

MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, AICP, PLANNER
SUBJECT: LANDINGS PROPERTY
ZONING RECOMMENDATIONS
DATE: DECEMBER 16, 2009

Recently, the City has been exploring land uses for the Landings property including developing concept plans for public use with park amenities. The properties were once developed as part of the Walled Lake Casino and Walled Lake Amusement Park. Several years ago, the City acquired the property. The majority of the property has been in the Master Plan for park uses for many years. Most of the property is in the B-3, General Commercial zoning district which reflects its historic use, but most parkland in the City is located in one-family residential districts. Only a small portion of the Landings property is in the R-4, Single Family Residential district.

City Administration has asked the Planning Staff to ask the Planning Commission to recommend a rezoning of the B-3 portion of the Landings property to a single family residential district, such as R-4. The Planning Staff supports this request and recommends the rezoning of the property to R-4 for the following reasons:

1. All of the Landings properties would be in the same R-4 zoning district;
2. The rezoning is consistent with the current Master Plan recommendations;
3. All of the neighboring residential properties are in the R-4 district; and
4. Public parks are a permitted use in the R-4 district.

This rezoning proposal will be presented to the Master Plan and Zoning Committee for comments before it is sent to the Planning Commission for action. If you have any questions on this matter, please feel free to contact me.

