



CITY OF BATTLE CREEK
COMMUNITY SERVICES DEPARTMENT – PLANNING and ZONING

NOTICE
PLANNING COMMISSION MEETING

Date: Wednesday, December 12, 2018
Time: 4:00 P.M.
Place: City Commission Chambers
Room 301, City Hall

1. Call to Order

2. Attendance

3. Additions or Deletions to the Agenda

4. Approval of Minutes - November 11, 2018 meeting minutes

5. Correspondence

6. Public Hearings/Deliberations

A. REQUEST FOR CONDITIONAL REZONING Z-05-18:

Petition from AMERCO Real Estate 2727N Central Ave Ste. 500 Phoenix AZ 85004.
Requesting Conditional rezoning to allow a Moving and Self-Storage Facility in a “C-6 Major Highway Interchange Business” property is located at 5740 Beckley Rd parcel# 0095-00-090-0. The Conditional Rezoning is requested pursuant to Planning and Zoning Code.

7. Old Business

8. New Business

A. Parks & Rec Master Plan Resolution 2019-2023

9. Comments by the Public

10. Comments by the Staff and Commission Members

11. Adjournment

Respectfully Submitted,
Christine M. Zuzga, AICP
Executive Secretary, Planning Commission

**BATTLE CREEK CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, November 14, 2018**

1. Call to Order:

Co-Chairperson Jim Hopkins called the meeting to order at 4:00 p.m.

2. Attendance:

Members Present:

Susan Baldwin	Cody Newman
Jim Hopkins	Joe Sobieralski
Robert Whitfield	John Stetler
John Godfrey	

Members Excused: Daniel Buscher, Lynn Ward Gray

Staff Present: Glenn Perian, Senior Planner, Planning Dept.
Marcel Stoetzel, Deputy City Attorney
Laura Rounds, Customer Service, Planning Dept.

3. Additions or Deletions to the Agenda: Glenn Perian requested to move the Trailer and RV Conversation to after the Capital Improvement Plan 2020-2026 to allow the Finance staff to return to work. Co-Chairperson Hopkins asked the board if there were any objections, none opposed.

4. Approval of Minutes: Meeting Minutes October 10, 2018

MOTION WAS MADE BY COMMISSIONER GODFREY, SUPPORTED BY COMMISSIONER BALDWIN, TO APPROVE THE PLANNING COMMISSION SPECIAL MEETING MINUTES FOR OCTOBER 10, 2018. ALL IN FAVOR, NONE OPPOSED.

5. Correspondence: N/A

6. Public Hearings and Deliberation/Recommendations:

A. REQUEST FOR CONDITIONAL REZONING Z-04-18:

Petition from Thomas A Tatar of 11494 18 ½ mile Road Marshall, MI 49068. Requesting a Conditional Rezoning to operate a Medical Marihuana Provisioning Center in an "O1" Office District. Property is located at 293 E Columba Ave Battle Creek, MI 49015. The Conditional Rezoning requested pursuant to M.C.L. 125.3405.

Senior Planner Glenn Perian provided an overview of the request with the updated information.

Co-Chairperson Commissioner Hopkins opened the public hearing and asked if anyone from the public wished to speak.

Ben R Wrigley Attorney for Thomas Tatar gave presentation of the project. Thomas Tatar also spoke about his vision for the new business.

Co-Chairperson Commissioner Hopkins asked if anyone else from the public wished to speak; seeing none, he closed the public hearing and would entertain a motion.

MOTION MADE BY COMMISSIONER GODFREY TO APPROVE REQUEST FOR CONDITIONAL REZONING #Z-04-18 TO OPERATE A MEDICAL MARIHUANA PROVISIONING CENTER IN AN “O1” OFFICE DISTRICT.

BASED ON THE FINDINGS OUTLINED IN THE STAFF REPORT; SUPPORTED BY COMMISSIONER SOBIERALSKI.

VOTE ON MOTION: SEVEN (BALDWIN, GODFREY, NEWMAN, SOBIERALSKI, STETLER, WHITFIELD) IN FAVOR; ONE (HOPKINS) AGAINST; MOTION CARRIED.

Glenn Perian asked if there are any board members that would like to volunteer to sit in on the Peer Review group, they meet once or twice, John Godfrey and Cody Newman both offered. John Godfrey said that since he has previously sat on the Peer Review Group he would rescind his offer and allow Cody Newman to as he felt it was a good experience.

Capital Improvement Plan 2020-2026:

Kevin Smith from the City of Battle Creek Finance Dept. gave an overview of the Capital Improvement Plan and the schedule and the rating criteria.

B.TRAILER/RV CONVERSATION:

Proposed Zoning Ordinance Amendment to Chapter 1293 “Front Yard and Vacant Lot Parking” to add to a section to include Storage and Parking of Recreational Vehicles and Trailers in R-District:

Glenn Perian Senior Planner gave presentation of the survey’s results and requested changes, answered questions from the Commission. Commission requested 15 days to put their comments in writing and submit them to Planning via email.

Approval of Year 2019 Meeting Dates:

MOTION WAS MADE BY COMMISSIONER GODFREY, SUPPORTED BY COMMISSIONER BALDWIN, TO APPROVE THE YEAR 2019 PLANNING COMMISSION MONTHLY MEETING DATES AS PRESENTED.

VOTE ON MOTION: ALL IN FAVOR; NONE OPPOSED; MOTION CARRIED.

Comments by the Staff and Commission Members: None

Adjournment: Co-Chairperson Commissioner Hopkins adjourned today’s meeting. All in favor meeting adjourned at 5:01 P.M.

Respectfully Submitted: Laura Rounds, Customer Service, Planning Department



Battle Creek City Planning Commission

Staff report for the December 12, 2018 meeting

To: Planning Commissioners

From: Christine M. Zuzga, AICP, Planning Manager

Subject: Petition Z-05-18, request for a conditional rezoning Parcel 0095-00-090-0 to allow Phase II of a U-Haul moving and self-storage facility.

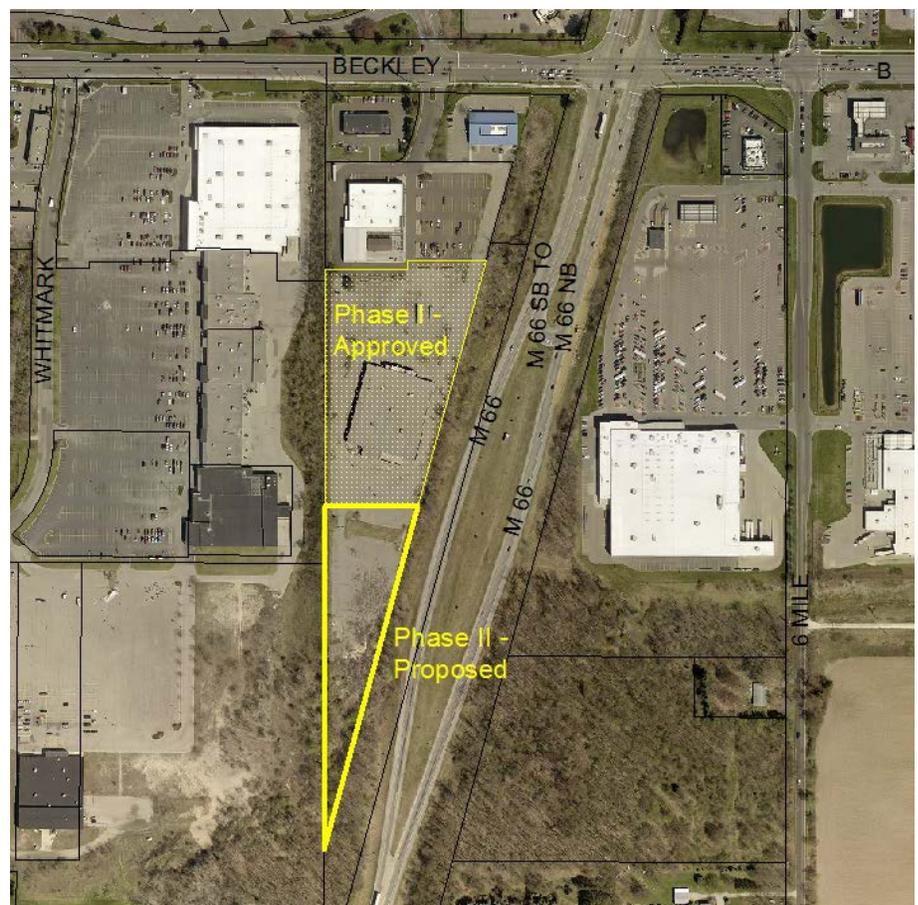
Summary

Petition from AMERCO Real Estate requesting a Conditional Rezoning to allow Phase II of a Moving and Self-Storage Facility in a "C-6 Major Highway Interchange Business District" on Parcel 0095-00-090-0, the vacant parcel south of the former Toys-R-Us store. The conditional rezoning is requested pursuant to M.C.L. 125.3405.

Background/Property Information

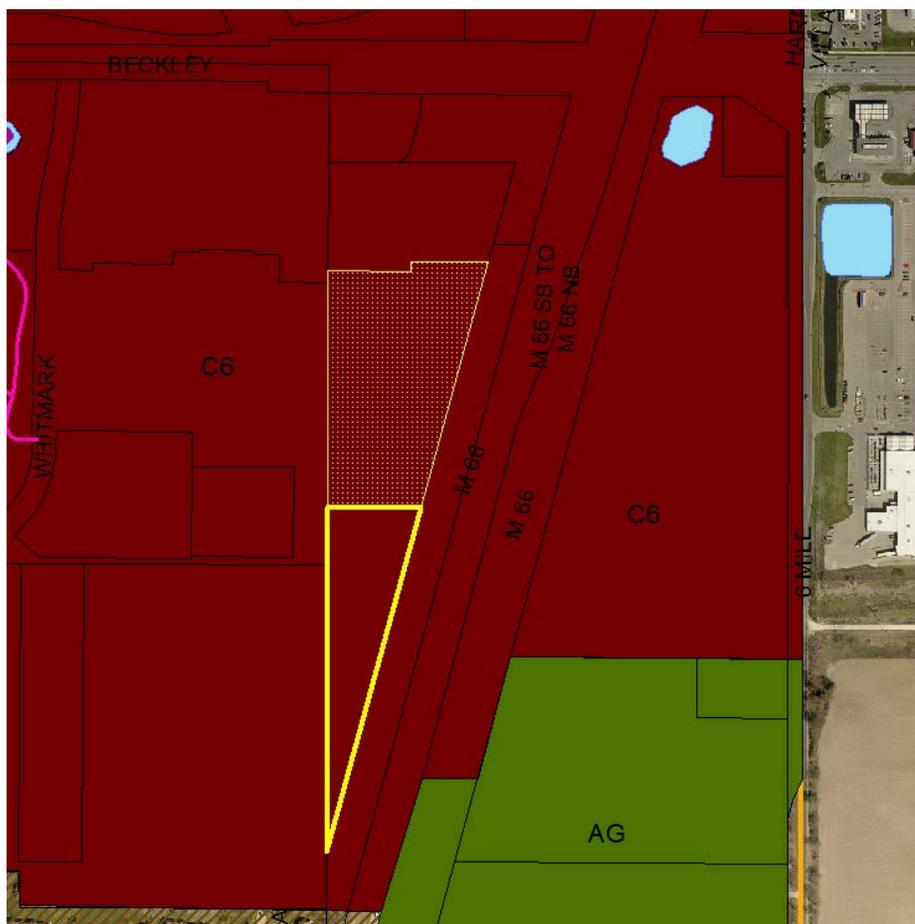
The subject site is 2.9 acres in size and located south of the former Toys-R-Us building at 5740 Beckley Road. The parcel is triangular in shape and is essentially landlocked; M-66 is directly east of the parcel but provides no access.

The parcel is undeveloped except for poorly maintained asphalt that had been previously used for overflow traffic from the Toys-R-Us. Historical knowledge recalls that it may have been required and/or used for overflow parking for Lakeview Square Mall, which is no longer required or necessary.



A conditional rezoning for Phase I on the north parcel was approved by the City Commission at their August 21, 2018 meeting. Phase I included renovation of the building for retail sales and interior accessed self-storage. The parking lot was approved for outdoor display and the eventual construction of three detached exterior accessed self-storage structures.

The property as well as others in the vicinity are zoned C-6 Major Highway Interchange district, and has been since the annexation of the Township. This zoning district allows a variety of uses, but very specifically states “all uses (except otherwise stated) must be conducted wholly in a permanent, fully enclosed building”. Businesses in the area are primarily retail in nature and all, including the adjacent Harley Davidson dealer, comply with this requirement. Additionally, self-storage is only allowed within the City by special use permit.



Project Scope

The site plan for Phase II is included as the last page of the application. The plan shows the construction of multiple buildings for a total of 147 storage units, parking/storage for trailers, and asphalt drive lanes. Due to the use as storage and as this is part of an overall project, dedicated parking spaces would not be required for Phase II. The development of this triangular piece would require site plan approval and will be required to come into compliance with all applicable zoning regulations including landscaping.

Applicable Ordinance Provisions

When a property owner wants to do something on his/her property that is not allowed by zoning, they have a few options for relief: Special use permit, Straight rezoning, Conditional rezoning, Use variance, Zoning district ordinance amendment, etc. The best route for an applicant to take will depend on the current zoning of their property, the intended use, historic and existing conditions, location, and if an option qualifies for approval based on statutory and case law criteria. There are various nuances with each of the options and Planning staff spends considerable time helping an applicant with what options are available to them. For this request, as with Phase I, the best route for the requested use was a conditional rezoning.

If approved, a conditional rezoning ties the use and any development of a property to specific conditions offered by the property owner. This is very similar to how the special use permit process and approval works, though this is not limited to a specific list of special uses provided for by ordinance. The other difference is that conditions cannot be imposed by a municipality, but must be offered by the applicant.

Public Hearing and Notice Requirements

As required by the Zoning Enabling Act of 2006, as amended, a public hearing notice was published in the Battle Creek Shopper's Guide on Thursday, November 22, 2018 and notices of the public hearing were also sent by regular mail to 13 owners and occupants of properties located within 300 feet of the subject parcel. To date, the Planning Department has not received any comments on the request.

Neighborhood Outreach

Phase II had been reviewed as part of the overall project earlier this year, and was supported by Neighborhood Planning Council #9. Additionally, the request was reviewed by the City Economic Development Team which includes representative from the City Manager's office, Department of Public Works, Economic Development Fund, Planning, and Inspections, and all were supportive of the reuse of the property.

Analysis and Recommendation

As this is a rezoning request, consideration should be given to the proposed use as it relates to the surrounding zoning and land uses, existing infrastructure, and most importantly consistency with the Comprehensive Plan. Staff findings include:

- The Future Land Use map of the 2018 Master Plan designates this and surrounding parcels as Regional Commercial. The purpose of Regional Commercial, as outlined in the plan, is to support a high volume of local and regional traffic for retailers, national chains, and service providers. Furthermore, it is meant to allow high intensity uses and the largest scale of development.
- Goals in the Master Plan include the adjusting land use regulations to match the changing character and community needs as well as identifying vacant or underutilized sites that could be developed to catalyze nearby investment. National market changes have resulted in large scale retail becoming largely obsolete, and the request as submitted allows for adaptive reuse and rehab of a large parcel that has been vacant for 10+ years in accordance with these goals.

- With hours of operation limited to daytime and early evening, and with the additional security measures that will be employed onsite, the proposed use will be less intensive and more controlled than other uses allowed in the C-6 Major Highway Commercial District.
- The approval of the conditional rezoning only applies to the use, and improvements made to the site will be required to come into compliance with current development standards including but not limited to site plan review and approval and landscaping. Development of this site will allow for improvements to the parcel that contribute to an active and healthy commercial district.
- Beckley Road can accommodate high levels of traffic and a stop light at Beckley allows for easy access to this property. Additionally, the existing infrastructure, including the size and availability of public water and sanitary sewer support the existing and perhaps higher intensity land use than would be allowed by the current zoning.
- This parcel is landlocked, with only right-of-way frontage being on M-66 a limited access highway. The potential for future access for a driveway to M-66 is not consistent with MDOT limitations for this type of roadway, and highly unlikely that one would be approved. The lack of access and shape of the lot make redevelopment extremely difficult unless it is done so in conjunction with the property to the north.
- The approval of this request is directly tied to the proposed use and elements of the proposed use as provided for by the applicant in the application. Any changes contrary to that which is included on the application would require review and approval by the Planning Commission and City Commission.

Therefore, based on the above findings and pursuant to M.C.L. 125.3405, planning staff recommends that the Planning Commission recommend to the City Commission approval of the Conditional Rezoning Petition Z-05-18, from AMERCO Real Estate to allow a Moving and Self - Storage Facility as outlined in their application at 5740 Beckley Road.

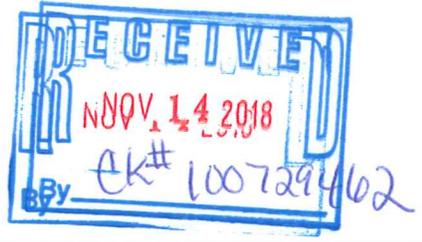
Attachments

The following information is attached and made part of this Staff report: Revised Conditional Rezoning Petition Form (Petition #Z-05-18)

Paid \$600



City of Battle Creek
Community Services - Planning and Zoning Division
City Hall • 10 N. Division Street, Ste. 117 • Battle Creek, Michigan 49014
Ph (269) 966-3320 • Fax (269) 966-3555 • www.battlecreekmi.gov



REZONING Application

 Straight Rezoning
(to new zoning district)

 X Conditional Rezoning
(to allow specific use/development)

Petition No. _____

Date Received: _____

APPLICANT

NAME: AMERCO Real Estate Company- Holly Reading
ADDRESS: 2727 N Central Ave. Suite 500
PHONE: (602) 263-6555 FAX: (602) 277-5824
EMAIL: holly_reading@uhaul.com

OWNER (if different from applicant)

NAME: AMERCO Real Estate Company
ADDRESS: 2727 N Central Ave. Suite 500 CITY/STATE: Phoenix, AZ ZIP: 85381
PHONE: (602) 263-6555 FAX: (602) 277-5824
EMAIL: _____

****If the applicant is not the property owner, a letter signed by the owner agreeing to the Rezoning must be included with the application.**

EXISTING CONDITIONS

Address(es) of property for which the request is being sought: Beckley Rd. Battle Creek, MI 49015

Parcel number: 0095-00-090-0

Current use of the property: Bare Land

List existing structures on the property, size, and the approximate age of each. Parcel Area 2.96± Acres of bare land.

Has property involved ever been the subject of a previous application? If yes, please list each one and the date the request came before the Planning Commission. No

FOR STRAIGHT REZONING REQUESTS ONLY:

Current Zoning of Property: _____

Requested Zoning District: _____

Describe land uses surrounding the subject property and those in the vicinity: _____

Would the rezoning place excess demands on public resources including roads, utilities, public safety, etc.?

Explain: _____

FOR CONDITIONAL REZONING REQUESTS ONLY (please attach extra pages if necessary):

What is the proposed use of the property that warrants the request? Provide specific details as to the use including square footage of each uses proposed for the property: Please see Narrative.

Please list all activities that will take place on the property if the request were approved?

Please see Narrative.

How many employees currently work on the property? How many will be added if the request is approved, and what days/times will they be onsite? Currently: 0. This would be an expansion of 5740 Beckley Rd.

Will the approval of the proposed use necessitate changes to the property, i.e. building construction, additional parking, landscaping, driveways, fencing? If yes, please provide a list of property improvements that will be associated with the development and attach a site plan/building elevations showing existing and proposed improvements. What is the cost of investment proposed if the development were approved?

The current property is bare land. We will be expanding self-storage onto this property.

Please see attached plan.

What are the proposed hours of operation? Please indicate if the proposed use will be temporary, seasonal, or long term in nature, providing dates and timeframes if applicable: Please see Narrative.

Explain the basis for which you feel this application should be approved. Please see Narrative.

SUBMITTAL REQUIREMENTS

Each request requires the following items to be submitted along with the completed application; incomplete applications will not be forwarded to the Planning Commission.

1. Payment of a non-refundable \$600.00 filing fee, made payable to the City of Battle Creek.
2. An affidavit authorizing an applicant to act on behalf of the owner if the petitioner is not the owner.
3. Legal description of subject property and a list of all deed restrictions.
4. Property Site Plan, if site changes are proposed.
5. Building Elevations, if building elevation improvements are proposed.

APPLICANT SIGNATURE

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for submission of a rezoning application have been submitted. Furthermore, the applicant understands that all any approval is based upon the contents of the submitted application and any future proposed change must be reviewed with the Planning Department and may be subject to approval of a revision of the rezoning by the Planning Commission and City Commission.



(Signature) Name

Holly R. Reading

(Print Name)

11/16/18

Date

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: holly_reading@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Battle Creek's participation and counseling in regards to a Conditional Rezone for the property located to the South of 5740 Beckley Rd. Battle Creek, MI (Parcel #0095-00-090-0). AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed parcel is 2.96± acres of vacant land, land-locked by greenspace and our recently purchased parcel to the North. U-Haul is proposing to expand the existing U-Haul Store located at 5740 Beckley Rd. U-Haul's current uses at 5740 Beckley Rd. consist of self-storage, U-Haul truck and trailer sharing, and related retail sales. We are proposing that this parcel be an extension of that. Obtaining a Conditional Rezone on this abutting parcel will allow U-Haul to better serve the storage needs of the community and make use of a property that is currently vacant.

The property is currently zoned C6 and situated directly south of our existing U-Haul store on 5740 Beckley Rd. The Existing U-Haul Store was granted a Conditional Rezone by the Battle Creek City Commission on August 17th, 2018 which now permits our uses of truck and trailer sharing, and self-storage. Through our adaptive reuse program, U-Haul revitalized a rundown, vacant building and turned it into an economically successful business and an asset to the community.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue

- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items that may not be stored include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON

Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Battle Creek as you consider the Conditional Rezone that we are currently submitting.

Sincerely,

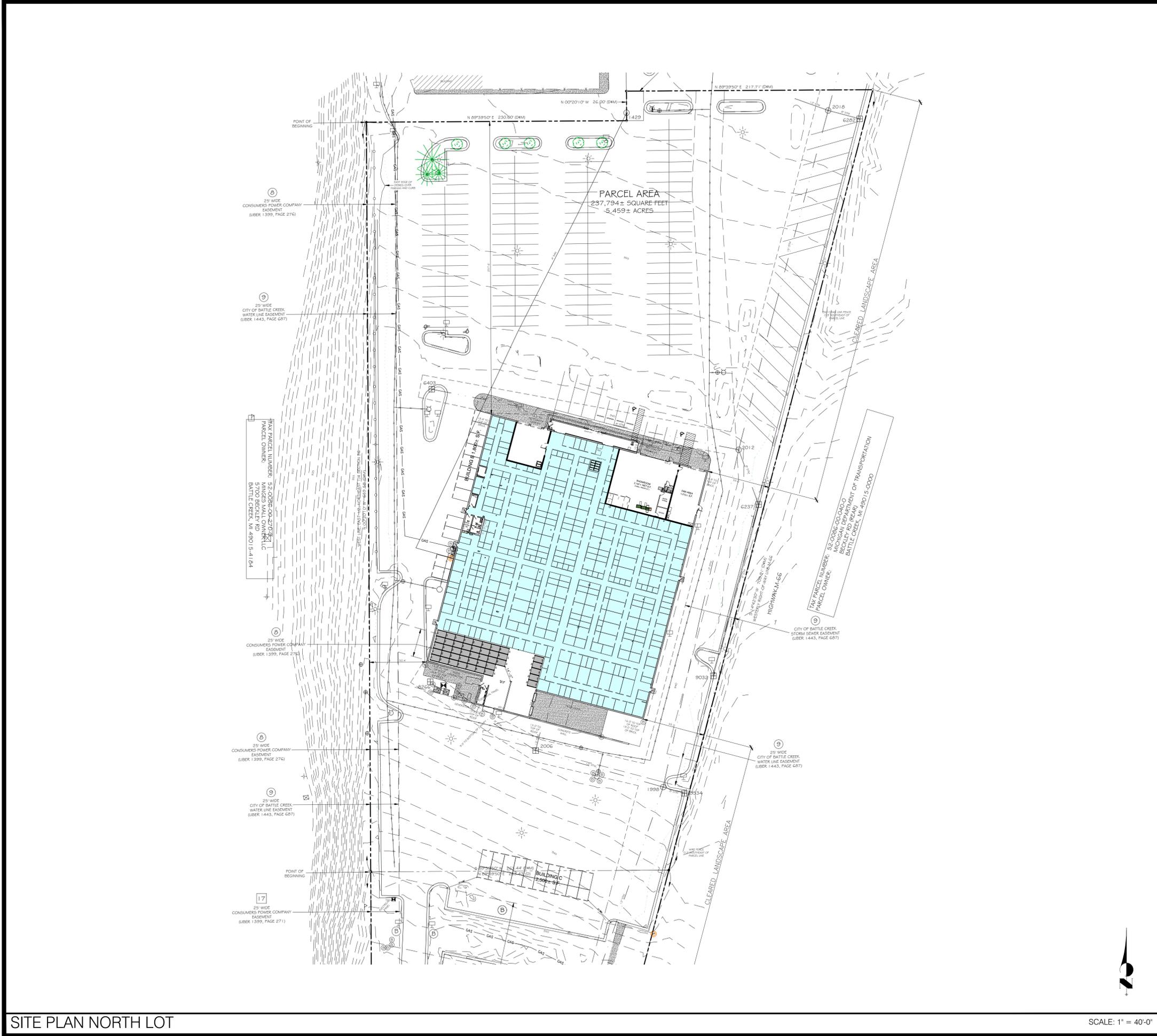
Holly Reading Keilman
AMERCO Real Estate - Planner

Legal Description

PARCEL 2

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF CALHOUN, CITY OF BATTLE CREEK, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWN 2 SOUTH, RANGE 8 WEST, CITY (FORMERLY TOWNSHIP) OF BATTLE CREEK, CALHOUN COUNTY, MICHIGAN, DESCRIBED AS

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, 1152.09 FEET ALONG THE NORTH LINE OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 05 MINUTES 03 SECONDS EAST, 80.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF BECKLEY ROAD; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, 170.32 FEET ALONG SAID RIGHT-OF-WAY TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 20 MINUTES 10 SECONDS EAST, 1156.58 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 39 MINUTES 50 SECONDS EAST, 263.43 FEET TO THE WESTERLY RIGHT-OF-WAY OF M-66; THENCE SOUTH 14 DEGREES 42 MINUTES 30 SECONDS WEST, 1014.66 FEET ALONG SAID WESTERLY RIGHT-OF-WAY; THENCE NORTH 00 DEGREES 20 MINUTES 10 SECONDS WEST, 980.07 FEET TO THE POINT OF BEGINNING.



SITE PLAN NORTH LOT

SCALE: 1" = 40'-0"



SITE SCALE: NTS

PROJECT NAME: U-HAUL MOVING & STORAGE OF BATTLE CREEK
MUNICIPALITY: CITY OF BATTLE CREEK
PROJECT ADDRESS: 5740 BECKLEY ROAD BATTLE CREEK, MI 49015
APN / ACRE / AREA: 095-00-080-0/ 5.46 ACRES 237,837 SF.

ZONE: C6 - MAJOR HIGHWAY INTERCHANGE BUSINESS
ADJACENT ZONING:
 N- C6 - MAJOR HIGHWAY INTERCHANGE BUSINESS
 E- C6 - MAJOR HIGHWAY INTERCHANGE BUSINESS
 S- C6 - MAJOR HIGHWAY INTERCHANGE BUSINESS
 W- C6 - MAJOR HIGHWAY INTERCHANGE BUSINESS

PERMITTED USES: RETAIL
 SELF-STORAGE (CONDITIONAL REZONING)
SETBACKS:
 STREET YARD: 35 FT.
 SIDE YARD: 20 FT.
 REAR YARD: 20 FT.

HEIGHT LIMIT: 45 FT. MAX

MAX LOT COVERAGE: N/A

PARKING:
 RETAIL = 2.5 SP./ 1,000 SF
 MINI-SELF STORAGE = 3 SPACES, PLUS 1 SP./ EMPLOYEE ON MAX. SHIFT

REQUIRED PARKING = 7 SPACES

LANDSCAPE: TBD

PROPOSED MIX OPTION 1									
LOCKER SIZE	BUILDING A			BUILDING B-L			TOTAL		
	CC	SQ. FT.	%	QTY	SQ. FT.	%	SQ. FT.	%	
5 x 5	47	1175	5%	0	0	0%	47	1175	2%
5 x 7	16	560	2%	0	0	0%	16	560	1%
5 x 10	136	6800	27%	0	0	0%	136	6800	13%
8 x 7	3	168	1%	0	0	0%	3	168	0%
10 x 7	15	1050	4%	0	0	0%	15	1050	2%
10 x 8	17	1360	5%	0	0	0%	17	1360	3%
10 x 10	98	9800	39%	60	6000	24%	158	15,800	31%
10 x 15	29	4350	17%	129	19,350	76%	158	23,700	47%
TOTAL	361	25,263	100%	189	25,350	100%	550	50,613	100%

43 U-BOX STACKED 1 HIGH - 4,170 SQFT

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	11/02/23/18	MM	ADDED MINIS AND EOP LINE
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS
 NOT FOR CONSTRUCTION
 FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-HAUL OF BATTLE CREEK
 5740 BECKLEY RD
 BATTLE CREEK, MI 49015

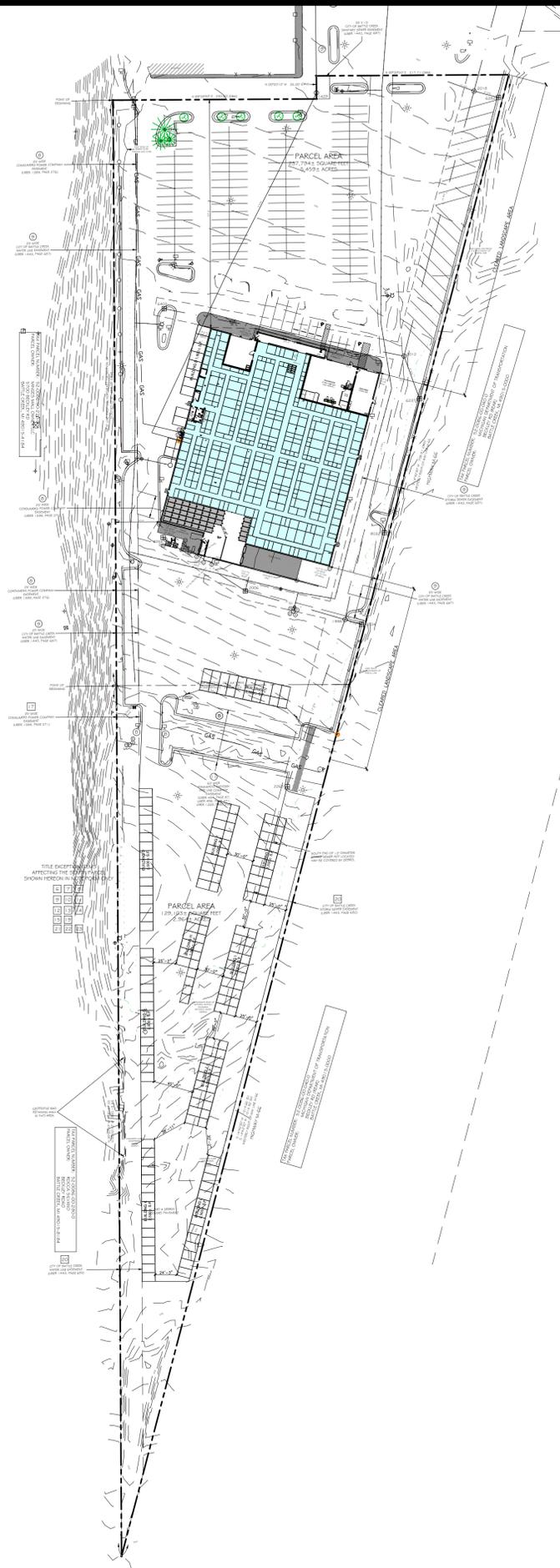
SHEET CONTENTS:
 PROPOSED
 SITE PLAN
 NORTH LOT

751076

DRAWN: MM
 CHECKED: NH
 DATE: 10/17/2018

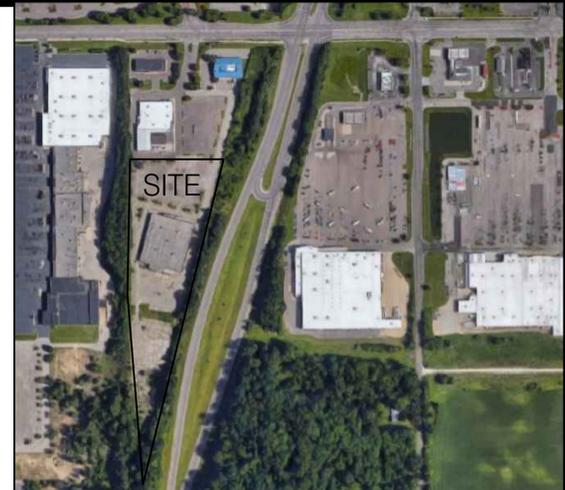
751076 A1D

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SITE PLAN

SCALE: 1" = 80'-0"



SITE SCALE: NTS

PROJECT NAME: U-HAUL MOVING & STORAGE OF BATTLE CREEK
MUNICIPALITY: CITY OF BATTLE CREEK
PROJECT ADDRESS: 5740 BECKLEY ROAD
 BATTLE CREEK, MI 49015
APN /ACRE / AREA: 095-00-080-0/ 5.46 ACRES 237,837 SF.

ZONE: C6 – MAJOR HIGHWAY INTERCHANGE BUSINESS

ADJACENT ZONING:
 N- C6 – MAJOR HIGHWAY INTERCHANGE BUSINESS
 E- C6 – MAJOR HIGHWAY INTERCHANGE BUSINESS
 S- C6 – MAJOR HIGHWAY INTERCHANGE BUSINESS
 W- C6 – MAJOR HIGHWAY INTERCHANGE BUSINESS

PERMITTED USES: RETAIL
 SELF-STORAGE (CONDITIONAL REZONING)
NOT PERMITTED: TRUCK RENTAL

SETBACKS:
 STREET YARD: 35 FT.
 SIDE YARD: 20 FT.
 REAR YARD: 20 FT.

HEIGHT LIMIT: 45 FT. MAX

MAX LOT COVERAGE: N/A

PARKING:
 RETAIL = 2.5 SP/ 1,000 SF
 MINI-SELF STORAGE = 3 SPACES, PLUS 1 SP/ EMPLOYEE ON MAX. SHIFT
REQUIRED PARKING = 7 SPACES

LANDSCAPE: TBD

PROPOSED MIX OPTION 1									
LOCKER SIZE	BUILDING A			BUILDING B-L			TOTAL		
	CC	SQ. FT.	%	QTY	SQ. FT.	%	SQ. FT.	%	
5 x 5	47	1175	5%	0	0	0%	47	1175	2%
5 x 7	16	560	2%	0	0	0%	16	560	1%
5 x 10	136	6800	27%	0	0	0%	136	6800	13%
8 x 7	3	168	1%	0	0	0%	3	168	0%
10 x 7	15	1050	4%	0	0	0%	15	1050	2%
10 x 8	17	1360	5%	0	0	0%	17	1360	3%
10 x 10	98	9800	39%	60	6000	24%	158	15,800	31%
10 x 15	29	4350	17%	129	19,350	76%	158	23,700	47%
TOTAL	361	25,263	100%	189	25,350	100%	550	50,613	100%

43 U-BOX STACKED 1 HIGH - 4,170 SQFT

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/23/18	MM	ADDED MINIS AND EOP LINE
2	10/30/18	MM	ADDED MINIS UPDATED MIX
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;
 NOT FOR CONSTRUCTION;
 FOR INFORMATION ONLY

ARCHITECT LOGO:



CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-HAUL OF BATTLE CREEK
 5740 BECKLEY RD
 BATTLE CREEK, MI 49015

SHEET CONTENTS:
 PROPOSED SITEPLAN

751076

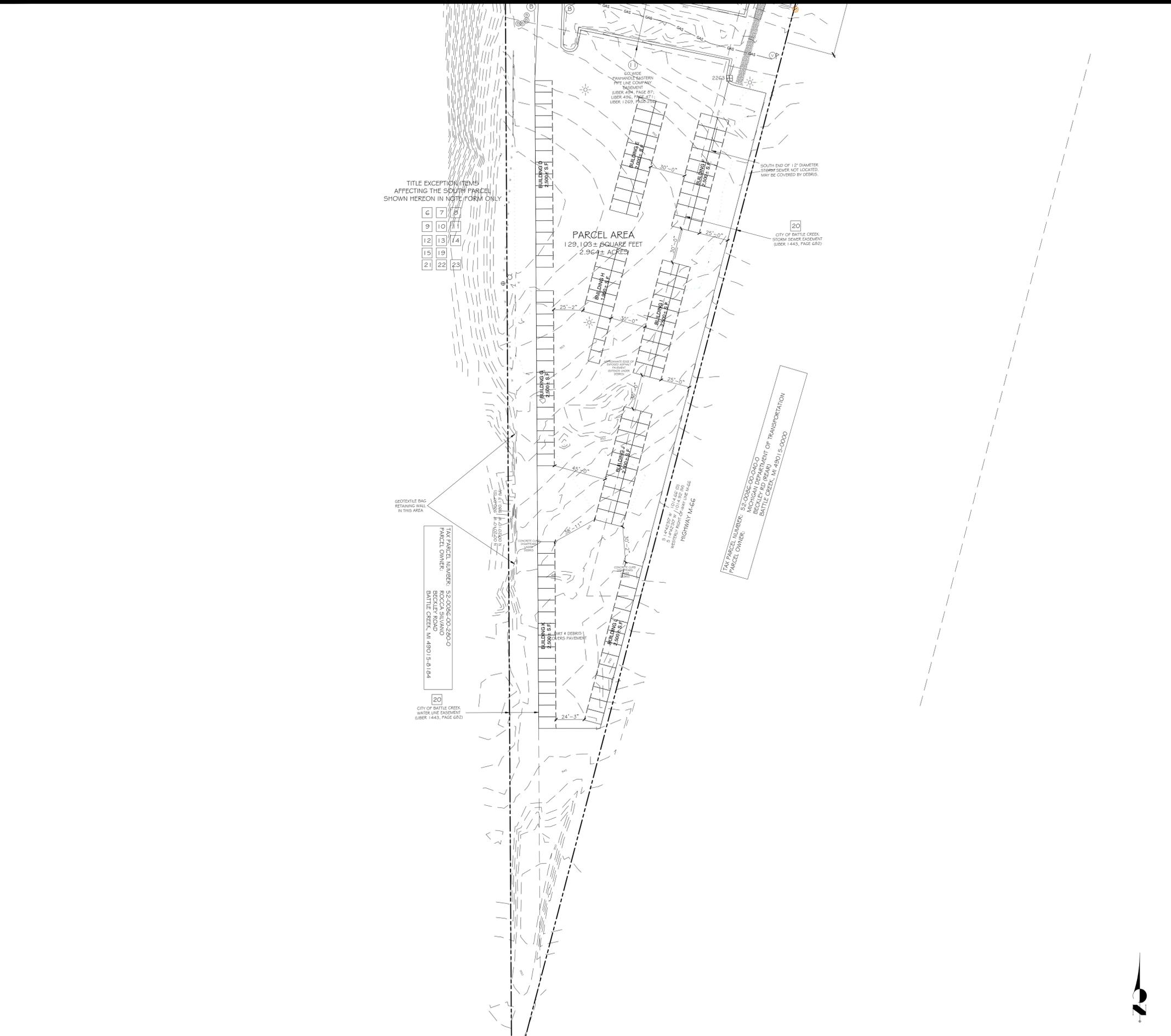
DRAWN: MM
 CHECKED: NH
 DATE: 10/17/2018

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TITLE EXCEPTION ITEMS AFFECTING THE SOUTH PARCEL SHOWN HEREON IN NOTE FORM ONLY

6	7	8
9	10	11
12	13	14
15	19	21
20	23	



SITE PLAN SOUTH LOT

SCALE: 1" = 40'-0"



SITE SCALE: NTS

PROJECT NAME: U-HAUL MOVING & STORAGE OF BATTLE CREEK
MUNICIPALITY: CITY OF BATTLE CREEK
PROJECT ADDRESS: 5740 BECKLEY ROAD BATTLE CREEK, MI 49015
APN / ACRE / AREA: 095-00-080-0/ 5.46 ACRES 237,837 SF.

ZONE: C6 - MAJOR HIGHWAY INTERCHANGE BUSINESS

ADJACENT ZONING:
 N- C6 - MAJOR HIGHWAY INTERCHANGE BUSINESS
 E- C6 - MAJOR HIGHWAY INTERCHANGE BUSINESS
 S- C6 - MAJOR HIGHWAY INTERCHANGE BUSINESS
 W- C6 - MAJOR HIGHWAY INTERCHANGE BUSINESS

PERMITTED USES: RETAIL
 SELF-STORAGE (CONDITIONAL REZONING)

SETBACKS:
 STREET YARD: 35 FT.
 SIDE YARD: 20 FT.
 REAR YARD: 20 FT.

HEIGHT LIMIT: 45 FT. MAX

MAX LOT COVERAGE: N/A

PARKING:
 RETAIL = 2.5 SP./ 1,000 SF
 MINI-SELF STORAGE = 3 SPACES, PLUS 1 SP./ EMPLOYEE ON MAX. SHIFT

REQUIRED PARKING = 7 SPACES

LANDSCAPE: TBD

PROPOSED MIX OPTION 1									
LOCKER SIZE	BUILDING A			BUILDING B-L			TOTAL	SQ. FT.	%
	CC	SQ. FT.	%	QTY	SQ. FT.	%			
5 x 5	47	1175	5%	0	0	0%	47	1175	2%
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43 U-BOX STACKED 1 HIGH - 4,170 SQFT

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	11/02/18	MM	ADDED MINIS AND EOP LINE
2	11/03/18	MM	ADDED MINIS AND UPDATED MIX
3			
4			
5			
6			
7			
8			

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 U-HAUL OF BATTLE CREEK
 5740 BECKLEY RD
 BATTLE CREEK, MI 49015

SHEET CONTENTS:
 PROPOSED
 SITE PLAN
 SOUTH LOT

751076
 DRAWN: MM
 CHECKED: NH
 DATE: 10/17/2018
 751076 A1D

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RESOLUTION

A Resolution to Adopt a Parks and Recreation Master Plan Update for the Period of 2019-2023

BATTLE CREEK, MICHIGAN December 12, 2018

Resolved by the Commission of the City of Battle Creek:

WHEAREAS, on December 12, 2018, the Battle Creek City Planning Commission held a public hearing to receive public comment and input on the Parks and Recreation Master Plan Updates 2019-2023; and

WHEAREAS, the Planning Commission has had an opportunity to review the plan and hear from the Parks and Recreation Department staff about the process followed in gathering citizen input into the plan; and

WHEAREAS, the planning Commission has reviewed the plan document, along with its proposed policies, goals and objectives and are satisfied that it represents the views and judgment of this Planning Commission relative to the matters involved;

NOW THEREFORE, BE IT RESOLVED, that the Battle Creek City Planning Commission, at its December 12, 2018 Planning Commission meeting adopted the Battle Creek Parks and Recreation Draft Master Plan 2019 – 2023.

Mr. Daniel Buscher, Chairman
Battle Creek City Planning Commission