



Battle Creek City Planning Commission

To: Planning Commissioners

From: Eric Feldt, AICP, CFM Planning/ Zoning Coordinator

Date: May 25, 2021

Subject: **AMENDED APPLICATION – STAFF REPORT SUPPLEMENT**

Petition Z-02-21, requests a Conditional Rezoning of 625 Hamblin Avenue to allow for a private storage use pursuant to Ch. 1281 for a property located in an R-3 District.

Summary

Petitioner (CCLBA) has amended their Conditional Rezoning application to remove three vacant parcels described in the May 19, 2021 staff report because those parcels are not planned for development at this time. See attached email. Those three parcels were initially included in the application because they are included in a land sale from the CCLBA to the prospective buyer. No other changes are proposed under the applicant's amendment. The three parcels removed from the subject application are: 1) PIN 9280-00-011-0, 2) PIN 9280-00-015-0, and 3) PIN 9280-00-016-0, and shown in Figure 1. As a result of this amendment, the Conditional Rezone application only involves the property located at 625 Hamblin Avenue (PIN 9280-00-042-0).



Figure 1. The map shows the removed properties, and the remaining subject lot (635 Hamblin Ave.). Aerial photograph dated April 2020 (approx.), provided by City of Battle Creek.

With this amendment, staff found no changes to the criteria under Section 1281.01 (D) *Standards of Review for Amendments* provided under the May 19, 2021 staff report. Also, the applicant is not proposing any conditions for the subject Conditional Rezone request.

Recommendation

After review of the amendment, staff recommends in support of the Conditional Rezone as a result of the review and analysis of the submitted Conditional Rezone application and related material; analysis of the neighborhood land uses and existing conditions; and also finds the project consistent with the objectives of the Master Plan and intent and purpose of the Zoning Ordinance.

Therefore, based on the above findings and pursuant to Section 1281.01 Zoning Ordinance/ Map Amendments and MCL 125.3101 et seq., planning staff recommends that the Planning Commission recommend to the City Commission approval of the Conditional Rezoning for Petition Z-02-21, from the Calhoun County Land Bank Authority to allow a general contractor's storage use (warehouse) at 625 Hamblin Avenue.

Attachments

The following information is attached and made part of this Staff report:

- Conditional Rezoning Petition Form and Material (Petition #Z-02-21)