

# Sumpter Road Corridor

**VAN BUREN CHARTER TOWNSHIP, MICHIGAN**

September 8, 2021



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# Tonight's Presentation

- July 28 Workshop – Public Input Summary
- Focus Areas – Draft Concepts
- Public Comment
- Planning Commission Discussion





# July 28 Workshop Public Input Summary



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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 people want to see a different future along Sumpter Road SOUTH of Hull
- 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





# Pre-Workshop: What We Heard...



- Preserve the RURAL CHARACTER along Sumpter SOUTH of Hull!

# Pre-Workshop: What We Heard...



- Inconsistent and/or missing sidewalks along Sumpter NORTH of Hull make it unsafe to walk/bike



# Pre-Workshop: What We Heard...



- Numerous driveways and/or lack of curb and gutter creates safety and aesthetic issues



# Pre-Workshop: What We Heard...



- Vacant properties and a pattern of retail underperformance... but...



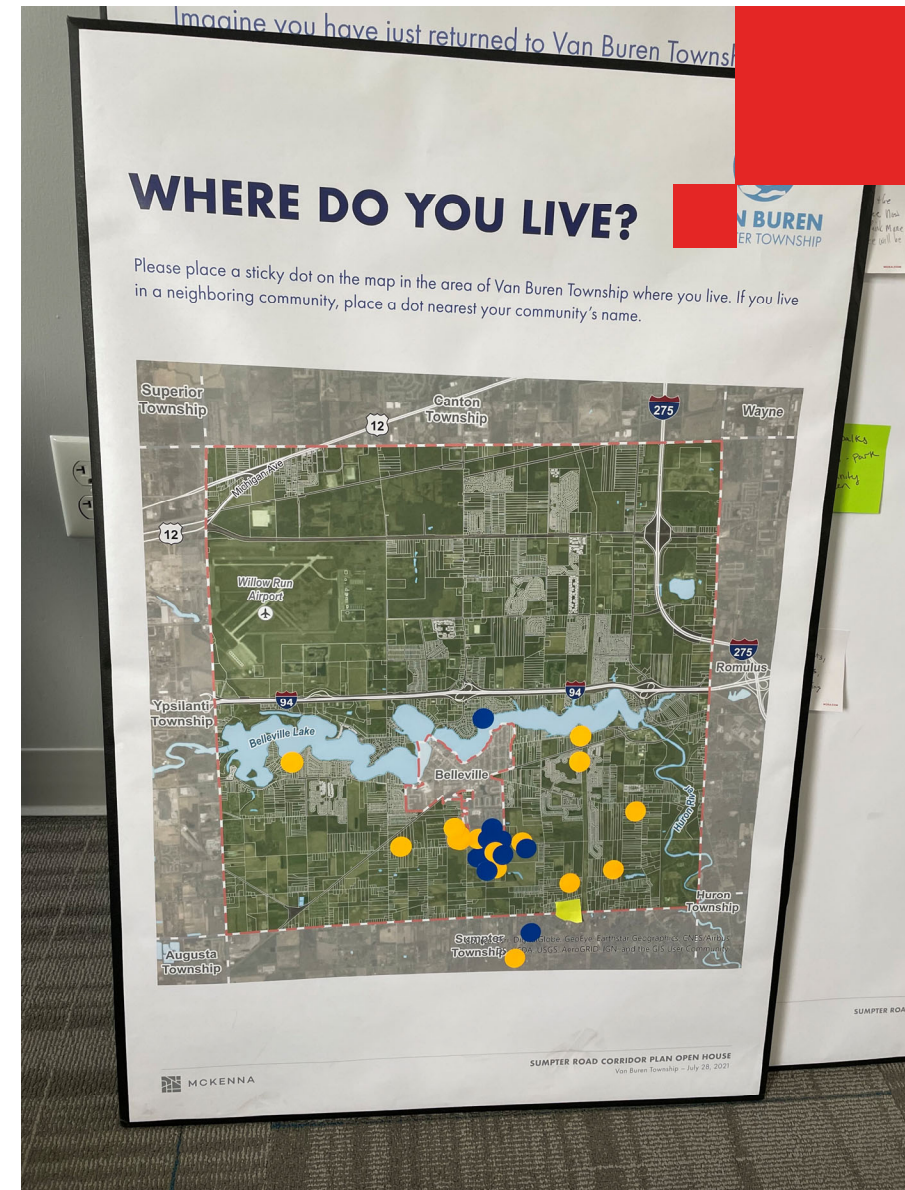
# Pre-Workshop: What We Heard...



- Many MORE property owners who CARE about Sumpter, and many successful businesses

# Workshop Attendance

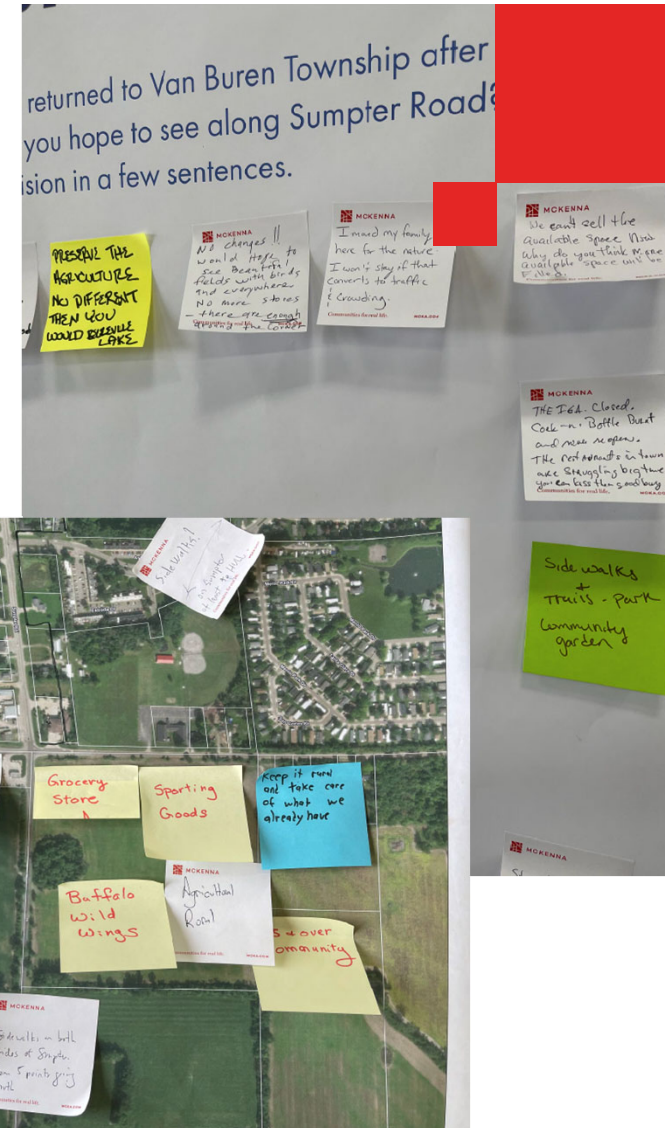
- Over **30 people** attended, plus 7 elected/appointed officials
- Overwhelming majority of attendees lived within **1-2 miles** of the Sumpter Road Corridor
- 5 attendees lived south of Belleville Lake within 3-5 miles of the Sumpter Road Corridor
- 2 attendees lived in Sumpter Township
- No attendees lived north of Belleville Lake





# Workshop Feedback

- **Preserve the rural character** that remains along the corridor, and especially south of Hull Road (10 written comments)
- **Sidewalks**, bike lanes and/or streetscaping from Hull Road north to Belleville (6 written comments)
- Need a **grocery store/market** to serve us (...but what format?) (6 written comments)



# Workshop Feedback

- No new businesses on the corridor until the vacant storefronts are filled (5 written comments)
- More recreational opportunities (golf carts, community garden, nature park) (5 written comments)
- More restaurants (2 written comments)
- 55+ community (2 written comments)

Comments
Golf carts down Sumpter all the way down main
Sidewalk & bike lane
sidewalks all the way through downtown
mixed use all down Sumpter
update existing commercial space
a nature park with walking trail
I would hope to find it the same-rural
Amazon Fresh
55+ over community-make an are like the Villages in Florida
grocery store
sporting goods
leave it the way it is
more residential & mixed use
I would want Sumpter Road to have remained rural/agricultural. I would like to see the 25 existing vacant buildings filled
yes to fields & birds & greenery
more residential -bike path-more restaurants-city sewer
I would want it to be more rural -not less
market
use existing vacant buildings for business don't build more
NO slaughterhouse-smokersville-hookja lounges-resale shop
YES small grocer-restaurant
Large Kroger
Senior Living
NO commercial/industrial south of Hull NO subdivisions south of Hull NO grocery/restaurant/shopping south of Hull
YES single residential south of Hull YES bike path along Sumpter YES farming/nature preserve
Preserve the rural natural draw of our community
Northern part should mirror Belleville
More Restaurant Businesses
Low Density Housing
Street Lights, Sidewalks, landscaping
sidewalks & Trails-parks
Community Garden
We cant sell the available space now. Whv do vou think more avaiabe space will be filled



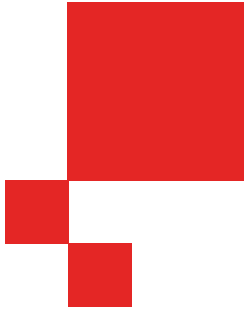
# Focus Areas



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# Focus Areas

- **Focus Area 1:** West Side of Sumpter Road, north of Hull Road
- **Focus Area 2:** East Side of Sumpter Road, north of Hull Road
- **Focus Area 3:** Sumpter Road south of Hull Road, approx. 1/4 mile to the west, south, and east

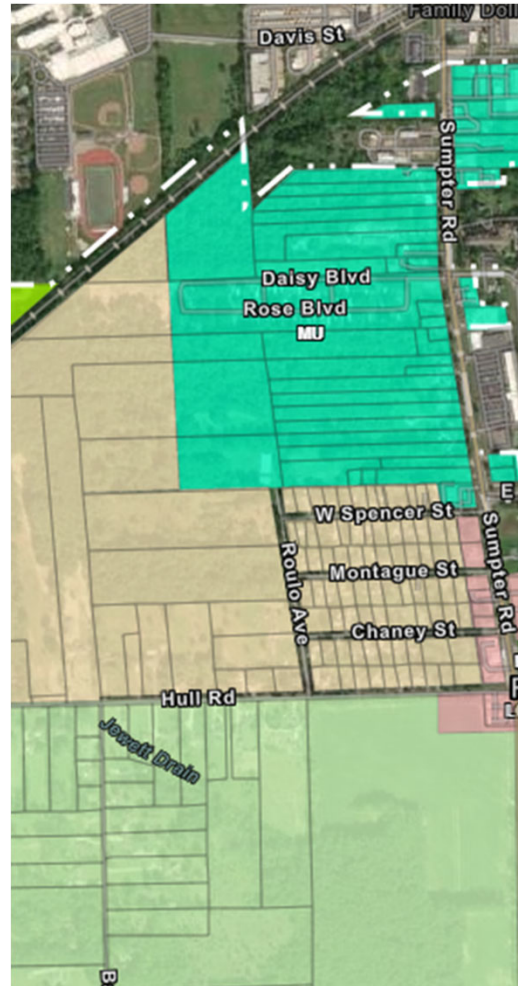




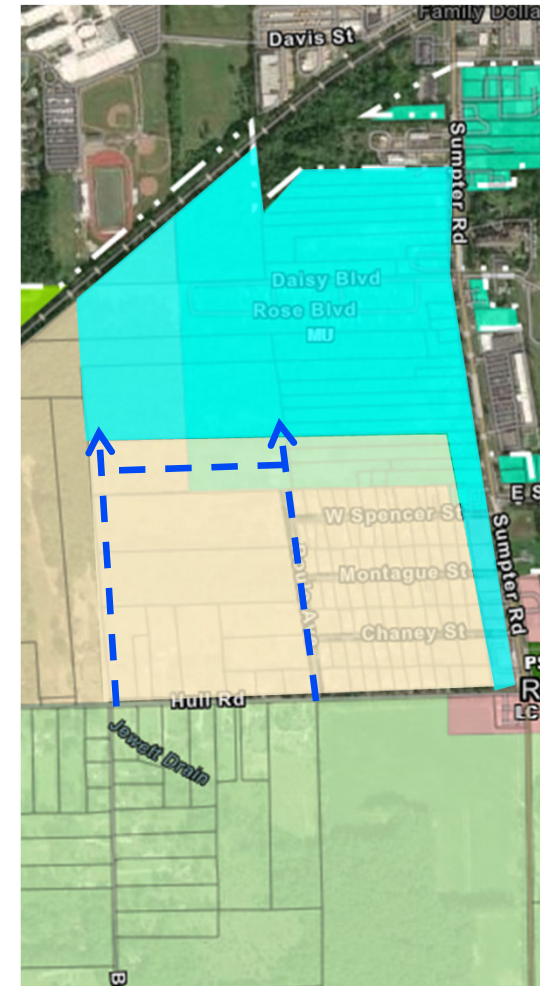
## Focus Area 1 –

### Conceptual Framework

- Provide a residential buffer north of the Roulo subdivision
- Plan for new access to rear areas of existing parcels
- Define mixed uses and allowable building types based on street frontage and location
- Non-residential uses, such as artisanal manufacturing, may develop north of Spencer Avenue
- Frontage on an east-west street allows single family residential building type



Current

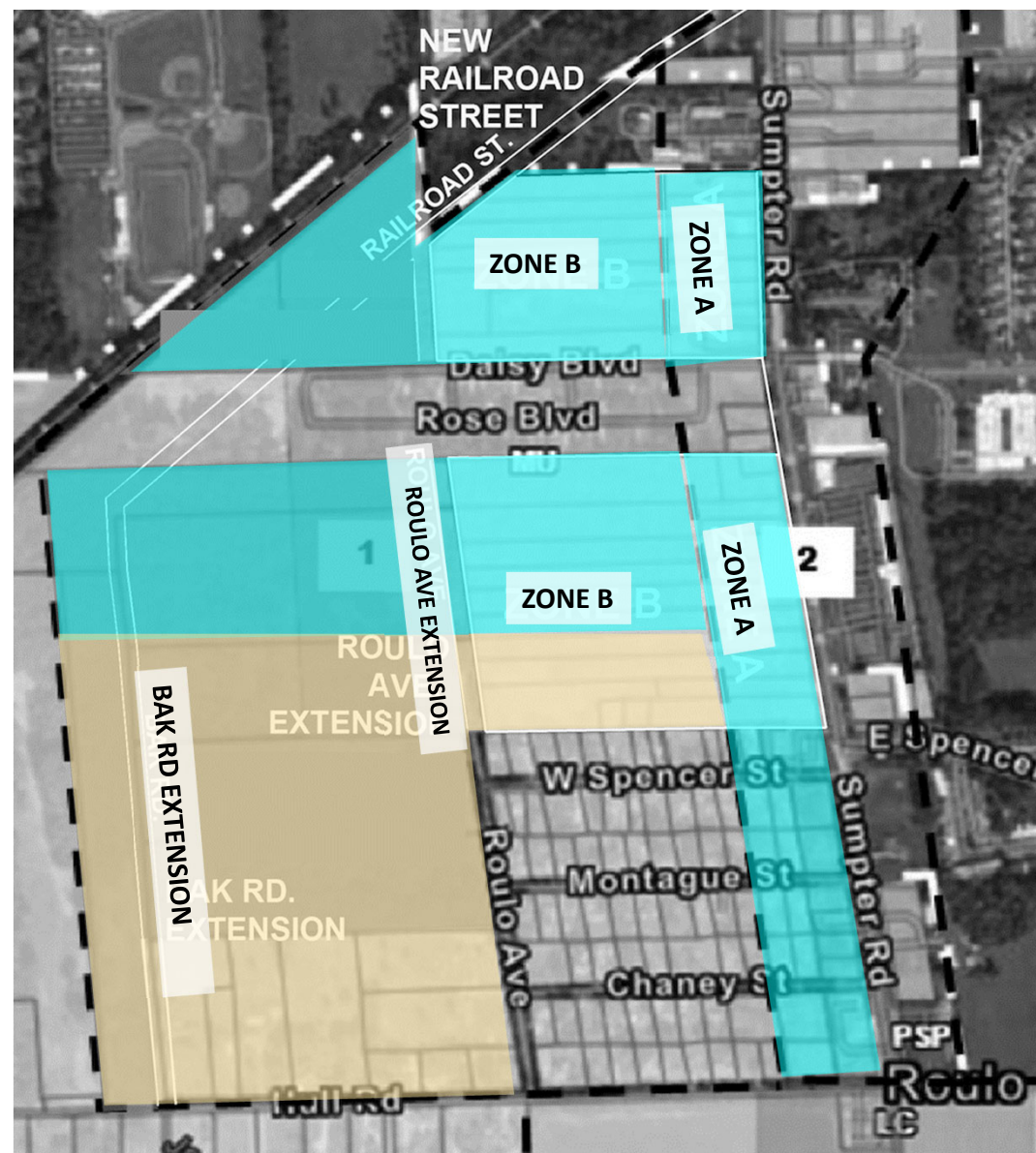


Alternative

## Focus Area 1 –

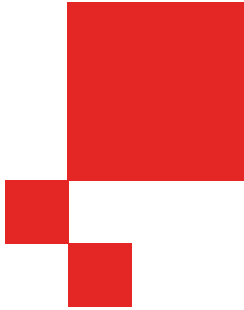
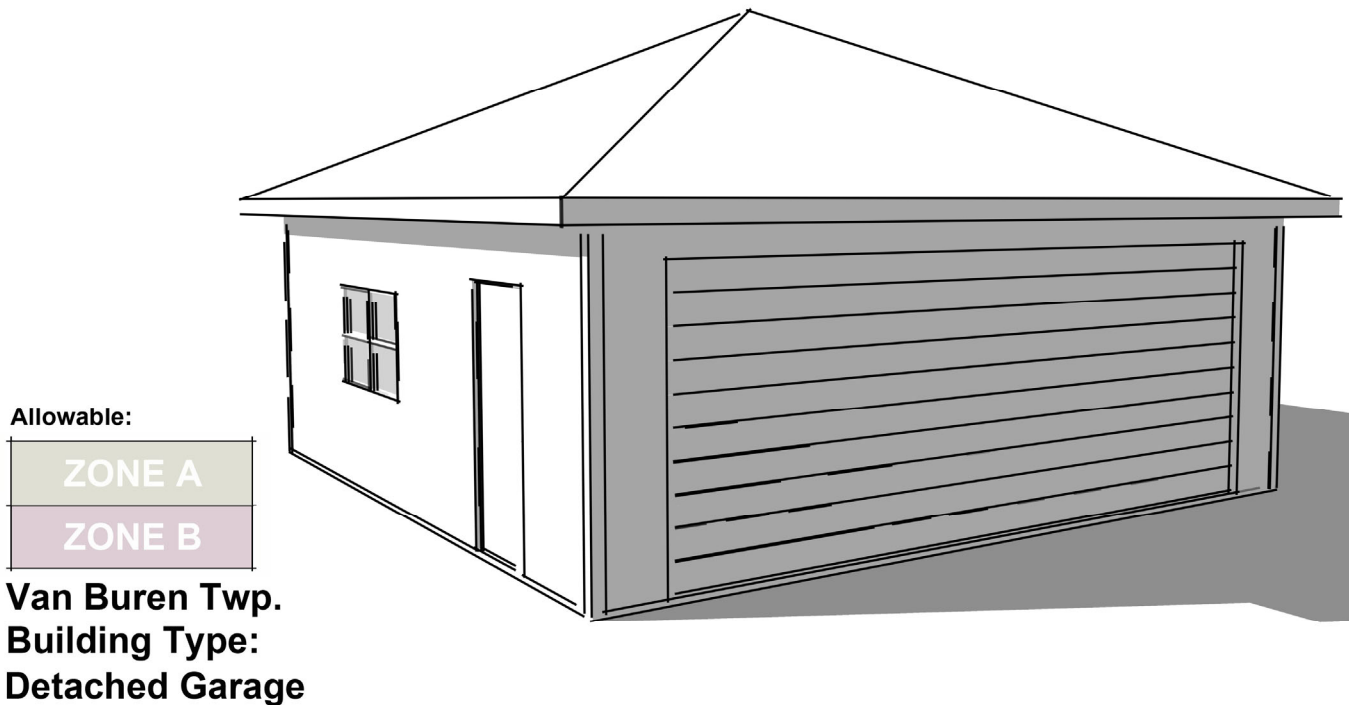
### Conceptual Framework

- Sumpter Road Frontage (*Zone A*)
- New access to rear parcels via Roulo and/or Bak Extension (*Zone B*) provides potential for non-residential uses
- Economically underperforming parcels (due to lack of rear access) gain additional value
- Mixed use is achieved while preserving rural character along western frontage of Sumpter
- Regulating building types can inform ultimate character and uses





# Focus Area 1 – Example Building Types



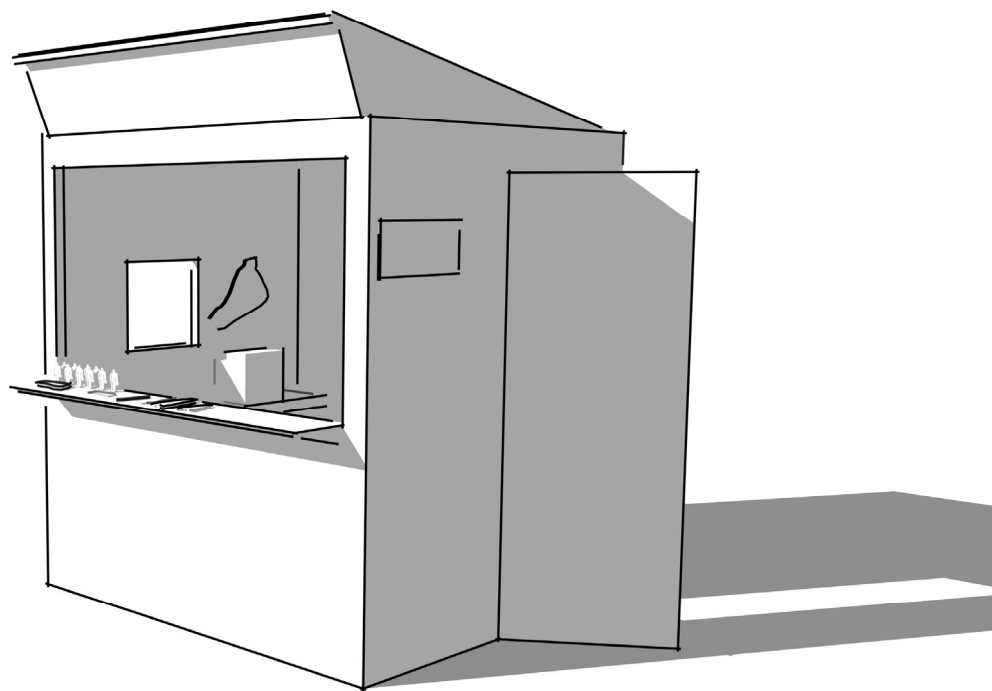
# Focus Area 1 – Example Building Types



Allowable:

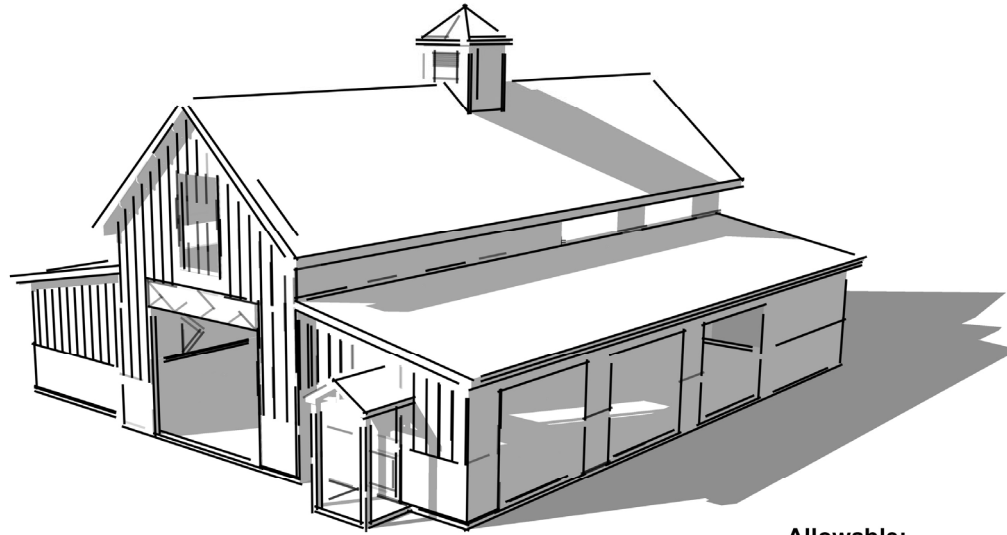
ZONE A

**Van Buren Twp.  
Building Type:  
Roadside Stand**





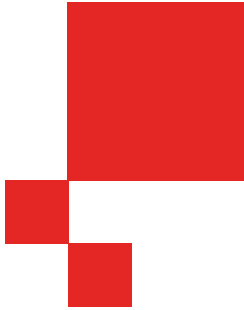
# Focus Area 1 – Example Building Types



Allowable:

ZONE B

**Van Buren Twp.  
Building Type: Barn**



# Focus Area 1 – Example Building Types



Allowable:

ZONE B
LT. INDUST.

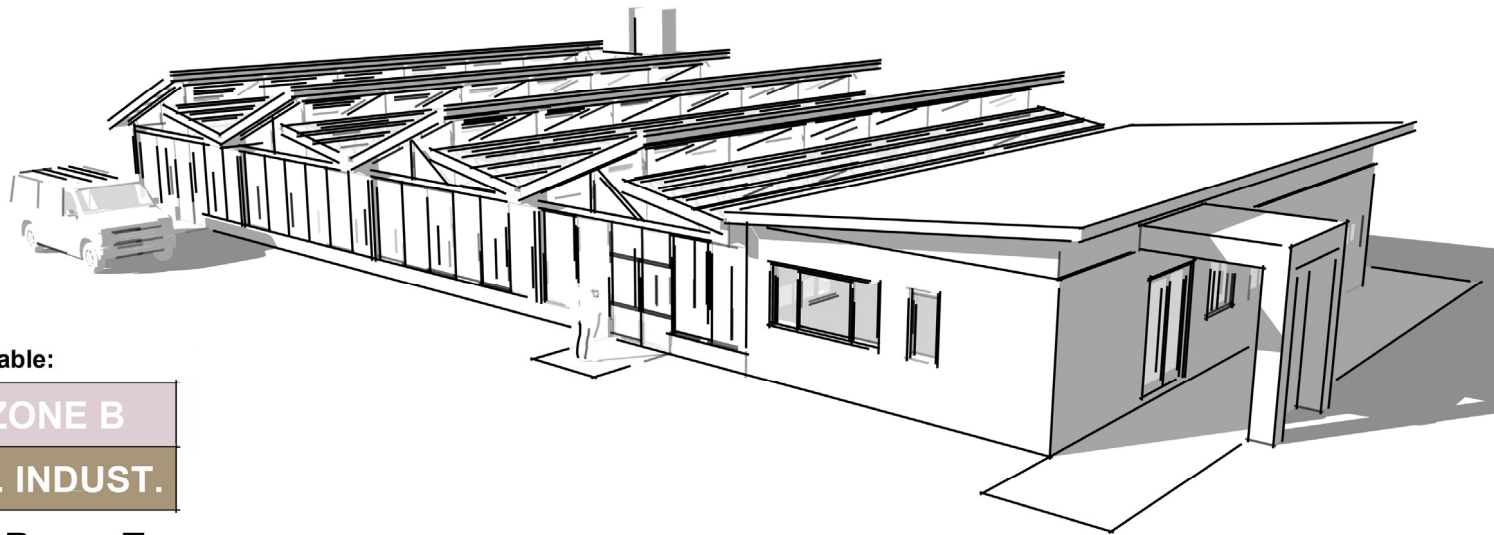
**Van Buren Twp.**

**Building Type:**

**Artisan, Studio, Craft, Culinary**



# Focus Area 1 – Example Building Types



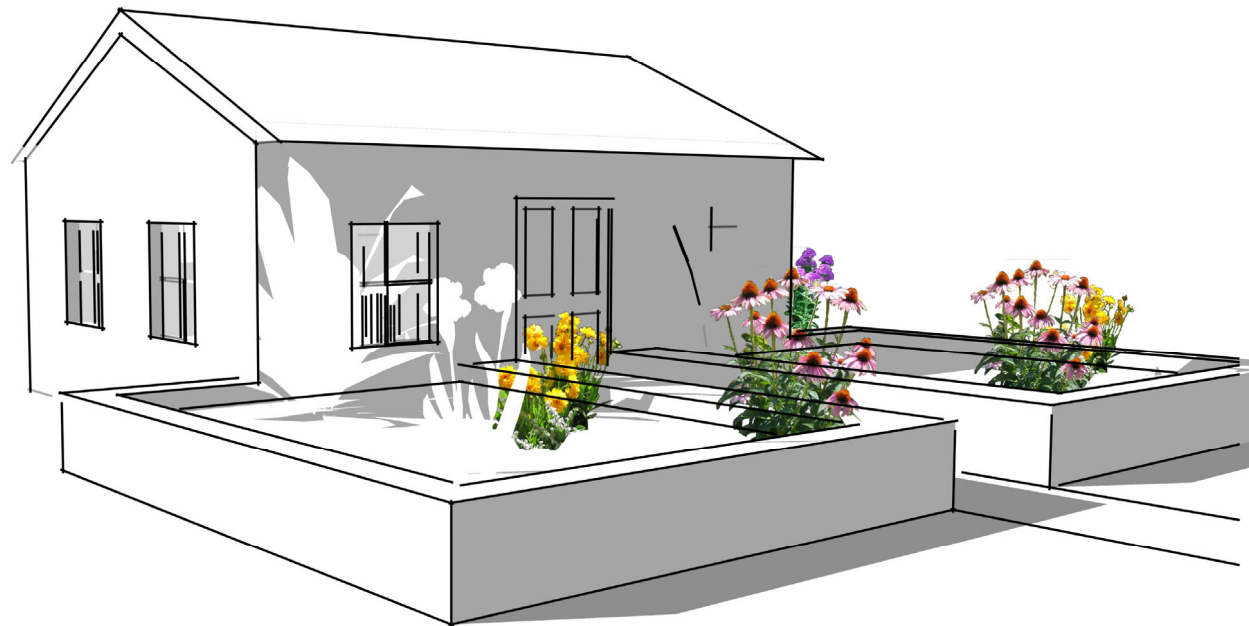
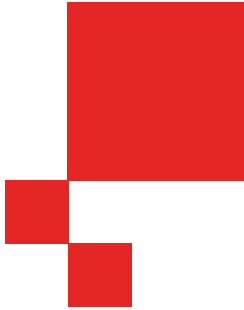
Allowable:

ZONE B

LT. INDUST.

**Van Buren Twp.  
Building Type:  
Greenhouse**

# Focus Area 1 – Example Building Types



Allowable:

ZONE B

LT. INDUST.

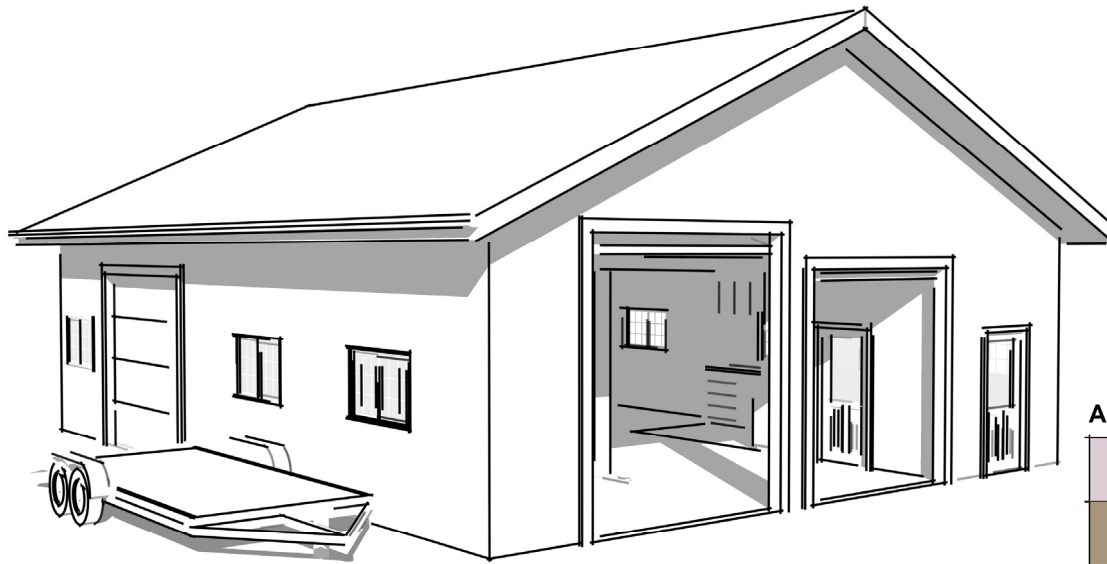
Van Buren Twp.

Building Type:

Kiln House



# Focus Area 1 – Example Building Types



Allowable:

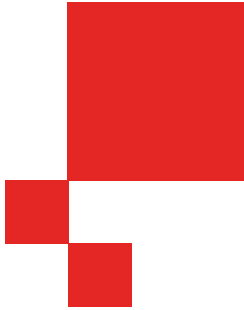
ZONE B

LT. INDUST.

**Van Buren Twp.  
Building Type:  
Workshop**

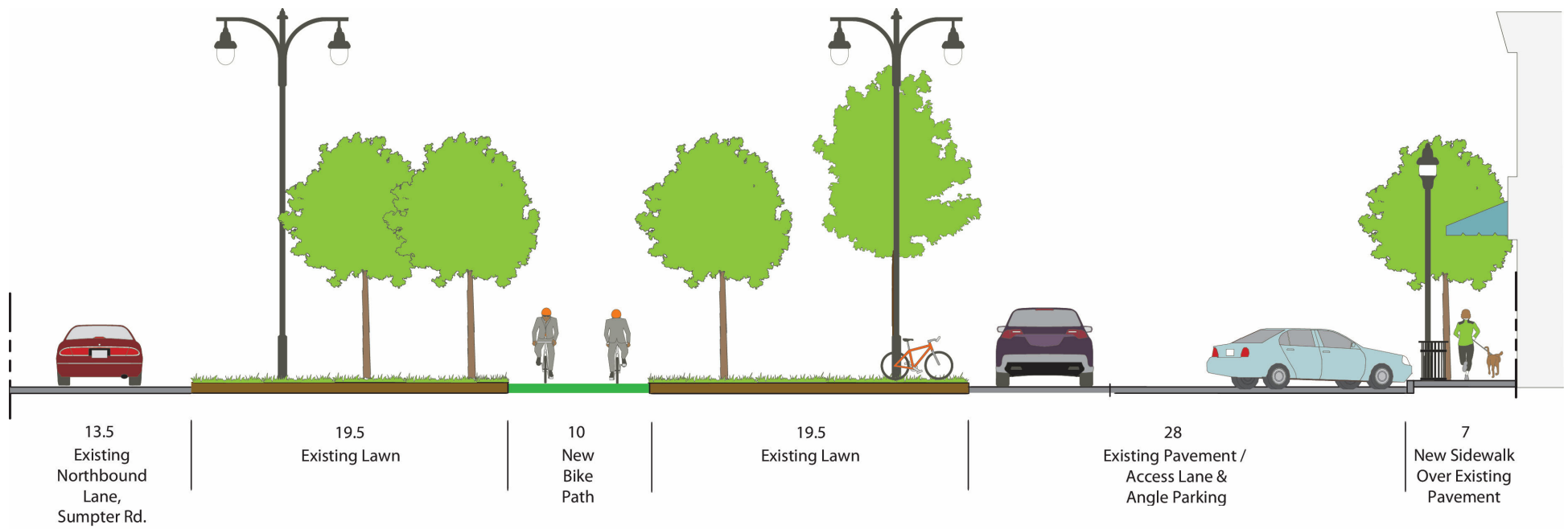
## Focus Area 2 – Conceptual Framework

- Designate the entire eastern frontage as mixed use.
- Use a regulating plan or building types schedule to identify permitted uses and building types based on frontage.
- Frontage on a side / residential street allows single family residential homes
- Slip streets/parallel streets on east side of Sumpter to create buffer and enhance rural character

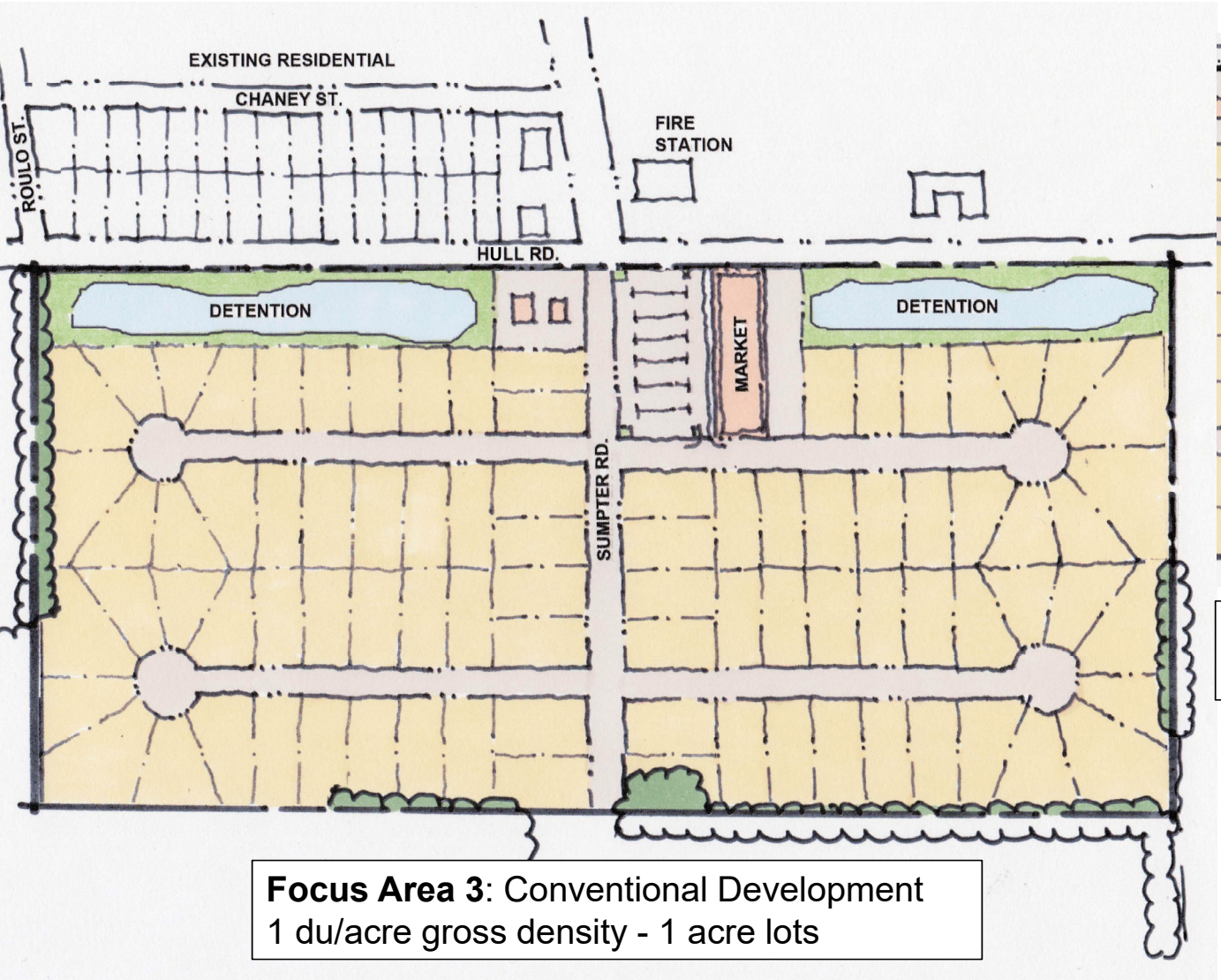




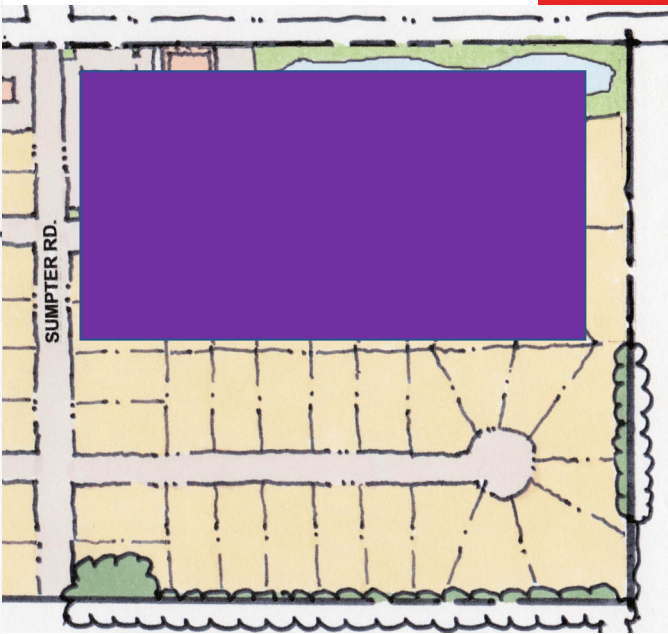
# Focus Area 2 – Street Cross-Section



East Side of Sumpter Rd.

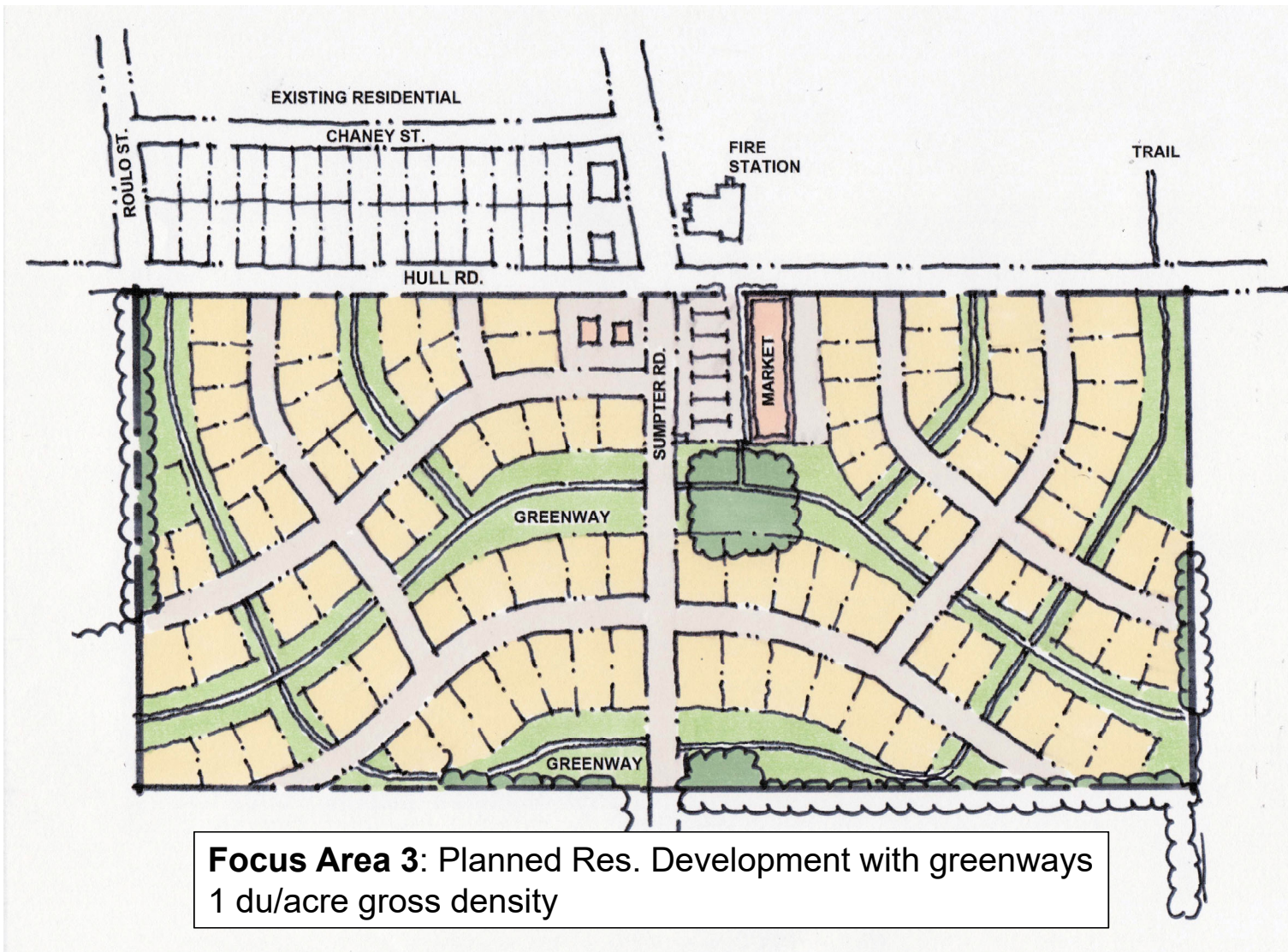


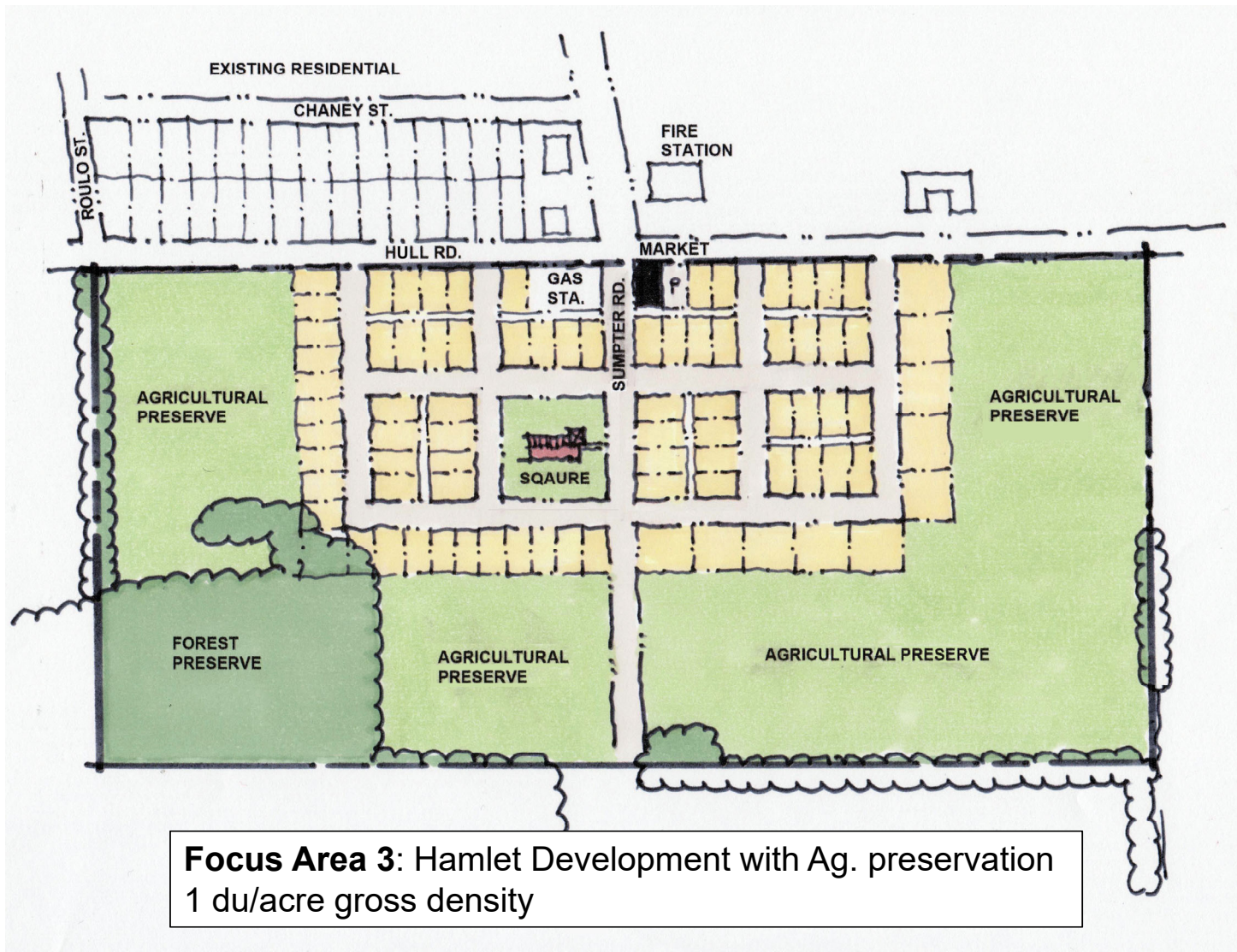
**Focus Area 3: Conventional Development**  
1 du/acre gross density - 1 acre lots



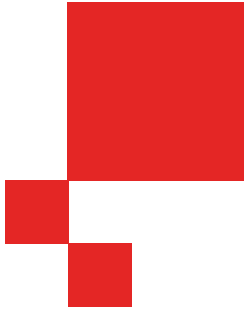
**Alternate:** Expanded non-residential area near intersection.







**Focus Area 3:** Hamlet Development with Ag. preservation  
1 du/acre gross density





## Next Steps:

- Consider existing or alternative conditions in the three focus areas
- Consider building forms and land uses
- Follow-up meeting



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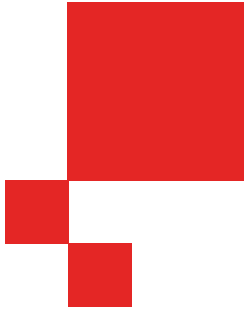
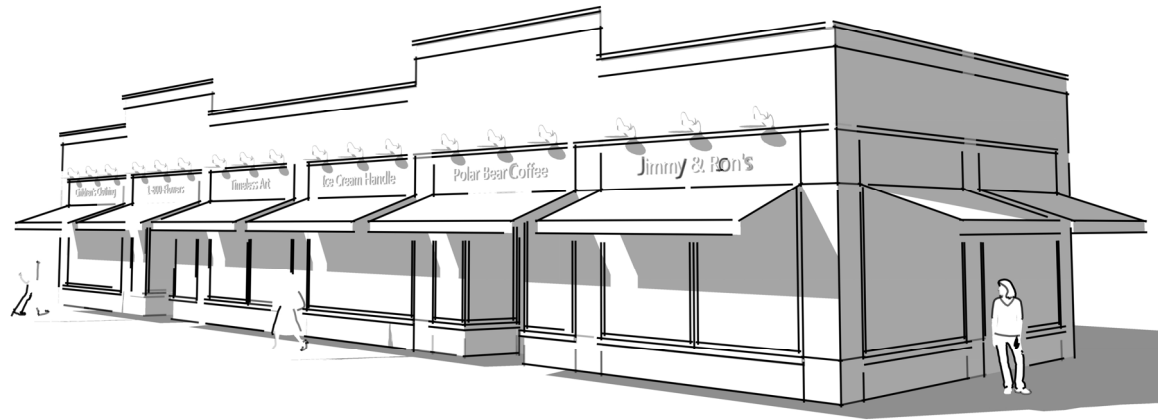
# Public Comment and Planning Commission Discussion



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# Focus Area 2 – Liner Buildings

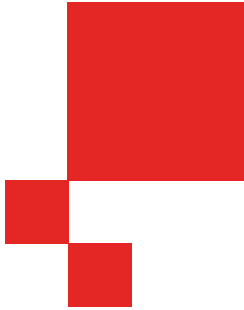
- Liner buildings are affordable and have a small floorplate
- Appropriate for small retail, small cafe/restaurant, professional services, professional office, live-work
- Demand for existing commercial space is weak due to large floorplates and aged properties
- Weak demand for existing property types on corridor does not imply zero demand





# Focus Area 2 – Liner Buildings

**Precedent:** Mashpee Commons, Massachusetts



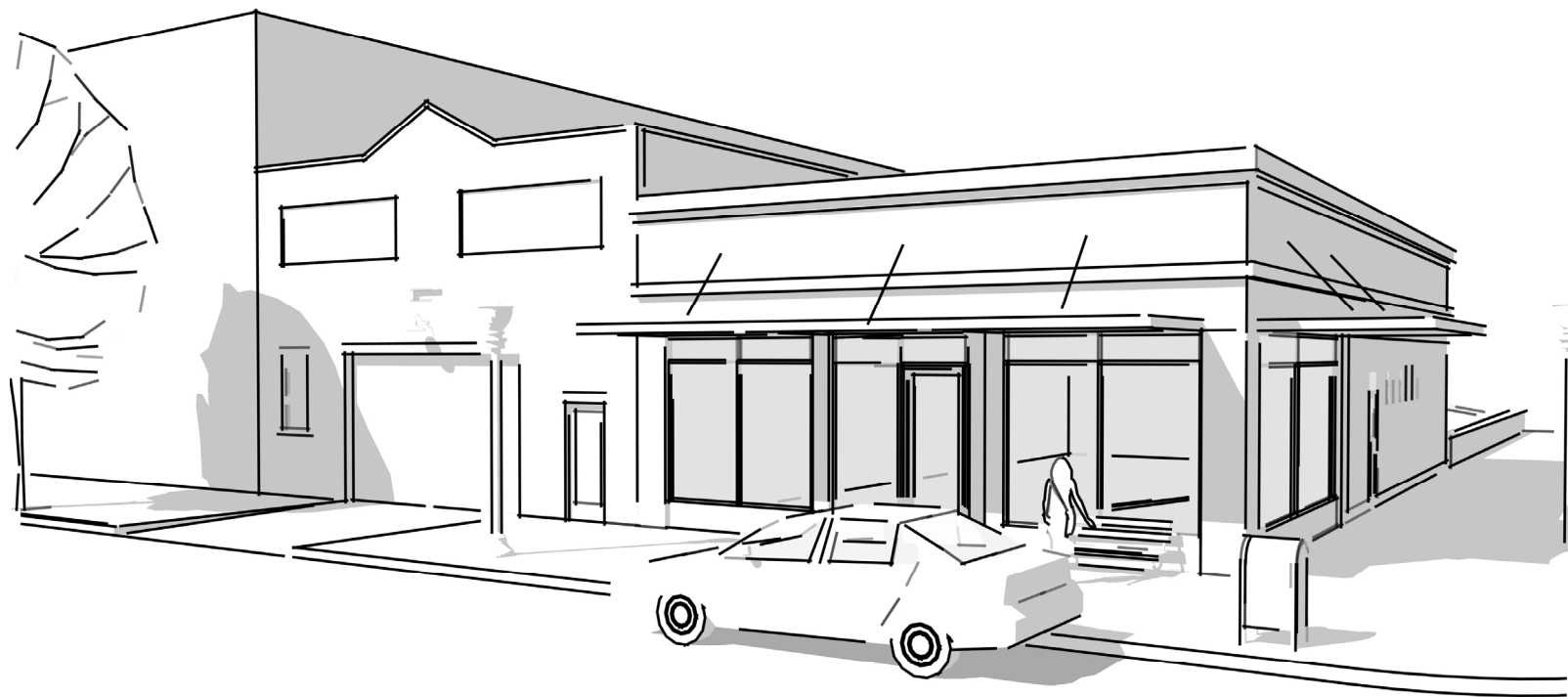
# Focus Area 2 – Liner Buildings

**Precedent:** Mashpee Commons, Massachusetts



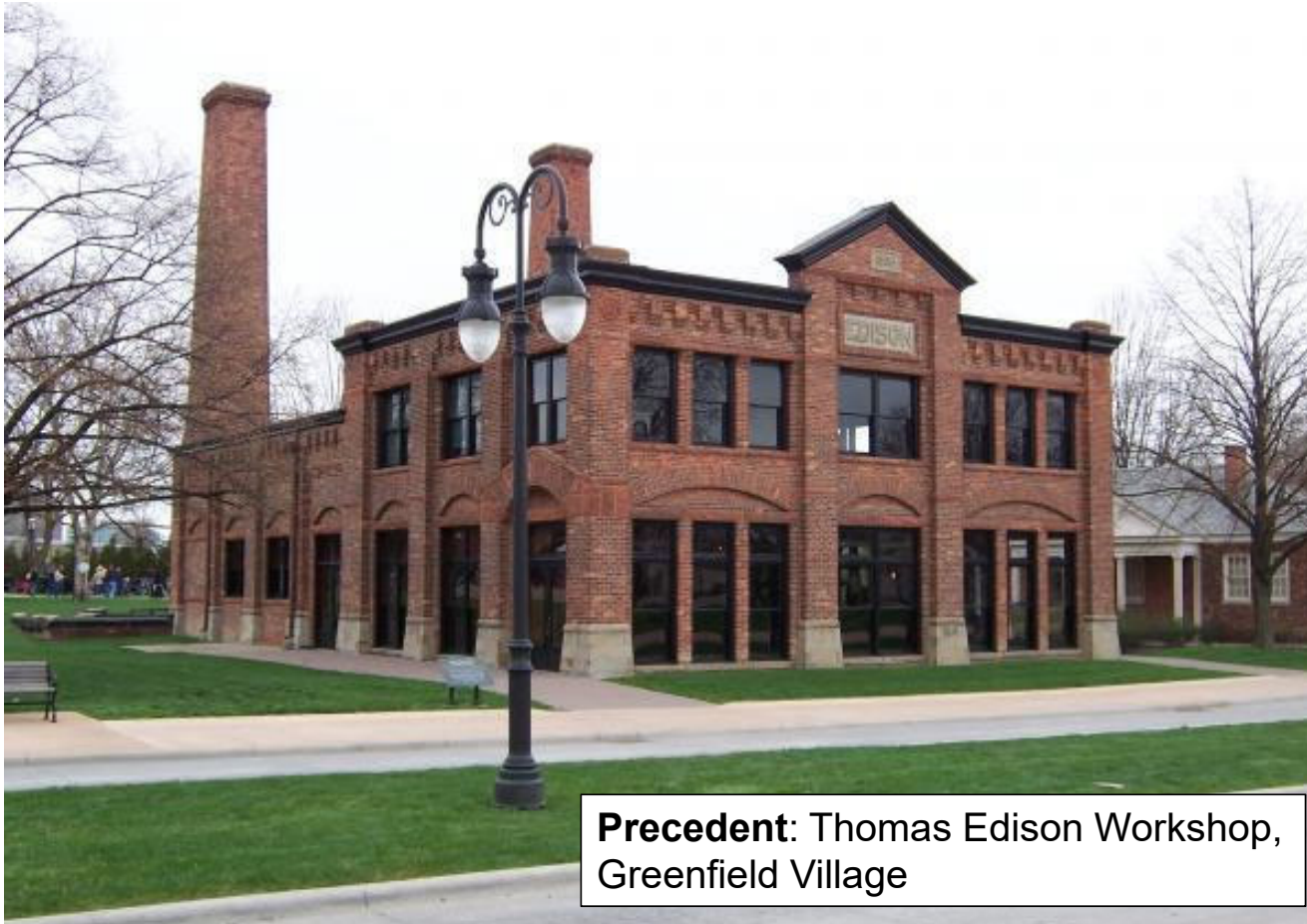


# Focus Area 2 – Maker Space





# Focus Area 2 – Maker Space



**Precedent:** Thomas Edison Workshop,  
Greenfield Village

