

Goal/Policies	Objectives	Comments
ECONOMIC DEVELOPMENT		
HARBOR COMMERCIAL SUB-AREA		
A. Douglas will ensure the the size and scale of commercial development fosters economic growth, yet maintains the feel and character of the community.		
B. Douglas will maximize the efficient use of land by minimizing the space dedicated to parking.		
C.		
D.		
WEST CENTER COMMERCIAL SUB-AREA		
A. Douglas will create a micro-scale commercial zone to cater to the needs of the immediate neighborhood residents and users of the Beach to Bayou Trail.	<ol style="list-style-type: none"> 1. Amend the Zoning Ordinance and map to create a new zoning district that permits very small-scale commercial enterprises, such as ice cream shops, coffee shops, convenience stores, equipment rental, or other beach amenities. 2. Allow the conversion of residential homes with frontage on Center Street to commercial spaces or mixed-use buildings to promote business, while preserving the character of the area. 	
B.		
CITY CENTER COMMERCIAL SUB-AREA		
A. Douglas will preserve the character of the downtown area by ensuring future development is consistent with the existing building forms and footprints.	<ol style="list-style-type: none"> 1. Amend the zoning ordinance to incorporate a form-based code 	
B. Douglas will create opportunities for housing affordability in mixed-use developments.	<ol style="list-style-type: none"> 1. Amend the Zoning Ordinance to allow for three stories in mixed-use buildings to allow for more units in one building. 	

C. Douglas will encourage the use of alternative transportation to the City Center commercial sub-area.	1. Amend the Zoning Ordinance to remove parking minimums for new developments and changes in the use of existing buildings.	
D. Douglas will attract more visitors to the City Center commercial sub-area by encouraging service and retail uses in main floor tenant suites facing Center Street, and encouraging office and residential uses on upper floors and main floor spaces not facing Center Street.	1. Amend the General Ordinance to refresh the re	

BLUE STAR SOUTH COMMERCIAL SUB-AREA

A. Douglas will offer opportunities for large-scale businesses in areas south of Wiley Street, by reserving those areas with frontage on Blue Star Highway for such uses.	1.	
B. Douglas will ensure compatibility of land uses in the Blue Star South Commercial sub-area by preserving views and transitional areas between residential and non-residential land uses.		
C. Douglas will limit direct vehicular access to Blue Star Highway by developing provisions for access management.	1. Adjust the Zoning Ordinance and Map to create an access management overlay district	
D. Douglas will reduce the impacts of commercial development on the environment.	1. Adjust the requirements in the zoning ordinance to require low-impact development elements in each commercial development	

BLUE STAR SMALL BUSINESS CORRIDOR SUB-AREA / Haworth Property

A. Douglas will reserve a new corridor for small businesses to ensure appropriate future economic growth while preserving the small-town charm of Douglas along Blue Star Highway between Main Street to the north and Wiley Road to the south.	1. Amend the Zoning Ordinance and map to create a new zoning district for smaller-scale mixed commercial and residential uses. 2. Amend the Zoning Ordinance to create standards for streetscaping within the sub-area.	
B. Douglas will promote place-making and encourage gathering spaces in all new developments		
C. Douglas will ensure that the future development of 200 Blue Star aligns with the land uses and layout of the plan that was favored by the public as part of the public engagement related to the grant funding for environmental remediation of the site in 2023.		

HOUSING & NEIGHBORHOODS

A. Douglas will facilitate the development of a diverse range of housing forms and affordability to meet the needs of current and projected future populations.	1. Amend the Zoning Ordinance to reduce minimum lot sizes in residential zoning districts. 2. Allow multi-family developments by right in the zoning districts in which it is permitted. 3. Amend the Zoning Ordinance to allow accessory dwelling units in all	Zoning Reform Toolkit: https://www.planningmi.org/aws/MAP/asset_manager/get_file/886922?ver=0 MML: Pattern Book Homes for the 21 st Century
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	<p>districts that allow residential.</p> <ol style="list-style-type: none"> 4. Amend the Zoning Ordinance to allow homes deemed nonconforming by way of use, dimensions, or lot size, to be rebuilt after being destroyed by fire or other natural disaster. 5. Consider designating areas within the City for affordable housing and utilize the MML Pattern Book to keep construction costs low. 6. Amend the Zoning Ordinance to remove the minimum floor area for dwelling units. 7. Remove the acreage minimum for Planned Unit Developments, and instead use a point system for eligibility criteria. Points awarded for the affordability of dwellings, sustainable development practices, etc. will allow for increased density and modification of minimum dimensional requirements such as setbacks, lot sizes, etc. of the underlying zoning district. 	<p>https://mml.org/resources-research/publications/pattern-book-homes-for-21st-century-michigan/</p> <p>PUD Eligibility Example</p>
B. Douglas will encourage more people to seek long-term, permanent residency within the City.	<ol style="list-style-type: none"> 1. Cap the total number of short-term rental licenses that can be issued annually. 2. Amend the zoning ordinance and regulatory ordinances to develop a lottery program to issue annual short-term rental licenses. 3. 	
C.	1.	
D.	2.	
E.	3.	
PEOPLE, ARTS & CULTURE		
A. Douglas will continue to increase diversity by attracting people of varying ages, professions, backgrounds, and incomes to the community.		
B. Douglas will strive to become an attractive community for families and provide needed family-based services and opportunities.	<ol style="list-style-type: none"> 1. Incorporate amenities in public spaces that are attractive to children, such as a water table 2. Utilize public spaces on waterfronts for winter events. 3. 	
C. Douglas will foster place-making whenever possible to encourage gathering among visitors and residents from all its neighborhoods.	<ol style="list-style-type: none"> 1. Amend the Zoning Ordinance to include provisions for mobile food vendors, and to allow mobile food vendors to be stationed on private property for events open to the public. 2. 	
D. Douglas will align City funded efforts with the efforts of the DDA's TIF (Tax Increment Financing plan)	Work with the DDA to implement the goals of the TIF plan.	DDA TIF plan

WATERFRONT

LAKE MICHIGAN SHORELINE

A. Douglas will enable balanced preservation, enhancement and redevelopment of the waterfront for business, housing, and recreational uses.

B.

KALAMAZOO LAKE

A. Douglas will require the provision of public spaces and public access to the North Kalamazoo Harbor and along Douglas Harbor as requirements for future redevelopment.

B. Douglas will focus on the environmental remediation of the waterfront and protect the shore for passive recreation uses.

C. Douglas will preserve the existing views of Douglas Harbor and Kalamazoo Lake.

1. Amend the zoning map to create a view preservation overlay district and identify parcels that are subject to restrictions within the overlay.
2. Amend the Zoning Ordinance to create a view preservation overlay district that restricts the height of buildings to one story.
3. Develop a *purchase of development rights* ordinance that allows the City to purchase development rights from parcels owned by willing participants, and allows those rights to be sold to other property owners.

Purchase of Development Rights program - MZEA Excerpt:
<https://www.legislature.mi.gov/Laws/MCL?objectName=MCL-125-3508>

INFRASTRUCTURE AND UTILITIES

A. **Connection to Regional Non-Motorized Pathways.** Douglas will continue to seek opportunities to expand its network of non-motorized pathways to connect with regional pathways, as identified in the Tri-Community Parks & Recreation Master Plan and MDOT's Southwest Michigan Non-Motorized Transportation Plan.

1. The City will actively seek funding sources to connect the Blue Star Highway Trail to the City's southern limits for areas that are unlikely to be developed in the next 10-20 years.
- 2.

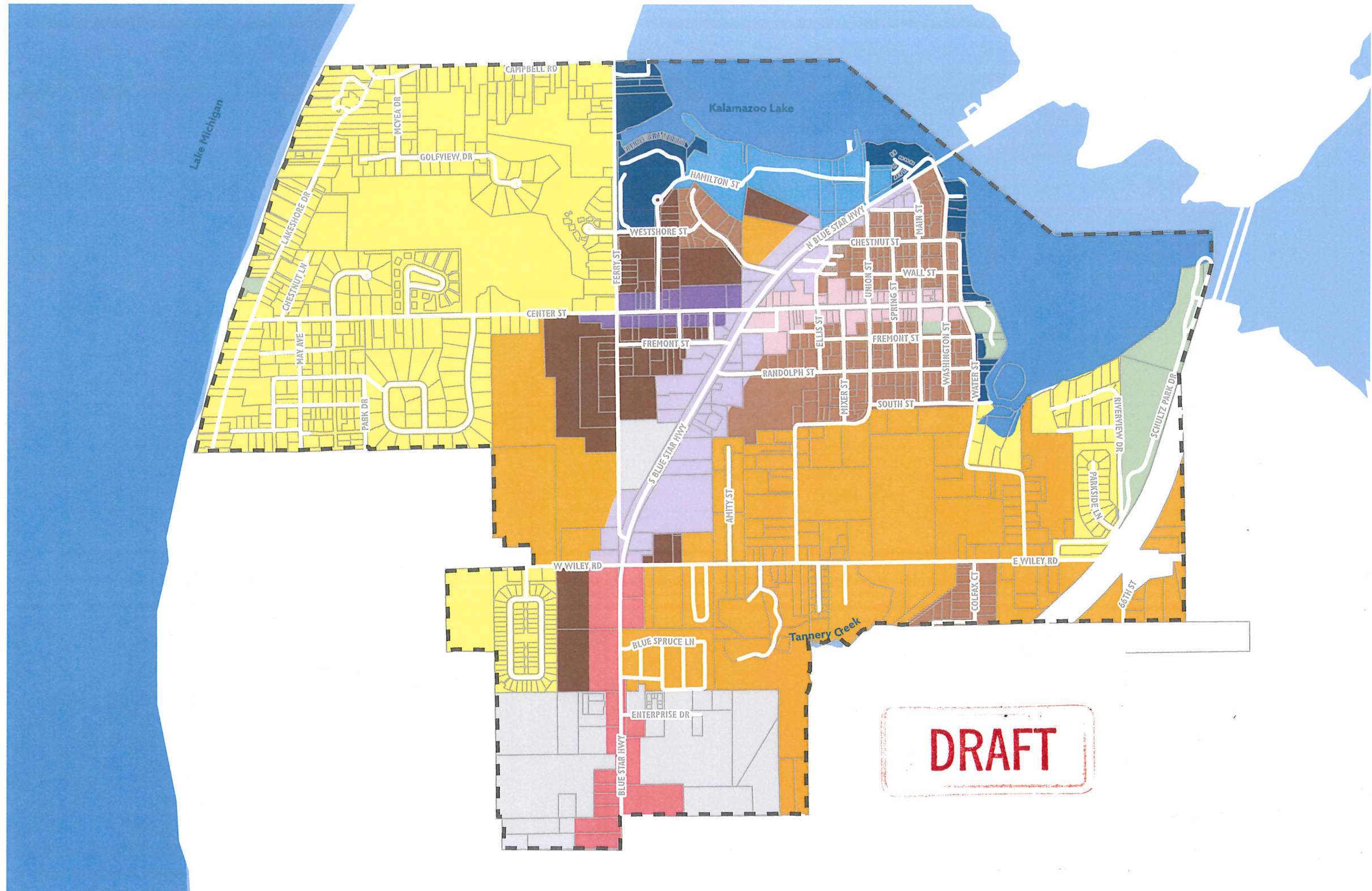
B. **Placemaking.** Douglas will leverage public and private development opportunities to enhance public spaces and connectivity.

1. Amend the Zoning Ordinance to add the *requirement* for specific active and passive recreation and gathering space amenities within all new Planned Unit Developments, condominiums, and site condominium developments.
2. Work with the DDA to implement the TIF plan elements related to the improvement of public spaces that facilitate the gathering of the City's residents and visitors.
3. Work with the DDA and Harbor Authority to construct an amphitheater within Wade's Bayou or Beery Field to allow for regular concerts and other events in these public spaces.

<p>C. Safe Routes to School. Douglas will prioritize safe pedestrian routes to schools.</p>	<ol style="list-style-type: none"> 1. Partner with Safe Routes to School of Michigan to secure funding for sidewalk projects that would benefit k-12 school-age children. 2. Collaborate with representatives of Saugatuck Public Schools, DPW, Saugatuck City and Township, parents, students, and other community members to form a Safe Routes to School Team. 3. Develop and implement a Safe Routes Action Plan to be eligible for funding for infrastructure projects. 	<p>https://saferoutesmichigan.org/</p>
<p>D. Connections Between Neighborhoods. Pedestrian and non-motorized connections will be developed and expanded between and among land uses and neighborhoods to promote safe, healthy, and attractive alternatives to vehicular travel and to reduce the reliance on parking.</p>	<ol style="list-style-type: none"> 1. Amend the Zoning and General ordinances to allow the Planning Commission to require pedestrian pathways in conjunction with development proposals that fall within the sidewalk improvement zone as shown on the sidewalk inventory map (Map X). 	
<p>E. Future Roads. Douglas will identify areas where road connections should be implemented as part of private development design, and ensure the proper construction of all new roads.</p>	<ol style="list-style-type: none"> 1. Adjust the Zoning Ordinance to add the requirement for private development to be designed to implement the “future road connections” as identified on the mobility plan map within this Plan. 2. Amend the Zoning Ordinance and/or the Code of Ordinances to include provisions for robust and comprehensive procedures and specifications for the construction of public roads. 3. Adjust the Code of Ordinances to remove the provision to accept private roads into the public system. 4. Amend the Zoning Ordinance to include additional provisions for the review and approval procedures for the approval of private roads. 	
<p>F. Existing Road Infrastructure. Douglas will continue to maintain the existing public road network and utilize funding to wisely improve existing roads.</p>	<ol style="list-style-type: none"> 1. 	
<p>G. Utilities. Douglas will collaborate with the Kalamazoo Lake Sewer and Water Authority to identify the current and future needs of the water and sewer systems.</p>	<ol style="list-style-type: none"> 2. Adopt a general ordinance that prohibits private connection lines to other private connection lines (“spaghetti lines”) 3. Establish special assessment districts for parcels currently privately connected to private water lines to fund and require the connection to a distribution main to serve those parcels once constructed. 4. 	
<p>PRESERVATION OF NATURAL FEATURES</p>		
<p>A. Douglas will protect natural features such as steep slopes, critical dunes, high-risk erosion areas, riparian areas, wetlands, and waterways.</p>	<ol style="list-style-type: none"> 1. Amend the Zoning Map to include the critical dune and high-risk erosion areas, as delineated by the Department of Energy, Great Lakes, and Environment (EGLE). 2. Amend the Zoning Ordinance to include building restrictions and procedures for issuing zoning permits within high-risk erosion and critical dune areas. 3. Amend the Zoning Ordinance to create a riparian area overlay that would apply to all HUC-5 and up streams and County drains. 	

B. Douglas will continue to prioritize the preservation of trees within the City limits.	1.	
	Purchase of Development Rights program - MZEA Excerpt: https://www.legislature.mi.gov/Laws/MCL?objectName=MCL-125-3508	
SUSTAINABILITY AND RESILIENCY		
A. Douglas will become a Resilient-Ready Coastal Community.	1.	Resilient Coastal Communities Planning Guide
B. Douglas will take a proactive approach to protect the health of future residents if residential development is proposed in areas of known contamination.	1. Take advantage of grant programs that assist with the environmental cleanup of brownfields and other areas of contamination. 2.	
C. Douglas will ensure that land can support uses that are permitted in each zoning district.	1. Develop a <i>purchase of development rights</i> ordinance that allows the City to purchase development rights from parcels owned by willing participants, and allows those rights to be sold to other property owners	
D. Douglas will prioritize sustainable transportation.	1. Adjust the zoning ordinance to require EV-ready parking spaces in new developments, 2. Provide incentives for installing EV charging stations, such as a reduction in required parking spaces for new development. 3. Install bike racks in public spaces and require installation in new commercial developments to encourage travel by bike. 4. Explore funding options to install bike repair stations in at least two locations along the Beach to Bayou trail.	
E. Douglas will ensure responsible and sustainable stormwater management for all development types.	1. Amend the Zoning Ordinance to incorporate the requirement to meet the ACDC standards for stormwater management for all site plan reviews 2. Incentivize the incorporation of sustainable stormwater practices using a points system for all new residential developments proposed as a Planned Unit Development (PUD). 3. Develop provisions in the Zoning Ordinance to link landscaping requirements with stormwater management designs.	ACDC Procedures and Design Standards for Stormwater Management
F. Douglas will promote climate-resilient infrastructure for public and private development and facilities.	1. Amend the Zoning Ordinance to add lighting provisions that align with Dark Sky Lighting Principals. 2.	Dark Sky lighting principles: https://darksky.org/resources/guides-and-how-tos/lighting-principles/
G. Douglas will take proactive measures to protect groundwater and wellheads within the City's boundaries	1. Partner with Kalamazoo Lake Sewer and Water Authority to re-activate the Wellhead Protection Program within the Tri-Communities. 2. Amend the Zoning Ordinance to create a Wellhead Protection overlay	KLSWA Wellhead Protection Plan 2017

	zone that prohibits land uses that have the potential to contaminate groundwater within the Wellhead Protection overlay zone.	
H. Douglas will plan for an eastern access route away from the lakeshore in the event of a washout of Lakeshore Drive.	3.	



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

