

Northside Zoning Update & Streets Discussion

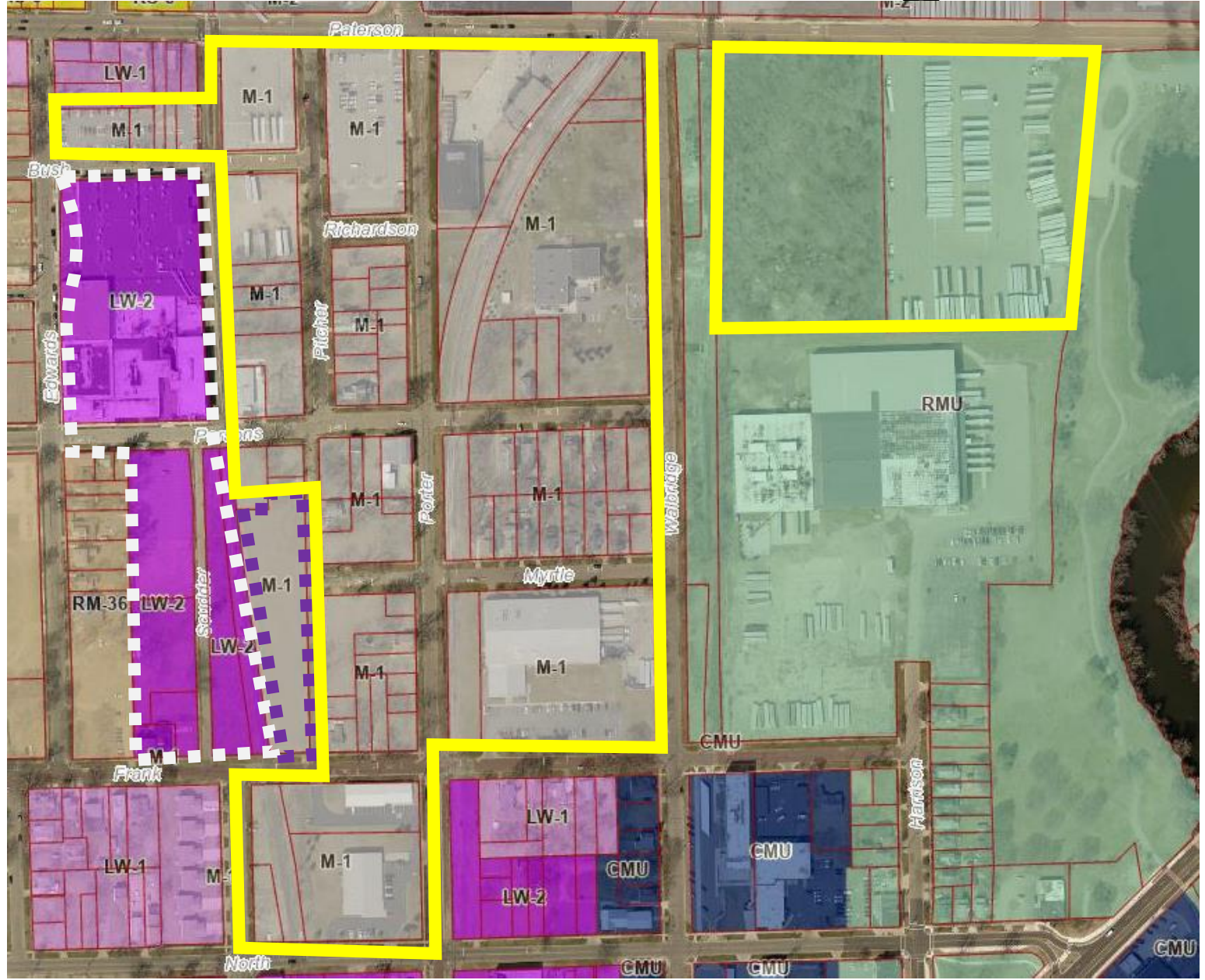
April 12, 2021



Agenda

1. What is Zoning?
2. Neighborhood & Master Plans
3. Existing Zoning & Challenges
4. Potential Zoning Updates
5. Street Improvements

East End of Northside Neighborhood



What is Zoning?

Set rules on how land can be used & developed.

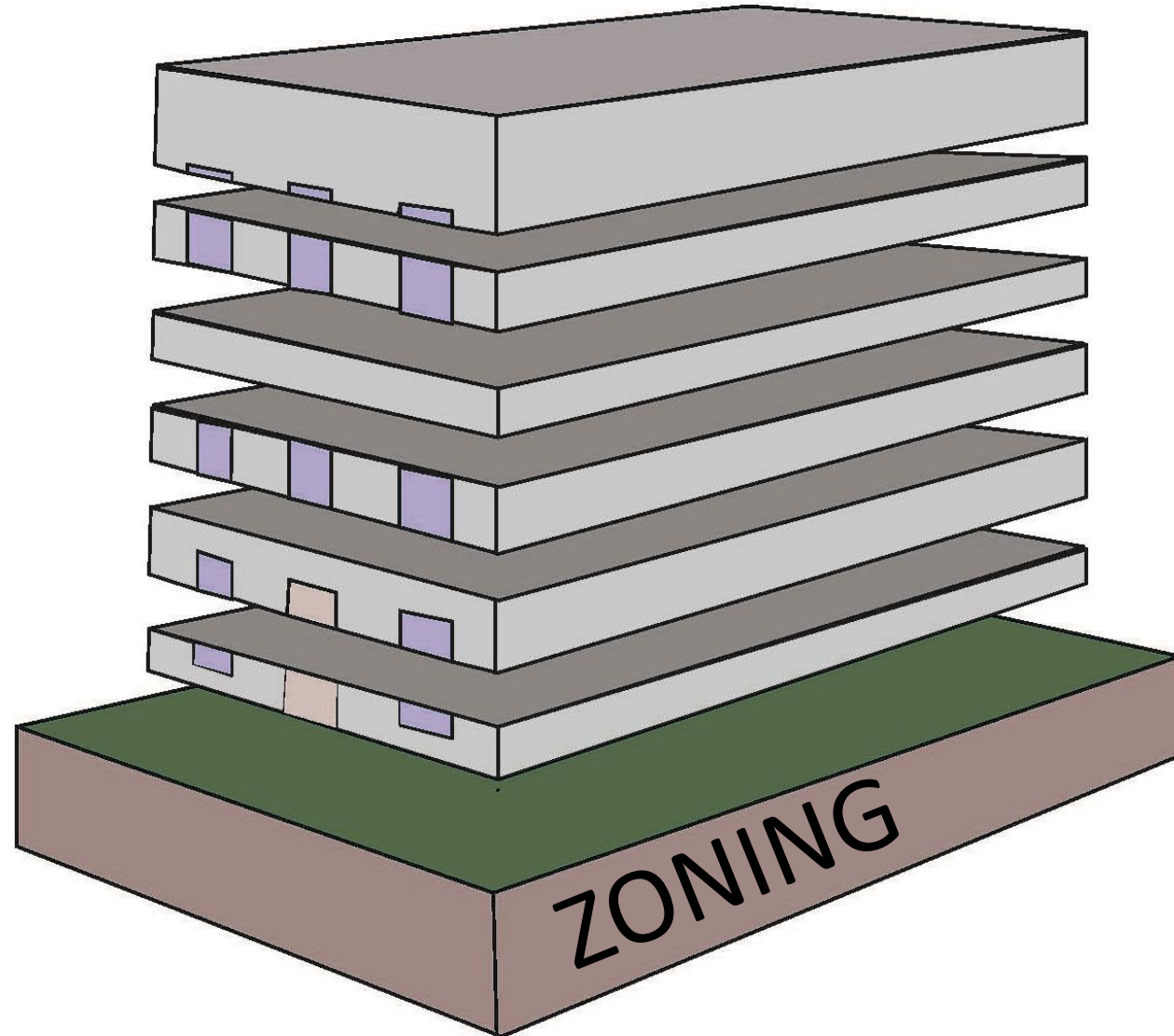
- What uses are allowed & with what restrictions.
- Building location. Buildings, driveway, & parking.
- Building form. Height, entrance location & window.

A power of the City given by State law.

Zoning should support the vision: Strategic Vision, Master Plan, & Neighborhood Plan

Zoning's Role in a Project

What does zoning do (and what it doesn't)?



Other important pieces ...

Property ownership

Financing

Plan for Development

Construction

On-going support for businesses or residences

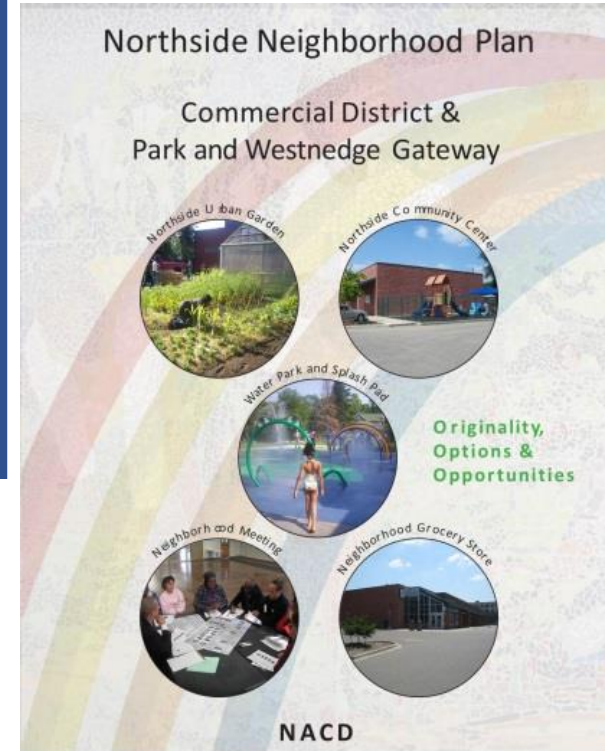
Northside Neighborhood Plan

Strategy 1 - Increase the number of resident owned businesses, especially those by African Americans & low-income residents

Strategy 2 - Preserve existing housing & build new housing to accommodate all resident needs

Strategy 3 - Make enjoyment of the arts, culture, and open space part of the Northside Neighborhood way of life

Strategy 4 - Strengthen support systems for workforce development, safety, and youth programming.



Northside Association for Community Development



Northside Neighborhood Plan: Zoning Updates 2018-19

Master Plan:

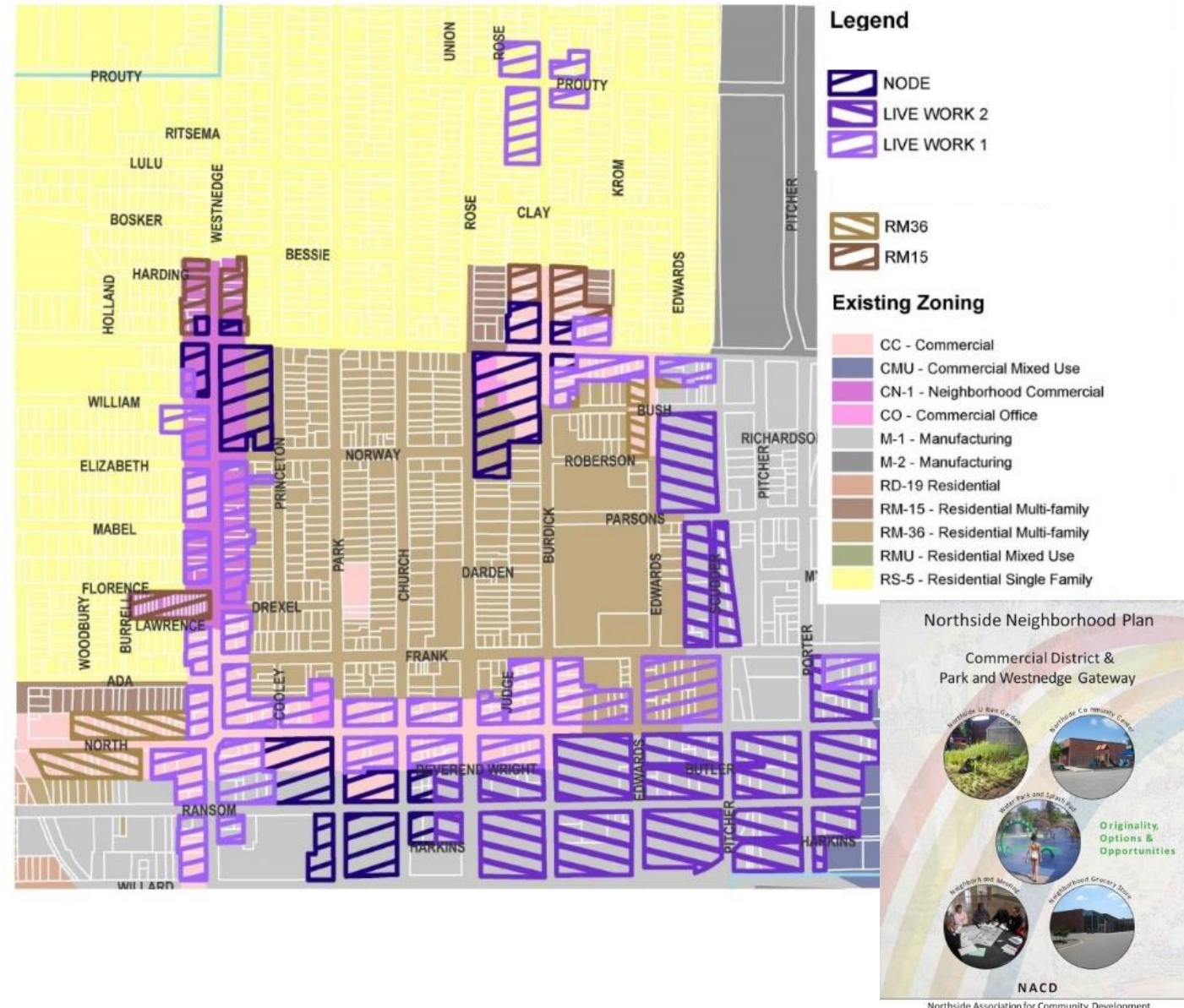
Update Zoning Ordinance to remove barriers and support walkable urban development and attainable housing.

Neighborhood Plan:

Increase the number of resident owned businesses, especially those by African Americans & low-income residents.

Preserve existing housing & build new housing to accommodate all residents' needs.

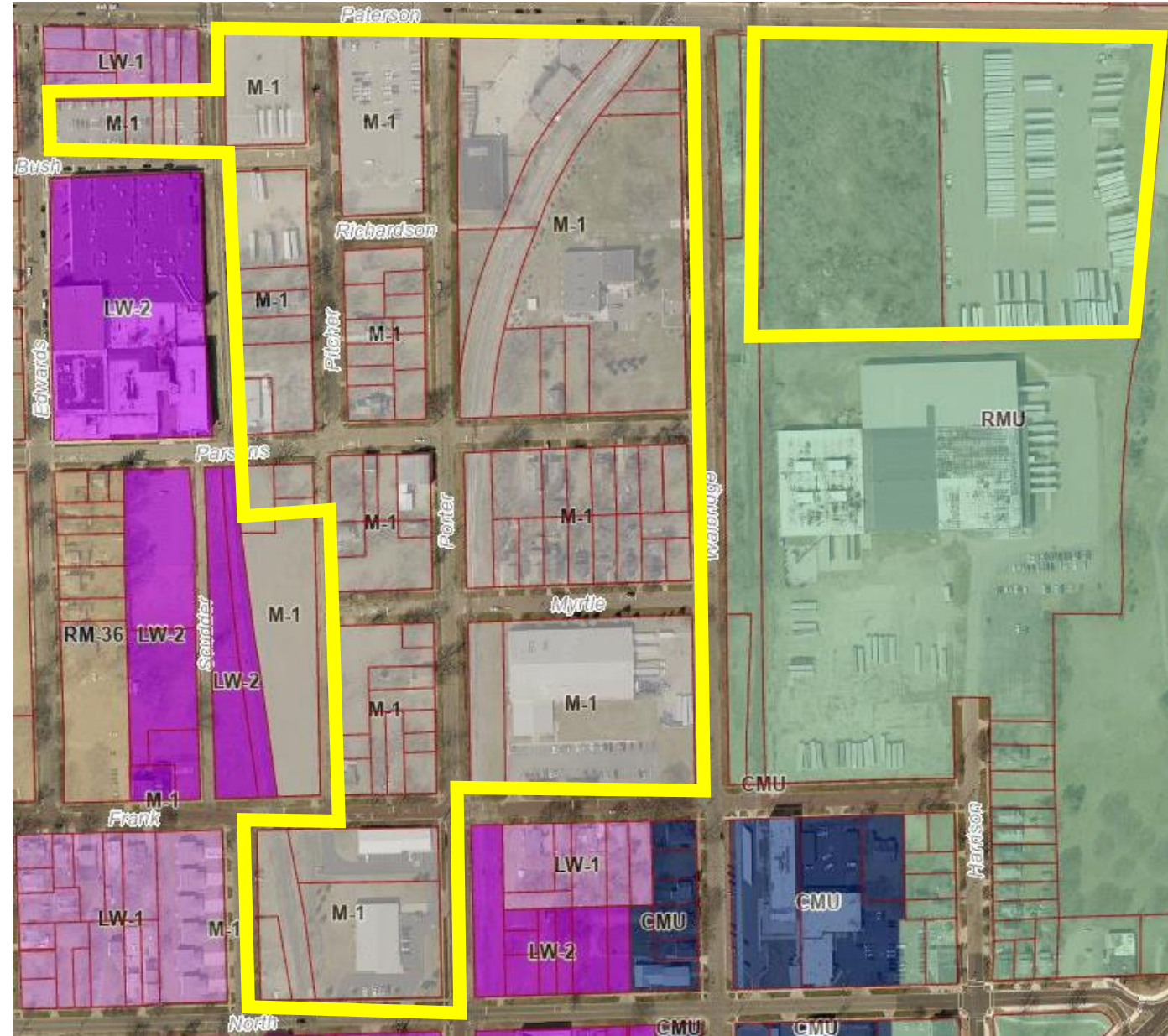
Resident discussions noted out-of-date & intensive commercial and manufacturing zoning



Existing Zoning Challenges

Manufacturing (M1).

- Allows manufacturing and commercial uses.
- No residential units
- Large lots, blocks, & streets
- Does not reflect existing uses/building/streets OR future vision for area
- Opens the door to manufacturing into neighborhood blocks



Residential Mixed Use/ Riverfront Overlay 1

- Allows residential uses and very limited commercial
- Does reflect existing uses
- Does not reflect Paterson Street as industrial corridor (to east)

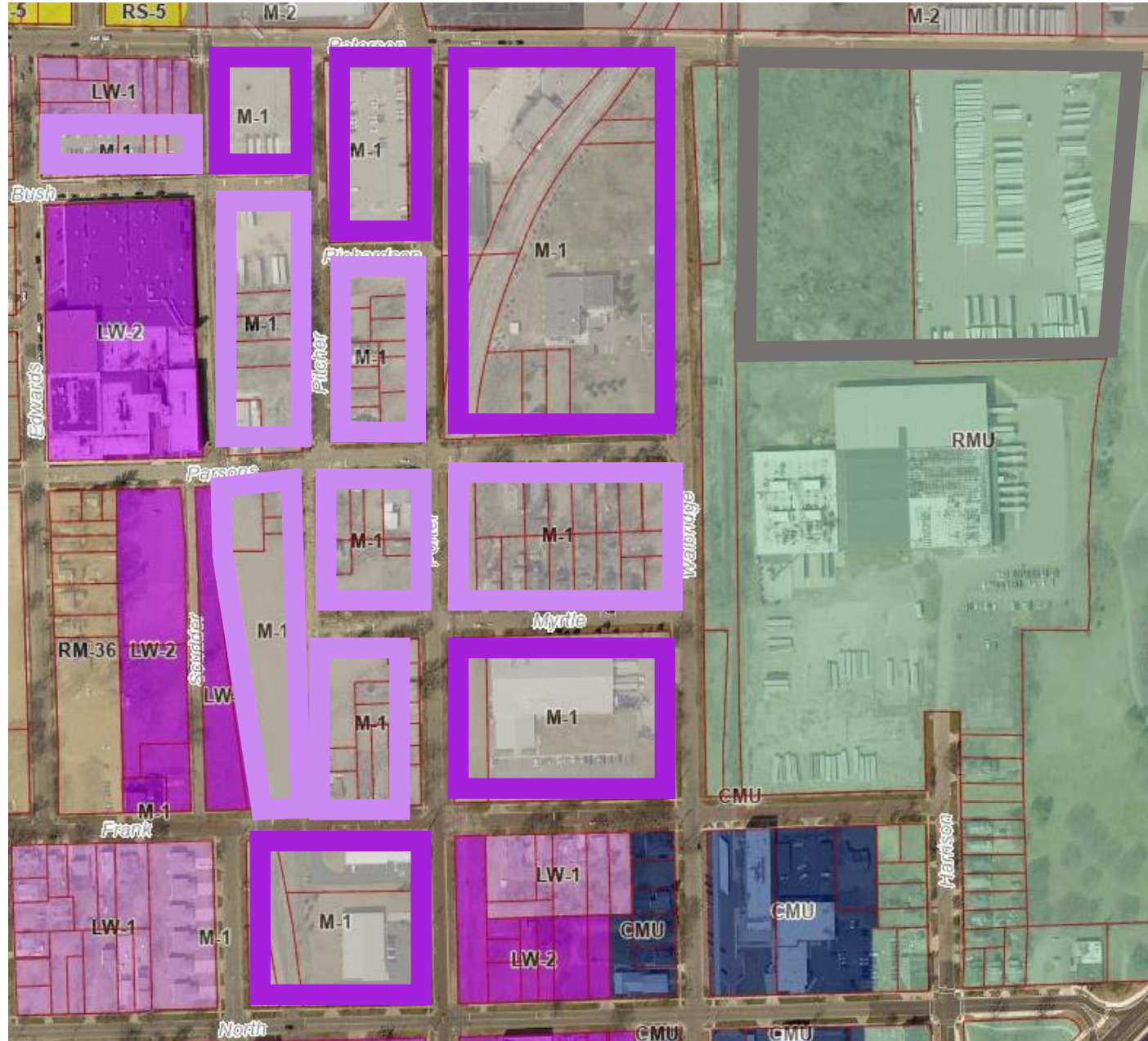
Potential Zoning Changes

Live Work 1

- Allows a mix of residential & commercial, including single family.
- Created with existing lot & block size
- Support existing character & size

Live Work 2

- Allows a mix of commercial, limited production, & residential, not single family.
- Created with existing lot & block size
- Support existing character & size



Manufacturing (M1).

- Allows manufacturing and commercial uses.
- Large lot & Paterson Street access
- Reflects existing use
- Reflects 2025 Master Plan
- Consolidate manufacturing uses and traffic

Streets, Sidewalks, Lighting, & Trees

Priorities for Improvements

- Streets
- Intersections – pedestrians
- Common routes for pedestrians
- Street lighting
- Street trees



Next Steps

April 15th

Northside Cultural Business District Authority

May 18th

Northside Association for Community Development

June 3rd

Planning Commission Public Hearing

Watch & Give Input:

Online: imaginekalamazoo.com/projects/northsidezoningphase2

Email: andersonc@kalamazoocity.org

Call: Engagement Hotline - 269-226-6524