

Village of Mayville Master Plan

Chapter 5:

Future Land Use

The Future Land Use Map and Plan together provide broad guidance for land use decisions and form the basis for the zoning regulations and capital investment decisions to help meet Plan objectives. This Plan will guide future decisions related to acceptable locations of the Village's Zoning Districts, which are each assigned a more specific set of allowed uses and dimensional standards in the Zoning Ordinance. This chapter reviews the influential factors and general goals relating to future land use and outlines the resulting land use categories displayed on Map 5.1: Future Land Use

Influential Factors

The Future Land Use Plan reflects input from residents of the Village of Mayville, the Mayville Village Council, Mayville Planning Commission, and the Steering Committee, coupled with discussions with local decision makers and agencies. The Plan considered existing land use patterns, zoning, current commercial property conditions, other factors and generally accepted planning principles, described below.

Existing Land Use

Many areas within the Village Limits are already highly developed and are not proposed to redevelop as part of this plan. The most significant changes proposed are in areas where the existing land use pattern provides the opportunity for new development infill. Existing use does not automatically preserve that land use designation for the future. The existing land use patterns in and around Mayville are discussed in detail here.

Past Planning Issues

The Village of Mayville did not have a complete master plan prior to the *2007 Mayville Community Comprehensive Plan*. However, Rowe Engineering Inc. prepared a Future Land Use Map for the Village in 1993. With the adoption of this comprehensive plan, the *Mayville Area Planning Commission* was supposed to develop a comprehensive joint zoning ordinance. However, the proposed joint zoning ordinances were never created or adopted, thus the Township and Village continued to enforce their separate zoning ordinances and their separate administrations. The Village regulates land uses under a zoning ordinance that has been regularly updated since 2007.

Relationship of Incompatible and Non-Conforming Uses

One of the objectives of the future land use plan is to prevent, reduce, or eliminate incompatible land use relationships. Providing a sufficient transition or adequate buffering between land uses, especially those with certain conflicting characteristics, is essential. Although some areas throughout the Village may presently be developed and/or zoned for a use that is more intense than, or incompatible with the proposed future land use designation, redevelopment or reuse of these sites in the future will provide an opportunity to eliminate or improve these situations.



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Existing Zoning

Existing zoning designation was another factor considered in determining the use categories and locations. However, there is no vested interest that guarantees existing zoning will remain unchanged. Throughout the Master Plan process, existing zoning regulations and district boundaries were considered to prevent as many conflicts as possible.

Infrastructure and Public Facilities/Services

In addition to the planned land use and current zoning, the intensity of use that can be developed is limited based on the availability and capacity of the infrastructure. This includes utilities, streets, parks, schools, and municipal services and facilities. Factors such as the quality and capacity of the road network limit the type and intensity of uses due to the potential impacts on traffic operations. The Village's transportation improvements recommended in Chapter 5: Local Economy and Marketing Strategies of this Plan were considered in determining the land use boundaries and intensities on the Future Land Use Map.

General Market Conditions

While this Plan establishes the future land use designation for property throughout the Village, it also considers the total land planned for each future land use category. The current and future demand for any one type of land use must promote sustainable, high-quality development throughout the Village. The Master Plan process included consideration of current market conditions and opportunities being studied in the Village. Future updates of this Plan should include a reevaluation of market opportunities to ensure that the Village's near term economic development goals are adjusted to build on successes and include external influences. The market conditions in the Mayville area are discussed in greater detail in Chapter 5: Local Economy and Market Strategies.

Previous Comprehensive Plan

The previous City Master Plan, adopted by the Village of Mayville and Fremont Township in 2007, was used as a base for the Future Land Use Map and categories included in this chapter. Any major changes between the previous and new versions were evaluated based on the various factors discussed in this chapter to ensure a change was warranted.

Desires of the Village

The land use categories and configuration desired by Village residents and officials have been expressed through a variety of meetings and visioning sessions. The results have been incorporated throughout the document, most notably in the established objectives outlined in the beginning of this section.



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Goals

Based on the influential factors identified above, the following are the land use goals for the Village of Mayville. These should be considered along with the goals established in the Master Plan document and in future decision making.

- Goal 1: Promote efficient and coordinated capital improvements.
- Goal 2: Encourage integration or mixture of appropriate uses to create great places, promote a healthy, walkable community, and reduce vehicle trips.
- Goal 3: Protect the long term stability of existing, quality neighborhoods.
- Goal 4: Provide a diversity of housing types and costs to meet the needs of all age and income groups.
- Goal 5: Strengthen and diversify the employment opportunities in the Village.
- Goal 6: Expand and enhance the vibrancy of the Downtown by adding density, mixed-use developments, streetscapes, façade improvement.
- Goal 7: Promote business development and expansion, especially in the Downtown district.
- Goal 8: Improve and expand existing parklands.
- Goal 9: Utilize natural resources to increase revenue and create placemaking opportunities.
- Goal 10: Protect and promote the long term vitality of existing commercial districts including Downtown and M-24 Corridor.
- Goal 11: Broaden restaurant and retail choices.

Future Land Use Categories

The Village recently identified eight land use categories and updated the Future Land Use Map accordingly. The mapped land use categories include:

- Medium Density Residential
- High Density Residential
- Downtown Commercial
- Industrial
- Local Commercial
- Development Ready
- Parks and recreation
- Central Business District



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The following descriptions represent *summaries* of the *Land Use Categories*:

Downtown Commercial - Includes lands designated as the commercial core of the Village. It is intended to include some room for commercial expansion and redevelopment of some highway commercial areas along Main Street into a more pedestrian oriented district.

Industrial - Includes lands designated to provide suitable sites for land uses providing highway services to highway travelers such as motels and gas stations and other commercial locations requiring large parcels to operate efficiently.

Local Commercial - Includes lands designated for the potential development of some light industry such as small to medium-sized manufacturing and assembly operations. This area may also be suitable for some types of heavy commercial uses. Areas devoted to “Light Industrial” should include land that is served by natural gas and three-phase electricity, accessibility to rail, accessibility to M-24, land that was formerly used for manufacturing, within the Village of Mayville (for public utilities purposes) and accessibility to compatible land uses.

Medium Density Residential - Includes land devoted to the continuation of the village style land use pattern in areas around the downtown. This area will provide for single family residential and duplex development at a density of 3 to 6 dwelling units per acre.

High Density Residential - Includes land designated for the location of duplexes, apartments, townhouses and other multi-family residential uses, as well as planned unit developments at a density of 5 to 10 units per acre. This area should have direct access to a major street, water and sewer availability and developed in a way that respects soils and drainage constraints.

Industrial - Includes lands designated for a mixture of businesses which rely on large volumes of passing motorists and with convenient access to the state highways in the Township. Lands are designated for restaurants, convenience stores, motor vehicle sales and service establishments and motels.

Development Ready - Development Ready – Land which is within the village limits that has infrastructure for transportation, utilities, and services; may or may not have existing structures; and can be feasibly developed by municipal or private entities.

Parks & Recreation - The Parks and Recreation facilities in the Village are intended to provide the full spectrum of park facilities in locations that are convenient for residents and visitors alike. As this Plan is not a parks and recreation plan, the designated areas on the Future Land Use Map only recognize existing parks and recreation facilities. The Village is currently developing a Parks & Recreation Plan, which more specifically discusses the existing and planned facilities and outlines goals and objectives for maintaining the Village’s Parks system as its boundaries continue to expand.



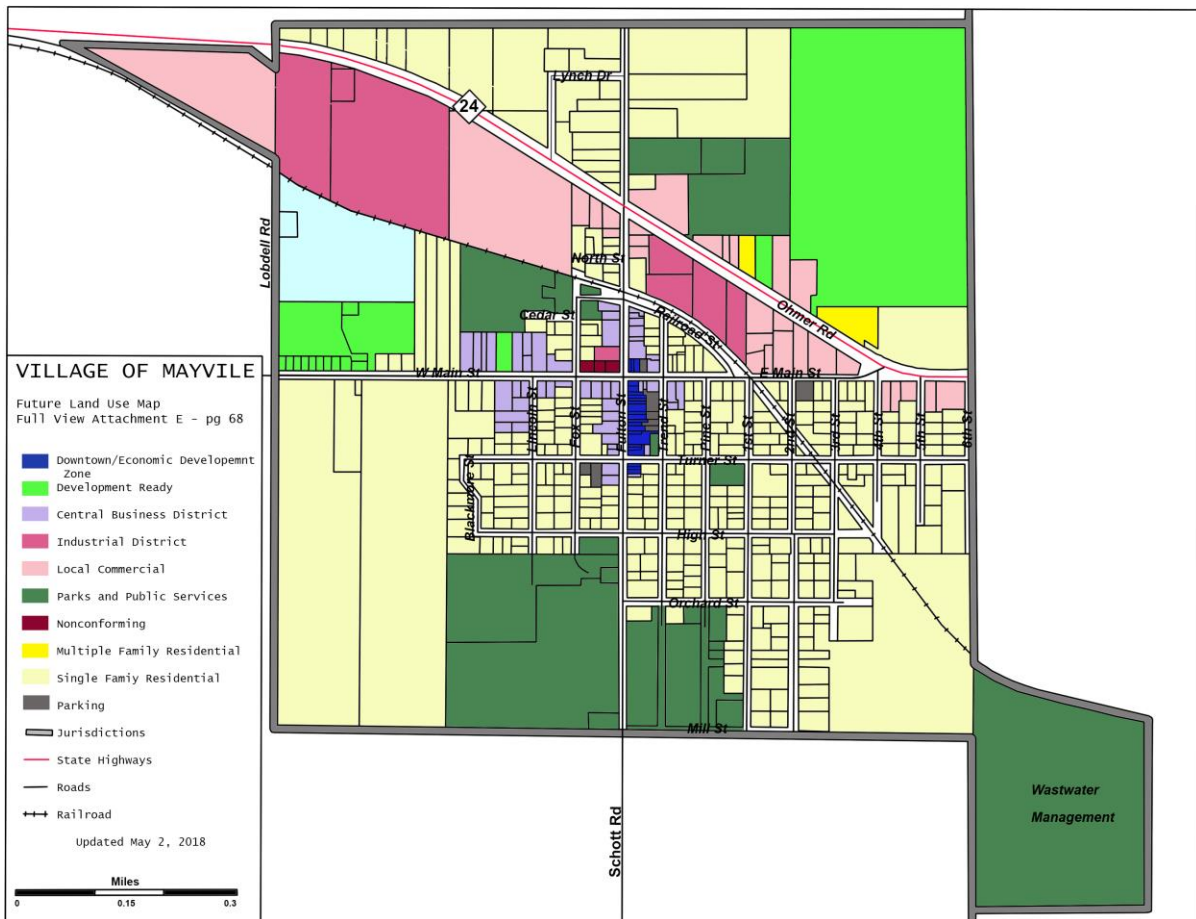
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Zoning Plan/Map

The Michigan Planning Enabling Act requires a community with a zoning ordinance to include in their Master Plan a “zoning plan” that ties the recommendations of the future land use plan to the current and future zoning ordinance.

The relationship between the future land use classifications and the current/future zoning ordinance and recommended changes are illustrated in the land use map and accompanying table below.

Map 5.1 Future Land Use Map



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Table 5.1 Future Land Use Comparative to Current Zoning

Future Land Use Category	Zoning Map	Proposed Changes
Downtown/EDZ	Historic Downtown District	Continue actively seeking funds for beautification projects, including streetscape improvements and building façade programs. Continuing sponsoring events and growth and development of business opportunities. (See Chap. 4)
Development Ready	Potential Intensity Change Areas, Performance Measures, Nonconforming Areas	Continue to identify areas for potential development and seek opportunities for growth. (See Chap. 9, Chap. 10)
Central Business District	Central Business District	Continue pursuing grants and funding for the Central Business District and applicable projects. (See Chap. 8 and the Implementation Matrix)
Local Commercial	Local Commercial	Continue to identify changes as they occur. (See “Goals” Implementation Matrix)
Industrial District	Industrial District	Continue efforts to increase the capacity for industrial growth (See Potential Intensity Change Areas, and Chap. 4)
Parks and Public Services	Parks and Public Services	Continue to explore revenue generating projects, including park expansion that will lay a foundation for future business growth in the Village. (See Chap. 4, Chap.7)
Nonconforming	Various as designated in land use map.	Continue pursuit of objectives of the future land use plan to prevent, reduce, or eliminate incompatible land. (See Chap. 5)
Multi Family	Multi Family	No changes to the current process outlined throughout plan.
Single Family	Single Family	No changes to the current process outlined throughout plan.
Parking	Parking	Continue with current zoning regulations and process.

