

Quarterly Report: Community Development

July, August, September
2019



Zoning Permit
Applications:

29

New Dwelling
Units Created:

11

Total
Improvements *:

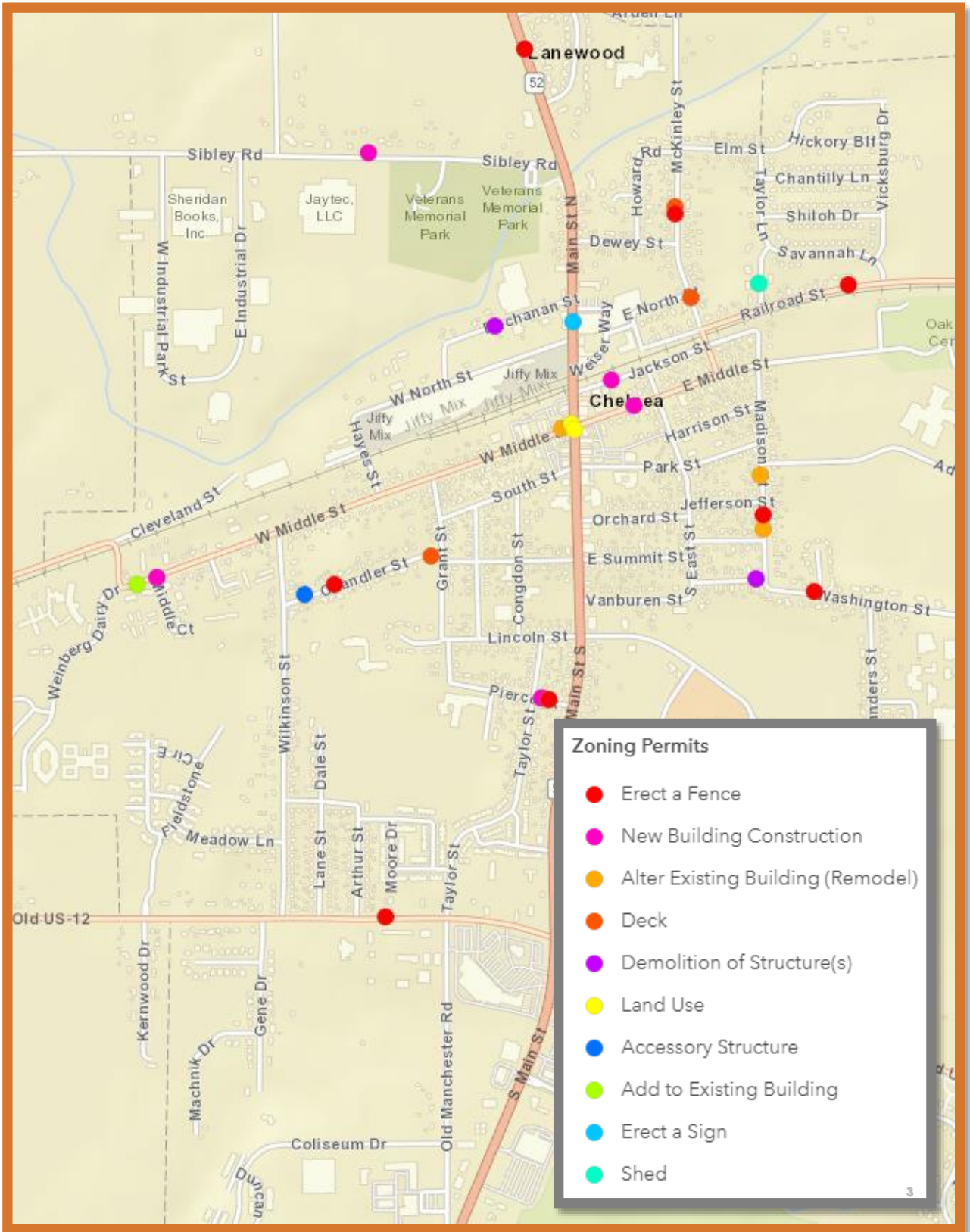
\$2.4M

*Total Improvements= the total amount invested in building improvements as reported to the Chelsea Area Construction Agency

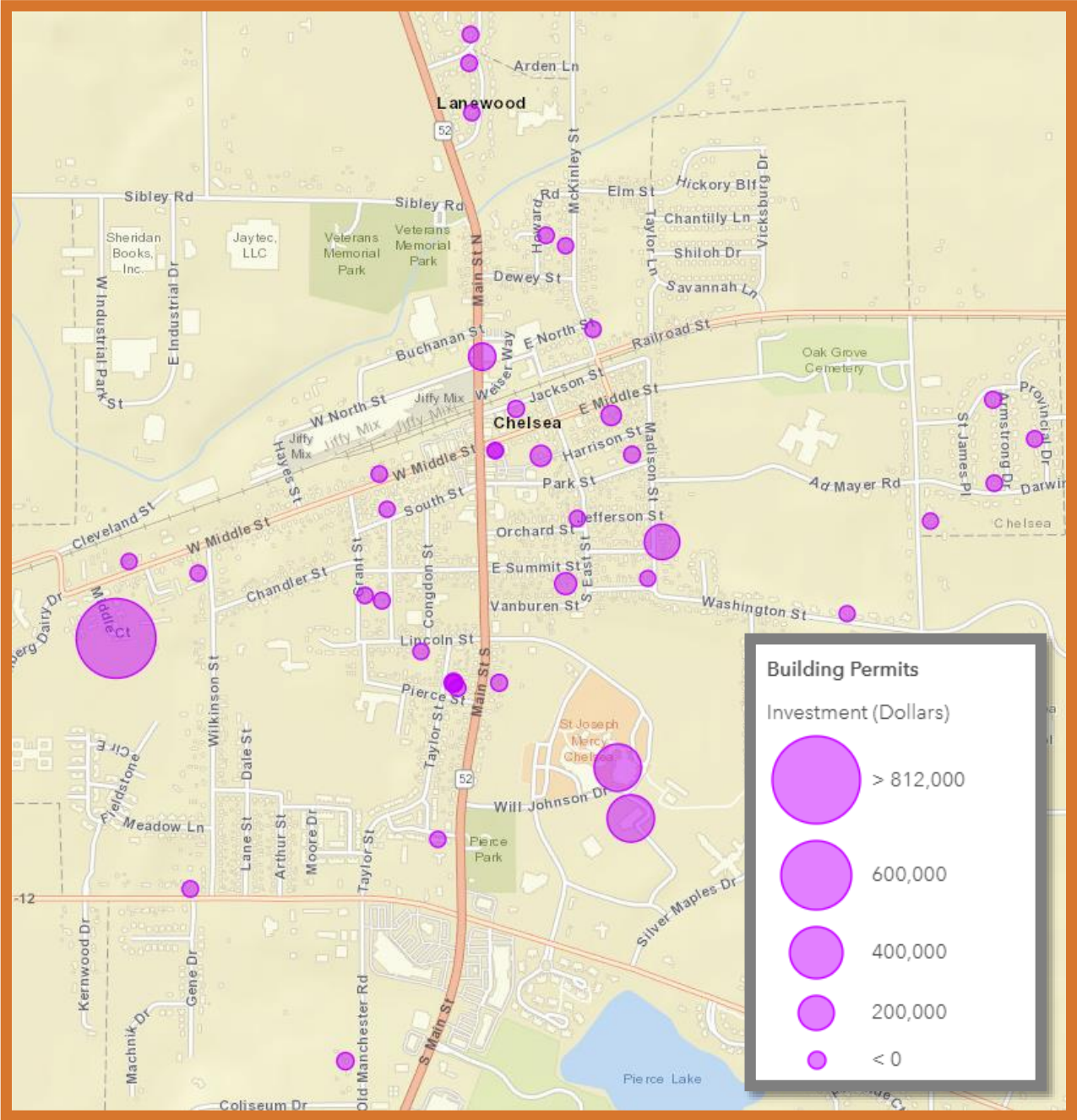
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Zoning Permits July 1- Sept 30

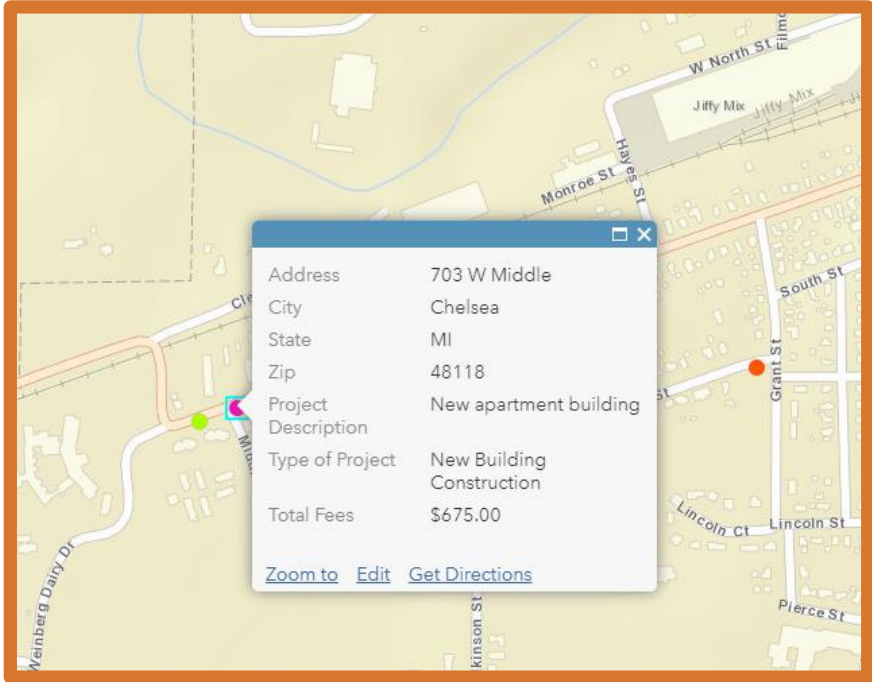


Building Permits July 1- Sept 30

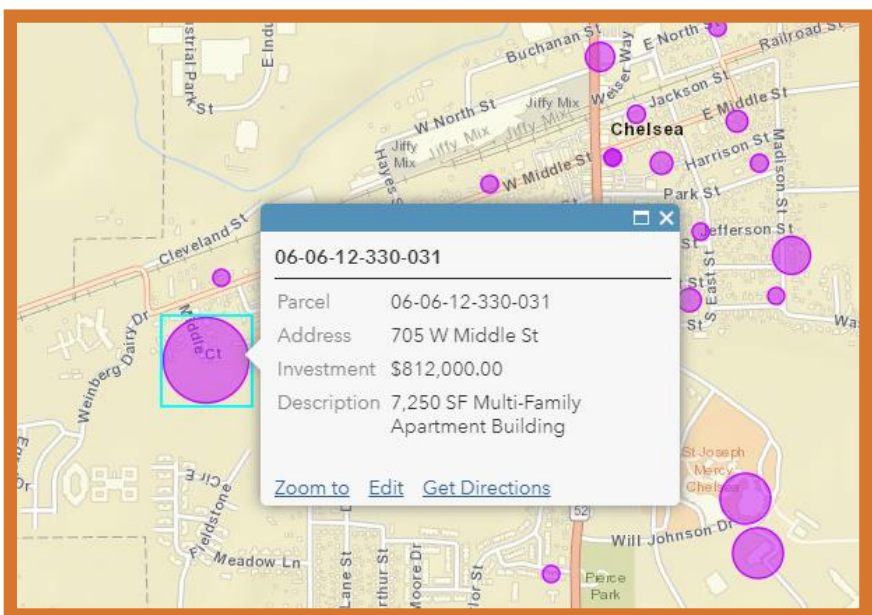


Interactive Mapping

These maps were created on ArcGIS Online, an interactive mapping platform. Screenshots of the additional map details included using this tool are provided below. To view the details of the map, visit the following pages:



Zoning Permit Map: <https://arcg.is/1bSSXn>



Building Permit Map: <https://arcg.is/bjnjl>

Local Updates

Federal Screw

- Public hearing for Commercial Rehabilitation District
- Developer working through deed restriction with FSW attorney

NEXT STEPS:

1. Zoning ordinance amendment to increase density allowance on site
2. Rezone property from Industrial to PUD
3. Developer submits financial and planning materials to the City
4. Review tools and resources with developer and coordinate with state agencies to finalize capital stack

Rockwell

- Public hearing scheduled for a Commercial Rehabilitation District
- Developer working with EGLE and MEDC to arrange capital stack

NEXT STEPS

1. Developer submits financial materials to City
2. Submit Brownfield Plan to Washtenaw County Brownfield Redevelopment Authority
3. Support applications to EGLE and MEDC for funding support

Wolf Farms

- Lima Township continues to review preliminary site plans
- Project challenges including density, traffic, Safe Routes to School, drainage, and more

NEXT STEPS:

1. Lima Township reaches a decision OR Lima Township works with Chelsea City Council to reach a decision regarding preliminary site plans
2. Developer submits revised traffic study

St. Joe's

- Rezoning of two parcels on E Old US 12
- Intent is to construct new medical office

NEXT STEPS:

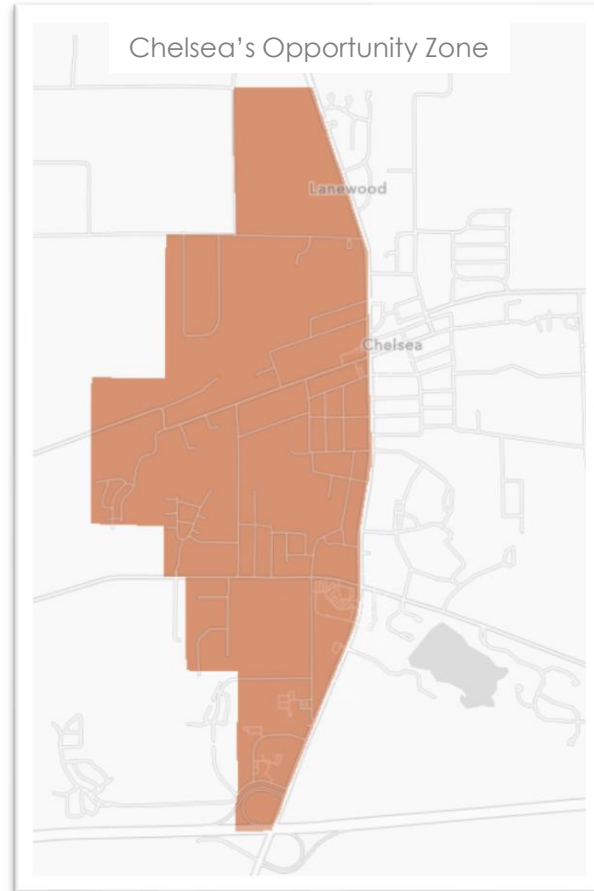
1. Rezoning tabled at 10/15/19 Planning Commission meeting. Planning Commissioners will review at 11/6/19 Work Session
2. Applicant could change request from "Medical Center" to "Office" if directed to do so by Planning Commission

Regional Collaboration

Opportunity Zones

- Work with Ann Arbor SPARK to create a “Prospectus” of Washtenaw County, promoting development opportunities within the county’s Opportunity Zones
 - A section focused on Chelsea’s Opportunity Zone, including a community background, demographic highlights, and priority sites (Federal Screw Works)
- Opportunity Zone portal for developer/investor matchmaking

Opportunity Zones were created as a tax incentive to encourage investment in economically disadvantaged Census Tracts.



Inclusionary Housing

- Work with communities in Washtenaw County to develop strategies to promote inclusionary housing opportunities

NEXT STEPS:

1. Evaluate existing housing programs/ resources/ supply
2. Review potential policies and tools that the County and local partners can implement to promote inclusionary housing opportunities

Planning & Zoning

Planning Commission

- 1 Rezoning and 1 Site Plan reviewed during Q1; Officers confirmed for 2019-2020; Master Plan Adopted
- Upcoming: Rezoning for St. Joes, UMRC Site Plan Amendment, Update of Planning Commission Bylaws
- Implementation of Master Plan: Work on creating new zoning ordinance to implement recommendations
- Jamie Lane and Cathy Scull joined Planning Commission

ZBA

- Variance approved to allow Chelsea Historical Society to build an accessory structure with a reduced building separation
- George Kinzer joined the Zoning Board of Appeals and Jasen King renewed his appointment

RRC

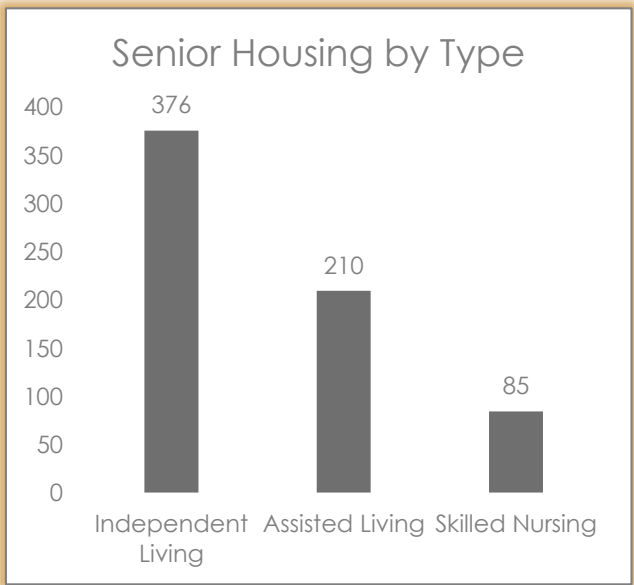
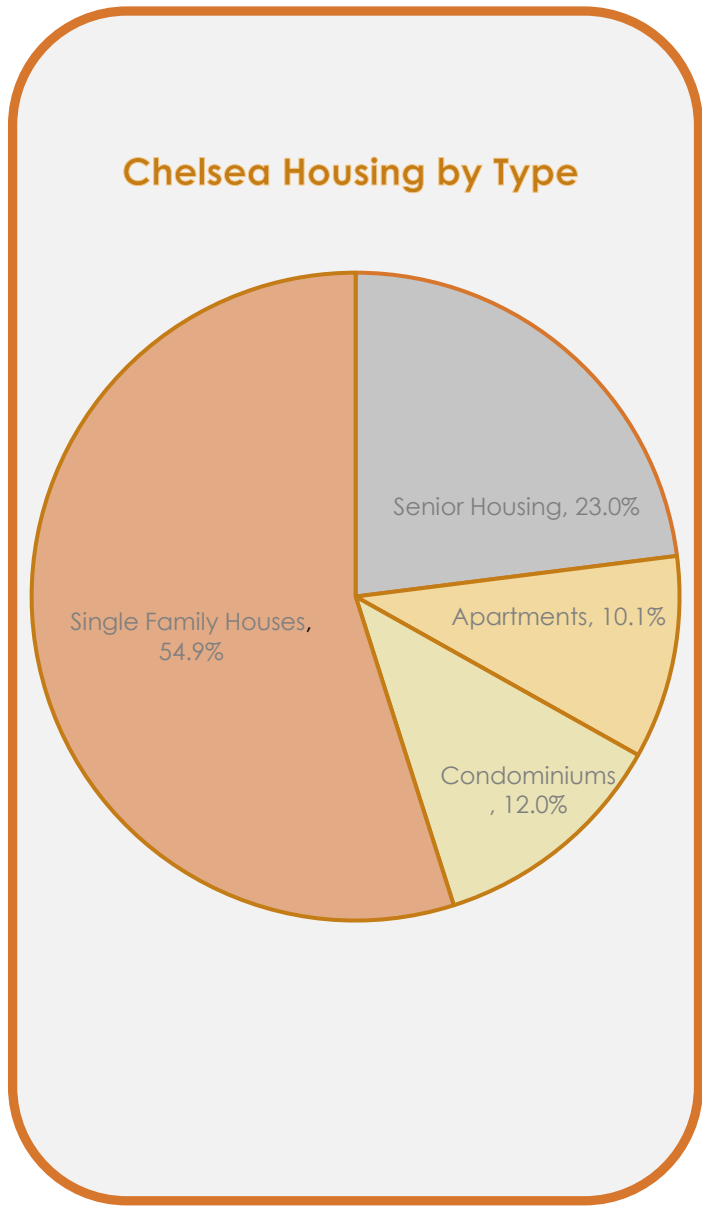
- State of Michigan to review Chelsea's Redevelopment Ready Communities self-evaluation and provide analysis of existing planning and development ordinances and processes
- City of Chelsea to apply for technical assistance programs through RRC/ MEDC Community Development Team



Parking Map



Housing Inventory



Housing Type	Number of Units
Senior Housing	671
Apartments	296
Condominiums	349
Single Family Houses	1,602

Data retrieved from the City of Chelsea Assessing Department