

7.0 Future Land Use

The Village of Bellaire Planning Commission, with assistance from the planning consultant, developed the following future land use plan. The future land use categories and locations are based on an analysis of several factors including the pattern of existing land use, local social and economic characteristics, environmental conditions, available community services and facilities, the existing patterns of land divisions, and community goals and policies.

The future land use plan proposes locations for five broad categories of land use with a total of eight land use classifications:

- ◆ ***Conservation/Recreation***
- ◆ ***Residential***
 - Conservation/ Residential
 - General Residential
 - Mixed Residential
- ◆ ***Commercial***
 - Village Commercial
 - General Business
- ◆ ***Light Industrial***
- ◆ ***Public Service***

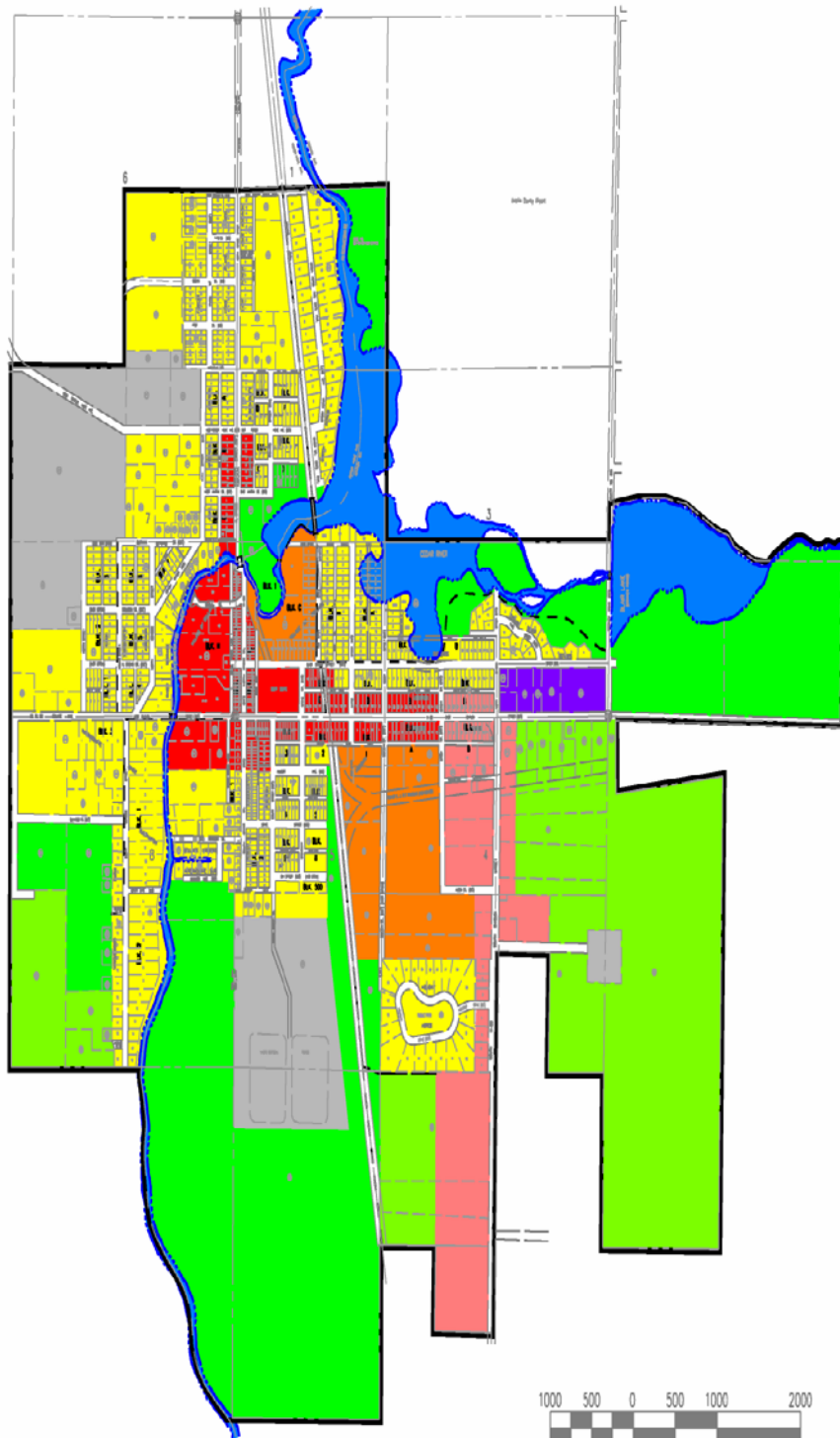
Figure 7-1 illustrates the location and extent of proposed future land use areas within the Village. The uses anticipated within each of these categories are discussed below.

Conservation/Recreation

The Conservation/Recreation category is designed to provide protection to existing recreation property, areas planned for future recreation use, or other environmentally sensitive areas and natural resources, while allowing for very limited and low intensity recreation development to occur, consistent with recreational and conservation uses.

The Conservation/Recreation category incorporates the following existing public and private recreational properties: Craven Park, Richardi Park, Rotary Soccer Park, and part of the Village owned property in the vicinity of the treatment facilities.

FUTURE LANDUSE MAP
 VILLAGE OF BELLAIRE
 ANTRIM COUNTY, MICHIGAN



LEGEND

- CONSERVATION/RECREATIONAL
- CONSERVATION RESIDENTIAL
- GENERAL RESIDENTIAL
- MIXED RESIDENTIAL
- VILLAGE COMMERCIAL
- GENERAL BUSINESS
- INDUSTRIAL
- PUBLIC SERVICE
- EXISTING PATHWAY
- - - FUTURE PATHWAY

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Figure 7-1:
 Future Land Use Map

It is recommended that all publicly owned recreational land remain as Conservation/Recreation lands. If developed, cluster residential is the recommended approach for this property, thus maintaining some protected open space within the development. The Conservation/Recreation land use category is consistent with the Village's natural resource, public lands, recreation goals and policies presented in Chapter 6.

Residential

Proposed Residential use areas in the Village are presented in three sub-categories: Conservation/Residential, General Residential, and Mixed Residential. These categories are intended to provide a variety of different living environments, and are defined as follows.

- The Conservation / Residential category is designed to protect environmentally sensitive areas, such as wetlands and steep slopes. Development in this category will be restricted due to the environmental conditions. The privately owned Conservation/Residential lands occur in two locations in the Village, which are largely wetlands or steeper sloped areas and should not be intensively developed. The wetland area on the western boundary of the Village, surrounding the Rotary Soccer Park is the smaller of the areas. The second area in this category is located east of M-88 at the southeastern portion of the Village. These areas are shown in **Figure 7-1**. It is recommended that *clustered* residential use be allowed as a special condition use in these Conservation/Residential areas, at a much-reduced overall density. This approach will allow development on the buildable area, while protecting the more environmentally sensitive areas.
- The General Residential area encompasses a range of lot sizes located in the central portion of the Village, surrounding the downtown area. The size of the existing lots in this category range significantly, from approximately 0.17 acres to 8 acres in size. General Residential is recommended to accommodate low to medium density residential development. Existing platted small and narrow lots are intended to remain. The suggested uses to be allowed in the General Residential area include single family and two family residential, bed and breakfast establishments, daycare facilities, assisted living facilities and compatible institutional uses such as schools and churches. It is also recommended that a residential clustering option be allowed as special condition use in the zoning for areas identified on the future land use as General Residential. Clustering would allow for the preservation of some larger open areas, and encourage the housing to be located on the portion of the parcel most suited for development.
- The Mixed Residential area is designated to accommodate higher density residential use, such

apartments or a modular home development, with a recommended density not to exceed eight dwelling units per acre. This mixed residential designation occurs in a few locations in the Village, including the proposed Planned Unit Development properties, existing apartments and suitable land in the vicinity of the existing apartments. The designated areas are currently served by water and sewer, or have lines in close proximity to serve the site. These services will need to be provided prior to development for any higher density use. Mixed Residential areas are suggested to accommodate compatible personal services and office uses.

As shown in **Figure 7-1**, the residential categories of land both incorporate the Village's existing residential land (see **Figure 4-1**) and provide areas for future residential growth on presently underdeveloped land within the Village boundaries.

Commercial

The commercial needs within the Village boundaries are diverse. Two categories of commercial uses have been specified since the impacts of each are different. The commercial classifications specified on the future land use map are Village Commercial and General Business.

- The Village Commercial category is designated for the central business district of the Village. The area incorporates existing commercial uses, which are primarily in the retail and service sectors. The Village offices, Bellaire Community Hall and County buildings are within the Village Commercial district and are considered compatible with existing commercial uses. At present, a number of residential uses exist in the Village Commercial area and add to the activity level downtown. It is intended that these in-town or above-the-store residential uses will remain and that residential uses may be added in the future, consistent with a Village center environment. This type of housing can be especially convenient and economical for young apartment dwellers and senior citizens who can benefit from immediate pedestrian access to downtown. Therefore, residential is recommended as a continued use downtown.
- General Business is designated to accommodate the highway related commercial uses, designed to serve both local and pass-through traffic needs along M-88, such as restaurants, motels and gas stations. It is recommended that warehouse uses also be allowed as special condition uses in this area. Specific landscaping and streetscaping elements should be included, such as street trees and sidewalks. Additionally, screening and buffering of parking areas should be considered

Industrial

The Industrial category is designated to accommodate the existing manufacturing and industrial uses located on East Cayuga, as shown in **Figure 7-1**. The industrial future land use category is designed to provide sites for wholesale activities, warehouses, repair operations, food processing, manufacturing and other light industrial operations. These locations appear to adequately provide for current needs, and future needs will likely be addressed through annexation. Industrial operations should be subject to performance standards relative to impacts on the Village. This district is compatible with a business district, but not compatible with residential districts without a buffer.

Public Service

The Village of Bellaire is fortunate to have many village-owned and other public facilities. The Village offices, Kearney Township offices and Forest Home Township offices are located within the Village Commercial district and should be allowed for as a special condition use. This plan recommends a separate Public Service district be designated to accommodate the unique circumstances for the larger non-recreation public properties which are located outside the Village Commercial district.

This district includes the wastewater treatment facility and Department of Public Works facilities, Bellaire Schools property and water well locations. The churches in the Village are located in the Village Commercial or General Residential district and are considered consistent with either of these environments.

Utilities and related facilities are allowed in all land use area, however depending on the nature of the facility, conditions such as landscape buffering and screening should be considered.