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## Mount Pleasant, Michigan Zoning Ordinances

### § 154.068 MISSION REDEVELOPMENT OVERLAY ZONE.

#### (A) *Intent and purpose.*

(1) Mission Street is characterized by site lay-outs and buildings built in the 1960s and 1970s that seek to maximize vehicular access and tend to focus on single uses. The materials and architectural style tend to be utilitarian and that are lacking in distinctive or interesting features, transparency, or a lot of variety. The corridor has limited walking or cycling access and has an overall feel of "suburban sprawl."

(2) The city seeks to encourage the renewal and reinvigoration of the Mission Street corridor by allowing, without requiring, more innovative, architecturally interesting, walkable, and accessible buildings and site lay-outs. The Mission Redevelopment Overlay Zone is intended to promote the redevelopment and rehabilitation of buildings and properties along and adjacent to Mission Street by allowing flexible and sensible zoning and design standards that measurably improve the city's tax base and overall property appearance. Mixed use buildings, mixed use developments, and residential uses are encouraged as a means to diversify the economic base of the Mission Street area and encourage its revitalization.

(3) The objective of this redevelopment district is to provide a mechanism where developers, property owners, or tenants can work with the city to achieve a more preferable form of development than can be achieved under conventional zoning means. The city has outlined what it has determined to be a preferred form of development for Mission Street and has set forth the same in the design considerations for Mission Street of current adoption.

(4) The preferred form of development includes those projects that advance the following objectives:

- (a) Improved building appearance;
- (b) Use of durable building materials, such as brick masonry;
- (c) Increased pedestrian accommodations and facilities;
- (d) Less required parking;
- (e) Safe and efficient vehicle circulation;
- (f) Appropriate transitions to adjoining single-family residential;
- (g) Signs of a compatible size and materials;
- (h) Buildings located closer to the street;
- (i) Multiple story buildings;
- (j) Varied and interesting architectural styles and features;
- (k) Increased building transparency on the first floors;
- (l) Mixed uses.

(5) At the same time, conventional forms of development and redevelopment, otherwise permitted in the underlying C-3 General Business zoning district, will continue to be permitted in the Mission Redevelopment Overlay Zone.

(B) *Applicability.*

(1) The standards of the Mission Redevelopment Overlay Zone shall be available as a development option on all properties having frontage along Mission Street between the southern border of the city and Pickard Street that are also located within the C-3 General Business zoning district. The standards shall only be available to preferred development projects where an applicant applies for and is granted a special use permit in accordance with the terms and conditions of this section.

(2) All other conventional forms of development shall be reviewed subject to the terms and conditions of the C-3 General Business zoning district, as stated in § 154.067.

(C) *Development standards.* The Planning Commission may authorize preferred development projects that advance the design considerations for Mission Street by special use permit. Only those projects that meet the minimum eligibility in division (C)(7) below may be considered for a special use permit, subject to the following standards:

(1) *Permitted uses.* A preferred development project may include any permitted or special use otherwise allowed in the underlying C-3 zoning district. Mixed use buildings are also permitted in a preferred development, with residential on the second floor and above. The Planning Commission may also authorize ground (first) floor residential as a transition to the M, R, or U districts.

(2) *Height, bulk, area, and density requirements.* The height, bulk, area and density requirements shall be the same as those for the underlying C-3 zoning district as found in § 154.095. However, the Planning Commission may modify some or all of the requirements of § 154.095 if the proposed project is found to advance the currently adopted design considerations for Mission Street, provide benefits that could not be achieved utilizing the regulations in the underlying C-3 General Business zoning district, and advance one or more of the following. The more of the following that are advanced, the more deviations may be approved by the Planning Commission. So, where only one or very few of the following are met, the allowed deviations will also be relatively minimal.

- (a) The goals and objectives of the master plan of current adoption;
- (b) The goals and objectives of the economic development action plan of current adoption;
- (c) The goals and objectives of the City Commission of current adoption;
- (d) The findings of the Mission Street study;

(e) Other planning or development related documents that have been approved by the Planning Commission or City Commission.

(3) *Development regulations.* Section 154.106, Minimum Standards, Walls, Berms, and Greenbelts and § 154.126, Access Management, and other similar development regulations of the zoning ordinance shall apply to preferred development projects, but may be reduced in part or in whole provided that the Planning Commission finds that the proposed project advances the currently adopted design considerations for Mission Street, provides benefits that could not be achieved utilizing the regulations in the underlying C-3 General Business zoning district, and advances one or more of the items in division (C)(2)(a) through (e) above. The more of the above items that are advanced, the more deviations may be approved by the Planning Commission. So, where only one

or very few of the above items are met, the allowed deviations will also be relatively minimal.

(4) *Signs.* Signage shall be the same as in the underlying C-3 zoning district (§ 154.146 - Signs in the C-3 District). The Planning Commission may modify some or all of the provisions of § 154.146, provided that the proposed sign or signs advance the currently adopted design considerations for Mission Street, provides benefits that could not be achieved utilizing the regulations in the underlying C-3 General Business zoning district, and advances one or more of the items in divisions (C)(2)(a) through (e) above or that the proposed project or development signage advances the objectives of the Sign Report adopted by the Planning Commission in June 2008. The more of the above items that are advanced, the more deviations may be approved by the Planning Commission. So, where only one or very few of the above items are met, the allowed deviations will also be relatively minimal.

(5) *Parking standards.*

(a) Parking shall be provided in accordance with §§ 154.120 through 154.125. Provided, however, that the Planning Commission may reduce the amount of parking required by § 154.120 by up to 50% and may modify all related regulations required by §§ 154.121 through 154.125, provided that the proposed project advances the currently adopted design considerations for Mission Street, provides benefits that could not be achieved utilizing the regulations in the underlying C-3 General Business zoning district, and is found to contribute to at least two of the following. The more of the following that are advanced, the more deviations may be approved by the Planning Commission. So, where only one or very few of the following are met, the allowed deviations will also be relatively minimal.

1. The number of curb cuts that exist on the site will be reduced, if the project is located on a site where there are pre-existing curb cuts;
2. That curb cuts have been located on the site to maximize the safety of traffic on streets as well as traffic on the site;
3. The vehicular and motorized parking and drive aisles have been designed to provide sound and orderly traffic circulation and minimize on- and off-site congestion and accidents.
4. Accommodations for pedestrians, bicycles, and other non-motorized forms of transportation have been made;
5. That landscaping has been effectively used to enhance or screen the parking area and drive aisles;
6. That impacts to residential properties are maximized by a parking reduction;
7. That compatible joint use of parking area(s) is available and workable;
8. That the proposed project contributes to improving the overall network of grid streets;
9. That the proposed project or development signage is in general accord with the design considerations for Mission Street of current adoption and advances the objectives of the Sign Report adopted by the Planning Commission in June 2008.

(b) The Planning Commission shall evaluate and make decisions on parking reduction on a case-by-case basis. The city's experience relative to parking with similar uses will be used as a basis in evaluating parking reductions.

(c) *On-street parking credit.* The Planning Commission may, in appropriate applications and

locations, permit on-street parking to count toward the off-street parking requirement set forth in § 154.120, and as may be reduced as set forth above.

(d) *Off-site parking credit.* The Planning Commission may, in appropriate applications and locations, permit off-site parking to be created on parcels of land that are not contiguous to the primary development site. The Planning Commission may credit this parking toward satisfying the requirements of § 154.120, and as may be reduced as set forth above.

(6) *Review procedure.* Applications to review a preferred development project shall follow the requirements of § 154.171, Special Use Permits, except as modified by the following.

(a) Prior to the submission of an application for a special use permit, the applicant shall attend a pre-application conference with the Planning Commission's designees. The pre-application conference is intended to be advisory in nature. It serves as an opportunity for the applicant to become familiar with the application procedures and design considerations for Mission Street. At the conference, the applicant shall present a conceptual site plan and any other information necessary to demonstrate how the proposed project is intended to advance the design considerations.

(b) Due to the site and development specific nature of the modifications and reductions authorized by the above, an application for special use permit for a preferred development project shall be construed to include site plan review. A separate application for site plan review shall not be required.

(c) In the case of complex or multi-phase projects, the Planning Commission may grant conceptual approval of a site plan with the request for special use permit. In these cases, final site plan approval shall follow the procedures for site plan review listed in § 154.169.

(d) Site plan drawings shall be submitted with an application for special use permit and include all of the information listed in § 154.171(C)(1)(b). In addition, the site plan shall include sufficient information to demonstrate how the proposed project will advance the design considerations for Mission Street, including the following:

1. Proposed building elevations, including building materials;
2. Proposed design and elevation of any site features intended to advance the design considerations for Mission Street. Examples of such features include masonry screening walls, decorative fencing, and new or refurbished signs.

(7) *Eligibility.*

(a) In order to be considered eligible for application for a special use permit under the terms of this section, an applicant must demonstrate that the project will meet the following minimum requirements:

1. The street facade of the proposed building will be constructed of materials that are consistent with those described in the building design category in section I or II of the design considerations for Mission Street.
2. The project must meet at least one additional guideline listed under the building design category of the design considerations for Mission Street.
3. The project must also meet at least one guideline in each of the categories of landscaping, pedestrian facilities, and signs of the design considerations for Mission Street.

(b) The Planning Commission may waive additional conventional zoning regulations, in

accordance with the conditions of the preceding sections, where projects are found to meet additional guidelines described in the design considerations for Mission Street. The more of the above items that are advanced, the more deviations may be approved by the Planning Commission. So, where only one or very few of the above items are met, the allowed deviations will also be relatively minimal.

(8) *Review criteria.* Applications for special use permit for a preferred development project and their accompanying site plans shall be evaluated in accordance with the criteria listed in § 154.171(A), in addition to the following:

(a) The project will be designed to advance the design considerations for Mission Street of current adoption;

(b) The project will be consistent with the intent and purpose of the Master Plan and the Mission Redevelopment Overlay Zone;

(c) The project will be compatible, harmonious, and appropriate with the intended character and uses of the neighborhood and adjacent properties;

(d) Potentially adverse effects arising from the project on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the location of screening, fencing, landscaping, buffers, or setbacks;

(e) The proposed project will not be detrimental, hazardous, or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, smoke, odors, glare, and/or visual clutter;

(f) The proposed project will not adversely affect the walkability of the neighborhood, impair pedestrian circulation patterns, or otherwise hinder the creation of a pedestrian-oriented environment;

(g) Approval of the special use permit will result in beneficial impacts that could not be achieved utilizing the conventional regulations in the underlying C-3 General Business zoning district.

(D) *Other requirements.* Preferred development projects shall comply with all other requirements that apply to development in the underlying C-3 General Business zoning district, including the general provisions listed in §§ 154.004 through 154.022 and § 154.025, except as may be modified by the Planning Commission pursuant to an application for special use permit for a preferred development project, as authorized above.

(Ord. 951, passed 8-24-09; Am. Ord. 1000, passed 7-27-15)