

2020 Zoning Code Updates

Eastside Neighborhood

January 30, 2020



Agenda

1. Presentation

Zoning 101

Existing Zoning & Development

Vision: Neighborhood Plan & 2025 Master Plan

2. Table Discussions

Review existing zoning

Vision for future rehab & infill

Streets – East Main, East Michigan, & Riverview

3. Summary of small group discussions (as time allows)

What is Zoning?

What zoning does, and what it does not

What is Zoning?

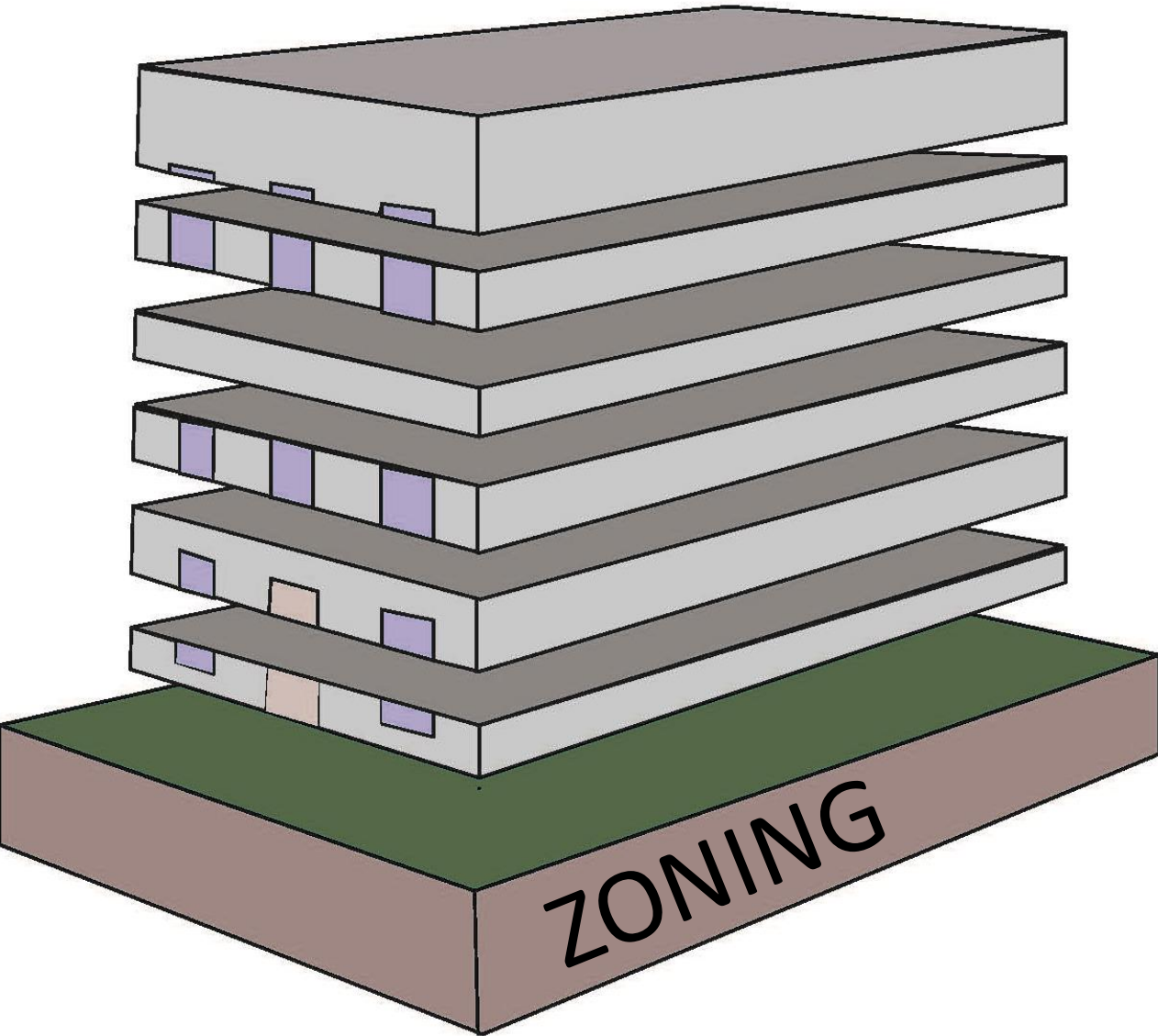
Set rules on how land can be used & developed.

- What uses are allowed & with what restrictions.
- Building location, including driveway & parking.
- Building form. Height, entrance location & window.

A power of the City given by State law.

Zoning should support the vision: Master Plan & Neighborhood Plan

What is Zoning (and what is not)?



Other important pieces ...

Property ownership

Financing

Plan for Development

Construction

On-going support for
businesses or resident

Zoning Code (2005) + Master Plan (2017) =
Time for an update

Incremental change

- Neighborhoods with Plans
- Neighborhoods with nodes or commercial centers
- Key streets
- Areas with known barriers

Zoning Barriers



District mapped:

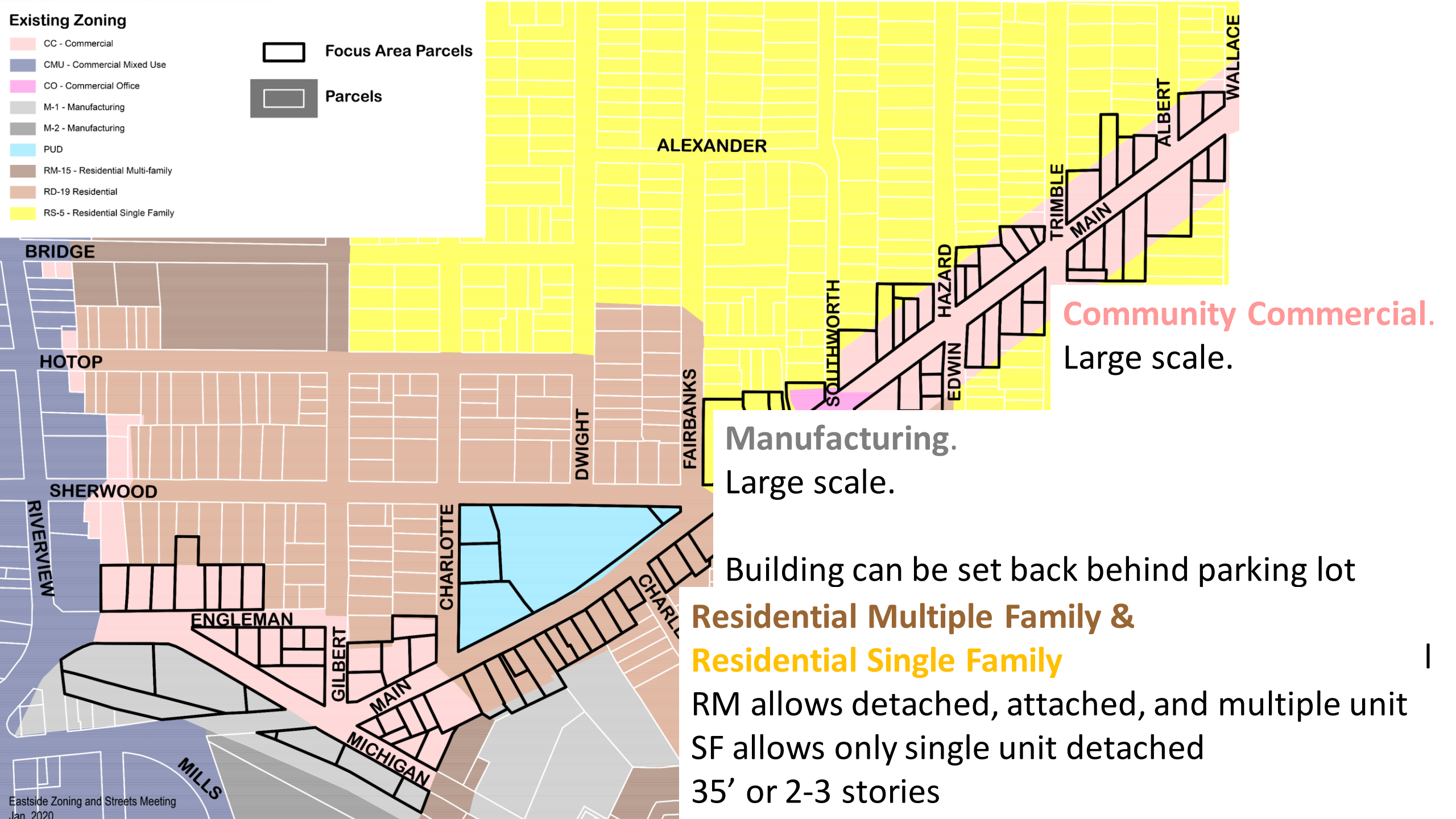
- Doesn't match existing uses

- Doesn't match desired uses/vision

District Standards:

- Rules do not work with existing lots or blocks

Lots with more than one District mapped.



Existing Zoning

- CC - Commercial
- CMU - Commercial Mixed Use
- CO - Commercial Office
- M-1 - Manufacturing
- M-2 - Manufacturing
- PUD
- RM-15 - Residential Multi-family
- RD-19 Residential
- RS-5 - Residential Single Family

- Focus Area Parcels
- Parcels

Community Commercial.
Large scale.

Manufacturing.
Large scale.

Building can be set back behind parking lot

Residential Multiple Family & Residential Single Family

RM allows detached, attached, and multiple unit
SF allows only single unit detached
35' or 2-3 stories

The Vision

Master Plan and Neighborhood Plan

Imagine Eastside

Neighborhood Plan



KALAMAZOO EASTSIDE
NEIGHBORHOOD ASSOCIATION



THE CITY OF KALAMAZOO

Commercial

VISION: Eastside is served by two vibrant and welcoming commercial corridors that support local businesses while meeting the needs of residents.

1 Redevelop Commercial Corridors (E. Main and Riverview)

Rehabilitating existing storefronts and filling in gaps on the corridor with new development will help make the corridors more appealing to business owners and shoppers alike. To ensure the development that occurs is aligned with resident's vision, zoning will need to promote walkable development.

2 Increase Access to Financial and Financial Education Resources

Investing in the commercial corridor is going to take a lot of capital, both for infrastructure and business improvements. Along with access to capital, building knowledge of tools available, how to use them, and how to apply will help business owners leverage investment better.

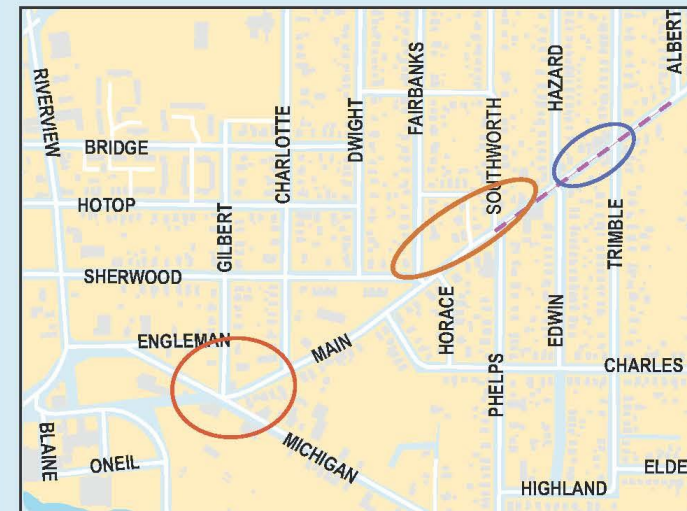
3 Increase Business Engagement

By increasing business engagement, Eastside will have a better understanding of barriers to business on the corridor, connect business owners to resources, and increase investment in the corridor.

HAPPENING NOW

The City of Kalamazoo is in the process of developing a small business incubator that will provide support for Kalamazoo small business owners and entrepreneurs.

Eastside Commercial Corridors



LEGEND

-  Key area where residents prioritized building facade improvement
-  Key area where residents would like to focus on safety and feeling safer when visiting the corridor
-  Residents identified 2-4 story mixed use and commercial buildings as appropriate for this area

Eastside Neighborhood Plan



Housing:

Create Opportunity for more affordable options

Transportation:

Safe & accessible sidewalks, crosswalks, & curb ramps

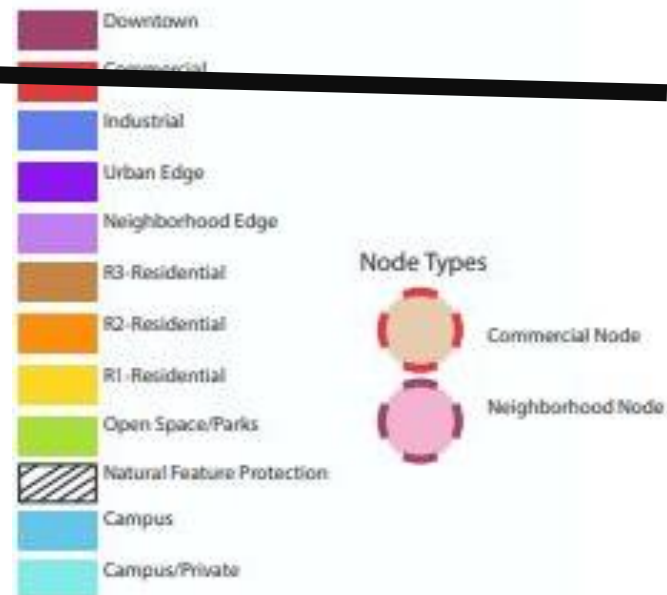
Commercial:

Redevelop commercial corridors: E Main, Riverview

Master Plan – Future Land Use Plan



Future Land Use - Legend



Node. Walkable, active mixed use centers. Buildings typically multiple stories with storefronts.

Neighborhood Edge. Mix of uses to serve adjacent residents, in buildings that work with the scale of the neighborhood

Urban Edge. Mix of uses including small industrial users, transition from Downtown & Industrial to neighborhoods. Slightly more intense than Neighborhood Edge

Master Plan – Land Use + Street



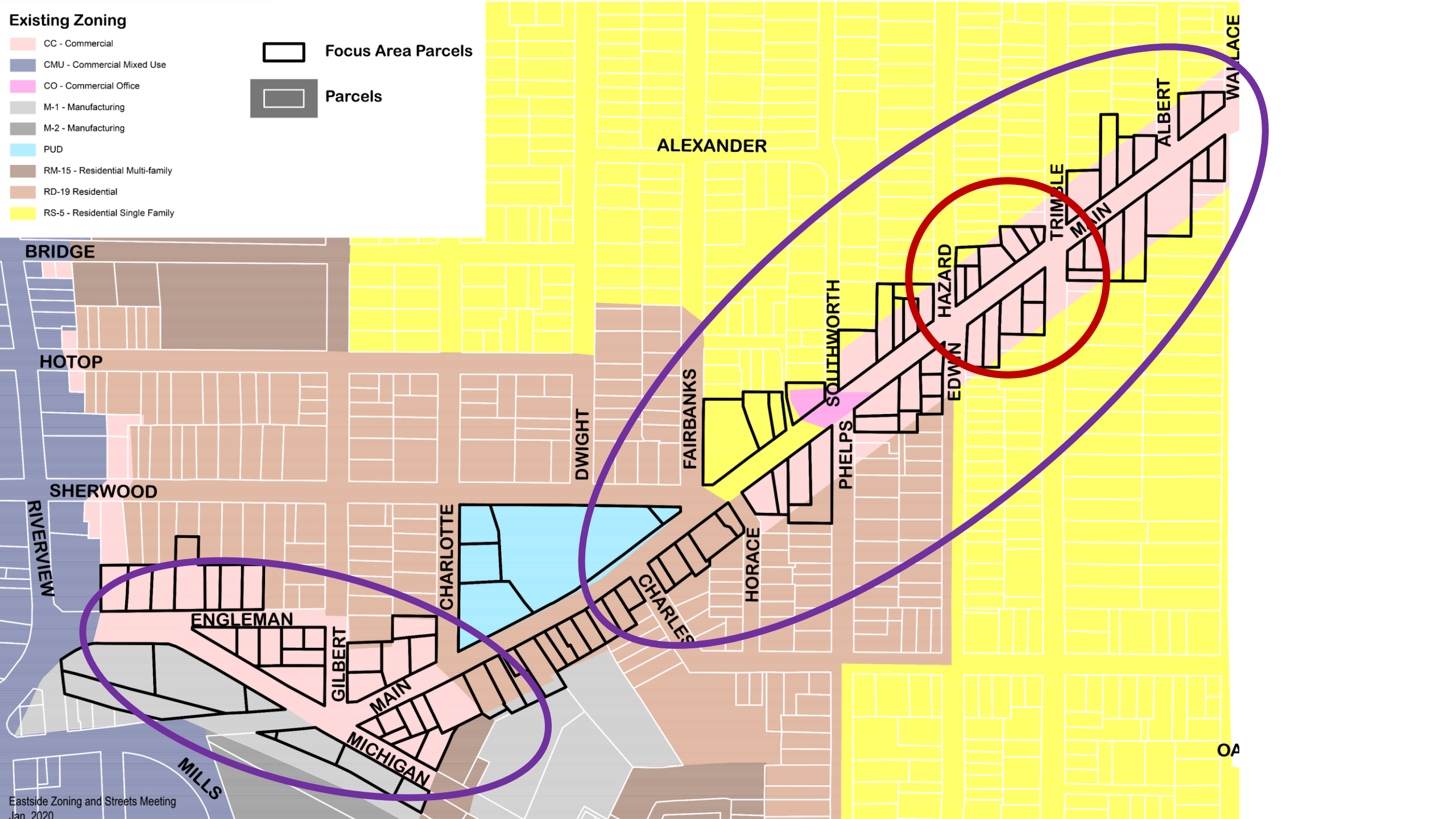
Small Discussion

Bringing the Vision to life

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- Parcels



Tools: Building Type & Size

Live Work 1 District (LVI)

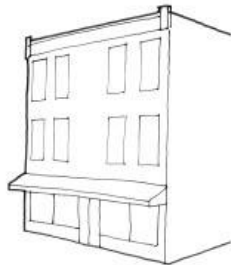
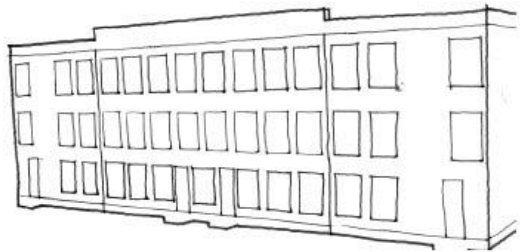


Buildings:
Residential: Detached & Attached
Cottage Commercial (House Converted for Business)
Civic
Flex Building - could be residential units, commercial, or mix of both



Uses:
Residential
Commercial
Civic
Craftsman Industrial

Height:
Up to 3 stories



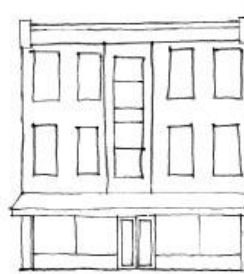
Node



Buildings:
Flex - mixed use, storefront building
Cottage Commercial

Uses:
Residential on upper floors
Commercial
Civic on upper floors
Craftsman Industrial

Height:
Minimum 2 stories
Maximum based on height in and around Node,

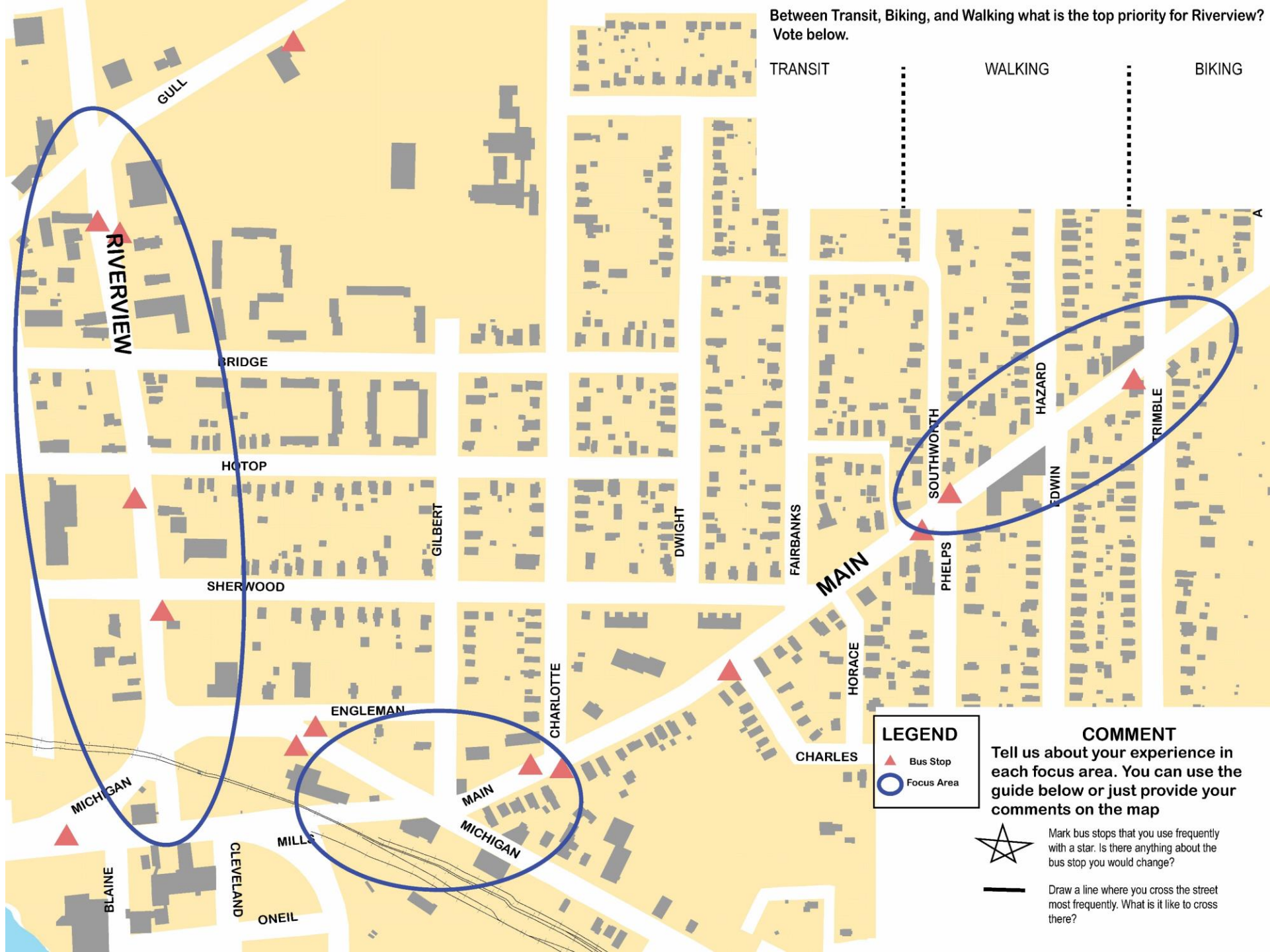


Between Transit, Biking, and Walking what is the top priority for Riverview?
Vote below.

TRANSIT

WALKING

BIKING



LEGEND
 Bus Stop
 Focus Area

COMMENT
 Tell us about your experience in each focus area. You can use the guide below or just provide your comments on the map

- Mark bus stops that you use frequently with a star. Is there anything about the bus stop you would change?
- Draw a line where you cross the street most frequently. What is it like to cross there?