



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: September 28, 2021

TO: Mayor Eveleth and the Owosso City Council

FROM: Planning Commission

SUBJECT: Rezoning Request for 715 S Washington St, 703 S Washington St, 702 S Park St and 801 S Washington St - Recommendation

RECOMMENDATION:

The Planning Commission recommends amending the zoning ordinance to rezone the following parcels:

Parcel Address	Parcel Number	Current Zoning	Proposed Zoning
715 S Washington St	050-651-032-001-00	B-1 Local Business District	RM-1 Multiple Family Residential District
703 S Washington St	050-652-005-001-00	R-2 Two Family Residential District	RM-1 Multiple Family Residential District
702 S Park St	050-652-005-002-00	R-1 One Family Residential District	RM-1 Multiple Family Residential District
801 S Washington St	050-651-037-001-00	R-2 Two Family Residential District	RM-1 Multiple Family Residential District

BACKGROUND:

The City is in receipt of a rezoning request from Jayne Sutton to rezone the above listed parcels. The proposed uses include adding new multi-family housing utilizing the existing church and building townhomes or 1-story apartments on the existing vacant lots.

The Planning Commission, after mailing notices and holding a public hearing, voted at its regular meeting on September 27, 2021 to approve the rezoning requests.

FISCAL IMPACTS:

There are no direct fiscal impacts to the City

Document originated by: Tanya S. Buckelew, Planning & Building Director

RESOLUTION NO.

AUTHORIZING FIRST READING & SETTING PUBLIC HEARING FOR A PROPOSED ORDINANCE AMENDMENT TO CHAPTER 38, ZONING, OF THE CODE OF ORDINANCES TO REZONE FOUR PARCELS OF REAL PROPERTY AND AMEND THE ZONING MAP

WHEREAS, the City of Owosso adopted a Master Plan in 2021 which includes a future land use plan; and

WHEREAS, the Planning Commission desires to carefully implement prudent changes suggested by the Master Plan; and

WHEREAS, the Planning Commission recommends the rezoning of select parcels in question to reduce spot zoning and create an area with effective zoning for potential redevelopment and economic growth; and

WHEREAS, the Planning Commission published and mailed notices for the request, held a public hearing on the request, and deliberated on the request; and

WHEREAS, the Planning Commission finds that the proposed rezonings meet the intent and criteria for a zoning amendment as it relates to the master plan and the zoning ordinance; and

WHEREAS, the City staff and Planning Commission recommend, without reservations or conditions, the rezoning of the following parcels:

Parcel Address	Parcel Number	Current Zoning	Proposed Zoning
715 S Washington St	050-651-032-001-00	B-1 Local Business District	RM-1 Multiple Family Residential District
703 S Washington St	050-652-005-001-00	R-2 Two Family Residential District	RM-1 Multiple Family Residential District
702 S Park St	050-652-005-002-00	R-1 One Family Residential District	RM-1 Multiple Family Residential District
801 S Washington St	050-651-037-001-00	R-2 Two Family Residential District	RM-1 Multiple Family Residential District

and

WHEREAS, a public hearing by the City Council is required before any such ordinance amendment can be approved.

NOW THEREFORE BE IT RESOLVED THAT THE CITY OF OWOSSO ORDAINS:

SECTION 1. OFFICIAL ZONING MAP AMENDMENT. That Chapter 38, Zoning, Sec. 38-27, *Zoning Districts and Map*, reflect the following changes, to be noted on the official map and filed with the city clerk:

Parcel Address	Parcel Number	Current Zoning	Proposed Zoning
715 S Washington St	050-651-032-001-00	B-1 Local Business District	RM-1 Multiple Family Residential District
703 S Washington St	050-652-005-001-00	R-2 Two Family Residential District	RM-1 Multiple Family Residential District
702 S Park St	050-652-005-002-00	R-1 One Family Residential District	RM-1 Multiple Family Residential District
801 S Washington St	050-651-037-001-00	R-2 Two Family Residential District	RM-1 Multiple Family Residential District

SECTION 2. PUBLIC HEARING. A public hearing is set for Monday, November 1, 2021 at 7:30 p.m. in the City Hall Council Chambers for the purpose of hearing citizen comment regarding the proposed ordinance amendment.

SECTION 3. NOTICE. Council hereby directs staff to supply a public notice concerning the rezoning to a newspaper of general circulation within the city.

SECTION 4. AVAILABILITY. This ordinance may be purchased or inspected in the city clerk's office, Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.



SECTION 5. EFFECTIVE DATE. This amendment shall become effective twenty days after passage.

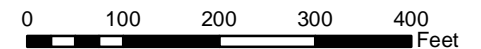
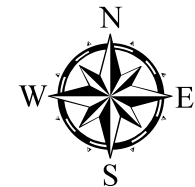
City of Owosso

300' Buffer Zone Map

Subject Parcels:

- 702 S. Park St.
- 703 S. Washington St.
- 715 S. Washington St.
- 801 S. Washington St.

-  Subject Parcels
-  Area within 300' of Subject Parcels





September 22, 2021

Planning Commission
City of Owosso
301 W. Main Street
Owosso, Michigan 48867

Subject: Rezoning Request
Location: 715, 703, 801 S. Washington and 702 S Park St at the southeast intersection of S. Washington and Stewart Street.
Size of Site: 2.3 acres
Request: To rezone roughly 2.3 acres from R-2, Single-Family Residential to B-1, Local Business District.
Applicant: Jayne Sutton

Dear Planning Commissioners:

At your request, we have reviewed the above application from Jayne Sutton to rezone 2.3 acres of the subject properties from B-1, Local Business District to RM-1 Multi Family Residential. The applicant would like to convert the existing church building (formerly Josh’s Frogs) into apartment housing as well as build multi-family townhomes on the adjacent land. This proposed development is consistent with the City of Owosso Master Plan.

Our comments are based on a review of the information submitted by the applicant, a site visit, meetings with the applicant, discussions with the Planning Commission, and conformance to the City’s Master Plan and Zoning Ordinance. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, relevant input from the public, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation and recommendation to City Council.

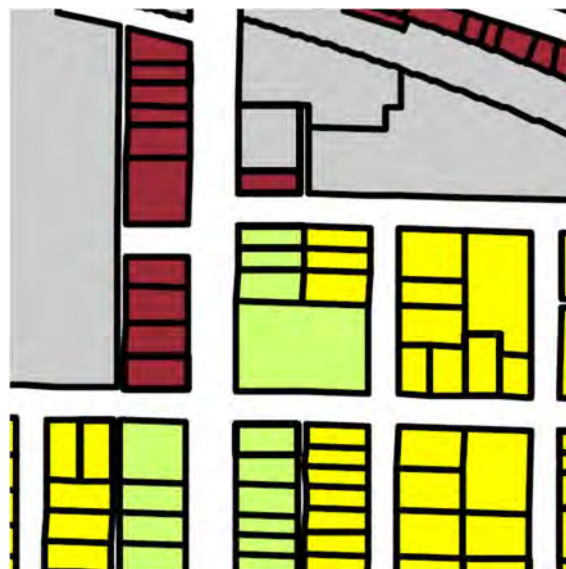
LOCATION AND DESCRIPTION

The subject parcel is located at the located at 715 S. Washington Street at the intersection of Stewart Street. The site is the location of a former church that has been recently vacated.

EXISTING LAND USE, ZONING AND FUTURE LAND USE

	Existing Land Use	Zoning	Master Plan
Subject Site	Vacant Church	R-2, Single Family Residential	Single Family Residential
North	Single Family	R-1 & R-2	Single Family
South	Single Family	R-1 & R-2	Single Family
East	Single Family	R-1 One Family Residential	Residential
West	Commercial	B-4 General Business District	Commercial

***The map below is the existing zoning map for the City of Owosso**



DISCUSSION

In considering any petition for an amendment to the official zoning map, the planning commission and city council shall consider the following criteria in making its findings, recommendations and decision:

1. Consistency with the goals, policies, and future land use map of the City of Owosso Master Plan. If conditions upon which the master plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the master plan was adopted, as determined by the city, the planning commission and council shall consider the consistency with recent development trends in the area.

Finding – While the current future land use map identifies this area as industrial, it is important to highlight what is proposed in the city’s new master plan. The following text describes the intent for this area.

Washington and Monroe Street - Located south of Downtown and Corunna Avenue, this 5.5-acre site is located in a transitional zone between commercial and industrial uses and a residential neighborhood to the south. The site includes multiple parcels including a city-owned property along the railroad corridor and the Former Grace Church, 715 S. Washington (built in 1950). The site is connected to public water/sewer. In the near term, the site provides an opportunity for infill residential. The adaptive reuse of church building for condominium development may be considered, however, the building does not have architectural or historical significance and could be demolished as part of the redevelopment. A desirable future use for the site is single-family attached residential. Infill development should be compatible with the existing neighborhood incorporating front porches/stoops, alley access, parking in the rear, and building heights between 2-3 stories. Existing street trees should be preserved.



It is our belief that this rezoning would significantly improve the neighborhood and would not be in conflict with the overall goals of the Master Plan, nor impact the intent of the Zoning Ordinance.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district.

Finding – This site would be compatible with the host of uses permitted under the RM-1 Zoning Classification.

3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) use permitted under the current zoning.

Finding – To our knowledge, no evidence exists showing that the applicant could not receive a reasonable return on investment through developing the property as commercial, however the proposed development directly reflects the intent of this area within the Master Plan.

4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

Finding – It is our belief that land uses within the RM-1 district are more compatible with this site and its location to the neighborhood to the south than if the site were to be developed as commercial.

5. The capacity of the city's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare."

Finding – There should be no issues with existing infrastructure being able to accommodate and service this site.

6. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

Finding – We find that there is high demand for new housing throughout the City of Owosso and surrounding areas.

7. The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.

Finding – This application has not been previously before the City.

RECOMMENDATION

Based upon the above comments, **we recommend approval of the rezoning request for 715, 703 and 801 S. Washington as well as 702 S. Park based on the following items;**


1. That the request is not in overwhelming conflict with the Master Plan or the Zoning Ordinance;
2. The site is compatible with uses in the proposed RM-1 Zoning District;
3. The applicant is not rezoning to increase the return on investment of the property;
4. That the Planning Commission understands that the proposed use may be more compatible with surrounding land uses;
5. Infrastructure to the site is appropriate for the proposed use; and
6. The request has not been previously submitted to the City for consideration.

City of Owosso Planning Commission
715 S. Washington Street
September 22, 2021
Page 5

We look forward to discussing this with you at your November Planning Commission meeting. If you have any further questions, please contact us at 810-734-0000.

Sincerely,

CIB Planning



Justin Sprague
Vice President

APPLICATION FOR REZONING

CITY OF OWOSSO

301 W. Main Street, Owosso, Michigan 48867, MI 989-725-0535
building@ci.owosso.mi.us

PREZ 2021-03

09-03-2021

TO THE OWOSSO CITY COUNCIL:

I, (we), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested,

1. PROPERTY TO BE REZONED:

Address: 702 S Park 050-652-005-002-00

Description: (lot, block or metes and bounds)

Frontage in feet: 152

Depth in feet: 388

2. PROPERTY OWNERSHIP:

Name: Jayne Sutton

Address: 4425 W. Howe Rd Delwitt MI 48820

Bob Phone Number: 517 204-3231 E-mail: handymanhousecalls@hotmail.com

3. ZONING REQUEST:

Current Zoning: R-1

Requested Zoning: RM-1

4. PROPOSED USE OF THE PROPERTY:

New Attractive multi family housing

Indicate why, in your opinion, the requested change is consistent with the ordinance in prompting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the city of Owosso:

Add needed quality affordable housing to the neighborhood by building town homes or 1 story apartments to this property

The above information has been submitted in support of the rezoning and is accurate and truthful to the best of our knowledge.

Signature of Applicant: Jayne Sutton

Date: 9-2-2021

- LEGAL REPRESENTATIVE
- OWNER
- OPTION TO PURCHASE

1. The applicant must completely fill in the application.

2. Application fee is \$550.00 + \$5.00 per acre.

3. Escrow fee is \$1,500

4. Consultant Fees for Planning, Zoning, Engineering & Related Reviews:

- To better enable the City of Owosso to provide the highest quality review services, it retains the assistance of specialized consultants on an as-needed basis.
- To ensure that these services do not negatively impact the City's general fund, the cost of said services is passed on to the applicants in the form of review fees and associated escrow accounts.
- A cash deposit of \$1,500.00 shall be placed with the City of Owosso to retain qualified consultants.
- The City will let the applicants know when additional funds are needed (typically when about 25% is remaining).
- Should there be funds remaining in the account after completion of the project, the balance will be remitted to the depositor.

5. The applicant or his/her representative must be present at the Planning Commission and City Council public hearings for action to be taken on this request.
6. Application must be received by the end of the previous month before Planning Commission meeting. City Council will address the rezoning at the following Council Meeting after Planning Commission makes its recommendations for the rezoning.

<u>2021 Meeting Date</u>	<u>Submittal Deadline</u>	<u>2021 Meeting Date</u>	<u>Submittal Deadline</u>
January 25	December 30	July 26	July 1
February 22	January 29	August 23	July 30
March 22	February 27	September 27	September 2
April 26	April 1	October 25	September 30
May 24	April 30	November 22	October 29
June 28	June 3	December 13	November 19

FOR OFFICIAL USE ONLY

Case #	<i>PREZ 2021-03</i>	Planning Commission Hearing Date	<i>09/27/2021</i>
Receipt #	<i>547112</i>	Action Taken	
Date Filed	<i>09-03-2021</i>	City Council Hearing Date	
Description Checked	<i>✓</i>	Action Taken	

APPLICATION FOR REZONING

CITY OF OWOSSO

301 W. Main Street, Owosso, Michigan 48867, MI 989-725-0535
building@ci.owosso.mi.us

PREZ2021-02
09-03-2021

TO THE OWOSSO CITY COUNCIL:

I, (we), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested,

1. PROPERTY TO BE REZONED:

Address: 703 S Washington 050-652-005-001-00
Description: (lot, block or metes and bounds)
Frontage in feet: 152 Depth in feet: 394

2. PROPERTY OWNERSHIP:

Name: Jayne Sutton
Address: 4425 W. Howe Rd.
Phone Number: 517-204-3239 E-mail: handymanhousecalls@hotmail.com

3. ZONING REQUEST:

Current Zoning: R-2 Requested Zoning: RM-1

4. PROPOSED USE OF THE PROPERTY:

new attractive multi family housing.

Indicate why, in your opinion, the requested change is consistent with the ordinance in prompting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the city of Owosso:

Add needed quality affordable housing to the neighborhood by building town homes or 1 story apartments to this property.

The above information has been submitted in support of the rezoning and is accurate and truthful to the best of our knowledge.

Signature of Applicant: Jayne Sutton

Date: 9-2-2021

- LEGAL REPRESENTATIVE
- OWNER
- OPTION TO PURCHASE

1. The applicant must completely fill in the application.

2. Application fee is \$550.00 + \$5.00 per acre.

3. Escrow fee is \$1,500

4. Consultant Fees for Planning, Zoning, Engineering & Related Reviews:

- To better enable the City of Owosso to provide the highest quality review services, it retains the assistance of specialized consultants on an as-needed basis.
- To ensure that these services do not negatively impact the City's general fund, the cost of said services is passed on to the applicants in the form of review fees and associated escrow accounts.
- A cash deposit of \$1,500.00 shall be placed with the City of Owosso to retain qualified consultants.
- The City will let the applicants know when additional funds are needed (typically when about 25% is remaining).
- Should there be funds remaining in the account after completion of the project, the balance will be remitted to the depositor.

5. The applicant or his/her representative must be present at the Planning Commission and City Council public hearings for action to be taken on this request.
6. Application must be received by the end of the previous month before Planning Commission meeting. City Council will address the rezoning at the following Council Meeting after Planning Commission makes its recommendations for the rezoning.

<u>2021 Meeting Date</u>	<u>Submittal Deadline</u>	<u>2021 Meeting Date</u>	<u>Submittal Deadline</u>
January 25	December 30	July 26	July 1
February 22	January 29	August 23	July 30
March 22	February 27	September 27	September 2
April 26	April 1	October 25	September 30
May 24	April 30	November 22	October 29
June 28	June 3	December 13	November 19

FOR OFFICIAL USE ONLY

Case #	<i>PREZ2021-02</i>	Planning Commission Hearing Date	<i>09/27/2021</i>
Receipt #	<i>547112</i>	Action Taken	
Date Filed	<i>09-03-2021</i>	City Council Hearing Date	
Description Checked	<i>✓</i>	Action Taken	

09-03-2021
PREZ2021-01

**APPLICATION FOR REZONING
CITY OF OWOSSO**

301 W. Main Street, Owosso, Michigan 48867, MI 989-725-0535
building@ci.owosso.mi.us

TO THE OWOSSO CITY COUNCIL:

I, (we), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested,

1. PROPERTY TO BE REZONED:

Address: 715 S Washington 050-651-032-001-00
Description: (lot, block or metes and bounds)
Frontage in feet: 178 Depth in feet: 124

2. PROPERTY OWNERSHIP:

Name: Jayne Sutton
Address: 4425 W HOWE Rd Newitt 48820
Phone Number: 517-204-3239 E-mail:

3. ZONING REQUEST:

Current Zoning: B-1 Requested Zoning: RM-1

4. PROPOSED USE OF THE PROPERTY:

new attractive ~~to~~ multi family housing

* Indicate why, in your opinion, the requested change is consistent with the ordinance in prompting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the city of Owosso:

Our vision is to bring much needed quality and affordable housing to the neighborhood by using the existing Church structure.

The above information has been submitted in support of the rezoning and is accurate and truthful to the best of our knowledge.

* Signature of Applicant: Jayne Sutton

Date: 9-2-2021

- LEGAL REPRESENTATIVE
- OWNER
- OPTION TO PURCHASE

1. The applicant must completely fill in the application.
2. Application fee is \$550.00 + \$5.00 per acre.
3. Escrow fee is \$1,500
4. Consultant Fees for Planning, Zoning, Engineering & Related Reviews:
 - To better enable the City of Owosso to provide the highest quality review services, it retains the assistance of specialized consultants on an as-needed basis.
 - To ensure that these services do not negatively impact the City's general fund, the cost of said services is passed on to the applicants in the form of review fees and associated escrow accounts.
 - A cash deposit of \$1,500.00 shall be placed with the City of Owosso to retain qualified consultants.
 - The City will let the applicants know when additional funds are needed (typically when about 25% is remaining).
 - Should there be funds remaining in the account after completion of the project, the balance will be remitted to the depositor.

5. The applicant or his/her representative must be present at the Planning Commission and City Council public hearings for action to be taken on this request.
6. Application must be received by the end of the previous month before Planning Commission meeting. City Council will address the rezoning at the following Council Meeting after Planning Commission makes its recommendations for the rezoning.

<u>2021 Meeting Date</u>	<u>Submittal Deadline</u>	<u>2021 Meeting Date</u>	<u>Submittal Deadline</u>
January 25	December 30	July 26	July 1
February 22	January 29	August 23	July 30
March 22	February 27	September 27	September 2
April 26	April 1	October 25	September 30
May 24	April 30	November 22	October 29
June 28	June 3	December 13	November 19

FOR OFFICIAL USE ONLY

Case #	PREZ 2021-01	Planning Commission Hearing Date	09/27/2021
Receipt #	547112	Action Taken	
Date Filed	09-03-2021	City Council Hearing Date	
Description Checked	✓	Action Taken	

**APPLICATION FOR REZONING
CITY OF OWOSSO**

301 W. Main Street, Owosso, Michigan 48867, MI 989-725-0535
building@ci.owosso.mi.us

PREZ2021-04
09-03-2021

TO THE OWOSSO CITY COUNCIL:

I, (we), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested,

1. PROPERTY TO BE REZONED:

Address: 801 S Washington 050-651-037-001-00
Description: (lot, block or metes and bounds)
Frontage in feet: 121 Depth in feet: 248

2. PROPERTY OWNERSHIP:

Name: Jayne Sutton
Address: 4425 W Howe Rd Dewitt 48820
Phone Number: 517-204-3239 E-mail:

3. ZONING REQUEST:

Current Zoning: R2 Requested Zoning: RM-2

4. PROPOSED USE OF THE PROPERTY:

new attractive multi family housing

Indicate why, in your opinion, the requested change is consistent with the ordinance in prompting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the city of Owosso:

Add needed quality affordable housing to the neighborhood by building town homes or 1 story apartments to this property

The above information has been submitted in support of the rezoning and is accurate and truthful to the best of our knowledge.

Signature of Applicant: Jayne Sutton

Date: 9-2-2021

- LEGAL REPRESENTATIVE
- OWNER
- OPTION TO PURCHASE

1. The applicant must completely fill in the application.

2. Application fee is \$550.00 + \$5.00 per acre.

3. Escrow fee is \$1,500

4. Consultant Fees for Planning, Zoning, Engineering & Related Reviews:

- To better enable the City of Owosso to provide the highest quality review services, it retains the assistance of specialized consultants on an as-needed basis.
- To ensure that these services do not negatively impact the City's general fund, the cost of said services is passed on to the applicants in the form of review fees and associated escrow accounts.
- A cash deposit of \$1,500.00 shall be placed with the City of Owosso to retain qualified consultants.
- The City will let the applicants know when additional funds are needed (typically when about 25% is remaining).
- Should there be funds remaining in the account after completion of the project, the balance will be remitted to the depositor.

5. The applicant or his/her representative must be present at the Planning Commission and City Council public hearings for action to be taken on this request.
6. Application must be received by the end of the previous month before Planning Commission meeting. City Council will address the rezoning at the following Council Meeting after Planning Commission makes its recommendations for the rezoning.

<u>2021 Meeting Date</u>	<u>Submittal Deadline</u>	<u>2021 Meeting Date</u>	<u>Submittal Deadline</u>
January 25	December 30	July 26	July 1
February 22	January 29	August 23	July 30
March 22	February 27	September 27	September 2
April 26	April 1	October 25	September 30
May 24	April 30	November 22	October 29
June 28	June 3	December 13	November 19

FOR OFFICIAL USE ONLY

Case #	PRE2021-04	Planning Commission Hearing Date	09/07/2021
Receipt #	547112	Action Taken	
Date Filed	09-03-2021	City Council Hearing Date	
Description Checked	✓	Action Taken	