



CITY OF MARQUETTE  
**PLANNING AND ZONING**  
1100 Wright Street  
MARQUETTE, MI 49855  
(906) 228-0425  
www.marquettemi.gov

## **MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Dave Stensaas, City Planner and Zoning Administrator  
**DATE:** September 28, 2023  
**SUBJECT: Public Hearing – Rezoning of 905 Lakeshore Boulevard**

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City staff is requesting that the Planning Commission conduct a rezoning process for the property at 905 Lakeshore Boulevard. The right to develop this property per the site plans for the Lakeshore Cottages Planned Unit Development (01-PUD-03-12) has been terminated due to non-completion, per Article 54.323(I)(6) of the City's Land Development Code (LDC):

**Expiration.** Within a period of two (2) years following approval of the PUD Agreement by the City Commission, preliminary plats (*Section 54.501*) or final site plans (*Section 54.1402*) for an area embraced within the PUD must be submitted as hereinafter provided. If such plats or plans have not been submitted within the two-year period, the right to develop under the approved plan shall be terminated by the City. Upon the developer's showing of good cause, the Planning Commission can recommend and the City Commission grant an extension of up to two (2) years for submission of the preliminary plat and/or final site plan. If the right to develop under the approved plan is terminated by the City, the City shall commence rezoning the site to its previous zoning classification or a different zoning classification supported by the Master Plan, in accordance with *Section 54.1405*.

The property is designated as Mixed Use (M-U) on the Future Land Use Map in the City's *Community Master Plan*, and thus that is the proposed zoning district classification that should be applied per Article 54.323(I)(6) of the LDC, and it seems to still be compatible with the current adjacent land uses.

The Preliminary Site Plan for the Planned Unit Development proposed for this property was approved by City Commission on 5-29-2012, and an Agreement for the PUD was approved and recorded in 2014. The Planning Commission approved the Final Site Plan for the PUD on July 7, 2015, but a revised site plan, which was required as a stated condition of the Planning Commission's approval, was not submitted for Zoning Compliance Permit approval. The property owner filed an application for an extension of approval in July of 2017, which was approved, extending approval for one year, but it seems that the request should not have been

approved due to a final site plan meeting all requirements not having been submitted, which was required by the Zoning Ordinance within one year of approval of the Agreement. Termination of the PUD should have occurred prior to the extension request, per section 80.30.6(a) of the Zoning Ordinance. Nevertheless, the PUD approval has certainly expired now, and the right to develop is terminated per section 54.323(I)(6) of the Land Development Code and the property must be rezoned to the appropriate zoning district per the same section of the LDC, which is Mixed-Use per the Future Land Use Map of the LDC.

**Recommended Action:**

The Planning Commission should review the application and support information provided in this packet, conduct a public hearing, and determine whether or not the proposed rezoning of the above property would be in harmony with considerations required by the Community Master Plan and that the request is in accordance with Section 54.1405 of the Land Development Code - Zoning Ordinance Amendment Procedures, and make a recommendation to the City Commission.

It is also highly recommended that any motion regarding the request include the following or similar language:

*After conducting a public hearing and review of the application and Staff Report for 03-REZ-10-23, the Planning Commission finds that the previously approval Planned Unit Development zoning for the property is invalidated per the standards of Land Development Code (LDC) section 54.323(I)(6), and that the proposed rezoning is (consistent / not consistent) with the Community Master Plan and (meets / does not meet) the requirements of the LDC Section 54.1405, and hereby recommends that the City Commission (approve / deny) 03-REZ-05-22 (as presented / for the following reasons / with the following conditions). Approval will change the zoning district to Mixed-Use.*

STAFF FILE REVIEW/ANALYSIS

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STAFF FILE REVIEW/ANALYSIS

Completed by Andrea M. Landers – Zoning Official  
and David Stensaas – City Planner and Zoning Administrator



**Case #:** 03-REZ-10-23

**Date:** October 03, 2023

**Project/Application:** Rezoning from Planned Unit Development (PUD) to be zoned Mixed-Use (M-U).

**Location:** 905 N. Lakeshore Boulevard

**Parcel ID:** 0370190

**Available Utilities:** Natural Gas, Electricity, City Water, City Sewer, and Garbage Collection.

**Current Zoning:** PUD - **Expired**

**Surrounding Zoning:**

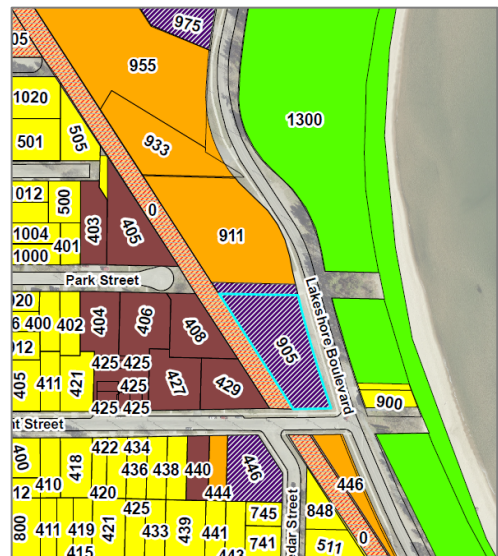
- North: BG – General Residential
- South: RM – Multiple Family Residential
- East: CR – Conservation Recreation & Medium Density Residential (MDR)
- West: RM – Multiple Family Residential

**Zoning Districts and Standards:**

**Existing Zoning**

**Section 54.323 PUD, Planned Unit Development District – EXPIRED**

Parcel 0370190 was property approved for the Lakeshore Cottages PUD in 2012, but that approval expired in 2018. Please see the staff memo for a concise explanation of the parcel and PUD history.



## Proposed Zoning

### Section 54.311 M-U, Mixed-Use District

(A) Intent
<p>The M-U district is intended to encourage and facilitate redevelopment by implementing the following mixed-use policies of the <b>Master Plan</b>:</p> <ol style="list-style-type: none"> <li>1. <b>Locations.</b> The M-U district will be located in many areas of the City, with each area unique based on the character of the area and the objectives of the Master Plan. Therefore, the M-U district may be located along strategic corridors or in a major or minor node, such as crucial neighborhood intersections (for example, corner stores in a residential neighborhood). The M-U district is the recommended zoning district in the following Future Land Uses of the 2015 Master Plan Future Land Use Map: Mixed Use and Neighborhood Commercial.</li> <li>2. <b>Mix Compatible Land Uses.</b> The M-U district will include areas of the city that are appropriate for many types of residential uses and compatible non-residential uses, including a mix of compatible uses in the same building. Examples of mixed-use buildings include non-residential uses on the lower floors and residential uses on the upper floors.</li> <li>3. <b>Local Services.</b> The non-residential uses in the M-U district are intended to satisfy the need for basic services of the surrounding residential areas, thus reducing the number of car trips required to these areas.</li> <li>4. <b>Design.</b> Development must be human-scale through appropriate building location near the street to help create a pedestrian-oriented environment that does not conflict with motorized traffic.</li> </ol>

(B) Permitted Principal Uses	(C) Special Land Uses
<ul style="list-style-type: none"> <li>• Accessory Building or Structure</li> <li>• Accessory Use, Single-Family Residential Lots</li> <li>• Adult Foster Care, Family Home</li> <li>• Adult Foster Care, Small Group Home</li> <li>• Child Care Center or Day Care Center</li> <li>• Child or Day Care, Family Home</li> <li>• Drive-Through Uses</li> <li>• Dwelling, Accessory Unit</li> <li>• Dwelling, Live/Work</li> <li>• Dwelling, Multiple-Family</li> <li>• Dwelling, Single-Family Attached</li> <li>• Dwelling, Single-Family Detached</li> <li>• Dwelling, Two-Family (Duplex)</li> <li>• Emergency Services</li> <li>• Farmers' Markets</li> <li>• Food Production, Minor</li> <li>• Foster Family Home</li> <li>• Health Services</li> <li>• Home Occupation</li> <li>• Home Office</li> <li>• Homestays and Vacation Home</li> <li>• Hospice</li> <li>• Indoor Recreation</li> <li>• Medical Hospital Related Accessory Uses</li> <li>• Medical Hospital Related Office</li> <li>• Medical Hospital Related Uses</li> <li>• Office, Medical</li> <li>• Office, Professional</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Use, Non-Single Family Residential Lots</li> <li>• Bar</li> <li>• Bed and Breakfast</li> <li>• Bed and Breakfast Inn</li> <li>• Child or Day Care, Group Home</li> <li>• Domestic Violence Abuse Shelter</li> <li>• Dwelling, Intentional Community</li> <li>• Foster Family Group Home</li> <li>• Fraternity or Sorority House</li> <li>• Halfway House</li> <li>• Homeless Shelter</li> <li>• Hospital</li> <li>• Hospital Hospitality House</li> <li>• Hotel or Motel</li> <li>• Manufacturing, Light</li> <li>• Marijuana Safety Compliance Facility</li> <li>• Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility</li> <li>• Outdoor Entertainment and Community Events (Principal or Accessory Use)</li> <li>• Outdoor Alcoholic Beverage Service</li> <li>• Recreational Use, Public</li> <li>• Rooming House</li> <li>• School, Primary or Secondary</li> <li>• School, University</li> <li>• Supportive Housing Facility, Transitional and/or Permanent</li> <li>• Vehicle Repair and Service</li> </ul>

## STAFF FILE REVIEW/ANALYSIS

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<ul style="list-style-type: none"> <li>• Outdoor Entertainment and Community Events (Temporary)</li> <li>• Outdoor Food and Non-Alcoholic Beverage Service</li> <li>• Outdoor Recreation</li> <li>• Public or Governmental Building</li> <li>• Religious Institution</li> <li>• Restaurant, Indoor Service</li> <li>• Retail Business, Indoor</li> <li>• Retail Sales, Outdoor Temporary</li> <li>• Service Establishment</li> <li>• Veterinary Clinic (Domestic Animals Only)</li> </ul>	
Where there is a discrepancy between <a href="#">Section 54.306</a> and this table, <a href="#">Section 54.306</a> shall prevail.	

(D) Dimensional Regulations			
Lot, Coverage, and Building Height Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	4,800(C),(E)	Front Yard (ft.)	0 (E), (F), (G)
Min. Lot Width (ft.)	40 (D), (E)	Side Yard (one) (ft.)	5 (I), (L), (N)
Max. Impervious Surface Coverage (%)	(R or S)	Side Yard (total of 2) (ft.)	13 (I), (L), (N)
Max. Building Height of Primary Building (ft.) (P)	44 (N)	Rear Yard (ft.)	20 (J), (L), (N)
Max. Building Height of Accessory Building	(L)		
Max. Building Height (stories)	-		
Where there is a discrepancy between <a href="#">Article 4</a> and this table, <a href="#">Article 4</a> shall prevail.			

**54.403 Footnotes to Schedule of Regulations**

**(C) Minimum Lot Area for Two-Family Dwellings (Duplexes) in the MDR, M-U, TSC, and MFR Districts.** In the MDR, M-U, TSC, and MFR District, the minimum lot area for a two-family dwelling (duplexes) is 6,000 sq. feet.

**(D) Minimum Lot Width for Two-Family Dwellings (Duplexes) in the MDR M-U, TSC, and MFR Districts.** In the MDR, M-U, TSC, and the MFR District, the minimum lot width for a two-family dwelling (duplex) is 50 feet.

**(E) Minimum Lot Area and Width for Three Family and Four Family Dwellings in the M-U, TSC, and MFR Districts.**

(1) In the MDR, M-U, TSC, and the MFR District, the minimum lot area for a three-family and four family dwellings is 9,000 sq. feet.

(2) In the MDR, M-U, TSC, and the MFR District, the minimum lot width for a three-family and four family dwellings is 75 feet.

**(F) Minimum Front Yard Setback in the M-U and GC Districts.** In the M-U and GC districts, the minimum front yard setback is 0 ft. if there is at least a 10-foot distance between the front lot line and the curb/edge of the street. If there is not at least a 10-foot distance between the front lot line and the curb/edge of the street in these districts, the minimum front yard setback shall be increased accordingly so that the minimum separation distance between a structure and the curb/edge of the street is at least ten (10) feet.

**(G) Maximum Front Yard Parking in the M-U and GC Districts.** Although there are no maximum front yard setbacks in the M-U and GC districts, refer to [Article 9](#) for the maximum allowable parking in the front yard of the M-U ([Section 54.902\(E\)\(3\)](#)) and GC ([Section 54.902\(E\)\(4\)](#)) districts.

## STAFF FILE REVIEW/ANALYSIS

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- (I) Reduced Side Yard Setbacks in the M-U, CBD, and GC Districts.** In the M-U, CBD, and GC districts the side yards may be eliminated under the following conditions:
- (1) The side walls are of fireproof construction and are wholly without opening.
  - (2) The zoning of the adjacent property is M-U, CBD, GC, Marquette Downtown Waterfront District, or Third Street Corridor District.
- (J) Modified Rear Yard Setbacks in the M-U and CBD Districts.** In the M-U and CBD districts the required rear yard may be measured from the center of an alley abutting the rear lot line, provided the structure is not located in the alley.
- (N) Height Exceptions and Increased Setbacks for Principal Buildings in the MFR and M-U Districts.** If the subject lot is adjacent to a lot zoned LDR, MDR, C, or CR, any portion of the building higher than 36.5 feet must be setback at least 8 feet from a minimum front yard setback line and at least 10 feet from any other minimum yard setback line.
- (P) Height Exemptions.** There shall be no height restriction on chimneys, flagpoles, public monuments, and wireless telecommunications facilities except when they are part of a special land use. Items attached to a building such as chimneys, weather vanes, lightning arrestors, etc. may be exempt as well.
- (R) Maximum Impervious Surface Coverage of a Lot in the LDR and MDR Districts, and single-family and two-family dwelling units in other zoning districts:** The maximum impervious surface coverage of a lot in the LDR and MDR Districts, and single-family and two-family uses in all other zoning districts shall be based on the lot areas as follows:

Maximum Impervious Surface Coverage Based on Lot Area
60% of the lot area up to 8,712 sq. ft. (1/5 acre or less); plus
50% of the area of the lot between 8,713 sq. ft. and 21,780 sq. ft. (1/2 acre); plus
40% of the area of the lot between 21,781 sq. ft. and 43,560 sq. ft. (1 acre); plus
30% of the area of the lot over 1 acre

- (S) Storm Water Management.** For all uses except Single-family and Two-family dwelling units, please refer to Section 54.803 Storm Water Management. For Single-family and Two-family dwelling units, please refer to item Q above.
- (T) Landscape Buffer and Greenbelt Requirements.** The minimum setbacks may be increased in accordance with the landscape buffer and greenbelt standards of [Section 54.1003\(D\)](#).

### Section 54.1003 Landscaping Design Requirements

#### (D) Buffer and Greenbelt Requirements.

- (1) Intent. It is the intent of this section to provide suitable transitional yards for the purpose of reducing the impact of and conflicts between incompatible land uses abutting district boundaries.
- (2) Buffer and Greenbelt Schedule. On any lot abutting a zoning district boundary, no structure, building or part thereof shall hereafter be erected, constructed, altered or maintained closer to the district boundary line than specified (in feet) in the following schedule (*Figure 50*). Where indicated, landscape planting is required.

**Figure 50 - Required Buffer and Greenbelt Specifications:**

DISTRICT IN WHICH BUFFER & GREENBELT IS REQUIRED	ABUTTING DISTRICT							
	LDR & MDR	MFR	MHP	M-U	CBD	GC & RC	C, M, & CR	I-M & BLP
M-U	15 (a)	15 (a)	N.A.	N.A.	N.A.	N.A.	N.A.	20 (a)

(a) Within this buffer area, one (1) tree per 30 linear feet is required.

**Relationship to Applicable Land Development Code Standards (staff comments in bold text):**

**Section 54.1405 Zoning Ordinance Amendment Procedures**

(A) Initiation of Amendments. The City Commission, the Planning Commission, or the property owner (including a designated agent of the property owner) may at any time originate a petition to amend or change the zoning district boundaries pursuant to the authority and procedure established by Act 110 of Public Acts of 2006 as amended. Changes in the text of this Ordinance may be proposed by the City Commission, Planning Commission, or any interested person or organization.

(B) Application for Amendment. Each petition by one (1) or more persons for an amendment shall be submitted to the Zoning Administrator. Documents to support the application may be filed with the Zoning Administrator. A fee, as established by the City Commission shall accompany each petition, except those originated by the Planning Commission or City Commission.

(C) Amendment Review Procedures.

- (1) Public Hearing. The staff liaison to the Planning Commission shall set a time and date for a public hearing, and the public hearing shall be noticed in accordance with [Section 54.1406](#). The Planning Commission may refuse to schedule a hearing on a petition for rezoning which includes any portion of a site considered for rezoning in the previous six (6) months.

**The public hearing before the Planning Commission is scheduled for 6:00 p.m. on Tuesday, October 3, 2023.**

- (2) Planning Commission Consideration of the Proposed Amendment. The Planning Commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies, and any public comments. The Planning Commission shall identify and evaluate all factors relevant to the petition, including the appropriate criteria listed in this Section. Following the public hearing, the Planning Commission shall make a recommendation to the City Commission to either approve or deny the petition and report its findings to the City Commission.

**The Planning Commission is being asked to make a recommendation at their meeting on October 3, 2023.**

- (3) City Commission Consideration of the Proposed Amendment. The City Commission, upon recommendation from the Planning Commission, shall either schedule a public hearing or deny the petition. This hearing shall be advertised in accordance with [Section 54.1406](#). If determined to be necessary, the City Commission may refer the amendment back to the Planning Commission for further consideration. In the case of an amendment to the Official Zoning Map, the City Commission shall approve or deny the amendment, based upon its consideration of the criteria contained in this Ordinance.

**TBD.**

- (D) Standards of Review for Amendments. In considering any petition for an amendment to the text of this Ordinance **or to the Official Zoning Map**, the Planning Commission and City Commission shall consider the following criteria that apply to the application in making findings, recommendations, and a decision. The Planning Commission and City Commission may also take into account other factors or considerations that are applicable to the application but are not listed below.

- (1) Master Plan. Consistency with the recommendations, goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.

**This property is designated for *Mixed-Use(M-U)* on the *Future Land Use Map* of the *Community Master Plan (CMP)* and is designated as a *Planned Unit Development* district on the *Proposed Zoning Map* (excerpts attached). Approval of the Rezoning will amend the Official Zoning Map and the CMP's *Proposed Zoning Map* (which is presently being updated via the CMP Renewal Project) will be updated with the new M-U designation.**

**Please see p.3-31 and p.3-32 of the Community Master Plan (CMP), regarding Rezoning Requests. The Planning Commission must review all supporting information, this report in particular, and the attachment titled *Rezoning Considerations for Planning Commissions*, and hold a public hearing for community input prior to making a determination of whether to recommend approval or the request as presented or not.**

- (2) Intent and Purpose of the Zoning Ordinance. Consistency with the basic intent and purpose of this Zoning Ordinance.

**Please see above - "Zoning District and Standards".**

- (3) Street System. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

**Lakeshore Boulevard is classified as a “Scenic Corridor” and it performs as an *urban local road* and in some sections as an *Urban Collector* road, per the Community Master Plan (see p.6-6), therefore vehicular traffic volumes are moderate.**

- (4) Utilities and Services. The capacity of the City’s utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the City.

**There are no problems anticipated.**

- (5) Changed Conditions Since the Zoning Ordinance Was Adopted or Errors to the Zoning Ordinance. That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.

**There has been a change in conditions as approval for the PUD has expired, and there was no related errors in the Zoning Ordinance.**

- (6) No Exclusionary Zoning. That the amendment will not be expected to result in exclusionary zoning.

**The proposal will not result in any substantial changes that would make exclusionary zoning more likely.**

- (7) Environmental Features. If a rezoning is requested, compatibility of the site’s physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.

**The proposed zoning is compatible with site’s physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.**

- (8) Potential Land Uses and Impacts. If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

**The proposed rezoning would allow all of the possible land uses for a Mixed-Use zoning district. The Planning Commission must determine the compatibility of the proposal in this location.**

- (9) Relationship to Surrounding Zoning Districts and Compliance with the Proposed District. If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.

**The proposed zoning is the same as the parcels north of this property.**

- (10) Alternative Zoning Districts. If a rezoning is requested, the requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.

**The LDC requirement for rezoning an expired PUD on sec. 54.323(I)(6) makes the specified district on the Future Land Use Map the only viable alternative.**

- (11) Rezoning Preferable to Text Amendment, Where Appropriate. If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.

**A text amendment would not be appropriate due to the requirements of LDC section 54.323(I)(6).**

- (12) Isolated or Incompatible Zone Prohibited. If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.

**The Planning Commission must determine if the proposed zoning would create an isolated or incompatible (see item #8 above) zone. There are other M-U zoning districts to the north and south of this parcel on Lakeshore Blvd.**

- (E) Notice of Adoption of Amendment. Following adoption of an amendment by the City Commission, one (1) notice of adoption shall be filed with the City Clerk and one (1) notice shall be published in a newspaper of general circulation in the City within fifteen (15) days after adoption, in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended. Amendments shall take effect eight (8) days after publication. A record of all amendments shall be maintained by the City Clerk. A Zoning Map shall be maintained by the City Clerk or his/her designee, which shall identify all map amendments. The required notice of adoption shall include all of the following information:
- (1) In the case of a newly adopted Zoning Ordinance, the following statement: "A zoning ordinance regulating the development and use of land has been adopted by the City of Marquette."
  - (2) In the case of an amendment(s) to the existing Zoning Ordinance, either a summary of the regulatory effect of the amendment(s), including the geographic area affected, or the text of the amendment(s).
  - (3) The effective date of the ordinance or amendment.

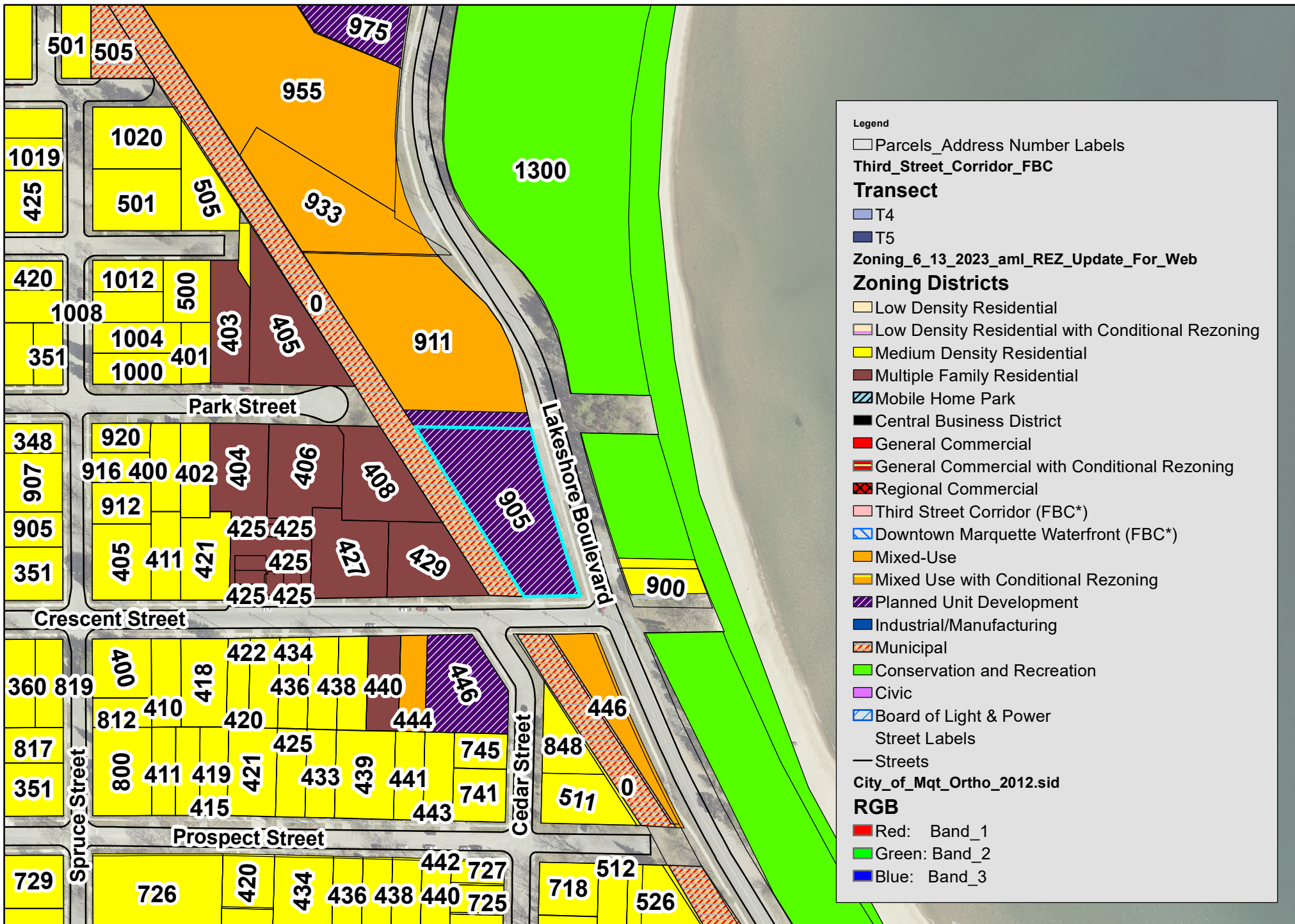
**If the proposed zoning amendment is adopted by the City Commission the requirements of this section will be met.**

**Additional Comments:**

The Planning Commission should consider the request, and the information provided in this analysis, and provide a recommendation to the City Commission via a motion on the proposed rezoning. Refer back to the case memo for a suggested motion format.

**Attachments:**

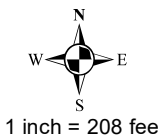
1. Existing Zoning and Location Map
2. Future Land Use Map
3. 2017 PUD Extension Request
4. Property owner notification of Public Hearing
5. 300 ft. Notice Memo



**Legend**

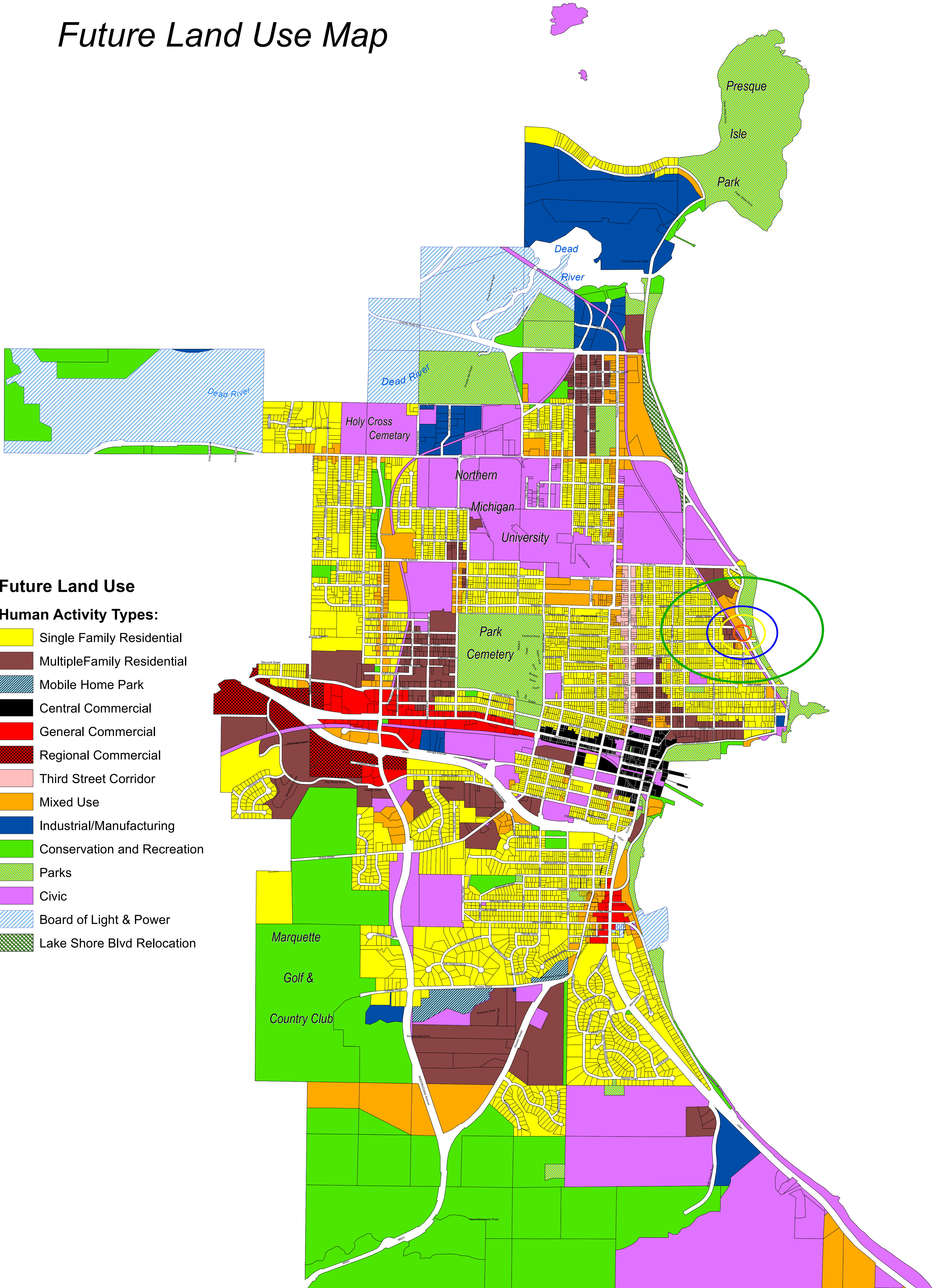
- Parcels\_Address Number Labels
- Third\_Street\_Corridor\_FBC**
- Transect**
- T4
- T5
- Zoning\_6\_13\_2023\_aml\_REZ\_Update\_For\_Web**
- Zoning Districts**
- Low Density Residential
- Low Density Residential with Conditional Rezoning
- Medium Density Residential
- Multiple Family Residential
- ▨ Mobile Home Park
- Central Business District
- General Commercial
- ▨ General Commercial with Conditional Rezoning
- ▨ Regional Commercial
- Third Street Corridor (FBC\*)
- ▨ Downtown Marquette Waterfront (FBC\*)
- Mixed-Use
- Mixed Use with Conditional Rezoning
- ▨ Planned Unit Development
- Industrial/Manufacturing
- ▨ Municipal
- Conservation and Recreation
- Civic
- ▨ Board of Light & Power
- Street Labels
- Streets
- City\_of\_Mqt\_Ortho\_2012.sid**
- RGB**
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

In regard to the map, the information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Marquette be liable for any damages, direct or consequential, from the use of the information.

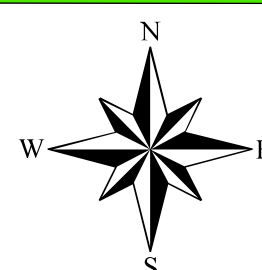


# MARQUETTE COMMUNITY MASTER PLAN

## *Future Land Use Map*



0 0.25 0.5 1 Miles



## 905 Lakeshore Boulevard – Site Photos



View looking north along Lakeshore Blvd., at Crescent St. (lower left) intersection.



View looking south along Lakeshore Blvd., from north end of 905 parcel and south end of 911 Lakeshore Blvd.



View north across 905 parcel from Crescent St. right-of-way.

RECEIVED

JUL 11 2017

Marquette City  
Community Development Office

TO: Members of the Marquette City Planning Commission

FROM: Christine and Daniel Emmendorfer *CE* *DE*

RE: 905 Lakeshore Blvd. PUD (Lakeshore Cottages) Timeline

DATE: July 11, 2017

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Due to a variety of reasons, we have not yet begun groundbreaking development on the Lakeshore Cottages Development.

Apparently the Planning Department has not received the final site plans addressing staff comments due to miscommunication between the project's architect, engineer, and us. While we thought all final revisions had been submitted apparently they have not. We have every intention of tying up mandated loose ends.

The good news is that we may be able to have all mandatory revisions on the final site plan as soon as possible and possibly before the commission's upcoming July 18<sup>th</sup> meeting.

We have received estimates for the first phase of the development and will likely be able to schedule that work for the fall of 2017 or spring of 2018. We anticipate moving forward within the next year.

We appreciate your past support and ask for your understanding and patience.



CITY OF MARQUETTE  
**PLANNING AND ZONING**  
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MARQUETTE, MI 49855  
(906) 228-0425  
www.marquettemi.gov

## **MEMORANDUM**

**TO:** Dan Emmendorfer and Christine Zenti  
**FROM:** Dave Stensaas, City Planner and Zoning Administrator  
**DATE:** September 6, 2023  
**SUBJECT:** **Rezoning of 905 Lakeshore Blvd**

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City staff will be initiating a rezoning process for your property at 905 Lakeshore Blvd and bring the request to the Planning Commission on October 3, 2023. The right to develop this property per the site plans for the Lakeshore Cottages Planned Unit Development (PUD) has been terminated due to non-completion, per Article 54.323(I)(6) of the City's Land Development Code:

**Expiration.** Within a period of two (2) years following approval of the PUD Agreement by the City Commission, preliminary plats (*Section 54.501*) or final site plans (*Section 54.1402*) for an area embraced within the PUD must be submitted as hereinafter provided. If such plats or plans have not been submitted within the two-year period, the right to develop under the approved plan shall be terminated by the City. Upon the developer's showing of good cause, the Planning Commission can recommend and the City Commission grant an extension of up to two (2) years for submission of the preliminary plat and/or final site plan. **If the right to develop under the approved plan is terminated by the City, the City shall commence rezoning the site to its previous zoning classification or a different zoning classification supported by the Master Plan, in accordance with *Section 54.1405*.**

The property is designated as Mixed-Use (M-U) on the Future Land Use Map in the City's *Community Master Plan*, and that will be the zoning district classification that will be proposed by staff for the rezoning, and that is the only zoning classification that is likely to be found compatible with the current adjacent land uses.

**Cc:** City Attorney, Zoning Official, Director of Community Development

September 14, 2023

Dear Property Owner or Occupant:



RE: Notice of PUBLIC HEARING before the Marquette City Planning Commission regarding: **03-REZ-10-23 – 905 Lakeshore Blvd. (PIN: 0370190)**

The City of Marquette is requesting to rezone the property located at 905 Lakeshore Blvd. which is zoned **Planned Unit Development (PUD)** to be zoned **Mixed-Use (M-U)**. The right to develop this property per the site plans for the Lakeshore Cottages Planned Unit Development (PUD) has been terminated due to non-completion, per Article 54.323(I)(6) of the City's Land Development Code. The property is designated as Mixed-Use (M-U) on the Future Land Use Map in the City's *Community Master Plan*.

You are being notified of the public hearing referenced above because you own or occupy property within 300 feet of the property.

The public hearing for this request will be at 6 p.m. in the Commission Chambers at City Hall on Tuesday, **October 3, 2023**. If you wish to comment on this matter, you may do so at that time.

Written comments may also be submitted to the Community Development Department located at 1100 Wright Street, Marquette, Michigan 49855 or e-mail [alanders@marquettemi.gov](mailto:alanders@marquettemi.gov). Written submissions will be accepted until 12:00 p.m. on October 3, 2023.

The Land Development Code language pertaining to the request is available for review at the Community Development Department's office at the Municipal Service Center during 7:30 a.m. to 4:30 p.m., Monday through Friday. Otherwise, you can request to have the material e-mailed to you by e-mailing [alanders@marquettemi.gov](mailto:alanders@marquettemi.gov). You can also view the Land Development Code on our website at [www.marquettemi.gov](http://www.marquettemi.gov).

Please contact me if you have any questions at 906.225.8383 or e-mail [alanders@marquettemi.gov](mailto:alanders@marquettemi.gov).

Sincerely,

A handwritten signature in black ink that reads "Andrea Landers".

Andrea M. Landers  
Zoning Official