



October 9, 2019

Council Meeting of October 15, 2019

SUBJECT: Special Use Permit Amendment -  
2951 Leon Street – Lincoln Park  
Elementary School

The Honorable Mayor  
and  
Members of the City Council

Ladies and Gentlemen:

Holland Engineering, on behalf of Mona Shores Public Schools, is requesting a Special Use Permit Amendment for an addition and site improvements to Lincoln Park Elementary School. The proposed Amendment includes an addition, as well as various other improvements including a stormwater basin, expanded parking lot, and other outdoor recreational activity areas. This site was previously granted a Special Use Permit.

A prepared resolution is attached for the Council’s consideration.

Respectfully submitted,

Mark C. Meyers  
City Administrator

/tsw  
Attachment

Administration/City Clerk (231) 798-4391	Assessing Division (231) 799-6806	Building Division (231) 799-6801	Finance/Treasurer (231) 799-6805	Fire Prevention (231) 799-6809	Fire Department (231) 798-2255
Parks/Recreation (231) 799-6802	Planning/Zoning (231) 799-6800	Police Department (231) 733-2691	Public Works (231) 799-6803	Streets Division (231) 798-2156	Water/Sewer (231) 799-6804

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby grants/denies a Special Use Permit amendment to Holland Engineering, on behalf of Mona Shores Public Schools, for a building addition and other site improvements to Lincoln Park Elementary School located at 2951 Leon Street.

At a regular meeting of the City Council of the City of Norton Shores, held at the Norton Shores Branch Library, 705 Seminole Road, on the 15<sup>th</sup> day of October, 2019, the foregoing resolution was moved for adoption by Council Member . The motion was supported by Council Member .

Ayes:

Nays:

Excused:

Resolution declared adopted/denied.

Shelly Stibitz, City Clerk



## Internal Memo

October 7, 2019

TO: City Council Members

FROM: Ted Woodcock, Planning and Zoning Administrator TSW

SUBJECT: Special Use Permit Amendment, 2951 Leon Street

Please find the following comments regarding the Special Use Permit Amendment for Lincoln Park Elementary School, 2951 Leon Street.

### MASTER PLAN

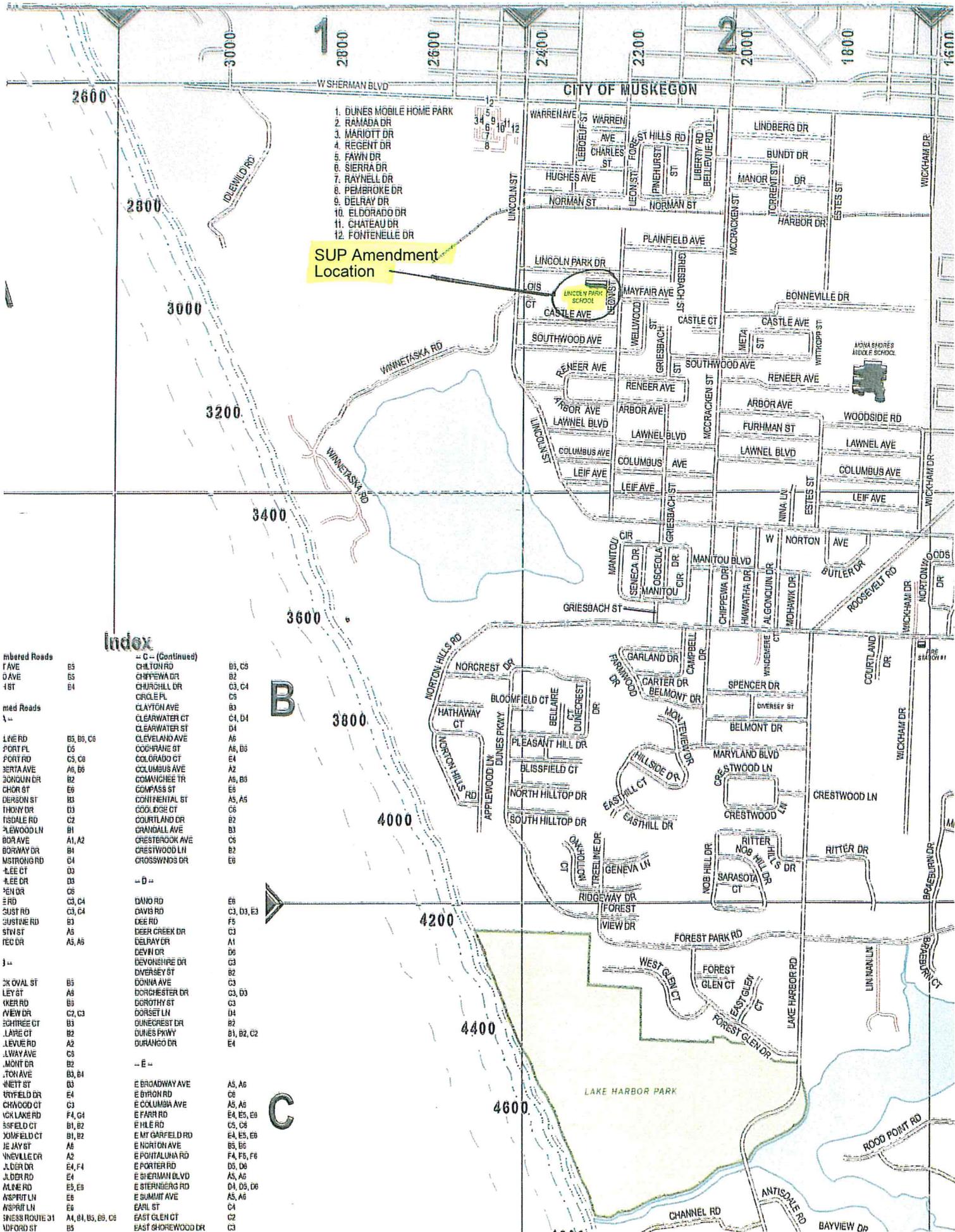
The current zoning of the property at 2951 Leon Street is Special Use Development (SUD). The Master Plan has Lincoln Park Elementary building and surrounding neighborhood designated as "Medium Density Residential." The surrounding neighborhood adjacent to the school northward is also zoned "Medium Density Residential", which is appropriate for R-3 & R-4 Single Family Residential, which all the homes are zoned for.

### LAND USE

The existing uses that surround Lincoln Park Elementary are single family residential dwellings, as well as some duplex residential dwellings. The current use for 2951 Leon Street is a public school and the addition will not alter the existing land use.

### COMMENTS

The preliminary site plan for the Lincoln Park Elementary improvements are a building addition to the southwest corner of the building, as well as reconfiguring parking lots and driveways to the existing public roads. The Police Department has reviewed the new drives and drop-off areas and has given their approval. The improvements will also include more landscaping, and new signage. There will also be changes with the outdoor recreation areas.



1. DUNES MOBILE HOME PARK
2. RAMADA DR
3. MARIOTT DR
4. REGENT DR
5. FAWN DR
6. SIERRA DR
7. RAYNELL DR
8. PEMBROKE DR
9. DELRAY DR
10. EL DORADO DR
11. CHATEAU DR
12. FONTENELLE DR

**SUP Amendment Location**

**Indexed Roads**

1st Ave	E5
2nd Ave	E5
3rd St	E4

**Med Roads**

1st Rd	E5, E6, C6
2nd Rd	E5
3rd Rd	C5, C6
4th Ave	A6, B6
5th Dr	B2
6th St	E9
7th Dr	B3
8th Rd	C2
9th Rd	B3
10th Ln	B1
11th Ave	A1, A2
12th Dr	B4
13th Rd	B4
14th St	D3
15th Dr	D3
16th Rd	C6
17th Rd	C3, C4
18th Rd	C3, C4
19th Rd	B3
20th St	A5
21st Dr	A5, A6

**Other**

22nd Oval St	B5
23rd St	A6
24th Rd	B5
25th View Dr	C2, C3
26th Tree Ct	B3
27th Lane Ct	B2
28th Ln	A2
29th Ave	C5
30th Dr	B2
31st Ave	B3, B4
32nd St	D3
33rd Dr	E4
34th Ct	C3
35th Lane Rd	F4, G4
36th Ct	B1, B2
37th Ct	B1, B2
38th St	A6
39th Dr	A2
40th Rd	E4
41st Rd	E5, E6
42nd Ln	E6
43rd Ln	E6
44th St	E6
45th St	E6
46th St	E6
47th St	E6
48th St	E6
49th St	E6
50th St	E6

**Index**

-- C -- (Continued)

CHLTON RD	B3, C5
CHIFFWA DR	E2
CHURCHILL DR	C3, C4
CIRCLE PL	C5
CLAYTON AVE	B3
CLEARWATER CT	C4, D4
CLEARWATER ST	D4
CLEVELAND AVE	A6
COCHRANE ST	A6, B5
COLORADO CT	E4
COLUMBUS AVE	A2
COMANCHE TR	A5, B9
COMPASS ST	E5
CONTINENTAL ST	A5, A5
COOLIDGE CT	C5
COURTLAND DR	B2
COURTLAND DR	B3
GRANDALL AVE	B3
CRESTOCK AVE	C5
CRESTWOOD LN	C5
CROSSWINDS DR	E6

-- D --

DANIO RD	E6
DAVIS RD	C3, D3, E3
DEE RD	F5
DEER CREEK DR	C3
DELRAY DR	A1
DEVIN DR	D6
DEVONSHIRE DR	C3
DIVERSEY ST	B2
DIVERSEY ST	C3
DONNA AVE	C3, D3
DORCHESTER DR	C3
DOROTHY ST	D4
DORSET LN	D4
DUNECREST DR	B2
DUNES PKWY	B1, B2, C2
DURANGO DR	E4

-- E --

E BROADWAY AVE	A5, A6
E BYRON RD	C6
E COLUMBIA AVE	A5, A6
E FARR RD	E4, E5, E6
E HILE RD	C5, C6
E MT GARFIELD RD	E4, E5, E6
E NORTON AVE	B5, B5
E PONTALUNA RD	F4, F5, F6
E PORTER RD	D5, D6
E SHERMAN BLVD	A5, A6
E STERNBERG RD	D4, D5, D6
E SUMMIT AVE	A5, A6
EARL ST	C4
EAST GLEN CT	C2
EAST SHOREWOOD DR	C2

**B**

**C**

