



BOOK 1

SUSTAINABLE LAND USE

MT. PLEASANT MASTER PLAN 2050

Acknowledgments

CITY ADMINISTRATION

Nancy Ridley — *City Manager*
Jacob Kain — *City Planner*
William Mrdeza — *Director of Community Services
and Economic Development*
Chris Bundy — *Director of Parks & Public Spaces*
Ryan Longoria — *Director of Recreation and Sports*

DOWNTOWN DEVELOPMENT AUTHORITY

Tim Coscarelly
Tim Driessnack
John Hunter
Tom Krapohl
Doug LaBelle II
Margaret McAvoy — *Isabella County Representative*
Lisa Orlando
Nancy Ridley
Robby Roberts
Jeff Smith
Robert VanDorin

PARKS AND RECREATION COMMISSION

Megan Barber
James Batcheller
Liz Busch
Peter Little
Brian Mitchell
Brian Sponseller

PLANNING COMMISSION

William Dailey
Corey Friedrich
Lesley Hoenig
Susan Horgan
Glen Irwin II
Michael Kostrzewa
Matthew Liesch
Christine Ortman
Kathy Rise

CITY COMMISSION

William L. Joseph — *Mayor*
Amy Perschbacher — *Vice Mayor*
Mary Alsager
Lori Gillis
Kristin LaLonde
George Ronan
Petro J. Tolas

PLANNING CONSULTANTS – MCKENNA

John Jackson, AICP — *President*
Paul Lippens, AICP, NCI — *Project Manager*
Chris Khorey AICP
Laura Haw, AICP, NCI
Carrie Leitner
Chris Madigan
Wendy Caldwell
Irvin Wyche
Adam Cook, CNU-A, NCI, FBCI — *Seamless Collaborative*
Michael Campbell — *Campbell Planning and Design*

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Introduction

The Future Land Use Plan for Mt. Pleasant is intended to provide a guide to zoning decisions and land use controls. Mt. Pleasant's Future Land Use Plan also serves as a policy statement to investors and developers as to how the City feels certain areas in the community should best be developed.



Future Land Use

PURPOSE OF THE FUTURE LAND USE MAP

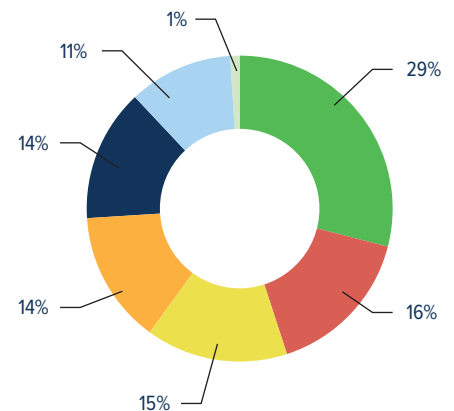
The Future Land Use Map sets forth recommendations for continued use, new development, and reuse of land in the City over the next three decades. The Future Land Use Map is a link between what exists and what City leaders and residents would like to have developed.

Together, the Goals and Objectives and Future Land Use Map provide a flexible guide to promote informed public and private decision-making for the betterment of the community. The land use designations on the map are generalized; they are not intended to be site specific or to follow specific property lines. The Future Land Use Map forms the basis for the Zoning Ordinance and other legal controls. The Plan and Map are intended to be policy documents and decision-making guides.

Table 1.1: Future Land Use Designations

Land Use	Parcels	Acres	Percentage
Residential	3350	1060	21%
Attached Residential	745	414	8%
■ Total Residential	4095	1474	29%
■ Campus	41	806	16%
Mixed Use Low	512	463	9%
Mixed Use Medium	316	205	4%
Mixed Use High	214	101	2%
■ Total Mixed Use	1042	769	15%
■ Parks/Public	69	681	14%
■ Public Right-of-Way	n/a	687	14%
■ Industrial	200	555	11%
■ Tribal Land	2	16	<1%
Totals	5449	4988	100%

Source: McKenna, 2019



Per Table 1.1 above, when the Future Land Use plan is fully implemented, land used exclusively for residential purposes will comprise approximately 29% of Mt. Pleasant's land area. Land used by Central Michigan University's campus will comprise the second-largest single future land use category, at 16%. The three mixed-use categories, when put together, will comprise almost the same amount of land use as CMU—15%. Parks and Public Land will comprise 14%, equal in percentage to Public right-of-way. Industrial uses will comprise 11% of Mt. Pleasant's land area.

RESIDENTIAL

Intent. To maintain the well-established character, architecture, scale and density of the traditional single-family neighborhoods that are characteristic of the City of Mt. Pleasant.

Description. The recommended density in these areas is up to nine dwelling units per acre and is planned for areas compatible with existing residential development and most capable of supporting additional development due to the availability of utilities, natural resource conditions and the adequacy of roads. The characteristics of existing neighborhoods, including detached homes on varying lot sizes, as well as duplexes, should be maintained by encouraging programs and techniques that improve existing neighborhoods and housing conditions. Development on vacant lots within this residential classification should only occur if the character, scale and development pattern of the new development is compatible with the older, existing structures and development patterns of these residential neighborhoods.

Appropriate Land Uses. Single-family detached dwellings and duplexes with a density of up to nine dwelling units per acre.

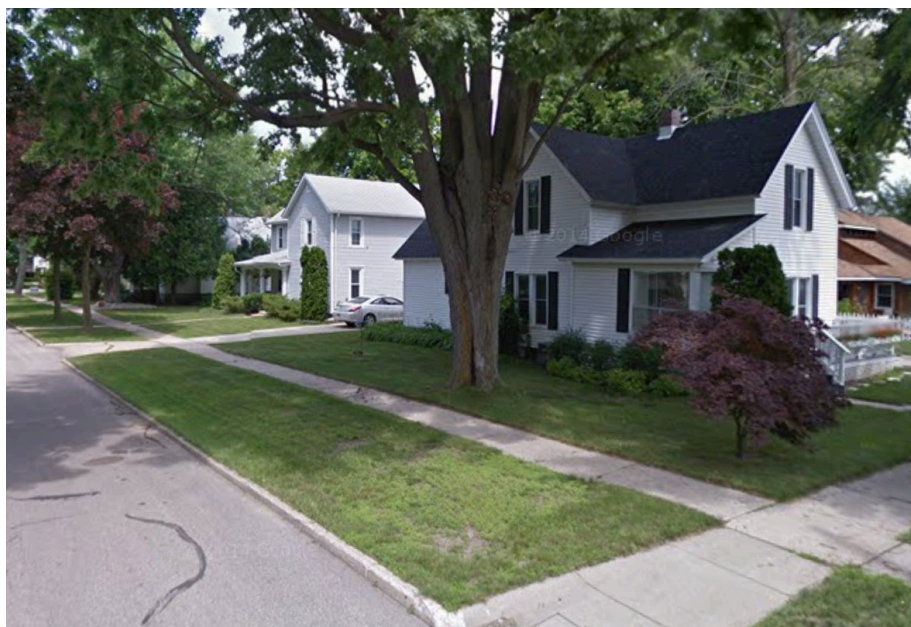
Corresponding Zoning District(s). CD-3L and CD-3.

Connectivity. Residential areas should exist as the fabric uniting neighborhood centers, Downtown, and the Mission St. corridor. Vehicular, bicycle, and pedestrian connections between adjacent neighborhoods will allow for seamless pedestrian and non-motorized access.

Building Location. Buildings will create a unified street frontage, with main entrances on the street of address.

Building Design. Buildings will have a residential scale and character and should present a traditionally proportioned building façade to the street.

Parking. On-street parking is encouraged.



ATTACHED RESIDENTIAL

Intent. To encourage attached residential units within neighborhoods that are compatible with the character and scale of existing single-family homes.

Description. The recommended density in these areas is for not more than 30 dwelling units per acre and is planned for areas that are located in close proximity to the neighborhood centers, downtown, and along Mission Street. Development on vacant lots within this residential classification should be encouraged and the character, scale and development pattern of the new development should be compatible with the older, existing structures and development patterns of these residential neighborhoods. The maximum number of units allowed to be attached is 30 units.

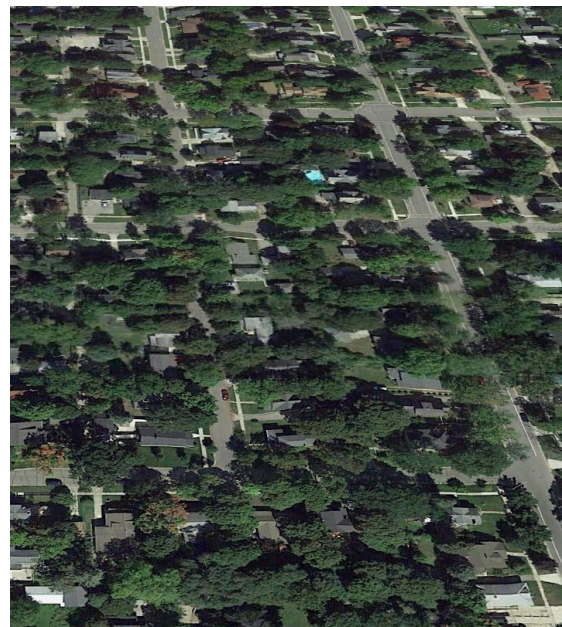
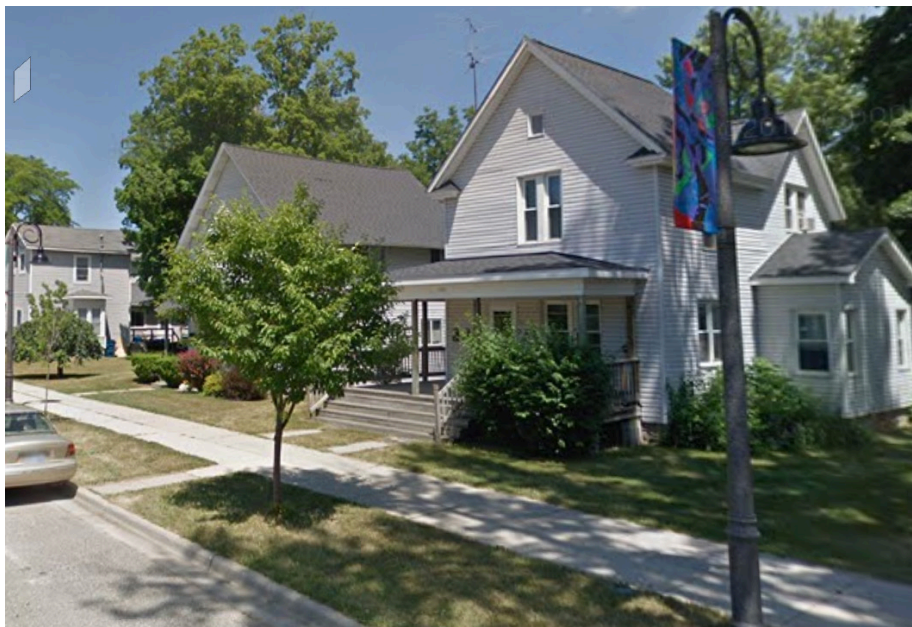
Appropriate Use. Single family attached dwellings with a density of up to 30 dwellings per acre.

Corresponding Zoning District(s). CD-4.

Connectivity. The recommended maximum block perimeter and block length in high-density residential are intended to create smaller blocks and a walkable pedestrian environment. Vehicular, bicycle, and pedestrian connections should be provided between adjacent neighborhoods such that it will be possible walk and bike to destinations.

Building Locations. Buildings will have a residential scale and character and should present a traditionally proportioned building façade to the street.

Parking. On street parking is encouraged.



MIXED-USE LOW

Intent. To service adjacent residential neighborhoods with a mixture of retail, and/or office uses. To provide for new residential units in a mixed-use environment.

Description. This area will be less intense than the CD-4 area but still provide needed services through a mix of building types. There are medium, shallow or no front setbacks, and narrow to medium side setbacks. Streets have curbs, sidewalks, and thoroughfare trees that define medium-sized blocks. Landscaping varies based on the individual building.

Appropriate Uses. Include all uses permitted in CD-4.

Corresponding Zoning District(s). CD-4, modified to require lower residential densities.

Connectivity. Some corridor commercial areas are large enough that they could be developed as a mixed-use development with an internal street system. Wherever this is the case, a block system should be developed with a maximum block perimeter of 2,200 feet and a maximum block face of 800 feet. Cross access is encouraged to reduce curb cuts and turning conflicts. Street connections and/or pedestrian connections, as appropriate, should be provided between corridor commercial areas and adjacent neighborhoods. This use is found in front of attached residential and residential neighborhoods and is often on a major corridor. These uses should connect neighborhoods to the larger corridor.

Building Location. Buildings are located at the lot line with parking located behind the building.

Building Design. Building design should match the character and materials of existing buildings on the street. Façades will be proportional, respond to the street, and be welcoming to pedestrians, with accessible main entrances and street-facing glazed windows.

Parking. Located behind buildings.



MIXED-USE MEDIUM

Intent. To create middle-intensity, mixed-use areas that are walkable and pedestrian friendly. Residential uses above commercial uses will be the ideal, and setbacks should be minimal or not exist at all. The right-of-way should be lined with street trees and curbs should be present.

Description. This district should consist of a medium density area that has a mix of building types and residential, retail/ personal service, office and business/commercial uses; there are medium, shallow or no front setbacks and narrow to medium side setbacks; it has variable private landscaping; and it has streets with curbs, sidewalks, and thoroughfare trees that define medium-sized blocks.

Appropriate Uses. All uses permitted in CD-4 and CD-5.

Corresponding Zoning District(s). CD-4, CD-5.

Connectivity. Some corridor commercial areas are large enough that they could be developed as a mixed-use development with an internal street system. There have been recent areas that have been retro fitted to match the current street grid or a road has been added connecting two streets together making a grid. Mixed-use areas large enough to have grid should have one and connect to the existing grid. These areas should accommodate all modes of transportation and be pedestrian friendly above all. Block sizes should be a maximum of 2,400 feet.

Building Location. Buildings should be located at the lot line with parking located behind the building.

Building Design. Building design should match the character and materials of existing buildings on the street. Façades will be proportional, respond to the street, and be welcoming to pedestrians, with accessible main entrances and street-facing glazed windows.

Parking. Located behind buildings.



MIXED-USE HIGH

Intent. To create a dense mixed-use area; the density should be a maximum of 96 units per acre. This district should accommodate office, commercial, residential, and multifamily buildings.

Description. This district consists of higher density Mixed Use areas. It has a tight network of thoroughfares with wide sidewalks, street lights and regular thoroughfare tree spacing, defining medium-sized blocks. Buildings are set close to the sidewalks. This area should be the urban center and have zoning districts of lower densities surrounding it.

Appropriate Uses. All uses in CD-5.

Corresponding Zoning District(s). CD-5.

Connectivity. This area will be tightly knit with smaller road sizes with an emphasis on pedestrian mobility. The block size will be a maximum of 2,000 feet; 3,000 feet if there is a parking structure present. Areas will connect to neighborhoods with sidewalks that are lined with street trees and lighting. Wider, prominent sidewalks will contain unique lighting and streetscaping elements, and street trees will line the sidewalks.

Building Location. Buildings will front sidewalks with no setbacks.

Building Design. Traditional building design will create active street frontages. Prominent main entrances will exist along sidewalks and/or at corners. Façades will be proportioned and contain street-facing glazed windows.

Parking. Parking is located behind the building. Parking structures are permitted.



PARKS AND RECREATIONAL FACILITIES

Intent. To accommodate public parks and recreation facilities throughout the City. These areas will be places of exceptional design in harmony with natural surroundings, where residents and visitors meet, play, commune with nature, and work remotely.

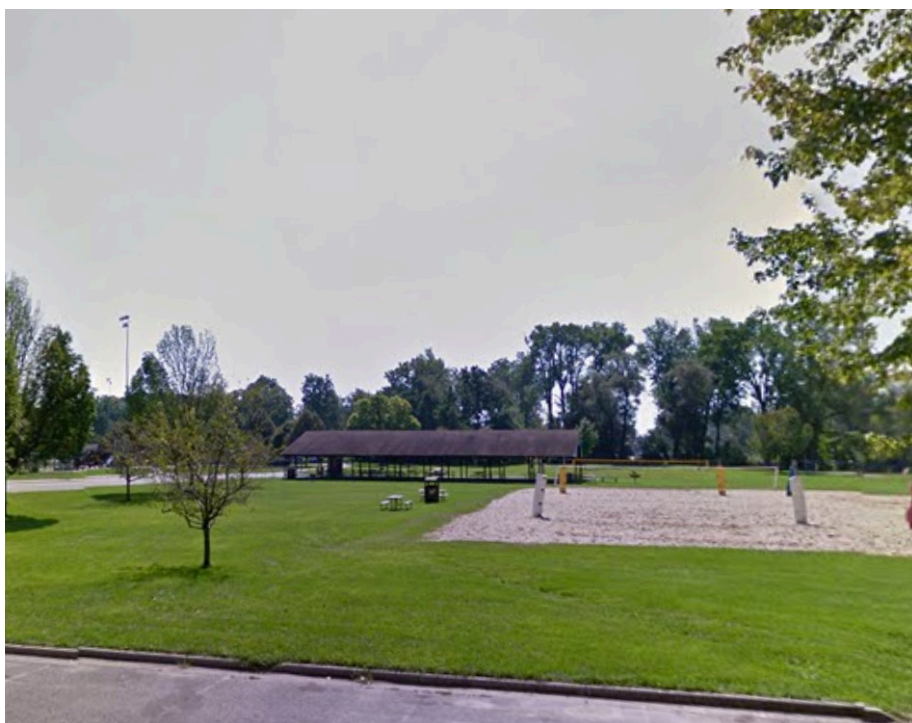
Description. This designation includes public uses that are generally low impact uses although they should be located with access to major thoroughfares. These uses are generally compatible with most zoning districts, but are typically associated with commercial and residential uses. In Mt. Pleasant, most of the land dedicated for public parks is located along the Chippewa River.

Appropriate Land Uses. Public parks and public recreation facilities.

Corresponding Zoning District(s). Civic Zone.

Connectivity. Parks will connect with neighborhoods and commercial areas. In order to preserve the City's unique park system, new parks will develop in areas that are currently underserved. Parks will seamlessly connect to one another through non-motorized and pedestrian connections. Parks with high connectivity to each other create a large park system instead of isolated parks that only serve a small area.

Parking. Off street parking at or near parks is encouraged, and shared parking strategies with adjacent uses will be pursued where appropriate.



INDUSTRIAL

Intent. To accommodate manufacturing, assembling, packaging, and fabricating activities, as well as scientific, research, investigation, testing, and experimentation activities. Uses permitted include the manufacturing, processing and compounding of semi- finished or finished products from raw materials as well as from previously processed materials.

Description. This land use requires public sewer and water facilities, and will be located on roads capable of adequately accommodating necessary truck traffic, buffered from residential areas.

Appropriate Uses. All uses included in SD-I.

Corresponding Zoning District(s). SD-I.

Connectivity. Bicycle and pedestrian connections within and through industrial areas are encouraged.

Building Design. Buildings may be functional in nature, but will always include quality materials and detailing on the front façade.

Parking and Loading. Parking and loading activities are screened from the public right-of-way and adjacent properties.



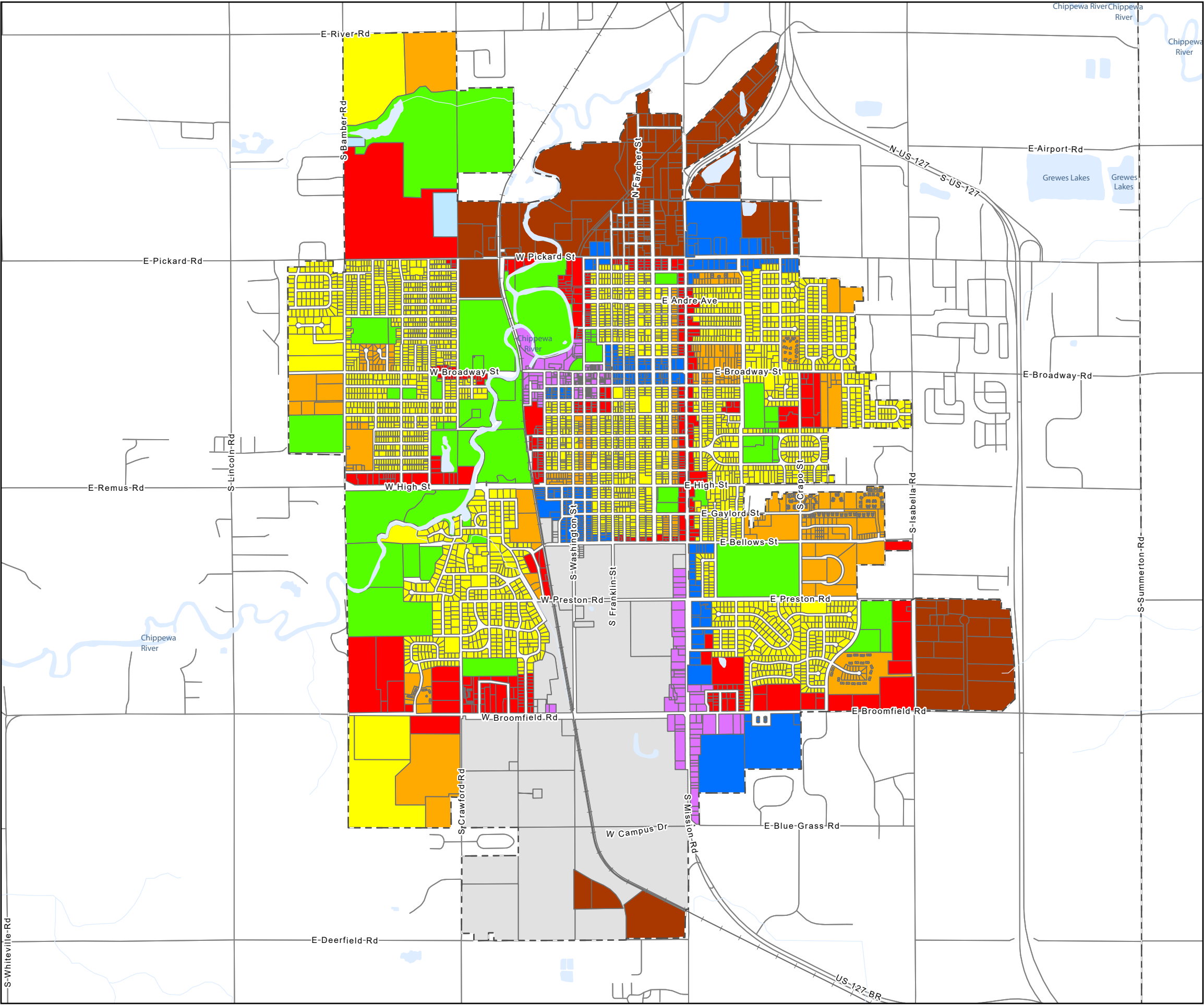
CAMPUS

Intent. To accommodate uses related to Central Michigan University corresponding to the SD-U University Special District. Property that is not owned by the University that is in the University Park district shall be regulated as SD-RC Research Center Special District. Portions of the University that change ownership and are in the main campus shall be treated as CD-5 District.



TRIBAL LAND

Intent. To designate land owned and controlled by the Saginaw Chippewa Indian Tribe.



Future Land Use

City of Mt. Pleasant, MI

November 9, 2020

LEGEND

- Township and City Boundaries
- Roads
- Railroads
- Rivers, streams, and lakes
- Proposed Future Land Use
 - Parks/Public
 - Residential
 - Attached Residential
 - Mixed Use Low
 - Mixed Use Medium
 - Mixed Use High
 - Industrial
 - Campus
 - Tribal Land

Adopted by the Mt. Pleasant City Commission on November 9, 2020.

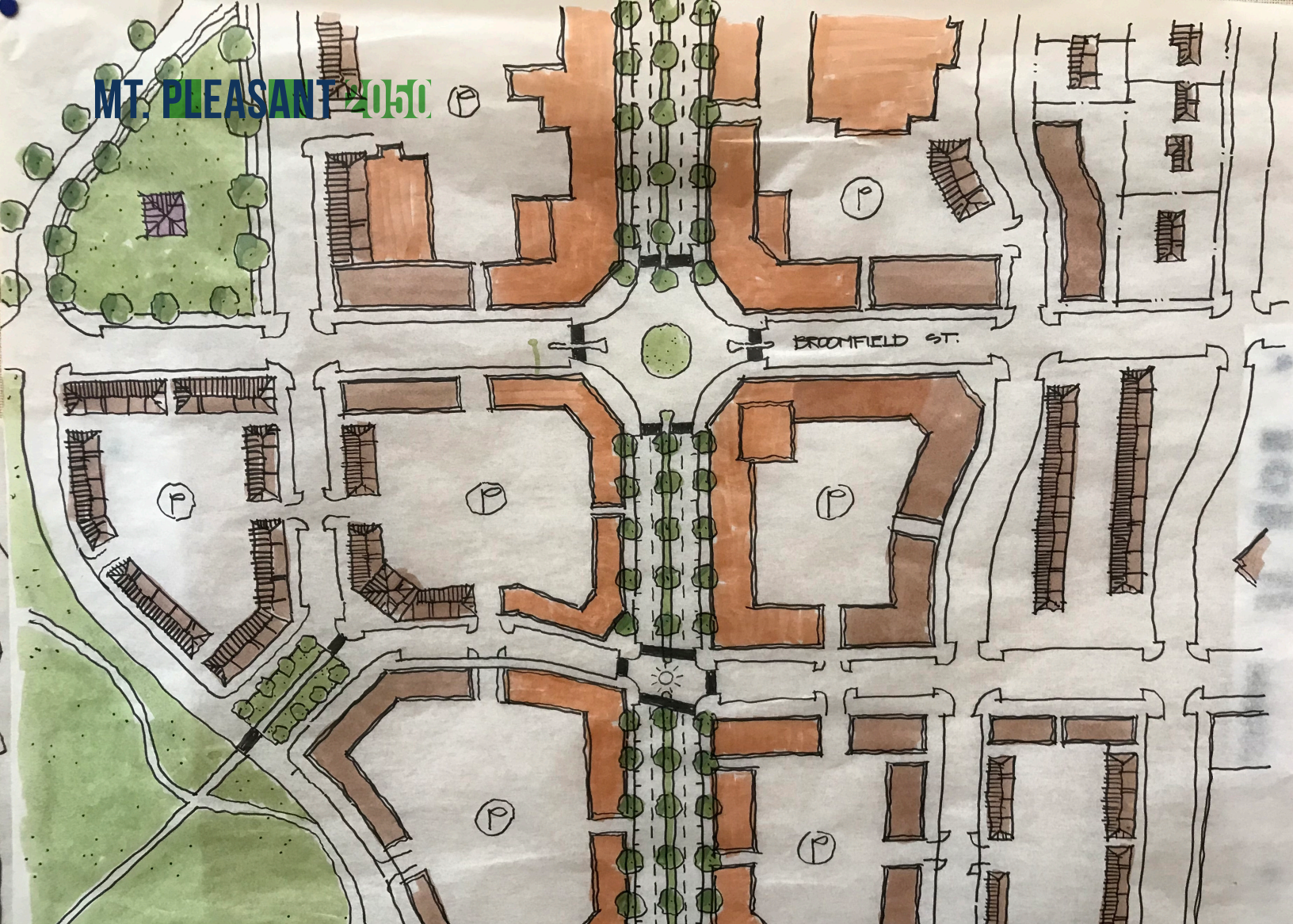
Chris Saladine, Interim City Clerk

0 0.25 0.5
Miles



SOURCES
Data Source: McKenna 2019, Parcel data
City of Mt. Pleasant 2018



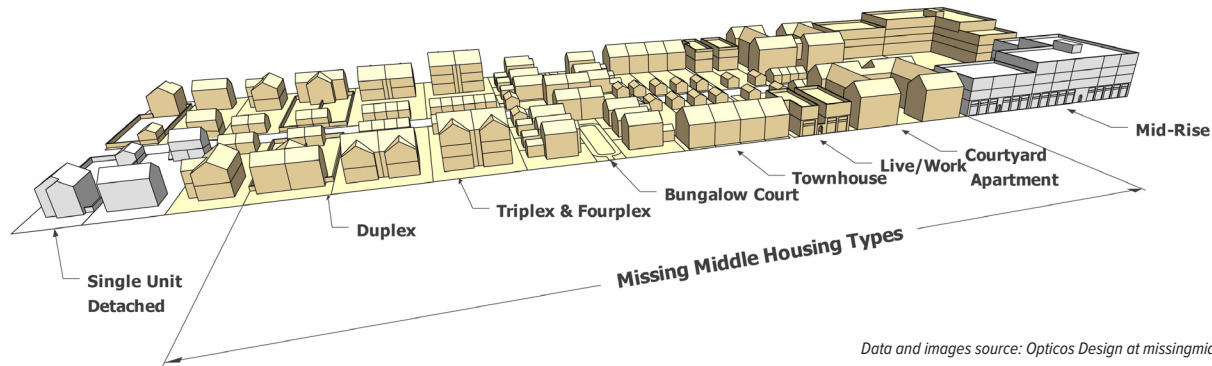


Missing Middle Housing Types

The Future Land Use Plan for Mt. Pleasant places an importance on neighborhood improvements and creating housing which meets the needs of households today and in the future. Missing Middle Housing includes building types between single-unit detached homes and mid-rise apartment buildings on the density and typology scale which were once regularly part of urban neighborhoods, but which were generally discouraged during the Modernist era of planning.

What is Missing Middle Housing

“Missing Middle housing” is a range of medium-density housing types. Areas of Mt. Pleasant, such as the Mission St. corridor and neighborhoods adjacent to Central Michigan University, present opportunities for Missing Middle housing development. This section describes housing types that should be considered in future housing development projects.



The Smart Growth Network (SGN), in its National Conversation on the Future of Our Communities, 2013, wrote that Missing Middle housing types “are classified as missing because very few have been built since the early 1940s due to regulatory constraints, the shift to auto-dependent patterns of development, and the incentivization of single-family home ownership”. The eight defining characteristics associated with the Missing Middle that are crucial for successful development (economically, socially, and contextually), include:

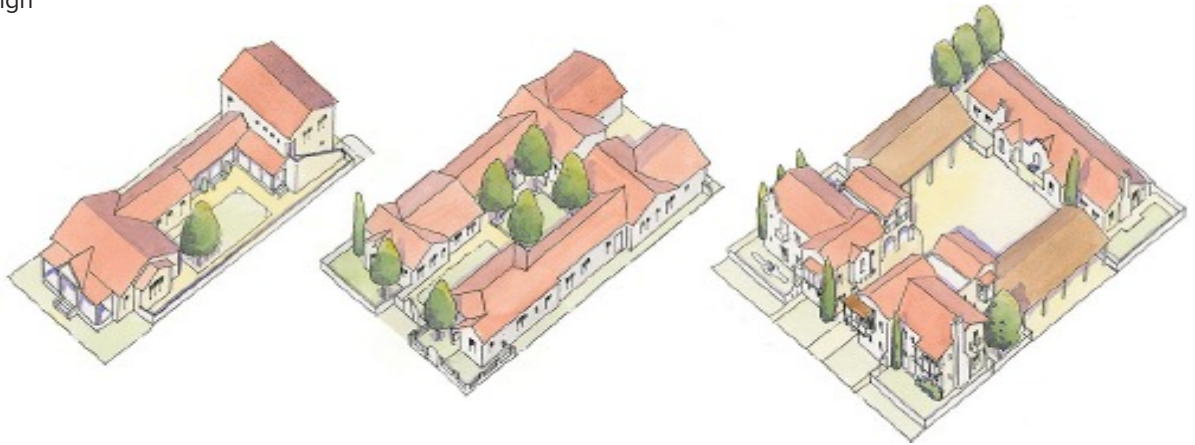
- » **Walkable Communities.** According to SGN, the most important characteristic of Missing Middle housing is that it must be built in walkable urban areas close to services and amenities such as restaurants, markets, and work.
- » **Medium Density but Lower Perceived Densities.** SGN notes that perception and design is key when it comes to the perceived densities of Missing Middle housing. In short, those Missing Middle housing types are typically medium density (16 dwelling units/acre to 35 dwelling units/acre), context-sensitive design and small building footprints help the densities feel more tenable to existing residents and neighbors.
- » **Small Footprint and Blended Densities.** Densities should be blended and small- to medium-sized building footprints maintained for ideal urban infill sites, “even in older neighborhoods that were originally developed for single-family homes but have been planned and often zoned to evolve with slightly higher densities”, according to SGN.
- » **Smaller, Well-Designed Units.** Many urban experts believe that a common mistake of architects and builders that has resulted in obsolete denser housing types is the impulse to force typically suburban unit and building types into the urban core. SGN advocates for smaller, better-designed units to help keep costs down and widen the affordability of housing in urban cores.
- » **Off-street Parking Does Not Drive the Plan.** Since Missing Middle housing is best built in walkable environments, there is often a need for less parking. When large parking areas are built, “the buildings become inefficient from a development potential or yield standpoint and can shift neighborhoods below the 16-dwelling unit/acre density threshold”. The 16-dwelling unit/acre density threshold is the point at which a neighborhood generally can support public transit and streets where walkable services and retail become viable.
- » **Simple Construction.** Simple construction methods support two important pieces in the Missing Middle housing equation—profitability to the developer and affordability to the purchaser.
- » **Creating Community.** With the common spaces typical of many of the forms of Missing Middle housing, such as courtyards and bungalow courts, there is the opportunity for neighbor interaction and community-building often greater than with traditional single-family and high-rise apartment development.
- » **Marketability.** The marketability of many of the Missing Middle housing types is key to their success in a competitive market; adding to the attractiveness of many of the forms is the ability to provide a scale and experience similar to single-family homes. For example, when occupants enter from a front porch with a dedicated entrance, rather than sharing interior common space entrances in typical apartment buildings.

Target Missing Middle Land Use Designations

The Future Land Use Plan is intended to address the Missing Middle housing types and provide some flexibility for encouraging walkable infill housing development in Mt. Pleasant by encouraging adaptive reuse with appropriate massing, density, and dimensional requirements in several target housing districts.

Future Land Use Designations where missing-middle is encouraged include:

- » Attached Residential
- » Mixed-Use Low
- » Mixed-Use Medium
- » Mixed-Use High



DUPLEX: SIDE-BY-SIDE

Side-by-side duplexes require lot sizes that are typically (55-75 feet wide by 100-150 feet deep). Typical unit sizes range from 600 sq. ft. to upwards of 2,000 sq. ft., depending on the context and the market. These housing units are able to be parked by on-street parking spaces.



Examples of side-by-side duplex housing type in the United States.

DUPLEX: STACKED

Stacked duplexes require the same lot sizes as side-by-side duplexes (55-75 feet wide by 100-150 feet deep). Typical unit sizes range from 600 sq. ft. to upwards of 2,000 sq. ft., depending on the context and the market. These housing units are able to be parked by on-street parking spaces.



Examples of stacked duplex housing type in the United States.

BUNGLOW COURT

Bungalow courts require larger lots than duplexes, with typical minimum requirements of 100 feet by 100 feet (ranging from between .25 and .5 acres per site) and are a more dense development type, usually containing between five and 10 units in one court. Typical unit sizes have a smaller range than duplexes and are usually between 500 and 800 sq. ft. These housing units are also able to be parked by on-street parking spaces.



Examples of bungalow courts in the United States.

FOURPLEX

Fourplexes require lots and are developed within footprints very similar to duplexes, with minimum lot requirements of 60 feet by 100 feet. Typical unit sizes range from 500 to 1,200 sq. ft. These housing units are also able to be parked by on-street parking spaces.



Examples of fourplexes in the United States.

SMALL MULTIPLEX

Small multiplexes are medium-sized structures consisting of five to 10 side-by-side or stacked dwelling units; entryways are typically provided with one shared entry or have individual entries along the front. Lot requirements are a minimum width of 60 feet by a minimum depth of 100 feet, though larger lots are able to contain more units. Typically, there are between six and 10 units per multiplex between 500 and 1,200 sq. ft. in size. These housing units are also able to be parked by on-street parking spaces.



Examples of small multiplexes in the United States.

TOWNHOMES

Townhomes are small-to medium-sized structures consisting of between two and eight attached single-family homes placed side-by-side. These housing units are able to be parked by on-street parking spaces.



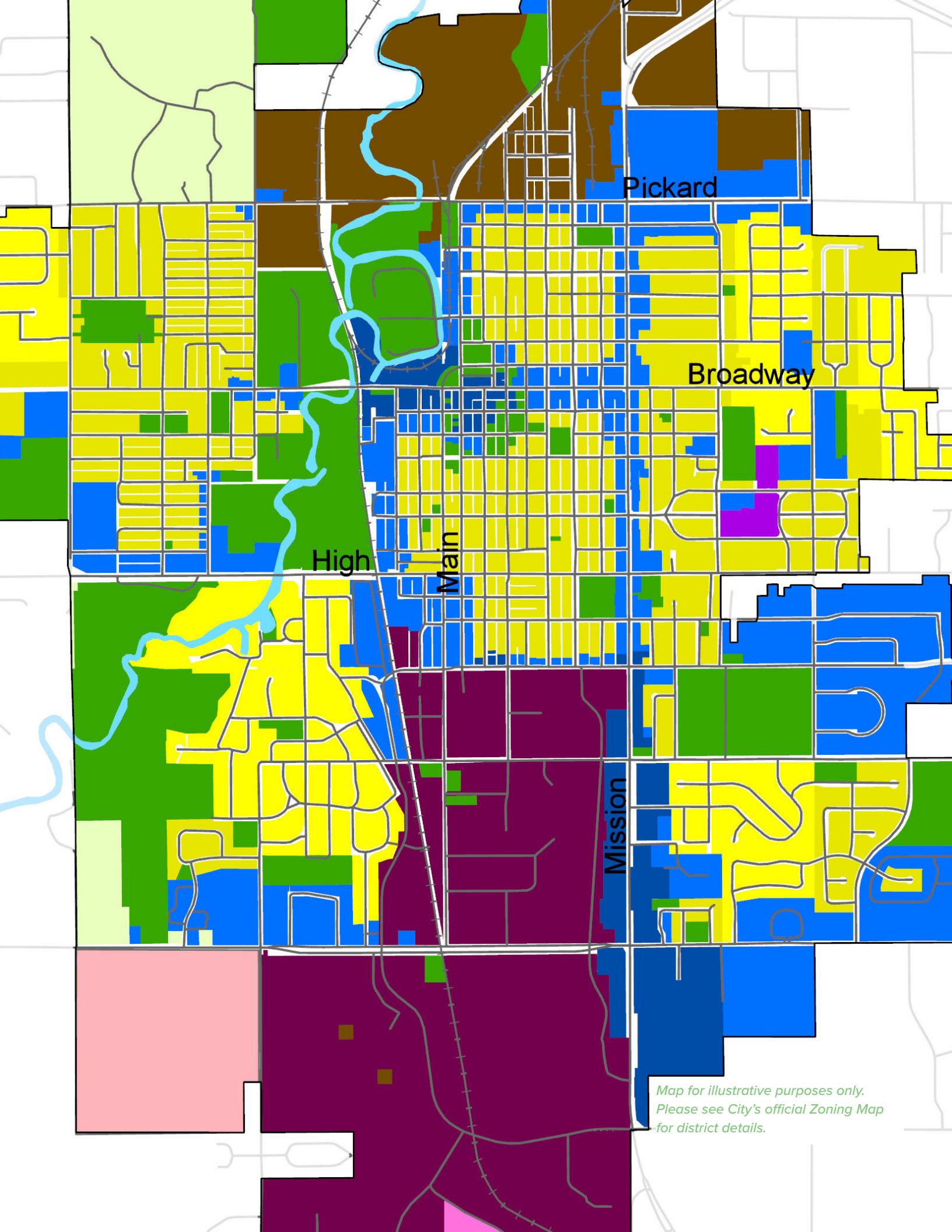
Examples of townhomes with diverse architectural design.

LIVE/WORK

Live/work spaces are small- to medium-sized attached or detached structures consisting of one dwelling unit above or behind a flexible ground floor space for residential, service, or retail uses. The home space as well as the “work” space are owned by one entity. These housing units are able to be parked by on-street parking spaces.



Examples of live/work housing type in the United States.



Map for illustrative purposes only.
Please see City's official Zoning Map
for district details.

Zoning Plan

The Zoning Ordinance is the primary regulatory tool for the City to implement the land use mapping policies of the Mt. Pleasant 2050 Master Plan. The Mt. Pleasant Future Land Use Map indicates residential growth areas of different densities and provides locations for mixed use, parks and community uses, commercial, and industrial uses.

The land use classifications on the Future Land Use Map and the corresponding descriptions set land use policy to guide future development in the City. The Future Land Use Plan provides general land use development principles that are consistent with the City's Goals and Objectives for growth. The Zoning Map has precise boundaries, standards and permitted uses that are adopted as law.

A Zoning Plan is required by the Michigan Planning and Zoning Enabling Acts. Section 33(d) of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, requires that the Master Plan prepared under that act shall serve as the basis for the community's Zoning Plan. Additionally, the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, requires a Zoning Plan to be prepared as the basis for the zoning ordinance. The Zoning Plan must be based on an inventory of conditions pertinent to zoning in the municipality and the purposes for which zoning may be adopted (as described in Section 201 of the Michigan Zoning Enabling Act).

The following table presents the City of Mt. Pleasant zoning districts that apply to each of this Plan's Future Land Use designations. Where new regulations are recommended to implement the plan, recommended revisions are provided on the following pages.

Table 1.2: Future Land Use and Zoning Map Correlation

Future Land Use Designation	Zoning Districts
Residential	SD-A, CD-3L, CD-3, CD-4, CZ
Attached Residential	SD-A, CD-3, CD-3L, CD-4, PRD, district revisions
Mixed Use Low	SD-A, SD-I, CZ, CD-4, CD-5, CD-3, CD-3L, PRD, district revisions
Mixed Use Medium	SD-I, SD-U, CZ, CD-4, CD-5, CD-3L, district revisions
Mixed Use High	CD-4, CD-5, district revisions
Parks/Public	SD-A, SD-H, CD-3, CD-4,
Industrial	SD-I, SD-RC, CD-4, CZ
Campus	SD-U, CZ, SD-A
Tribal Land	SD-A

Source: McKenna 2018

The Mt. Pleasant 2050 Master Plan sets a clear vision for the City by creating opportunities for infill housing, neighborhood investment, mixed use centers and a vibrant Mission Street corridor. As a result, not all of the future land use categories will match the current location or regulations of the Zoning District to which they most closely correspond. Zoning Ordinance text amendments, map amendments or new Zoning Districts will be necessary to implement the Future Land Use Plan. The key recommended revisions to the Zoning Ordinance are discussed on the following pages.



Recommended Revisions to the Zoning Ordinance

In order to meet the goals of this plan, the following revisions to the Zoning Ordinance and Map are recommended:

RESIDENTIAL BUILDINGS

The following restrictions should be implemented for new residential buildings through the Mt. Pleasant Zoning Ordinance:

- » Individual building widths limited to 75 feet and building depths limited to 130 feet for the Multi-Family Building Type;
- » The area of individual building footprints limited to 9,500 sq. ft. for the Multi-Family Building Type;
- » Subtle variations in building and/or bay heights along frontages encouraged; and
- » Façade articulation standards waived for building façades located at the right-of-way line.



COMMERCIAL STOREFRONTS

The siting of mixed-use and urban-style retail buildings with storefronts around the state in recent years has produced mixed results. In the case of Cherry Street in Grand Rapids (pictured above left), the result has been excellent. In Novi, on the other hand, inappropriate setbacks and landscaping have caused sub-optimal developments (pictured above right). The following restrictions on new buildings with storefronts should be implemented through the Mt. Pleasant Zoning Ordinance to ensure a consistent standard of excellence in new development:

- » Require retail storefronts not located at street intersections, to be constructed up to the right-of-way line. This is a requirement that could be added to the Shopfront Private Frontage Type;
- » Waive façade articulation standards for building façades located at the right-of-way line and require that the corresponding buildings instead have masonry reliefs, corbeling, and architectural elements such as columns flanking masonry openings, similar to the existing historic buildings downtown;
- » Encourage slight variation in height between similar buildings, façades and individual bays;
- » Require a formal arrangement of street trees along frontages limited to within six feet of the curb at their trunks;
- » Require street trees to be either spaced sufficiently apart, or pruned up to the level adequate, to provide views of store signage to passing motorists; and
- » Permit residential development on first floors between retail nodes in CD-5 Urban Center on Mission Street. Mission Street retail nodes include the intersections of Mission and Stadium Drive, Broomfield Street, Appian Way, Fairfield Drive, and Preston Street.



PEDESTRIAN ZONE REGULATIONS ADJACENT TO SHOPFRONTS

The pedestrian zone (or public frontage) is the area between the curb and the edge of the right-of-way, and, in areas with shopfronts, should allocate component areas for sidewalks, landscape plantings, street furniture, and other pedestrian-scale uses and amenities. The treatment of the pedestrian zone determines the character of the street and the quality of the public realm within the right-of-way. Streets are the most common public space in the City, and must be designed to be welcoming and accommodating for pedestrians as well as motorized traffic. Additionally, sidewalks need to facilitate pedestrian access to retail uses and promote urban vitality. Therefore, the zone corresponding to Shopfront Private Frontage types in Mt. Pleasant should contain four distinct areas:

1. An edge area that allows car doors to open freely and accommodates parking meters and streetlights;
2. A furnishings area that accommodates amenities such as landscaping, planters, and sidewalk furniture;
3. A walkway area where pedestrians can walk; and
4. A frontage area adjacent to the building.

Figure 1.1 illustrates the four areas of the pedestrian zone.

Accordingly, the following associated sidewalk design recommendations are intended to create an inviting public space alongside City streets and should be incorporated into the thoroughfare regulations in the Mt. Pleasant Zoning Ordinance for public frontages corresponding to shopfront private frontage types:

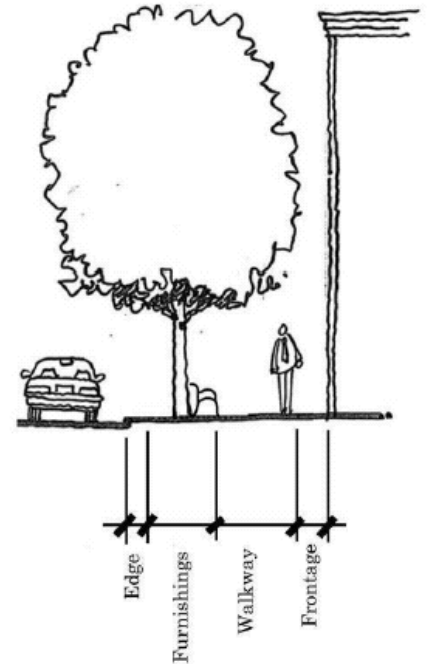


Figure 1.1: Pedestrian Zone

Pedestrian zone width. The pedestrian zone should have a minimum width of ten feet. A lesser width may be appropriate in constrained areas, and a larger width is appropriate along major streets.

Edge area. The edge area should have a minimum width of 2.5 feet, and should remain clear of obstructions to permit the doors of parked cars to open freely. Streetscape elements such as parking meters, streetlights, traffic control signs, and tree grates may be located in the edge area. The edge area may be paved or, if a landscaped furnishings area (or street lawn) is included, it may be combined with that.

Furnishings area. The furnishings area accommodates amenities such as street trees, planters, and sidewalk furniture. The furnishings area can be paved (with street trees located in tree grates) or it may be landscaped with a street lawn. Outdoor eating areas, sidewalk cafés, or other similar uses associated with a use in a building directly adjacent may be located in the furnishings area (if it is paved). The furnishings area should have a minimum width of five feet.

Walkway area. The walkway area is the basic sidewalk area where pedestrians walk. The walkway area must maintain a five-foot wide clear path free of obstructions at all times to permit free pedestrian travel. No permanent structures, landscaping, lawn, or uses may be located in the walkway area.

Frontage area. The frontage area is the portion of the pedestrian zone adjacent to the edge of the right-of-way (building façade). The frontage area is an optional area, but may be used for street furniture or other uses accessory to the use within the building adjacent. When a building is constructed at the lot line, the frontage area should have a minimum width of eighteen inches to accommodate merchandise for sale and/or flower pots.



WALKABLE HOUSING: IMPLEMENTING CD-4

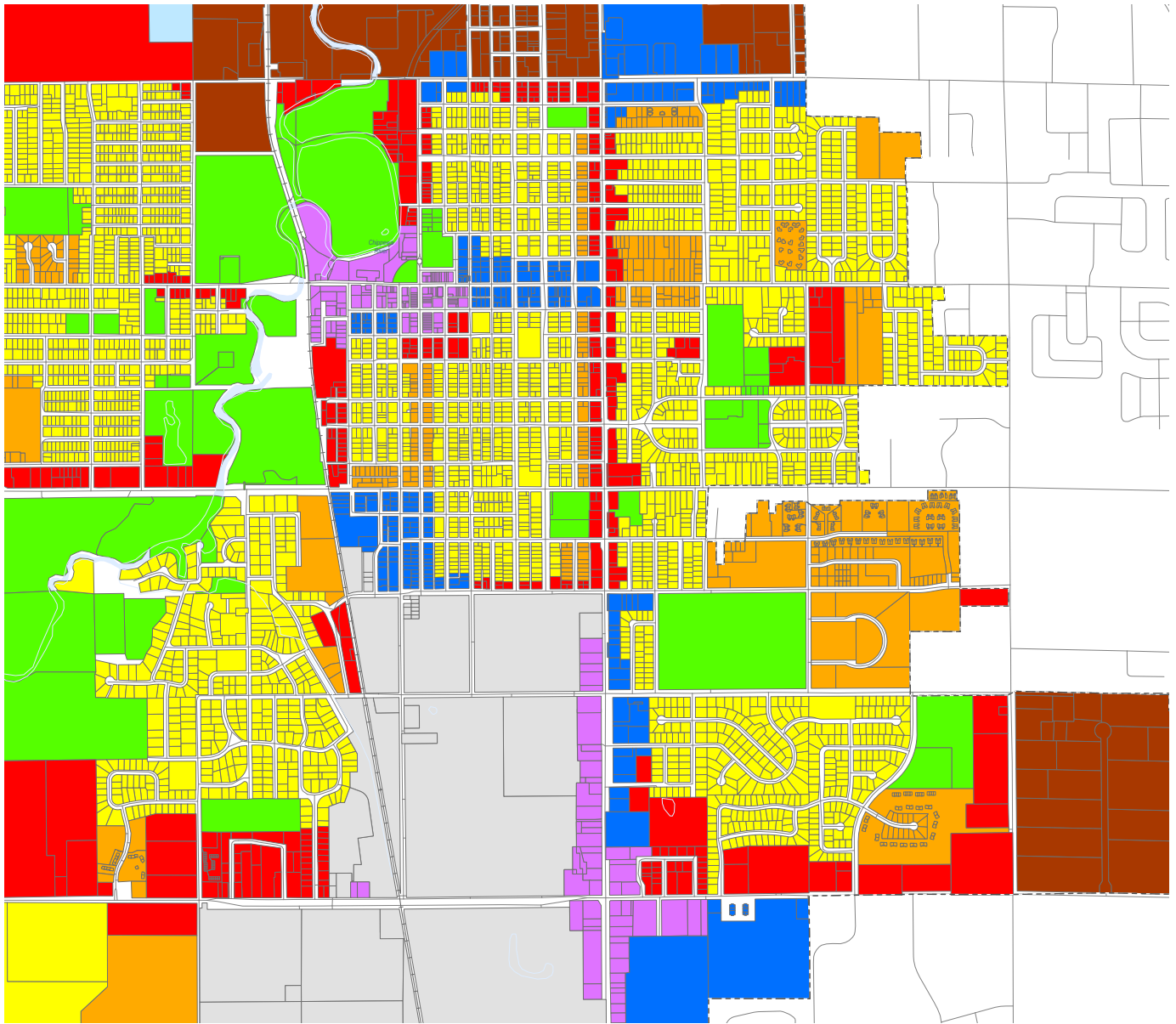
Students at Central Michigan University who live off-campus typically live a commuter lifestyle. Many of these students live in apartment complexes located in Union Township, as well as within many of the areas recently designated as CD-4 General Urban District within the city limits. The Master Plan supports the development of mixed-use walkable neighborhoods close to campus. “Walkable housing” will reduce traffic congestion and improve pedestrian safety within Mt. Pleasant. It will also reduce the need for commuter parking lots on the CMU campus and for car trips generated by students moving cars between classes on multiple occasions each day.

The vision for the CD-4 General Urban District is to provide an attractive alternative to commuter oriented housing in the form of walkable mixed-use neighborhoods similar to those that surround the University of Michigan’s Central Campus in Ann Arbor, Michigan State University’s Main Campus in East Lansing, and Eastern Michigan University’s campus in Ypsilanti.

Neighborhoods such as these provide a mix of housing choices and retail establishments all within walking distance of campus. When more such housing options become available in the future in Mt. Pleasant (within the newly designated CD-4 General Urban District), it is reasonable to assume that Central Michigan University students might begin to choose accordingly, thus reducing traffic congestion within the City.

Mt. Pleasant has walkable neighborhoods that rival any college town in the state. But there are also vast areas within the City limits that are out of pedestrian range. Fortunately, many of those have been re-designated CD-4 General Urban District in the recent zoning update.

The CD-4 General Urban zone permits for a mix of housing types, including “Missing Middle”, which includes options such as small, urban apartment buildings, rowhouses, bungalow courts, fourplexes, and duplexes (among others). Missing Middle housing options have become unavailable in the form of new construction in recent decades, during which time the construction of single-family housing and apartment complexes has continued. The stipulations corresponding to the CD-4 General Urban zoning category in Mt. Pleasant, including allowable Missing-Middle housing and mixed-use buildings, should—assuming future development conforms—succeed in rendering the corresponding areas more walkable to support the City’s vision.



Map for illustrative purposes only. Please see City's Future Land Use Map for details on land use categories

REZONING TO IMPLEMENT THE MASTER PLAN

The land use classifications on the Future Land Use Map provide the basis for evaluating future rezoning requests. Zoning actions that are consistent with the Future Land Use Map usually receive deferential and favorable judicial review if challenged. The Master Plan should be the principal source of information in the investigation of all rezoning requests. The City may initiate rezoning as necessary to place land in conformance with the Future Land Use Map, or it may wait for property owners to come forward on a case-by-case basis.

