

HOUSE BILL No. 4697

May 1, 2007, Introduced by Rep. Stakoe and referred to the Committee on Transportation.

A bill to amend 2005 PA 280, entitled
"Corridor improvement authority act,"
by amending section 5 (MCL 125.2875).

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 5. A development area shall only be established in a
2 municipality and shall comply with all of the following criteria:

3 (a) Be adjacent to a road classified as an arterial or
4 collector according to the federal highway administration manual
5 "Highway Functional Classification - Concepts, Criteria and
6 Procedures".

7 (b) Contain at least 10 contiguous parcels or at least 5
8 contiguous acres.

9 (c) More than 1/2 of the existing ground floor square footage

1 in the development area is classified as commercial real property
2 under section 34c of the general property tax act, 1893 PA 206, MCL
3 211.34c.

4 (d) Residential use, commercial use, or industrial use has
5 been allowed and conducted under the zoning ordinance or conducted
6 in the entire development area, for the immediately preceding 30
7 years.

8 ~~—— (e) Is presently served by municipal water and sewer.~~

9 (E) ~~(F)~~ Zoned to allow for mixed use that includes high-
10 density residential use.

11 (F) ~~(G)~~ The municipality agrees to all of the following:

12 (i) To expedite the local permitting and inspection process in
13 the development area.

14 (ii) To modify its master plan to provide for walkable
15 nonmotorized interconnections, including sidewalks and streetscapes
16 throughout the development area.