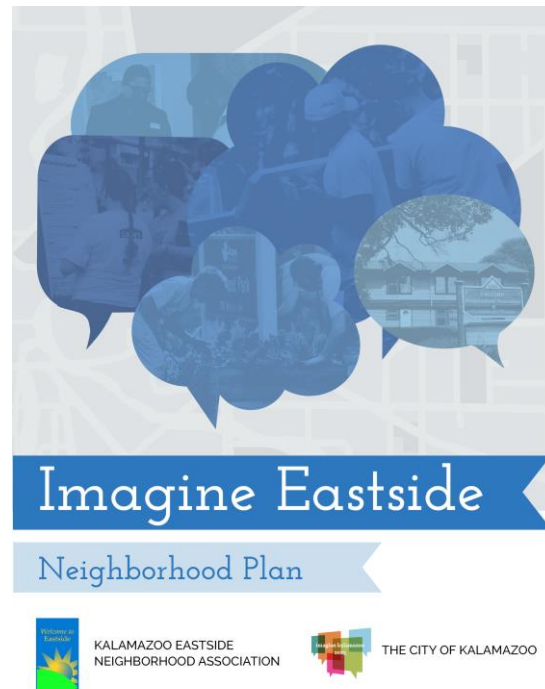


# 2020 Zoning Code Updates: Eastside Neighborhood



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

## Incremental change

- Neighborhoods with Plans
- Key corridors & centers
- Areas with known barriers

# Zoning Barriers: East Main & East Michigan



District mapped:

- Doesn't match existing uses

- Doesn't match desired uses/vision

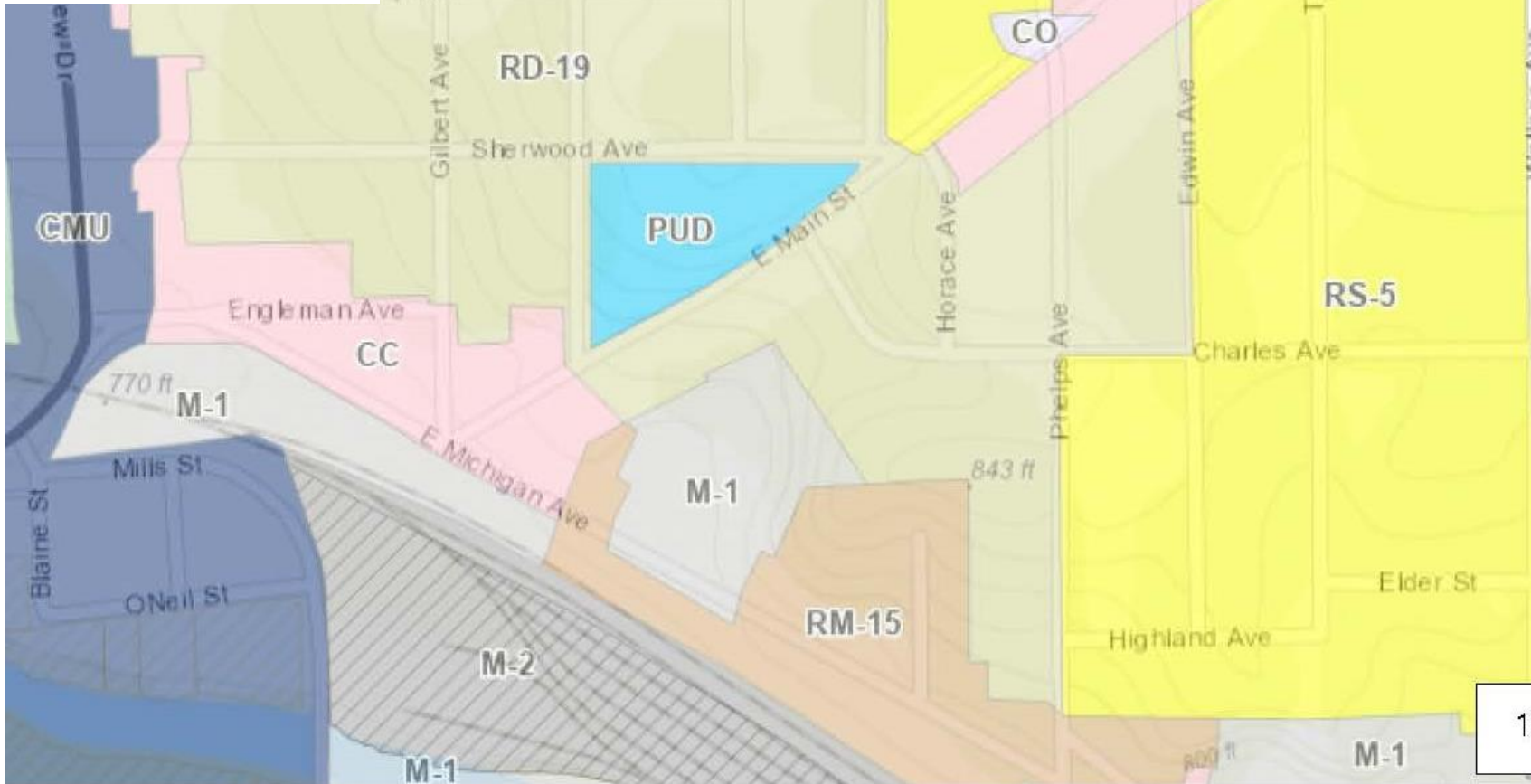
District Standards:

- 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



Community Commercial.

Manufacturing.

Commercial Office.

Residential Multiple Family, Residential Duplex, & Residential Single Family

RM allows detached, attached & multiple unit

RD allows one & two unit attached or detached

SF allows only single unit detached

1: 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.

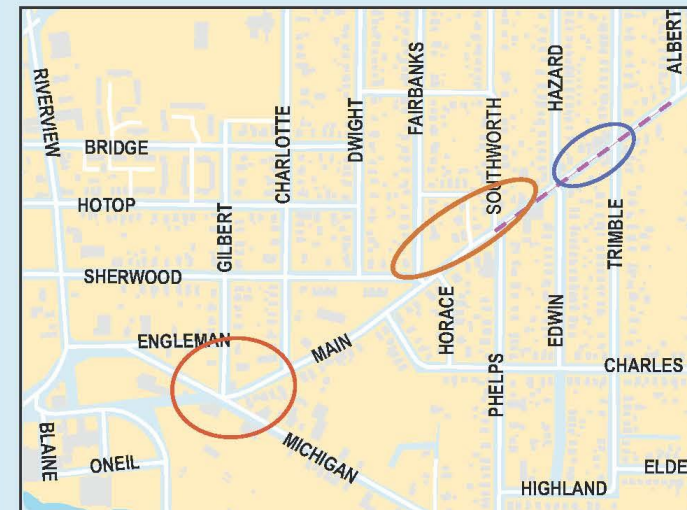
### 3 Increase Business Engagement

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

## **Housing:**

Create opportunity for more affordable options

## **Transportation:**

Safe & accessible sidewalks, crosswalks, & curb ramps

Historic node area a focus

## **Commercial:**

Redevelop commercial corridors: E Main, Riverview

# Master Plan – Future Land Use Plan



**Node.** Active, mixed use centers tied with streets that support movement by all travel modes.

**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



# Process for Map Update

Bringing the Vision to life

# Outreach & Discussions



**Fall 2019** – KLB Charrette

**Winter 2020** – Community Meeting & Draft Map Presentation

- Review of existing zoning
- Discussion of impact of zoning
- Discussion of appropriate building scale in focus area
- KLB plan discussion

**October** – Meeting With KENA’s Business Committee

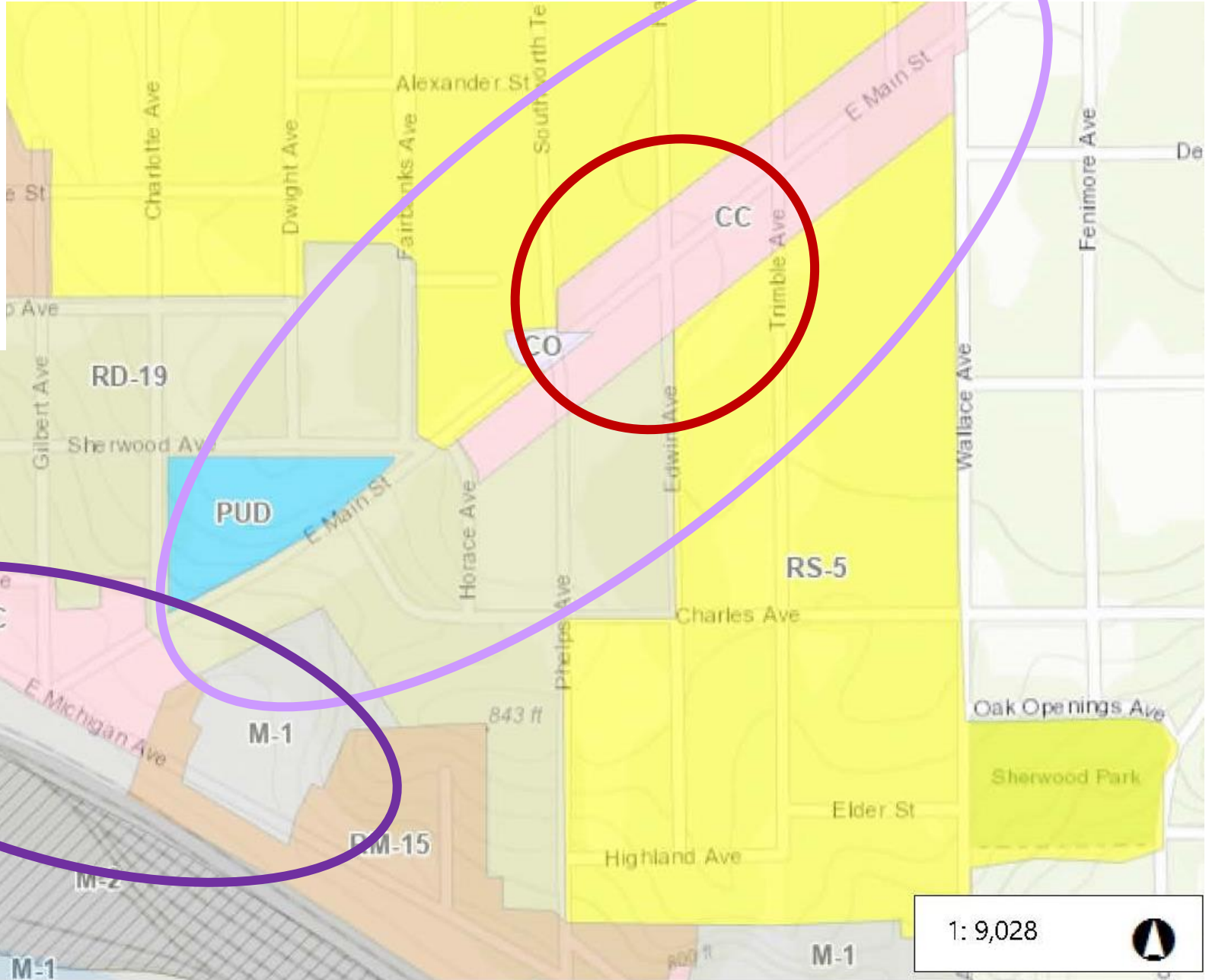
- Façade Program with City and AIA

**November** – Door Hangers/Flyers, Email, Social Media, IK.com

**December** – Planning Notice (mailed 12/16), Email, Social Media, IK.com

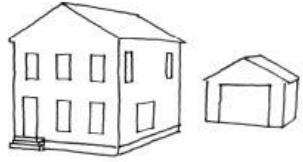
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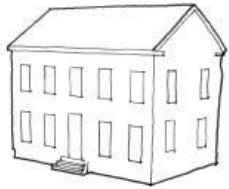


# Tools: Building Type & Size

## Live Work 1 District (LW1)

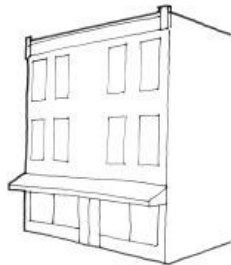
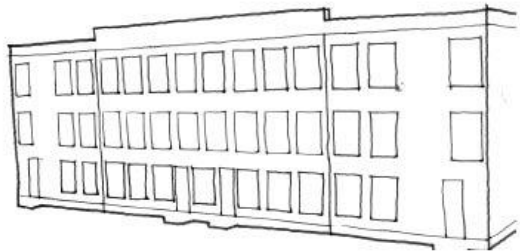


**Buildings:**  
Residential: Detached & Attached  
Cottage Commercial (House Converted for Business)  
Civic  
Flex Building - could be residential units, commercial, or mix of both



**Uses:**  
Residential  
Commercial  
Civic  
Craftsman Industrial

**Height:**  
Up to 3 stories



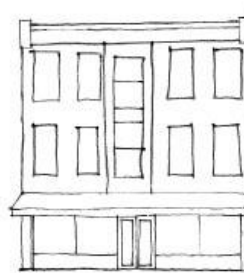
## Node



**Buildings:**  
Flex - mixed use, storefront building  
Cottage Commercial

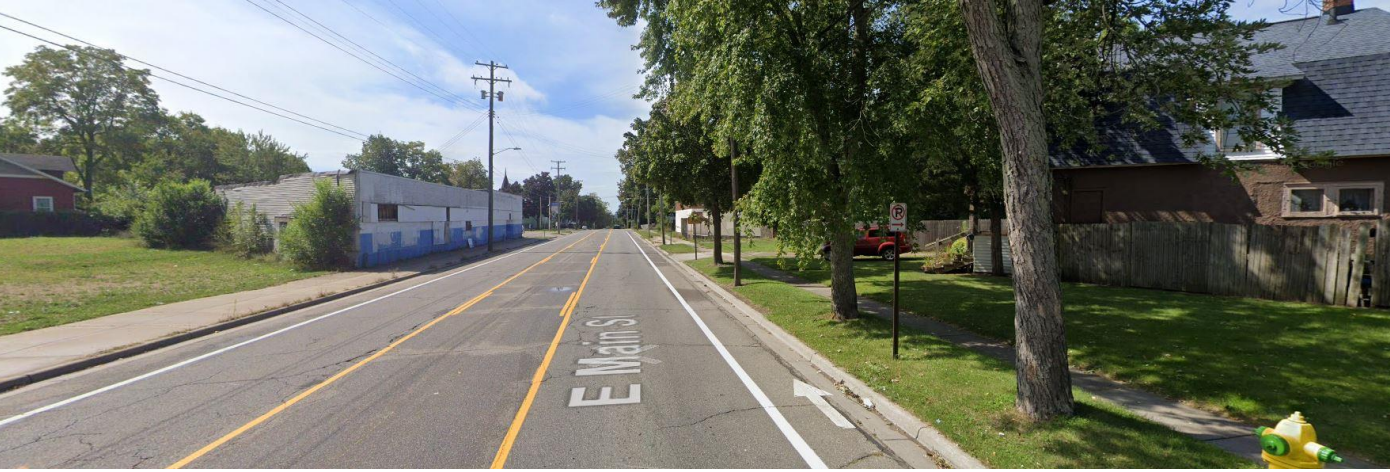
**Uses:**  
Residential on upper floors  
Commercial  
Civic on upper floors  
Craftsman Industrial

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

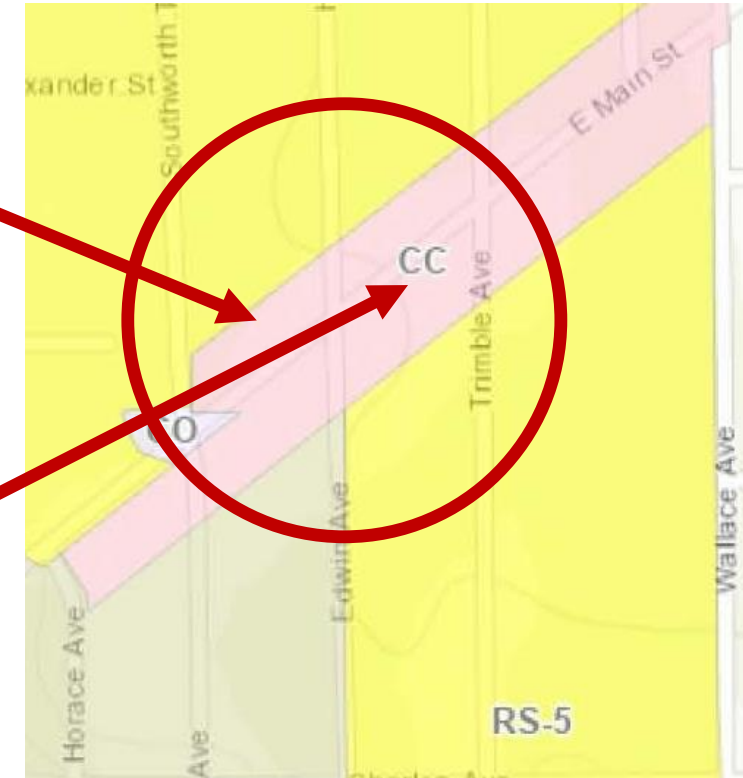


**Phelps/Southworth - Edwin.** Residential structures, commercial buildings, lots; 1-2 stories

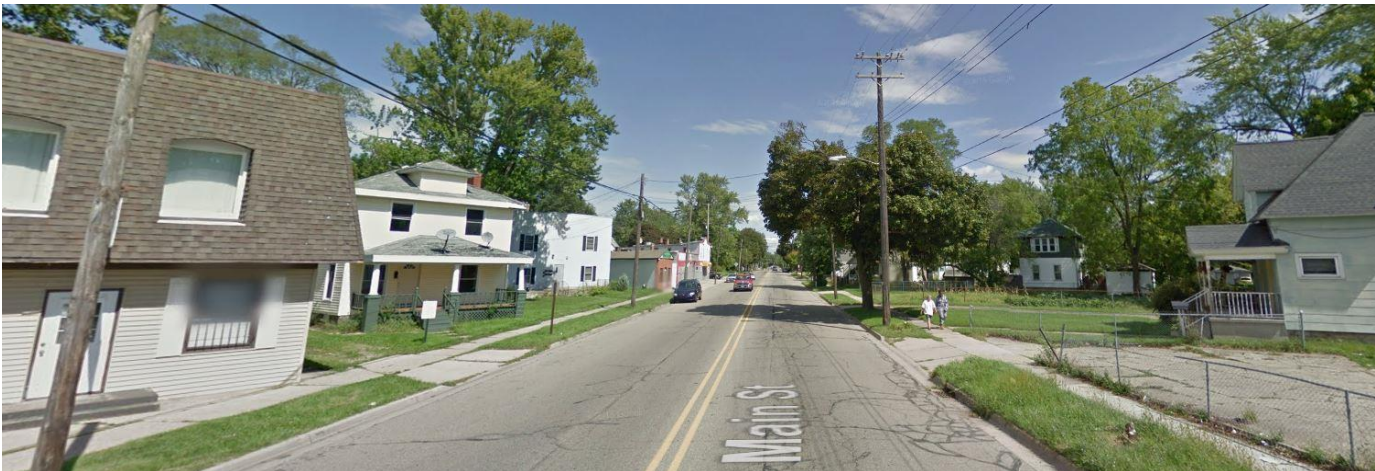
KLB has R and C on ground floors



**Node. Active, mixed use centers tied with streets that support movement by all travel modes**



**Edwin - Trimble.** Residential Structures, Cottage Commercial, commercial buildings; 1-2 stories

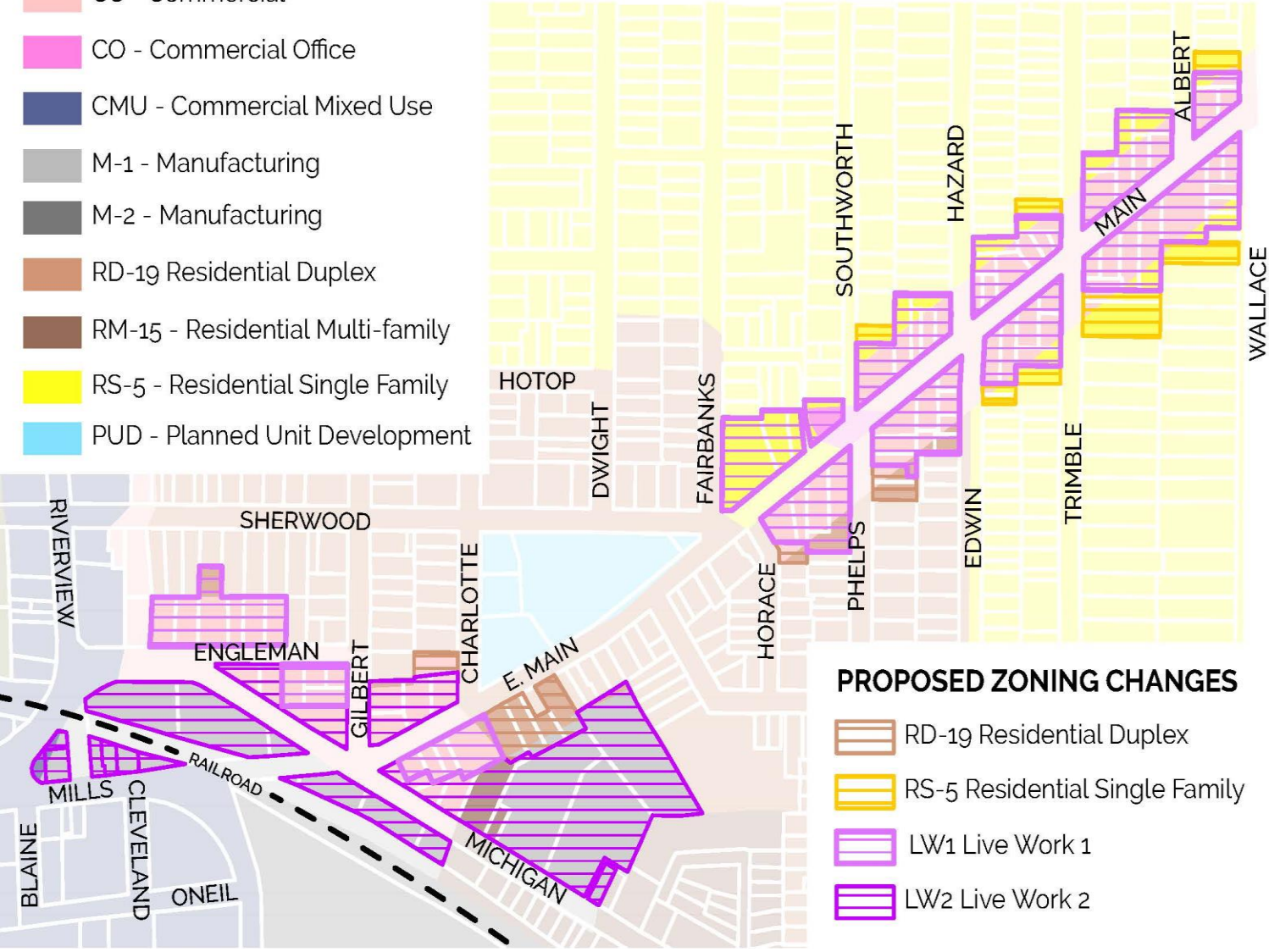


**Existing Zoning**

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**EXISTING ZONING**

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



**PROPOSED ZONING CHANGES**

- RD-19 Residential Duplex
- RS-5 Residential Single Family
- LW1 Live Work 1
- LW2 Live Work 2

**Consistency with the 2025 Master Plan and Strategic Vision. Yes.**

**Change of Conditions that Require an Amendment. Yes.** The rezoning is following the vision as put forth in the 2025 Master Plan, Eastside Neighborhood Plan, and other land use discussions that have taken place in the last two years.

**Does Amendment Address a Demonstrated Community Need. Yes.** The proposed rezoning supports upcoming, planned projects along the corridors and the façade improvements noted in the Eastside Neighborhood Plan in addition to the vision of neighborhood and master plans.

**Compatibility with Surrounding Uses. Yes.** The proposed zoning is more in line with the surrounding uses and vision for the area than what exists today.

**Will the Amendment Result in a Logical and Orderly Development Pattern. Yes.** The proposed zoning districts were created with our existing lot size and block pattern in mind.