

Chapter Four Future Land Use Plan

Map Five Future Land Use as presented in this chapter is the culmination of the master planning process. This Map and the associated narrative entitled **ALand Use Categories@** make up the Future Land Use Plan. The Future Land Use Plan is based upon consideration of the analysis, the trends in development, the results of the subarea plans, and the issues, goals, and recommendations set forth in the Plan. It reflects the input of the Planning Commission, the City Council, and the residents of the City of Fenton.

The Future Land Use Map indicates what the land uses should be in Fenton ten years from now. This does not mean that the City should change its zoning districts immediately to correspond to the Future Land Use Map. Some of the designations will match existing conditions while others will not. What it does mean, however, is that it should be a "road map" for the location of land uses in the City over time.

The Future Land Use Map is intended to guide land use decisions in Fenton and assist City officials with the development of land use regulations. It can be an invaluable tool when used to evaluate requests for rezonings, vacation of rights-of-way or for variances from the Zoning Ordinance. Requests that do not follow the Future Land Use Map should be denied. If City officials wish to amend the Future Land Use Map to reflect changing conditions, then this should be done before a change in zoning is approved.

**FUTURE
LAND USE
CALCULATIONS**

It is clear from **Table Eleven** on the following page that the Single-Family Residential categories represent the largest active uses of land in the City of Fenton, with a combined total of over 2,100 acres or approximately 60.2% of all land area.

**FUTURE
LAND USE
CATEGORIES**

Low Density Single-Family Detached

This district is intended for single-family residential development on large lots. Existing housing density is typically less than one unit per acre. Future residential development within this district should not exceed two units per acre.

This development pattern, in addition to broadening the range of housing opportunities, is being used to address environmental considerations. Much of the land within this district has development limitations due to wetlands and poor soils. The use of large lots in this area allows better portions of a lot to be used for the development of a home while leaving less developable portions of the lot in

open space. This development density also offers greater opportunity to preserve the mature woodlots that are found in these areas of the City.

**Table Eleven
Future Land Use Calculations**

Land Use	Acres	Percent
Low Density Single-Family Detached	1,433	40.1%
Medium Density Single-Family Detached	416	11.7%
Urban Residential	132	3.7%
Single-Family Attached	120	3.4%
Manufactured Home Community	47	1.3%
Multiple-Family	186	5.2%
Office	81	2.3%
Downtown	49	1.4%
North Village	10	0.3%
Neighborhood Business	75	2.1%
Community Business	282	7.9%
Industrial	259	7.3%
Quasi-Public/Institutional	277	7.7%
Parkland	75	2.1%
Nature Preserve	126	3.5%
Total	3,568	100.0%

Source: LSL Planning

The areas chosen for inclusion in this district were based primarily on existing, very low density housing and adjacent areas for expansion; natural features which would be an aesthetic amenity for estate type housing; and environmental factors such as wetlands and poor soils which require a large lot development approach.

There is a large parcel of land located between Jennings Road and Silver Parkway that is designated as Low Density Single-Family Detached Residential. This parcel is conveniently located to take advantage of the many parkland, retail, and entertainment amenities located within Silver Parkway and Silver Lake Regional Park. The intent is to develop this parcel as a single-family residential neo-traditional development with unique, high-quality homes. This type of development will feature pedestrian connections to link residents to nearby attractions to help minimize negative traffic impacts. The City would consider medium-density residential at this location if such a neo-traditional development was proposed.

Another large parcel has recently been annexed by the City from Tyrone Township that is included in the Low Density Single-Family Detached category. Not yet reflected on the City's base map, this 56-acre property is located near the City's southeastern corner just off of Jayne and Tipsico Lake Roads. This site contains a significant amount of natural resources including wetlands and woodlands. Future development on the site should utilize a Planned Unit Development to incorporate the site's many features and cluster development to preserve as much open space as possible.

Medium Density Single-Family Detached

This district is intended for single-family residential development on smaller lots than those found in the Low Density District. Existing densities within this district range from 1.7 units per acre to 5.5 units per acre. Recommended density for future development is two to five units per acre. This density level is conditioned, however, on the ability of the development to meet all other area requirements without needing variances and on the impact on environmental features on the site.

Areas chosen for inclusion in this district were primarily based on existing housing density; a need to reserve more land for similar development; availability of public sewer and water; and environmental factors which would permit this range of housing density.

The seminary building located on the corner of State and High Streets is included in this land use designation. Due to historical significance and structure size, this Plan recognizes that uses other than single-family may be desirable for this building. Other complimentary uses such as senior housing or bed and breakfasts would also be acceptable uses for this structure. These uses can be permitted as special land uses under the Zoning Ordinance.

Urban Residential

This district is intended as a blend of single-family detached, two-family, and multiple-family residential development. It contains a large number of architecturally significant homes that were built in the early stages of Fenton's development as a City. The grid system subdivision design and small urban lots are typical for this district.

Current density ranges from 2.6 units to 4.5 units per acre. Future densities of up to eight units per acre will accommodate the more urban characteristics of this area of Fenton. This density level is conditioned, however, on the ability of the development to meet all other area requirements without needing variances and on the impact on environmental features on the site.

Future development must be architecturally consistent with surrounding buildings and match the current density of the surrounding structures. Conversion of large single-family homes to multiple-family structures should be discouraged.

This district is intended to recognize and maintain the older established residential areas of the City which were developed with a consistent lot size and development pattern. This district furthers the goal to provide for a variety of housing types and values. The areas chosen for inclusion in this district were based largely on existing development patterns.

Single-Family Attached

This district is intended to provide additional housing options for community residents. Single-Family Attached units are often times a financially-attractive option for young professionals, new families, and retiring seniors, who seek to own their home, but prefer to have less yard work and maintenance than detached homes.

Densities for Single-Family Attached units vary depending upon the development but commonly range from five to ten units per acre. Individual site characteristics may limit the number of units due to natural features or zoning requirements.

A handful of Single-Family Attached developments are scattered around the City. Future development of Single-Family Attached units are proposed only as an expansion of existing developments, primarily surrounding the East Oaks Condominiums.

Manufactured Home Community

This district has been established with the intent to provide an additional means of varied, affordable housing options. The site shown on the Future Land Use Map district is an existing manufactured home community. All manufactured home community development for the City will be accounted for within this district.

Multiple-Family

This district is intended for Multiple-Family residential development with a density of up to 14 units per acre. This density level is conditioned, however, on the ability of the development to meet all other area requirements without obtaining variances and on the impact on environmental features on the site.

Areas designated as Multiple-Family were selected based primarily on existing high density development; close proximity to U.S. 23; low impacts to Fenton streets; and soil conditions suitable for this development type. Most of these areas are fully developed due to the considerable amount of multiple-family developments that have been constructed over the past few years.

Office

This district is intended for low-intensity, higher intensity, and business park office uses. It is designed specifically for low-intensity office uses along Owen Road, at the intersection with Shiawassee, on Grant Street near the intersection with Rounds Drive, and on Adelaide just north of Shiawassee, where a transition of single-family homes to commercial uses has occurred.

The low-intensity office areas will allow the use of single-family homes for business purposes, while minimizing negative impacts on traffic volumes and adjacent single family homes. They must, however, meet all requirements of the Zoning Ordinance including screening and buffers. Businesses could include

medical offices, financial offices, personal services, and similar uses.

The existing industrial building located on Grant Street near Rounds Drive is classified as Office but the intent is to allow a research and development use. The goal is to allow use of the existing industrial building in a manner that will not have a negative impact on the adjacent residential area.

Additionally, land has been identified as Office uses along Torrey Road, south of S. Long Lake Road and north of the railroad tracks on Poplar Street. Office uses would be ideal at these locations due to their close and convenient access to U.S. 23 and because they make a logical land use transition. Office use provides a buffer between the low-density single-family homes in the area from heavier commercial and industrial uses, the railroad, and U.S. 23 which potentially produce off-site noise and glare, as well as large volumes of traffic.

The Office District also provides for higher intensity office uses, including areas in Silver Lake Village that are planned and zoned for the development of larger office complexes. The road network is designed to handle the larger volumes of traffic that will be generated by these office buildings. The design guidelines also control the aesthetic quality of both the sites and buildings in Silver Lake Village.

This district is also designed to accommodate business park-type office uses on Alloy Drive to the south of Silver Lake Road. These are non-retail oriented office uses such as research and development facilities, corporate branch offices, and manufacturer representative field offices. They tend to be larger office buildings with a number of tenants or offices for a single company that may have a small amount of storage or distribution space inside the building. This type of office use tends to be more compatible with industrial uses than the above office uses because they generate less traffic and require minimal signage.

Because of the many locational options available for office development, offices should be limited to the designated areas. A handful of office businesses are scattered among residential homes along Silver Lake Road that should be encouraged to locate in the office areas designated on the Future Land Use Map.

Downtown

This district is intended for a blend of retail, office, and service establishments. The focus of this district should be entertainment, specialty retailing, small offices and government buildings. Residential uses (primarily apartments) also fit into this mixture of uses and help to create activity after the businesses have closed. Higher site design standards should be implemented for this district because it is a strong focal point for the City. **Appendix A** summarizes the downtown subarea with specific design requirements.

The area identified as Downtown runs primarily along North Leroy Street from Shiawassee north to Main Street. This district also encompasses adjacent blocks

since commercial uses extend beyond North Leroy Street.

North Village

The North Village area is located at the intersection of North Road and N. Leroy Street, a very busy and important intersection in the community. Accordingly, a mixture of uses have developed. In the future, this area should serve a variety of functions, primarily small-scale neighborhood commercial, office, and residential.

A separate North Road/N. Leroy Street Corridor Plan, which includes North Village, has been prepared to evaluate existing conditions and provide recommendations regarding this area. The subarea plan, which is designed to help ensure that the present character is maintained and enhanced and that appropriate land use transitions are established, includes general design guidelines for future development. Refer to the North Road/N. Leroy Street Corridor Plan in **Appendix D** for specific information regarding this area.

Neighborhood Business

The Neighborhood Business district category is designed to accommodate limited commercial and office services primarily servicing nearby residential neighborhoods. Neighborhood Business areas are planned for non-prominent, less visual locations. At the present time, the City is adequately serviced by Neighborhood Business districts on North Leroy Street from Silver Lake Road to Sixth Street and from Granger Street to Kellogg Street. All other areas of the City are in close proximity to Community Business areas that service adjacent residential areas.

Should there be future demand for a small grocery store, mini-mart, or doctor's office to serve a developing area, the developer will have to justify that the need exists, through a market analysis, and the City must ensure that it is not creating a "spot zone." A neighborhood commercial zone may not be considered a spot zone if the permitted uses will accommodate an underserved residential area and the local demand is proven.

Community Business

This district is intended for the widest variety of retail and service businesses. Businesses could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings.

Locations for this district are based on collector or arterial frontage; low impact to Fenton streets; proximity to existing commercial developments of a similar type; and compatibility to adjacent uses. For the commercial areas adjacent to U.S. 23, this district is intended to serve the commercial needs of the motoring public.

Most of land designated for Community Business is located along Owen Road, Silver Lake Road, or within Silver Lake Village. Silver Lake Village, while

providing the largest percent of Community Business, also offers a variety of land uses including office and residential uses.

Additional land has been designated along Silver Lake Road near the Poplar intersection to help provide enough land to allow for a larger commercial use to locate in the area to serve as an anchor for the existing commercial businesses. Future development of commercial uses at this location should be conditioned upon the completion of the Silver Lake/Poplar intersection improvements.

Industrial

This district is intended for general light industrial development that will not have a negative impact on adjacent residential neighborhoods through the creation of smoke, noise, odor, vibration, etc. The location of this district was determined by the existing location of Fenton's industrial parks. As mentioned in the regional perspective section of this Plan, it is anticipated that the available supply of vacant land in the industrial parks will be fully developed shortly. It is therefore important to maintain the integrity of the available land by ensuring development by industrial users only.

Quasi-Public/Institutional

This district is intended for uses intended to serve a large segment of the public but are not government agencies. Included are schools, churches, cemeteries, and senior facilities. These uses are scattered throughout the City and the more intensive uses should be listed as special land uses in any zoning district where they are to be permitted. This is due to the propensity of these uses to expand in response to the growing population; thereby having the potential to impact adjacent residential neighborhoods.

Parkland

This district identifies the various public park lands that are located throughout the City and discussed in the City of Fenton Parks and Recreation Master Plan.

Nature Preserve

This property is intended to remain as a nature preserve. It will conserve a substantial amount of natural features in the community as well as provide passive recreational opportunities such as nature study and walking trails for City residents.

Shoreline Conservation

This district is intended for the preservation of the natural qualities associated with the Shiawassee River and Mill Pond shorelines. It is recommended that public ownership or easements be obtained within this district so that the fine natural qualities of these areas may be enjoyed by the general public. If public ownership is not feasible or practicable, environmental standards may be

necessary to protect and preserve the shoreline areas. The areas within this district were determined based on the fixed location of the Shiawassee River.

The Existing Land Use section of the Plan reviewed the historical and current acreage calculations for each of the land uses. Through that analysis, it was possible to identify trends in development and land use. By comparing the Existing Land Use Map acreage calculations to those for the Future Land Use Map, the relationship between current land use and projected land use can be evaluated. This will help determine whether enough land area is identified for each of the land use categories.

**COMPARISON
OF EXISTING
AND FUTURE
LAND USE**

Table Twelve identifies residential development as the largest future consumer of land with over 2,100 acres. This is followed by commercial and office development at more than 400 acres and industrial, quasi-public/institutional, and parkland and nature preserve at over 200 acres each.

The demand for residential development is expected to continue but it is unlikely that all of the acres identified here will be utilized. Many of the vacant areas planned for residential use have environmental constraints such as wetlands and poor soils. The commercial, office, and industrial uses will have a highest percentage of land actually developed for those uses. The reason is that much of the new commercial and office development will occur in Silver Lake Village

Land Use	Existing	Future	Increase
All Residential Categories	48.7%	60.2%	23.6%
All Commercial Categories	10.0%	11.7%	17.0%
Office	1.0%	2.3%	130.0%
Industrial	7.0%	7.3%	4.3%
Quasi-Public/Institutional	8.4%	7.7%	-8.3%
Parkland & Nature Preserve	4.8%	5.6%	16.7%
Vacant	19.8%	0.0%	--

Source: LSL Planning

Note: Due to the breakdown of Existing Land Uses into more specific categories, all residential and all commercial uses have been collapsed for comparison purposes.

Likewise; most new industrial development will take place in one of the two industrial parks.

At least for the present time, there appears to be enough land designated for each of the above uses. The regional perspective presented in this Plan indicates that while demand for residential, commercial, and industrial land will continue, it should not outpace the amount of land available for years to come.

The amount of land designated on the Future Land Use Map for office may appear to be small in relation to that designated for commercial and industrial

uses. This is because historically the City of Fenton has not attracted a large number of office users. Commercial uses are typically attracted to the residential base of the City. Likewise, the recent expansion of industrial uses in the City is due to the close proximity to the City of Flint and the auto industry. The amount of land designated for office use should therefore be adequate to serve the needs of the community into the future.

The biggest concern at the present time is the future availability of industrial land when the industrial parks are full. With the complete absorption of industrial land projected at ten years, City officials should begin investigating the acquisition of additional land for development of a new industrial park.