



Future Land Use Plan Master Land Use Plan



This portion of the plan presents an overview of general and specialized future land use areas. The location of these areas is illustrated on the Future Land Use Map. Descriptions of the types of uses proposed for each area are provided, and as appropriate, policies applicable to land use areas are presented. A concluding subsection also reiterates the major recommendations from the entire Master Plan document.

It should be noted that significant areas of developable land are located along the shoreline of Muskegon Lake in the Maritime and Enterprise GEMS Centers described in the City's Downtown/Lakeshore Redevelopment Plan. Specific recommendations for development and redevelopment activity are provided in the Downtown/Lakeshore Redevelopment Plan document.

FINDINGS

The future land use plan is based on the following findings:

- ◆ Muskegon is a mature urban center with a very limited amount of developable vacant land.
- ◆ Much of the vacant land within the City is subject to constraints posed by location in wetland or floodplain areas.
- ◆ The City is predominated by residential neighborhoods that have reached buildout and are sensitive to encroachment by non-residential land uses. Residential neighborhoods contain a limited number of vacant lots

that can accommodate lot-by-lot single or two-family residential development.

- ◆ Residents have expressed desires that the quality and integrity of neighborhoods be preserved and protected. Residential neighborhoods can benefit from containment of encroaching commercial development.
- ◆ Long-established residential and commercial corridor land use patterns will remain unchanged well into the foreseeable future.
- ◆ While developable land along commercial corridors is quite limited, opportunities for the enhancement of current and future commercial uses are abundant.

MAPPED LAND USES

The Future Land Use Map illustrates the following general future land use areas:

- ◆ Single & Two-Family Residential
- ◆ Multi-Family Residential
- ◆ Commercial
- ◆ Industrial
- ◆ Marina
- ◆ Public/Quasi-Public - Enhanced/potential park facilities are indicated.
- ◆ Open Space and Woodlands

The map also illustrates seven specialized land use areas:





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- ◆ Marina Service & Residential Area
- ◆ S. D. Warren Company
- ◆ Lakeside Pedestrian Scale Mixed-Use Area
- ◆ Peck Residential & Service Area
- ◆ Fisherman's Landing Marine/Recreational Area
- ◆ Interspersed Natural Features
- ◆ Downtown/Lakeshore Redevelopment Area

One other specialized area is described in detail, though not illustrated on the future land use map:

- ◆ Muskegon Lake Shoreline Overlay Area

OVERVIEW OF GENERAL LAND USE AREAS

General use areas are as follows:

Single & Two-Family Residential Areas

This land use area includes existing single-family residential neighborhoods and privately owned undeveloped areas adjoining such neighborhoods, and residential neighborhoods located in two-family residential zoning districts.

The Single and Two-Family Residential Land Use Areas are intended to protect the integrity of existing single and two-family residential neighborhoods, and to provide for non-residential uses typically found in

such residential areas, including public parks and playgrounds, schools, places of worship, and other public and quasi-public facilities that serve neighborhood residents. Other uses can include public service oriented non-profit facilities, such as private recreation centers.

In the development of this plan, we have found that a mix of residential densities within existing single family neighborhoods can be considered desirable over concentrations of low density two-family and high density multi-family development in isolated areas of the City. Such uses can occur in single and two-family neighborhoods in structures designed and constructed for multi-family occupancy, rather than by the conversion of single family homes for multi-family use.

We have also found that neighborhood oriented stores should be allowed in these neighborhoods at appropriate locations.

Multiple-Family Residential Areas

This land use area includes existing multiple-family residential developments in current multiple-family residential zoning districts, and similar developments established as Planned Unit Developments.

Multi-Family Residential Areas provide for the establishment of moderate to high-density multiple-family residential development and for the establishment of certain non-residential uses, such as public parks, playgrounds, schools, places of worship, and limited types of service and commercial uses serving multiple family uses.





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Areas along the Muskegon Lake shoreline (see discussion of Specialized Land Use Areas below) provide opportunities for mixed two and multi-family developments.

Commercial Areas

This land use area includes existing commercial corridors that exhibit a broad range of business, professional, service, and other commercial uses serving neighborhood, City, and regional markets. Undeveloped lots and existing structures in these areas present opportunities for infill and redevelopment.

The boundaries of these areas may exclude small areas currently zoned for commercial use, or include small areas currently zoned for residential use.

Industrial Areas

This land use area includes areas previously designated by the City as planned industrial areas, including the Port City Industrial Park, the Menendorp Industrial Park, the area north of Brusse Avenue west of Getty Street extending east to the U.S. 31, and along the east side of Seaway Drive north and south of Laketon Avenue. Each of these areas provide opportunities for infill and redevelopment. Note that an interspersed natural area is shown in the Port City Industrial Park and the Menendorp Industrial Park.

Existing industrial areas on or near the Muskegon Lake shoreline, except those located in Downtown/Lakeshore Redevelopment Plan (GEMS Enterprise Functional Area) have been significantly reduced in order to redevelop lakeshore

properties for uses more conducive to the environment and the City's needs. To compensate for that loss, new industrial locations are programmed.

The boundaries of these areas may exclude areas currently zoned for industrial use, or include small areas currently zoned for business, institutional, or public use.

Marina Areas

These areas include existing public and private marinas and associated support facilities that will continue to cater to and serve a growing regional recreational market.

Public Areas

This area includes all non-residential uses in residential areas, including public parks, playgrounds, schools, and places of worship. These areas also include all property designated for future public use by the City's Leisure Services Master Plan, and Master Plan for the Muskegon Lakeshore Trail.

Open Space and Woodlands

The Open Space and Woodland areas includes land in current Open Space Conservation zoning district boundaries. This zoning district encompasses critical sand dunes, wetlands, floodplains, and undeveloped open space adjoining creeks and shorelines. These areas make significant contributions to the City's character and identity. They provide relief from the developed urban landscape, an unusually varied assortment of high-quality, year-round recreational opportunities for





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residents and visitors, and habitat for a variety of plant and animal life.

Policies applicable to the preservation of open space include:

- ◆ Protect and preserve scenic viewsheds, sand dunes, wetlands, and wildlife habitat.
- ◆ Avoid further encroachment on surface waters.
- ◆ Maintain or establish vegetative buffers or greenbelts on City owned property located on streambanks and shorelines.
- ◆ Maintain current Open Space Conservation zoning district boundaries surrounding stream and river corridors, undeveloped shoreline areas, and critical sand dunes.

OVERVIEW OF SPECIALIZED LAND USE AREAS

Specialized use areas are as follows:

Marina Service & Residential Area

This area is located west of the S.D. Warren Paper, and includes a shoreline wildlife habitat, a public boat launch facility, marinas offering boat slip, sales, service, and off-season storage facilities, the Muskegon Yacht Club, a fraternal lodge, a convenience store, an industrial facility, a bar/restaurant, and a mix of single family homes.

Because of its proximity to the Lake Michigan channel, this area presents

opportunities for additional marine and convenience oriented commercial and service development. The industrial property presents opportunities for higher density, one, two, and multi-family residential development if it is abandoned for its present use.

S. D. Warren Company

Certain industrial uses have been extremely important to the growth and well-being of the City. One of these is the S. D. Warren Paper Company. Occupying a large tract of land on Muskegon Lake, the firm is a major taxpayer and employer and has long been considered an asset to the region. The Master Land Use Plan recognizes the importance of S. D. Warren and placement at its historic location.

Notwithstanding the above, the plan also provides a future use of the S. D. Warren site should the facility, at some point in time, cease to exist. The plan recommends that future use of the site not be oriented to industrial development. Future development should occur in a manner consistent with the character of the surrounding area, recognize and protect the integrity of the Muskegon Lake, and be consistent with anticipated and desired lakeshore development.

The site could be developed for multi-story multi-family use with little visual impact on upland residential areas.

Lakeside Pedestrian Scale Mixed-Use Area

The Lakeside business district is a unique waterfront asset that presents opportunities for pedestrian-friendly, mixed use





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development and redevelopment. The area exhibits potential for a "Main Street" mix of commercial and service uses drawing neighborhood residents and marina patrons.

Vacant waterfront properties present an opportunity for higher density, one and two-family residential development, or for additional public shoreline access and recreational use.

The site occupied by the waterfront aggregate operation could, if located elsewhere along the waterfront (see Fisherman's Landing Marine/Recreational Area), be developed for mixed use residential, recreational or marina uses.

Peck Residential & Service Area

The areas on both sides of Peck Street, north of Hackley Hospital is characterized by large, older homes, several of which have been converted to office use, or are occupied by mixed residential and service uses.

This area lends itself well to continued residential and service use provided conversion of existing homes is accomplished in a manner sensitive to the area's residential and historic character.

Fisherman's Landing Marine/Recreation Area

This area presents opportunities for additional public and private boat launching facilities; private marina and boat storage facilities consistent with nearby public uses; and public recreational

facilities such as boardwalks and a nature interpretive center.

Commercial properties along Western Avenue can provide for marine oriented convenience retail and service uses. Such uses might include bait and tackle shops, boat sales and service facilities, general sporting goods sales, and a party store.

Because of the area's proximity to the Consumers Power power plant, its northern most portion might accommodate a maritime use dependent upon location on the waterfront, such as a tug/barge facility, aggregate facility, or other similar use.

Interspersed Natural Features

These represent land areas containing important natural features which can integrate successfully with other uses. The natural features are not intended to override other land uses, but they do represent valuable assets to the City. Three primary areas are identifiable.

- ◆ Little Black Creek Woodland. This area in the southeast corner of the City runs through the Port City Industrial Park and the Menendorp Industrial Park, both of which should continue full industrial development.
- ◆ Lake Michigan Dune/Woodland area. Much of this area is already intended to remain public land, but some residential development/use should also continue.
- ◆ Creekside Areas. These represent smaller, mostly linear areas around Ruddiman Creek/Lagoon and Ryerson





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Creek. Residential use overlaps with some of these areas.

Recommendations for maintaining these natural features are provided in the Natural Features Inventory Section.

Downtown/Lakeshore Redevelopment Area

This area includes those areas in the City's Downtown located in the Downtown/Lakeshore Redevelopment Plan GEMS functional centers.

Muskegon Lake Shoreline Overlay Area

The Muskegon Lake Shoreline is a unique asset that represents the largest concentration of underutilized developable land among Lake Michigan urbanized port cities. The shoreline presents opportunities for high-quality development and redevelopment efforts that cannot be duplicated by many other mature urban centers. These opportunities will produce benefits in the City and region.

The shoreline possesses valuable aesthetic and natural resources. Preservation of these resources can benefit the City and region. Undeveloped properties present opportunities for high-quality residential, recreational, and other development. Opportunities also exist for the preservation and possible enhancement of shoreline habitats. Uses dependent upon location on the shoreline, such as marinas, marine salvage operations, and maritime interests need not be viewed as inherently incompatible with other existing or future waterfront uses.

Actions and recommendations appropriate to this area include:

- ◆ Special attention should be given to the design and layout of buildings, parking areas, landscaping, waterfront buffers, storm water management systems, and other improvements.
 - ◆ The City needs to augment current site plan review, special use and PUD regulations to provide more detailed design, review, and approval standards for shoreline development and redevelopment projects.
 - ◆ Waterfront buffer strips or greenbelts planted with native vegetation can protect shoreline habitats and surface water quality, and provide aesthetic benefits. The City and members of the development community should adopt policies encouraging the maintenance of buffers and greenbelts along the shoreline.
- Scenic views can be preserved by the application of building height, cluster development, or viewscape preservation standards.
- ◆ The City should establish a shoreline overlay zoning district to assure the protection of aesthetic and natural resources.

