



## **Request for Proposal**

Site Development of 92 N. State St, Sparta 49345

The Village of Sparta is seeking qualified developers for one village owned site in the Village. The Village is committed to work with the developer through this Request for Proposal (RFP) to ensure the project is successful.

### **Property Description**

Vacant property with approximately 90 feet of frontage on N. State Street. Lot is approximately 200 ft. deep. This parcel is approximately .36 acres in total size. The property is flat, but not rectangular in shape. The property is located a short walk from Rogers Park and downtown businesses, making it an ideal location for housing.

### **Site Vision:**

The Village will accept proposals for single family or multi-family homes up to and including a Tri-Plex. The village will require the new home/homes to be built within 12 months of the sale of the property.

### **Cost:**

The Village has set the minimum bid at \$10,000.00.

### **Utilities:**

This site has access to both municipal water and sewer connections via State St.

### **Environmental Site Conditions:**

Unknown, historically has had commercial use.

**Zoning:**

The site is currently zoned B- Business. However, this will shortly be changed to RM- Residential Medium Density. The building requirements of RM are as follows:

R-M District Regulations	Requirements			
Minimum Lot Requirements	Area:	5,500 sq. ft.		
	Width:	50 ft.		
	Front:	20 ft.		
	Side:	One Side	7 ft.	
		Total Both Sides	15 ft.	
Rear:	25 ft.			
Maximum Lot Coverage	70%			
Building Requirements	Maximum Height	35 ft. or 2 ½ stories, whichever is less		
	Minimum Dwelling Unit Size	960 sq. ft. with a minimum of 500 sq. ft. on ground floor		
<i>Residential Accessory Buildings (See Section (82-103))</i>	<i>Lot Size:</i>	<i>Number</i>	<i>Size</i>	<i>Max Height</i>
	5,500 sq. ft. to 4.99 acres	1 (or 2 if the combined square footage of both structures does not exceed 2,000 sq. ft.)	2,000 sq. ft.	21 ft.
	5 or more acres	2	Not to exceed 200% of the sq. footage of the primary residence	23 ft.
Nonresidential Accessory Buildings (See Section 82-103(c))				

**Site Pictures:**







**Submission Requirements:**

A concise and completed response to this RFP will allow the Village of Sparta to select a developer. Please submit the following items if you wish to purchase this property and develop it.

- **Contact Information:** Entity and/or individual name(s), address, phone number, email, and website (if applicable).
- **Development Experience/Portfolio:** Provide a short description of your residential development experience.
- **Letter of Interest:** Provide a letter stating the reason for interest in this development opportunity, a brief description of the firm’s vision for development of the site, a potential timeline for development of the site, and purchase price.
- **Proposal:** A proposal including a site plan and color elevations of what you will be proposing to build on the site that meets the Village of Sparta Ordinance requirements
- **Other:** Any additional information to assist the Village in its evaluation.

**Process & Proposal Schedule:**

The Village Manager will review and evaluate all responses to this RFP to ensure all necessary items have been submitted. The Village Council has already authorized the Village Manager to select the best RFP response and complete the sale process.

The schedule for solicitation, receipt, and evaluation of proposals is anticipated to be as follows:

- Proposals Submitted: 10 AM on Monday August 12, 2024
- Staff Evaluation Period: August 12, 2024 through August 22, 2024
- Bidders notified of selection status no later than Augustu 22, 2024

Please submit all requested materials in an envelope marked “92 N. State Street RFP” to the Village Manager, James A. Lower at 156 E. Division St. Sparta, MI 49345. All questions may be directed to James A. Lower at (616) 887-8251 or [villagemanager@spartami.org](mailto:villagemanager@spartami.org).