



# City of Flint, Michigan

Third Floor, City Hall  
1101 S. Saginaw Street  
Flint, Michigan 48502  
[www.cityofflint.com](http://www.cityofflint.com)

**Meeting Agenda – FINAL**  
**Wednesday, January 21, 2026**  
**5:00 PM**

**City Council Chambers**

## **LEGISLATIVE COMMITTEE**

**Candice Mushatt, Chairperson, Ward 7**

- |                                     |                                 |
|-------------------------------------|---------------------------------|
| <b>Leon El-Alamin, Ward 1</b>       | <b>Ladel Lewis, Ward 2</b>      |
| <b>LaShawn Johnson, Ward 3</b>      | <b>Judy Priestley, Ward 4</b>   |
| <b>Jerri Winfrey-Carter, Ward 5</b> | <b>Tonya Burns, Ward 6</b>      |
| <b>Dennis Pfeiffer, Ward 8</b>      | <b>Jonathan Jarrett, Ward 9</b> |

**Davina Donahue, City Clerk**

\*\*\*\*\*

### **ROLL CALL**

### **READING OF DISORDERLY PERSONS CITY CODE SUBSECTION**

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

### **REQUEST FOR AGENDA CHANGES/ADDITIONS**

### **PUBLIC COMMENT**

*Members of the public who wish to address the City Council or its committees must register before the meeting begins. A box will be placed at the entrance to the Council Chambers for collection of registrations. No additional speakers or slips will be accepted after the meeting begins.*

*Members of the public shall have no more than three (3) minutes per speaker during public comment, with only one speaking opportunity per speaker.*

## **COUNCIL RESPONSE**

*Councilmembers may respond once to all public speakers only after all public speakers have spoken. An individual Councilmember's response shall be limited to two (2) minutes.*

## **CONSENT AGENDA**

*Per the amended Rules Governing Meetings of the Flint City Council (as adopted by the City Council on Monday, April 22, 2024), the Chair may request the adoption of a "Consent Agenda". After a motion to adopt a Consent Agenda is made and seconded, the Chair shall ask for separations. Any agenda item on a Consent Agenda shall be separated at the request of any Councilmember. After any separations, there is no debate on approving the Consent Agenda – it shall be voted on or adopted without objection.*

## **ORDINANCES**

### **250437-T      Code Amendment/Ordinance/Chapter 50/Zoning Map**

An ordinance to amend the Zoning Map of the City of Flint within Chapter 50 of the City of Flint Code of Ordinances, being the Zoning Ordinance, has been requested by the Hispanic Technology and Community Center of Greater Flint (RZ 24-02), to change the zoning of the following properties (PID # 41-05-355-003), 1410 E. Hamilton Ave., 1414 E. Hamilton Ave., 1418 E Hamilton Ave., (PID # 41-06-481-019), (Pid # 41-06-481-001), 1361 Broadway Blvd., 1357 Broadway Blvd., 1353 Broadway Blvd., 1349 Broadway Blvd., (PID # 41-06-481-027), 1350 Bennett Ave. and 1354 Bennett Ave.] [NOTE: Sec. 1. The Zoning Map of the City of Flint is hereby amended to rezone the following described areas from GN-1 (Green Neighborhood – Low Density) to NC (Neighborhood Center), per 50-15(C). [NOTE: This ordinance shall become effective seven (7) days after publication in a newspaper of general circulation in the city of Flint.]

## **ADJOURNMENT**

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

An Ordinance to amend the Zoning Map of the City of Flint within Chapter 50 of the City of Flint Code of Ordinances being the Zoning Ordinance, has been requested by the Hispanic Technology and Community Center of Greater Flint (RZ 24-02), to change the zoning of the following properties:

- E. Hamilton Ave (PID # 41-05-355-003)
- 1410 E. Hamilton Ave (PID # 41-05-355-005)
- 1414 E. Hamilton Ave (PID # 41-05-355-006)
- 1418 E. Hamilton Ave (PID # 41-05-355-007)
- E. Hamilton Ave (PID # 41-06-481-019)
- E. Hamilton Ave (PID # 41-06-481-001)
- 1361 Broadway Blvd (PID # 41-06-481-025)
- 1357 Broadway Blvd (PID # 41-06-481-022)
- 1353 Broadway Blvd (PID # 41-06-481-021)
- 1349 Broadway Blvd (PID # 41-06-481-020)
- Broadway Blvd (PID # 41-06-481-027)
- 1350 Bennett Ave (PID # 41-06-479-041)
- 1354 Bennett Ave (PID # 41-06-479-017)

The Planning Commission recommends **APPROVAL** of the subject Zoning Ordinance map amendment.

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

**Sec. 1. The Zoning Map of the City of Flint is hereby amended to rezone the following described areas from GN-1 (Green Neighborhood – Low Density) to NC (Neighborhood Center), per §50-15(C).**

The land referred to is located in the State of Michigan, County of Genesee, and described as follows:

PID # 41-05-355-003

MURRAY HILL NO. 2 LOT 49 EXC S 25 FT

More commonly known as V/L E. Hamilton Ave, Flint, Michigan 48506.

PID # 41-05-355-005

MURRAY HILL NO. 2 LOT 48

More commonly known as 1410 E. Hamilton Ave, Flint, Michigan 48506.

PID # 41-05-355-006

MURRAY HILL NO. 2 LOT 47

More commonly known as 1414 E. Hamilton Ave, Flint, Michigan 48506.

PID # 41-05-355-007

MURRAY HILL NO. 2 LOT 46

More commonly known as 1418 E. Hamilton Ave, Flint, Michigan 48506.

**Sec. 2. The Zoning Map of the City of Flint is hereby amended to rezone the following described areas from GI-1 (Green Innovation – Medium Intensity) to NC (Neighborhood Center), per §50-15(C).**

The land referred to is located in the State of Michigan, County of Genesee, and described as follows:

PID # 41-06-481-019

MURRAY HILL LOT 5 EXCEPT THE SLY 60 FT, ALSO SLY 11.35 FT OF  
VACATED ALLEY NLY OF AND ADJACENT THERETO.

More commonly known as V/L E. Hamilton Ave, Flint, Michigan 48506.

PID # 41-06-480-001

RIVERSIDE E 1737 FT OF BLK 10.

More commonly known as V/L E. Hamilton Ave, Flint, Michigan 48506.

PID # 41-06-481-025

MURRAY HILL W 30 FT OF S 58 FT OF LOT 2.

More commonly known as 1361 Broadway Blvd, Flint, MI 48506

PID # 41-06-481-022

MURRAY HILL LOT 3 ALSO SLY 11.35 FT OF VACATED ALLEY ADJOINING SAID  
LOT ON THE NORTH

More commonly known as 1357 Broadway Blvd, Flint, MI 48506

PID # 41-06-481-021

MURRAY HILL LOT 4

More commonly known as 1353 Broadway Blvd, Flint, MI 48506

PID # 41-06-481-020

MURRAY HILL S 60 FT OF LOT 5.

More commonly known as 1349 Broadway Blvd, Flint, MI 48506

PID # 41-06-481-027

MURRAY HILL LOT 6 EXC WLY 10 FT.

More commonly known as V/L Broadway Blvd, Flint, MI 48506

PID # 41-06-479-041

RIVERSIDE. LOT 29 EXC BEG AT NWLY COR OF SD LOT; TH SLY ALG WLY LINE OF  
SD LOT, 10 FT; TH NELY TO A PT ON NLY LINE OF SD LOT, 10 FT ELY FROM BEG;  
TH WLY ALG SD NLY LINE 10 FT TO BEG. BLK 1.

More commonly known as 1350 Bennett Ave, Flint, MI 48506

PID # 41-06-479-017

RIVERSIDE LOT 30, BLK 1

More commonly known as 1354 Bennett Ave, Flint, MI 48506

**Sec. 4. This ordinance shall become effective seven (7) days after publication in a newspaper of general circulation in the City of Flint by Zoning Division staff, to be noticed no later than fifteen (15) days after adoption by City Council.**

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**FOR THE CITY:**

\_\_\_\_\_  
**Davina Donahue, City Clerk**

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

**APPROVED TO FORM:**

*JoAnne Gurley*  
JoAnne Gurley (Dec 17, 2025 17:10:09 EST)

\_\_\_\_\_  
**JoAnne Gurley, City Attorney**

# Memo

To: Clyde Edwards, City Administrator  
Flint City Council

From: Tyler Bailey, Deputy Director, Business Services

Subject: Rezoning of Thirteen Parcels

The LatinX Technology and Community Center of Flint (LatinX Center) petitioned to rezone thirteen (13) parcels of land from either Green Neighborhood-1 (GN-1) or Green Innovation (GI) to Neighborhood Center (NC). Ten parcels are currently owned by the LatinX Center and three are owned by the City of Flint. The LatinX Center is currently in the process of purchasing the remaining three parcels.

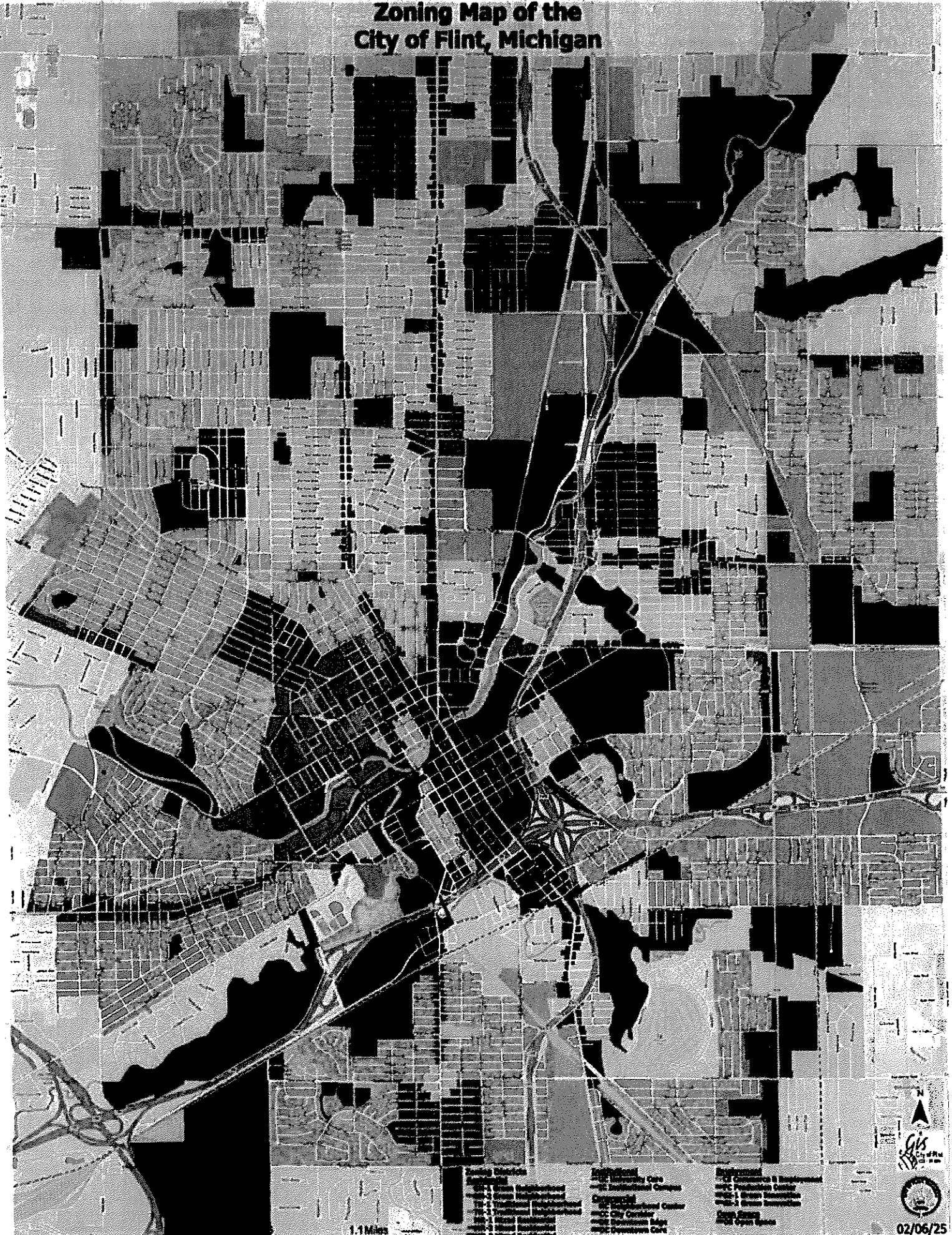
This rezoning would allow for the continued development of the LatinX Center's expansion along the Lewis Street corridor. This development will transition the LatinX Center into the Latinx District. The District currently seeks to include a walkable, safe community that serves the Flint community in childcare, community outreach, education, after school activities, housing, civil services, and more.

The current zonings of GN-1 or GI are not zoning districts that allow for this type of development; the "Green" districts are deeply prohibitive for economic development. This rezoning would allow for under-utilized parcels to be developed for the benefit of the community. The legal description for these parcels are as follows:

- Hamilton Ave Parcel Number: 41-05-355-003 Owner: Hispanic Tech and Comm Center
  - MURRAY HILL NO. 2 LOT 49 EXC S 25 FT
- 1410 E. Hamilton Ave- Parcel Number: 41-05-355-005 Owner: Hispanic Tech and Comm Center
  - MURRAY HILL NO. 2 LOT 48
- 1414 E. Hamilton Ave- Parcel Number: 41-05-355-006 Owner: Hispanic Tech and Comm Center
  - MURRAY HILL NO. 2 LOT 47
- 1418 E. Hamilton Ave- Parcel Number: 41-05-355-007 Owner: Hispanic Tech and Comm Center
  - MURRAY HILL NO. 2 LOT 46
- E. Hamilton Ave Parcel Number: 41-06-481-019 Owner: City of Flint
  - MURRAY HILL LOT 5 EXCEPT THE SLY 60 FT, ALSO SLY 11.35 FT OF VACATED ALLEY NLY OF AND ADJACENT THERETO.
- E. Hamilton Ave Parcel Number: 41-06-480-001 Owner: City of Flint
  - RIVERSIDE E 1737 FT OF BLK 10.
- 1361 Broadway Blvd- Parcel Number: 41-06-481-025 Owner: Hispanic Tech and Comm Center

- MURRAY HILL W 30 FT OF S 58 FT OF LOT 2.
- 1357 Broadway Blvd- Parcel Number: 41-06-481-022 Owner: Hispanic Tech and Comm Center
  - MURRAY HILL LOT 3 ALSO SLY 11.35 FT OF VACATED ALLEY ADJOINING SAID LOT ON THE NORTH
- 1353 Broadway Blvd- Parcel Number: 41-06-481-021 Owner: Hispanic Tech and Comm Center
  - MURRAY HILL LOT 4
- 1349 Broadway Blvd- Parcel Number: 41-06-481-020 Owner: Hispanic Tech and Comm Center
  - MURRAY HILL S 60 FT OF LOT 5.
- Broadway Blvd Parcel Number: 41-06-481-027 Owner: Hispanic Tech and Comm Center
  - MURRAY HILL LOT 6 EXC WLY 10 FT.
- 1350 Bennett Ave Parcel Number: 41-06-479-041 Owner: American GI Forum of Flint
  - RIVERSIDE. LOT 29 EXC BEG AT NWLY COR OF SD LOT; TH SLY ALG WLY LINE OF SD LOT, 10 FT; TH NELY TO A PT ON NLY LINE OF SD LOT, 10 FT ELY FROM BEG; TH WLY ALG SD NLY LINE 10 FT TO BEG. BLK 1.
- 1354 Bennett Ave Parcel Number: 41-06-479-017 Owner: Hispanic Tech and Comm Center
  - RIVERSIDE LOT 30, BLK 1

# Zoning Map of the City of Flint, Michigan



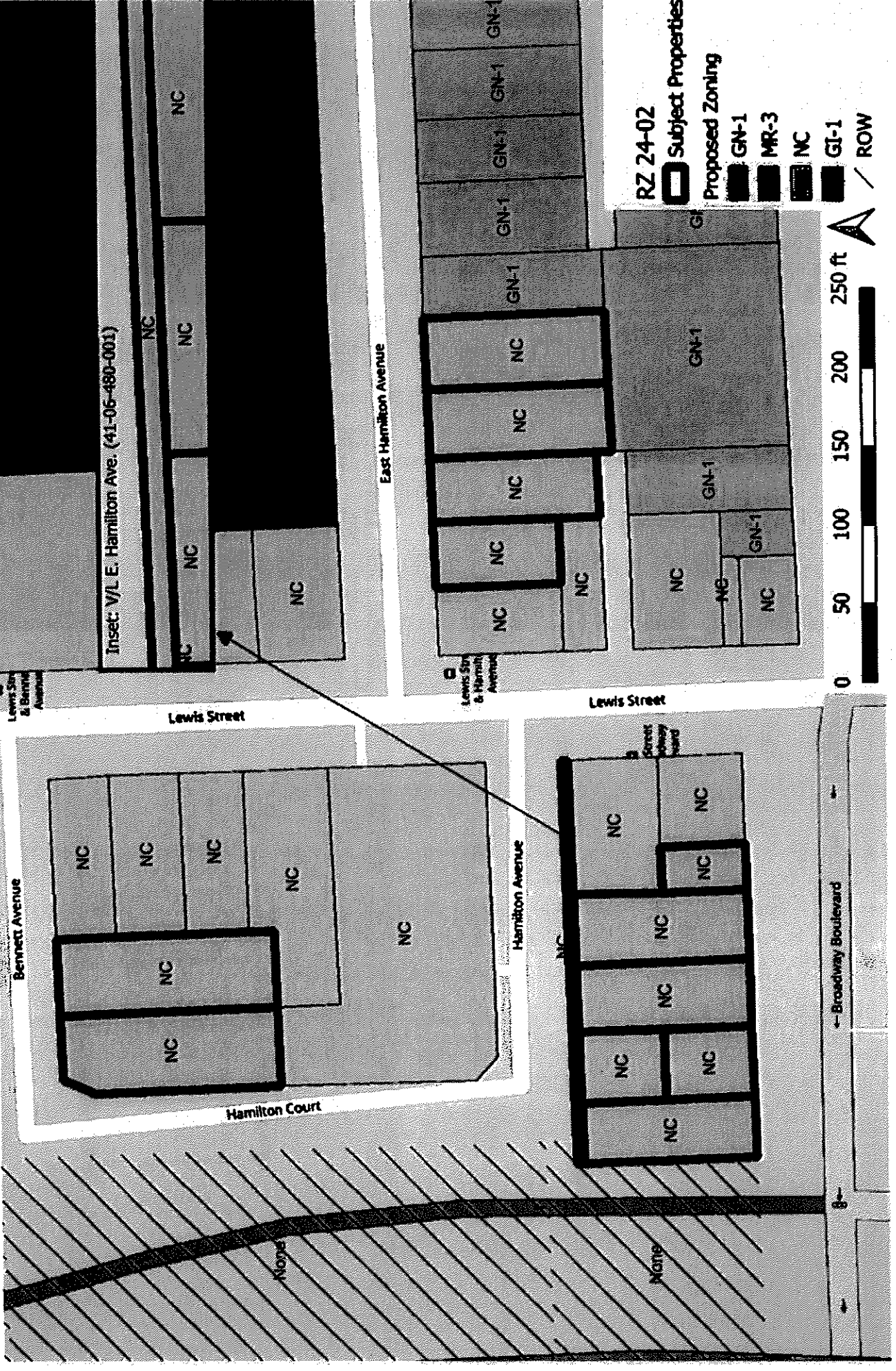
1.1 Miles

GIS  
City of Flint

02/06/25

# RZ 24-02: Lewis St. Proposed Zoning Designations

SE FOR DEMONSTRATIONAL PURPOSES ONLY



RZ 24-02

Subject Properties

Proposed Zoning

GN-1

MR-3

NC

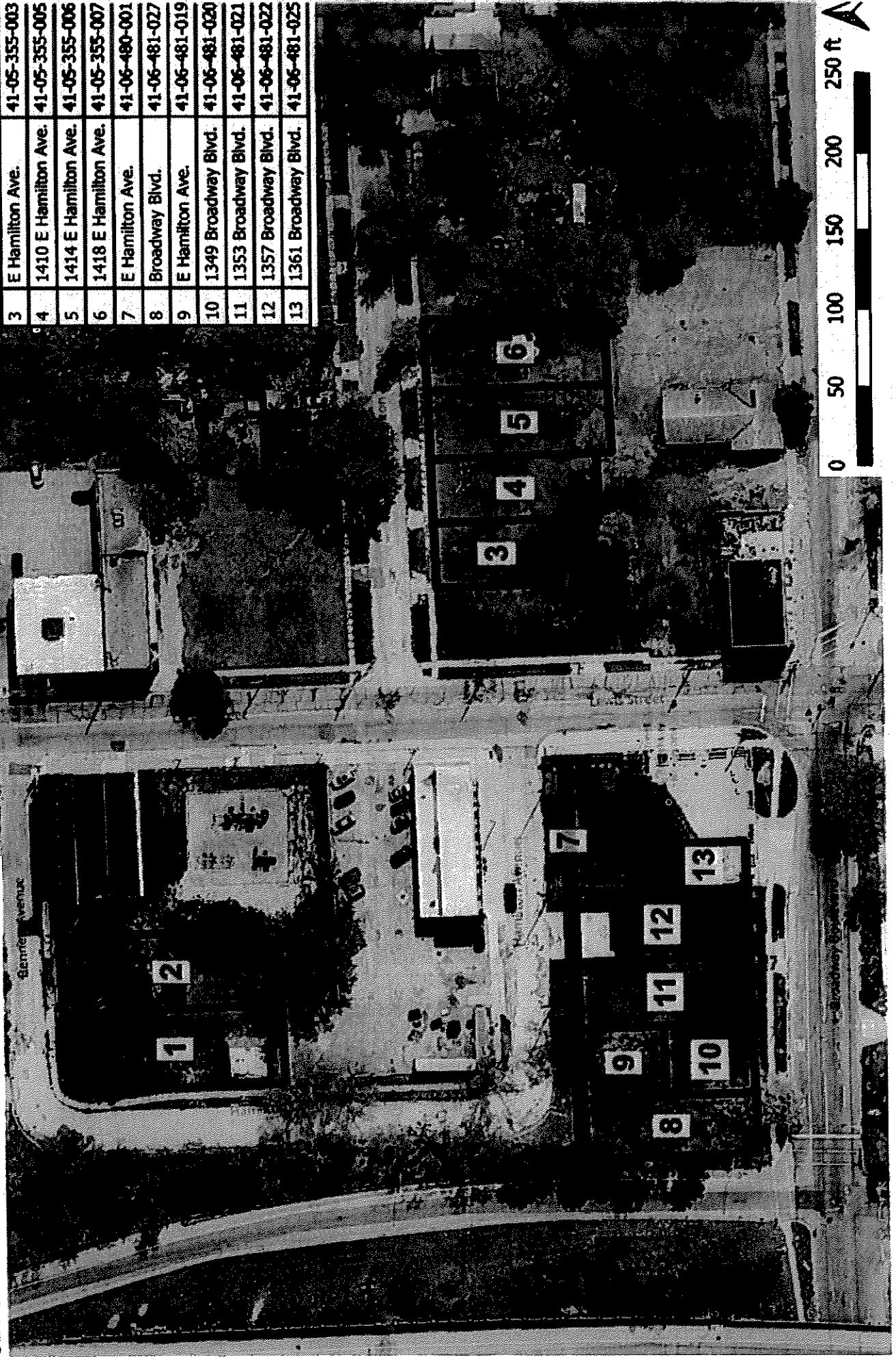
GI-1

ROW

# RZ 24-02: Lewis St. Subject Property Addresses

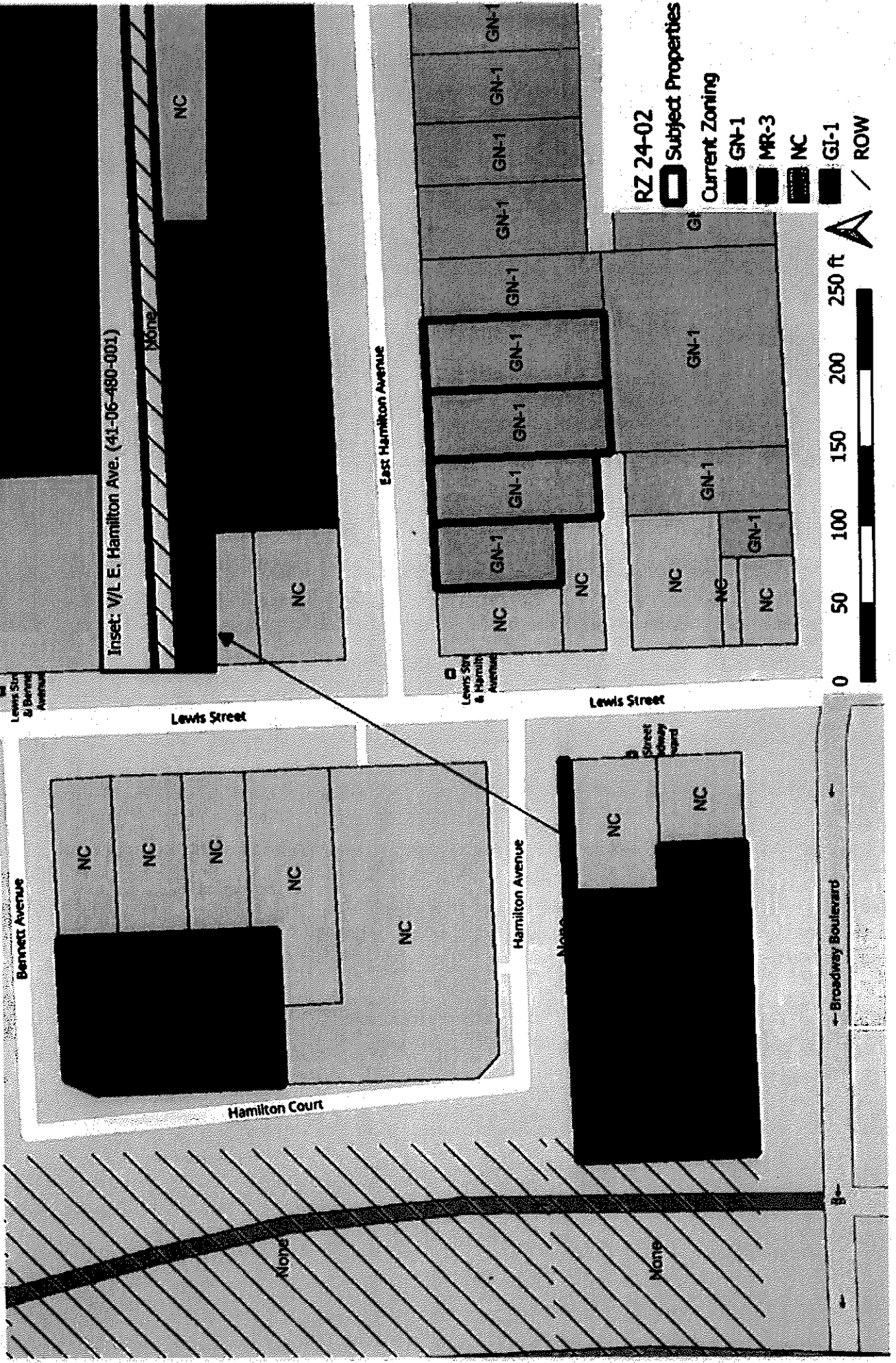
SE FOR DEMONSTRATIONAL PURPOSES ONLY

FID	Address	PID
1	1350 Bennett Ave.	41-06-479-041
2	1354 Bennett Ave.	41-06-479-017
3	E Hamilton Ave.	41-05-355-003
4	1410 E Hamilton Ave.	41-05-355-005
5	1414 E Hamilton Ave.	41-05-355-006
6	1418 E Hamilton Ave.	41-05-355-007
7	E Hamilton Ave.	41-06-480-001
8	Broadway Blvd.	41-06-481-027
9	E Hamilton Ave.	41-06-481-019
10	1349 Broadway Blvd.	41-06-481-020
11	1353 Broadway Blvd.	41-06-481-021
12	1357 Broadway Blvd.	41-06-481-022
13	1361 Broadway Blvd.	41-06-481-025



# RZ 24-02: Lewis St. Current Zoning Designations

SE FOR DEMONSTRATIONAL PURPOSES ONLY



# SEDGEWICK + FERWEDA ARCHITECTS

**Jeffrey S. Ferweda, AIA, NCARB**  
Sedgewick + Ferweda Architects  
410 East Court Street  
Flint, Michigan 48503  
www.architectsinmichigan.com

October 22nd, 2024  
RE: Latinx District Rezoning

Dear Brian Acheff,

LATINX TECHNOLOGY & COMMUNITY CENTER was Established in 2001 by Dr. Hector Garcia, Sixto Olivo, Domingo Berlanga, & Mott Community College. They are a NON-PROFIT 501(c)(3) with a mission "to enhance the dignity and quality of life for the Flint & Genesee County Latinx community and other cultures."

Latinx is seeking to rezone multiple lots surrounding the community center, which we will be referring to as the Latinx District in any upcoming correspondence. Latinx plans to merge some parcels in this neighborhood together for currently planned projects, as well as future community serving projects. The overarching goal in this historic Eastside community is achieving a walkable, safe community that serves its residents in child care, community outreach, education, after-school activities, community space, business development, housing, and civil services stated as the main purpose in the Neighborhood Center (NC) designation.

Latinx owns all lots here under the names HISPANIC TECH & COMM CENTER, and AMERICAN GI FORUM OF FLINT, except the two parcels noted as Owner: City of Flint which Latinx is actively making offers to purchase these properties from the City of Flint.

The parcels we are applying for rezoning are as follows:

Currently Zoned GN-1

E. Hamilton Ave - Parcel Number: 41-05-355-003 Owner: Hispanic Tech and Comm Center  
1410 E. Hamilton Ave - Parcel Number: 41-05-355-005 Owner: Hispanic Tech and Comm Center  
1414 E. Hamilton Ave - Parcel Number: 41-05-355-006 Owner: Hispanic Tech and Comm Center  
1418 E. Hamilton Ave - Parcel Number: 41-05-355-007 Owner: Hispanic Tech and Comm Center

Currently Zoned GI-1

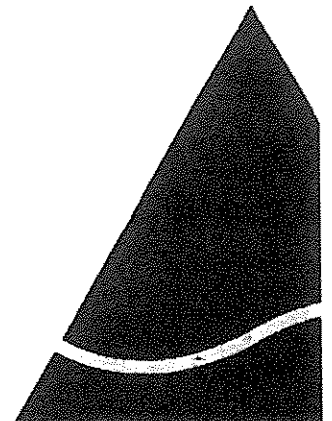
E. Hamilton Ave - Parcel Number: 41-06-481-019 Owner: City of Flint  
E. Hamilton Ave - Parcel Number: 41-06-481-001 Owner: City of Flint  
1361 Broadway Blvd - Parcel Number: 41-06-481-025 Owner: Hispanic Tech and Comm Center  
1357 Broadway Blvd - Parcel Number: 41-06-481-022 Owner: Hispanic Tech and Comm Center  
1353 Broadway Blvd - Parcel Number: 41-06-481-021 Owner: Hispanic Tech and Comm Center  
1349 Broadway Blvd - Parcel Number: 41-06-481-020 Owner: Hispanic Tech and Comm Center  
Broadway Blvd - Parcel Number: 41-06-481-027 Owner: Hispanic Tech and Comm Center  
1350 Bennett Ave - Parcel Number: 41-06-479-041 Owner: American GI Forum of Flint  
1354 Bennett Ave - Parcel Number: 41-06-479-017 Owner: Hispanic Tech and Comm Center

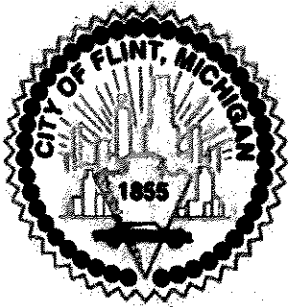
These lots are currently zoned Green Innovation (GI-1) and Green Neighborhood (GN-1), we are asking for them to be rezoned to Neighborhood Center (NC).

Sincerely,



Jeffrey S. Ferweda, AIA, NCARB





Fee: \$1,253.00  
 Date Rec'd: 10/23/2024  
 Application #: RZ 24-02  
 Meeting Date: November 12, 2024

**City of Flint**  
**Planning & Zoning Department**  
 1101 S Saginaw Street Room S105, Flint, MI 48502  
 Phone: (810)766-7426  
[www.cityofflint.com/department/planning-and-zoning/](http://www.cityofflint.com/department/planning-and-zoning/)

Application for Rezoning, Conditional Rezoning or Text Amendment			
<input checked="" type="checkbox"/> <b>Rezoning</b>		<input type="checkbox"/> <b>Conditional Rezoning</b>	
		<input type="checkbox"/> <b>Text Amendment</b>	
<b>Property Address &amp; Parcel ID Numbers</b>	Property or Street Address:		
	SEE LETTER ATTACHED		
	Parcel I.D. Number(s):		
			SEE LETTER ATTACHED
Zoning District:		GI-1 & GN-1	
<b>Project Description</b>	GI-1 & GN-1 rezoned to NC in order to support neighborhood revitalization projects in the Latinx neighborhood. The lots along Lewis St were rezoned by COF to fix the GN-1 & GI-1 zoning mistake of the master plan. Latinx is looking to make these lots larger for future projects that are directly along the Lewis St. corridor and fit the NC zoning.		
	Does the project involve Specially Designated Merchant License, Specially Designated Distributor License, or other liquor license?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Are there any easements on the property?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Applicant</b> <i>(Must have a legal interest in the property)</i>  <b>PROPERTY OWNER MUST ATTEND PLANNING COMMISSION MEETINGS OR BE REPRESENTED BY A PERSON WITH NOTORIZED LETTER OF REPRESENTATION TO ACTION BEHALF OF OWNER</b>	Name: Jeffrey Ferweda		
	Firm: Sedgewick + Ferweda Architects		
	Address: 410 E. Court St		
	City: Flint		
	State: MI		Zip Code: 48503
	Phone: 810-238-9647	Email: jeffrey@sfarch.us	
	<input type="checkbox"/> Own the property		
	<input type="checkbox"/> Lease the property, if so what is term of lease?		Years: W/ options? <input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Have offer to purchase property (attach purchase agreement)		
	<input checked="" type="checkbox"/> Other property interest: (e.g., architect, attorney, contractor, etc.)		
Applicant Signature:			

<b>Primary Contact</b> <input checked="" type="checkbox"/> Same as applicant	Name:			
	Firm:			
	Address:			
	City:			
	State:		Zip Code:	
	Phone:		Email:	
	Relationship to Applicant (e.g., architect, attorney, contractor, etc.)			
	<b>Property Owner</b> <input checked="" type="checkbox"/> Same as applicant	Name:	OWNERS OF THE ASSOCIATED PARCELS ARE AS FOLLOWS: LATINX	
Firm:		N/A		
Address:		2101 Lewis St   1101 S Saginaw St		
City:		Flint		
State:		MI	Zip Code:	48506   48502
Phone:		(810) 715-5050   (810)	Email:	azuccaro@latinxflint.com   bacheff@
Relationship to Applicant (e.g., architect, attorney, contractor, etc.)		N/A		

**Please note:**

**The non-refundable fee made payable to the City of Flint must accompany your application.**

Prior to submitting an application, the applicant may meet with the Planning Commission to receive feedback from the Commission and the public. An applicant may submit a voluntary offer in writing that only certain uses and development of land will be undertaken as a condition to a rezoning of the land or an amendment to the zoning map.

For fees, please reference the City of Flint Master Fee Schedule.



City of Flint  
 Department of Business and Community Services  
 1101 S Saginaw Street Room 3105, Flint, MI 48502  
 Phone: (810)766-7426  
<https://www.cityofflint.com/departments/bcs/>

**Affidavit & Consent of Owner**

Project RZ 24-02 (Latinx Distict Rezoning)

Docket November 12, 2024 Planning Commission Meeting  
 (If Applicable)

**Complete and submit if applicant is different from the property owner.**

I (we) the City of Flint  
 NAME(S)

After being first duly sworn, depose and say:

1. That I/we are the owner(s) of the real estate located at (see attached Exhibit A)  
(Please include the Address(es) and Parcel Identification Number(s) (PID))  
 (For requests that appertain to multiple parcels of real property attach (a) notarized exhibit(s) to this affidavit)
2. That I/we have read and examined the Application, and are familiar with its contents.
3. That I/we have no objection to, and consent to such request as set forth in the application.
4. Such request being made by the applicant  is  is not a condition to the sale or lease of the above reference property.

Erin Ayliff Zoning Coordinator  
 (AFFIANT)

STATE OF MICHIGAN )  
 ) SS:  
 COUNTY OF Genesee )

Subscribed and sworn to before me this 22 day of October, 2024  
 (Day) (Month) (Year)

Victoria Cooper Wasserman Seal:  
 (Party)  
Victoria Cooper Notary Public  
 (Signature)

My Commission expires: 2-14-2026  
 County of Residence: Genesee



**CITY OF FLINT**  
DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES  
Zoning Division

**Sheldon Neesley,**  
Mayor

**RZ 24-02 - Affidavit of Consent of Property Ownership - Exhibit A**

10/22/2024

**RE: Zoning Map Amendment Petition RZ 24-02 City of Flint Owned Parcels**

The following parcels listed below regard City of Flint owned parcels that are associated with the rezoning petition, RZ 24-02, which will support the Latinx Technology and Community Center in its pursuit to improve and redevelop the site (Latinx District) which is comprised of the parcels outlined in the Latinx District Rezoning transmittal as submitted with the application for RZ 24-02 on October 22, 2024; the City of Flint owned parcels, their addresses and identification numbers associated with RZ 24-02 are as follows:

- 41-06-481-019 E Hamilton Ave (No Address)
- 41-06-480-001 E Hamilton Ave (No Address)

The mail-stop information associated with the above parcels is: Flint, MI 48506

Brian Acheff

Zoning Coordinator

[this space intentionally left blank]

## **RZ 24-02 Application Responses**

### **1. Please describe how the rezoning is consistent with the Master Plan.**

Rezoning these lots will in turn create the possibility for Latinx to contribute to their neighborhood in ways that align with the Master Plan such as:

Objective 1: To increase resident safety, quality of life, and efficiency.

Objective 3: To modernize City and community facilities.

Infrastructure and Community Facilities, Chapter 8: Ensuring Flint will enjoy a system of reliable and efficient infrastructure tailored to meet local needs while providing a network of comprehensive community facilities and services. Eliminating blight, reusing existing buildings to foster the needs of the community. The historic East Side neighborhood catered to its residences' needs, that is what Latinx plans to lead the community again, the area should be zoned Neighborhood Center rather than Green Innovation and Green Neighborhood.

### **2. Please describe any unique circumstances where there has been a substantial change in conditions or policies that necessitate the rezoning.**

The adoption of the Master Plan and the rezoning by the COF of adjacent parcels from GN-1 to NC has already taken place in this neighborhood. Latinx is looking to continue to convert blocks along Lewis St into Neighborhood Center for future development potential that serves this area as the Master Plan defines the NC Neighborhood Center: A district that is intended to accommodate a variety of local-serving commercial uses that provide daily goods and services to surrounding neighborhoods.

### **3. Please describe any case-specific mistakes found within the Master Plan that require the rezoning.**

The zoning of GI-1 and GN-1 is not conducive to reinvigorating the historic nature of this neighborhood and provide enough space to serve the needs of this neighborhoods people. Continued rezoning along Lewis St. to NC will allow future development to better serve the existing community.

### **4. Please describe any voluntary conditions related to the requested rezoning.**

N/A

## **Application to the Planning Commission for a Rezoning**

Please reply to the following questions and how the request meets the requirements of Article 17:

1. Please describe how the rezoning is consistent with the Master Plan.

Rezoning these lots will in turn create the possibility for Latinx to contribute to their neighborhood in ways that align with the masterplan such as: Objective 1; to increase resident safety, quality of life, and efficiency, Objective 3; to Modernize City and community facilities.

Infrastructure & Community Facilities, (Master Plan, Chapter 8): Ensuring Flint will enjoy a system of reliable and efficient infrastructure tailored to meet local needs while providing a network of comprehensive community facilities and services. Eliminating blight, reusing existing buildings to foster the needs of the community. The historic East Side neighborhood catered to its residences needs, that is what Latinx plans to lead the community to again, the area should be zoned Neighborhood Center rather than Green Innovation and Green Neighborhood

---

2. Please describe any unique circumstances where there has been a substantial change in conditions or policies that necessitate the rezoning.

The adoption of the masterplan and the rezoning by the COF of adjacent parcels to NC has already taken place in this neighborhood. Latinx is looking to continue blocks along Lewis St into Neighborhood Center for future development potential this area as the masterplan defines The NC Neighborhood Center: A district that i accommodate a variety of local-serving commercial uses that provide daily goods services to surrounding neighborhoods.

---

3. Please describe any case-specific mistakes found within the Master Plan that require the rezoning.

The zoning of GI-1 and GN-1 is not conducive to reinvigorating the historic nature neighborhood and provide enough space to serve the needs of this neighborhood Continued rezoning along Lewis St. to NC will allow future development to better serve the existing community

---

4. Please describe any voluntary conditions related to the requested rezoning.

N/A

---

# SEDGEWICK + FERWEDA ARCHITECTS

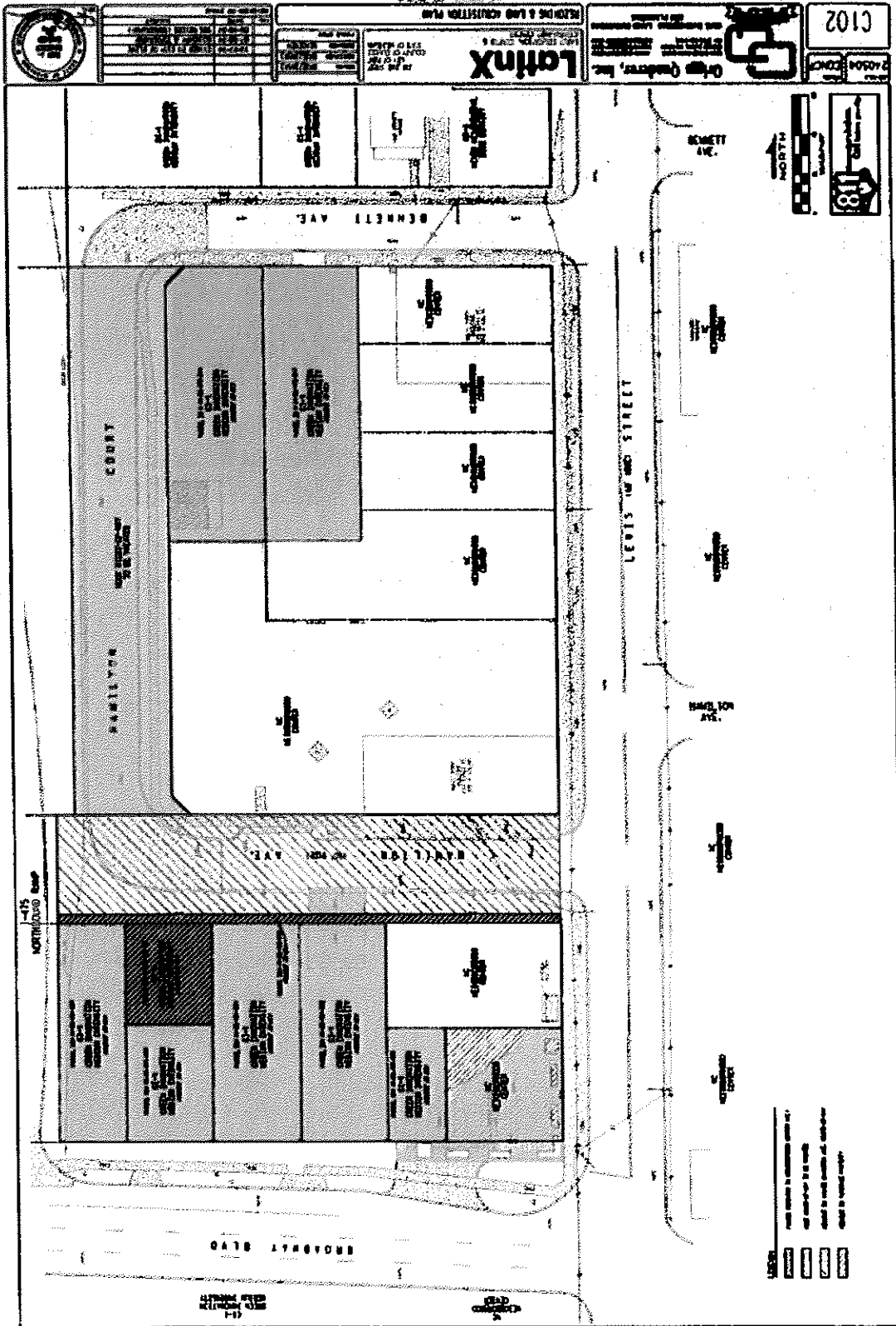
Exhibit 1



Exhibit 2

See Civil Engineer Griggs Quaderer's Drawing

Exhibit 2 - Civil Drawing





**Sheldon Neeley,**  
Mayor

**CITY OF FLINT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
Planning & Zoning Division

# Staff Report

<b>Board / Commission:</b>	City of Flint Planning Commission
<b>Meeting Date:</b>	Tuesday, November 12, 2024
<b>Location:</b>	1101 S. Saginaw St, Flint, MI 48502
<b>File Number:</b>	RZ 24-02
<b>Petition Type(s):</b>	Zoning Map Amendment (Rezoning)
<b>Applicant:</b>	Jeffery Ferweda, AIA, NCARB / Latinx Technology and Community Center (LTCC)
<b>Address(s):</b>	See Exhibits B & C
<b>Parcel ID(s) (PID)</b>	See Exhibits B & C
<b>Ward:</b>	3
<b>Land Area:</b>	1.41 acres (61,419.60 square feet)
<b>Previous Zoning:</b>	C-1, Multi-Family – Walk-Up Apartment District   D-3, Community Business District   B, Two-Family District
<b>Existing Zoning:</b>	GI-1, Green Innovation – Medium Intensity   GN-1, Green Neighborhood – Low Density
<b>Proposed Zoning:</b>	NC, Neighborhood Center

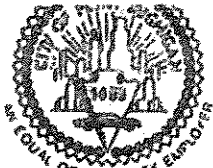
### Request:

The applicant Jeffery Ferweda, AIA, NCARB, on behalf of the Latinx Center (LTCC) is petitioning the City of Flint Planning Commission (Commission) for approval to rezone several parcels along Bennet Ave, E. Hamilton Ave, and Broadway Blvd from GI-1, Green Innovation – Medium Intensity and GN-1, Green Neighborhood – Low Density to NC, Neighborhood Center, which comprise the site of the future Latinx District (see **Exhibits A, B, C, E**).

### Petition Background:

The intent of the subject rezoning petition, RZ 24-02, is to align the zoning of the parcels associated with the rezoning petition to a district that better support the vision and goals of the Latinx Technology and Community Center regarding the development and redevelopment of the proximal located along the Lewis St corridor near the intersection of Lewis St and Broadway Blvd. The aforementioned proximal area is referred to as the “Latinx District” which seeks to reinvest in the surrounding neighborhood/community by providing walkable, safe places that enable the establishment of the following:

- Child Care Services
- Community Outreach Services
- Educational Services
- After School Activities
- Rentable Spaces
- Business Development Opportunities
- Housing
- Civil Services



**Sheldon Neeley,**  
Mayor

**CITY OF FLINT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
Planning & Zoning Division

**Property Background:**

---

**Historical Context:**

The parcels associated with the subject rezoning petition, RZ 24-02, were historically comprised of, mixed-use, commercial, residential, and possibly civic/institutional uses, based on historic aerial imagery from 1954; the subject parcels are divided among the platted subdivisions of Riverside (1907), Murray Hill (1907), and Murray Hill No. 2 (1907); Riverside was originally platted as part of the Township of Burton, while Murray Hill and Murray Hill No. 2 were originally platted as part of the Town of Burton, before being annexed into the corporate limits of the City of Flint (see **Exhibit D**).

Overtime, as the footprint of General Motors declined in the City of Flint, the neighborhood center that once comprised the subject area (Lewis St and Broadway Blvd) began to diminish in its form and function as a neighborhood center, seeing many properties and their structures become blighted, with many of the structures eventually demolished; such morphological/structural changes to the subject area can be seen in historical aerial imagery.

**Latinx Technology and Community Center:**

In 2001 the Latinx Technology and Community Center (LTCC) was established, then known as the Hispanic Technology and Community Center, and *"was established to address the gap in access to internet technology and public information caused by language barriers and the lack of social equity for the neighborhood and Latinx population. Since its opening over 20 years ago, it has become a deeply trusted resource center and a home away from home for many Latinx people in Flint."*<sup>1</sup>

**Land Use:**

Before the adoption of the current City of Flint Zoning Ordinance (Ordinance), the parcels subject to this rezoning petition were zoned either C-1, Multi-Family – Walk-Up Apartment District, D-3, Community Business District, or B, Two-Family District under the previous 1968 Ordinance, though upon adoption of the current Ordinance on October 29, 2022, the subject parcels were rezoned to GI-1, Green Innovation – Medium Density and GN-1, Green Neighborhood – Low Density

**[this space intentionally left blank]**

<sup>1</sup> News article from the Mott Foundation Website, published April 11, 2024: Latinx Technology & Community Center provides a home away from home and a chance to thrive (<https://www.mott.org/news/articles/latinx-technology-community-center-provides-a-home-away-from-home-and-a-chance-to-thrive/>)



**CITY OF FLINT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
Planning & Zoning Division

**Sheldon Neeley,**  
Mayor

**Planning Process - Procedural Overview:**

---

**Article 17**

1. The applicant submits and application, initiating the Zoning Map Amendment process (**Article 17, §50-191(B)**).
2. **Zoning Coordinator (Article 17, §50-191(E)):**
  - a. Reviews the proposed amendment and/or;
  - b. Prepares a report that provides an overview of the proposed map amendment.
  - c. Makes a recommendation regarding the proposed map amendment.
3. **Notice and Hearing (Article 17, §50-191(F)):**
  - a. The Planning Commission shall hear the proposed map amendment for investigation and study.
  - b. The Planning Commission shall prepare a report and recommendation regarding their findings.
  - c. Once ready to do so the Planning Commission shall notice for and hold a public hearing on the proposed map amendment.
4. **Planning Commission Action (Article 17, §50-191(G)):**
  - a. After completion of the public hearing regarding the proposed text amendment the Planning Commission shall prepare its final report and recommendation.
  - b. The Planning Commission shall submit its final report and recommendation to City Council at City Council's first regular meeting four weeks following the completion of the public hearing before the Planning Commission regarding the proposed map amendment.
5. **City Council Action (Article 17, §50-191(H)):**
  - a. City Council shall hear the proposed map amendment and approve, deny or table the petition based on the report and recommendation from the Planning Commission.
  - b. City Council shall hand down a determination within six (6) months of receiving a recommendation from the Planning Commission.



**Sheldon Neeley,**  
Mayor

**CITY OF FLINT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
Planning & Zoning Division

**6. Approval Criteria (Article 17, §50-191(l)):**

- The proposed map amendment shall be consistent with the intent and purpose of the Imagine Flint Comprehensive Plan.

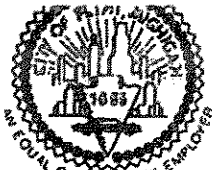
**7. Adoption and Effective Date (P.A. 110 of 2006, MCL 125.3401(6)&(7)):**

- a. Follow adoption of the proposed map amendment by City Council a notice of ordinance adoption shall be published in a newspaper of general circulation in the local unit of government within 15 days after adoption.
- b. 7 days after the after the required publication, as mentioned above, the adopted map amendment and updated zoning ordinance shall take effect.

**Parcel Combinations**

The development of the Latinx District has the potential include the combination of parcels associated with the district, therefore approval of the subject petition will satisfy **Article 8, §50-93(D)** of the City of Flint Zoning Ordinance (Ordinance) which requires that when two (2) or more parcels are combined in to a single parcels, the zoning districts of the parcels shall be the same, otherwise the combination is prohibited, thus providing greater potential for the applicant to more easily configure sites targeted for development and redevelopment within the Latinx District

[this space intentionally left blank]



**Sheldon Neeley,**  
Mayor

**CITY OF FLINT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
Planning & Zoning Division

**Zoning Map Amendment Standards for Review:**

When taking action on a Zoning Map Amendment (rezoning) petition, the Commission shall base its decision by paying regard to the provision outlined **Article 17, §50-191(f) – Approval Criteria**, which states that "No proposed amendment, supplement, change, modification or repeal shall be approved that is inconsistent with the Master Plan, except in unique circumstances where there has been a substantial change in conditions or policies, or a case-specific mistake is found within the Master Plan."; further the Commission shall pay regard to an applicant's responses the questions outlined in the application for rezoning; see the following responses regarding the questions outlined in the rezoning application:

Applicant responses are in **BLUE**.  
Staff findings are in **BLACK**.

1. Please describe how the rezoning is consistent with the Master Plan.

*"Rezoning these lots will in turn create the possibility for Latinx to contribute to their neighborhood in ways that align with the masterplan such as: Objective 1; to increase resident safety, quality of life, and efficiency, Objective 3; to Modernize City and community facilities. Infrastructure & Community Facilities, (Master Plan, Chapter 8): Ensuring Flint will enjoy a system of reliable and efficient infrastructure tailored to meet local needs while providing a network of comprehensive community facilities and services. Eliminating blight, reusing existing buildings to foster the needs of the community. The historic East Side neighborhood catered to its residences needs, that is what Latinx plans to lead the community to again, the area should be zoned Neighborhood Center rather than Green Innovation."*

**Chapter 4: Land Use Plan describes the following overall goal and objectives:**

**Goal** - The City of Flint will be a community made up of distinct and desirable "places" by integrating a wide range of land uses into a city pattern that is vibrant, sustainable, livable, and healthy.

**Objective 1** – Create unique and desirable places throughout all areas of the community by combining different land uses of varying types and intensity.

**Objective 2** – Establish a more sustainable land use pattern by clustering development and land use intensity near key intersections, key corridors, and central areas of the City.

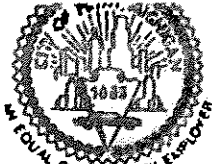
**Objective 3** – Strive for land use compatibility in all areas by locating similar and supportive uses by "place type" and minimizing the potential negative impact of any incompatible adjacent uses.

**Objective 4** – Provide a mix of uses that supports a sustainable and healthy community for all areas of the City.

**Objective 5** – Support land use arrangements that provide a more walkable community and improve access to necessary and desirable goods, services, and amenities for all residents.

**Objective 6** - Transform vacant land into opportunities for economic development and enhanced open space by encouraging green innovation and sustainable best practices.

**While the Comprehensive Plan attempts to distinguish zoning classifications by place-types, the actual effect is still very much tied to traditional zoning and focusing on specific uses. The GI-1 district focuses heavily on agricultural and energy production uses and excludes nearly all office, commercial, and residential uses. The subject parcels identified as GI-1 are not suitable for agricultural uses. Given their proximity to multiple intersections along a collector road, office, commercial, and residential uses are better suited for this area.**



**Sheldon Nealey,**  
Mayor

**CITY OF FLINT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
Planning & Zoning Division

**These parcels are also not well suited for energy production as they are small and could only support renewable energy as an accessory use and not the main use.**

**The parcels zoned GN-1 can reasonably be rezoned to NC without conflicting with the objectives above. The requested parcels do not run as deep into the block eastward as the properties fronting Broadway Blvd. and there are many vacant parcels in this area. Any future developments will also have to follow the transition yard requirements and all other screening requirements found in the Zoning Ordinance. In this case, a Type 1 transition yard is required at a minimum, with further standards depending on future uses and site layout.**

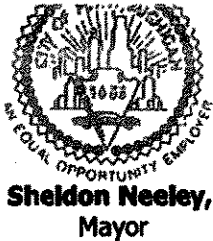
**Overall, the request could help to meet Objectives 1-6 by allowing development that takes a more comprehensive approach for the area rather than focusing on any single parcel.**

***Additionally, the Plan states "Neighborhood Centers serve as anchors of commercial and social activity for the neighborhoods that surround them. Typically found at intersections of two or more major roadways, neighborhood centers can have several local retailers at their center, providing daily goods and services to surrounding neighborhoods. Neighborhood centers may also contain prominent community institutions such as larger schools, community centers, and civic and cultural facilities. Neighborhood centers provide opportunities for smaller, mixed use buildings that include retail and service uses on the ground floor with residential or office uses on the upper floors." This is congruent with the remaining non-residential buildings on Lewis St. and the intent of Latinx to expand their services in this neighborhood.***

2. Please describe any unique circumstances where there has been a substantial changing conditions or policies that necessitate the rezoning.

***"Adoption of the masterplan and then rezoning that has already happened in this neighborhood a few times, Latinx is looking to continue to convert blocks along Lewis St into Neighborhood Center for future development potential."***

**The City of Flint Planning Commission, and subsequently the Flint City Council, voted to approve a city-wide rezoning package to address parcels along commercial corridors that were downzoned to residential zoning classifications. While many parcels were addressed, the scope was limited primarily to those parcels directly along corridors to address the end of year timeline. In this case, there are two blocks to the west of Lewis St. that have a mix of NC and GI-1 parcels. With multiple zoning classifications these parcels are not able to be combined and developed in the same way. This request would allow more cohesion within these blocks as they are developed moving forward. The parcels on the east side of Lewis St. are also proposed to be rezoned to NC, allowing them to be combined with the parcels fronting Lewis St.**



**CITY OF FLINT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
Planning & Zoning Division

3. Please describe any case-specific mistakes found within the Master Plan that require the rezoning.

***"The zoning of GI-1 is not conducive to reinvigorating the historic nature of this neighborhood. Rezoning along Lewis St. to NC will allow the owners to better serve the existing community to fulfill the NC designation."***

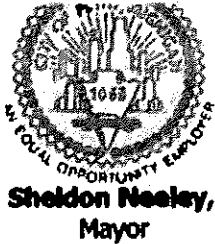
**As noted above, many areas of the city that have historically been commercial corridors were downzoned to residential and agriculturally focused uses. While some of these were corrected, this request shows that some areas may need more review and change to create land use patterns that are suited to their neighborhood and have a cohesive relationship between parcels on the same block and with adjacent parcels.**

4. Please describe any voluntary conditions related to the requested rezoning.

**N/A**

**N/A**

**[this space intentionally left blank]**



**CITY OF FLINT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
Planning & Zoning Division

**Staff Recommendation**

After reviewing the request to rezone the specified GI-1 and GN-1 parcels to NC Neighborhood Center, the request appears to be consistent with the neighborhood character along Lewis St. The NC district allows for smaller scale office, commercial, and multi-family uses while excluding or relegating more intense uses to Special Land Use review. Future development will serve the neighborhood and the East Side in keeping with the goals of the NC district and the Imagine Flint Plan where the GI-1 zoned parcels currently do not allow for these services to be conducted.

**Michigan Complied Law – Conditional Rezoning**

**Per the Michigan Zoning Enabling Act, PA 110 of 2006 - MCL 125.3405:**

The Planning Commission may **NOT** impose any conditions on a landowner as a requirement for rezoning. Some of these parcels are currently owned by the City of Flint, but no conditions are recommended by staff. The Zoning Ordinance already has specific provisions for ensuring proper buffering is installed where there may be incompatible land uses with adjacency.

- (1) An owner of land may voluntarily offer in writing, and the local unit of government may approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map.*
  
- (5) A local unit of government shall not require a landowner to offer conditions as a requirement for rezoning. The lack of an offer under subsection (1) shall not otherwise affect a landowner's rights under this act, the ordinances of the local unit of government, or any other laws of this state.*

**Exhibits Attached to this Report:**

- Exhibit A – RZ 24-02 Rezoning Application
- Exhibit B – Project Architect Transmittal
- Exhibit C – Project Architect Transmittal Exhibits A & B
- Exhibit D – Riverside, Murray Hill, Murray Hill No. 2 Plats
- Exhibit E – City of Flint RZ 24-02 – Rezoning Request Map

[this space intentionally left blank]



**Sheldon Neeley,**  
Mayor

**CITY OF FLINT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
Planning & Zoning Division

**Land Use/ Compatibility**

The subject properties are currently zoned GI-1, Green Innovation Medium Density and GN-1, Green Neighborhood – Low Density; see the following land use compactivity breakdown:

**Bennet Ave**

- o 41-06-479-041 1350 Bennett Ave
- o 41-06-479-017 1354 Bennett Ave

Direction	Existing Zoning	Comprehensive Plan Land Use
North	GI-1, Green Innovation – Medium Density	GI-1, Green Innovation – Medium Density
South	NC, Neighborhood Center	NC, Neighborhood Center
East	NC, Neighborhood Center	NC, Neighborhood Center
West	I-475(MDOT Right-of-Way)	I-475(MDOT Right-of-Way)

**Broadway Blvd**

- o 41-06-481-027 Broadway Blvd
- o 41-06-481-020 1349 Broadway Blvd
- o 41-06-481-021 1353 Broadway Blvd
- o 41-06-481-022 1357 Broadway Blvd
- o 41-06-481-025 1361 Broadway Blvd

Direction	Existing Zoning	Comprehensive Plan Land Use
North	NC, Neighborhood Center	NC, Neighborhood Center
South	GI-1, Green Innovation – Medium Density	GI-1, Green Innovation – Medium Density
East	NC, Neighborhood Center	NC, Neighborhood Center
West	GI-1, Green Innovation – Medium Density / I-475(MDOT Right-of-Way)	GI-1, Green Innovation – Medium Density / I-475(MDOT Right-of-Way)

[this space intentionally left blank]



**Sheldon Neeley,**  
Mayor

**CITY OF FLINT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
Planning & Zoning Division

**Land Use/ Compatibility Cont.**

---

**Hamilton Ave West of Lewis St**

- 41-06-480-001 E Hamilton Ave
- 41-06-481-019 E Hamilton Ave

Direction	Existing Zoning	Comprehensive Plan Land Use
North	GI-1, Green Innovation – Medium Density / NC, Neighborhood Center	GI-1, Green Innovation – Medium Density / NC, Neighborhood Center
South	GN-1, Green Neighborhood – Low Density / NC, Neighborhood Center	GN-1, Green Neighborhood – Low Density / NC, Neighborhood Center
East	GN-1, Green Neighborhood – Low Density	GN-1, Green Neighborhood – Low Density
West	NC, Neighborhood Center	NC, Neighborhood Center

**Hamilton Ave East of Lewis St**

- 41-05-355-003 E Hamilton Ave
- 41-05-355-005 1410 E Hamilton Ave
- 41-05-355-006 1414 E Hamilton Ave
- 41-05-355-007 1418 E Hamilton Ave

Direction	Existing Zoning	Comprehensive Plan Land Use
North	GI-1, Green Innovation – Medium Density / NC, Neighborhood Center	GI-1, Green Innovation – Medium Density / NC, Neighborhood Center
South	GN-1, Green Neighborhood – Low Density / NC, Neighborhood Center	GN-1, Green Neighborhood – Low Density / NC, Neighborhood Center
East	GN-1, Green Neighborhood – Low Density	GN-1, Green Neighborhood – Low Density
West	NC, Neighborhood Center	NC, Neighborhood Center

[this space intentionally left blank]



**Sheldon Neeley,**  
Mayor

**CITY OF FLINT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
Planning & Zoning Division

**Planning Commission Action - RZ 24-02 | Latinx District - Latinx Technology & Community Center**

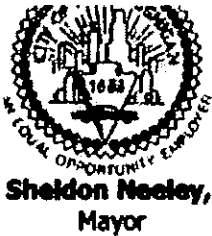
*adoption*

This Zoning Map Amendment (rezoning) petition is hereby recommended for by ordinance by the City of Flint Plan Commission on this 12 day of November of 2024.

Robert Wesley  
Plan Commission President

Brian Acheff  
Zoning Coordinator

Max Lester  
Zoning Coordinator



**CITY OF FLINT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
Planning & Zoning Division

**Sheldon Nealey,**  
Mayor

**RZ 24-02 Sample Motion**

**Approval:**

I motion to recommend approval of the application RZ 24-02, regarding the requested rezoning of the subject properties listed in **Exhibit B** from GI-1 Green Innovation Medium Intensity and GN-1 Green Neighborhood Low Density to NC Neighborhood Center because...

Some items to consider as reasoning in a motion for denial, such reasons must be supported by materials and discussion that are a part of the public hearing. **These are not representative of staff opinions**, merely examples for constructing a motion, though detailed motions with specific examples are best practice; rational to consider when motioning to approve a rezoning petition are as follows:

- *Compatibility with the Imagine Flint Plan*
- *Compatibility with the character of the neighborhood*
- *Compatibility of nearby land uses with those allowed in NC zones*
- *Exceptional conditions*
- *Etc.*

**Denial:**

I motion to recommend denial of the application RZ 24-02, regarding the requested rezoning of the subject properties listed in **Exhibit B** from GI-1 Green Innovation Medium Intensity and GN-1 Green Neighborhood Low Density to NC Neighborhood Center because...

Some items to consider as reasoning in a motion for denial, such reasons must be supported by materials and discussion that are a part of the public hearing. **These are not representative of staff opinions**, merely examples for constructing a motion, though detailed motions with specific examples are best practice; rational to consider when motioning to approve a rezoning petition are as follows:

- *Compatibility with the Imagine Flint Plan*
- *Compatibility with the character of the neighborhood*
- *Compatibility of nearby land uses with those allowed in NC zones*
- *Etc.*

**Postponement:**

I motion to postpone the hearing of the application RZ 24-02 regarding the requested rezoning of the subject properties listed in **Exhibit B** from GI-1 Green Innovation Medium Intensity and GN-1 Green Neighborhood Low Density to NC Neighborhood Center until the next regularly scheduled Planning Commission meeting to provide the applicant with the opportunity to provide the following information...

