

CITY OF FLINT



Dr. Karen Weaver
Mayor

M E M O R A N D U M

To: City of Flint Planning Commission
From: Master Plan Steering Committee
Copy: Brian Larkin, Director; Kevin Schronce, Planner III
Date: February, 2016

Subject: Draft City of Flint Zoning Code/Ordinance Recommendations

Over the last 14 months the Master Plan Steering Committee has reviewed the draft zoning code at our monthly public meetings. This review has resulted in a number of in-depth conversations amongst the committee members and City Planning Staff and has enabled our committee to gain a better understanding on the importance of an updated zoning ordinance and its connection to the Imagine Flint master plan. Over the course of these discussions, a number of recommendations have been presented to city staff to ensure the vision of the Imagine Flint plan and echo the broader community input we've received over our tenure. While we have not performed a line-by-line edit of the code, we have worked to align the zoning districts with the master plan place types and attempted to address key community matters such as the appropriate reuse of vacant lots, urban agriculture and local food access subjects, properly addressing the multiple nuisance uses found in Flint neighborhoods, and providing input on reforming the City's signage policies.

Attached to this memo are our broad policy recommendations and the response from staff on how they were incorporated into the current draft code. We feel the current draft reflects the Master Plan and the community's vision for Flint and recommend its adoption.

Master Plan Steering Committee Draft Zoning Recommendations

Article	Recommendation	Staff Response/Action
3	Further attention needs to be given to the Green Neighborhoods and Mixed Residential Districts	Staff created a GN 1 and 2 District as well as a MR-3 District.
3	“Green Uses” should not only be permitted in GN Districts, but permitted across all Residential Districts	Staff included the use of “personal solar and wind”, beekeeping, greenhouses, aqua ponics/culture, produce stands and community gardens in fashion across residential districts
5	Support the creation of two GI districts that are differentiated based on surrounding districts and location. Need to be flexible enough to monitor and adapt to changing conditions.	GI-1 will in green innovation districts surrounded by mostly residential. GI-1 would call for more special uses and therefore put processes in place for more regulation. It will include less intense uses permitted by right than GI-2. GI-2 would be located among old industrial sites and typically surrounded by CE and PC districts. GI-2 would allow for more potential light industrial/high-intensity green economy uses by right which would then allow for development to occur with less roadblocks
9	Recommendations to permit Live/Work flexibility	Staff reviewed many City ordinances and incorporated best practices with the goal to easily allow individuals to repurpose vacant buildings
9	Regarding chicken keeping the committee did not make a final decision and passed it onto the Planning Commission. It was agreed however, that the surrounding residents should have some say in the decision.	Staff has included language allowing the use of chickens, but treated as an Accessory Use with many regulations. Including a 2-year “pilot” period which currently is only in GN but open to discussion with commission about allowing in TN, Petitions from the applicants “block” indicating support, Fees and monitoring standards.
9	Strong attention needs to be given to liquor stores, but realization that restaurants serving liquor/beer should be treated differently	Added locational standards for “stand-alone” liquor stores, Added temporary signage and permanent signage regulations for new stores, Permitted the sale of liquor/beer in commercial development, but included restrictions on the amount of floor space permitted for alcohol sales. Liquor Store's are included as an Additionally Regulated Use (ARU)
12	Parking Standards and Locations should be flexible to allow for the reuse of land, but protect residential districts	Draft language would allow for the repurposing of vacant lots in residential for “temporary surface lot parking”, but regulations on design, impact, and hours of use would be included to mitigate the loss of permeable surfaces. Permanent surface lots are allowed as a special use in some districts, but are not broadly encouraged.
15	Feedback on signage was a need to develop more standards and regulation	Stronger regulations were developed on signage, specifically size and location. Temporary signage regulations were developed that include duration clauses, An amortization clause was included in the draft. This is under further legal review and Planning Commission approval.
Use Chart	Uses listed in the “master use chart” were confusing and broad	Staff revised the definitions article and aligned both articles to ensure terminology is consistent and more specific
Entire Code	Concerns the code is not “user friendly”	Additional graphics were developed and incorporated and a quick reference guide was created. Nearly 50 pages were removed, that eliminated redundancies, Tools like zoningcheck.com have been developed to work with residents/developers on the new zoning.