

# **TRAVERSE CITY PLANNING COMMISSION STUDY SESSION**

**TUESDAY, MAY 19, 2015**

**7:30 P.M.**

**TRAINING ROOM**

**Governmental Center, 2nd Floor**

**400 Boardman Avenue**

**Traverse City, Michigan 49684**

**Posted: 5/18/15**

## **AMENDED AGENDA**

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan 49684, 922-4440, T.D.D., 922-4766, has been designated to coordinate compliance with the non-discrimination requirements. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

Planning Commission  
c/o Russell Soyring, Planning Director  
400 Boardman Avenue, Traverse City, MI 49684  
231-922-4778

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**
- 3. ANNOUNCEMENTS**
- 4. TEXT AMENDMENT REQUEST TO ADD FUNERAL HOME AND CREMATORY AS USES IN THE INDUSTRIAL DISTRICT - (DISCUSSION)**
- 5. SPECIAL LAND USE PERMIT REQUEST FOR A TALLER BUILDING AT 305 W. FRONT STREET (DISCUSSION)**
- 6. 2016-17 STREET PROJECTS (DISCUSSION)**
- 7. REQUEST FROM SHANNON WALTERS TO POSSIBLY REZONE PROPERTIES ON GARFIELD AVENUE FROM C-1 TO C-3 PER THE ZONING ELEMENT (DISCUSSION)**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**



## Communication to the Planning Commission

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FOR THE MEETING OF: May 19, 2015

FROM: Russ Soyring, Planning Director

SUBJECT: Study Session Topics

DATE: May 14, 2015

The study session has three discussion items briefly described below. Since it is a study session, no action is being requested at this meeting.

- 1. Funeral homes and Crematories.** The Zoning Code allows Funeral homes without crematories in the C-2 (Neighborhood Center) District. In the I (Industrial) District, C-2 uses are allowed. In the Airport Industrial Park and Traversefield Enterprise Place C-2 uses are allowed but only in existing buildings that are more than 5 years old. A request has been made to allow Funeral homes with crematories as an allowable use in the I District. Funeral homes and crematories would be compatible with the other allowable uses within the I District. If the Planning Commission comes to the same conclusion and are interested in advancing this amendment at this time, staff will develop a draft text amendment for consideration at the June 2 regular meeting.
- 2. Taller building at Front and Pine Streets.** Buildings over 60 feet in height require a Special Land Use Permit. Please see section 1364.08(m) Taller Buildings and 1364.02 General Standards. I have suggested that due the magnitude of this project that a soft introduction is made to the Planning Commission. Doug Mansfield, applicant and representative for the property owners is interested in your initial feedback and insight regarding the proposed "Taller building" before the formal review begins with staff's analysis. This project is planned to be formally introduced at the June 2 regular meeting.
- 3. 2016-17 Street Reconstruction Projects.** Based on draft 2015/16 City budget and the significant cost increase for street construction, it appears there will be sufficient funds to construct two blocks of 11<sup>th</sup> Street between Lake and Union Streets and three blocks of 7<sup>th</sup> Street between Union and Wadsworth Street. Last year, the Planning Commission approved the street design in terms of location, character and extent for 11<sup>th</sup> Street between Cass and Lake Avenue. For logistical and cost containment reasons, both blocks of 11<sup>th</sup> Street will now be done as a single project. Community engagement regarding the design of 7<sup>th</sup> and 11<sup>th</sup> Streets will be the next step in the process. For background information the letters that were sent last year to the 7<sup>th</sup> and 11<sup>th</sup> Street owners/occupants have been attached.



www.lifestorynet.com

May 12, 2015

Mr. Russ Soyring, Director  
City of Traverse City  
Planning Commission  
400 Boardman Ave.,  
Traverse City, Michigan 49684

Mr. Soyring:

Thank you for discussing the zoning options for funeral homes and crematoriums with me. After careful consideration I would like to request a zoning text ordinance change for both funeral homes and a crematory in an Industrial Zoning district.

As you mentioned a funeral home is allowed in an Industrial District through C-2 zoning. However a property would need to be purchased that has had an existing building on site for over 5 years.

A funeral home in an Industrial district will still be a funeral home whether it is in a preexisting building or a new building that would provide more ease and efficiency for the consumer. This zoning change will also allow my funeral home to expand into a large building and ensure future options for the consumer.

Funeral service needs and requests from the consumer have also changed. The cremation rate in the Traverse City area has grown to over 70 percent and will continue to increase. The choice of the families served by Life Story Funeral Home is over 99 % cremation.

I thank you for your support and suggestion to request an ordinance change in the Industrial District for a future new built funeral home building along with a crematoriums on site or in the district. For further questions, you can reach me at 231.941.9034.

Sincerely,

Vaughn Seavolt  
Owner

Traverse City Life Story Funeral Home®

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752 Munson Avenue Traverse City, MI 49686  
Phone : 231.941.9034 • vaughnseavolt@lifestorynet.com  
LeVon M. Seavolt, Owner/Manager

May 12, 2015

Mr. Russell Soyring  
Planning Director  
City of Traverse City, Mi.

Re: Mixed Use Development / Tall Building Proposal  
305 West Front Street

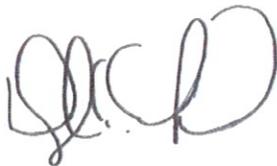
Dear Russ,

Per you conversations with the Applicant I would request that we commence with the Special Use Permit Process and Site Plan Review for a mixed use, retail, office, and residential development at 305 West Front Street. As you are aware the Site is Zoned C\_4C which is the most intense land use found in the core of the City. This zoning also allows the City to permit up a 100 ft. height allowance through the Special Use Permit process. In order to provide a mix of housing, we hereby request said height allowance. We have provided what we believe are the plans and exhibits responsive to this request. We believe that this is a preliminary plan and will evolve with constructive criticism and visions communicated from within your team.

I ask that you place our proposal on the next regular meeting of the Planning Commission as an early introduction in hopes we may take away insight from that meeting, make corrections and or revisions as may be recognized, and then proceed with the formal process. I have provided the Site Plan review and Special Use Permit application and the inclusive fee.

I look forward to working with the City again and should you have any questions or concerns please do not hesitate to contact me at our offices.

Respectfully,



Douglas L. Mansfield  
President  
Mansfield Land Use Consultants



City of Traverse City

### PLANNING COMMISSION SITE PLAN REVIEW APPLICATION\*

Planning Department, 400 Boardman, Traverse City MI 49684 (231) 922-4778 (231)922-4457 fax

NOTE: BEFORE SUBMITTING AN APPLICATION, AN APPLICANT SHALL MEET WITH THE PLANNING DIRECTOR TO REVIEW THE PROPOSED PROJECT, THE TRAVERSE CITY CODE OF ORDINANCES AND THE CITY PLAN Traverse City Code, Sec. 1364.04(a)

APPLICATION FEE:	\$200.00	DATE:	_____
CHECK NO.	_____	HEARING DATE:	_____
RECEIPT NO.	_____	PARCEL NUMBER:	_____

Property address: 305 W. FRONT ST., TRAVERSE CITY, MI.  
 Legal description: TAX. I.D. # 28-51-794-001-00 - SEE DESCRIPTION ON SITE PLAN

Description of request: PERMIT A MIXED USE OFFICE, RETAIL AND RESIDENTIAL DEVELOPMENT W/ INCLUSIVE PARKING AND SIMILAR APPURTENANCES

THE COMPLETED APPLICATION, FOURTEEN (14)\* COPIES OF THE SITE PLAN SHALL, AND ONE (1) ELECTRONIC COPY OF THE APPLICATION AND SITE PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT A MINIMUM OF 21 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED FOR INTRODUCTION. THE SITE PLAN SHALL MEET ALL THE REQUIREMENTS OF TRAVERSE CITY CODE, CHAPTER 1366, *SITE PLANS AND SITE DEVELOPMENT STANDARDS*.

Names of all property owners: PINE STREET DEVELOPMENT ONE, L.L.C.  
1123 S. BUGAI RD., TRAVERSE CITY, MI. 49684

Applicant's name: THE WODA GROUP, INC. - CRAIG PATTERSON  
 Address: 115 N. HURON AVE., MACKINAW CITY, MI. 49701  
 Phone: (989) 464-8195 Fax: \_\_\_\_\_

Signature of owner(s): \_\_\_\_\_  
 Signature of applicant (if different than owner): *Craig Patterson*  
 Relationship of applicant to owner: HOLDS LETTER OF INTENT ON PORTION OF PROPERTY

\*For Planning Commission-approved special land use permits, planned unit developments or for land use permits for a use generating more than 500 motor vehicle trips per day.



City of Traverse City

### SPECIAL LAND USE PERMIT APPLICATION

Planning Department, 400 Boardman, Traverse City, MI 49684 (231) 922-4778      Telefax (231) 922-4457

NOTE: BEFORE SUBMITTING AN APPLICATION, AN APPLICANT SHALL MEET WITH THE PLANNING DIRECTOR TO REVIEW THE PROPOSED PROJECT, THE TRAVERSE CITY CODE OF ORDINANCES AND THE CITY PLAN. Traverse City Code, Sec. 1364.04(a)

APPLICATION FEE: \$830.00	DATE: _____
CHECK NO. _____	HEARING DATE: _____
RECEIPT NO. _____	PARCEL NUMBER: _____

Property address: 305 W. FRONT STREET, TRAVERSE CITY, MI

Legal description: TAX I.D. # 28-51-794001-00 - SEE DESCRIPTION ON ATTACHED PLAN

Description of request: SEEK APPROVAL OF A SPECIAL USE PERMIT TO DEVELOPE A MIXED USE, RETAIL, OFFICE AND RESIDENTIAL PROJECT OF 100 FT. IN HEIGHT PER SECTION 1364.08 (M) "TALLER BUILDINGS"

THE COMPLETED APPLICATION, FOURTEEN (14)\* COPIES OF THE SITE PLAN, AND ONE (1) ELECTRONIC COPY OF THE APPLICATION AND SITE PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED FOR INTRODUCTION. THE SITE PLAN SHALL MEET ALL THE REQUIREMENTS OF TRAVERSE CITY CODE, CHAPTER 1366, SITE PLANS AND SITE DEVELOPMENT STANDARDS.

Names of all property owners: PINE STREET DEVELOPMENT ONE, L.L.C. 1123 S. BUGAI RD., TRAVERSE CITY, MI. 49684

Applicant's name: THE WODA GROUP, INC. - CRAIG PATTERSON

Address: 115 N. HURON AVE, MACKINAW CITY, MI. 49701

Telephone: (989) 464-8195      Telefax: \_\_\_\_\_

The undersigned acknowledges that in the event that it is determined by the Planning Director or the Planning Commission pursuant to Sections 1322.01 or 1322.05 of the Zoning Ordinance that the Application Fee will not cover the actual costs of processing this Application, including, but not limited to, costs for per diem expenses of staff, staff review and preparation time, professional reviews, attorney fees and other related expenses, outside professional planners, engineers, surveyors, architects or landscape architects, the undersigned shall be responsible for such additional fees in an amount determined by the Planning Director or the Planning Commission as provided by the Zoning Ordinance

Signature of owner(s): \_\_\_\_\_

Signature of applicant (if different than owner): *Craig Patterson*

Relationship of applicant to owner: Holds LETTER OF LEASE OVER PORTION OF PROPERTY

\*Note: After the Planning Commission has acted upon the request, ten (10) additional copies of the site plan shall be submitted to the City Clerk. The applicant acknowledges that the City may be required from time to time to release records in its possession. The applicant hereby gives permission to the City to release any records or materials received by the City as it may be requested to do so as permitted by the Freedom of Information Act, MCL 15.231 et seq.

**PROJECT DATA:**

Owner/Developer: Pine Street Development One LLC  
 Address: 11123 S. Bugal Road  
 Traverse City, Michigan 49684  
 Contact: [Redacted]  
 Phone: [Redacted]

**SITE DATA:**

Location: 305 W. Front Street  
 Traverse City, Michigan 49684  
 Tax ID: 28-51-794-001-00  
 Tax Desc: All that part of Bk 1 Orig Plat lying n of the fol des line: com at c of Pine and State Sts th n 0 deg 15' w 15 ft th s 89 deg 47' w 33 ft to w r/w of Pine St th n alg r/w 175.52 ft to POB of the herein being des th w to Boardman River and termination  
 Parcel Size: 1.63 acres  
 Zoning District: C-4C, Regional Center District  
 Building Height Allowed: 85 feet maximum. An additional 15 feet shall be allowed for permitted uses that are designed and positioned in a manner that will effectively shield rooftop mechanical equipment or elevator shafts, but not to exceed an overall height of 100 feet. Buildings over 60 feet tall shall have at least 20% of the building designed and used for dwellings. That portion of the building with a finish floor elevation of 45 feet or greater must be recessed at least 10 feet from the first floor building facade.

Building Height Provided: 100' (from street grade)  
 Min. Lot Width: No minimum  
 Min. Lot Area: No minimum  
 Max. Density: N/A  
 Impervious Surface: 100% allowed

Parking Provided: 175 standard on-site spaces  
 8 handicap on-site spaces  
 183 on-site spaces total

**SETBACKS:**

Front = 2.5'  
 Side = 0'  
 Rear = 0'  
 Bridge = 25' (from abutment)  
 Water = May build to the edge of a public easement; if no public easement, then 10 feet inland from the ordinary high water mark or any dockline established by City ordinance

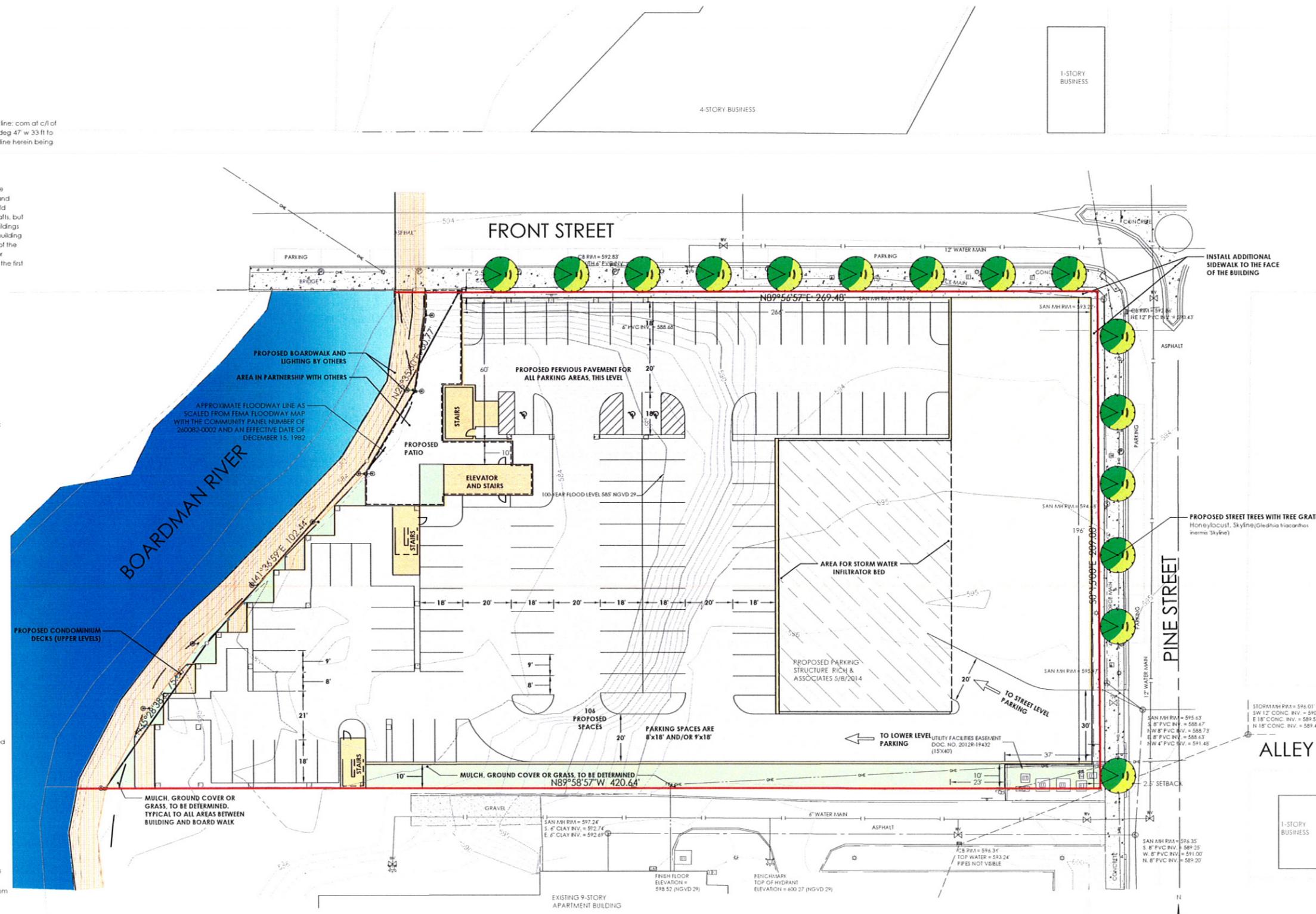
**PROPOSED USES:**

River Side	Parking Garage
River Level	3600
Street Level	16000
2nd Floor	5
3rd Floor	5
4th Floor	5
5th Floor	5
6th Floor	5
7th Floor	5
8th Floor	5
9th Floor	5

Front Street	Parking Garage
River Level	16000
Street Level	16000
2nd Floor	9
3rd Floor	9
4th Floor	9
5th Floor	9
6th Floor	9
7th Floor	9
8th Floor	9
9th Floor	9

Pine Street	Earth and Storm Water Infiltrator Bed
River Level	1500
Street Level	1600
2nd Floor	8
3rd Floor	8
4th Floor	8
5th Floor	8
6th Floor	8
7th Floor	8
8th Floor	8
9th Floor	8

177	Total Proposed Condominium Units
17500	Total S.F. Proposed Retail/Office
1600	Total S.F. Proposed Community Room
3600	Total S.F. Proposed Restaurant



830 Cottageview Dr., Ste. 201  
 P.O. Box 4015  
 Traverse City, MI 49685  
 Phone: 231-946-9310  
 www.mansfield.com  
 info@mansfield.com

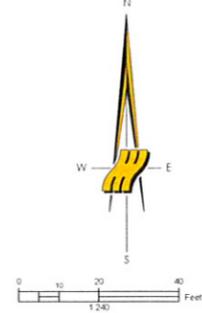
**Mansfield**  
 Land Use Consultants

REV	DATE	BY	CHK	DESCRIPTION
0	10/11/15	dm	mm	Original

REV	DATE	BY	CHK	DESCRIPTION
0	10/11/15	dm	mm	Original

Pine Street Development One LLC  
 Site and Dimension Plan - River Level  
 Part of Block 1, Original Plat of Traverse City  
 City of Traverse City, Grand Traverse County, Michigan

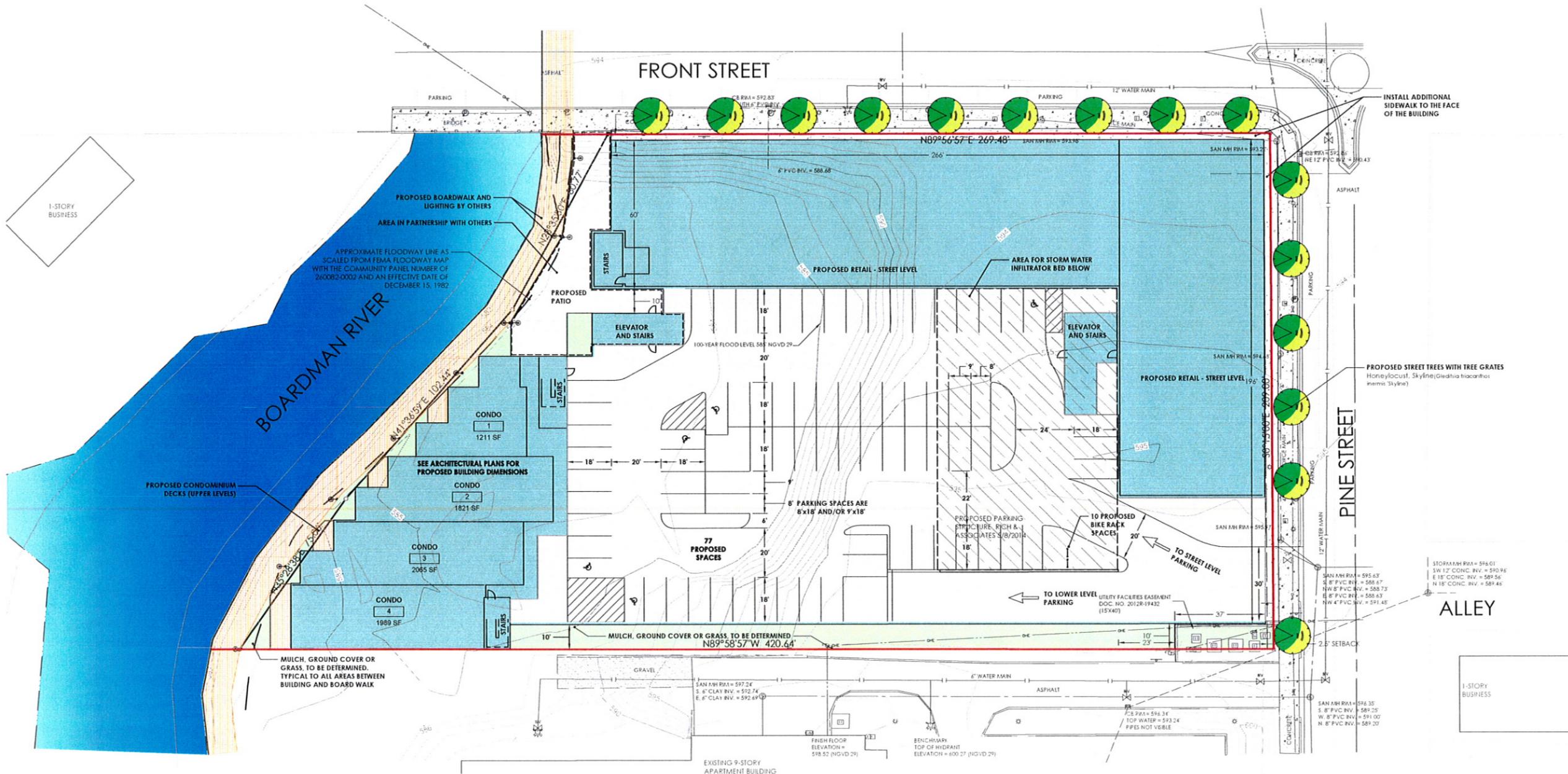
PRELIMINARY  
 14035  
 Sht. 1 of 2



HA

4-STORY BUSINESS

1-STORY BUSINESS



830 Cottageview Dr., Ste. 201  
P.O. Box 4015  
Traverse City, MI 49685  
Phone: 231-946-9310  
www.mansfield.com  
info@mansfield.com

# Mansfield

Land Use Consultants

REV	DATE	BY	CHK	DESCRIPTION
0	05/11/15	dm	mm	Original

**Pine Street Development One LLC**  
Site and Dimension Plan - Street Level  
Part of Block 1, Original Plat of Traverse City  
City of Traverse City, Grand Traverse County, Michigan

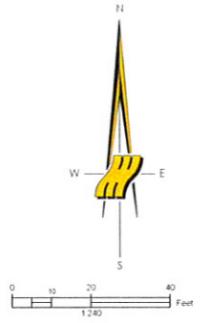
PRELIMINARY

SCALE: 1" = 10' (AS SHOWN)

DATE: 5/11/15

PROJECT: 14035

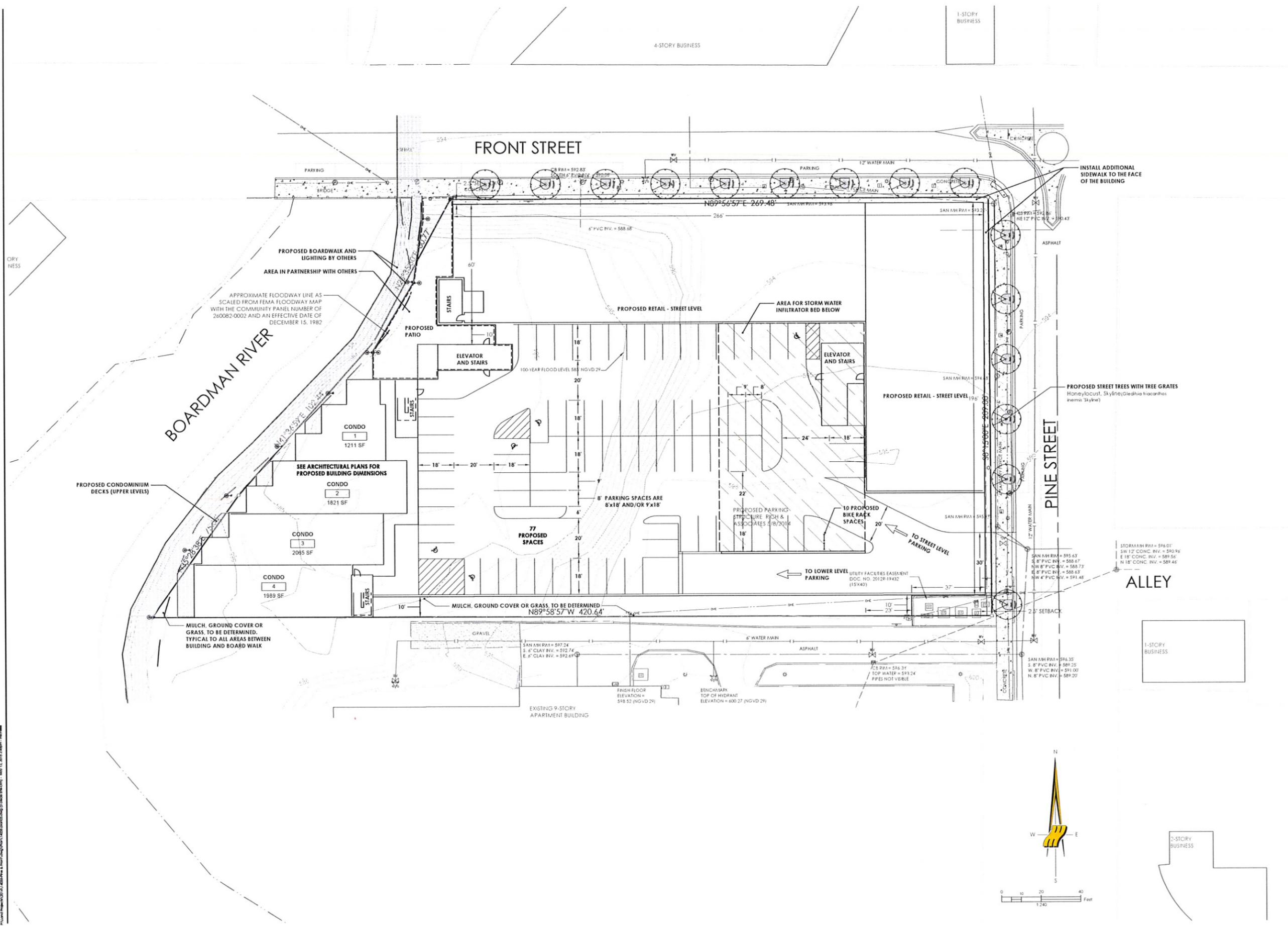
Sht. 2 of 2



Plot Area: 10,000 sq ft. Total Area: 10,000 sq ft. Date: 5/11/15. Project: 14035. Sheet: 2 of 2.



Project: 14035 - 14035 Pine St, Boardman, MI 49812  
 Date: 12/11/13  
 Author: J. J. [unreadable]  
 Title: [unreadable]



830 Comptree Dr., Ste. 201  
 P.O. Box 4015  
 Traverse City, MI 49685  
 Phone: 231-946-9310  
 www.mansfield.com  
 info@mansfield.com

**Mansfield**  
 & Co.  
 Land Use Consultants

REV	DATE	BY	CHK	DESCRIPTION
0	05/11/13	dm	mm	Original

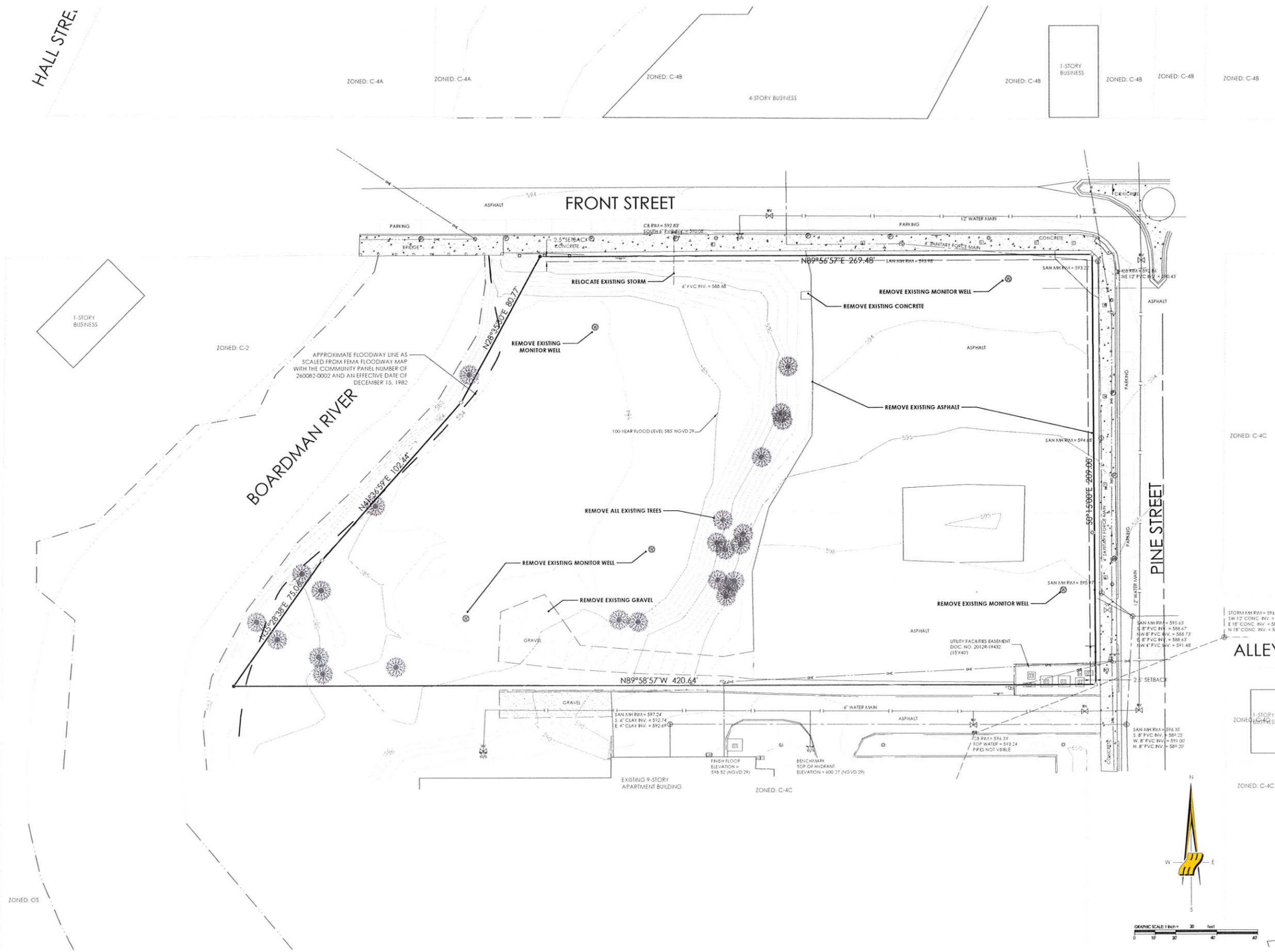
Pine Street Development One LLC  
 Site and Dimension Plan - Street Level  
 Part of Block 1, Original Plat of Traverse City  
 City of Traverse City, Grand Traverse County, Michigan

PRELIMINARY  
 SCALE: 1" = 20'  
 DATE: 5.11.15  
 PROJECT: 14035  
 SHEET: 2 of 3

PLANNED BY: [unreadable] DATE: [unreadable] DRAWN BY: [unreadable] CHECKED BY: [unreadable] DATE: [unreadable]

WADSWORTH STREET

HALL STRE



830 Cottageview Dr., Ste. 201  
 P.O. Box 4015  
 Traverse City, MI 49985  
 Phone: 231-946-9310  
 www.mansfield.com  
 info@mansfield.com

**Mansfield**  
 &  
**Land Use Consultants**

REV	DATE	DESCRIPTION	BY	CHK
0	10/11/15	Original		

**Pine Street Development One LLC**  
 Existing Conditions and Demolition Plan  
 Part of Block 1, Original Plat of Traverse City  
 City of Traverse City, Grand Traverse County, Michigan

PRELIMINARY  
 14035  
 Sht. 3 of 3



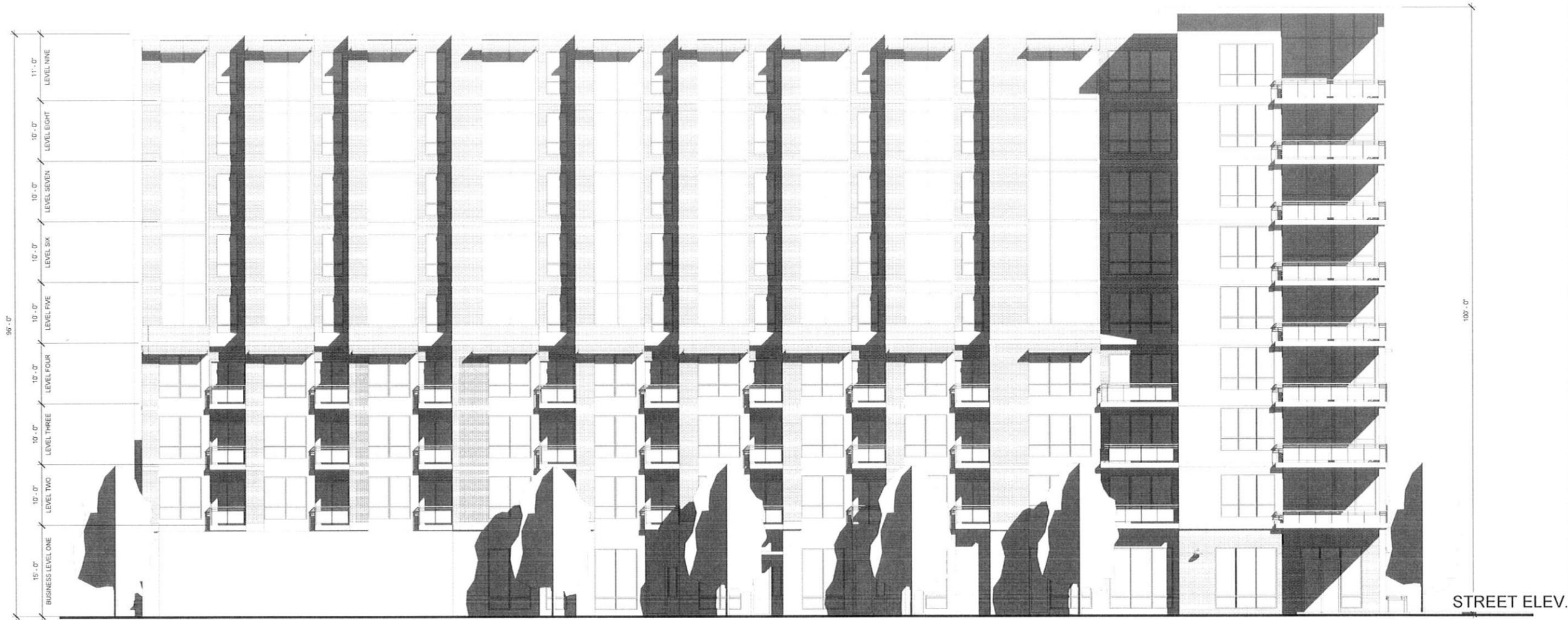
GRAPHIC SCALE: 1 inch = 20 feet











PINE STREET ELEVATION

TRAVERSE  
ARCHITECT  
GROUP  
830 Cottageville Dr. Ste. 201  
Traverse City, MI 49685  
Ph: 231-946-5546 Fax: 231-946-6226



EXTERIOR ELEVATION

205 W. FRONT STREET

- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

DRAWING HISTORY

DATE	DESCRIPTION

DRAWN BY: RMM  
 CHECKED BY: OWNER  
 DATE: 5-12-15  
 JOB NO: 14035

SHEET #  
**A5.1**



FRONT STREET ELEVATION

TRAVERSE  
ARCHITECT  
GROUP  
630 Collingwood Dr. Ste. 201  
Traverse City, MI 49685  
Ph: 231-946-9940 Fax: 231-946-8526



EXTERIOR ELEVATION

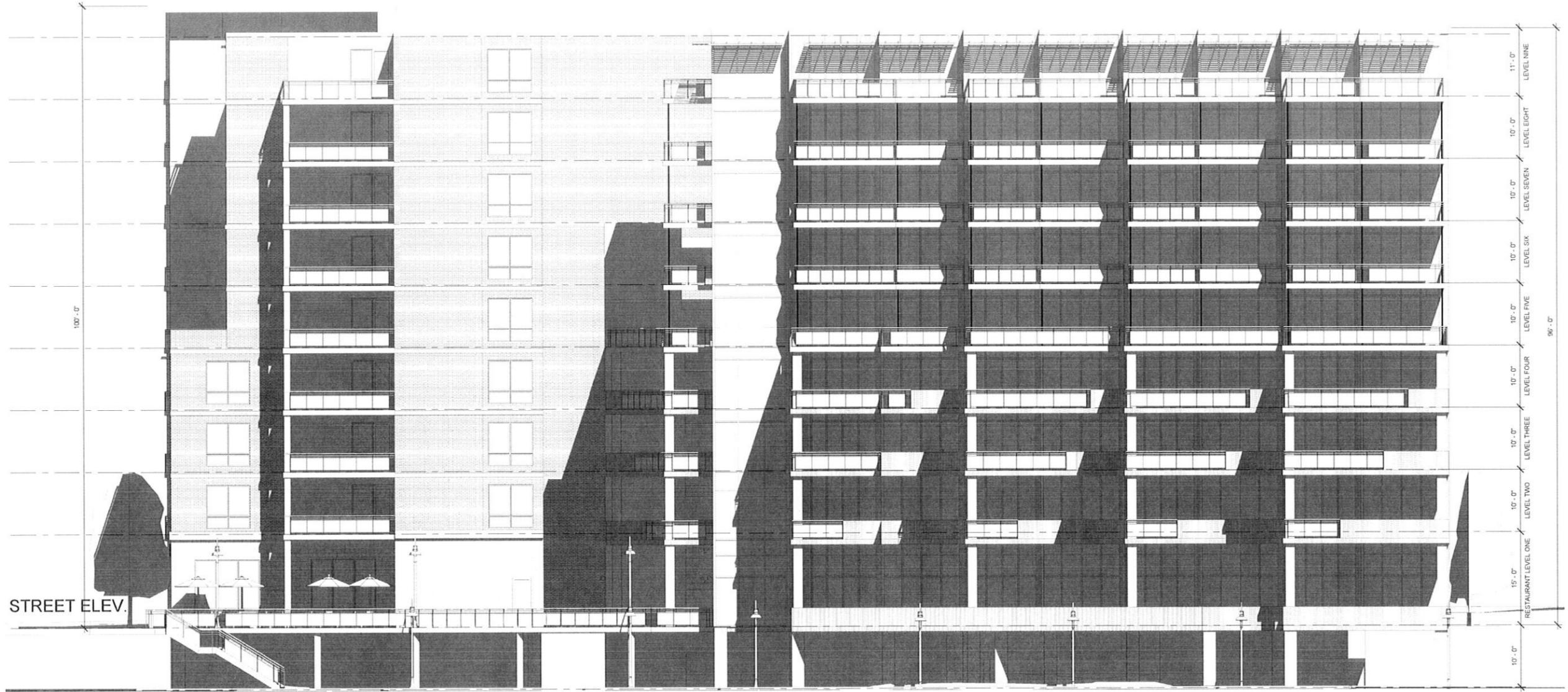
205 W. FRONT STREET

- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

DRAWING HISTORY	
DATE	DESCRIPTION

DRAWN BY: RMM  
 CHECKED BY: OWNER  
 DATE: 5-12-15  
 JOB NO: 14035

SHEET #  
**A5.2**



RIVER SIDE ELEVATION

TRAVERSE  
ARCHITECT  
GROUP  
830 Cottageview Dr., Ste. 201  
P.O. Box 40715  
Traverse City, MI 49781  
Ph: 231-946-9940 Fax: 231-946-9926



EXTERIOR ELEVATION

205 W. FRONT STREET

- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

DRAWING HISTORY

DATE	DESCRIPTION

DRAWN BY: RMM  
 CHECKED BY: OWNER  
 DATE: 5-12-15  
 JOB NO: 14035  
 SHEET #

A5.3

















June 13, 2014

Dear Seventh Street Property Owner/Occupant:

The Traverse City City Commission is committed to improving the City Streets and has approved a significant level of funding to repair and upgrade streets in Traverse City. After completing a survey of all the streets within Traverse City, the street that you reside on, occupy or own property on has been selected as one of the proposed 2014-15 streets that are of highest need to be reconstructed or substantially improved.



**Seventh Street.** The section of street proposed to be reconstructed falls mostly within the Master Plan's Traditional (TC-3) Neighborhood. The far eastern end of the project just west of Union Street falls within the Master Plan's Downtown (TC-5) Neighborhood. The street is proposed to remain at its current 30 foot width. The project includes replacement of 1200' of 6" water main with 8" water main and new copper

service lines. Three stormwater catch basins will be replaced. Sections of the 6-foot wide sidewalk in poor condition are proposed to be replaced. The bold crosswalk markings at Pine Street are proposed to be repainted.

A speed count taken over several days in June, 2013 revealed that 95% of the drivers were traveling at speeds 29 mph or less on the block between Wadsworth and Oak Streets. The 24-hour weekday count was 1, 794. On the weekend the count dropped to 915 vehicles for a 24-hour count.

The Planning Commission is considering recommending the following changes to the above proposal: 1) Thorough pavement markings and/or flat or slightly raised concrete neck down; shorten the crosswalk distance at Pine Street where many grade-school aged children cross. Such a treatment will announce to drivers they are approaching an elementary school and will make the crosswalk more visible. 2) Widen the street by two feet to allow parking on both sides of the street. Currently, parking is restricted to one side due to its narrow width for an

emergency route. The parked cars will help to create an environment that tends to slow vehicle speeds while providing additional parking during school events. 3) Narrow the width of the street. The street is overly wide for two lanes of traffic with parking allowed only on one side. Reduced width will reduce stormwater runoff and would give better separation between a sidewalk or path and the street, allowing for healthier growing conditions for street trees.

A map showing the project limits of all of the proposed streets projects is included with this mailing. The City is very interested in learning from the residents, occupants and property owners how the street performs and if there are any other improvements they would like to see.

The 2014-15 Street Projects will be reviewed for consistency with the City Master Plan at the City Planning Commission meeting on August 5, 2014 at 7:30 PM. The public is invited to attend this meeting, submit the enclosed feedback form or write letters by July 14, 2014 so we can learn your views on the anticipated project. Please mail the feedback form to City of Traverse City Planning Department, 400 Boardman Avenue, Traverse City, MI 49684.

If you have questions regarding the proposed project, please call 922-4778 or email me at [rsoyring@traversecitymi.gov](mailto:rsoyring@traversecitymi.gov).

Sincerely,

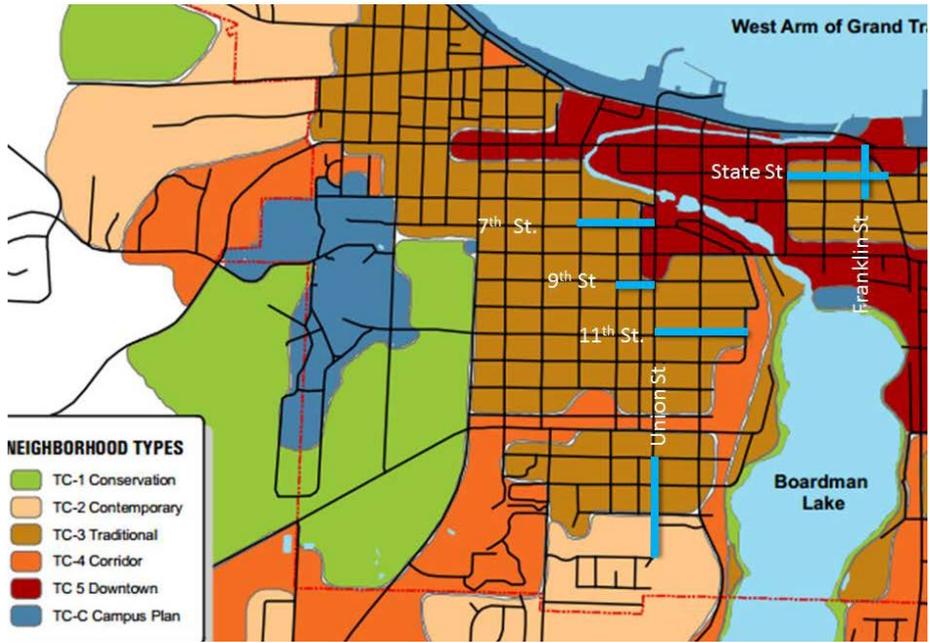
Russ Soyring, Planning Director

RAS/mlI

Attachment: Feedback Form

For 2014-15, seven streets have been identified for reconstruction. Those streets are:

- **State Street** between Boardman and Railroad
- **Franklin Street** between Front and Washington
- **Seventh Street** between Union and Wadsworth
- **Ninth Street** between Union and Pine
- **Eleventh Street** between Union and Lake
- **Union Street** between Sixteenth and Boughey
- **Plainview** entire length





June 13, 2014

Dear Eleventh Street Property Owner/Occupant:

The Traverse City City Commission is committed to improving the City Streets and has approved a significant level of funding to repair and upgrade streets in Traverse City.

After completing a survey of all the streets within Traverse City, the street that you reside on, occupy or own property on has been selected as one of the proposed 2014-15 streets that are of highest need to be reconstructed or substantially improved.



**Eleventh Street.** This street segment falls within the Master Plan's Traditional (TC-3) neighborhood type. The 36-foot wide street is proposed to be replaced at its current width. The project includes the replacement of 1450' of 6" water main with 8" water main. Four stormwater catch basins and two storm manhole castings will be replaced. Curbs will be replaced as will the poor sections of sidewalks. The marked crosswalks will be repainted. The average 24-hour traffic count in June 2013 was 1043.



The Planning Commission is considering recommending the following changes to the above proposal:

- 1) Remove some sections of the paved tree lawn near the St. Francis School and replace with either permeable pavers and/or with trees. These changes would reduce storm water runoff. Trees and the exposed ground at the base of the trees would not only reduce stormwater runoff but would also help make the block a little less harsh while giving a more residential look to the street.

2) Consider Reducing the width of 11th Street east of Cass several feet to allow for a healthier environment for the street trees, while reducing the amount of stormwater runoff. Snow plowing would also be lessened and would result in less snow filling up the sidewalk when the street is plowed.

3) Install high visibility crosswalk markings near the school and narrow the intersections with curb extensions to shorten the crossing distance.

A map showing the project limits of all of the proposed streets projects is included with this mailing. The City is very interested in learning from the residents, occupants and property owners how the street performs and if there are any other improvements they would like to see.

The 2014-15 Street Projects will be reviewed for consistency with the City Master Plan at the City Planning Commission meeting on August 5, 2014 at 7:30 PM. The public is invited to attend this meeting, submit the enclosed feedback form or write letters by July 14, 2014 so we can learn your views on the anticipated project. Please mail the feedback form to City of Traverse City Planning Department, 400 Boardman Avenue, Traverse City, MI 49684.

If you have questions regarding the proposed project, please call 922-4778 or email me at [rsoyring@traversecitymi.gov](mailto:rsoyring@traversecitymi.gov).

Sincerely,

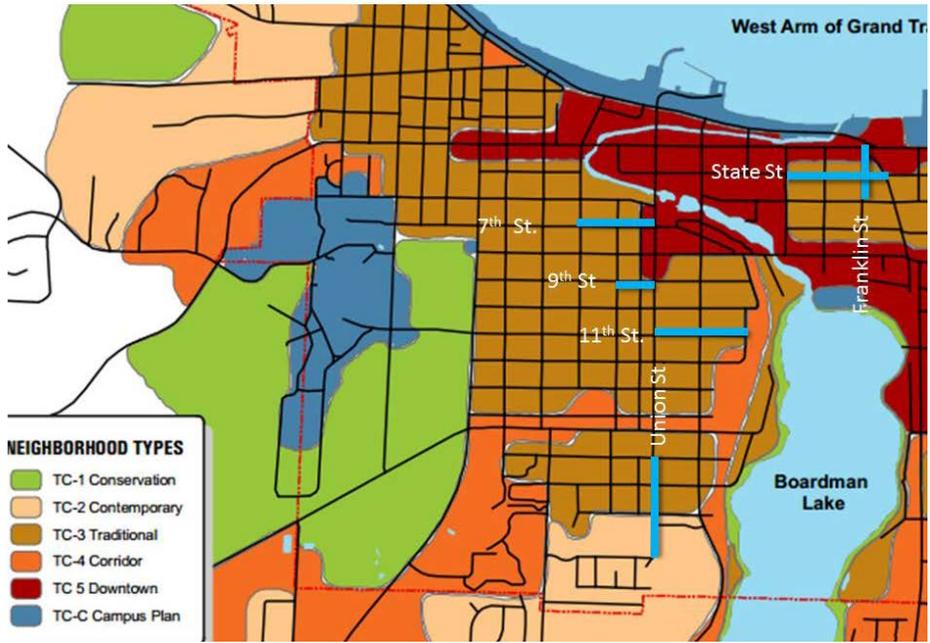
Russ Soyring, Planning Director

RAS/mlI

Attachment: Feedback Form

For 2014-15, seven streets have been identified for reconstruction. Those streets are:

- **State Street** between Boardman and Railroad
- **Franklin Street** between Front and Washington
- **Seventh Street** between Union and Wadsworth
- **Ninth Street** between Union and Pine
- **Eleventh Street** between Union and Lake
- **Union Street** between Sixteenth and Boughey
- **Plainview** entire length



Mr. John Serritelli, Chairman,

My name is Shannon Walters and I am writing this letter after attempting to turn in a zoning application change form. I am interested in purchasing 537 S. Garfield, Suite B and would request a zoning change from C-1 to C-3.

I was greeted by the helpful and friendly staff at the zoning department and was advised by Mr. David Weston that the zoning of one building is difficult. I was instructed to wait on turning in the rezoning paperwork and corresponding fee and talk to Mr. Russell A. Soyring. After talking to Russell on the phone, he advised me to take a look at the city's master plan and note that the area that I was inquiring about is slated to be rezoned from C-1 to C-3. Perhaps this might be a better avenue in an attempt to rezone just one building.

I have included the section of the zoning element from the city master plan page 9 and 10. It seems that they show the intention to rezone this area in the near future from a C-1 to a C-3.

I am inquiring today, 5-15-15 for your consideration on this matter and some guidance on the next step.

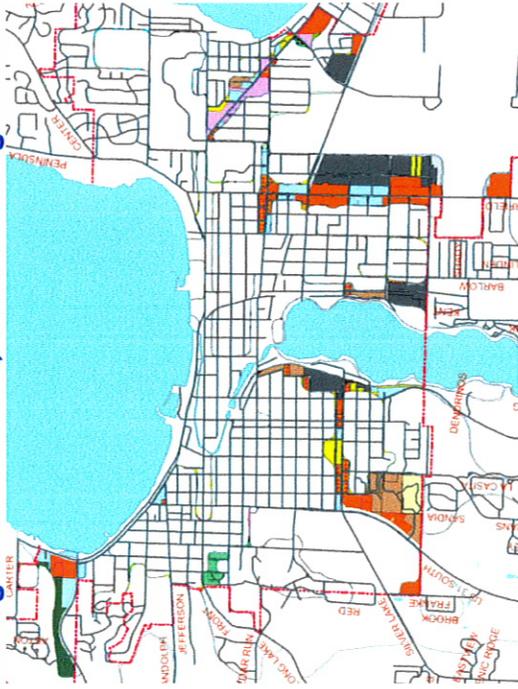
Do I fill out the application and pay the fee or wait to see if the area can be rezoned as it states in the zoning element?

I would like to move forward with the purchase of this building and it is contingent on the outcome of this matter. Thank you for your consideration.

Sincerely  
Shannon G. Walters  
One World Winery Cons. LLC  
139 E 15<sup>th</sup> Street  
Traverse City, MI 49684

A handwritten signature in black ink, appearing to read 'Shannon G. Walters', is written over the typed name and address.

## Zoning Element TC-4, Corridor Neighborhood



### ZONING DISTRICTS IN THE TC-4 NEIGHBORHOOD

- OS Open Space District
- R-1a Single Family Dwelling District
- R-1b Single Family Dwelling District
- R-15 Multiple Family Dwelling District
- C-1 Office Service District
- C-2 Neighborhood Center District
- C-3 Community Center District
- HR Hotel Resort District
- H-1 Hospital District
- I Industrial District

### ZONING DISTRICTS CONSISTENT WITH THE TC-4 NEIGHBORHOOD

- The R-1b District along 14th Street represents a conforming athletic field with seasonal increases in intensity and is consistent with the core principles of the TC-4 Neighborhood.
- The R-15 District east of Lake Street is adjacent to a TC-3 neighborhood and the lower residential density adjacent to this traditional neighborhood meets the core principles of the TC-4 Neighborhood.
- C-2 District and the C-3 District are consistent with the core principles of the TC-4 Neighborhood.
- The R-1b/MU District along East Traverse Highway allows for C-2 District uses and these uses are consistent with the core principles of the TC-4 Neighborhood.

## Zoning Element TC-4, Corridor Neighborhood

### POTENTIAL CHANGES TO ZONING

- The R-1a District west of Veterans Drive at the southern City limits should be rezoned to R-29 District to reflect the current land use as well as meet the core principle of higher residential density in the TC-4 Neighborhood. *Long term recommendation*
- The R-1b District on Plainview Street should be rezoned to I District and include C-2 District uses similar to Woodmere Avenue Corridor. *Long term recommendation*
- The R-15 District west of Veterans Drive should be rezoned to R-29 District to reflect the current land use as well as meet the core principle of higher residential density in the TC-4 Neighborhood. *Long term recommendation*
- The R-15 District on the west side of Woodmere Avenue between Centre and Carver should be rezoned to C-2 District. The Woodmere corridor primarily includes I District uses (which includes C-2 uses) and C-2 District uses and this change would be consistent with the core principles of the TC-4 Neighborhood as well as eliminate existing nonconforming uses. *Long term recommendation*
- Garfield Avenue is a corridor of significance and should be developed as an overlay district or in conjunction with any future corridor studies. Unless an overlay district or future corridor study states differently, **the C-1 District along Garfield Avenue should be rezoned to C-3 District**. Regulations that reduce intensity levels at the boundaries of Conventional or Traditional neighborhoods should be developed (i.e. larger setback, limited hours of operation). *Long term recommendation*
- The C-1 Districts along Eighth Street, On the east side of Cass Street and the south side of East Sixteenth should be rezoned to C-2. *Long term recommendation*
- 14th Street is a corridor of significance and should be developed as an overlay district or in conjunction with any future corridor studies. Unless an overlay district or future corridor study states differently, the C-1 District along the north side of 14th Street should be rezoned to C-2 District to unify the zoning along this corridor. *Short term recommendation*
- Munson Avenue is a corridor that should be developed as an overlay district or in conjunction with any future corridor studies. Unless an overlay district or future corridor study states differently, the C-1 District along Munson Avenue should be rezoned to C-2 District to allow for more uses which is consistent with the core principles of the TC-4 Neighborhood. Additional uses should be added to the HR District, or eliminate the HR District, rezone to C-2 and incorporate those HR District uses that are not currently in the C-2 District. Regulations that reduce intensity levels at the boundaries of Conventional and Traditional neighborhoods should be developed (i.e. larger setback, limited hours of operation). *Short term recommendation*
- Larger buildings (offices, retail shops, restaurants and drinking places) in the HR District and the C-2 along arterial or collector streets should be allowed by an Administrative Special Land Use Permit or a City Commission Special Land Use Permit. *Long term recommendation*
- The C-1 District along East Traverse Highway and M-22 should be rezoned to C-3 with additional regulations that reduce intensity levels at the boundaries of Conventional and Traditional neighborhoods. Additional amendments that address vehicular access drives along this state highway should accompany any rezoning. *Long term recommendation*
- Additional uses that residents and employees would find useful on a regular basis should be added to the H-1 District uses. *Short term recommendation*