

5. LAND USE PLAN

The City of Adrian's land use plan is a representation of the preferred land use arrangement for the community. It identifies and defines the major future land use categories as well as the approximate locations for various uses envisioned by the Planning Commission. The boundaries reflected on the map are not intended to indicate precise size, shape or dimension; rather they portray a general land use arrangement, which may be refined as the community develops. In addition, the recommendations of the Land Use Plan have a long-range planning horizon and do not necessarily imply that short-range rezoning is appropriate.

It is important to note that in several locations the Future Land Use Plan map includes recommendations for land uses beyond the City of Adrian's boundaries. This is not a proposal of future annexation of these areas by the City, but rather an attempt to coordinate with the surrounding Townships in an effort to achieve compatible land uses along community boundaries.

The general recommendations of the Land Use Plan are further detailed through the Commercial Areas, Industrial Areas, Economic Development, Brownfields, and Natural Resources plan elements, as well as through the Housing Plan, Thoroughfare Plan, and Downtown Adrian Plan chapters.

FUTURE LAND USE CATEGORIES

The land use categories included on the Future Land Use Plan (Map 5-1) are described below.

Residential Uses

Several residential categories are included on the Land Use Plan. The Housing Plan chapter provides more detailed descriptions and recommended densities of each of the following categories, as well as forecasted future population and housing units counts, alternative patterns of residential development, and solutions for infill housing.

Single/Two Family Residential

This category includes detached single family homes, duplexes, and related accessory buildings. Single and two family residential uses comprise most of the City's residential neighborhoods.

Multiple Family Residential

Multiple Family Residential areas include attached single family condominiums and apartments.

Mobile Home Park

This category includes mobile home parks and related accessory uses, such as community and recreation centers.

Live Work (Office/Residential)

This category is intended to accommodate mixed use developments that afford residents the opportunity to live and work in the same building, but with an appropriate separation between their living quarters and their work space. Such a mix of functions can provide a unique opportunity for service professionals, artists and designers who are often comfortable “mixing” their living and working arrangements, or accommodating them in close proximity to one another. Single use buildings (either office or residential) may be appropriate in these areas if mixed use buildings are determined to be infeasible or impractical.

Flexible Development

Intended to promote a large-scale mixed-use development, which is planned and reviewed as a single project in order to achieve a high quality, coordinated development. Such a development may include residential and related local commercial, office, and quasi-public uses intended to support the residential population.

Downtown Mixed Use Residential

This category refers primarily to second and third floor apartments and condominiums over first floor retail or office space Downtown. These units can be accessed by internal or external stairs. The plan encourages residential use of second and third floors of Downtown buildings, since a larger population Downtown contributes to the viability and vitality of Downtown Adrian.

Office and Commercial Uses

The Commercial Areas plan element below provides more detailed recommendations regarding commercial areas in the City, as well as an analysis of Adrian’s retail spending and commercial needs.

Office

Uses in this category include professional offices, medical offices, and personal services that are ancillary to an office use. Office uses can provide an appropriate transition between more intensive commercial and industrial areas and surrounding residential neighborhoods.

Neighborhood Commercial

This category includes retail sales and service establishments that are not located within the traditional downtown area, and that typically serve the immediate neighborhood in which they are located. Areas are planned to provide nodes of development at key intersections while discouraging strip commercial development along roadways throughout the City.

Neighborhood commercial areas are intended to be neighborhood-oriented and pedestrian-friendly through both use and site design.

General Commercial

General commercial uses include larger, community and regional commercial centers and highway- or auto-oriented businesses. General commercial areas are primarily concentrated

along M-52 north of Downtown and south of Beecher, as well as near the US 223 and Maumee intersection.

Downtown Mixed Use

This category encompasses the existing Downtown area centered around Main Street and generally bound by the River Raisin to the west, Front Street to the north, Broad Street to the East, and Church Street to the south. Buildings within this area should be at least two stories and include retail uses on the first floor, with residential and limited office uses on the upper floors. Examples of appropriate first-floor uses include florists, specialty shops, beauty salons, bookstores, clothing stores, hardware stores without outdoor storage, bank branches, drug stores without drive-up windows, and bakeries.

Live Work (Office/Residential)

This category is intended to accommodate mixed-use developments that afford residents the opportunity to live and work in the same building, but with an appropriate separation between their living quarters and their workspace. Such a mix of functions can provide a unique opportunity for service professionals, artists and designers who are often comfortable “mixing” their living and working arrangements, or accommodating them in close proximity to one another. Single use buildings (either office or residential) may be appropriate in these areas if mixed-use buildings are determined to be infeasible or impractical.

Flexible Development

Intended to promote a large-scale mixed-use development, which is planned and reviewed as a single project in order to achieve a high quality, coordinated development. Such a development may include residential and related local commercial, office, and quasi-public uses intended to support the residential population.

Industrial Uses

The Industrial Areas plan element below provides more detailed recommendations regarding industrial areas in the City, as well as an analysis of Adrian’s industrial land area needs.

Commerce Center

This category is intended to be flexible and may provide signature sites for the office, engineering, research, and product development functions of major corporations. These areas would become a future employment center for professional and technical personnel. The planned Commerce Center area may also accommodate limited light industrial uses and wholesale establishments.

Light Industrial

This category provides sites for typical light manufacturing, assembly, prototype development, and similar uses without outdoor storage. Areas planned for light industrial uses include the Adrian Industrial Park and existing light industrial sites located in the established industrial districts on the City’s east side. Often these east side light industrial areas serve as a transition between heavier industrial areas situated along railroads and the nearby residential neighborhoods.

Heavy Industrial

This category includes manufacturing plants and industrial uses with outdoor storage. Heavy industrial areas include the existing Inergy site south of Beecher west of US 223, and existing heavy industrial sites located along railroads in the established industrial districts on the City's east side.

Other Uses

Quasi Public/College or University

This category includes uses owned by private, non-profit, or religious entities that provide public services. Also included are all buildings and grounds associated with Adrian College, Siena Heights University, and Jackson Community College at VO-TECH.

Public/Public School

This category includes public uses such as city and county government buildings, public cemeteries, and public elementary, middle, and high school buildings and grounds.

Park/Recreation

This category encompasses existing and planned public and private outdoor recreation areas such as playgrounds, picnic areas, camps, sports fields, and the like. As illustrated on the Land Use Plan and further detailed in the Natural Resources plan element below, a linear park is planned along the River Raisin connecting Island Park on the City's north side with Riverside Park south of Downtown Adrian. It is important to note that while the Land Use Plan does not identify specific properties for future neighborhood parks, it is a long-term goal of the City to provide neighborhood parkland in appropriate locations to serve all of the City's neighborhoods.

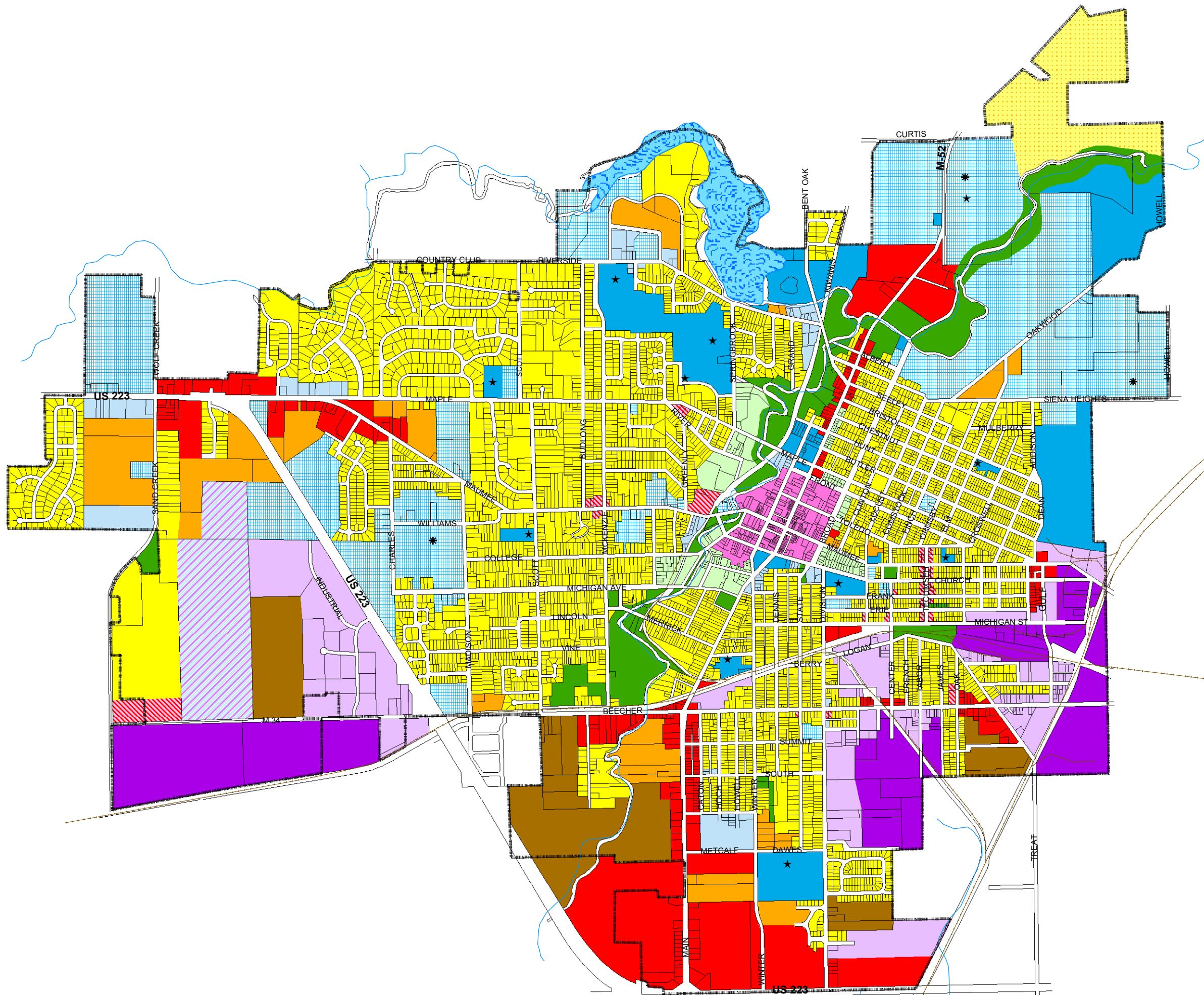
**Table 5-1
Future Land Use Plan Summary**

General Category	Land Use Category	Total Acreage (Approximate)	Percent of Total Land Area	Percent of Total Land Area
Residential	Single / Two Family Residential	1,524	35.3%	44.5%
	Multiple Family Residential	207	4.8%	
	Mobile Home Park	188	4.4%	
Office	Live Work (Office / Residential) ¹	58	1.3%	3.0%
	Office	75	1.7%	
Commercial	Downtown Mixed Use ²	45	1.1%	9.4%
	Neighborhood Commercial	22	0.5%	
	General Commercial	337	7.8%	
Flexible Development	Flexible Development Area ²	110	2.5%	2.5%
Industrial	Commerce Center ³	127	2.9%	15.2%
	Light Industrial	260	6.0%	
	Heavy Industrial	273	6.3%	
Other	Quasi Public / College or University	647	15.0%	25.3%
	Public / Public School	266	6.2%	
	Park / Recreation	178	4.1%	

¹ Live Work areas may contain residential and office uses.

² Downtown Mixed Use and Flexible Development Areas may contain commercial, office, and residential uses.

³ Commerce Center areas may contain commercial, office, and industrial uses.



- SINGLE / TWO FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- LIVE WORK (OFFICE / RESIDENTIAL)
- OFFICE
- DOWNTOWN MIXED USE
- NEIGHBORHOOD COMMERCIAL
- GENERAL COMMERCIAL
- FLEXIBLE DEVELOPMENT AREA
- COMMERCE CENTER
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- QUASI-PUBLIC / COLLEGE OR UNIVERSITY
- PUBLIC / PUBLIC SCHOOL
- PARK / RECREATION
- * COLLEGE / UNIVERSITY
- * PUBLIC SCHOOL

NOTES:

1. This map is intended to show generalized land use and is not intended to indicate the precise size, shape, or dimension of areas. These recommendations have a long-range planning horizon and do not necessarily imply that short-term rezoning decisions are appropriate.
2. The City of Adrian Comprehensive Plan includes the Land Use Plan Map and all text, maps, charts, tables, and other graphics in the full Comprehensive Plan report.
3. See Residential Density Plan Map for more specific residential density recommendations.

FUTURE LAND USE PLAN
CITY OF ADRIAN
 LENA WEE COUNTY, MICHIGAN

