



AGENDA - City Council/Planning Commission

DATE: August 26, 2024 7:00 PM City Council Chambers

- I. Call to Order
- II. Roll Call
- III. New Business
 - I. Draft Zoning Ordinance Review
- IV. Public Comment
- V. Adjournment

Public Comment: Public Comments are limited to three minutes.

Live Stream: The meeting will be livestreamed to the Official City of Grosse Pointe Park YouTube Channel.



CITY COUNCIL/PLANNING COMMISSION

DATE: August 26, 2024

SUBJECT: Draft Zoning Ordinance Review

SUMMARY: McKenna's John Jackson will be in attendance to present the latest draft zoning ordinance to the Planning Commission and City Council. Attached is a memo from McKenna that introduces the presentation, and includes a summary of the alignment between the draft ordinance and the 2022 Master Plan.

The full draft ordinance can be viewed [here](#).
The draft zoning map can be viewed [here](#).

FINANCIAL IMPACT: N/A

RECOMMENDATION: Review the draft ordinance and presentation with McKenna.

PREPARED BY: Warren Rothe, Assistant City Manager



Memorandum

TO: Grosse Pointe Park City Council and Planning Commission
FROM: John Jackson, AICP, NCI
SUBJECT: **Presentation of the Draft Zoning Ordinance**
DATE: August 23, 2024

McKenna is pleased to present the latest draft of the Grosse Pointe Park Zoning Ordinance (enclosed). At the August 26th joint City Council and Planning Commission meeting, McKenna will give a presentation highlighting the key improvements and changes to the draft Zoning Ordinance and Zoning Map.

BACKGROUND

Since January 2023, the City has been developing a modern and streamlined draft Zoning Ordinance, one that provides a basis for quality future development across the community. While certain elements of the existing Zoning Ordinance have been carried over to the new document, the updated Zoning Ordinance should be viewed as a new comprehensive ordinance (as opposed to a simple amendment to the current code).

Within the past 18-months, the Planning Commission has discussed elements of the draft Zoning Ordinance at public meetings and two community-wide open houses were held in December of 2023. An online engagement campaign (a series of surveys) was also conducted in early 2024. The results of the public engagement feedback were also presented to the Planning Commission. The enclosed draft Zoning Ordinance is a product of this outreach and continued discussion.

ALIGNMENT WITH THE MASTER PLAN

The adopted 2022 Master Plan for Grosse Pointe Park outlines the community’s vision for future growth and development. The Zoning Ordinance serves as the primary tool for realizing this vision. This draft Zoning Ordinance has been crafted to align with the 2022 Master Plan (and the best practices of MEDC’s Redevelopment Ready Communities, RRC). One of the key projects identified in the City’s Master Plan¹ is that:

The City will update its Zoning Ordinance to reflect best practices and implement the goals and strategies in this Master Plan. In meeting this goal, four specific objectives with associated strategies were developed.

The four objectives and supporting strategies of the Master Plan, along with other related proposed zoning ordinance standard(s), are presented in detail on the following pages.

¹ Zoning goals and objectives begin on page 116 of the [2022 City of Grosse Pointe Park Master Plan](#).



MASTER PLAN OBJECTIVES AND STRATEGIES

Objective #1: Update the Zoning Ordinance and Zoning Map to be more user-friendly and implement recommendations from the Master Plan.

Recommended Strategies of the Master Plan	Addressed by the Draft Zoning Ordinance
Create a more organized and user-friendly Zoning Ordinance by adding use tables and updating graphics to help visualize dimensional standards.	Tables and graphics have been incorporated across the document. The Ordinance has been reformatted to help with user-friendliness, including a Toolbox section which serves as an internal FAQ aide for users.
Update the Zoning Map to include a new Civic and Parks zoning district.	A new Civic District was created.
Rezone southwestern portion of Charlevoix from Office to Local Business.	A new district, Neighborhood Mixed-Use, was created to cover the Charlevoix business district.
Remove outdated / incompatible uses from the ordinance and add a mixed-use category.	All commercial districts have been replaced with mixed-use districts. The land uses have been extensively revised and are now contained entirely in an easy-to-find table format.
Review dimensional height standards to capitalize on mixed use redevelopment.	Height standards were reviewed and a minimum height of 3-stories per building is allowed in all mixed-use districts.

Objective #2: Promote quality design and construction of rehabbed and new buildings in Grosse Pointe Park to be consistent and compatible with existing neighborhoods and business districts.

Recommended Strategies of the Master Plan	Addressed by the Draft Zoning Ordinance
Identify priority Residential Buildings Design Guidelines.	See Section 4.06 – Residential Building Form and Design Standards.
Identify priority Commercial Buildings Design Guidelines.	See Section 4.07 – Commercial Building Form and Design Standards.

Objective #3: Revise the Zoning Ordinance to include best practice standards that promote a pedestrian-oriented and sustainable environment.

Recommended Strategies of the Master Plan	Addressed by the Draft Zoning Ordinance
Increase the distance for off-street parking to provide flexibility <i>and</i> revise minimum parking requirements to follow current best practices	<p>A new Article solely dedicated to parking was created. Included in this Article are the following policy practices:</p> <ul style="list-style-type: none"> Allows parking waivers to be obtained from either the Director of Public Services or the Planning Commission depending on scope. Allows for shared parking agreements and for permeable surfaces in all parking lots. <p>There are no minimum parking requirements for all non-residential uses in the CBD or NMU Districts.</p>
Develop standards to encourage low impact development practices, i.e.: stormwater management, green infrastructure, tree cover, native planting, best management practices, etc.	The current zoning ordinance only addresses landscaping as it pertains to greenbelts and related planting screens. A new Article for landscaping was created with stormwater methods that can comply with applicable landscaping requirements.
Require canopy shade street trees that are native to the area with any new construction.	See Article 6: Landscaping, Screening, and Fences.
Implement the revised City tree species list.	See Article 6: Landscaping, Screening, and Fences.



Objective #4: Review and streamline the development review process.	
Recommended Strategies of the Master Plan	Addressed by the Draft Zoning Ordinance
N/A	<p>New standards for special land uses and site plans were added; this allows the City to uniformly approach applications and provide clarity of requirements.</p> <p>Standards and processes for text amendments, rezonings, conditional rezonings, and planned unit developments (PUDs) were also added to this draft to provide clarity.</p>
N/A	<p>Signs: The vast majority of the City’s existing sign regulations are content-based, which are constitutionally unenforceable. The rule of thumb is “if you have to read the sign to determine if a regulation applies”, then the regulation is content-based and is not enforceable. The new regulations focus primarily on size, materials, placement, and quantity parameters, which provides clarity and ease for both the public and City officials during the development review process.</p>

NEXT STEPS

Once the draft Zoning Ordinance is finalized, a public hearing will be held with the Planning Commission later this fall (tentatively October 21st, notice to be published in the newspaper).

As a Zoning Ordinance, final approval and adoption resides with City Council. A final, more detailed schedule will be provided once available.

Thank you.