

# SENATE BILL No. 407

April 18, 2007, Introduced by Senator THOMAS and referred to the Committee on Economic Development and Regulatory Reform.

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~~3  
8       contiguous acres.

9       (c) **MEET 1 OR BOTH OF THE FOLLOWING:**

10       (i) 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 **(ii) IS LOCATED IN A MUNICIPALITY THAT IS A CITY WITH A**  
5 **POPULATION OF 700,000 OR MORE.**

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

10 (e) Is presently served by municipal water and sewer.

11 (f) Zoned to allow for mixed use that ~~includes~~ **MAY INCLUDE**  
12 high-density residential use.

13 (g) The municipality agrees to all of the following:

14 (i) To expedite the local permitting and inspection process in  
15 the development area.

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