

FLINT TOWNSHIP MASTER PLAN

2009-2029

(Five Year Review – 2014)

Adopted by Planning Commission
March 19, 2009

Approved by Township Board
April 6, 2009

This Master Plan Update was prepared by the Charter Township of Flint Planning Commission with the assistance of BETA Design Group. The plan was updated in 2009 with the assistance of Rowe Incorporated.

Acknowledgements:

**Charter Township of Flint
PLANNING COMMISSION**

D. Rowley
H. Blecker
D. Thompson
L. Ford
R. Ruhala
R. Warriar
S. Jamison
J. Washington
G. Menoutes

**Charter Township of Flint
BOARD OF TRUSTEES**

Karyn Miller, Supervisor
Kim Courts, Township Clerk
Sandra Wright, Treasurer
Franklin Kasle , Trustee
Belenda Parker, Trustee
George Menoutes, Trustee
Barb Vert, Trustee

PLANNING SUPPORT TEAM

T. Tucker, Economic Enhancement Director
J. Gazall, Plan Reviewer
M Corrigan, Administrative Assistant

ROWE Professional Services Company

CHARTER TOWNSHIP OF FLINT
PLANNING COMMISSION
RESOLUTION

Whereas, the Charter Township of Flint Planning Commission (hereinafter the "Commission") is duly organized under terms of the Michigan Planning Enabling Act, being Act 33 of the Public Acts of 2008, as amended, State of Michigan, and

Whereas, the Commission in accordance with terms of said Act must make and keep up to date a master plan for the physical development of the Charter Township of Flint (hereinafter the "Township"), and

Whereas, the Commission has currently in effect a plan adopted by majority vote on September 12, 2002, which succeeded a plan then in effect, and

Whereas, the Commission has during the period 2008-2009 been activity engaged in evaluating the 2002 plan, current conditions observed within the Township and related endeavors, and

Whereas, the Commission has solicited public input regarding future planning of the Township on several occasions, including a duly noticed public hearing held on March 19, 2009, and

Whereas, the Commission has prepared an update to the 2002 plan and now wishes to implement terms of the updated plan,

Therefore Be It Resolved As Follows,

1. The draft plan, dated December 2008, as reviewed by the Commission is hereby adopted in its entirety and is to remain in effect until such time as a successor plan or amendments hereto are adopted, and
2. Said plan shall be known as the 2009-2029 Master Plan , and
3. The Commission determines the physical plan for development and changes in the Township does address needs of persons in all income groups who reside in the Township, and
4. Those portions of the adopted 2002 plan not in conflict with the 2009-2029 plan will remain in full force and effect, unless otherwise determined by resolution of the Commission.

This resolution was made and adopted by majority vote of the Commission on March 19, 2009.

Ayes 5

Nays 0

Mari Corrigan, Planning Commission Secretary

March 19, 2009
Date

Charter Township of Flint 2009 Master Plan

Table of Contents

Chapter 1: Introduction.....	1-1
Legal Basis for Planning.....	1-1
Prior Planning Activities.....	1-2
Purposes of a Master Plan.....	1-2
Who Should Use the Master Plan?.....	1-3
Residents.....	1-3
Property Owners.....	1-3
Prospective Purchasers of Real Estate.....	1-3
Developers.....	1-3
The Planning Commission.....	1-3
Township Board of Trustees.....	1-4
Zoning Board of Appeals.....	1-4
The Planning Process.....	1-5
Legal Relationship between adopted Master Plan and the Zoning Ordinance.....	1-5
Planning Period of This Plan.....	1-5
Chapter 2: Our Vision.....	2-1
Planning Goals, Objectives and Policy Statements.....	2-1
General Goals.....	2-1
Residential Land Use.....	2-2
Office Land Use.....	2-3
Commercial Land Use.....	2-3
Industrial Land Use.....	2-4
Natural Features.....	2-4
Community Facilities and Services.....	2-5
Transportation.....	2-5
Recreation and Open Spaces.....	2-6
Quality of Life.....	2-6
Chapter 3: Future Land Use Plan.....	3-1
Future Land Use Categories.....	3-1
Agricultural/Rural Residential.....	3-1
Low Density Single Family Residential Use.....	3-1
Residential Cluster Overlay.....	3-2
Medium Density Single Family Residential.....	3-2
High Density Single Family Residential.....	3-2
Multi Family Residential.....	3-2
Mobile Home Park.....	3-2
Office.....	3-2
Commercial.....	3-3
Town Center.....	3-3
Industrial Use.....	3-3
Office and Research Overlay.....	3-3
Public.....	3-4
Chapter 4: Highway Corridor Plans.....	4-1
Introduction.....	4-1
Why are Corridor Plans Needed?.....	4-1

Summary of Corridor Planning Goals	4-1
Common Site Design Standards for all Highway Corridors	4-2
Site Design Standards-General	4-2
Vehicular Circulation/Parking/Loading Spaces	4-2
Landscaping/Open Spaces.....	4-2
Buffers.....	4-3
Parking Lot Landscaping	4-3
General Landscaping Standards	4-3
Signs	4-3
Free Standing Identification Signs.....	4-3
Wall Signs.....	4-4
Outdoor Lighting.....	4-4
Architecture	4-4
Streetscapes	4-4
Access to the Roadway	4-5
The Corunna Road Corridor Plan	4-5
The Linden Road Corridor Plan	4-6
The Elms Road Corridor Plan.....	4-6
Chapter 5: Implementation Strategies	5-1
Zoning Plan	5-1
Zoning Changes	5-1
New Zoning Districts	5-1
Cluster Residential.....	5-2
Design Standards	5-4
District Uses and Standards.....	5-4
Other Zoning Requirements.....	5-4
Other Growth Management Codes	5-4
Signs.....	5-4
Building/Housing.....	5-4
Subdivision/Site Condominium.....	5-5
Land Divisions	5-5
Capital Improvements Program	5-5
Other Implementation Tools	5-6
Maintaining the Master Plan	5-6
Updating Plan Data.....	5-6
Reviewing the Plan Goals and Objectives.....	5-7
Incorporating Plan Review into Rezoning Request Review	5-7
Using the Master Plan for Zoning Review	5-7
Appendix A - Population and Housing.....	A-1
The People.....	A-1
Age.....	A-1
Racial and Hispanic Composition.....	A-3
Household Composition	A-4
Average Household Size.....	A-5
Housing Tenure	A-5
Educational Attainment.....	A-6
Residence in 1995.....	A-7
Occupation	A-7
Industry	A-7

Class of Worker.....	A-8
Household Income.....	A-9
Income Source.....	A-9
Poverty Status	A-10
Units in Structure.....	A-10
Vehicles Available	A-11
Lack of Essential Facilities.....	A-11
Home Value and Homeowner Housing Costs.....	A-12
Gross Rent	A-13
Appendix B - Our Neighbors' Plans.....	B-1
The City of Burton	B-1
Mundy Township	B-1
Clayton Township.....	B-1
Mt. Morris Township	B-2
City of Swartz Creek.....	B-2
Implications	B-2
Appendix C - Existing Land Use Inventory/Analysis	C-1
Description of Land Use Categories	C-1
Appendix D - Community Facilities, Services and Natural Features.....	D-1
Public Utility Services	D-1
Sanitary Sewer	D-1
Public Water Supply.....	D-1
Storm Drainage.....	D-1
Fire Protection Facilities	D-2
Police Facilities.....	D-2
Senior Services	D-2
Refuse/Solid Waste Management	D-2

Chapter 1: Introduction

Legal Basis for Planning

The Charter Township of Flint Planning Commission was organized under provisions of Michigan Public Act 168 of 1959, as amended. The Act is commonly referred to as the "Township Planning Act". The Planning Commission has continued to operate under the recently adopted Michigan Planning Enabling Act.

The Charter Township of Flint Board of Trustees formed the Planning Commission pursuant to the Act. The Commission's primary responsibility under the enabling Act is to prepare and maintain a "master plan" for the physical development of the Township. The amended Act provides:

"The basic plan shall include those of the following subjects which reasonably can be considered pertinent to the future development of the township:

- a. A land use plan and program, in part consisting of a classification and allocation of public buildings, schools, soil conservation, forest, wild life refuges and other uses and purposes.*
- b. The general location, character and extent of streets, roads, highways, rail roads, bridges, waterways and water front developments; flood prevention works, drainage, sanitary sewer and water supply systems, works for preventing pollution and works for maintaining water levels; and public utilities and structures.*
- c. Recommendations as to the general character, extent and layout for the development or rehabilitation of blighted districts and slum areas; and the removal, relocation, widening, narrowing, vacating, abandonment, changes or use or extension of ways, grounds, open spaces, buildings, utilities or other facilities.*
- d. Recommendation for implementing any of its proposals." [MCLA 125.327]*

(1) A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the planning jurisdiction.

(2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:

(a) A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes. If a county has not adopted a zoning ordinance under former 1943 PA 183 or the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702, a land use plan and program for the county may be a general plan with a generalized future land use map.

(b) The general location, character, and extent of streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and waterfront developments; sanitary sewers and water supply systems; facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels; and public utilities and structures.

(c) Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities.

(d) For a local unit of government that has adopted a zoning ordinance, a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.

(e) Recommendations for implementing any of the master plan's proposals.

(3) If a master plan is or includes a master street plan, the means for implementing the master street plan in cooperation with the county road commission and the state transportation department shall be specified in the master street plan in a manner consistent with the respective powers and duties of and any written agreements between these entities and the municipality. [MCLA 125.3833]

This 2009-2029 Master Plan has been prepared following statutory provisions and is intended to meet the Planning Commission's responsibilities under the Michigan Planning Enabling Act.

Prior Planning Activities

The Planning Commission has prepared and adopted four prior plans for the Township. In 1983, the Commission adopted a "land use/housing plan" for a one-year period. During 1984, the Planning Commission created and on November 13, 1984 adopted the "Charter Township of Flint Land Use and Housing Plan, 1984-2004". Beginning in early 1993, the Planning Commission again commenced a planning effort resulting in the Charter Township of Flint "Master Plan 1994-2004". In 2002 the Township adopted the current plan.

Purposes of a Master Plan

Each community has physical characteristics and aspects making it unique from all others. Conversely, communities do share common issues for which solutions are by way of tried and successful methods. Planning subject matter may vary by community since unique physical characteristics and development patterns do require unique planning approaches. By example, areas in which farming is the predominant land use may place emphasis on farmland protection whereas a maturing, urban community may focus on design and quality of life matters. Above all else, a Master Plan should represent consensus and commonality of "future vision" regarding the physical community.

Once adopted, the Master plan serves as the primary basis for the types of and placement of zoning districts. Moreover, all future decisions regarding zoning district changes, special land uses and locations, as well as use variances must be based on tenets of the Master Plan. The Planning Commission, Board of Trustees and Zoning Board of Appeals each must take account of the terms within the Master Plan as they pertain to individual properties and neighborhoods.

Some may view planning as an intrusion on private matters and property rights. However, the authority of local government to regulate private activity, including use of privately owned land, for the protection of public health, safety and general welfare is well settled. Protection of these "public rights" of health, safety and general welfare is fundamental to the notion of our democratic government "for the people".

Michigan case law is also well settled on the matter. In the landmark case of Patchak v Township of Lansing, the Michigan Supreme Court concluded as follows " *Property is held subject to the right of government to regulate its use in the exercise of the police power so that it shall not be injurious to the rights of the community or so that it may promote public health, morals, safety, and welfare*".

Simply stated, police power of local government is the right and duty to regulate private activity as to use of land for the benefit of the community at large.

Who Should Use the Master Plan?

Residents

Neighborhoods may change. Each resident or homeowner should make a point of learning about future land uses and public facilities planned for their neighborhood and nearby areas. The open field next door in which neighborhood children play belongs to someone else. Each separate parcel of land has a certain right of use generally set forth in the Master Plan. The adjacent owner may intend use of the open field to which the neighbors may object. Proactive participation in assuring change is consistent with the adopted Plan is the single most effective approach residents can undertake to influence the form and character of new development. Simple opposition to a proposed development is not effective advocacy in this day and age.

Property Owners

The Master Plan significantly affects "right of use" of land. Future zoning district changes, because they are largely based on tenets of the adopted Plan, will not occur when an owner's objectives for the land conflict with planned future land use. Owners of undeveloped land must look to the Master Plan to obtain parameters for use of their land. Clearly, proper local government planning and management of physical change does not always co-exist well with property owner driven development objectives.

Thus, property owners should be highly motivated to participate in the public planning process. Objecting to tenets of the Master Plan after it is adopted will be viewed as too little, too late.

Prospective Purchasers of Real Estate

In the real estate industry, the term "due diligence" means whenever a purchase of land is contemplated, the prospective buyer researches many matters prior to making the purchase. Typically, the purchaser will investigate good and marketable land title, environmental questions, restrictive easements, property boundaries and so on. Not typical is research of local government plans and regulations in place. The Master Plan defines acceptable categories of land use. If the purchaser's objectives are different from the Plan, the purchaser will be disappointed.

Developers

Would be developers in the community should never purchase land absent a thorough analysis of the Master Plan as applied to the land. Planned location, type and density of land use, growth management goals and policies and utility service capacities should be carefully studied and understood. Buying land and then seeking to develop a type of use on the land not called for in the Plan is not advised. Courts in Michigan have handled literally thousands of zoning cases, many of which have involved a property buyer/developer who disagrees with antecedent plans, and zoning for the land. In a vast number of these cases, municipalities win the "difference of opinion".

The Planning Commission

Each year, the Charter Township of Flint Planning Commission is required to make decisions or advise on numerous zoning questions. While each decision must be decided on its own merits, one compelling area of information is "what does the Master Plan say about this?" Any property

owner seeking a zoning change contrary to the adopted Master Plan faces the almost certain prospect of being denied. The Plan, once adopted by the Planning Commission, is the Commission's "Holy Grail" regarding zoning changes and land use decisions.

Township Board of Trustees

The Board of Trustees makes some zoning decisions final, on advice from the Planning Commission. Once again, in a vast majority of cases, the Board will render a decision in a manner consistent with the adopted Master Plan.

The Board of Trustees sets policy and maintains oversight on the Townships General Fund and several "enterprise" funds. Each year, the Trustees adopt a budget. The budget includes operating and capital outlay items. Capital outlay for local streets, buildings, facilities, parks, and infrastructure items are typical. These capital expenditures are made based on experienced and expected needs. The Master plan is used to identify areas expected to develop and for type of use. In turn, capital investments are made to reflect these planned uses. For example, as growth or changes take place, traffic volume may increase necessitating a road improvement. If this occurs on a county local road, the Township General Fund will be expected to contribute to the cost of the improvement.

Zoning Board of Appeals

The Flint Charter Township Zoning Board of Appeals (ZBA) is empowered under the Zoning Ordinance and the Michigan Zoning Enabling Act. The Board of Appeals has authority to grant variances from the strict application of zoning ordinance standards for an individual property. The Board may grant "**dimensional**" or "**use**" variances. Of importance to the Master Plan are the "**use variances**".

A use variance is essentially special approval to undertake a land use on a parcel of land not otherwise permitted by the zoning district in which the property is located. Thus, if the zoning districts in the zoning ordinance are based on the Master Plan and uses within each district are consistent with the Master Plan, it is evident the Board of Appeals may have de facto ability to defeat planning goals and objectives as well as zoning practice. This possibility should be of great concern to all citizens of the Township. The Michigan Zoning Enabling Act, passed in 2006 limits issuance of use variances in Townships to those ZBA's that had the authority to issue them under the local zoning ordinance in effect when the law was passed. The current township zoning ordinance, which was adopted in 1995, authorizes the Flint Township ZBA to issue use variances

If the Board of Appeals fails to follow the very limited and restrictive grant of authority in the Act to issue use variances, all good efforts of the Planning Commission and Board of Trustees may be wasted.

When deliberating use variances, the Board of appeals must always consider the following four points (1) can the property be reasonably used for any use allowed in the current zoning district? *and* (2) Is the problem facing the owner unique to the property of a more general condition better addressed by zoning district adjustments? *and* (3) Will granting a use variance change the essential character of the neighborhood? *and* (4) Is there an actual unnecessary hardship or was it owner created? If the Board of Appeals cannot conclude by factual findings that all four standards are met, then the use variance should be denied.

It is essential the Charter Township of Flint Board of Appeals respect tenets of the Master Plan and work in collaboration with the Planning Commission and Board of Trustees.

The Planning Process

Under amendments to the previous Township Planning Act in 2002, the Master Plan adoption process was modified to include greater consultation with adjacent municipalities and the county. This process was included in the PA 33 of 2008. The plan is prepared by the Planning Commission. The process of adoption requires the Commission "*hold not less than 1 public hearing on the proposed plan*" [MCLA 125.3843(1)]. Following the hearing, approval of the Plan "*shall be by resolution of the planning commission carried by the affirmative votes of not less than 2/3 of the members of a city or village planning commission or not less than a majority of the members of a township or county planning commission.*" [MCLA 125.384(2)]. Approval of the plan by the planning commission is the final step for adoption of the plan "*unless the legislative body by resolution has asserted the right to approve or reject the plan*" [MCLA 125.3843(3)].

Legal Relationship between adopted Master Plan and the Zoning Ordinance

The "master plan" described in the Michigan Planning Enabling Act must include a statement of and map of future land use by type, location and density. This element of the Master Plan is one by which future decisions regarding zoning district change are made. The Zoning Districts map, which is a part of the zoning ordinance, reflects current use of land. The Future Land Use element of the Master Plan identifies future use of land.

If land is currently vacant, the zoning district map should keep that land in the least intensive-zoning district possible until the time it is to be developed. The zoning district map need not match the future land use map, however, changes to the zoning districts map should be based on and consistent with the future land use plan map.

If zoning decisions are made consistent with the adopted Master Plan, virtually all legal challenges will be unsuccessful. On the other hand, if it is clear that zoning decisions have not consistently followed the adopted Plan, then using the Plan as justification for a zoning decision being challenged will be deemed spurious and will fail.

Planning Period of This Plan

This Master Plan, as updated from the Master Plan adopted during 2002, covers the 20-year period from 2009-2029. Under provisions of the Michigan Planning Enabling Act, the Charter Township of Flint Planning Commission will conduct a thorough review of this Plan at least once in each 5-year period commencing in the year 2013. As this Plan is periodically reviewed, amendments may be made as deemed appropriate by the Planning Commission.

Chapter 2: Our Vision

Planning Goals, Objectives and Policy Statements

One of the most important parts in a master plan is the Goals and Objectives chapter. This chapter will be referred to over the next several years to guide the Charter Township of Flint in decisions concerning the future development of the community. Understanding Goals and Objectives are important in utilizing a master plan. It should also be noted that although the approach toward attaining a goal may change over time, the goal should be more permanent, although goals may change when the community's vision of its preferred future changes. The association between goals and objectives is defined as follows;

A goal is a destination. It is the vision established by the community of where we see the township over the next several years. Goals are only general statements that do not define how to specifically obtain the desired goal. Policies guide the community in its effort to reach a desired goal.

An objective statement is a guide that lays out the way in which a goal may be obtained. Objective statements serve the governing body as a guide that will direct their decision making to obtain the goals selected by the community.

General Goals

Following are general township goals and objectives followed up with land-use specific goals and objectives

Goal No. 1 The Charter Township of Flint will serve as a model community for other townships to emulate.

Objectives

- a) Strengthen a positive community image by ongoing efforts to maintain and enhance residential quality of life.
- b) Maintain the diverse population by providing housing and employment opportunities for all socio-economic groups in the Township.
- c) Promote public involvement and continued access to local government through the use of public forums.
- d) Require consistently high quality as regards all forms of new development or redevelopment.

Goal No. 2 Use the Master Plan as a framework through which the Township changes and prospers, promoting the general public health, safety and welfare above specific interests.

Objectives

- a) Encourage public knowledge of the Plan by involving citizens in review and periodic revisions to the Plan at a minimum of every five (5) years.
- b) Ensure use of the plan as the principal public policy document as regards community change by incorporating planning policies and plans into regulatory ordinances such as zoning, subdivision control, condominium control, land divisions and utility ordinances.

Goal No. 3 Manage community development and redevelopment to assure compatibility among land use and protection of existing neighborhoods.

Objectives

- a) Review land development plans to assure neighborhood needs are addressed
- b) Coordinate infrastructure improvement with new land development or redevelopment.
- c) Promote efficient use of infrastructure.
- d) Develop an established list of improvement projects and project locations that are targeted priorities for the township.
- e) Use the township's resources for incentives and a source of funding to stimulate development and redevelopment of priority areas.
- f) Utilize the resources of the Genesee County Brownfield Redevelopment Authority to encourage development and redevelopment of contaminated sites.
- g) Look at re-establishing Tax Increment Financing Districts within the township

Residential Land Use

Goal No. 1 Create a diversified and balanced mixture of land uses that will support the economic vitality, tax base, and livability of the township.

Objectives

- a) Accommodate an acceptable amount of commercial and office development in various forms to balance the needs of immediate neighborhoods, the community as a whole, and the region.
- b) Encourage the gradual elimination of non-conforming uses in accordance with the plan.
- c) Promote a wide variety of housing types and styles to assure affordability for families of all income levels.
- d) Encourage development of innovative site designs, such as cluster housing with integrated open spaces, as a means of assuring lasting neighborhood identity and stability.
- e) Implement rental housing code and regular inspection program.

Goal No. 2 Provide a solid residential base that will accommodate expansion of existing neighborhoods, protect residential areas from incompatible land uses, offer a variety of housing opportunities, and support the needs of township residents.

Objectives

- a) Identify locations for additional residential development to expand the boundaries of existing residential neighborhoods and promote in-fill redevelopment.
- b) Offer nodes of neighborhood commercial uses in the township to service the residents that will live there.
- c) Distinguish opportunities for high density residential that could include attached single family and more innovative housing options in areas of concentrated development.
- d) Encourage a mix of dwelling types and densities, where they can be supported by the available infrastructure and services.
- e) Consider incentives such as Planned Development Districts and flexible zoning to offer developers opportunities to provide an affordable mix of housing (including the creation of additional senior housing), through a mixture of densities, housing unit types, and size of housing units.
- f) Stabilize residential areas by preventing the encroachment of incompatible land uses into residential neighborhoods and eliminating non-conforming uses.
- g) Buffer single-family residential areas from other uses, including medium and high density residential uses.

Goal No. 3 Ensure that new residential development is of the highest possible quality, protects the character of established neighborhoods and provides an appropriate balance of housing types based upon demographic trends and projections.

Objectives

- a) Examine the established area and bulk requirements for residential zoning districts and determine whether districts with similar regulations and uses could be combined.
- b) Provide for continued residential growth within the ability of the community to economically provide the necessary infrastructure and services.
- c) Encourage new developments that set aside open space/recreational areas.
- d) Require that new development be compatible with the character of existing, nearby neighborhoods. New housing should consist of a mix of housing sizes and designs so that a more interesting and integrated built-form is created.
- e) Identify locations for specialized senior housing.
- f) Encourage and maintain the level of safety of all residential neighborhoods. Street lighting, landscaping of public spaces, sidewalks and paths, orientation of dwelling “front rooms”, and other residential design features can be effective in discouraging crime.
- g) Maintain an environment that encourages pride of ownership and contributes to an affordable and easily marketable housing stock that helps in making Flint Township an attractive place to live. Consider implementing an awards program that recognizes landscaping and upkeep of individual residential properties or blocks. Encourage the retention of existing housing stock since this contributes to the attractiveness of residential neighborhoods. Promote the development of infill housing and dwellings of various sizes and design to provide a housing mixture for a range of costs.

Office Land Use

Goal No. 1: Provide office uses in appropriately located areas for convenience and safety, and maximize design potential to create aesthetic business areas in the township that reflect the intended character of the area.

Objectives

- a) Create an office development pattern that is grouped together with commercial uses in strategic locations on main roads that creates limited concentrations of activity, rather than uncontrolled non-residential growth along the corridors.
- b) Allow mixed use within nodes that integrate high density residential development into neighborhood office areas.
- c) Ensure office developments reflect the quality and character of the township through site standards that ensure proper circulation, access management, landscaping and other elements.

Commercial Land Use

Goal No. 1 Encourage and facilitate an appropriate mixture of high quality commercial uses that will provide services and goods for citizens.

Objectives

- a) Provide suitable sites for the growth of business.
- b) Actively recruit potential specialty-type commercial uses.
- c) Utilize office districts as a means of transition between more intense uses and residential neighborhoods.
- d) Enhance the image of heavily traveled business corridors (Corunna Rd., Miller Rd., Linden Rd. and Bristol Rd.).
- e) Develop stronger landscaping guidelines/requirements

Industrial Land Use

Goal No. 1 Provide an organized pattern of various industrial land uses that is flexible for business development, properly minimizes negative impacts such as noise and truck traffic, is located away from residential areas, and reflects a quality design image of the township.

Objectives

- a) Maintain industrial development to areas in the township separated from residential to minimize impacts and improve the quality of life for residents.
- b) Orient industrial development on major roadways to ensure direct routing for truck traffic to main routes that can handle high volumes and heavy cargo.
- c) Target and recruit specific industrial development to capitalize on accessibility to the transportation network. Create a special land use and/or zoning district to be located near Bishop Airport to provide expansion opportunities for the transportation oriented business as well as high-tech research and development businesses.
- d) Designate areas for strictly light industrial to serve as a transition or land use buffer between more intense industrial and other areas of the township.
- e) Expand the diversity of industrial-type uses through offering planned areas for office research uses that serve as high intensity office areas that likely require trucking, indoor storage, and light assembly or testing.
- f) Apply design standards to new industrial developments to ensure land use compatibility and quality design. Examples of standards to address include outdoor storage screening, orientation of overhead doors, landscape enhancements, setbacks, and long-lasting building materials.
- g) Develop enforceable performance standards that regulate the levels of noise, fumes, and other impacts of industrial development. Include these standards in the zoning ordinance and ensure that proposed industrial developments demonstrate conformity with them.
- h) Planned industrial centers are favored over scattered site industrial locations.
- i) Participate in regional economic development programs aimed at reducing unemployment and attracting new industries.

Natural Features

Goal No. 1: Encourage integration of natural features into site development as aesthetic and functional features, while protecting their quality as well as residents' quality of life.

Objectives

- a) Encourage open space areas in new developments proportionate to the scale, character and type of project.

- b) Encourage developers to integrate existing natural features into new developments
- c) Site plan requirements should incorporate standards for preservation of on-site natural features.
- d) "Best management practices" for storm water control should be incorporated into site plan standards, including bio-retention and other techniques to protect surface and groundwater resources.
- e) Intensive land development should be located away from sensitive natural areas or provide significant separation and buffers.

Community Facilities and Services

Goal

Provide facilities and services adequate to serve the needs of all Township residents.

Objective

- a) Place new community facilities in locations convenient to the citizens they are intended to serve.
- b) Provide police and fire protection service levels that reflect reasonable needs of residents and businesses of the Township.
- c) Continue to support a diversity of cultural resources to serve the residents of the township
- d) Encourage the use of Low Impact Development principles to reduce the burden on storm sewer capacities.
- e) Pursue funding sources to assist with the cost of facility improvements as needed.
- f) Expand police and fire protection as needed as the township continues to grow.
- g) Link future development to expansion of township services adequate to meet the demand for these services (police, fire, sewer and water).
- h) Identify opportunities for cooperation with adjacent jurisdictions and local agencies to provide services cost-effectively and establish development partnerships or shared resource partnership opportunities.
- i) Create incentives for developments to provide recreation, trails and other neighborhood-based amenities.

Transportation

Goal No. 1 Create a safe and coordinated transportation system adequate to support existing and future land uses, and economic vitality that balances traffic needs with actions to ensure the township remains an attractive place to live.

Objectives

- a) Direct more intense land uses, especially those that generate significant truck traffic, to locations where capacity is available and negative impacts on residential areas are minimized.
- b) Coordinate transportation issues of regional significance with area communities, the Genesee County Road Commission, and the Michigan Department of Transportation (MDOT).

Goal No. 2 Improve the visual appearance of the township through street and related improvements.

Objectives

- a) Work with MDOT, local business/tourism organizations and other communities along the I-69/I-75 corridors to improve views and add aesthetic design features along I-69 and I-75.
- b) Consider the character of the surrounding areas as part of the design of new streets or major improvements.
- c) Upgrade the appearance of key corridors through streetscape improvements, and upgraded site design standards

Goal No. 3 Provide alternatives to the automobile through multi-modal transportation options which connect neighborhoods, schools, the senior library, businesses and other activity areas.

Objectives

- a) Pursue development of a continuous system of pathways and sidewalks as an alternative travel mode and to improve the township's quality of life.
- b) Require pedestrian and transit oriented site design including links between the public and on-site pedestrian systems.

Recreation and Open Spaces

Goal No. 1 Incorporate open space elements into the land use pattern in a manner that creates an interconnected, unified system and provides green space, recreation, and/or protects sensitive natural features as applicable.

Objectives

Afford residents of all ages ample opportunities to experience passive open spaces and participate in recreation programs

- a) Activity support efforts of the Township's Parks and Recreation Commission to provide parkland and open spaces within the Township.
- b) Coordinate with the Parks and Recreation Commission in all development reviews in which future parkland may be available and/or needed.
- c) Require open space in new development proposals.
- d) Participate in implementation of regional greenway systems (especially along the Flint River and Swartz Creek).
- e) Develop guidelines for open space to ensure it meets key goals.
- f) Link through a comprehensive pathway system.

Quality of Life

Goal No. 1 Improve the quality of life for residents of the township, including both visual appearance and level of services.

Objectives

- a) The Planning Commission will insist on high quality of design attendant to all public and private investments in the Township.
- b) The Planning Commission will actively promote and support quality of life initiatives, such as neighborhood preservation measures or redevelopment, street enhancements,

parkland acquisition, integrated open spaces within new residential developments, a township wide pedestrian system with neighborhood emphasis, quality urban design and other physical improvements designed to improve visual and functional aesthetics of the Township.

Chapter 3: Future Land Use Plan

As stated earlier, the Township adopted an amended future land use plan during 2002. This current planning effort builds on the past and looks to the expected future. Promotion of open space, preservation of rural character in the western edge of the township, transformation of the commercial core into a more urban, walkable space, redevelopment of blighted areas and higher expectations regarding quality of new development are the hallmarks of this present effort. Key considerations in revising the land use categories and applying them to the map were:

- a. Promote open space/green areas
- b. Encourage convenience
- c. Address blighted areas
- d. Encourage simplicity in classifications (limit number)
- e. Flexibility of regulations
- f. Address public comments from open house

Future Land Use Categories

The categories put forth in this plan are similar to those utilized in past planning efforts, but provide more detail and a closer correlation between these categories and existing or proposed zoning districts. The intent is to prevent any unnecessary discontinuity with current zoning and other land development regulations while effectively implementing the plan goals and objectives.

Agricultural/Rural Residential

The Agricultural/Rural Residential land use category is new. It would be implemented by adding an AG district to the zoning ordinance. The zoning district would require a minimum of one acre lots, but would provide for a greater density than one unit per acre for development that created permanent open space as part of their design. Existing agricultural uses would be recognized as legal non-conforming uses that can be re-established if discontinued but agricultural activities would not be identified as permitted uses due to the potential right-to-farm implications.

On the revised Future Land Use Map an area consisting primarily of residential, farm and vacant land one acre and larger in size on the western border of the township would be appropriate for classification as Agricultural/Rural Residential.

Low Density Single Family Residential Use

The Low Density Residential Single Family classification corresponds with the R-1A and R-1B zoning districts. These two districts are similar, with each allowing the same uses, primarily single family residences on individual lots, the primary difference being a minimum lot area of 20,000 sq ft in R-1A and 15,000 sq ft for R-1B.

On the current Future Land Use Map the Low Density Residential classification includes land currently developed to densities consistent with the R-1A and R1B zoning districts, vacant land adjacent to the existing low density residential development not otherwise designated.

Residential Cluster Overlay

Many of the larger parcels in the Agricultural/Rural Residential and Low Density Single Family Residential categories are designated with the Residential Cluster Overlay. This is to identify parcels where cluster development is encouraged to promote the preservation of open space.

Medium Density Single Family Residential

The Medium Density Single Family Residential classification corresponds with the R-1C zoning district, which allows single family residences on 10,500 sq ft lots.

On the current Future Land Use Map the Medium Density Residential classification includes areas that consist of relatively large tracts of land on county primary roads adjacent to existing or planned Low Density Residential areas.

High Density Single Family Residential

The High Density Single Family Residential classification corresponds with the R-1D zoning district, which allows single family residences on 7,200 sq ft lots.

On the Future Land Use Map, the High Density Residential classification represents existing single family residential neighborhoods where density corresponds with the R-1D zoning district. The classification is available for spot infill developments to promote affordable housing and address difficult to develop sites. This area would also allow for increase flexibility in the range of home occupations allowed.

Multi Family Residential

The Multi Family Residential classification would correspond with the RM-1 zoning district and would be intended to provide locations within the township for multi-family development.

On the Future Land Use Map, the Multi Family Residential category represents existing multi family developments as well as locations for future sites. New development should occur on or near primary roads and adjacent to exiting of planned commercial development. Location central to emergency service sites is appropriate. Locations on the western fringe of the township should be discouraged.

Mobile Home Park

The Mobile Home Park classification corresponds with the RMH zoning district, which allows principally mobile home parks.

On the current Future Land Use Map the Mobile Home Park classification includes existing mobile home parks and land adjacent to those parks for future expansion.

Office

The Office classification corresponds with the O-1 zoning district, which allows offices, banks, personal service establishments such as barber shops and hairdressers, restaurants, hospitals and similar uses.

On the current Future Land Use Map the use includes an office corridor along Linden Road from Calkins Road south to Lennon Road, and as infill to buffer residences from I-75.

Commercial

The Commercial classification corresponds with the C-1, C-2 and C-3 zoning districts. The three districts vary in the range of services allowed. The C-1 allows the uses permitted in the O-1 district along with most general retail establishments. The C-2 district allows these uses as well as more intense uses such as drive thru restaurants and those with outdoor display needs such as car dealerships. The C-3 district allows all of the uses permitted in the C-2 and other uses involving outdoor display or substantial parking such as equipment rental, pool sales and theatres.

On the Future Land Use Map the use the commercial uses are shown along the exiting commercial corridors on Linden, Corunna and Miller Roads outside the Town Center area, as well as areas along Bristol and Maple Roads. The appropriateness of C-1 versus C-2 and C-3 zoning is dependent on the surrounding land use. C-1 is appropriate where a node of one or two commercial parcels is surrounded by residential uses. C-2 is appropriate as part of larger commercial areas. C-3 is appropriate for areas adjacent to interstate interchanges.

Town Center

The Town Center land use category is a new category to allow for mixed use within the district with residential development on second floors and behind commercial and office uses. Bonuses for civic improvements such as art or public plazas would be available provided the improvements conformed to the overall concept for the center. Pedestrian linkages throughout the development would be a priority. The category would be implemented by adding the TC district to the zoning ordinance. The zoning district would establish form base requirements to force on-going redevelopment within the area to move closer to the street, and screen parking areas.

On the Future Land Use Map, the Town Center classification is located in the center of the Township with Linden, Corunna and Miller Road as the primary axis of development.

Industrial Use

The Industrial category corresponds with the IND zoning district, which allows for a range of manufacturing, warehousing and similar uses. It also includes areas zoned AD Airpark District. This district is intended to provide an area for uses that can take advantage of the needs of Bishop Airport's commercial and industrial customers. Uses allowed include airport cargo facilities, airplane maintenance facilities, warehouses and offices.

On the current Future Land Use Map the use the industrial uses are adjacent to the airport and expressway. Much of the area shown is occupied by existing industrial uses. There is land indicated for industrial expansion adjacent or nearby to the existing uses, but in some cases they are small residential lots that would be difficult to combine for a reasonably sized industrial parcel and or to develop on a lot by lot basis with land use conflicts with adjacent residences.

Office and Research Overlay

The Office and Research Overlay classification corresponds with the proposed Office and Research Overlay zoning district. This district would overlay some of the areas planned for industrial development and identifies areas where the range of uses would be restricted to research work, office uses and other limited industrial activities.

Public

The Public classification has no corresponding zoning classification. Land in this classification is zoned based on the intensity and impact of the use.

On the Future Land Use Map the use the public uses shown represent existing public uses or vacant land that is publicly owned.

Map 3-1 Future Land Use Map

Chapter 4: Highway Corridor Plans

Introduction

Traditionally, a master plan is viewed as a document that guides development throughout an entire community. In certain situations, a part of the community requires more detailed attention and direction than a traditional master plan provides. Therefore, neighborhood or subarea plans are written and incorporated within the master plan.

Public Act 168 of 1959, the Township Planning Act, as amended permits a township to prepare "subarea" plans. Included in subarea plans would be a street corridor of special importance. This chapter presents three such subarea plans for important roadways within the Charter Township of Flint. These are: (1) Corunna Road from Linden Road to Elms Road at the west Township line, (2) Linden Road from Corunna Road to Beecher Road and (3) Elms Road from Corunna Road to I-69 in the City of Swartz Creek.

Each of these highway corridor experiences significant traffic volumes, high peak hour volume and increase percent commercial traffic. Each corridor is experiencing development pressure and is likely to experience more. As a result, a corridor plan is desired by the Planning Commission to guide future changes in appropriate forms, maintain traffic safety and insure quality design of buildings and site layouts well suited to the subarea and existing uses of land. The plan for these corridors presented in this chapter is a new element of the Master Plan, not included in the 1994 Master Plan. The importance of each corridor plan is simply that the Act provides when the Planning Commission adopts such subarea plans, site plans for new development or redevelopment of land will comply with the Plan under the direction of the Commission.

Why are Corridor Plans Needed?

The Planning Commission of the Charter Township of Flint has recognized the need for such plans along each corridor segment herein. Each plan will assist in guiding the type and pattern of future land use, offer management of roadway access locations and offers site development guidelines for private land owners to follow.

As development occurs and traffic operations increase, the existing character of each corridor will change. The Planning Commission has placed a high priority on the need to establish plans for each of these highway corridors. Thus, prior to further development, management practices and guidelines are in place to assure future uses are compatible with the existing pattern of land use, that roadway traffic operation will be maintained in a safe manner and that each corridor will be attractive in the future. Guidelines herein include access management to control driveway spacing and design criteria to address issues of architecture, landscaping and site design.

Summary of Corridor Planning Goals

Corunna, Linden and Elms Roads are important transportation links in the community. Each roadway plan contains strategies for corridor development. Goals for each of these corridors are:

- < Protect existing single family homes in each corridor from incompatible land uses.
- < Cluster commercial or industrial uses on common service roads or shared driveways.

- < Implements access management standards for all new land uses.
- < Assure high quality site design practices.

Common Site Design Standards for all Highway Corridors

Site design standards will provide a clear message to landowners and prospective developers of the Township's expectations of thoughtful and attractive site planning within each of these corridors. The standards provided for these corridors can be used elsewhere in the Township as the Planning Commission reviews site plans and development projects. It is for this reason the following development standards have been prepared.

As the Planning Act provides, all site development plans must comply with the standards. However, unlike zoning ordinance provisions, the standards herein are intended to be applied in a flexible manner by the Planning Commission and are not intended to be strict rules. The Commission will exercise independent judgment in each situation without straying from the basic standards for the corridor. Changes to existing, developed sites may be reviewed somewhat differently than new proposals on vacant land since existing sites may contain practical limitation on full compliance with standards.

Site Design Standards-General

- < Site layout that is functional, attractive and complement the corridor will be required.
- < Natural features such as stands of trees, drainage patterns, slopes, wetlands, etc. shall be identified on and incorporated into the overall site plan.
- < Outdoor storage or display of merchandize within the corridor will be limited and when permitted, will be enclosed in decorative screening.
- < Ground mounted and rooftop utilities, transformers, HVAC units and other mechanical equipment shall be screened from view from outside the property.
- < Refuse containers and dumpsters shall be fully screened from view with brick or decorative masonry block that matches or complements the exterior of the building.
- < Utility services shall be placed underground on the site.

Vehicular Circulation/Parking/Loading Spaces

- < Provide an on-site circulation system that is logical, well delineated and safe. Parking lot design should ensure that each business has adequately sized and well planned parking areas.
- < Parking shall be located to the side or rear of each building where practical and not between the building and the roadway.
- < All driveways will be paved with asphalt or concrete and the radius at the street shall be well defined by concrete face curb.
- < Loading and unloading areas shall be prohibited in any front yard area or in any yard directly facing and visible from a public street. These areas shall not be located in direct line of site to any dwelling unit.

Landscaping/Open Spaces

- < Enhance street edges within the corridor and adjoining sites by landscaping and buffer between different types of land use.
- < A minimum 25-foot wide greenbelt shall be provided along each street edge in the corridor adjacent to the right of way line. Such greenbelt shall simulate a natural setting by massing

trees and uneven berm heights and slopes. Where there is parking in front of a building, low level plant materials should be used.

- < The road edge greenbelt shall contain a minimum of one canopy tree and six shrubs for each 30 feet of road frontage including driveway opening width, pathways or easements.
- < Ornamental or flowering trees are suggested in the tree mix, provided 2 ornamental trees are provided for each canopy tree.

Buffers

- < A well-landscaped buffer of 30 feet between office/commercial land uses and residential use and 50 feet between industrial and residential use must be provided.
- < Such buffer may consist of existing tree stands, landscape berms, masonry walls or a combination of these elements.
- < A landscape buffer shall consist of 2 canopy trees and 4 shrubs or 1 canopy tree and 1 evergreen tree and 4 shrubs for each 20 feet of common property line, or fraction thereof.

Parking Lot Landscaping

- < At least 1 canopy tree for each 10 parking spaces shall be provided within the perimeter of the parking lot.
- < Only scrubs, grass or living ground cover shall be used to supplement trees within the parking lot islands or area immediately adjacent to the lot.
- < All parking lots adjacent to the roadway shall be screened. A low wall or landscape berm 36 inches high will provide partial screening of vehicles and soften the harsh appearance of cars lined up along and adjacent to the roadway.
- < Parking lot island should be not less than 10 feet in width (20 feet in lots over 100 cars) and 2 feet shorter in length than the length of the adjacent parking spaces. Island should be located as to best direct and channel vehicle flow through the parking lot.

General Landscaping Standards

- < A planting area 12 feet wide should be located between the building and the parking lot or driveway. Building walls that are not front facades should have not less than 8 feet of planting area.
- < Variable height berms are encouraged integral with landscaping.
- < Landscaping should emphasize simple design and quality materials. Ease of maintenance should be a prime consideration.
- < Trees that produce large leaves and/or messy fruits should be avoided near pavement areas.

Signs

- < Signs along the highway corridor should be regulated in order to provide only essential information to approaching motorists and complement the appearance of the corridor.

Free Standing Identification Signs

- < Shall be located as close as possible to the main entrance of the use or development being served, with one such sign per parcel of land.
- < Shall be ground mounted, not on a pole, with decorative masonry base or discrete fascia matching the architecture of the building(s) served. Such signs should be a maximum of 15 feet high having a maximum sign face area of 32 square feet. A larger sign face area can be

permitted on sites of more than 500 feet of road frontage, but should not exceed 100 square feet at any single location.

Wall Signs

- < One per business store front in a building housing 2 or more businesses and never more than 1 per business.
- < Mounted flat against the wall, never projecting more than 18 inches.
- < Separately illuminated letters and logos are preferred over internally illuminated box signs. Signs painted directly on building walls are not allowed and in any case are subject to the same regulations as other wall signs.
- < All signs shall be compatible with the architecture of the building on which they rest.

Outdoor Lighting

- < Lighting levels should be safe but not intrusive. Lighting will be directed to stay on the site and not to infringe onto adjacent private property or onto public streets.
- < Lighting of parking lots shall be at a maximum of one foot candle at the property line and shall be full cut off type fixtures so as to prevent stray light onto adjacent property.
- < Lighting of site and parking lots to provide adequate illumination shall not exceed an intensity of more than 10 foot candle at any location within the site.
- < Light source shall not be visible from a public street nor a neighboring property.
- < Pole mounted lighting for parking lots is required. Building wall or roof mounted lighting for parking lots is prohibited.
- < Light standards in any parking lot shall not exceed 25 feet in height.
- < Fixtures and pole standards shall be of a design compatible with the building architecture.

Architecture

- < New or remodeled buildings should emphasize quality of design and materials.
- < Steeper roof pitches and well defined stepping facades and recesses add interest and design unity.
- < Small and medium sized buildings shall express prevalent gable and hip pitched roof designs. With larger buildings, consideration must be given to using design elements which achieve the appearance of a complex of smaller buildings, thus avoiding long monotonous facades.
- < Earth tones with brick or masonry block or combinations thereof are preferred. "Dryvit" and other sheeting surface materials can not be the primary material used, but may be used as accent material.
- < Bright colors, such as florescent yellow, are not acceptable for building exteriors.
- < Reflective glass on a street side facade is not acceptable.

Streetscapes

The foregoing design standards applicable in each corridor presented in this Chapter are intended to create highly attractive street edges. Ultimately, these corridors will evolve into unified and pleasant "streetscapes". These in turn well create a "sense of place" for citizens living and working in these areas. Achieving a sense of place means people like the overall environment and appearance of the area and are attracted to it for a variety of reasons. This favorable sensory reaction on the part of citizens means their enjoyment and quality of life are enhanced. Attractiveness of an area is vital to creating the sense of place. However, safe and convenient travel through these areas by walking or vehicle is also vital. Therefore, in each of

the corridors discussed in this chapter, issues of street access must be given attention. The following passages address this issue.

Access to the Roadway

In October 2001, the Michigan Department of Transportation published the long awaited *Access Management Guidebook* for reducing traffic congestion and maintaining safe traffic operations in Michigan communities. This Guidebook is the basis for recommendations in this section. **It is recommended by the Planning commission that the Charter Township of Flint adopt access management ordinance option #2 consistent with Chapter 8 of the MDOT Guidebook for growing suburban communities with major arterial roadways.** This ordinance is suited for adoption by the Township with slight revisions.

The Corunna Road Corridor Plan

Corunna Road is designated state highway M-21. The roadway within The Charter Township of Flint has experienced significant commercial development during the past 10 year period, especially within the segment between Linden Road and 1-75. The segment west of Linden to the Township's west line is expected to experience similar commercial pressures during the next ten-year period.

Map 8-1 presents the existing land use along the segment of Corunna Road from Linden west to Elms Road. As can be seen, this segment contains a mix of residential single family and a variety or scattering of commercial land uses. The property ownership pattern along this roadway segment generally finds narrow lots, some with considerable depth. This exact pattern of ownership raises the strong possibility of numerous driveways serving numerous individual buildings.

Such an occurrence would seriously undermine the traffic carrying capacity of this segment of Corunna road. Moreover, such an occurrence will create significant "side friction" on the roadway. This means that each new driveway location adds a place of traffic friction between vehicles moving along the roadway and vehicles entering/exiting the roadway at the driveway. Two bad situations result from this situation. First, accident rates increase as the number of side friction points increase. Second, the traffic carrying capacity of the roadway is significantly reduced, since the outside lanes of the roadway no longer carry traffic at posted speeds due to the number and frequency of turning movements.

Map 8-2 presents the recommended land use pattern for the segment of Corunna Road outside the proposed "town center" and offers locations for future service roads and driveway consolidations. Buffer zones between distinct types of planned land use are also indicated.

To implement this plan as presented, the Township will have to: (1) work closely with the Michigan Department of Transportation and the Road Commission, (2) adopt an access management ordinance as recommended earlier in this chapter and (3) the Planning Commission will have to conduct careful and rigorous review of all new development, redevelopment and change of use on property along this roadway segment. Very likely, the Township will have to add a staff member to manage the roadway access program and keep the Planning Commission informed. Faithful adherence to the standards presented in this chapter will be needed over a period of years to reach success.

The Linden Road Corridor Plan

Linden Road is a significant north/south arterial roadway, linking Beecher Road on the north with Corunna, Lennon, Miller and Bristol Roads to the south. The segment studied in this plan is the one mile stretch between Beecher and Calkins. The development pattern of Calkins Road is quite mature, though some additional infill may occur on large tracts. Map 8-4 presents the corridor plan for Linden Road between Beecher Road and Corunna Road.

The Elms Road Corridor Plan

Elms Road connects Corunna Road with Lennon and further south, Miller Road at the interchange with Interstate Highway 69. This segment of Elms will experience significant traffic volume increases as development occurs along Corunna Road west of Dye Road and within adjoining areas of Clayton Township.

The Future Land Use Plan for this corridor is depicted on Map 8-6. This roadway corridor is characterized by numerous narrow, deep lots occupied by single dwellings with a slight mix of church and business uses. As development occurs in this corridor, access management standards must be employed to assure safe and efficient future traffic operations. Medium density residential use north of Lennon Road and planned industrial use in the northwest one-quarter of Section 30 will create added traffic operations on this roadway. As such, driveway consolidation and service road implementation are planned for various sub-segments. Very likely, lane improvements near intersections and at entrances to major traffic generators will be needed. These lane improvements should include accommodations for dedicated left turn, acceleration and deceleration movements.

Chapter 5: Implementation Strategies

Zoning Plan

The Michigan Planning Enabling Act requires new Master Plans for communities that have zoning ordinances to include zoning plans. These plans are for “various zoning districts controlling the height, area, bulk, location, and use of buildings and premises.” It also specifies that the “zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.” Some of the detail on these connections is in the Future Land Use Plan in the previous Chapter. The relationship between the future land use categories and the zoning districts is summarized in the table below:

Future Land Use Category	Zoning District
Agricultural/Rural Residential	AG (proposed new district)
Low Density Residential Single Family	R-1A and R-1B
Residential Cluster Overlay	No specific zoning classification
Medium Density Single Family Residential	R-1C
High Density Single Family Residential	R-1D
Multi Family Residential	RM-1
Mobile Home Park	RMH
Office	O-1
Commercial	C-1, C-2 and C-3
Town Center	TC (proposed new district)
Industrial	IND and AD
Public	No specific zoning classification
Office and Research	No specified zoning classification

Zoning Changes

New Zoning Districts

The Future Land Use/Zoning Plan proposes a new Agricultural/Rural Residential and a new Towns Center zoning district. These districts are proposed along the western edge of the township (Agricultural/Rural Residential) and in the center of the township (Towns Center). To implement this proposal the text of the zoning ordinance would need to add them and the zoning map would need to be amended to rezone the proposed property to these classifications. An alternate approach would be to add the districts to the ordinance, but only rezone them to these classifications at the request of the property owner. In this instance this second approach would be ineffective in implementing the plan’s goal because the areas will only be effective as cohesive districts. Because this plan calls for other substantial changes to the zoning ordinance (see below), the simplest approach to implementing these recommendations would be the development of a new zoning ordinance rather than amending the current one.

The proposed Town Center zoning district is proposed to be a "form based" ordinance. This concept focuses primarily on the arrangement of structures on the lot rather than the use of those structures although the extent to which a mix of uses is allowed varies from community to

community. Form based zoning ordinances have primarily been used as a tool to promote "new-urbanism" style development within urban areas. The form generally involves two to four story structures adjacent to the sidewalk with parking on the side or in the rear. Rather than establishing minimum setbacks and maximum heights, these ordinances specify "build to" lines and minimum stories.

The Office and Research District is intended to be an overlay zone. The district would overlay IND and AD zoning districts and restrict the range of uses to only those research, office and other limited industrial uses otherwise allowed in each of these districts.

Cluster Residential

The current Township zoning ordinance contains four single-family residential zoning districts, including R-1A, R-1B, R-1 C and R-1 D. The significant difference among these zoning districts is the minimum lot size required. R-1A requires not less than 20,000 square feet of lot area, R-1 B requires 15,000, R-1 C requires 10,500 and R-1D requires 7, 200 square feet. Minimum lot width also varies, ranging from 100 feet in R-1 A and R-1 B to 80 feet in R-1 C and 60 feet in R-1 D.

Virtually all single-family home developments, except those in neighborhoods developed during the post World War II period, conform to these district standards. The Michigan Planning Act (PA 110 of 2006) requires all Townships over 1800 population to enact cluster residential alternatives to the traditional lot area and lot width standards. The Act requires Township with regulations allowing three or fewer dwellings per acre service by public sanitary sewer to enact the "cluster option". Both the R-1A and R-1 B zoning districts meet the threshold criteria of the Act. The Township will need to enact a cluster zoning option if it has not already done so.

It is important to keep in mind the Act does not mandate an increase in development density to accommodate cluster forms of housing development. In fact, the intent of this Act is simply to preserve open land and provide open space in new residential development. The clustering is at the property owner's option.

The cluster form of residential development affords considerable savings as regards site development costs associated with infrastructure. For example, if typical lot width is reduced from 100 to 60 feet, the percentage saving is 40%. These savings can help make housing more affordable if they are passed on to the consumer. Attached single family or multiple family housing formats in cluster developments achieves even greater savings in development costs. In addition, attached unit or multiple family formats can achieve a much greater of open space within the development site. This later approach is especially useful on vacant lands near or adjacent to major thoroughfares. Open space can be used as a physical separation and buffer from highly traveled roadways and nearby incompatible land use.

Cluster residential regulations can be introduced to the zoning ordinance in at least four ways, these include:

- a) Cluster Residential Overlay District. This approach creates a distinct overlay-zoning district. The district, with approval of the Planning Commission and Township Board, is approved on top of the underlying, existing zoning district. The underlying district and cluster overlay district combine to allow flexible site design. The overlay district includes a requirement that a site development plan be filed at the time of seeking the overlay-zoning district. Approval of the overlay district is tied to a specific site development plan, both as to site layout and total number of dwelling units permitted.

- b) Planned Unit Residential Development District. Similar to the cluster overlay zone, but requires much more detail as to permitted types of housing layout. Uses planned land use densities to set maximum density of the planned unit residential development (PURD).
- c) Use by Right within Residential Districts. This approach simply allows cluster residential development as a permitted use in one or more existing residential zoning districts. This approach may or may not include incentives to developers to cluster. Because the Michigan Zoning Enabling Act requires clustering by right in the R-1A and R-1B districts, this option is appropriate for those districts.
- d) Use by Special Land Use within Residential Districts. This approach simply allows cluster residential development as a use permitted as a special land use in one or more existing residential zoning districts. This approach may or may not include incentives to developers to cluster. The advantage over the "By right" approach is that it helps to ensure that the cluster development is appropriate for the area.

The recommended approach in the Township is to amend the zoning ordinance to provide for by right cluster residential in the R-1A, R-1 B, R-1 C and R-1 D residential zoning district. Density is limited to that allowed in the current zoning district yet great flexibility of site design and housing types would be allowed. General parameters for such an approach would be (1) no increase in density from the underlying zoning district, (2) a minimum of 50% of the development site area would have to be dedicated to common open space, (3) permanent provisions for common area maintenance would have to be made, and (4) cost savings regarding site development costs would be passed on to the consumer in the price of the home. The recommended approach can (1) aid in provision of somewhat more affordable housing for lower income households, (2) provide low maintenance housing for empty nester and active older people, and (3) offer starter homes for young couples. The housing needs for each group can be addressed by this recommended option.

In addition, an open space development option by special land use would be provided for in the AG and R-1A districts which would allow for higher densities in return for greater open space and greater township control over the design of the development.

Cluster design for residential development should not increase density beyond current zoning. A "yield plan" should accompany the cluster development plan. The yield plan depicts the number of home sites that could reasonably be placed on the site using conventional zoning regulations. The intent of open space of cluster design is to provide flexibility of site design to preserve wildlife habitat, wetlands, significant views and woodlands.

- Dedicated open space should include significant natural features.
- Common open spaces should be directly accessible from as many dwelling units as possible rather than via narrow easements between homes.
- Location of open space on the perimeter of the development should consider use of adjoining properties.
- Provisions joining and linking adjoining open spaces should be implemented thus creating large areas of permanent open space.
- Open space should be large enough to afford natural landscape enhancement to the residential development rather than appearing as a vacant lot for future development.
- Lots or homes can be placed in small groups with space between such groups.

Design Standards

The goals and objectives in this plan include several recommendations for changes to the design standards in the Township Zoning Ordinance. These include the following:

- Incorporate "Crime Prevention through Environmental Design" into design standards.
- Provide incentives for development of infill sites
- Incentives for protection of natural features.
- Incentives for provision of trails and other neighborhood based amenities
- Incentives to provide for a mix of housing types to ensure housing affordability

District Uses and Standards

The following changes were identified as plan objectives that could be implemented through changes to the list of uses and the dimensional standards in the existing zoning districts in the Township Zoning Ordinance:

- Allow for as wide a range of uses in each district as possible.
- Provide of PUD development as a Special Land Use or as a separate zoning district.
- Review residential districts dimensional requirements to determine if it is possible to combine some districts

Other Zoning Requirements

The following changes were identified as plan objectives that could be implemented through changes in the Township Zoning Ordinance:

- Develop enforceable performance standards that regulate the level of noise , fumes and other impacts of industrial development

Other Growth Management Codes**Signs**

Signs are a highly visible element of the urban/suburban landscape of the township. Sign regulations should be designed to assure adequate public notice yet not be so plentiful or large as to be intrusive. Eliminating "sign clutter" is a popular cause in many communities today. Sign regulations should be reasonable yet require well designed street signs. Signs should be located well back from the edge of right of way, should be ground mounted to permit "eye level" viewing, and should be limited to one free-standing sign per lot or parcel. Wall signs should blend with the building architecture. Animated, temporary, roof mounted and revolving signs should not be permitted.

A well conceived signage program can (1) enhance the streetscape and (2) afford better driver visibility for each sign.

Building/Housing

The Charter Township of Flint has a significant number of rental housing units. While new rental housing construction is occurring, the primary source of additional rental housing units is absentee landlord rental of former owner-occupied single family homes.

In some of the older neighborhoods in the Township, it is obvious that housing quality is suffering. The Township needs to implement a rental housing code and aggressively implement

rental housing inspections. Only in this manner can older housing units be kept from serious physical decline. Once an older home enters serious disrepair, often the only solution is to order demolition. Thereafter, there becomes an unkempt vacant lot.

Consistent, regular rental housing unit inspections has proven to be an effective means of preserving older neighborhoods and preventing their physical decline. This type of program can be fee based; however, it is typically not self-sustaining. This means the Township would need to devote additional financial resources to yield a successful rental housing inspection program.

Subdivision/Site Condominium

Subdivision and Site Condominium developments yield similar results. Each is a method of dividing tracts of land into smaller lots or units respectively.

The Township should undertake a thorough review of its regulations governing both types of development. This review or audit should seek to determine if current standards produce a good quality of residential development and what changes, if any, may yield better results.

Land Divisions

In 1997, the Land Division Act was created to permit Townships, Villages and Cities to regulate divisions of land, which are not plats or condominium forms of land divisions. The so-called "meets n bounds" divisions are managed under this Act.

The Act limits the divisions on a "parent parcel", depending on its size. Land divisions that are not wisely thought out can create poor land division patterns throughout a community. Often, realtors advise those with homes on large parcels to break up the site into four or more separate parcels to add value.

A careful land division review process should be implemented by the Township with the objective of assuring that each land division is consistent with the standards established under the act.

Capital Improvements Program

The Planning Commission functions under terms of the Michigan Planning Enabling Act, PA 33 of 2008. This Act calls for Planning Commission review of all public capital expenditure improvements occurring within the Township, once a master plan has been adopted by the Commission. This provision has previously been in the Act, but used little. It also requires the Planning Commission to prepare and maintain a "Capital Improvements Program" (CIP) unless the Township Board assigns that responsibility to someone else.

It is recommended the Township institute a regular (CIP) process. Under this process, public capital needs relating to public infrastructure, public facilities, and capital equipment are annually evaluated. Conditions of current facilities are analyzed, deficiencies identified and specific capital improvements needs are prioritized and costs determined.

Such a process typically looks out 6 years, with the current year reflected in general and enterprise operating budgets. This type of program is highly useful and results in maximum public benefit for each public dollar appropriated and spent.

Objectives of the plan related to the CIP include:

- Partnering with local agencies to maximize the lifespan of roadways through transportation management techniques

- Pursue development of a continuous system of pathways and sidewalks as an alternative travel mode
- Incorporate traffic calming improvements into existing residential streets experiencing high rates of through traffic

Other Implementation Tools

Objectives of the plan that involve miscellaneous implementation techniques are:

- Utilize the Genesee County Brownfield Redevelopment Authority to encourage development and redevelopment of contaminated sites
- Evaluate the effectiveness of re-establishing Tax Increment Financing Districts in the Township
- Consider implementing an awards program that recognizes landscaping and upkeep of individual residential properties or blocks
- Participate in regional economic development programs aimed at reducing unemployment and attracting new businesses
- Identify opportunities for cooperation with adjacent jurisdictions and local agencies to provide services cost effectively
- Participate in implementation of regional greenway systems

Maintaining the Master Plan

A plan is not a static document. It must continuously be maintained and updated if it is to remain a valid document. Below are recommendations on methods that the Flint Charter Township Planning Commission should adopt in ensuring that the plan is adequately maintained. Under the terms of the Michigan Planning Enabling Act the Township Planning Commission must review the plan at least every five years to determine if there is a need to update the plan. Although it is recommended that the township conduct the review outlined below more frequently, it is recommended that for the five year review, the issues below should be documented and used for that required review.

Updating Plan Data

This plan is based on certain assumptions concerning the growth of the township. These assumptions are contained primarily in the plan's data base. It is important for the township to regularly monitor these assumptions to determine if they are still valid. If they become invalid, the planning commission must determine what the changes in circumstances mean for the plan goals and policies.

- 1) Population Growth – Significant changes in population growth can indicate that the land development patterns that the plan was based on are changing.
- 2) Housing Growth and Mix - The plan makes assumptions on the growth of housing in the township over the planning period and the mix of single family, multi-family and mobile home units and the land use required for those uses. The township should monitor housing growth and mix to determine if it is following these assumptions. Request for rezonings for more land for a particular housing type than anticipated in the plan may mean certain assumptions on market demand for various housing types was incorrect which could impact policies dealing with the provision of varied housing types.
- 3) Housing Cost - Housing costs should be monitored to see if they are increasing more rapidly than household income during the planning period. A marked increase in housing costs in relation to income may require more aggressive efforts in providing low cost housing, while

stable costs may indicate that current strategies are working in providing a broad range of housing costs.

- 4) Adjacent Planning and Zoning - Changes in the land use plans or zoning maps of adjacent townships or the City of Flint should be reviewed to consider their impact on the township's plan, preferably before that community makes a decision regarding the matter.
- 5) Transportation - The township should monitor changes and proposed changes in the roads and streets in the township. The Road Commission and MDOT's road improvement schedule should be reviewed for their impact on the plan. Traffic count data is updated annually by the Road Commission and this information should be compared with capacity figures for various road sections along with accident data from the County Sheriff's Department and state police to determine if traffic congestion is increasing at an unexpected rate or if traffic safety is deteriorating.

Reviewing the Plan Goals and Objectives

After reviewing the updated information on the plan data base, the planning commission should review the goals and policies. Specifically the commission is looking for goals or policies that are no longer relevant due to changes in conditions or policies that have proven ineffective in addressing a goal. Those items that are identified should be deleted or modified in light of the new information. The plan should be officially amended to incorporate the changes in the goals or policies and the basis for the change should be reflected in public hearing record.

Incorporating Plan Review into Rezoning Request Review

Although an annual review of the plan is necessary for a comprehensive examination of the plan, many problems with a land use plan will become obvious during consideration of a rezoning or special land use permit request. It is important to incorporate review and amendment of the master plan as part of the planning commission's consideration of such requests. This is covered in more detail below.

Using the Master Plan for Zoning Review

As noted earlier, the primary method of enforcing a land use plan is the zoning ordinance. In order for that to be done effectively, the rezoning should be structured so land use goals and policies are considered.

In considering a rezoning request, the primary question to ask is; "Does this request conform to our master plan?" The subsidiary questions follow that; "Was there an error in the plan? "Have there been relevant changes in conditions since the plan was approved?" and "Have there been changes in the goals and policies of the plan?". Answering these questions should answer the question whether or not a rezoning request is appropriate and that should frame the reason within the context of the plan.

This method of analyzing a request rests on the assumption that a request that complies with a valid plan should be approved and that one that does not comply with a valid plan should not be. Further, it assumes that the three circumstances that would invalidate a plan are a mistake in the plan, a change in condition that invalidates the assumptions that the plan was built on or a change in the goals and priorities that the community set for itself.

Mistake - A mistake in a plan can be an assumption made based on incorrect data, an area on a future land use map that is incorrectly labeled or other factors that if known at the time of the plan adoption would have been corrected.

Changes in Conditions - A plan is based on the assumption that certain conditions will exist during the planning period. If those conditions change then goals, policies and land use decisions that made sense when the plan was adopted way no longer be valid and a rezoning that was not appropriate before may be appropriate now.

Change in Policy - In the end, a plan is based on the planning commission's vision of what the best future for their municipality is. When that vision changes, the plan should change. When a zoning issue results in a change in vision, a decision can be made that is contrary to the current plan as long as that changed vision is explicitly incorporated into the plan.

Two points should be made. First of all the three factors for consideration (mistake, change in condition, change in goals or policy) can work in reverse, making a proposal that otherwise seems appropriate, inappropriate. Secondly, these factors should not be used to create excuses for justifying a decision to violate the land use plan, or to change it so often that it loses its meaning.

Appendix A - Population and Housing

Trends in population and housing directly influence public policy and future land use/development decisions. This Chapter presents long term and recent trends in population of the Township and the Region. Of course, in a large and diverse urban area such as Genesee County, no community functions in isolation. Population trends of the Region directly influence each community.

The People

The Charter Township of Flint is a part of the Flint Metropolitan Statistical Area (MSA). Table 2-1 presents population changes for the period 1980-2000 for the Township, its neighbors and Genesee County.

Community	1980	1990	2000	% Change 1990-2000
Flint Township	35,405	34,081	33,691	-1%
Mundy Township	10,786	11,511	12,191	6%
Mt Morris Township	27,928	25,198	23,725	-6%
Clayton Township	7,155	7,284	7,546	4%
City of Flint	159,611	140,761	124,943	-11%
City of Burton	29,976	27,617	30,308	10%
Genesee County	450,449	430,459	436,141	1%

Flint Township lost 390 residents in the period 1990-2000. The City of Flint by contrast lost nearly 15,900 in population in the same decade. Mt. Morris Township experienced a loss of 1,473 people in the 1990-2000 decade. Decline in manufacturing employment has been suggested as the single most important reason for population losses.

The County experienced a revival of total population, increasing by 5,682 people. The City of Burton, Clayton Township and Mundy Township all experienced population gains.

Age

A review of the age distribution of residents of Flint Township shows that there were somewhat fewer individuals in the 0 to 9 and the 30 to 39 year age groups and a higher percentage of residents 60 years old and older. This is reflected in the higher median age for the Township in comparison with the state and county. A greater percentage of residents over 60 years old can be expected to increase the demand for housing types other than conventional single-family detached homes, increased demand for mass transit and pedestrian oriented facilities and a greater reliance on fixed income sources such as retirement and social security.

Age	Number			Percent Both sexes
	Both sexes	Male	Female	
Total population	33,691	15,720	17,971	100.0
0 to 9 years	4,335	2,220	2,115	12.8
10 to 19 years	4,779	2,440	2,339	14.2
20 to 29 years	4,077	1,947	2,130	12.1
30 to 39 years	4,623	2,152	2,471	13.7
40 to 49 years	5,149	2,399	2,750	15.3
50 to 59 years	3,839	1,817	2,022	11.3
60 to 69 years	2,850	1,274	1,576	8.4
70 to 79 years	2,514	1,027	1,487	7.4
80 to 89 years	1,257	387	870	3.7
90 years and over	268	57	211	0.8

Figure A-1 Age Breakdown – 2000 (Flint Township)

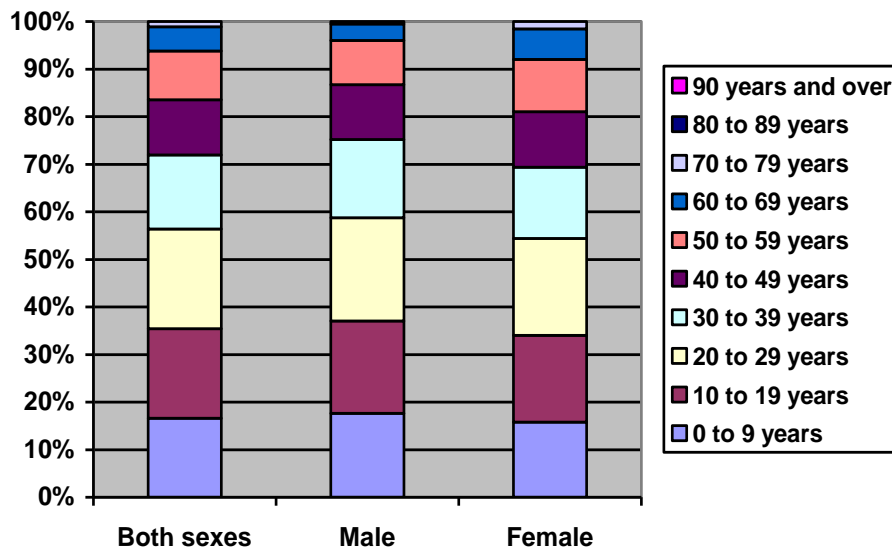


Table A-3 Age Breakdown Genesee County				
Age	Number			% Both sexes
	Both sexes	Male	Female	
Total population	436,141	209,692	226,449	100.0
0 to 9 years	66,803	34,199	32,604	15.4
10 to 19 years	64,841	32,997	31,844	14.9
20 to 29 years	55,671	26,830	28,841	12.7
30 to 39 years	64,467	30,967	33,500	14.8
40 to 49 years	67,784	32,561	35,223	15.5
50 to 59 years	49,216	23,809	25,407	11.3
60 to 69 years	31,910	14,548	17,362	7.3
70 to 79 years	23,808	10,177	13,631	5.5
80 to 89 years	9,853	3,191	6,662	2.3
90 years and over	1,788	413	1,375	0.4

Table A-4 Age Breakdown Michigan				
Age	Number			% Both sexes
	Both sexes	Male	Female	
Total population	9,938,444	4,873,095	5,065,349	100.0
0 to 9 years	1,417,186	725,957	691,229	14.3
10 to 19 years	1,466,879	752,032	714,847	14.7
20 to 29 years	1,298,468	652,326	646,142	13.1
30 to 39 years	1,494,909	746,308	748,601	15.0
40 to 49 years	1,545,911	764,957	780,954	15.6
50 to 59 years	1,118,929	549,588	569,341	11.3
60 to 69 years	705,979	332,104	373,875	7.1
70 to 79 years	574,189	245,857	328,332	5.8
80 to 89 years	268,475	92,614	175,861	2.7
90 years and over	47,519	11,352	36,167	0.5

Table A-5 Age Breakdown by Percentage - 2000			
Age	Percentage		
	Michigan	Genesee County	Flint Township
Total population	100.0	100.0	100.0
0 to 9 years	14.3	15.4	12.8
10 to 19 years	14.7	14.9	14.2
20 to 29 years	13.1	12.7	12.1
30 to 39 years	15.0	14.8	13.7
40 to 49 years	15.6	15.5	15.3
50 to 59 years	11.3	11.3	11.3
60 to 69 years	7.1	7.3	8.4
70 to 79 years	5.8	5.5	7.4
80 to 89 years	2.7	2.3	3.7
90 years and over	0.5	0.4	0.8

Table A-6 Median Age		
State of Michigan	Genesee County	Flint Township
35.5	35	38.1

Racial and Hispanic Composition

Flint Township is more racially diverse than the state as a whole, but slightly less so than the county. The percentage of persons with a Hispanic background is the same as the county. National trends indicate that the township should expect its racial diversity to increase over the next twenty years.

Table A-7 Race - 2000						
Race	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
White	7,966,053	80.2	328,350	75.3	26,200	77.8
Black or African American	1,412,742	14.2	88,843	20.4	5,430	16.1
American Indian and Alaska Native	58,479	0.6	2,414	0.6	205	0.6
Asian	176,510	1.8	3,515	0.8	740	2.2
Native Hawaiian and Other Pacific Islander	2,692	0	92	0	6	0
Some other race	129,552	1.3	3,408	0.8	252	0.7
Two or more races	192,416	1.9	9,519	2.2	858	2.5

Figure A-2 Race - 2000 (Flint Township)

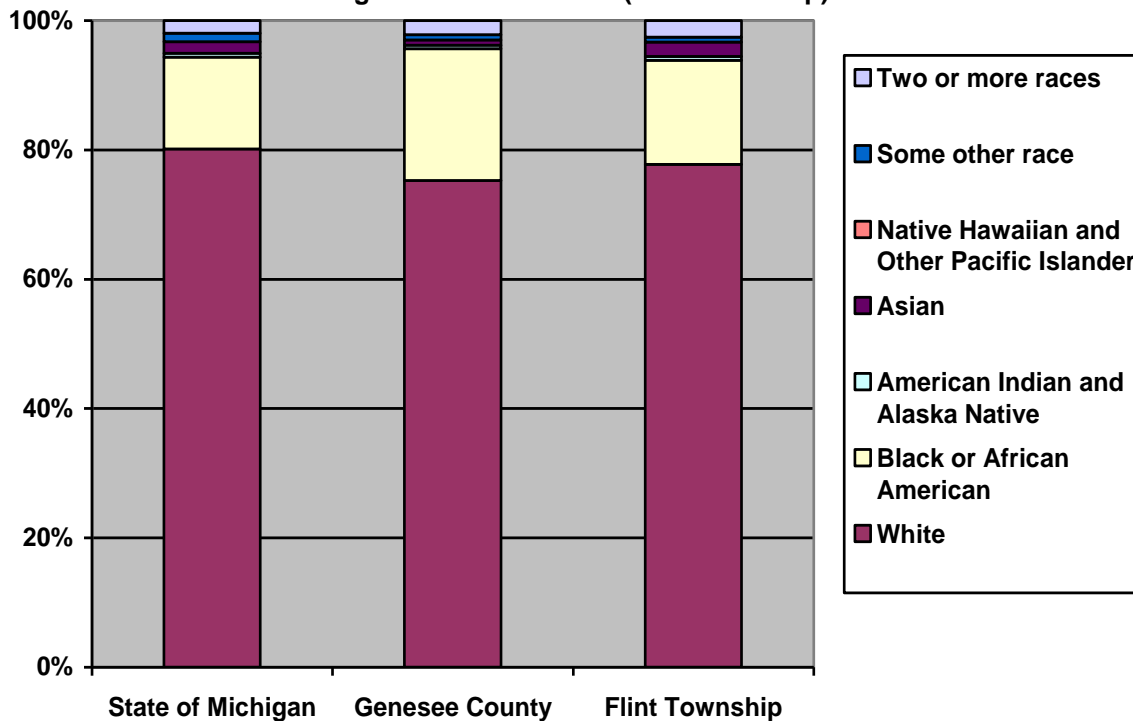


Table A-8 Hispanic Or Latino - 2000						
	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Hispanic or Latino (of any race)	323,877	3.3	10,152	2.3	784	2.3

Household Composition

Household composition is an important indicator of other factors that affect a community. The percentage of households with children under 18 can impact the demand for services such as schools and recreation. Because single person households tend to have lower incomes, a higher percentage of these households often reflect a lower average income and a higher poverty rate. A higher rate of single person households will often mean an increase in demand for housing options other than single family homes.

A family, as defined by the Bureau of the Census is two or more people living together, with at least two of the people directly related (husband and wife or parent and child). Flint Township has a lower percentage of families than the state or county. This reflected in percentage of the sub-category “married couple families”, however the percentage families with a female head of household and no husband present is higher than the state average, although lower than the county average.

Non-family households include groups of unrelated individuals such as two or more friends sharing an apartment or an unmarried couple with no children. It also includes one person living alone. Flint Township has a significantly higher percentage of non-family households than the state or county. Almost all of that difference is due to a higher percentage of single person households, including persons 65 years old or older.

Table A-9 Household Composition - 2000						
	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Total households	3,785,661	100	169,825	100	13,972	100
Family households (families)	2,575,699	68	115,956	68.3	9,025	64.6
With own children under 18 years	1,236,713	32.7	57,307	33.7	4,251	30.4
Married-couple family	1,947,710	51.4	80,574	47.4	6,364	45.5
With own children under 18 years	873,227	23.1	35,236	20.7	2,576	18.4
Female householder, no husband present	473,802	12.5	27,702	16.3	2,084	14.9
With own children under 18 years	283,758	7.5	17,765	10.5	1,320	9.4
Nonfamily households	1,209,962	32	53,869	31.7	4,947	35.4
Householder living alone	993,607	26.2	45,105	26.6	4,257	30.5
Householder 65 years and over	355,414	9.4	15,363	9	1,767	12.6

Average Household Size

Average household size impacts the type and quantity of housing demand. A community with a lower number of persons per household will have a higher demand for housing and will tend to have a higher demand for housing types other than single-family detached homes than a community with the same population but a higher number of persons per household.

Table A-10 Average Household Size – 2000			
	State of Michigan	Genesee County	Flint Township
Average Household Size	2.56	2.54	2.36

Flint Township has a lower average household size than the state or county. This is due in large part to its higher percentage of one person households. In addition, it has a lower percentage of family households with children less than 18 years of age, indicating a higher number of “empty nesters” in the community.

Housing Tenure

A somewhat higher percentage of the dwelling units are renter occupied in the Township than in the state or county. Increasing owner occupancy is a goal of many communities based in part on the assumption that there is a greater commitment to maintaining owner occupied dwellings based on the owner occupant’s self interest.

Table A-11 Housing Tenure - 2000						
Housing Tenure	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Occupied housing units	3,785,661	100	169,825	100	13,972	100
Owner-occupied housing units	2,793,124	73.8	124,340	73.2	9,586	68.6
Renter-occupied housing units	992,537	26.2	45,485	26.8	4,386	31.4

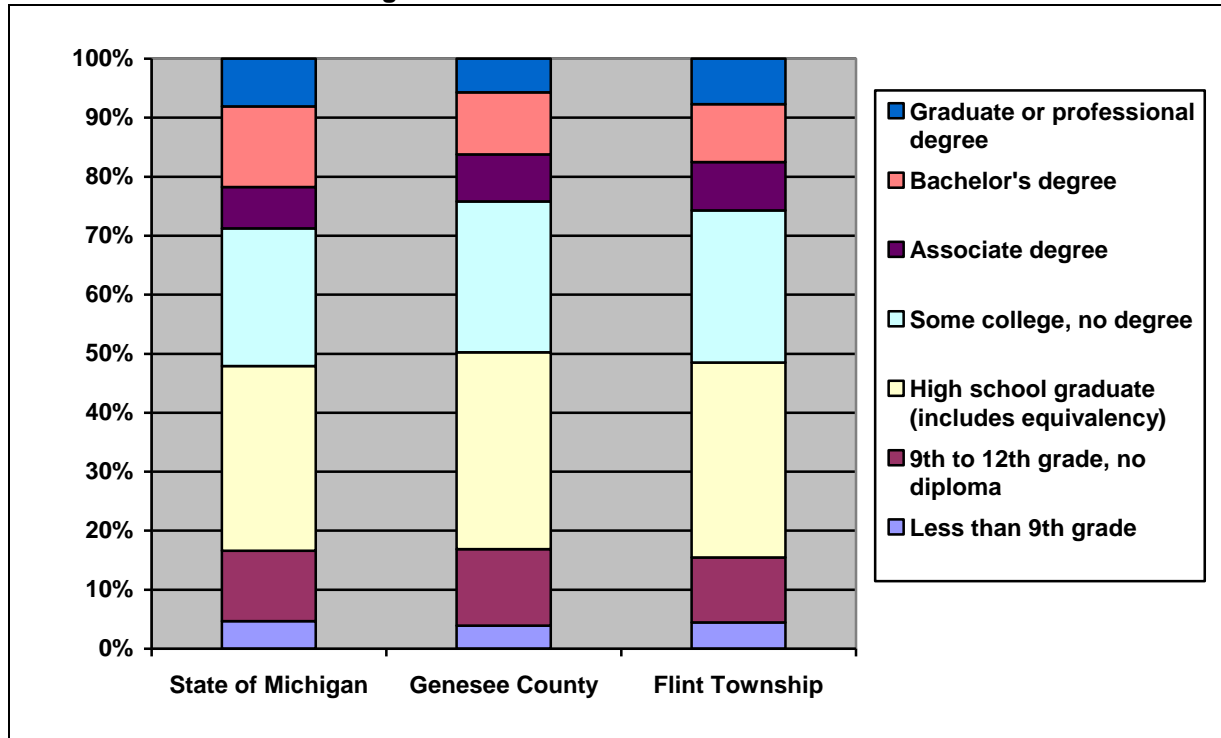
Educational Attainment

One economic development strategy being pursued by many communities, (as well as the state as a whole) is to attempt to attract professionals and other college graduates to strengthen their ability to attract knowledge based businesses. Flint and greater Genesee County are attempting to exploit the existence of U of M Flint, Kettering, Baker and Mott Colleges in the community.

Currently the Township's percentage of persons with bachelors, graduate or professional degrees is approximately the same as the county but significantly less than the state. If the township adopts a strategy of attracting young professionals, this number would be useful to evaluate as it is updated.

Table A-12 Educational Attainment - 2000						
Educational Attainment	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Population 25 years and over	6,415,941	100.0	277,660	100	22,533	100
Less than 9th grade	299,014	4.7	10,917	3.9	1,001	4.4
9th to 12th grade, no diploma	765,119	11.9	35,893	12.9	2,487	11
High school graduate (includes equivalency)	2,010,861	31.3	92,661	33.4	7,443	33
Some college, no degree	1,496,576	23.3	71,023	25.6	5,804	25.8
Associate degree	448,112	7.0	22,107	8	1,844	8.2
Bachelor's degree	878,680	13.7	29,272	10.5	2,219	9.8
Graduate or professional degree	517,579	8.1	15,787	5.7	1,735	7.7

Figure A-3 Educational Attainment - 2000



Residence in 1995

This data helps to characterize the stability of a community's population. Population stability can be useful in promoting strong residential neighborhoods. A high transition rate can also indicate financial stress that results in foreclosures or job loss requiring relocation.

Table A-13 Residence In 1995						
RESIDENCE IN 1995	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Population 5 years and over	9,268,782	100	404,586	100	31,613	100
Same house in 1995	5,307,228	57.3	229,690	56.8	17,773	56.2
Different house in the U.S. in 1995	3,801,892	41	172,165	42.6	13,399	42.4
Same county	2,324,137	25.1	126,286	31.2	10,444	33
Different county	1,477,755	15.9	45,879	11.3	2,955	9.3
Same state	1,010,117	10.9	30,246	7.5	1,431	4.5
Different state	467,638	5	15,633	3.9	1,524	4.8
Elsewhere in 1995	159,662	1.7	2,731	0.7	441	1.4

The percentage of people in their same home as five years previously is approximately the same in the Township, county and state. It is interesting to note that the percentage of people living in a different house but the same county was substantially higher in the Township and county in comparison with the rest of the state.

Occupation

Occupation describes the kind of work the person does on the job. For employed people, the data refer to the person's job during the reference week. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours. Some examples of occupational groups shown in this product include managerial occupations; business and financial specialists; scientists and technicians; entertainment; healthcare; food service; personal services; sales; office and administrative support; farming; maintenance and repair; and production workers.

Table A-14 Occupation - 2000						
OCCUPATION	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Employed civilian population 16 years and over	4,637,461	100	192,969	100	14,814	100
Management, professional, and related occupations	1,459,767	31.5	52,052	27	4,231	28.6
Service occupations	687,336	14.8	31,865	16.5	2,367	16
Sales and office occupations	1,187,015	25.6	46,896	24.3	3,854	26
Farming, fishing, and forestry occupations	21,120	0.5	266	0.1	12	0.1
Construction, extraction, and maintenance occupations	425,291	9.2	20,540	10.6	1,513	10.2
Production, transportation, and material moving occupations	856,932	18.5	41,350	21.4	2,837	19.2

Industry

Information on industry relates to the kind of business conducted by a person's employing organization. For employed people the data refer to the person's job during the reference week.

For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours. The data shows some minor differences between the township in comparison with the State and County. Despite the fact that the county has a greater share than the state in manufacturing jobs, the townships residents have a smaller share; while they have a grater share of educational, health and social services. Given the fact that education and health are two sectors of the area economy that continues to grow, this could indicate that the township’s population is slightly better protected against the continuing downturn in the automobile industry.

Table A-15 Industry - 2000						
Industry	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Employed civilian population 16 years and over	4,637,461	100	192,969	100	14,814	100
Agriculture, forestry, fishing and hunting, and mining	49,496	1.1	588	0.3	6	0
Construction	278,079	6	12,115	6.3	754	5.1
Manufacturing	1,045,651	22.5	46,441	24.1	3,061	20.7
Wholesale trade	151,656	3.3	5,578	2.9	319	2.2
Retail trade	550,918	11.9	24,762	12.8	1,870	12.6
Transportation and warehousing, and utilities	191,799	4.1	6,727	3.5	510	3.4
Information	98,887	2.1	4,019	2.1	381	2.6
Finance, insurance, real estate, and rental and leasing	246,633	5.3	9,122	4.7	830	5.6
Professional, scientific, management, administrative, and waste management services	371,119	8	13,345	6.9	1,033	7
Educational, health and social services	921,395	19.9	40,757	21.1	3,686	24.9
Arts, entertainment, recreation, accommodation and food services	351,229	7.6	14,587	7.6	1,160	7.8
Other services (except public administration)	212,868	4.6	9,752	5.1	876	5.9
Public administration	167,731	3.6	5,176	2.7	328	2.2

Class of Worker

This data identifies the percentage of the workforce employed by the government versus those employed by the private sector and those self

Table A-16 Class Of Worker - 2000						
Class Of Worker	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Private wage and salary workers	3,852,698	83.1	164,133	85.1	12,684	85.6
Government workers	528,201	11.4	18,724	9.7	1,339	9
Self-employed workers in own not incorporated business	243,300	5.2	9,577	5	778	5.3
Unpaid family workers	13,262	0.3	535	0.3	13	0.1

employed. The numbers indicate that there is not a significant difference in the ratios in the State, County and Township.

Household Income

The data in this table shows that in 1999 Township households had a median income over 10% less than households in the State as a whole. However, the most striking data demonstrates that the Township has fewer very poor as well as fewer very wealthy households as percentage of their total than either the State or the County. The bulk of the households were working class and middle class.

Table A-17 Income In 1999						
Income In 1999	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Households	3,788,780	100	170,030	100	14,013	100
Less than \$10,000	313,905	8.3	16,339	9.6	1,138	8.1
\$10,000 to \$14,999	219,133	5.8	10,812	6.4	941	6.7
\$15,000 to \$24,999	469,100	12.4	22,697	13.3	2,261	16.1
\$25,000 to \$34,999	470,419	12.4	21,572	12.7	1,896	13.5
\$35,000 to \$49,999	624,326	16.5	26,842	15.8	2,339	16.7
\$50,000 to \$74,999	778,755	20.6	34,260	20.1	2,856	20.4
\$75,000 to \$99,999	432,681	11.4	19,336	11.4	1,342	9.6
\$100,000 to \$149,999	324,966	8.6	13,311	7.8	805	5.7
\$150,000 to \$199,999	79,291	2.1	2,521	1.5	203	1.4
\$200,000 or more	76,204	2	2,340	1.4	232	1.7
Median household income (dollars)	44,667	(X)	41,951	(X)	39,718	(X)

Income Source

The information in the table above shows the sources of income from residents. The percentages equal more than 100% because many households have more than one source of income. The data reflects the higher percentage of people over 60 in the Township in comparison with the County or State, resulting in a higher number of households with Social Security and retirement income. This would also explain the lower median income identified above.

A population with a higher percentage of household with retirement and Social Security income are less sensitive to fluctuations in economic trends but are more sensitive to increases in costs such as taxes, housing, food and medical expenses.

Table A-18 Income In 1999						
Income Source In 1999	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Households	3,788,780	100	3,788,780	100	14,013	100
With earnings	3,037,312	80.2	133,711	78.6	10,349	73.9
Mean earnings (dollars)	57,926	(X)	53,174	(X)	52,848	(X)
With Social Security income	994,035	26.2	44,454	26.1	4,320	30.8
Mean Social Security income (dollars)	11,943	(X)	11,755	(X)	12,793	(X)
With Supplemental Security Income	160,722	4.2	8,772	5.2	645	4.6
Mean Supplemental Security Income (dollars)	6,545	(X)	6,444	(X)	6,411	(X)
With public assistance income	137,224	3.6	9,030	5.3	564	4
Mean public assistance income (dollars)	2,672	(X)	2,875	(X)	2,618	(X)
With retirement income	726,142	19.2	39,722	23.4	3,839	27.4
Mean retirement income (dollars)	16,725	(X)	17,627	(X)	17,606	(X)

Poverty Status

In 1999 the Township had slightly fewer families living in poverty than the State as a whole and substantially fewer than the County as a whole. This could in part be due to higher than average number who rely on Social Security and retirement income that is high enough to keep them out of poverty.

Table A-19 Poverty Status In 1999						
Poverty Status In 1999 (Below Poverty Level)	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Families	192,376	(X)	11,930	(X)	715	(X)
Percent below poverty level	(X)	7.4	(X)	10.2	(X)	7.8
With related children under 18 years	151,943	(X)	10,234	(X)	609	(X)
Percent below poverty level	(X)	11.3	(X)	16.2	(X)	13.2
With related children under 5 years	76,449	(X)	5,186	(X)	280	(X)
Percent below poverty level	(X)	14.7	(X)	21	(X)	16.2
Families with female householder, no husband present	110,549	(X)	8,036	(X)	426	(X)
Percent below poverty level	(X)	24	(X)	29.3	(X)	20.2
With related children under 18 years	99,905	(X)	7,506	(X)	402	(X)
Percent below poverty level	(X)	31.5	(X)	37.6	(X)	28
With related children under 5 years	50,393	(X)	3,807	(X)	162	(X)
Percent below poverty level	(X)	44.2	(X)	49.8	(X)	34.6
Individuals	1,021,605	(X)	56,480	(X)	3,435	(X)
Percent below poverty level	(X)	10.5	(X)	13.1	(X)	10.4
18 years and over	668,670	(X)	33,591	(X)	2,165	(X)
Percent below poverty level	(X)	9.3	(X)	10.7	(X)	8.7
65 years and over	96,116	(X)	3,794	(X)	332	(X)
Percent below poverty level	(X)	8.2	(X)	7.7	(X)	6.5
Related children under 18 years	340,254	(X)	22,275	(X)	1,209	(X)
Percent below poverty level	(X)	13.4	(X)	19.1	(X)	15.4
Related children 5 to 17 years	237,590	(X)	15,391	(X)	845	(X)
Percent below poverty level	(X)	12.7	(X)	18	(X)	14.6
Unrelated individuals 15 years and over	362,575	(X)	16,049	(X)	1,199	(X)
Percent below poverty level	(X)	21.8	(X)	22	(X)	19

Units in Structure

The data demonstrates that in 2000 the Township had a significantly higher percentage of dwelling units in multi-family structures of 5 units or more and mobile homes. The ratio is more characteristic of a city. It can be explained in part due to the fact

Table A-20 Units In Structure - 2000						
Units In Structure	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Total housing units	4,234,279	100	183,630	100	14,867	100
1-unit, detached	2,988,818	70.6	132,311	72.1	8,801	59.2
1-unit, attached	164,910	3.9	5,969	3.3	536	3.6
2 units	146,414	3.5	4,557	2.5	171	1.2
3 or 4 units	118,067	2.8	4,648	2.5	381	2.6
5 to 9 units	169,946	4	6,556	3.6	1,044	7
10 to 19 units	144,848	3.4	6,774	3.7	1,411	9.5
20 or more units	216,573	5.1	8,502	4.6	783	5.3
Mobile home	277,158	6.5	14,295	7.8	1,740	11.7
Boat, RV, van, etc.	7,545	0.2	18	0	0	0

that municipal water and sewer are available in the Township, making higher density development feasible and due to the Township’s location adjacent to the City of Flint. Given the fact that the Township’s percentage of renters is only slightly higher than the County or State, a significant percentage of the multi-family units are likely condominium developments.

Year Structure Built	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Total housing units	4,234,279	100	183,630	100	14,867	100
1999 to March 2000	91,872	2.2	3,900	2.1	125	0.8
1995 to 1998	272,594	6.4	10,974	6	455	3.1
1990 to 1994	259,389	6.1	8,479	4.6	508	3.4
1980 to 1989	446,197	10.5	14,793	8.1	1,417	9.5
1970 to 1979	722,799	17.1	33,603	18.3	3,859	26
1960 to 1969	602,670	14.2	34,179	18.6	4,349	29.3
1940 to 1959	1,123,299	26.5	54,051	29.4	3,277	22
1939 or earlier	715,459	16.9	23,651	12.9	877	5.9

The data in the table above shows the age of housing in Flint Township. It demonstrates that the peak of housing development in the Township occurred from after World War II to the last major recession in Michigan in the late 1970’s. After the State’s economy turned around in the mid 1980’s development rebounded, but by 1990 the number of residences in the Township grew at a lower rate than the County or State. It is likely that this was primarily due to the fact that the Township is built-out to a great extent.

If it is assumed that homes have a 50 year average life span before they require major rehabilitation, almost a third of the Township’s housing stock will begin reaching that critical period and maintenance of housing quality may be an increasing concern over the next 20 years.

Vehicles Available

The 2000 census revealed the fact that approximately 7.1% of households have no vehicles, which is somewhat lower than the State or County percentages. However, given the median age of residents, the number unable to drive can be expected to increase along with the need for mass transit and pedestrian oriented facilities.

Vehicles Available	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Households	3,788,780	100	3,788,780	100	14,013	100
None	290,240	7.7	13,305	7.8	992	7.1
1	1,277,655	33.7	60,404	35.6	5,690	40.7
2	1,541,576	40.7	67,161	39.5	5,235	37.5
3 or more	676,190	17.9	28,955	17	2,058	14.7

Lack of Essential Facilities

The Township has extremely low percentages of dwellings without the essential facilities of indoor plumbing, kitchen or telephone facilities.

Table A-23 Selected Characteristics - 2000						
Selected Characteristics	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Lacking complete plumbing facilities	16,971	0.4	691	0.4	20	0.1
Lacking complete kitchen facilities	17,844	0.5	589	0.3	14	0.1
No telephone service	99,747	2.6	5,590	3.3	281	2

Table A-24 House Value - 2000						
House Value	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Specified owner-occupied units	2,269,175	100	103,617	100	7,873	100
Less than \$50,000	19,346	18.7	19,346	18.7	842	10.7
\$50,000 to \$99,999	36,467	35.2	36,467	35.2	3,215	40.8
\$100,000 to \$149,999	28,315	27.3	28,315	27.3	2,587	32.9
\$150,000 to \$199,999	11,115	10.7	11,115	10.7	528	6.7
\$200,000 to \$299,999	6,112	5.9	6,112	5.9	540	6.9
\$300,000 to \$499,999	1,788	1.7	1,788	1.7	90	1.1
\$500,000 to \$999,999	346	0.3	346	0.3	57	0.7
\$1,000,000 or more	128	0.1	128	0.1	14	0.2
Median (dollars)	95,000	(X)	95,000	(X)	98,600	(X)

Home Value and Homeowner Housing Costs

The following two tables show the value of owner occupied and the percentage of household income represented by the house payment, property taxes, homeowners insurance and utility costs in 1999. The tables show that the value of homes in the Township, as estimated by the homeowner, is slightly higher than the State or County as a whole. At the same time the percentage of homeowners who were paying less than 20% of their household income for housing was slightly less than the County and substantially less than the State, despite the fact that the Township's median household income was approximately 10% less than the State as a whole. This could be explained by a higher percentage of homeowner who have paid off their mortgages which would be consistent with a community that has a higher than average median age and a high percentage of homes in the 20 to 40 year age range. The impact on these statistics of the explosion in mortgage back consumer loans and sub-prime mortgages is unknown at this time.

Table A-25 Selected Monthly Owner Costs As A Percentage Of Household Income In 1999						
Selected Monthly Owner Costs As A Percentage Of Household Income In 1999	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Specified owner-occupied units	2,269,175	100	103,617	100	7,873	100
Less than 15 percent	947,804	41.8	47,548	45.9	3,882	49.3
15 to 19 percent	416,803	18.4	17,701	17.1	1,323	16.8
20 to 24 percent	297,909	13.1	12,523	12.1	801	10.2
25 to 29 percent	188,161	8.3	7,754	7.5	541	6.9
30 to 34 percent	112,427	5	4,389	4.2	292	3.7
35 percent or more	288,961	12.7	13,016	12.6	996	12.7
Not computed	17,110	0.8	686	0.7	38	0.5

Gross Rent

The following two tables show the gross rent of renters in the Township (gross rent equals rent plus utilities) and gross rent as a percentage of household income in 1999. The tables show that the Township has fewer dwellings with gross rents of \$750 or more but is still within 5% of the median gross rent for the County and the State. As with owner occupied housing, the percentage of households that pay less than 20% of their income on their gross rent is slightly less than County or State.

Gross Rent	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Specified renter-occupied units	976,313	100	45,069	100	4,380	100
Less than \$200	53,844	5.5	2,067	4.6	278	6.3
\$200 to \$299	52,030	5.3	2,249	5	152	3.5
\$300 to \$499	275,832	28.3	16,503	36.6	1,365	31.2
\$500 to \$749	373,820	38.3	18,345	40.7	2,021	46.1
\$750 to \$999	122,289	12.5	3,148	7	249	5.7
\$1,000 to \$1,499	42,865	4.4	732	1.6	86	2
\$1,500 or more	12,867	1.3	259	0.6	114	2.6
No cash rent	42,766	4.4	1,766	3.9	115	2.6
Median (dollars)	546	(X)	507	(X)	522	(X)

Gross Rent As A Percentage Of Household Income In 1999	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Specified renter-occupied units	976,313	100	45,069	100	4,380	100
Less than 15 percent	203,605	20.9	9,588	21.3	973	22.2
15 to 19 percent	144,994	14.9	6,081	13.5	718	16.4
20 to 24 percent	120,980	12.4	4,951	11	545	12.4
25 to 29 percent	97,918	10	4,266	9.5	456	10.4
30 to 34 percent	66,101	6.8	2,926	6.5	297	6.8
35 percent or more	277,644	28.4	14,413	32	1,166	26.6
Not computed	65,071	6.7	2,844	6.3	225	5.1

Appendix B - Our Neighbors' Plans

(This Chapter was not updated from the 2002 Plan)

The Charter Township of Flint shares common borders with the City of Burton for 1.5 miles along Fenton Road, Clayton Township on the west along Elms Road for about 4.7 miles, Mt. Morris on the north along Pasadena Road a distance of 4 miles, Mundy Township on the south for about 5.5 miles along Maple Road and the City of Flint along a shared, irregular border. The City of Swartz Creek is adjacent to the Township within Sections 29, 30 and 31.

The existing development pattern and planned future land use in each of these communities significantly affects neighborhoods within the Charter Township of Flint. This Chapter provides a review of adopted future land use plans within the City of Burton, Clayton Township, Mt. Morris Township, Mundy Township and the City of Swartz Creek.

As a new Future Land Use Plan is prepared for the Charter township of Flint, reference to plans for the neighboring communities will be needed to assure compatibility of land use.

The City of Burton

Figure B-1 provides a map and legend from the City of Burton future land use plan, adopted early in 2002. This plan depicts a large area of commercial use in the area along Fenton Road near Bristol. Further south is a mix of mobile home parks, low density residential and commercial uses. The area from Maple Road north ½ mile along Fenton is shown as commercial and restricted office. The City's plan for this area largely reflects the pattern of exiting uses. Much of the adjacent area of Flint Township is established single family residential use.

Mundy Township

Flint and Mundy Townships share a long 5.5 mile border. Each influences the other in very material ways. Maple Road is experiencing ever increasing traffic volumes. Planned land use along both sides of this road will influence the design of the future road. Existing homes in both Townships will be significantly impacted. As shown on Figure B-2, Section 6 of Mundy Township is planned for a very large mobile home park. Approximately 320 acres of land is depicted in this use. Section 5 is depicted as "one family residential". The area between Linden Road and Jennings Road is shown as "airport service", a form of industrial use. The airport occupies much of Section 3. I-75 bisects Section 2, with much of this section including the Genesee Area Skills Center and planned multiple family residential uses. Section 1 contains a large school complex, the senior citizens services center and a large area of single family residential.

Clayton Township

Sections 1, 12, 13, 24 and 25 of Clayton Township border Flint Charter Township. Elms Road forms the common boundary. The future land use planned for these sections calls for single family detached residential. There are some exceptions, primarily at the southwest and northwest corners of Corunna Road and Elms Road. These two locations are planned for general commercial to a distance of about one-quarter mile west of Elms Road. In Section 25, the plan calls for rural estates single family residential, essentially very large lot single family residential. The border area of Clayton Township south of Lennon Road to the Swartz Creek City limits is now under development as a golf course, including exclusive home sites.

Mt. Morris Township

Sections 31-34 within Mt. Morris Township abut Flint Township. In Section 31 along Potter Road, the predominant land use is planned as "rural agricultural/low density residential". A large area of medium density residential is within the east 1/2 of Section 31. Sections 32 and 33 contain a mix of low and medium density residential along Pasadena Road west of I-75. East of I-75 is a concentration of planned industrial and commercial land uses. Figure B-4 presents the Mt. Morris Township Future Land Use Plan map. The future land use plan, adopted in 1998.

City of Swartz Creek

The City of Swartz Creek is adjacent to the Township within Sections 29, 30 and 31. The City's plan depicts heavy industrial use west of Dye Road and north of Miller/Bristol Roads. South of Miller Road is depicted "office" and "heavy commercial". Adjacent to the township in Section 30 is depicted single family residential ranging from 1-4 and 4-7 dwellings per acre. The City's current Master Plan was adopted in 1992. A color copy of the future land use plan is not available. The City's plan is not included in this report.

Implications

Figure B-6 provides a side by side comparison of future land use plans for the Charter Township of Flint and its neighbors.

It is apparent from review of the plans adopted by adjacent municipalities that the Township needs to be keenly aware of existing and future land uses along its borders. Existing and planned land uses among neighboring communities are very diverse.

Heavy industrial, airport, commercial use concentrations within an adjoining municipality have major influence upon land use within the Charter Township of Flint. The characteristics and environmental aspects of these land uses will limit land use options for the Township.

To reiterate, Mundy Township has planned a large area of mobile home parks in Section 6 of that Township. At a density of 4-7 dwellings per acre, this will significantly influence future uses of vacant land along Maple Road within the Charter Township of Flint.

Map B-1 City Of Burton Future Land Use Map

Map B-2 Mundy Township Future Land Use Map

Map B-3 Clayton Township Future Land Use Map

Map B-4 Mt Morris Township Future Land Use Map

Map B-5 City of Swartz Creek Future Land Use Map

Appendix C - Existing Land Use Inventory/Analysis

(This Chapter was not updated from the 2002 Plan)

The current pattern of land use essentially sets the stage for planning future uses of land. Decisions regarding future types of land use and density of those uses can not ignore what is already in place. This sentiment is especially true in the Charter Township of Flint. The Township is highly developed. Established uses predominate the suburban landscape. Approximately 5,300 acres of vacant land exists in the Township, most often in close proximity to existing uses of land.

A land use survey of the Township was conducted during May of 2002. Map C-1 provides a general representation of existing land use in the Township. Table C-1 on the following page provides a statistical summary of existing land use. Table C-2 provides a comparison of land use within the Township for the years 1980, 1990 and 2002.

It is clear from Map C-1 that the Township has developed throughout. Unlike its immediate neighbors who have extensive open tracts of agricultural land, the Charter Township of Flint does not. The Township does have a considerable amount of still vacant land, consisting of about 35% of total land area at slightly more than 5, 300 acres. Thus, ample opportunities exist to add to the housing inventory and create new places of employment.

Single family residential represents the single largest land use category with nearly 4,500 acres of land in current use. Surprisingly, commercial/office uses comprise over 12 % of the Township.

This proportion of commercial/office use is, by comparison to other communities in the County, very extensive. Industrial uses comprise 2.3 % of the Township, slightly below the typical 3-3.5 % for a highly developed community.

Historical land use data provided in Table C-2 brings forth some interesting trends. These include:

- < On average for the 1980-2002 period, nearly 19 acres of land has been developed to single family residential use.
- < Commercial/office uses during the 12 year, 1990-2002 period increased by 941 acres or 103%. This is a remarkable statistic.
- < An increase over 100 acres in rights of way affirms that the Township has experienced significant physical change during the 1990-2002 period.
- < Vacant land decreased during the 1980-2002 period by just over 2,100 acres or about 95 acres per year.

Description of Land Use Categories

Single-Family Residential. This category includes traditional single family detached dwellings used as permanent residences (30.1%).

Multiple-Family Residential. Includes duplexes, apartments, townhouses, elderly or congregate housing, and fraternal organizations (2.3%).

Map C-1 Existing Land Use Map

Mobile Home Residential. Traditional mobile home parks and single site mobile home dwellings are included in this category (1.8%).

Commercial / Office. Included in this category are all types of business uses, retail and service, as well as general and professional office uses. Of note, new office developments within the Township are of excellent quality and rated Class A occupancy. Office occupancy has brought significant economic vitality to the Township. Professional, technical and managerial occupations are generally higher paying positions. These business owners and employees tend to have higher discretionary or disposable income than blue collar employment. This in turn supports the commercial retail sector. Continuation of office development is a very healthy economic trend for the Township (12.2%).

Industrial. Warehousing, manufacturing and non-manufacturing uses of an industrial nature are included in this use category (2.3%).

Public/Semi-Public. Includes public/private schools, churches, hospitals, clubs and not for profit institutions (4.5%).

Rights of Way. All streets, highways, railroads, public utility ways, and drainage ways are included in this category (11.7%).

Open Land/Vacant/Other. Agricultural uses, fallow lands, and activities not elsewhere classified are represented in this category.

Land Use Category	Area in Acres	Percent of Total Land Area
Single Family Residential	4,585	30.1
Multiple Family Residential	357	2.3
Mobile Home Residential	278	1.8
Commercial/Office	1,852	12.2
Industrial	341	2.3
Public/Semi Public	690	4.5
Rights of Way	1,785	11.7
Vacant	5,347	35.1
Total Area	15,235	100.0

Land Use Category	1980	1990	2002
Single Family Residential	4,172	4,284	4,585
Multiple Family Residential	261	276	357
Mobile Home Residential	182	235	278
Commercial/Office	648	911	1,852
Industrial	268	293	341
Public/Semi-Public	590	600	690
Rights of Way	1,658	1,679	1,785
Vacant	7,456	6,957	5,347

Appendix D - Community Facilities, Services and Natural Features

Public Utility Services

Public wastewater collection and treatment, safe and adequate water supply and proper storm drainage facilities are essential to the health and welfare of a community. Absent any of these utilities, a community would not grow nor would it be able to offer or sustain suburban quality of life.

Sanitary Sewer

The Charter Township of Flint is for all practical purposes fully served by public sanitary sewer. The Genesee County Drain Commissioner, Division of Waste and Water Services operates the public wastewater collection system within the Township.

All wastewater collected within the Township is carried to the treatment plant located in Montrose Township. The Genesee County Drain Commission operates this facility.

The collection system within the Township is very old, having been built primarily in the 1960 and 1970 decades.

Of concern is the actual condition of the network of pipes in the collection system. A regular program of inspection, using cameras to visually inspect the lines, is essential to the continued integrity of these collection lines. The Township should maintain regular liaison with the Drain Commissioner to receive assurances the collection system is being properly maintained.

Public Water Supply

Again, most areas of the Township have public water service, though a considerable number of homes have private water wells. The original water source is the Detroit Municipal system. A major water transmission line from Lake St. Clair brings potable water to Genesee County. The County Waste and Water Division distributes water to the Township. Issues concerning the cost and capacity of supply are now being discussed within the area served in Genesee County.

Storm Drainage

Open drainways, natural drainage course and a system of closed drains serve the Township. In developed areas of the Township, the drainage system is adequate. However, several areas lack capacity to receive significant additional storm water. As such, the Drain Commissioner requires most developments provide storm water detention so the rate of water run-off from a site does not exceed current rates.

Detention of storm water typically requires a portion of the development site be set aside to store or detain storm water during rainfall events. Often, the detention facility retains some water on a more or less permanent basis. In these situations, the on-site storm water facility should be designed and located in harmony with the development. The storm drain facility may be designed as a permanent site feature, adding aesthetic value to the development. As land is developed, a key element of plan review should be how the on-site storm water is managed and the design of the storm water facility.

Fire Protection Facilities

The Township fire Department is funded via the General Fund. Three stations are located strategically within the Township on Flushing Road, adjacent to the Township offices at Linden/Corunna and in the south on Bristol Road. The buildings have age but are well maintained. Issues of equipment replacement exist. The Township's capital improvements program should incorporate a long view (6-10 years) with regards to capital equipment replacement for the Department.

Police Facilities

The general fund supports operation of the police department at a level of approximately 4.25 mils. Currently the department occupies a portion of the Township's municipal offices.

Senior Services

The Flint Township Senior Citizens Center, owned by the Charter Township of Flint, has been in existence for over thirty years. A wide variety of activities and service for senior citizens are offered at the facility, including a public library.

Refuse/Solid Waste Management

Private contractors serving the residents and businesses of the Township carry out all solid waste disposal functions. Ever greater participation in recycling is an encouraging trend, and is given emphasis in the Genesee County Solid Waste Plan.

Map D-1 New Police Facility

Map D-2 Public Open Space and Recreation