

# Sumpter Road Corridor

**VAN BUREN CHARTER TOWNSHIP, MICHIGAN**

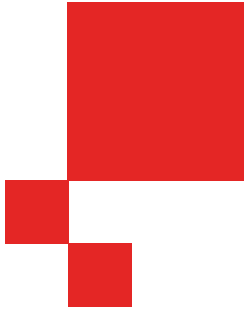
April 28, 2021



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# Tonight's Meeting Format

- Introductory Presentation
- Major Project Stakeholders
- Public Comment Period
- Next Steps





# Sumpter Road Corridor: Project Background



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# Why are we here...?

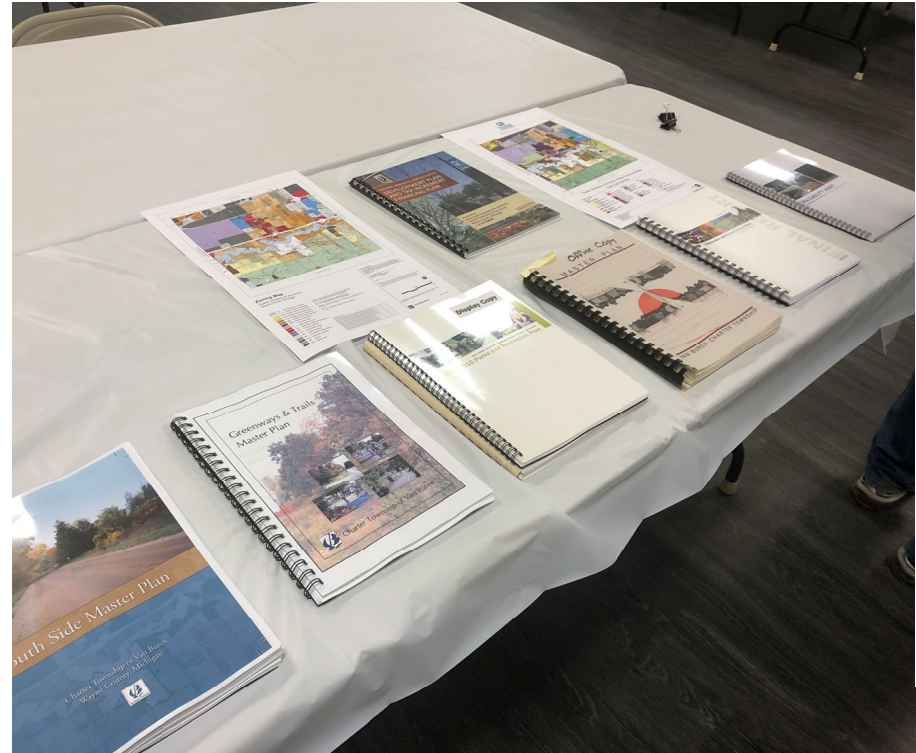
- We want to work toward articulating a **Vision** for the future of the Sumpter Road Corridor
- We want to reach a **consensus** on whether or not people want to see a different future along Sumpter Road **SOUTH** of Hull, and
- We want your **guidance** on how properties along Sumpter Road **NORTH** of Hull can be better utilized for a mix of Commercial/Office, Light Industrial, AND Residential uses.





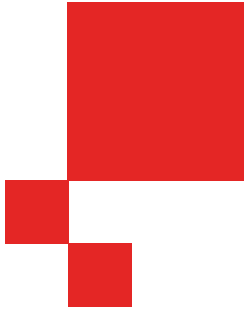
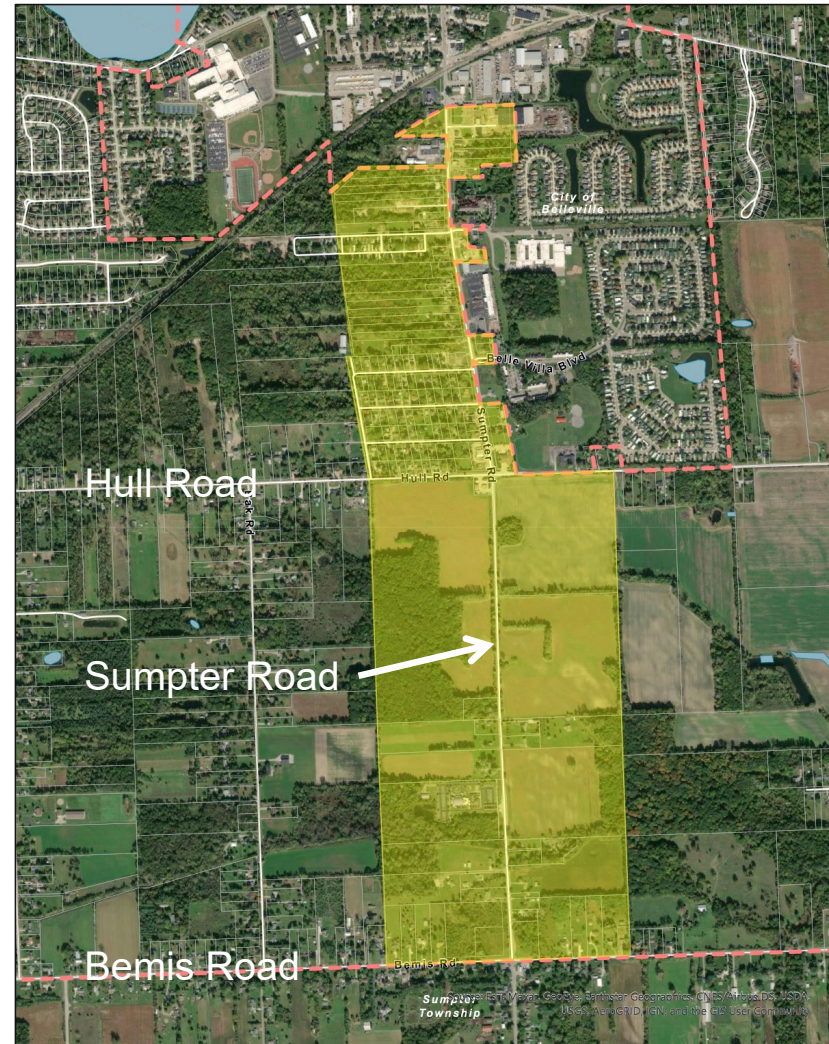
# VBT Planning History

- **New** Township-wide Master Plan **adopted** on November 17, 2020 – replaces 1989 Master Plan
- Other plans still in force:
  - Ecorse/Haggerty Corridor Plan (2000)
  - Greenways & Trails Master Plan (2004)
  - Belleville Road District Plan (2010)
  - **South Side Master Plan (2007)**



# Sumpter Road Corridor

- **Project Limits:** Sumpter Road from Belleville city limits to Bemis Road + ¼ mile to east and west of Sumpter Road (yellow area on map)
- **North of Hull Road:** Inconsistent land uses, development types, property upkeep standards
- **South of Hull Road:** Open, rural feel; one commercial business (Citgo gas station)
- **Urban Services Boundary** runs east-west along Hull Road





# The 2020 Master Plan and the Sumpter Road Corridor



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# 2020 Master Plan - Rationale

- The 2020 Master Plan is the **first book in a series**. Our subarea and corridor plans will be brought together with the Master Plan, which will provide the overall planning guidance.
- The 2020 Master Plan is used by the Township to provide a **statement of goals and policies**, and aid in **daily decision-making**.
- It is a **foundation for the Zoning Ordinance** and is a **guiding tool** for public improvements and private development.
- It is used to achieve a **standard of excellence** and communicate a vision across multiple generations of residents and officials.



"It is the future generations who determine whether the creation of the present generation will be carried forward or destroyed." –Edmund Bacon (1910-2005)



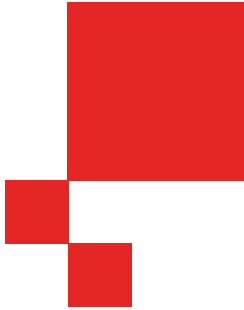
# Master Plan Vision Statement

- *Van Buren Charter Township will continue to be a premier community in Southeastern Michigan, for those who live, work, play, learn, and visit here.*
- *We will respect the unique history that has graced our Township with a wealth of natural and human-made features, and preserve them for generations to come.*
- *We will cultivate a strong and diverse local economy, with the resiliency to adapt to changing conditions.*
- *We will provide an exceptional quality of life for community members by adhering to standards of excellence for a vibrant and pleasing natural and built environment.*
- *By holding to this Vision, we will strengthen the civic bonds of community in our Township, inspiring the generations to come to keep close watch over our special place.*

(2020 MP - Page 38)

# 2020 Master Plan

## Township-wide Goals & Objectives



- “To ensure a strong and diverse local economy by supporting the growth and development of new and existing commercial, office-based, and industrial employers, in those areas of the Township where such uses have historically occurred.” (Page 39)
- “To ensure the preservation of the Township’s rural character, particularly in the southern portion of the Township, and the preservation of the semi-rural character in the eastern portion of the Township.” (Page 39)



# 2020 Master Plan Goals & Objectives

## GOAL:

### **Commercial/Office/Industrial**

*To ensure a strong and diverse local economy by supporting the growth and development of new and existing commercial, office-based, and industrial employers in those areas of the Township where concentrations of such uses have historically occurred. Of equal import is recognition of evolving development preferences, and a readiness to support the evolution of single-use clusters into formats that respond to those evolving preferences when necessary.*

## OBJECTIVES:

1. Through strict land use and zoning policies, avoid the further proliferation of strip commercial development, as this results in hazardous traffic conditions, an unattractive streetscape and long-term re-use issues associated with obsolete strip commercial buildings.
2. The Belleville Road corridor Gateway Commercial and Town Center areas will constitute the major commercial center for the Township.
3. In the interest of preserving the rural character of the southern and extreme eastern sides of the Township, future commercial uses will be limited to small clusters that are contextually appropriate in their design, contain a mix of uses, and are pedestrian-friendly.
4. Downtown Belleville plays a crucial role as the Township's historic commercial center. It provides a historic context that even the most well-intentioned new development cannot replicate. A close future relationship between the Township and City of Belleville is necessary to ensure that downtown Belleville can serve as the commercial center for residents of the Township's south side.
5. Office uses should be welcomed in the Township, as an important component of Mixed Use districts. However, new large concentrations of office uses, absent a research or light industrial component, should be avoided.
6. Encourage industry to remain and expand in areas of the Township designated for such on the Future Land Use Map; these areas are best suited for industrial development.
7. Provisions should be made for small-scale industry with minimal externalities and a public-facing component, otherwise known as artisanal or craft industry, to develop in the Township in Mixed Use areas. Examples include small breweries that serve the public, bakeries with a retail component, and small-scale apparel production.
8. Develop and/or strictly maintain existing design standards for commercial, office, and industrial areas, to ensure a standard of excellence in aesthetics and design. Elements of concern include road design, landscaping, parking, architecture, and other design elements.
9. Develop criteria for retrofitting existing single-use commercial, office, and industrial areas with new uses and building formats, so that they may continue to economically function in the event that demand shifts away from these areas.

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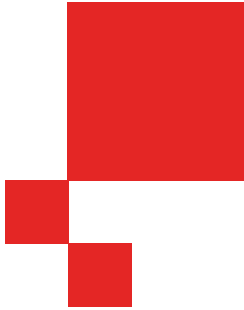
## GOAL:

### Rural Character

*To ensure the preservation of the Township's rural character, particularly in the southern portion of the Township, and the preservation of the semi-rural character of the eastern portion of the Township.*

## OBJECTIVES:

1. The established Urban Services Boundary for public water and sanitary sewer shall remain in place.
2. Encourage the preservation of large and significant open spaces through voluntary dedications, development approval extractions, and establishing special funding sources for acquisition, and seeking grants for acquisition.
3. Consider developing innovative programs, including Purchase of Development Rights and Transfer of Development Rights, to retain active agriculture and open spaces in the Township.
4. Create linear open spaces and open space linkages where natural or agricultural open spaces cannot be preserved in their entirety to preserve a portion of the feature and maximize its function and value.
5. Apply the relevant land use objectives previously stated with respect to Residential, Commercial, Office, and Industrial uses on the southern and extreme eastern sides of the Township.



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






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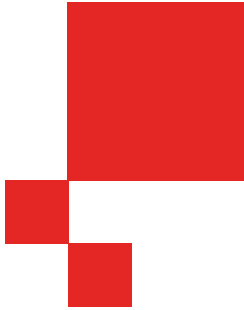
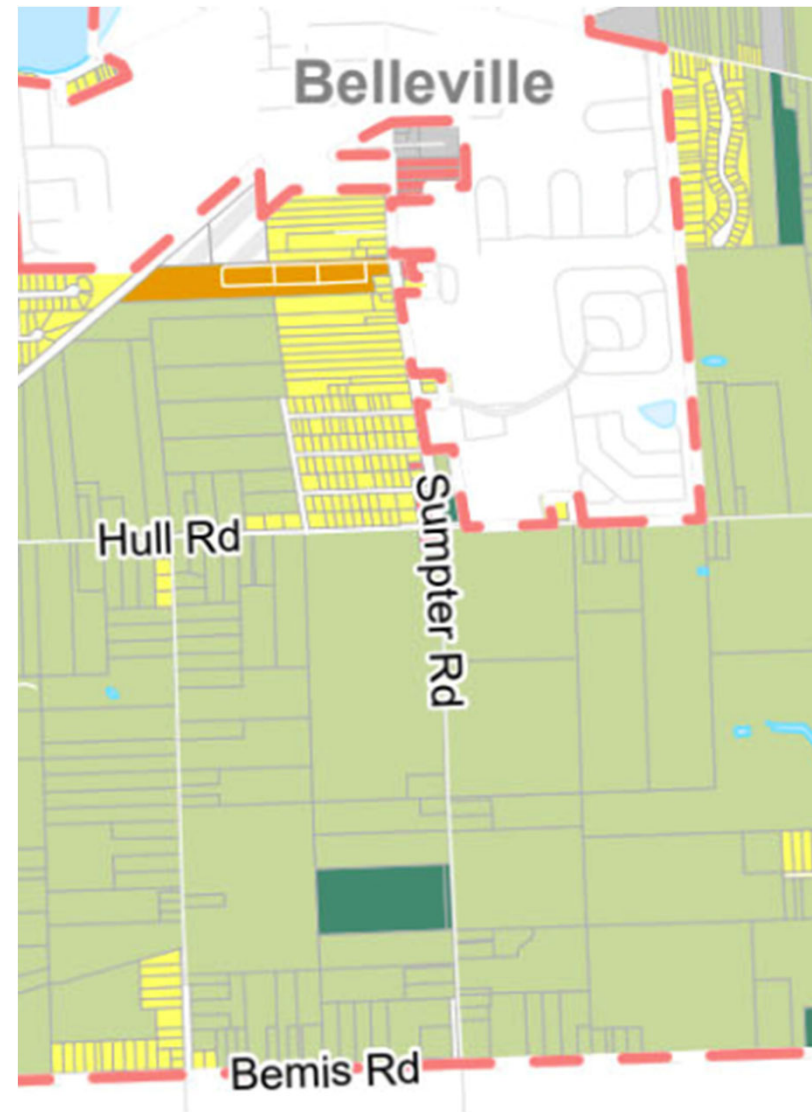


# Existing Land Use

- Industrial
- Low-Med, MF Residential
- Ag/Rural Settlement
- 3 Small Commercial Parcels
- Public/Semi-Pub. (R of L Ch., Fire Sta.)

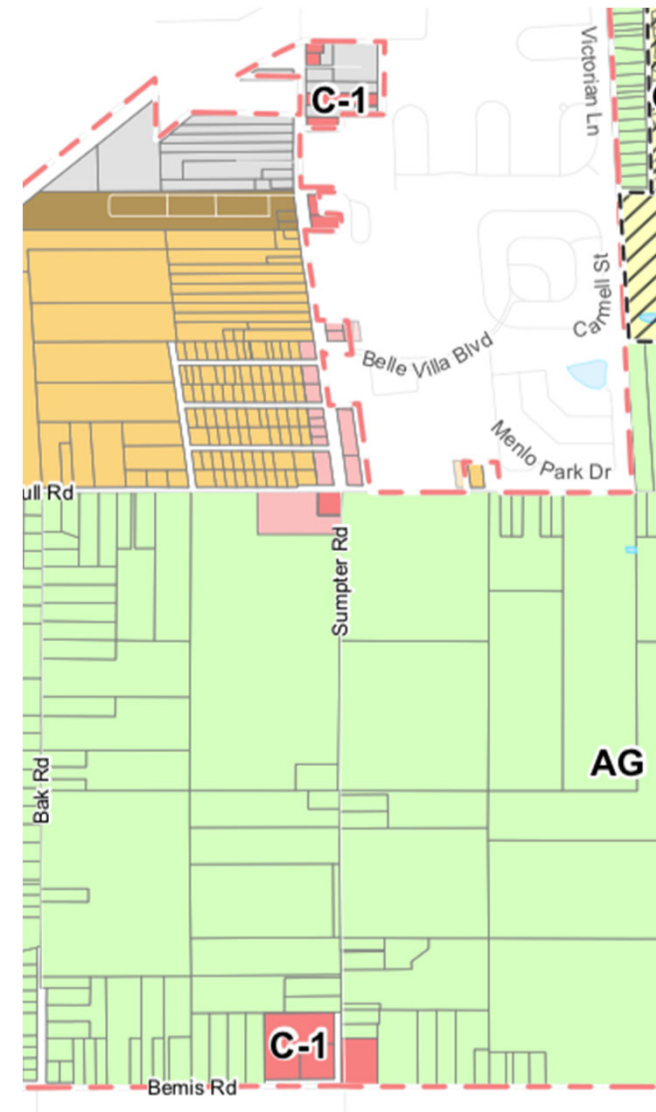
## LEGEND

|   |                              |   |                                |
|---|------------------------------|---|--------------------------------|
|    | Township Boundary            |    | Low/Medium Density Residential |
|    | Other Municipal Boundaries   |    | Multiple Family Residential    |
|  | Lakes and Rivers             |  | Commercial                     |
| <i>Existing Land Use</i>  |                              |  | Office/Research                |
|  | Vacant/Undeveloped           |  | Industrial                     |
|  | Agriculture/Rural Settlement |  | Public/Semi-Public             |
|   |                              |  | Parks/Open Space               |
|   |                              |  | Airport                        |



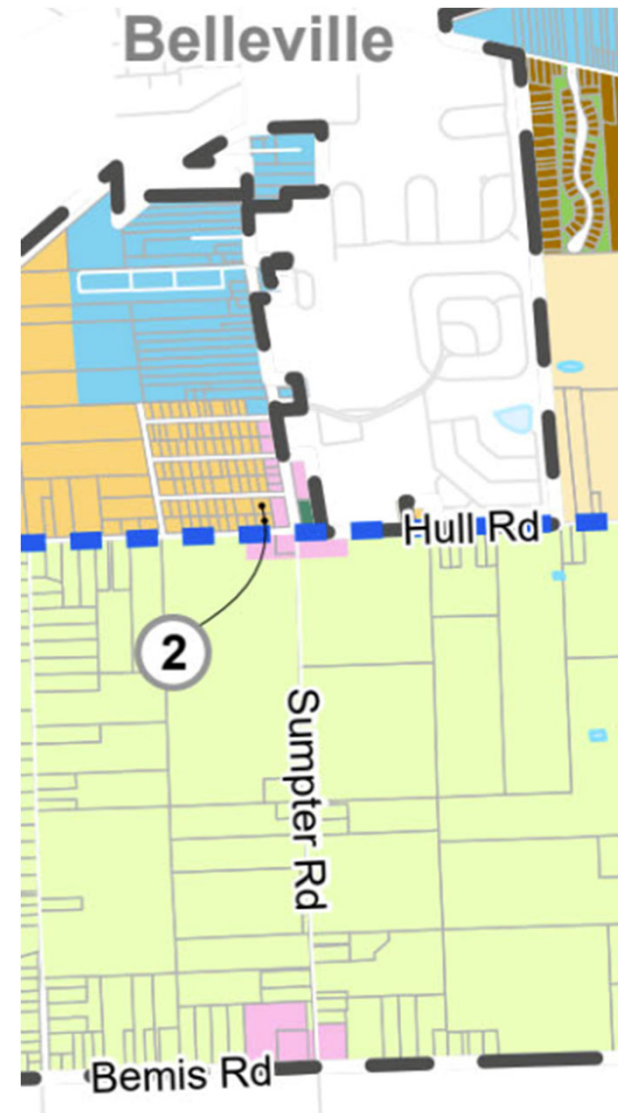
# Existing Zoning

- Nonconformities in current M-1 Light Industrial areas
- C-1 General Business (auto-oriented component) at Sumpter/Bemis intersection
- C Local Business at SW corner of Sumpter/Hull, surrounding Citgo station



# Future Land Use










- Rural Settlement
- Med. Density SF A Residential
- Local Commercial
- Mixed Use
- Note 2: “[These two] parcels may be considered for rezoning to a commercial designation if both are under common ownership and are proposed for rezoning at the same time.”





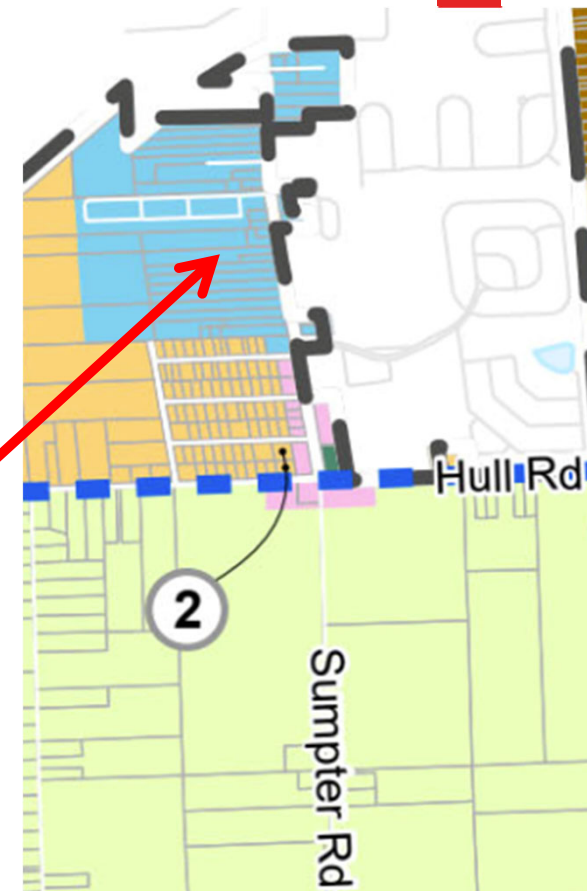
# Zoning Plan

**Table 4: Future Land Use and Zoning Map Correlation**

| Future Land Use Designation  | Corresponding Zoning District(s)  | Zoning District Revisions (see notes on page 68) |
|--|---|--|
|  Rural Settlement               |  AG  | <i>District Revisions – See Note 1</i>           |
|  Medium Density Single Family A |  R-1B  | <i>District Revisions – See Note 2</i>           |
|  Local Commercial               |  C   | N/A  |
|  Mixed Use                      |  M-U<br> BROD | <i>District Revisions – See Note 9</i>           |

9. Areas designated as Mixed Use, Town Center Core, and Town Center Edge on the Future Land Use Map should be rezoned to **M-U (Mixed Use)** once an area-specific vision plan has been developed in detail. The M-U District Regulations should be modified to include additional Mixed Use Subareas and Building Type Standards as required to fulfill the intent of each vision plan.

- The Zoning Plan contained within the 2020 Master Plan will **give meaning** to those areas designated **Mixed Use** on the Future Land Use Map. (Mixed Use currently has no associated Zoning districts)
- **Your vision** for Sumpter Road north of Hull will be the basis for the future Zoning regulations here.



# Sumpter Road Corridor: Major Project Stakeholders



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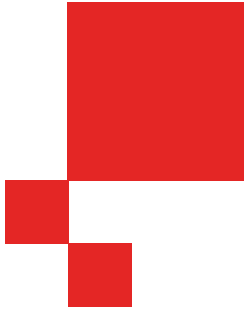
# Sumpter Road Corridor: Public Comment Period



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# Thank You for Attending!



## Next Steps...

