

MEMORANDUM

To: Washington Township Planning Commission

From: Joe Tangari, AICP

Date: 7/10/2023

Re: Updated Future Land Use Map

Introduction

Two months ago, we discussed updates to the Future Land Use map to include in the new Master Plan. This memo includes four items:

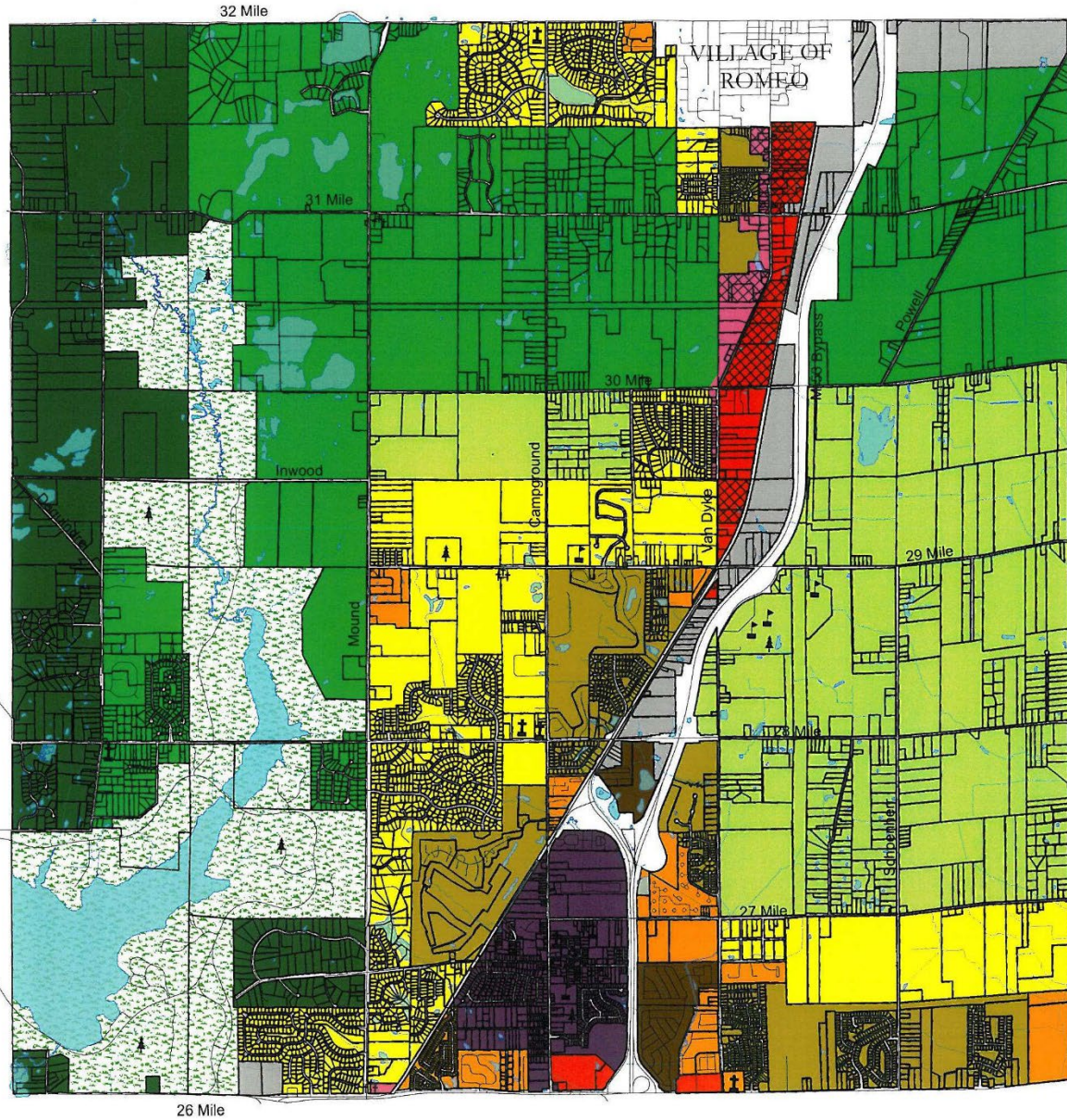
1. Old future land use map from 2005.
2. Update to future land use plan from 2018.
3. Updated future land use map for the new plan.
4. Zoning Plan for the new plan.

2005 Future Land Use Map & 2018 Update

The 2005 Future Land Use Map was updated in 2018 to include new designations for an area in the northeastern portion of the township referred to as the “recreation core district.” The new future land use map incorporates this update in a general way, and specifies an industrial/research category for the southern portion, which was only included in the narrative of the 2018 update.

The new map includes one question for the planning commission to resolve at the July meeting, and after review at the meeting, any additional changes the planning commission would like to make will be noted and made.

The original map and 2018 update are on the following pages.



	<u>Dwelling Units</u> <u>Per Acre</u>
Rural and Estate	0.2 to 0.5
Large Lot	0.5 to 1.0
Low Density	1.0 to 1.4
Moderate Density	1.4 to 2.2
Suburban Residential	2.2 to 3.5
Multiple-Family	3.5 to 8.0
Multiple-Family Overlay	3.5 to 8.0
Manufactured Housing Community	4.0 to 6.0
Local Commercial	
Community-Wide Commercial	
Washington Village	
Industrial	
Recreational	

- School
- Park
- Church
- Cemetery

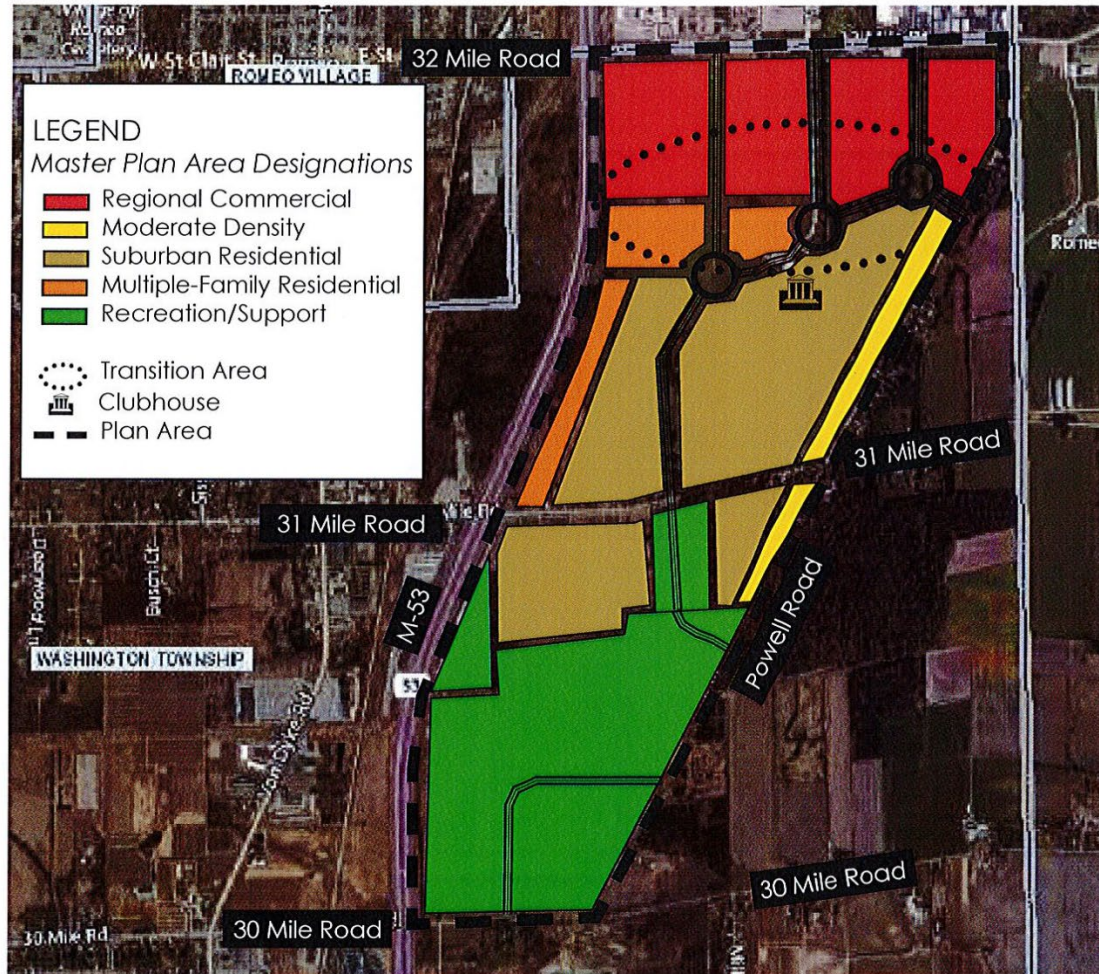
Illustration 52
LAND USE PLAN

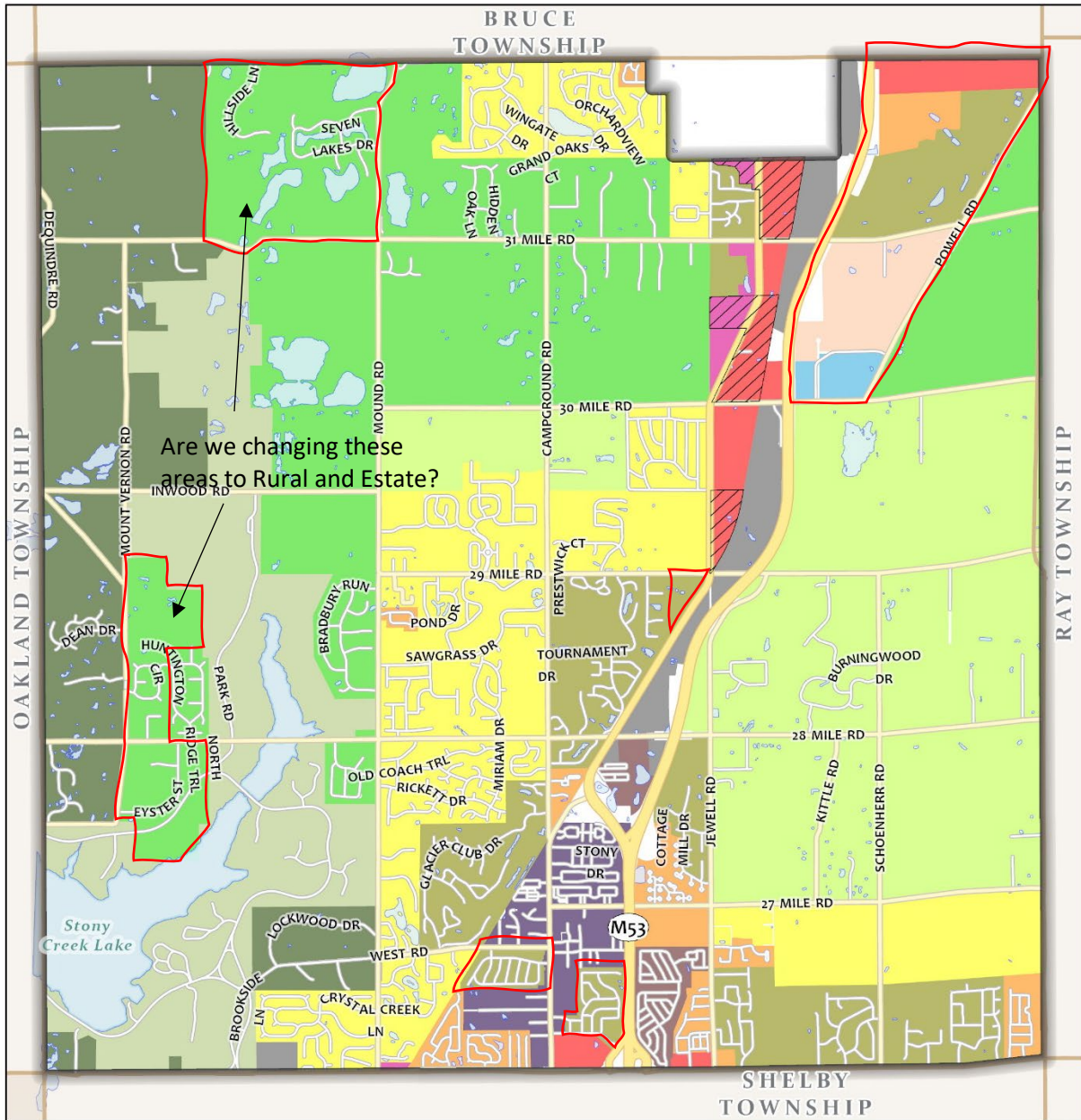
Washington Township
Macomb County, Michigan
Prepared by Washington Township Planning Commission
Adopted by Washington Township Board of Trustees: August 17, 2005



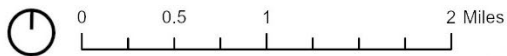
Copyright 2005, Macomb County Michigan
Land Use Plan prepared by Washington Township

RECREATION CORE DISTRICT Area Plan





Data Source: Landuse: Washington Township. Roads: Macomb County. Water Features: SEMCOG 2022. Map Exported: July 06, 2023. ©2022 Giffels Webster.



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|--|--|---|
| Rural And Estate | Manufactured Housing | Industrial/Research/Technology |
| Large Lot | Community Commercial | Recreational |
| Low Density | Local Commercial | Recreation/Support |
| Suburban Residential | Washington Village | Multi-Family Overlay |
| Moderate Density | Industrial | |
| Multiple Family | | |

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FUTURE LAND USE WASHINGTON TOWNSHIP

Zoning Plan

By statute, a Master Plan must include a zoning plan outlining the relationship of future land use categories to zoning districts. The table below describes each future land use category and notes the corresponding zoning district, where one exists.

Future Land Use Category	Zoning District
Rural and Estate – Lot sizes of 90,000+ square feet	R-1 Rural Residential
Large Lot – Lot sizes of 40,000+ square feet	A-1 Agricultural Residential
Low Density – Lot sizes of 30,000+ square feet	R-1-A Single-Family Residential
Moderate Density – Lot sizes of 20,000+ square feet	R-1-B Single-Family Residential
Suburban Residential – Lot sizes of 10,000+ square feet	R-1-C Single-Family Residential R-1-D Single-Family Residential
Multiple Family – 5-8 units/acre	RM-1 Multiple-Family Residential RM-2 Multiple-Family Residential
Manufactured Housing – Meant to accommodate manufactured housing and mobile home development	MHC Manufactured Housing community
Local Commercial - Designed to provide for uses which meet the day-to-day convenience shopping and service needs of people in adjacent residential areas.	LC Local Commercial
Community Commercial – Designed to provide for a wide array of commercial activities, with an emphasis on retail.	GC General Commercial
Washington Village – Intended to permit a mixture of mutually supporting convenience, specialty, and service commercial uses, as well as complementary office, entertainment and residential uses, which provide for the needs of Township residents and visitors in a village-like environment.	V-1 Village Center
Industrial – Provides locations with good regional transportation access for a wide range of industrial and intensive uses.	IND General Industrial
Industrial/Research/Technology – Intended to foster economic development and employment by providing a concentrated area for light industrial, research, and similar uses. The district also permits a limited number of complementary commercial uses on major thoroughfare frontage.	IRT Industrial Research Technology
Recreational – This category corresponds to Stony Creek Metropark.	Covered under the “parks” permitted use in the A-1 district
Recreation/Support – Meant to support very large-scale recreation facilities/sports arenas.	No corresponding district or overlay
Multi-Family Overlay – 5-8 units/acre	No corresponding district or overlay