

## Chapter 11.0 Future Land Use and Zoning Plan

### 11.1 Introduction

The previous chapters of the Master Plan provide an overview of the existing conditions in the City of Ishpeming. A future land use plan is representative of a “preferred future” of how the community would like to grow and includes recommendations on how development will be carried out. It is based on analyses of environmental opportunities and constraints, existing trends and conditions and projected future land use needs.

Future land use planning establishes the desired amounts and locations of residential, commercial, and industrial development; public facilities; open space; environmental conservation and recreational areas; non-motorized transportation facilities; and changes or improvements to the local traffic circulation systems. This Chapter also presents the Zoning Plan, which along with the rest of the relevant parts of this Future Land Use Plan, is intended to guide the implementation of and future changes to the City’s Zoning Ordinance and Map.

The Michigan Zoning Enabling Act (MZEA) requires in Sec. 203 (1) that zoning be based on a plan. Similarly, Sec. 7 (2) of the Michigan Planning Enabling Act (MPEA) sets forth the purposes for which a master plan must be created. In order for a master plan to serve as the basis for zoning, it should promote the purposes in the MZEA and MPEA. The zoning plan identifies the zoning districts and their purposes, as well as the basic standards proposed for each district. Current zoning districts utilized in the City Zoning Ordinance and any potential modifications to the districts will also be discussed in this chapter.

Map 11-1, Future Land Use, reflects the assumption that land use patterns in the Ishpeming Area will continue to be heavily influenced by transportation corridors, particularly along US-41 as well as by the mining industry. Other major considerations which helped shape the future land use map are a desire to establish appropriate uses and to develop a consistent land use patterns throughout the City.

### 11.2 Current Zoning Districts

The City is currently divided into ten zoning districts. The intent and general purpose will be depicted for each district. A review of the schedule of regulations will also be included. A review of the current districts is pertinent to the discussion of any Zoning Ordinance revision efforts as well as future land use.

## **Current City of Ishpeming Zoning Districts and Schedule of Regulations**

### **Single Family Residential, SR**

**Intent:** To establish and preserve quiet neighborhoods of detached single family dwellings with a low to medium density. This district shall be free from other uses except those which are both compatible with and convenient to the residents of the Single Family Residential District.

### **General Residential, GR**

**Intent:** To establish and preserve medium density residential neighborhoods, free from other uses except those which are both compatible with and convenient to the residents of the district.

### **Multiple Residential, MR**

**Intent:** To establish and preserve high density residential neighborhoods.

### **Neighborhood Commercial, NC**

**Intent:** The Neighborhood Commercial District is intended to encompass businesses which cater to the retail and service needs of the surrounding neighborhoods, but which do not require large areas of land. These districts are encouraged to develop in clusters with common parking areas.

### **General Commercial, GC**

**Intent:** To establish and preserve a general commercial business district containing uses which include the retail sale or combination retail/wholesale of commodities catering to the whole community and/or the need of highway tourist traffic.

### **Central Business, CB**

**Intent:** To establish and provide flexible regulations that apply to businesses located in the core area of the City, where intensive commercial development occurs. Businesses located in the Central Business District serving a local or regional market.

### **Industrial, I**

**Intent:** To establish and preserve a zone for industrial and related uses to serve the general industrial needs of the community provided that the industry will be isolated from other types of land uses and does not cause undesirable emissions and/or offensive odors.

### **Deferred Development, DD**

**Intent:** To place aside larger undeveloped parcels of the City for future development purposes, by limiting unplanned development which tends to divide the areas into

smaller, more difficult to develop parcels. It is also the intent to delay development until utilities and services can be provided to the area.

**Mining District, MI**

**Intent:** To establish and preserve tracts of mineral lands within the City which have a potential for developing into mining projects. It is also the intent to:

- (1) Provide for proper environmental management during the planning, operational and reclamation states of the mining/beneficiation process.
- (2) Permit freedom of action during the exploration phase necessary to the definition of an economic ore deposit.
- (3) Provide freedom of access for essential repair of safety fencing and other items installed to protect the populace against the dangers associated with old and abandoned mine workings.

**Planned Unit Development, PUD**

**Intent:** To permit more flexibility and consequently encourage a greater imaginative and creative use and design of structures and land than is allowable under the other districts of the Zoning Ordinance, where such modifications will not be contrary to the intent of the ordinance or significantly inconsistent with the Master Plan. It is further intended to promote more efficient and economical use of the land, while providing a harmonious variety of housing choices, a higher level of urban amenities, the preservation of natural scenic qualities of open space and to give the developer reasonable assurances of ultimate approval before expending complete design monies while providing City officials with assurances that the project will retain the character at the time of project approval.

**City of Ishpeming**

**Height, Bulk and Placement Regulations**

Schedule of Regulations						
District	Minimum Lot Size (Square Feet or Acreage)	Minimum Lot Width (Feet) <sup>A</sup>	Minimum Setback (Feet) <sup>B,C</sup>			Maximum Height (Feet)
			Front	Side	Rear	
SR	7,500 square feet	80 feet	25 feet	10 feet	30 feet	35 feet
GR	6,000 square feet	75 feet	20 feet	6/8 feet	25 feet	35 feet
MR	15,000 square feet	100 feet	30 feet	15feet	30 feet	35 feet
NC	----	----	20 feet	6/8 feet	25 feet	35 feet
CBD	----	----	----	5 feet	10 feet	48 feet (4 stories)
GC	----	----	20 feet	10 feet	10 feet	48 feet (4 stories)
I	----	----	30 feet	15 feet	15 feet	40 feet
DD	----	----	500 feet	50 feet	50 feet	35 feet
MI	----	----	----	----	----	----

### 11.3 Sensitive Areas

Any land development that occurs adjacent to existing well fields should be carefully considered and considered cautiously in order to protect the municipal water supply.

### 11.4 Commercial Development

As discussed in Chapter 7-Land Use, the majority of commercial development in the City is concentrated along US-41 in the Country Village area and in the downtown. General retail areas also follow along Lake Shore Drive into the downtown and areas just east of the downtown. Besides the business advantages of locating along the high traffic volume corridor, the availability of large land parcels that meet access and parking requirements increases the desirability to locate here.

The central business district in the City is located north of West Division Street (Business M-28). Attracting businesses to locate in the downtown area in the City is a necessity for renewal. There are several buildings available for commercial uses. The area offers mixed use developments, with many rentals available above commercial enterprises for residents.

Commercial development within the City is likely to continue to occur along established commercial corridors, such as US-41. As development along the highway continues, consulting the suggested Access Management standards will be essential to provide for safe development and access, as well as adequate parking.

The City has established Planned Unit Development (PUDs) regulations in the Zoning Ordinance. PUDs are a flexible zoning technique that allows a land developer much more creativity in how land is used without sacrificing public concerns for compatibility with adjacent units of land and often with greater protection of significant environmental features. PUD is a special type of floating overlay district which generally does not appear on the municipal zoning map until a designation is requested. This is applied at the time a project is approved and may include provisions to encourage clustering of buildings, designation of common open space, and incorporation of a variety of building types and mixed land uses. A PUD is planned and built as a unit thus fixing the type and location of uses and buildings over the entire project. The intent of a PUD listed in the Zoning Ordinance could be revised to include promoting commercial and service development in addition to housing choices and open space.

The PUD has yet to be utilized by a developer in the City of Ishpeming. As discussed in Chapter 7-Land Use, a PUD may be the most advantageous type of development for the Cliffs Land Purchase area.

The Neighborhood Commercial District is used infrequently in the City of Ishpeming. Existing Neighborhood Commercial Districts could be transitioned to a new mixed-use development district or to a PUD. The Planning Commission does not recommend creating any new Neighborhood Commercial Districts.

### **11.5 Industrial Development**

Industrial development in Ishpeming is expected to occur in areas currently zoned as industrial. The 40 acre Ishpeming Industrial Park is located just west of Washington Street and bordered on the south by M-28; Industrial Way is the road running through the industrial park. Currently, there are no parcels available for development in the park. There are several lots zoned industrial along Lakeshore Drive and an additional 12-acre site in Ishpeming is zoned commercial/industrial. There are seven lots available in an industrial area located near west Johnson Street and Noe Way.

The Brownstone Development, located on the northeast corner of Business M-28 and 7<sup>th</sup> Street has sites available for industrial uses. Development may be somewhat limited due to the site's brownfield status.

Land throughout the City that could be rezoned to industrial would be appropriate for light industrial use. There is potential to develop an industrial incubator in the City. Incubators can provide retail or industrial space that is affordable to new, low-rent paying businesses. Heavy industrial uses and mining uses would not be compatible with existing development within the City limits.

### **11.6 Residential Development**

Residential land use in the City includes single family homes, multi-family homes and mobile homes, in a low to medium density pattern. Large tracts of former mine property was sold off to developers, providing sizeable pieces of land for residential development. There are approximately 2,800 residential parcels currently identified in Ishpeming.

Single family residential homes are concentrated in the following subdivisions: Palms Brook Addition, Cliffs Eighth Addition, Wabash Heights, Suncliff #1 and Ishpeming Hills. The majority of residential land is zoned general residential, consisting of medium density neighborhoods. There is also land zoned for multifamily residential use, consisting of several apartment complexes. There may be a need in the future to expand the number of multifamily residential units in the City. Expansion could occur within existing residential districts.

Businesses in the downtown area could consider rehabilitating the upper levels of their buildings for apartments. Downtown living is becoming increasingly popular and may help generate business for the downtown as well. Additional Neighborhood Enterprise Zones could also be considered to promote neighborhood revitalization.

### **11.7 Recreational Development**

Future recreational development in the Ishpeming area will likely focus on the development and upgrading of parks and facilities that are currently owned by the City. The City has an updated recreation plan with a capital improvement schedule to follow. The City is a member of the Iron Ore Heritage Recreation Authority and is in support of the Iron Ore Heritage Trail. The City has received a MDNR Trust Fund grant as well as an MDOT grant to develop the portion of Iron Ore Heritage Trail between the Brownstone Building and Winthrop Junction. Development of the trail is a priority for the City.

Lake Angeline is currently “land-locked” with no public access points. The City intends to pursue opportunities for purchasing land adjacent to the lake for public access. The study of development plan options of the “Cliffs Land Purchase” was prepared for the City of Ishpeming and the Downtown Development Authority. Included in this study is a recreational development conceptual plan which the city would like to further investigate implementing.

There is a section of land on the north side of Teal Lake in which the City, partnering with neighboring communities, plans to acquire and develop for recreational use by the public.

### **11.8 Transportation and Utilities**

Streets throughout the City are in need of upgrades. The City continues to make use of the PASER road rating process to assess the quality of roads in the community. Road improvement projects should be prioritized utilizing the PASER scale. When road improvement projects are possible, sidewalks in the City could be upgraded concurrently.

Opportunities for incorporating “bike lanes” on major street improvement project should continue to be explored for possible implementation.

Water and sewer infrastructure and services are fundamental to the City’s ability to accommodate future growth and development. Growth can be managed somewhat through the strategic placement of such services. Water and sewer extensions are dependent on development and extensions should be made in a way to promote the orderly development of the City.

Ishpeming should develop a City-wide surface drainage plan to control stormwater runoff and discharge. New language regarding surface drainage standards should be included in future Zoning Ordinance revisions.

### **11.9 Mining District**

As discussed in Chapter 7, just over 44 percent of the City's land is designated as mining district. The southeastern portion of the City serves as the buffer between the City and the Tilden Mine. The land is owned by the mine and is currently vacant; there is potential for future mining.

The Cliffs Land Purchase, consisting of approximately 720 acres, is located immediately east of the City in Sections 2 and 11 and is bounded on the north by the LS & I Railroad Right-of-Way line, on the south by Division Street, on the west by existing residential development and on the east by the eastern City limits. The large parcel is unique, due to its adjacent location to existing development within the City as well as being located within the City limits. The Planning Commission recommends discussion of development possibilities for the Cliffs Land Purchase as a Planned Unit Development, Residential-Recreation or Other. The majority of the parcel is currently zoned MI-Mining and DD-Deferred Development, with the exception of several parcels zoned I-Industrial. The on-site zoning may need to be revised based on development plans. Rezoning would not be necessary, should the City pursue a Planned Unit Development option. Accessibility of the parcel will need to be considered for development.

### **11.10 Deferred Development**

Approximately 14 percent of the City's land area is designated as deferred development. The purpose of the deferred development district is to preserve large tracts of land until utilities and services can be provided to the area. The Planning Commission should complete a long range development plan for deferred development districts.

### **11.11 Conclusion**

Planning is intended to guide the forces of change in ways that encourage desirable outcomes while striking an appropriate balance with development and preservation. The Master Plan should be reviewed on a yearly basis and amending the plan as necessary will maintain its use as a reliable planning tool. State law requires that the Master Plan must be revised at least every five years to establish if updating is necessary.

As the developers and most frequent users of this document, the Planning Commission will be responsible for reviewing the recommendations and progress of the Plan. An

outdated Plan that is not frequently reviewed can diminish the decision making process. Therefore, the Planning Commission should conduct an annual review of the Plan and amend it as appropriate. Amendments that should occur include:

- Delete goals and recommendations that have been accomplished and add new recommendations as needs and desires arise.
- Modify the Future Land Use Map to reflect any zoning decisions that have changed the direction of development in the City.

This Master Plan represents over a year of effort by the Planning Commission, City staff and residents. Development of the plan involved collection and analysis of data on population, housing, land use, transportation, infrastructure and socioeconomic conditions. The Master Plan process also included a Citizen Survey. The Plan sets forth several recommendations, and as such, this Plan will only be as successful as the implementation measures taken to achieve the vision set forth in previous chapters.