



City of CHARLOTTE

MEMORANDUM

TO: Planning Commission Members

FROM: Gregg Guetschow, City Manager

SUBJECT: HGB Planned Development District Rezoning

DATE: September 28, 2017

Your agenda includes consideration of two matters related to the rezoning of Hayes Green Beach Memorial Hospital's main campus from OS-1 Office Service District to PD Planned Development District. The actions include a recommendation concerning the rezoning and the approval of the final site plan.

To assist you in making findings of fact related to the rezoning, you will find below a check list with several questions. Questions 1 through 4, including 4.1 and 4.2, come from a document prepared by the Michigan Association of Planning. Questions 5 through 9 are derived from the section 82-496 of the zoning ordinance which describes the intent of the PD district. It is not necessary that you address all questions as you consider the request but attention should be paid in particular to those that might be answered in the negative. In addition, you might wish to make other findings in support of or in opposition to the proposed rezoning.

I wish to briefly discuss those few questions related to the conformance of the proposed rezoning to the Master Plan. The area of the HGB campus is shown on the map on page 64 as "public and institutional." As you know, this does not correspond to any specific zoning district. Instead, it is intended to refer to the character of the use. The text of the Master Plan on page 71 says this about public and institutional uses:

The Charlotte future land use plan includes the existing public and institutional facilities. The recent renovation of the Charlotte High School and the construction of the Charlotte Middle School has [sic] been a very successful addition to the community. As new residents are drawn to the city, additional churches and public organizations will be needed. When growth exceeds the existing services new areas will need to [be] set aside for such uses. However, at this time, the schools, churches and other institutions are meeting the needs of the community. Additionally, these uses are usually located within existing neighborhoods due to the community-based nature of their operations.

The area in question falls within two areas that are addressed in the “Implementation Strategies” section of the Master Plan beginning on page 79. The first is the Oliver/Washington Neighborhood described on page 90. HGB is acknowledged as being a part of this neighborhood. The identified strategies do not appear to conflict with the continued existence and redevelopment of the site by HGB.

The second implementation strategy area is “Establish a Corridor Improvement Authority along Lansing Road” found on page 92. The focus of this area strategy is on commercial uses in the corridor and HGB is not mentioned, perhaps because it is on the fringes of the zone. The rezoning action does not appear to be inconsistent with the creation of a corridor improvement authority. Further, it appears that HGB’s plans contemplate improvements consistent with the overall aims identified in the strategy as it related to redevelopment of existing properties.

You might also wish to review strategies and initiatives listed beginning on page 93 to look for those that might be applicable to this site or to the development concepts in the site plan. Some of these strategies relate to walkability (#2), gateway enhancements (#7) and the corridor improvement authority (#13).

Strategy #16 calls for the development of a Planned Unit Development ordinance “giving both the Planning Commission and the land developer the opportunity to fully utilize the real estate potential of property.” I cannot tell whether the consultants who authored the Master Plan merely overlooked the existing PD district language or had something else in mind. Nevertheless, it appears that the proposed rezoning is consistent with this strategy.



The discussion above and the list which follows are our attempt to provide tools and information for the Planning Commission to use in systematically approaching questions important to a rezoning decision. It is one part of a continuing effort to identify and address needed improvements to the processes the organization uses. These tools should be seen as guides and are not intended to limit your approach to the important questions raised in the planning and development process. We appreciate any comments or suggestions that you have so that improvements can be made in ways that work best for you.

REZONING OF HAYES GREEN BEACH MEMORIAL HOSPITAL
 OS-1 OFFICE SERVICE DISTRICT TO PD-PLANNED DEVELOPMENT DISTRICT
 FINDINGS OF FACT

	YES	NO	N/A
1. Would the rezoning be consistent with other zoning and land uses in the area?			
2. Is the rezoning consistent with development trends in the area?			
3. Are uses in the proposed zoning district equally or better suited to the area than the current uses?			
4. Is the proposed rezoning consistent with both the policies and uses proposed for that area in the master plan?			
4.1 If the proposed rezoning is not consistent, is the plan current and reasonable?			
4.2 If the proposed rezoning is not consistent, does it need to be updated			
5. Will the redevelopment be substantially in accord with the goals and objectives of the future land use plan for the City?			
6. Will the redevelopment provide a desirable environment?			
7. Will the redevelopment be harmonious to the general surrounding uses?			
8. Will the rezoning permit flexibility in overall development?			
9. Will the rezoning and redevelopment insure adequate safeguards and standards for public health, safety, convenience and general welfare?			