

The Need for Restrictions

The Gratiot Redevelopment site is located in the heart of badly blighted areas. It adjoins areas proposed for future redevelopment.

Redevelopment of the site is impossible without the aid of cash subsidies from the federal and city governments. Thus, these two branches of government have considerable stake in this area.

The prospective developers and future occupants of the site also have a substantial interest in its proper development. The developers are anxious to protect their investments and rights. The future residents must be assured that the development will be guided by standards sufficiently good to assure a living area that will enjoy stability throughout the years, that will attract families by its amenities, and that will inspire residents to maintain properties satisfactorily.

The area should be developed in accordance with standards that are good enough to insure the future stability of the neighborhood and to prevent it from reverting to the level of the slums. Without attaining this objective, future extension of the redevelopment of blighted areas will be greatly hampered.

The City Plan Commission, therefore, considers it to be absolutely necessary that the city enter into agreements with each developer and write restrictions to insure that the following objectives will be carried out.

1. No speculation in real estate.
2. Completion of development within reasonable time.

3. Building of substantial buildings of good appearance and well designed.
4. Proper arrangement of buildings on land with adequate open spaces.
5. Replatting of parcels before resale.

Because of the nature of the redevelopment project, present codes and regulations do not entirely insure that all of the objectives noted above will be satisfactorily carried out. It is, therefore, proposed that a set of regulations, to supplement all existing codes and regulations, be adopted in the form of restrictive covenants to run with the land, these restrictions to be binding upon all developers and subsequent successive purchasers.

It is proposed that the following points be covered in the restrictions:

1. Require time limit on construction.
To prevent land speculation.
2. Require parcel to be fully developed before resale by developer.
3. Permit the resale of individual dwelling units only if contained in 2-story terrace-type buildings. The resale of units in apartment and flat buildings to be permitted only under cooperative ownership.
To avoid a type of ownership which would result in weak control of maintenance and operation.
4. Require a replatting of parcel containing terrace-type

building before sale of individual dwelling unit.

To avoid a legal description by metes and bounds, which involves inconvenience in assessing and conveyancing.

5. Require a replatting of commercial parcel before any part of it is sold.

For same reason.

6. Require approval of plans by City Plan Commission before issuance of building permit.

To insure well-designed buildings, satisfactory exterior surface materials, proper arrangement of buildings and easements, etc., adequate open spaces and satisfactory original landscaping.

To insure that proposed development will not exert adverse affect upon surroundings.

7. Require an incinerator or garbage grinder to be installed in each unit in terrace-type buildings.

To provide for adequate garbage disposal in those units which do not have public access to rear. This will prevent placing garbage receptacles in front yards, a condition which would adversely affect surroundings.

8. Regulate height, type, design and location of fences.

To avoid a hodge-podge pattern of fences in rear yards, especially in connection with terrace-type buildings.

9. Limit the length of 2-story terraces.

To avoid unduly long structures, which reduce open

space, and which exert an adverse affect upon adjoining areas.

10. Make provisions for adequate parking space.

In Low Density Multiple areas the proposed plan provides parking bays off the travelled ways in the public streets. Special regulations are needed to permit this method of providing for parking space since it is in conflict with the requirements of the Zoning Ordinance.

In High Density Multiple and Commercial areas it is necessary to provide for adequate parking space, suitable for the development in question.

11. Require adequate yards, (front, rear and side), space between buildings, and density (lot area per room).

The advanced standards of the proposed revised ordinance should apply to this area so that the project development will benefit by the same standards as will apply to other areas of the city when the proposed revisions will become effective.

12. Regulate signs in Commercial Development.

To prevent unsightly signs which would adversely affect surrounding area.

13. Restrict the permitted uses in Commercial District.

To encourage the development of a small business center serving, exclusively, the local retail needs of the

immediate neighborhood; excluding the type of uses that would bring many outsiders into the area, adding to traffic, causing confusion, and adversely affecting the development of local retail business needs.

14. Restrict the uses permitted in Miscellaneous parcels and regulate the development of the parcels. Parcels A-G, inclusive.

To prevent the building up with uses that would adversely affect surrounding areas.

To insure that special requirements, such as the erection of walls, building setbacks, etc., are adhered to and completed.