	2101 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Good	3
4106481026	2001 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Vacant Lot	3
4106481031	2005 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Vacant Lot	3
4106483018	1362 BROADWAY BLVD, FLINT, MI, 48506	GI-1	D-3	NC	Sub-Standard	3
4106483047	LEWIS ST, FLINT, MI, 48506	GI-1	D-3	NC	Parking Lot	3
4105155001	2820 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3
4105155002	2816 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3
4105155003	2814 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Good	3
4105155004	2812 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Fair	3
4105155005	2802 LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Fair	3
4105157001	LEWIS ST, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3
4105157009	1401 DELAWARE AVE, FLINT, MI, 48506	GI-1	D-2	MR-3	Vacant Lot	3

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



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
- Scale:** 0 250 500 Feet
- Date Exported: 9/7/2023

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

Parcel ID	Full Property Address	Current Zoning	Old Code Zoning	Proposed Zoning	Property Inventory
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	Vacant Lot
4106479033	2125 LEWIS ST, FLINT, MI, 48506	GI-1	D-3	MR-3	Good
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