

# City of Battle Creek

## ZOMA

(Zoning Ordinance and Map Amendment)



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AUGUST 26, 2020

PLANNING COMMISSION / TECHNICAL COMMITTEE WORKSHOP

# Reason for the ZOMA

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Main priority – bring zoning ordinance and map inline with the 2018 Master Plan

While there have been pretty significant updates in the last five years, the basis of the ordinance is from the 1970 revision:

- Some language is out of date
- Inconsistent / contradictory language
- To correct issues from past ordinances that have affected property redevelopment and nonconforming issues

To ensure consistency with MZEA and MPEA

To make it easier to use – for staff, residents, businesses, design professionals, everyone

# Process...

- Reviewed previous ongoing evaluation of existing ordinances and zoning map for issues and concerns.
- Diagnostic by McKenna including review of ZBA variance requests.
- Reviewed requests from the public – what they would like to see, what they would not like to see
- Utilized 2018 Master Plan as basis for any recommended changes.
- Fall 2019 held a three day charrette for input on neighborhoods and corridors to test the existing ordinances and determine areas for change.
- Multiple meetings with the technical committee

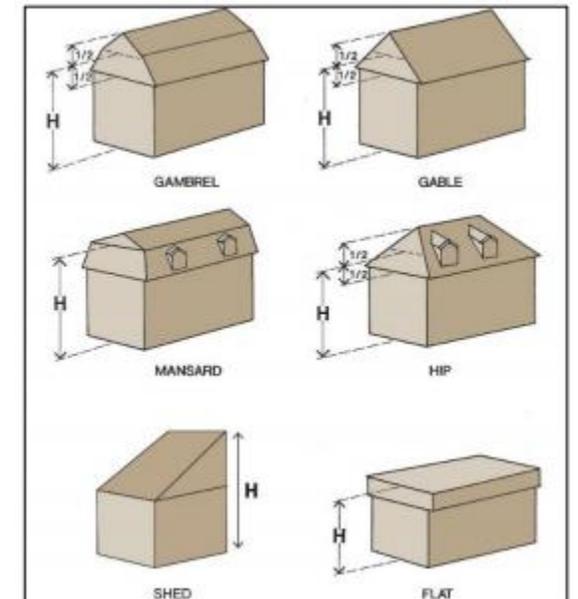
# Process, continued...

- McKenna consultants compiled everything into a draft map, reviewed few drafts in February 2020.
- McKenna worked on draft ordinance, virtual zoom meetings weekly during March and April.
- Furloughs affecting the Planning Division made it difficult to continue work May – early August.

CURRENTLY, with now being at 50% capacity, making efforts to continue with original timeline for adoption.....

# What to expect:

- Very little regulatory changes
- Form Based Code regulations for core commercial corridors that will provide flexibility in zoning (ie allowing mixed commercial/residential)
- An ordinance that is easier to read, including graphics, charts, and tables where possible to reinforce the text.
- Changes to the map to correct legal nonconforming properties and areas that may have been hindered by inadequate zoning.
- Hyperlinks to take the user directly to other standards that are applicable.



## Proposed Zoning / Existing Zoning Correlation

Proposed Zoning	Existing Zoning
AG	AG, R1-R
R-1R	R1-R
R-1	R1-A, R1-B, R1-C
R-2	R2
R-3	R3-A, R3-B
MFR	MDMF, HDMF
B-1	TB, C-2, C-3
B-2	C-5, C-6
T-3	O-1, C-1
T-4	C-4
T-5	C-7
I-1	I-1
I-2	I-2
OP-1(new)	
	POHD
	MHPOD
	HN-OD

- Reduction in the number of Zoning Districts

Current ordinance has **25** zoning districts:

- 10 residential
- 9 commercial
- 2 industrial
- PLUS
- 4 overlay districts

After review and analysis, the proposed ordinance will have **15** zoning districts:

- 6 residential
- 5 commercial
- 2 industrial
- PLUS
- 1 Spark district (redevelopment catalyst)
- 1 overlay district (Airport Approach Overlay)

# Next steps:

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- 8/24 to 9/2 Detailed review of draft map ordinances; quality control; testing ordinances and maps to ensure objectives are being met. 8/24 to 9/2
- 9/2 Comments back to McKenna for revisions
- 9/8 Online ordinance and interactive map for public review
- 9/8 Publish public hearing notice in the Battle Creek Enquirer
- 9/8 to 9/15 Engagement and info to the public, possible small group discussions

HOMEWORK for the Technical Committee, Planning Commission, and anyone that is simply just interested in reading zoning ordinances and maps:

In the month of September:

- Review the drafts at [www.battlecreekmi.gov/planning](http://www.battlecreekmi.gov/planning)
- Take into consideration your own property – how easy is it to find information, how does the ordinance address what you can/can't do on your property? What about standards for your neighborhood?
- Call Planning at 966-3320 or email either Glenn or myself with questions, comments, concerns, etc.

## Projected Timeline for Adoption

- Public Hearing at the September 23 Planning Commission meeting
- Introduction at the 10/6 City Commission meeting
- Adoption at the 10/20 City Commission meeting

