

	SPLIT ZONED PARCELS					
Word Doc Reference Number	Parcel ID #'s	Owner	Zoning District #1	Zoning District #2	ROWE RECOMMENDED ZONING DISTRICT	Explanation
1	160-120-002-007-00	City of Beaverton	R-1	CON	R-1	Land locked parcel with some floodplain and wetland areas present. FLU Map is identical to zoning map, split zoned in same area for Low Density Res & Conversation. Current parcel area is 95% R-1 zoning.
2	160-100-009-006-00	City of Gladwin Housing Commission	R-1	C-2	C-2	Gladwin City Housing Commission building. Main parcel is R-1, looks like a smaller parcel combined with the main parcel. Smaller parcel was C-2. This parcel is now commercial in nature with a large non-residential building on it.
3	160-007-200-028-00	"Robinson Benard & Ross St, Beaverton"	R-1	C-2	R-1	Weirdly shaped parcel. Floodplains and wetlands may not be on this parcel, but it is close. Potential for wetlands on the Tabacco River boarding side. FLU Map "Low Density Residential."
4	160-007-200-019-01	City of Beaverton	CON	R-1	CON	City of Beaverton Dam. Should be conservation zoning.
5	160-007-200-008-00	"Wilson Ronald & Terry Trust"	R-1	CON	R-1	Single Family Home parcel with typo of Tabacco River spilling on to parcel.
6	160-007-200-010-10	"Govitz Lenard S Etal"	R-1	CON	R-1	Single Family Home parcel with typo of Tabacco River spilling on to parcel.
7	160-007-300-067-00	City of Beaverton	IND	R-1	N/A	City owned, this parcel is a stretch of public road and should not have a zoning class
8	160-007-202-019-03	City of Beaverton	CON	R-1	CON	Combination of a peninsula within the Tabacco River, the river itself, and land just West of the dam.
9	160-007-200-011-00	"Lang Daniel J Center St"	R-1	CON	R-1	R-1 Parcel, R-1 on FLU Map, boundary extends through Tabacco River onto peninsula.
10	160-007-200-045-00	City of Beaverton	R-1	CON	CON	Vacant wooded area behind SFH. Appears to have a very small buildable area. FLU map is identical to zoning map. Split zone reflected on FLU
11	160-007-200-047-00	City of Beaverton	CON	R-1	CON	Landlocked parcel. Appears a parcel combination occurred here.
12	160-007-200-045-00	City of Beaverton	CON	R-1	CON	Appears a parcel combination occurred here
13	160-007-202-019-02	"Hale Edward"	CON	R-1	CON	Landlocked & Non-buildable parcel. Wooded area abutting Tabacco River.

GUIDE TO THIS DOCUMENT. City of Beaverton Split Zones – Map Information By Parcel

- Initially, ROWE was tasked with assisting the City to update the Zoning Map to include parcels that have recently been annexed to the City.
- The first step in this process was to obtain an updated “parcel data layer” from Gladwin County Equalization, that would include these annexed parcels as City of Beaverton land. Then, ROWE inputs that parcel data layer into a map making software called ARC GIS PRO.
- After working with this updated parcel layer, ROWE identified 13 parcels as “split zones.”
 - o On the former zoning map, 2 zoning classifications were present for each of the 13 parcels.
 - o On the new zoning map, we need to determine which zoning classification is correct for each parcel.
 - This is a best practice way to fix the map. It is NOT good zoning practice to have parcels with two zoning classifications. This can lead to zoning ordinance enforcement issues and confusion.
- Speaking with the City assessing office, there are no helpful records for parcel combinations or changes that could explain these split zones.
- Now, it would be best practice for the City to rezone all split zoned parcels to just one zoning district for each parcel.

- This document provides a detailed summary for each parcel identified as a “split zoned” parcel. See the supporting excel sheet for more information.
 - o For each parcel sheet in this document...
 - **On the left side of the page**, a clip of the City’s existing zoning map is included. Within the red box, the subject parcel can be found.
 - **On the right side of the page**, a clip from Gladwin County GIS is included. (County GIS used the most updated parcel data layer). These images show the true boundaries of the parcel in question, as it stands today.

- On the final page of this document, there is a list of next steps for the City to address this issue.

City of Beaverton Split Zones – Map Information by Parcel

1. 160-120-002-007-00 (City owned)

- a. Land locked parcel with some floodplain and wetland areas present. FLU Map is identical to zoning map, split zoned in same area for Low Density Res & Conversation. Current parcel is Conversation in nature, however 95% of the parcel is shown as R-1 zoning.

Zoning Recommendation: R-1, Low Density Residential.

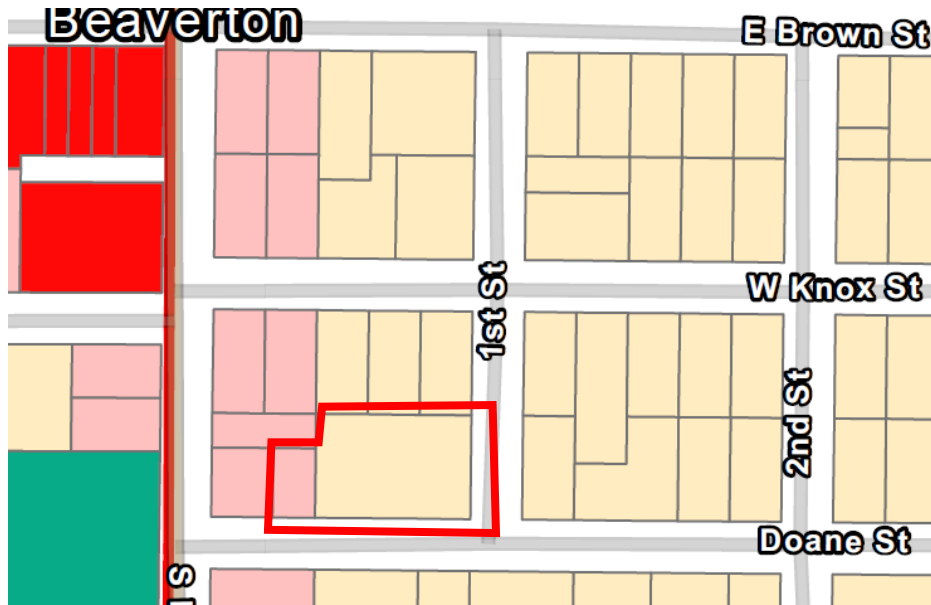


Legend	
	M-18
	Political Boundaries
Zoning Districts	
	R-1 Low Density Residential
	R-2 Medium Density Residential
	R-3 High Density Residential
	C-1 Downtown Commercial
	C-2 Regional Commercial
	CON Conservation
	INST Institutional
	IND Industry & Technology

2. 160-100-009-006-00

- a. Gladwin City Housing Commission building. Main parcel is R-1, looks like a smaller parcel was combined with the main parcel. Smaller parcel was C-2. This parcel is commercial in nature.

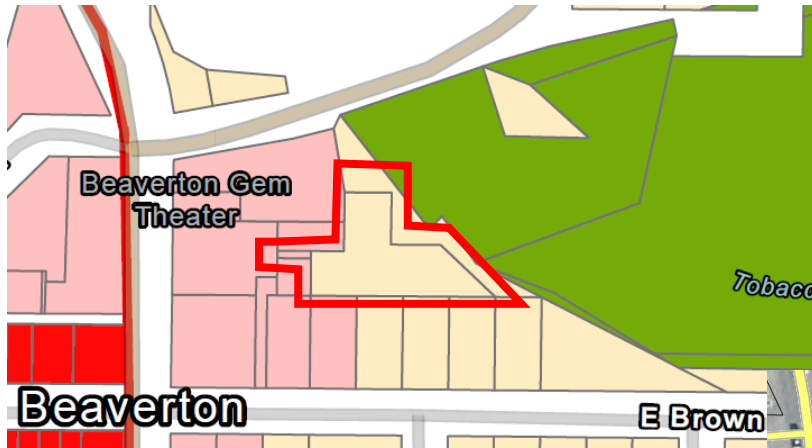
Zoning Recommendation: C-2, Regional Commercial.



3. 160-007-200-028-00

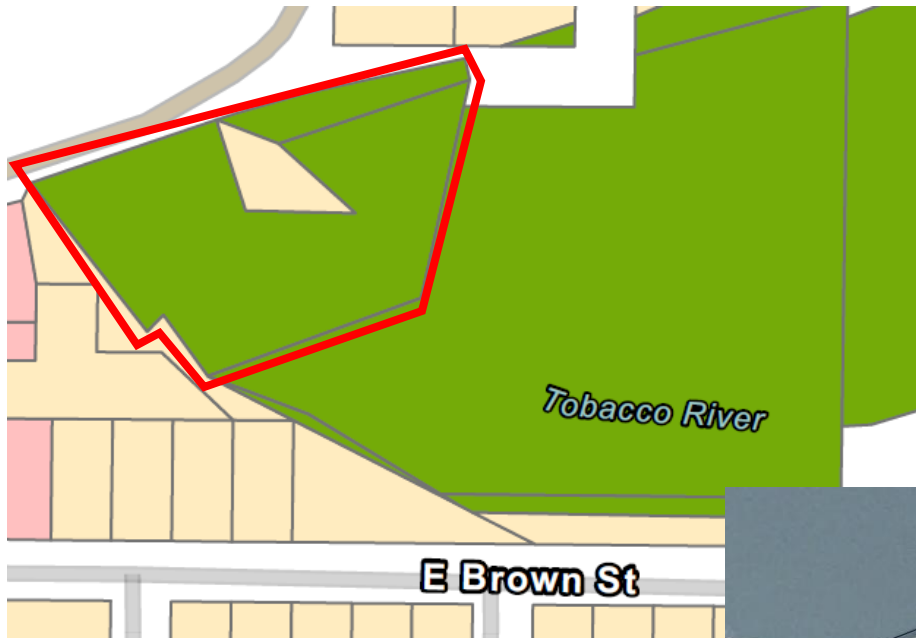
- a. Weirdly shaped parcel. Floodplains and wetlands may not be on this parcel, but it is close. Potential for wetlands on the Tobacco River boarding side. FLU Map “Low Density Residential.”

Zoning Recommendation: R-1, Low Density Residential.



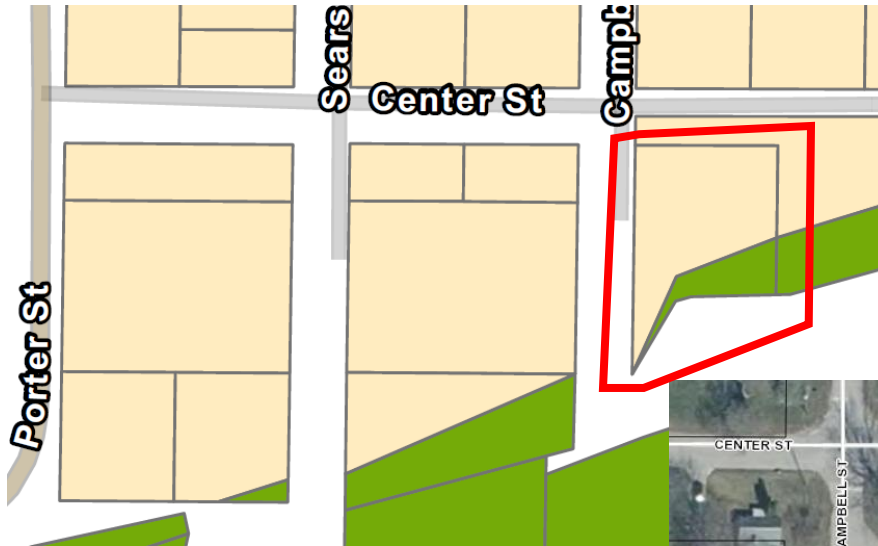
4. 160-007-200-019-01 (City owned)

a. City of Beaverton Dam. **Zoning Recommendation: Conservation.**



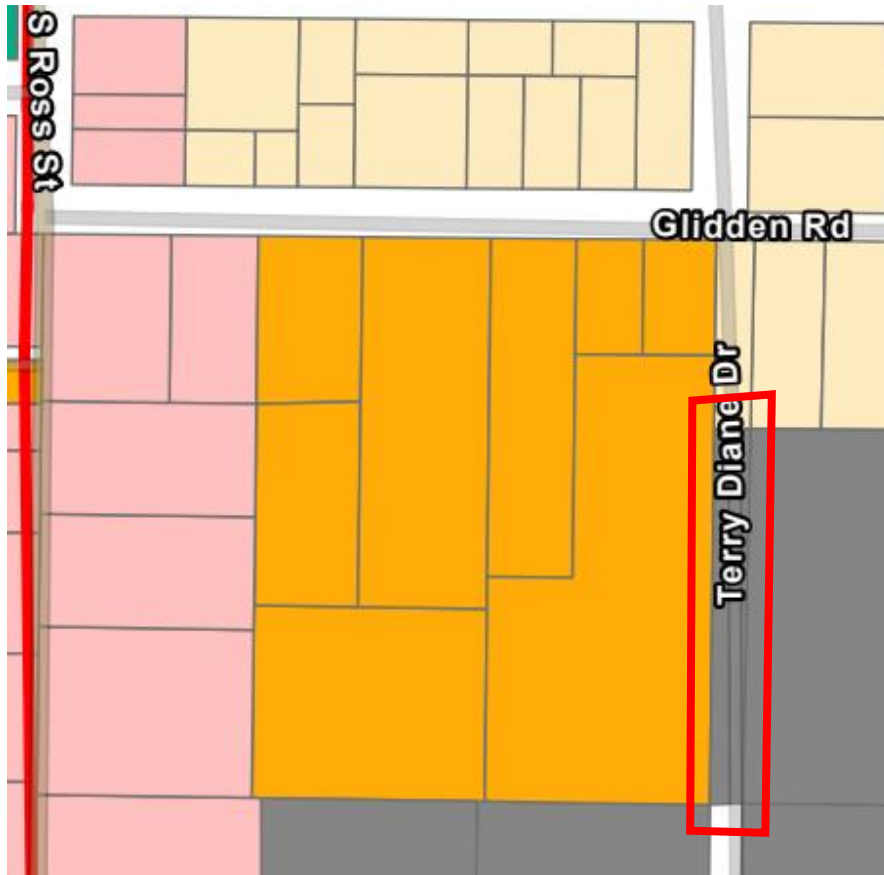
5. 160-007-200-008-00 (Private Property)

- a. Single Family Home parcel with typo of Tobacco River spilling on to parcel. **Recommended Zoning: R-1, Low Density Residential.**



7. 160-007-300-067-00

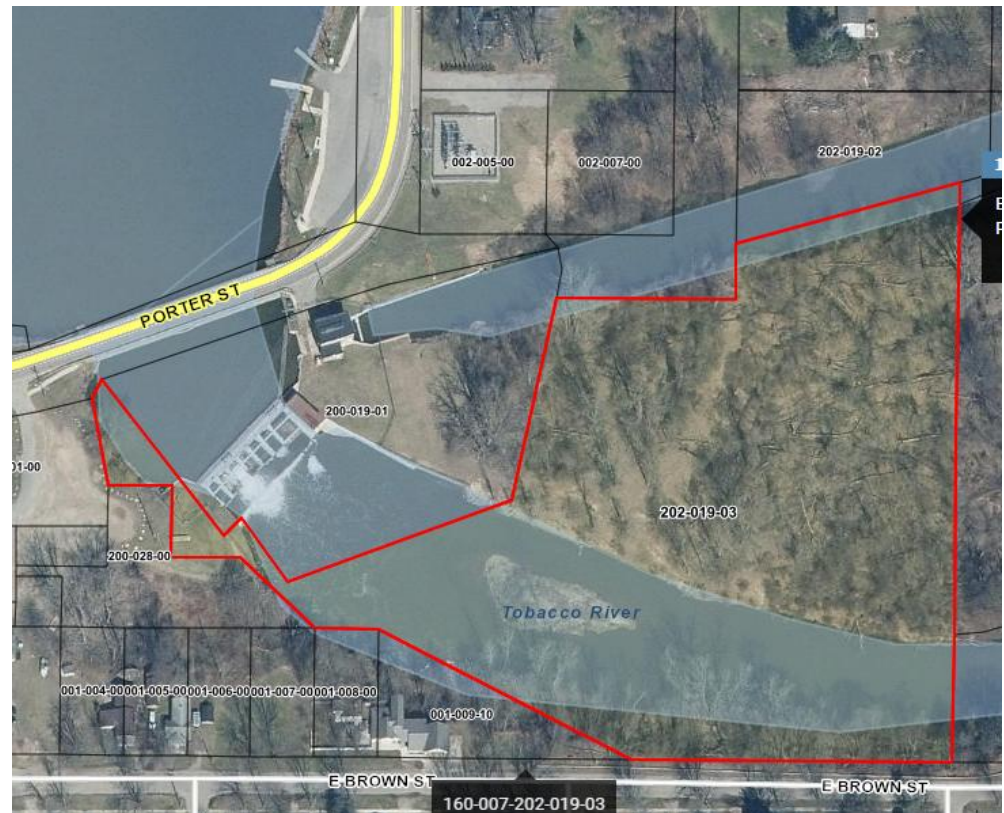
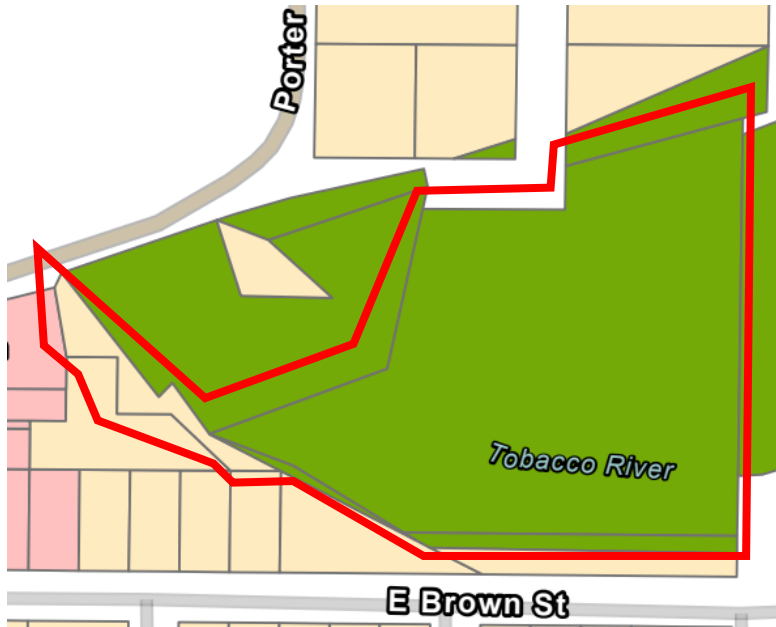
- a. City owned, this parcel is a stretch of public road and should not have a zoning class. **No rezoning necessary, ROWE will remove from the zoning map.**



8. 160-007-202-019-03 (City owned)

- a. Combination of a peninsula within the Tobacco River, the river itself, and land just West of the dam.

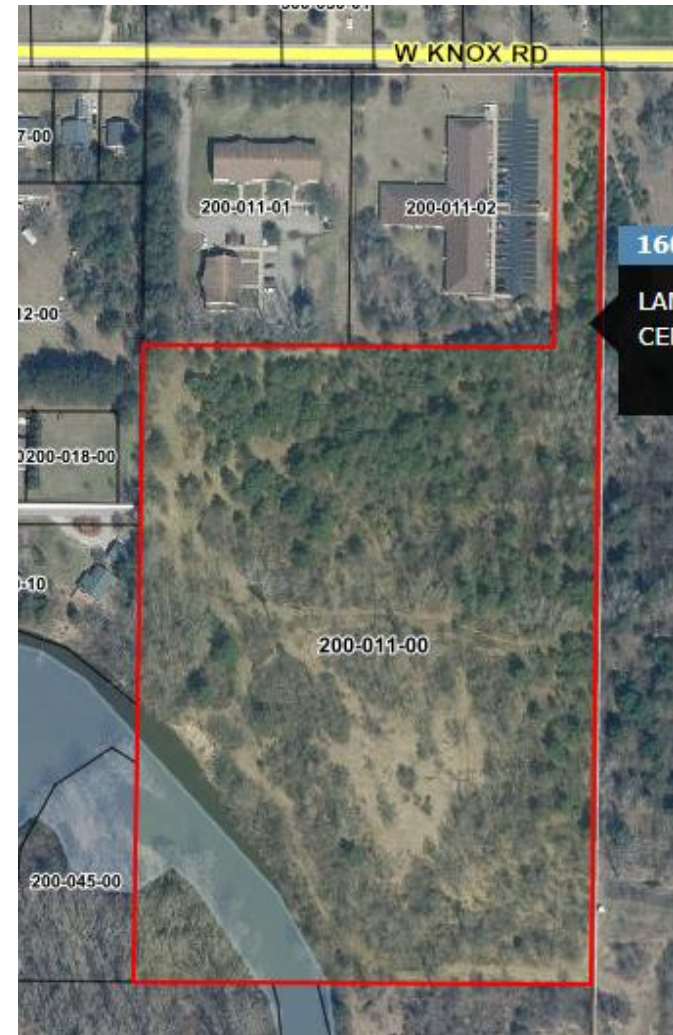
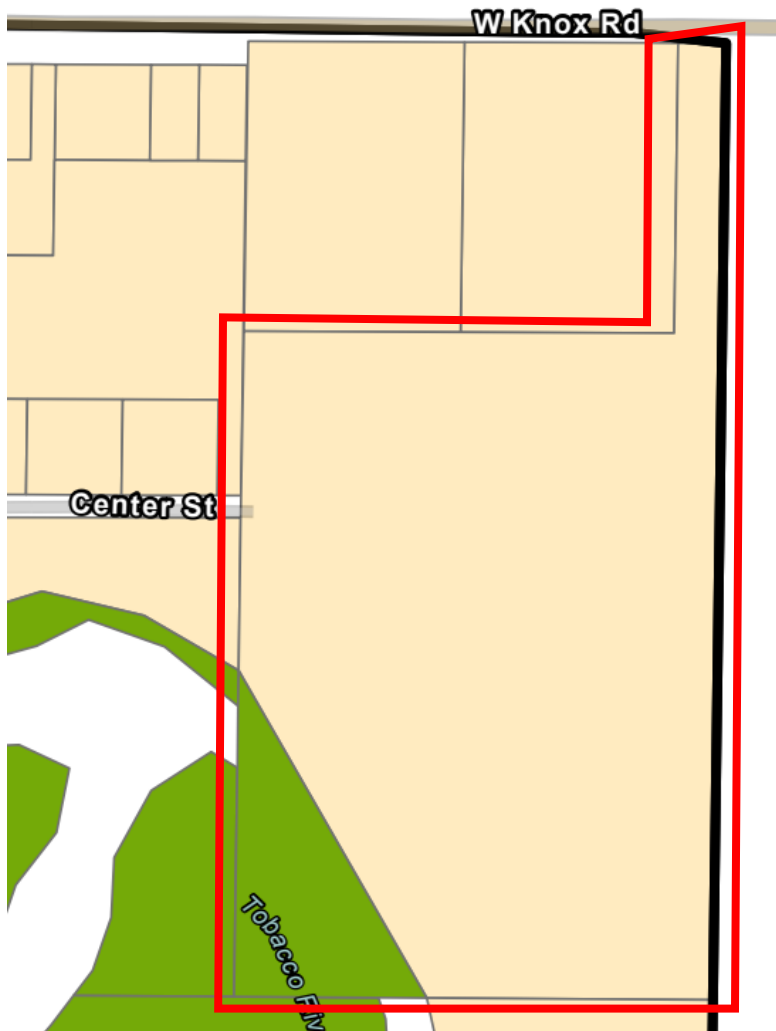
Recommended Zoning: Conservation.



9. 160-007-200-011-00

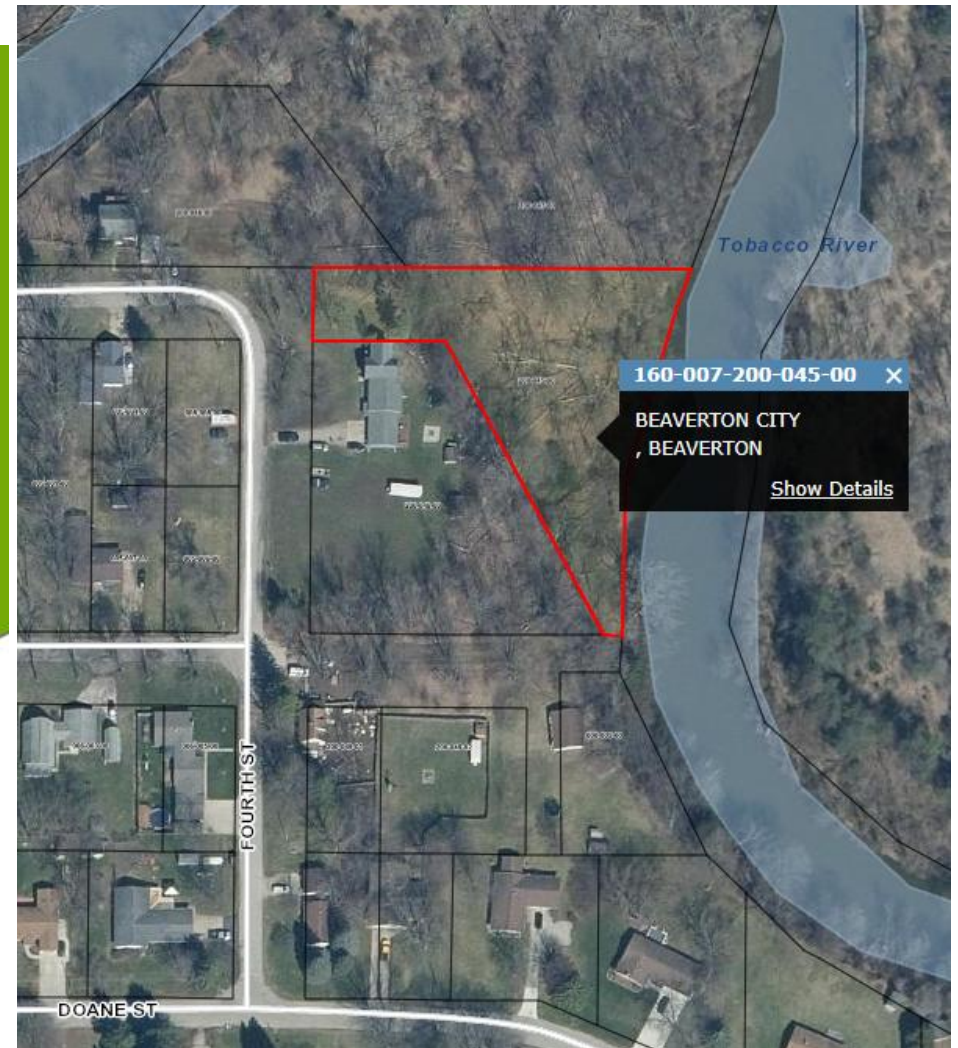
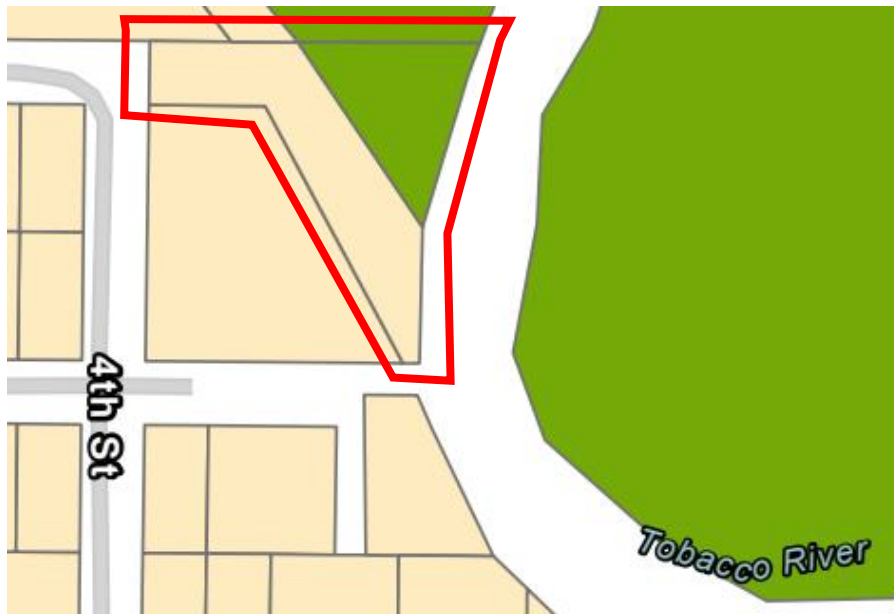
- a. R-1 Parcel, R-1 on FLU Map, boundary extends through Tabacco River onto peninsula.

Recommended Zoning: R-1, Low Density Residential



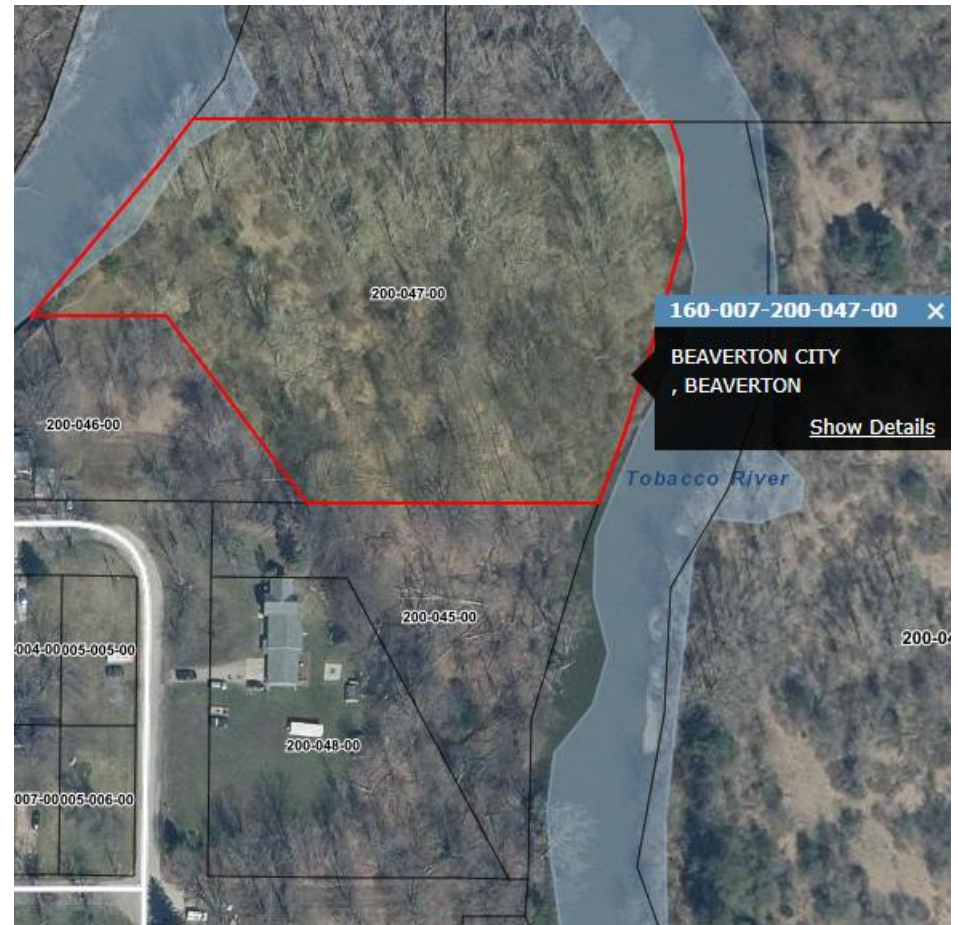
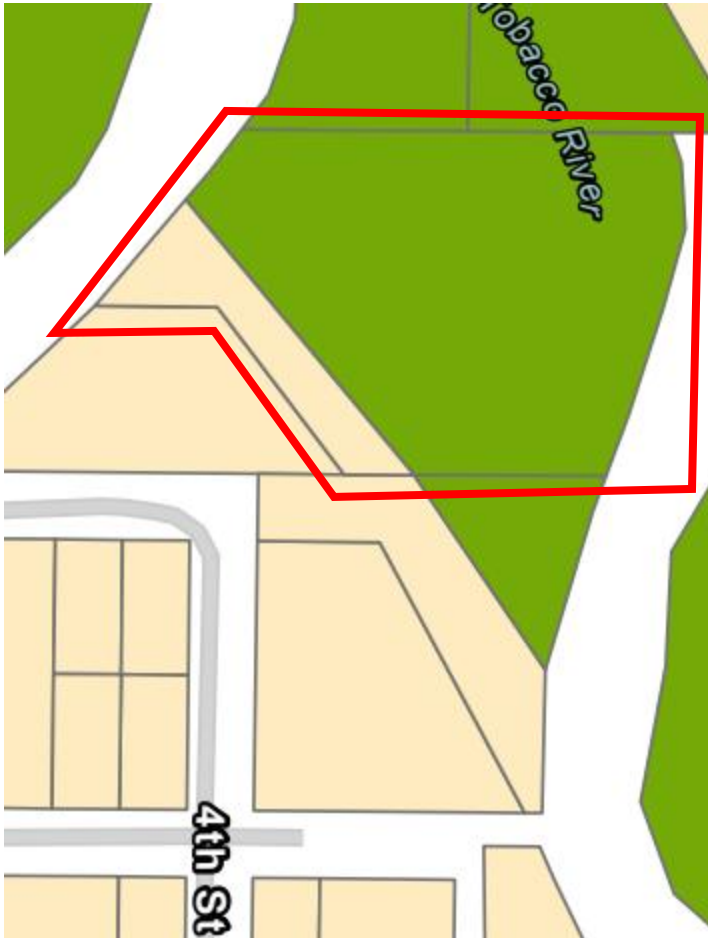
10. 160-007-200-045-00 (City Owned)

- a. Vacant wooded area behind SFH. Appears to have a very small buildable area. **Recommended Zoning: Conservation.**



11. 160-007-200-047-00 (City Owned) (Duplicate PID with #12)

- a. Landlocked parcel. Appears a parcel combination occurred here. **Recommended Zoning: Conservation**



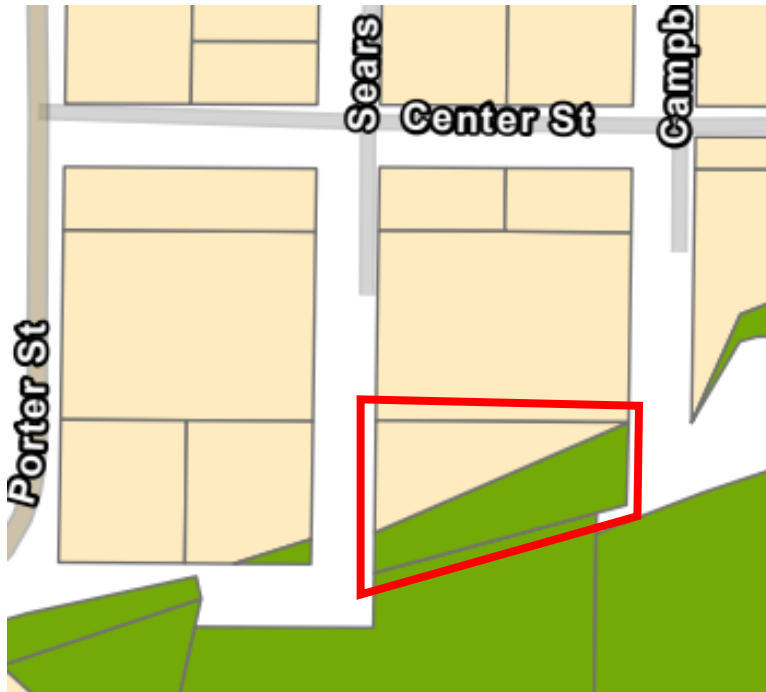
12. 160-007-200-045-00 (City Owned) (Duplicate PID with #12)

- a. Appears a parcel combination occurred here. **Recommendation: Conservation**



13. 160-007-202-019-02

- a. Landlocked & non-buildable parcel. Wooded area abutting Tabacco River. **Recommended Zoning: Conservation.**



Next Steps:

1. Planning Commission to review and discuss this document. Planning Commission to come to agreements regarding the “zoning recommendations” made by ROWE. Agree with recommendations for each parcel OR alter recommendations.
 - a. If there are changes to be made to these recommendations, ROWE will adjust this document.
2. Planning Commission to make a motion to set a public hearing (1) to correct the 13 identified map errors. “13 City led rezonings to correct map errors.” (*Zoning Ord, Section 5.111.2.B*)
3. Notice of public hearing sent to (1) the local paper and (2) all property owners and all property owners/occupants within 300’ of each subject property. Notice must be postmarked and appear in the local paper no less than 15 days before the scheduled Public Hearing. (*Zoning Ord, Section 5.111.3.B*)
 - a. ROWE can assist with creating a mailing list and executing this mailing, if the City would like.
4. Planning Commission holds (1) public hearing on the 13 proposed rezonings. (*Zoning Ord, Section 5.111.3.C*)
5. Planning Commission recommends proposed rezonings for approval to City Council.
6. (Optional) City Council may hold another Public Hearing on the proposed rezonings.
 - a. City Council is REQUIRED to hold a public hearing upon request of any property owner. (By mail to the Clerk)
7. City Council discusses and approves the rezonings to correct map errors. (*Zoning Ord, Section 5.111.3.D*)
8. Copies of the updated zoning map are distributed and posted on the City website.
9. Notice of adoption of the Zoning Map Amendments published in the newspaper within 15 days of City Council adoption. (*Zoning Ord, Section 5.111.3.F*)