

Chapter 7: Future Land Use

FLU Map

Zoning Plan

This Plan establishes desirable land use patterns to guide growth and foster the preservation of the small town charm in the City for the next decade.

The Future Land Use Plan for the City has been thoughtfully developed by integrating key categories that address various aspects of growth and community well-being.

The future of land use in Douglas has been developed to with the is a compilation of descriptions and recommendations for future development, preservation of sensitive lands, views, character, and identity. It also serves as an overall framework for the management and regulation of future development and will be used as a basis for evaluating rezoning requests.

Twelve (12) future land use designations have been created and represent the future vision of land use in the City:

Suburban Residential	Waterfront Residential	Harbor Commercial
Compact Residential	Residential Mix	Blue Star South Highway Commercial
Urban Residential	City Center Commercial	Blue Star Small Business Commercial
West Center Commercial	Light Industrial	Public / Open Space

Each of these land use categories have evolved in their own way over time throughout the City. The community survey results would reveal that the residents and stakeholders care deeply about the local economy, availability of housing for all incomes and protecting the City’s natural features.

Finally, the land use vision implements the goals and objectives of the five master plan themes of Economic Development, Housing and Neighborhoods, People, Arts and Culture, Available and Safe Infrastructure, and Sustainability and Resiliency.

Suburban Residential (4 units/acre density maximum)

Intent: To address the need and desire for single-family development in a low-density suburban pattern. Lakeshore properties should maintain views by having generous setbacks and low building heights. Two-unit dwellings may be appropriate for new development if the density does not exceed a maximum of four (4) dwelling units per acre.



Desired Building Types:

Single-family detached house | Two-family homes | Civic buildings (schools, churches, etc.)

Compact Residential (10 units/acre density maximum)

Intent: This designation is intended to fulfill the need for a variety of housing forms that create opportunities affordability for varied income levels. By providing these opportunities, people can both work and live in the same community. Varied housing forms in this designation should accommodate and support a variety of living arrangements, including but not limited to seniors, families, couples, and individuals. New and existing neighborhoods should be well connected and walkable, offer a mix of densities and appeal to a broad range of incomes.



Pedestrian connections to schools and existing commercial corridors should be prioritized.

Desired Building Types:

Single-family detached homes | Two, three, and four-unit missing middle housing forms | Apartments | Townhouses/row houses | Tiny homes and Cottage Courts (homes with a main floor between 500 and 800 square feet) | Accessory Dwelling Units



Traditional Residential (up to 6 units per acre)

Intent: To preserve the existing character of the original Douglas Plat immediately north and south of Center Street and the City's downtown, as well as the areas between South Street and Wile Road. This designation will set the design and housing form expectations for undeveloped areas between Wiley Road and South Street, with a continuation of the traditional urban residential character and style. Allowing additional housing forms in these older neighborhoods and undeveloped areas will allow for a broader range of price points and affordability to help address this need in the City.

Desired Building Types:

Detached Single-Family Homes | Missing Middle 2-3-unit Homes | Retrofit 2-unit Homes | Accessory Dwelling Units



City Center Commercial

Intent: To address the desire for an identifiable focal point of the City, and provide a walkable mixed-use development pattern where residents from adjacent neighborhoods can obtain goods and services as well as provide for a place to attract those from outside the City. As the focal point of the City, the historic downtown corridor along Center Street between Blue Star Highway and the Water Street will continue to serve as a place to gather and greet friends, neighbors, visitors, and business owners. The City is encouraged to continue to hold City-sanctioned events, parades, and other types of public gatherings along this corridor.

Desired Building Types:

Mixed-use buildings (ground floor commercial/residential upper floors) | Flex buildings | Two-story maximum height



Residential Mix (up to 10 units per acre)

Intent: The intent of this designation is to provide for a variety of housing forms that provide higher vertical densities to fit the varied lifestyles of the people that are attracted to the City of the Village of Douglas. Live-work units will enhance convenience, economic growth, sustainability, while fostering social interaction and preserving local character. This designation aims to serve as a transition area between the more intense commercial uses along Blue Star Highway and traditional and suburban residential neighborhoods.

Non-residential uses in the Residential Mix designation may include small-scale retail, small-scale eating and drinking establishments, maker spaces and art-galleries, personal service establishments, such as salons, and professional and support offices.

Desired Building Types:

Single-family detached house | Two, Three and Four-Unit Missing Middle Housing Forms | Live-work units | Townhomes | Apartments



Waterfront Residential (Density Varies)

Intent: To provide for appropriate scaled residential uses on various properties having frontage on Kalamazoo Lake and Wade’s Bayou. family residential uses which abut Kalamazoo Lake and Wade’s Bayou. The eastern areas of this designation along Ferry Street in close proximity to the marina, and housing designs should complement the natural waterfront setting of the area. Lands in this designation are not intended for non-residential uses, such as marinas and boat storage.

Lands along Wade’s Bayou are largely built out, however, there is potential for redevelopment of some existing residential home site along Washington Street. Development in these areas will be encouraged to preserve views of the water bodies and restricted from disturbing any environmentally-sensitive areas.

Desired Building Types:

Wade’s Bayou frontage: single-family detached homes

Kalamazoo Lake Frontage and surrounding area: single-family detached homes | townhomes | apartments | tiny homes/cottage courts



Blue Star South Highway Commercial

Intent: Lands in this designation are intended to support land uses that will provide goods and services to meet the needs of the larger Tri-Community Area, as well as convenience and hospitality uses near the interstate entrance and exit ramps. This future land use designation consists of parcels with frontage on Blue Star Highway, south of Wiley Road to the southern City boundary. Appropriately scaled businesses would not exceed a 50,000 a square foot building footprint. Curb-cuts on Blue Star Highway should be carefully considered, and shared with existing curb-cuts when possible. New development should be encouraged to share parking with existing uses to reduce unnecessary paved areas.

Desired Building Types and Uses:

Maximum building footprint of 50,000 square feet | Retail, Hospitality, Personal Service and Office uses | Small-scale Retail with On-Site Light Manufacturing



Blue Star Small Business Corridor

Intent: This future land use designation is intended to continue the character and small scale of business and mixed uses onto Blue Star Highway immediately north and south of Center Street. Buildings associated with uses in this designation should not a 10,000 square foot building footprint. A mix of residential and commercial uses are encouraged, with commercial uses on the main floor and residential uses on upper floors. Sites should be designed to place buildings and outdoor elements such as seating, art displays, and gathering spaces closer to the street where feasible, and along pedestrian pathways such as the Blue Star

Highway trail to encourage traffic calming and pedestrian safety. Parking areas should be placed behind new development when possible. Strip commercial uses should be phased out and avoided in this area.

The 200 Blue Star parcel (former Haworth site) is located within this designation. Land uses and site design for this sub-area are further detailed in Chapter 8, along with the conceptual design that was accepted by the public.

Desired Building Types and Uses:

Mixed-use with commercial on ground floor with street frontage limited to 2 stories in height | Outdoor gathering spaces | Small-scale retail, personal service establishments, and eating and drinking establishments | Small-scale boutique hotels | Indoor and outdoor recreation uses | Mobile food vending.



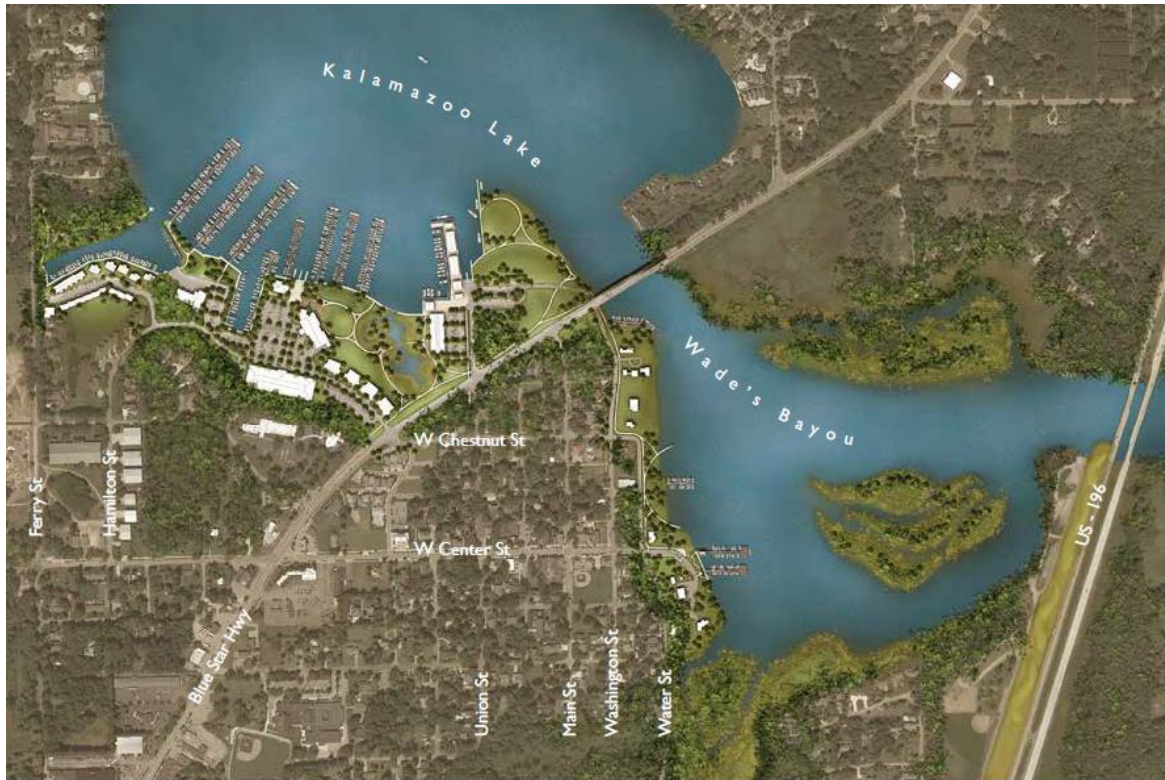
Harbor Commercial

Intent: This designation envisions a vibrant, community-focused area that blends the natural features of Kalamazoo Lake and Lake Michigan with the economic vitality of small-scale, water-oriented businesses. This designation is intended to support local commerce while maintaining the character and charm of the City's waterfront. Lands in this designation should be carefully planned to reduce the environmental impact on the waterfront, wetlands, and other sensitive areas. Public and private uses are encouraged to occupy existing lands, buildings, docks and other creative areas to encourage gathering, sense of place, and access to the waterfront. Policies from this Plan, as well as the Waterfront Master Plan should be considered for proposed private development and expansion of existing uses within this designation. Creative parking solutions should be encouraged in this designation to ensure the efficient use of land. Views of the waterfront should be preserved by limiting the height of buildings associated with new development to one story.



Desired Uses:

Marinas | Bait and tackle shops, and other small-scale retail | Dining establishments that offer lake views and seasonal outdoor seating | Limited residential uses in creative form | Temporary or seasonal uses such as mobile food vendors and boat rentals | Public uses such as a public boat launch or park



The 2016 Waterfront Master Plan provides a vision for the waterfront as desired by the public through extensive community engagement efforts. Some of the goals of the Waterfront Master Plan have been achieved, such as a public marina, which is now located at the north end of Washington Street (Pleasant Point Marina). Other goals were associated with a specific plan for the City to acquire the Tower Marine and Swingbridge properties. Because this is no feasible, due to the Swingbridge property being developed and the Tower Marine property being under new ownership (Safe Harbor), the City should plan for an expansion of the marina property that incorporates the goals that are still feasible from the 2016 Waterfront Master Plan, while implementing the goals and policies of this Master Plan update to the extent feasible. The Harbor Commercial future land use designation is developed to incorporate both.

Some of the objectives in the "Consensus Plan" as shown in Figure X should continue to be honored, though it is unlikely for the amenities desired for this area to be fully funded by the City.

West Center Commercial

Intent: To allow for a mix of residential and small-scale commercial uses intended to serve adjacent neighborhoods, users of the Beach to Bayou Trail, and Lake Michigan beach goers. This future land use designation would allow also for the retrofitting of ground-floor commercial in existing residential buildings and residential uses on upper floors. Other uses may include live-work units, recreation service uses, micro-scale manufacturing and associated retail, small-scale retail, eating and drinking establishments, personal service establishments, professional and support offices. Other residential uses that would be ideal in this area are single and two-family homes, and retrofit of single-family homes to two- or three-unit missing middle homes.

Desired Building Types and Uses:

Retrofit mixed uses within existing homes with commercial on the main floor and residential on upper floors | Small-scale service, retail, rental, and eating and drinking establishments that cater to surrounding residential neighborhoods, beach-goers, and users of the Beach to Bayou Trail | Micro-scale manufacturing with associated on-site retail | Live-work units | Single and two-family homes.



Light Industrial

Intent: To provide employment opportunities for area residents as well as manufactured goods and storage for the Greater Tri-Community Area. The designation is also intended to provide for small-scale industrial activities, research and development operations, shipping establishments, offices, business incubators, educational institutions, or other similar light industrial uses. Light Industrial areas may include limited retail, office condominiums, and other such uses that may support employment and workers.

These uses are best suited in the south end of the City, on parcels not having direct frontage on Blue Star Highway. New industrial uses in this area should intentionally be located in areas that will not have a negative impact on nearby sensitive lands.

Light industrial uses are also appropriate on Hamilton Street, south of Westshore Street to support the need for boat storage and repair near the marina. Industrial uses along Hamilton Street should also maintain or establish ample buffering and screening along residentially zoning districts and uses.

