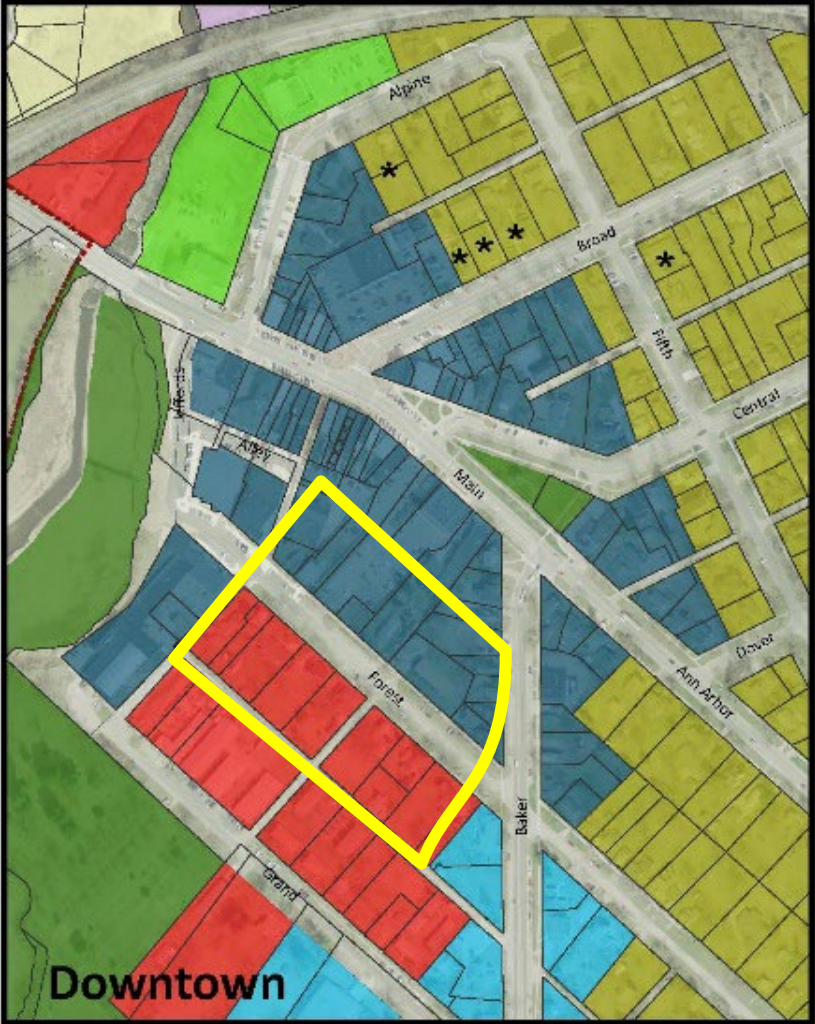


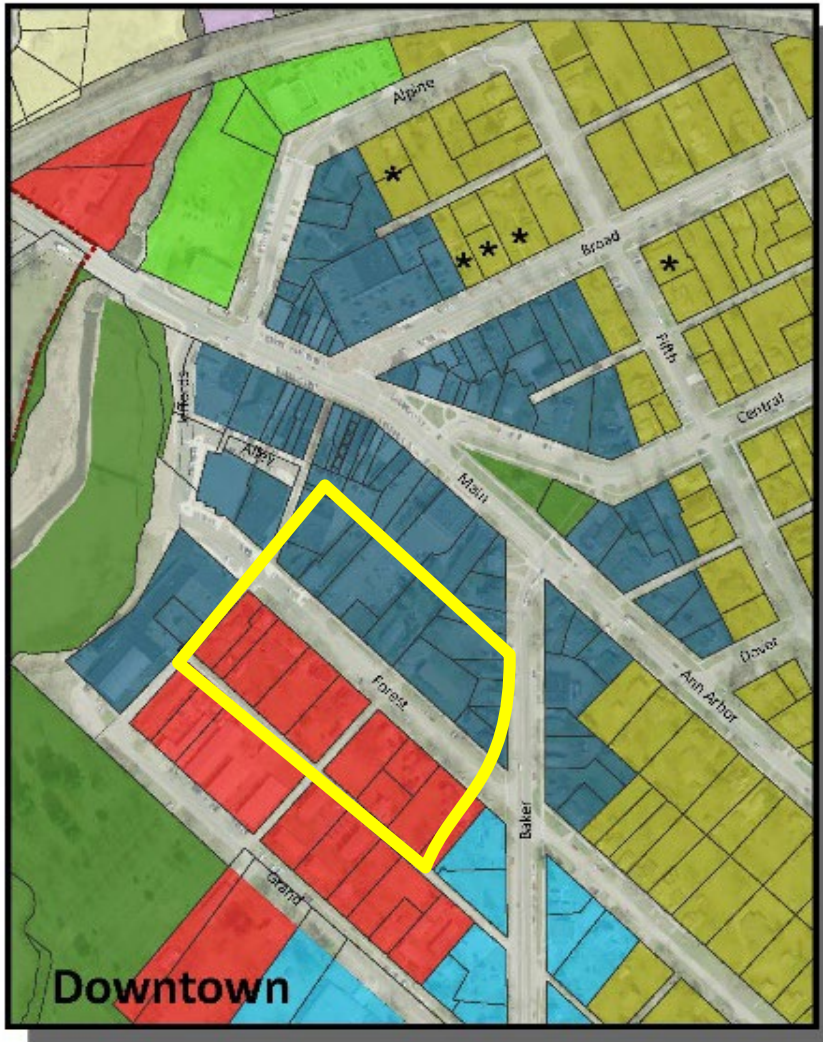
Future Land Use Downtown



Urban Design Rule

Like should face like

Future Land Use Downtown



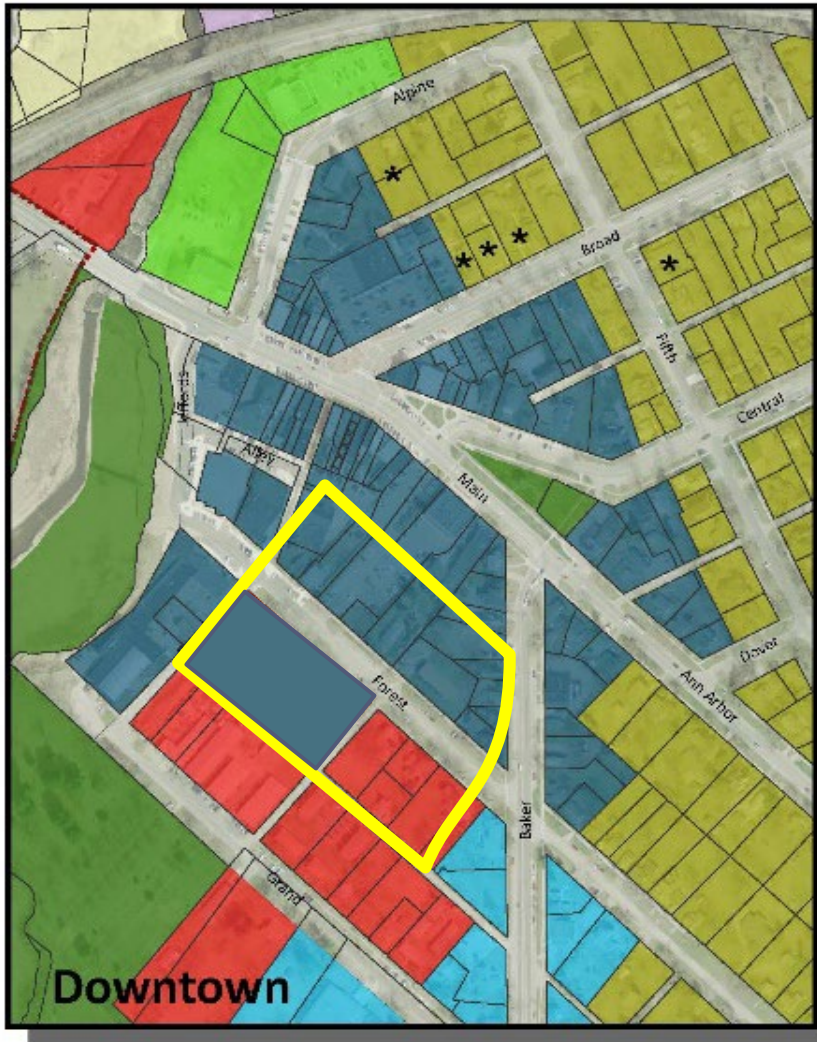
Urban Design Rule

Like should face like

Question

Change a block on Forest to
Downtown?

Future Land Use Downtown



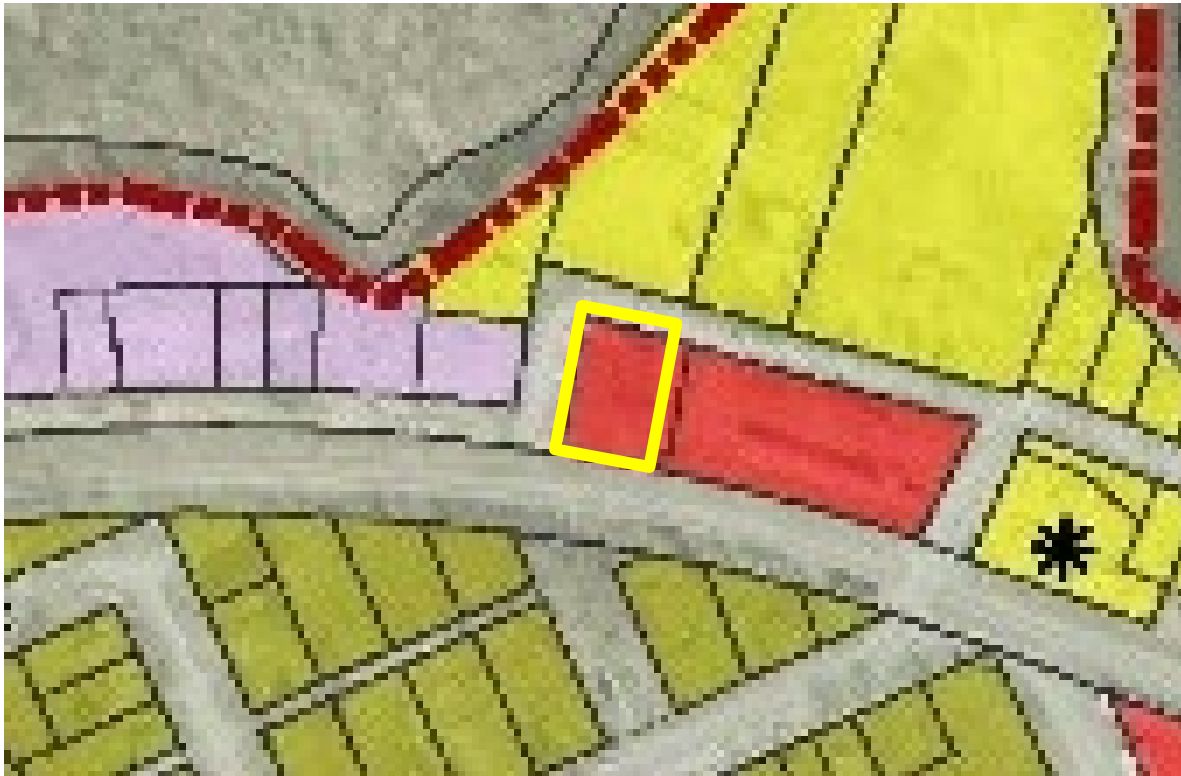
Urban Design Rule

Like should face like

Question

Change a block on Forest to
Downtown?

Future Land Use – 8155 Huron

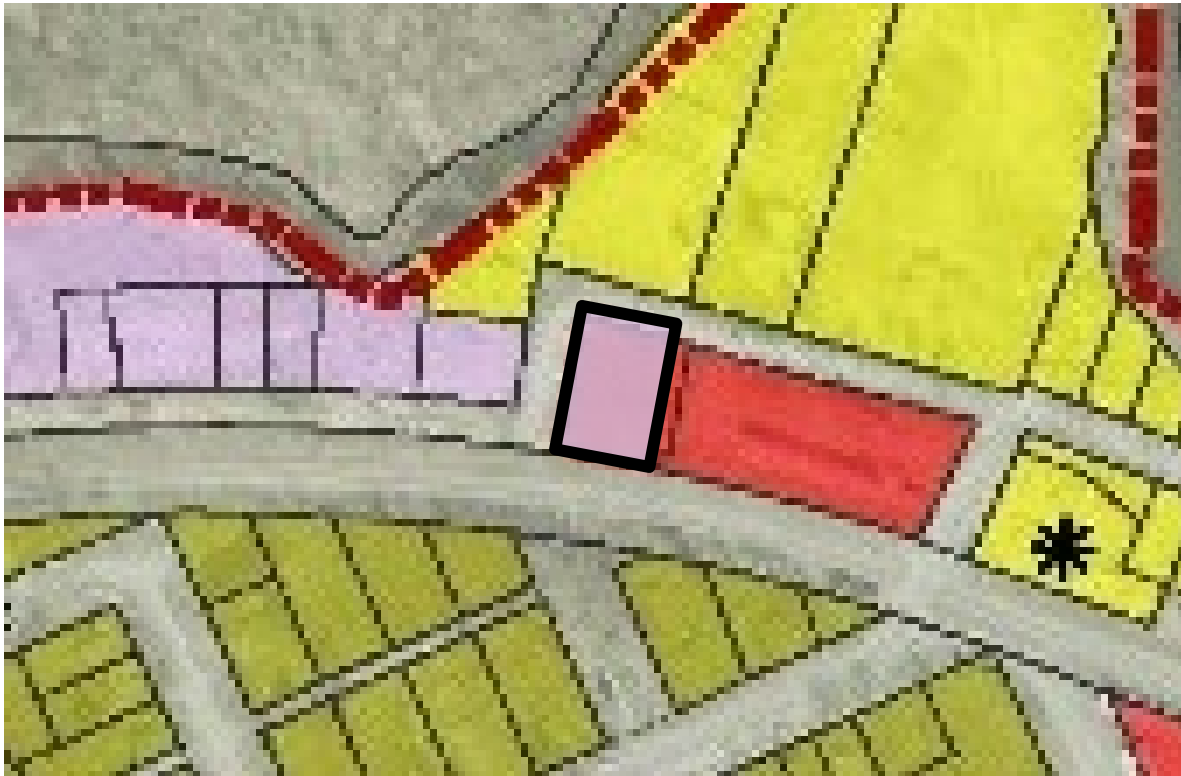


Request from
Property Owner

Change to light
industrial



Future Land Use – 8155 Huron



Request from
Property Owner

Change to light
industrial

Question

Should the map be
changed?



Michelle Aniol

From: Bob Wood <bob@alphametal.com> on behalf of Bob <bobwood@alphametal.com>
Sent: Tuesday, April 09, 2019 3:27 PM
To: maniol@DexterMI.gov
Subject: RE: Zoning Master Plan

Michelle Aniol
Community Development Manager

RE: Zoning Master Plan

Dear Michelle

I am glad to see you are revising the city master zoning plan. As you do this would you please consider rezoning Our property at 8155 Huron St back to its original I1. Light industrial. I suggest the following reasons.

1. It was zoned I1 when we bought it in 1986, It is not unreasonable to expect that the building would continue be usable in that capacity. It is 20,000 sq. ft. of industrial space and is served by the appropriate utilities. Megan in her introduction noted that one of the policy objectives was to allow existing structures to be utilized to their highest potential. Any other use would be not utilize the potential of the building as it stands today. I understand that we may continue to use it in the original zoning capacity as long as we wish but another classification would however impact the salability of the property and its valuation. Valuation is important since the buildings value is part of the consideration that banks use in lending money to small business.
2. The property to the west from the waste water treatment plant, Stacy's, and our parking lot are all zoned I1. Zoning our building I1 would be consistent with the neighboring uses and would make it part a contiguous Light Industrial zone.
3. At Monday's meeting you mentioned that it could be commercial. We are not in a high traffic area that normal commercial business would be. There would never be the drive by exposure that typifies commercial business and the building would not be use to its full potential.
4. It could never be used as residential without completely raising it. Even then the location with streets on 2 sides, railroad tracks at the back and a commercial building on the east would not make desirable location for a residence and would be inconsistent with the other uses on the south side of the street.

Thank you for considering our request.

Sincerely,

Bob Wood PE, Founder
Phone: 734-426-2855