

Chapter Nine: Future Land Use

The future land use plan establishes land use categories, illustrates the location of planned land uses and provides strategies for implementation. This section also provides a rationale for the placement of preferred land uses and the intensity of those uses. The plan serves as the primary policy guide for future land use decisions, investment in public improvements and coordination of public improvements and private development.

The plan presents the desired future as identified through the planning process. The plan, however, also provides the practical guidance local decision-makers need regarding today's issues. It is the intent of the plan to assist in the orderly development of the City, assist the community in maintaining and enhancing its pleasant natural environment and spark a vision for the future.

Factors Considered

It is important to consider a number of factors when locating future land uses. The future land use plan should guide the future development pattern of the community into a logical arrangement which maintains the character of the community, protects the environment and ensures adequate services and land for all types of land uses. These factors include:

- Consistency with existing land use patterns.
- Preservation of natural features and consideration of the effects of development on the environment.
- Maintenance of aesthetic qualities that contribute to the community character and quality of life.
- Positive incorporation of natural amenities.
- Existing planning policies and zoning regulations.
- Availability of infrastructure including utilities, roads and community facilities.
- Market conditions for various land uses.
- The goals and objectives of the plan that express the community character desired by residents.

***Future Land Use
Categories Include:***

*Low Density Residential
Moderate Density
Residential
High Density
Residential
Central Business
District
Medical Cottage
Industry
Neighborhood
Commercial
General Commercial
Industrial
Institutional
Recreation*

Future Land Use Categories

The future land use plan can generally be described as having distinctive components that, when viewed together, form an overall vision for the City over the next 20 years. The residents, property owners and business owners in Grayling voiced their desires in a community survey, conducted

in November, 2013. The future land use plan has been developed to accommodate the range of housing and commercial services needed to serve residents, and to preserve the values held closely by City residents. Below is a description of each of the future land use categories found on Map 7.

Residential

Low Density Residential. This category is intended for large-lot residential land uses that contain natural features. Most of the land categorized as Low Density Residential is located along the AuSable River in the central neighborhood, however smaller areas are located at the south end of the golf course, and along Walker Street, northwest of M-72. This category correlates to the proposed R1-A zoning district.

Development standards for this district should include increased setbacks from the river, as well as larger lot sizes to accommodate them. Uses should be restricted to residential uses that will not negatively affect the quality of natural resources.

Moderate Density Residential. The predominant land use in the City falls within this category. Moderate Density Residential land uses will continue to dominate the landscape, unless unforeseen annexation occurs and another land use is established. This category correlates to the City's R1-B zoning district and includes most of the residential land located in the City's central neighborhood. As such, it includes the majority of historic homes that still remain in the City's first platted area. Maintaining the integrity of these residential areas will be most important, especially since the central neighborhood is generally surrounded by non-residential land uses. Buffering and setback considerations with respect to these potential land use conflicts are discussed in the higher intensity districts. Another threat to this district is the infiltration of new modern homes which can disrupt the historic character already established. Infill regulations should include a requirement that the architecture and building sizes relate to others within the same block or along the same street. The City may choose to designate the central neighborhood a historic district in the future, which would strengthen the ability to regulate building materials, color and architecture. At a minimum, design guidelines should be established to help guide property owners toward maintaining the historic character of these areas.

High Density Residential. Areas designated in the future land use plan for high density residential development are found to the southeast of the central neighborhood. This category includes existing residential uses on the smallest allowable lots. Some existing buildings have also been converted to multiple-family buildings, which is encouraged to continue, provided the homes retain their existing character. This designation

Residential Districts:

*Low Density –
relates to the R1-A
Zoning District*

*Moderate Density –
relates to the R1-B
Zoning District*

*High Density –
relates to the R-2
Zoning District*

includes high density single-family as well as attached condominiums and apartments, and coincides with the proposed R-2 and R-3 zoning districts.

Commercial

As the center of commerce for Crawford County, Grayling maintains a diverse mix of commercial land uses. In order to properly plan for commercial growth and re-development within the City, four commercial categories are included on the future land use plan:

Commercial Districts:

Central Business District

Medical Cottage Industry

*Neighborhood
Commercial*

General Commercial

- Central Business District;
- Medical Cottage Industry;
- Neighborhood Commercial; and
- General Commercial.

Central Business District. This category relates to Grayling’s downtown area, generally described as the area along Michigan Avenue between Spruce Street and the railroad tracks. Specific recommendations for this area of the City are included in Chapter 8, and include the desire for re-development and improved building quality. Future interest and redevelopment in the Central Business District (CBD) is likely to arise after more general activity occurs downtown. For example, projects such as the recently completed streetscape project, will be instrumental in improving the aesthetic of the downtown and generating future interest.

Medical Cottage Industry. This area of the plan is located near the existing Munson Healthcare Grayling Hospital and medical complex located on Michigan Avenue. It includes many existing residential properties, which by way of proximity to the medical complex, has been identified as an area appropriate for conversion into supportive medical uses. Future development in this area will correspond to the C-2 zoning district. More discussion of the Medical Cottage Industry is included in Chapter 8.

Neighborhood Commercial. Areas categorized as Neighborhood Commercial relate to the City’s C-1 zoning district, and are intended to accommodate small-scale commercial uses that serve the residents of Grayling. Uses anticipated in this category include personal service establishments like dry cleaners or movie rental shops, and low-intensity retail and restaurant uses that provide a daily service to those living in Grayling. Accordingly, this category generally surrounds the central neighborhood on the northwest and southwest sides. This district is not intended to include large retailers that require large parking lots and buffering requirements. These uses should be directed to one of the General Commercial districts. The existing lots designated for Neighborhood Commercial are relatively narrow and can only sustain small commercial buildings. They are, therefore, ideal as Neighborhood

Commercial since this naturally limits building size and impacts on local neighborhoods.

General Commercial. The City’s General Commercial areas are intended to serve larger tenants, or those drawing from a more regional market. This category relates to the City’s C3-A and C3-B zoning districts. The General Commercial areas located in “South Town,” encompassing land along the I-75 BL, south of M-72, are intended to attract highway commercial uses including national “big box” retailers interested in locating in Grayling. Other sites may be considered for big box uses, where they will not detract or alter the general character of the City. The General Commercial areas located elsewhere in the City are intended to accommodate commercial buildings that are larger than can be accommodate in the Neighborhood Commercial category, but which do not exceed approximately 15,000 square feet in size. Because these areas are more internal to the City, they must be carefully planned so as not to disrupt the local commercial character established by land in the CBD and Neighborhood Commercial categories.

Industrial

Industrial uses in Grayling will generally be directed to the City Industrial Park, located at the south end of the City. Another area of Industrial land is planned in the City’s northwest corner. These areas will accommodate future industrial growth in the City and are intended to receive both high-tech and research and development type



industries, along with the more traditional manufacturing and warehousing uses currently located in these areas. Existing development in the City Industrial Park generally includes pole-type buildings or larger warehouse-type facilities and accessory storage and parking. However, the area could be enhanced with additional development standards relating to landscaping and detention. Natural detention areas should be used where possible and landscaping, in the form of street trees and buffers, should be used to help improve the aesthetics of the Industrial Park. Land in the northwest corner of the City is characterized by larger stands of trees and may not require such extensive regulation. However, protection of vegetation that helps buffer these uses should be included in any industrial development standards.

Institutional

Areas designated as Institutional are scattered throughout the City and include a variety of governmental, public and religious facilities. Areas

designated as such generally include established civic uses, such as churches, schools and other public buildings. As noted, the City of Grayling is the County seat and therefore contains several local, County, State and Federal buildings. Any redevelopment or expansion for Institutional uses within these areas will need to maintain the proper relationship with the surrounding land uses.

Recreation



This category includes locations designated for recreation facilities and neighborhood parks. This includes the AuSable River City Park, open spaces such as those on Industrial Street and North Town Recreation Nature Park, near the fish hatchery, as well as the Grayling Country Club. Due to limited availability of land, recreation facilities on these sites must make the most of available land. Multi-use parks and facilities are encouraged, and the City should follow the Community Recreation Plan as it relates to future improvements.