

Proposed HCOD District

July 23, 2012

City Council Working Session

We All Love Oaklawn Without its Oaks and Lawns

- Provides great care
- Have 51% outpatient procedures and 27% of floor area off the main campus
- Have preserved or moved some historic structures
- Have shared goals, projections, needs, wants and plans for the future
- We all want a modern viable hospital

Marty Overhiser

Community Planner/Resident

- '63 MSU - City Planning Degree
- '63 - '92 Battle Creek, Calhoun County, Plymouth MN, Ann Arbor MI
- '92 to Present - Planning Consultant
- Expert Witness for Local Governments
- 49 Years of Planning Experience
- Marshall Resident 38 years
- Sell My Brother's Fruit (When he has some)

**Photo Tour
Around The Edges
Proposed HCOD**



Handicapped Parking Only
2
No other vehicles allowed















Oak Lawn Hospital

ENTRANCE



GRANCE











Franklin
Methodist Episcopal Church
1001 N. 1st St.
Greenville, SC 29601
761-2345





DANGER
HARD HAT
AREA







EXIT

REDA



















PROSPECT

FOR SALE
KODAK'S
100% CASH OFFER















PROSPECT

NO PARKING





DIVISION

PL











Rezoning Reasons/Guidelines: Protects Historic Structures? No, But.....

Don't blame the messenger...

The State of Michigan recognized this and staked out a position in support of historic preservation in Public Act 169 Local Historic District Act. Per the Michigan Historic Preservation Network this Act is the **only legal or legitimate tool** to be used in *“protecting historic buildings, streetscapes, and neighborhoods from inappropriate alterations, incompatible new construction, and indiscriminant demolition.”*

Basis - Yes, But

What is the basis for Zoning?

The Michigan Zoning Enabling Act of 2006 states that "a local unit of government may provide by zoning ordinance for the regulation of land development and the establishment of 1 or more districts within its zoning jurisdiction which regulate **the use of land and structures** to meet the needs of the **state's citizens** for food, fiber, energy, ..., and other uses of land, to ensure that use of the land is situated **in appropriate locations and relationships**, ... and to **promote public health, safety, and welfare.**"



R-3 Traditional Res District

156.060 Zoning Ordinance

- The **purpose** of this district is to provide a **pleasant and attractive residential living environment** of a medium density, primarily on previously platted residential lots served with community water and sanitary sewer facilities characterized by compact, concentrated development patterns. It is the further intent of this district to provide for such uses as schools, churches, libraries, parks, playgrounds, and other public and semi-public uses, along with accessory apartments, two-unit dwellings, and other uses to coexist on a limited and structured basis. This district is further **characterized by small parcel size, street oriented dwellings with front porches, sidewalks, two-story construction and reduced building setback and lot width provisions**. The Traditional Residential District serves as a transitional area within the historic center of the city, located between more suburban residential land uses and the city's central business district.

Purpose - MFTD 156.070

- The Multiple Family Residential (MFRD) District is designated to provide **sites for concentrated multiple-family dwellings** and related uses, as opposed to sites for individual accessory or upstairs apartments, which will **serve as zones of transition between low density residential and commercial districts**. The district is intended to provide areas for townhouse and apartment style housing adequately serviced by public water and sewer facilities. This district is also intended to have direct or convenient access to a major thoroughfare, and not to require traffic to use minor streets for primary access.

156.100 - HCHSD

- The Health Care and Human Services (HCHSD) District is designed to accommodate the **unique needs** and characteristics of acute care hospitals. The mix of permitted uses and special land uses is intended to promote an integration of uses, thereby curtailing rising health care costs resulting from the duplication of equipment in diverse locations; **reducing traffic through residential neighborhoods** as would be required by multiple destinations; eliminating multiple parking lots through **central parking facilities**; and **promoting the viability of the city's downtown area** and B-3 (Neighborhood Commercial) District.

156.030 - Amendments

- (H) ***Rezoning criteria.*** For amendment requests to change, create, extend or reduce a mapped zoning district, the Planning Commission and City Council shall use the following as a guide:
 - (1) The proposed zoning district is **more appropriate** than any other zoning district, or more appropriate than adding the desired use as a special land use in the existing zoning district.
 - (2) The property **cannot be reasonably used as zoned.**
 - (3) The proposed zone change is supported by and **consistent with the goals, policies and future land use map of the adopted city master plan.** If conditions have changed since the plan was adopted, as determined by the Planning Commission, the consistency with recent development trends in the area shall be considered.
 - (4) The proposed zone change **is compatible with the established land use pattern, surrounding uses, and surrounding zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values, and is consistent with the needs of the community.**

156.030 - Amendments

- (5) All the potential uses allowed in the proposed zoning district are **compatible with** the site's physical, geological, hydrological and other environmental features.
- (6) The **change would not severely impact** traffic, public facilities, utilities, and the natural characteristics of the area, or significantly change population density, and would not compromise the health, safety, and welfare of the city.
- (7) The rezoning would constitute and **create an isolated and unplanned district contrary to the city master plan** which may grant a special privilege to one landowner not available to others.
- (8) The change of present district boundaries is **consistent in relation to existing uses**, and construction on the site will be able to meet the dimensional regulations for the proposed zoning district listed in the schedule of regulations.
- (9) There was a **mistake in the original zoning classification**, or a change of conditions in the area supporting the proposed rezoning.
- (10) **Adequate sites are neither properly zoned nor available elsewhere** to accommodate the proposed uses permitted in the requested zoning district.

Land "Needs/Wants/Goals" Disappeared and/or Changed

- State Farm Expansion - Gone
- Mixed Use Development West of Stuart Lake – Gone
- Eaton's Manufacturing - Gone
- Fairgrounds Expansion?
- Cronin Building Development?
- Public Safety Building?
- Hospital Operations 20 Years Goals?
- Unknowns Change Planned Developments!

MWO Rezoning Guidelines:

- Define use areas, height of structures and their placement
- Provide for the land use “needs” of the community
- Prevent or reduce land use conflicts and negative impacts of intense uses on less intense uses
- Prevent or reduce nuisances (noise, traffic, parking, air/water pollution)
- Financial hardship not a reason to rezone
- Age of structures or who owns property not relevant
- Protect the right of “quiet enjoyment of private property” – Common Law

156.030 - Council Options

- Initiation by Council, PC or property owner
- PC **MUST** review based on plans, policies and proposals effect on community
- Council can then approve, disapprove or refer back to the Planning Commission

Neighborhood Recommendations

- Please retain residential zoning on Prospect (Division to Madison) and High (Mansion to Prospect) – PC proposal
- We support the other PC recommendations re height and set backs, Magic Library and Franke Center
- Development Agreement and street closures need lots of work and discussion after zoning is resolved and not be part of a package deal

Hospital Campus Overlay District

HOSPITAL CAMPUS DISTRICT OVERLAY

LEGEND



Existing Buildings



Hospital Campus District Overlay





