

CITY OF PLYMOUTH
Planning Commission – Master Plan Sub-Committee Meeting Agenda
Wednesday, October 4, 2017 – 7:30 AM
Plymouth City Hall – Commission Conference Room

1. Roll Call: Jennifer Kehoe, Chuck Myslinski, Scott Silvers
2. Approval of Meeting Notes from July 10, 2017.
3. Discussion: Review of future land use plan and future land use map.
4. Motion to Adjourn

CITY OF PLYMOUTH
Planning Commission – Master Plan Sub-Committee Meeting
July 10, 2017 – 5:30 PM
Plymouth City Hall – Commission Conference Room
Notes

Meeting called to order at 5:30 PM.

Members Present: Jennifer Kehoe, Chuck Myslinski, Scott Silvers

Others Present: Greta Bolhuis, Assistant Community Development Director

Approval of the Meeting Minutes: May 10, 2017, May 31, 2017, and June 20, 2017.

Discussion:

The sub-committee discussed the draft Master Plan. The following discussion points were made:

- Rezoning parcels and permitted uses
- Potential rezoning of Deer Street from O-1 to R-1
- Keeping character of the neighborhood – what does it mean for the Master Plan?
- What does “maintain” mean? What should it mean in the context of the Master Plan?
- Mixed use parking requirements – in the rear or hidden
- Define lower intensity commercial
- Mixed use floor area ratio – should it be the same as residential?

The sub-committee also discussed permitted uses and evaluated all the uses within the commercial and office zoning districts.

Meeting concluded at 7:05 PM.

LAND USE PLAN

This chapter provides an overview of future land uses throughout the City. It identifies the desired land use for each parcel of land on the map and provides a description for each use.

The following lists each future land use category and describes the desired characteristics of each district. The future land use plan indicates the desired use of each parcel throughout the City and coordinates with the proposed changes noted in Zoning Plan in the following chapter.

Single-Family Residential: Low Density

Lots that are planned for Single-Family Residential Low Density are in areas that have developed single-family homes on larger lots, and that have a more “suburban” character with ranch-style homes well setback from the street, and large expanses of open, undeveloped space on each lot. Desired density in this area is not greater than three dwelling units per acre, or a minimum lot size of 12,000 square feet.

Single-Family Residential: Medium Density

Areas planned for Single-Family Residential Medium Density are arranged in a traditional grid pattern indicative of development that occurred after the 1950s. These areas occupy most of the residential development in the City with a desired density not greater than six dwelling units to the acre, or a minimum lot size of 7,200 square feet. Homes in this land use category are generally placed the same distance from the street, sidewalks, porches, and attached or detached garages in the rear of the property.

Single-Family Residential: High Density

Areas planned for Single Family Residential, High Density are neighborhoods that were developed before the 1950s. These lots are the smallest throughout the city and are characterized by original plats that are 25 to 50 feet wide. These lots have a desired density of between nine and six dwelling units per acre. Homes within this

designation generally are setback similarly from the street, have front porches, and have detached garages at the rear of the property.

Multi-Family Residential: Low Density

The Multi-Family Residential Low Density designation is intended to identify appropriate locations for duplex and triplex style housing. The character of these units is similar to traditional single-family residential areas, but requires additional parking to accommodate the higher density. Therefore, this land use designation is generally located along collector streets. They are also located in areas where existing duplex and triplex units are currently located, with a desired density of up to a maximum of 12 units per acre, or a minimum lot size of 3,500 square feet.



Multiple-Family Residential: Medium Density

The Multiple-Family Residential Medium Density housing category plans for townhouse, row house, and various other styles of attached single-family housing types that mimic the pattern of single-family residential uses, but in a higher density of 12-18 dwelling units per acre, with maximum building heights of 2.5 stories. Medium-density, multiple-family developments are best located as a transition between single/two-family residential areas and commercial or office areas along main streets with higher traffic volumes. This future

LAND USE PLAN

land use category represents a housing type that young professionals/families, and empty-nesters or seniors could use to either enter the Plymouth housing market or down-size from a single- family home.

Multiple-Family Residential: High Density

This higher-density, multiple-family residential district will also provide an alternative housing option within the City, but in a traditional apartment building form. Buildings in this land use designation are typified by a single, centralized entrance rather than one exterior entrance per unit. Desirable unit types would include loft apartments and ranch-style apartments, with parking accessed from the back of the building. Density for this category ranges from 18-27 dwelling units per acre, with a maximum building height of four stories.

Mixed Use: Low Density

The Mixed Use, Low Density designation is specific to land uses in Old Village where it is appropriate to have a low-impact commercial use adjacent to single- family or multi-family residential areas. This land use allows for single and multi-family uses to continue and be established, while encouraging lower-intensity commercial and office uses that can serve the residential areas. The Mixed Use, Low Density land use designation is generally detached buildings with the character of single family residences, not more than two stories. Parking in this land use should be located at the rear of the property



Mixed Use: High Density

The Mixed-Use land use designation includes a mixture of residential and lower-intensity commercial and office uses. It is desirable in these areas to locate commercial uses on the ground floor of a building, with upper level office and/or residential uses. The mixed use designation has been applied to larger tracts of land that can accommodate various uses in a harmonious design, offering unique benefits to the residents/tenants, such as live-work or home-based-business opportunities, and pedestrian access to work or commercial businesses. The Mixed-Use designation has also been applied to single lots that could accommodate a single, mixed-use building. Generally, buildings in Mixed Use, High Density have uniform setbacks which are zero-lot line, and match with the character of the buildings in Downtown. Parking should be located at the rear of the building or integrated and hidden with any new construction. This land use designation should not exceed 4 stories.

Office-Service

Office uses, such as professional offices, medical, and personal service establishments are accommodated in this land use category. This district is less intensive than any commercial/business district, and could accommodate some upper level residential uses if

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part of a mixed-use project. Residential densities should be limited to the low-density multiple-family density, or up to 12-18 dwelling units per acre. This category also provides a transitional area between residential and commercial districts.

Local Business – Retail/Service

The Local Business-Retail/Service designation is the lowest-intensity business category of three commercial land use designations. It is designed for convenience shopping for residents of nearby residential areas, and permits land uses that satisfy limited specialty shopping. Local Business would not include intensive business types or businesses that depend on high volumes of traffic. This category may also accommodate residential uses on upper levels, if deemed appropriate for the individual location, at a density of up to 12-18 dwelling units per acre.



Central Business – Retail

The Central Business-Retail district (CBD) land use designation provides the central gathering place and commercial area of the City, accommodating pedestrian access to local businesses, restaurants, and entertainment, as well as office and upper-level residential uses. It serves the retail, office, convenience, and service needs for the entire City, and promotes uses which provide convenient pedestrian shopping and services along a

continuous retail frontage. It also provides opportunities for upper-level residential uses, which should mimic the medium-density multiple-family densities of up to 18-27 dwelling units per acre. Most of the CBD area is served by centralized parking under the City's control. The CBD area also coincides with the City of Plymouth Downtown Development Authority.

General Business – Retail/Service

The General Business-Retail/Service is the broadest and most-intensive commercial land use category. Areas designated as General Business-Retail/Service are located along main thoroughfares and are automobile dependent, benefiting from the exposure of high-traffic volumes. While these uses are generally accessed by vehicle, pedestrian access across the site is desirable. Businesses include a wide range of retail and service establishments, including drive-through restaurants, auto-service establishments and commercial uses serving a regional clientele. Limited residential uses may be appropriate on upper levels, but are considered a subordinate use to the principal commercial intent of this designation. Residential densities of up to 18-27 dwelling units on upper levels may be accommodated in appropriate locations.

Light Industrial/Research

The Light Industrial land use designated is intended to primarily accommodate wholesale activities, warehouses, and light industrial operations whose external and physical effects are restricted to the immediate area having only a minimal effect on surrounding districts. This designation is also structured so to permit the manufacturing, compounding, processing, packaging and assembling of finished or semi-finished products from previously-prepared materials. Research and development land uses are appropriate for this designation and the increased use of technology to mitigate typical industrial-type nuisances is encouraged.

LAND USE PLAN



Institutional

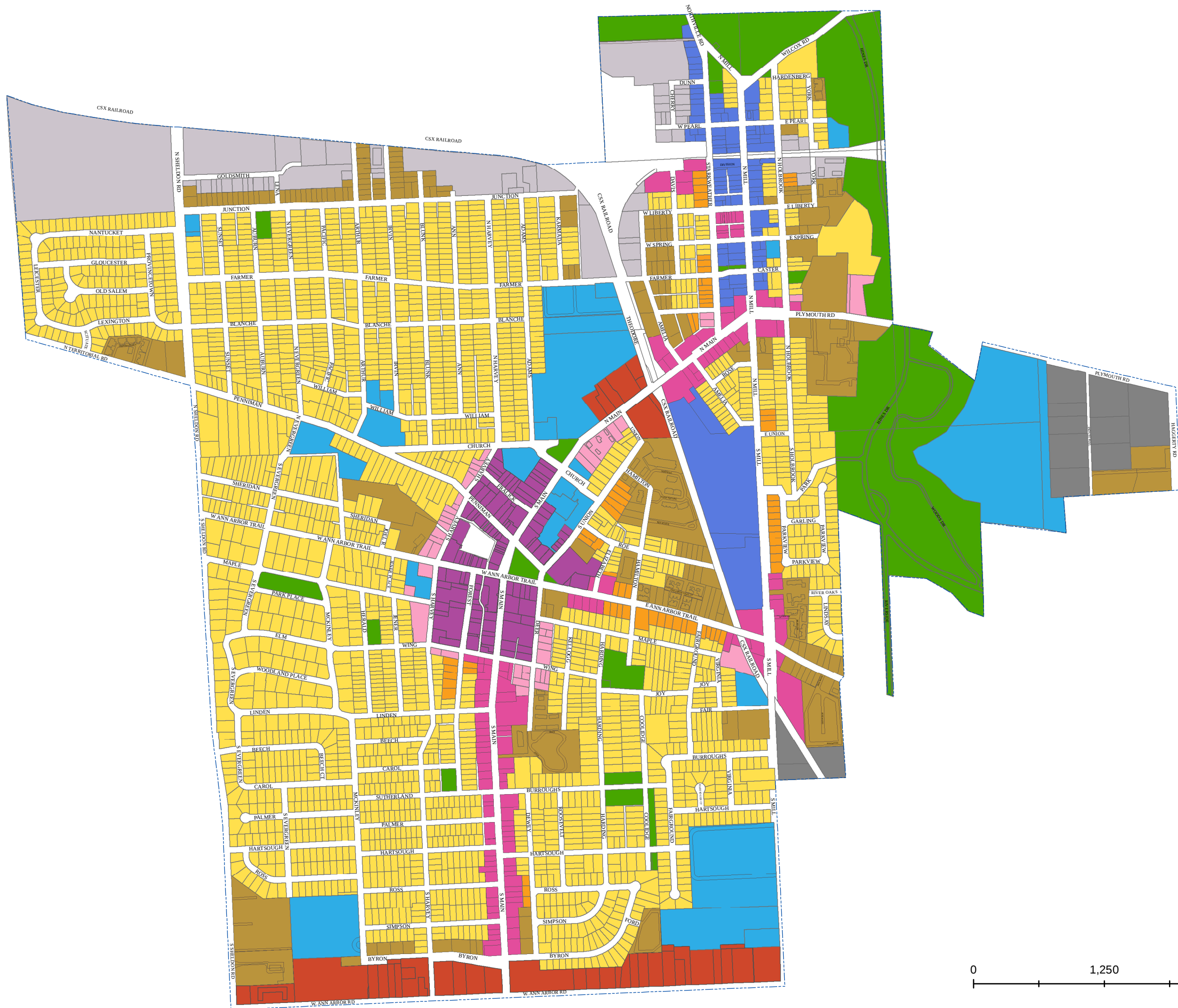
This designation includes places of worship, schools (elementary, middle and high schools), and government offices or service areas and buildings, such as City Hall, the Municipal Services (DMS) yard, Library, etc.



Parks and Open Space

The Parks and Open Space land use category includes existing parkland and open/green spaces, as well as proposed parks that are identified in the City's Recreation Master Plan. In addition to City-owned parks, this category also includes the County-owned River Rouge Parkway. This land use category is intended to protect parklands and

open space from future development that does not consider the public benefit of retaining such land.



Legend

Future Land Use
by Parcel

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Mixed Use
- Office
- Local Business
- Central Business
- General Business
- Institutional
- Heavy Industrial
- Light Industrial
- Parks
- Vacant, ROW, or Railroad



2017 Future Land Use
City of Plymouth
Wayne County, MI

