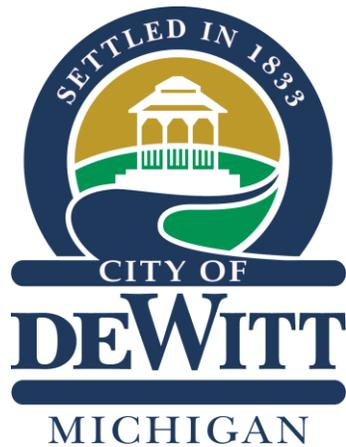




City of DeWitt Master Plan

*The Big Picture:
DeWitt 2010 to 2020*



**RESOLUTION OF APPROVAL
CITY OF DEWITT MASTER PLAN
DEWITT PLANNING COMMISSION**

WHEREAS, Act 33, Public Acts of Michigan 2008, as amended, provides for a City Planning Commission to prepare and recommend adoption of a master plan for the physical development of the City; and,

WHEREAS, The City Council of the City of DeWitt has passed a resolution asserting the Council's right to adopt the Master Plan and all elements and updates of that Plan, as allowed by Act 33, Public Acts of Michigan 2008, as amended; and,

WHEREAS, the City of DeWitt Planning Commission has prepared a Master Plan Update for the City of DeWitt in compliance with Act 33; and,

WHEREAS, the City of DeWitt distributed the draft Master Plan to the county planning commission and the planning commissions of surrounding units of government, and all other relevant agencies for review and comment in compliance with Act 33; and,

WHEREAS, the City of DeWitt Planning Commission held a properly noticed public hearing on the draft Master Plan Update on October 22, 2009, in accordance with the requirements of Act 33 and other applicable State statutes; and,

WHEREAS, at the public hearing held on October 22, 2009, the citizens of the City of DeWitt were afforded the opportunity to provide oral and written comments on the draft Master Plan, which comments the Planning Commission has taken into consideration; and,

WHEREAS, on September 23, 2010, the City of DeWitt Planning Commission, by a two-thirds majority vote of its membership as required by Act 33, adopted a motion to adopt a resolution approving the Master Plan and recommending adoption of the Master Plan to the City Council; and

NOW, THEREFORE, BE IT RESOLVED, City of DeWitt Planning Commission does hereby approve the Master Plan document, titled "City of DeWitt Master Plan, The Big Picture: DeWitt 2010 to 2020," with notation that the Plan was approved by the Planning Commission on September 23, 2010, including all maps, descriptive narrative and future land use recommendations therein, and recommends approval of the same by the City of DeWitt City Council.

CERTIFICATION OF ADOPTION:

Offered by: Mike Lee
Supported by: Robert McClean
Yeas: 6
Nays: 0
Absent: 3

I, Robert Smith, Chair of the Planning Commission of the City of DeWitt, Clinton County, Michigan, hereby certify that the foregoing resolution was adopted by the Planning Commission by a roll call vote at a regular meeting of the Commission held on September 23, 2010 in compliance with the Open Meetings Act.


Robert Smith, Chair, Planning Commission



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Chapter 1 Overview

Introduction

What is a Master Plan?

Why Do We Need a Master Plan and What Will It Do?

The Differences Between a Master Plan and a Zoning Ordinance

How Will the Master Plan Be Used?

When Will the Master Plan be Updated Again?

Introduction

The future land use decisions made by the City of DeWitt will have a fundamental impact on the character and quality of life in the community. In the past 10 to 15 years there has been a large increase in the amount of residential growth in the City. Although the Michigan economy has slowed considerably, DeWitt is expected to continue growing. This growth pressure is expected to continue to impact DeWitt, the DeWitt School District and other public services during the life of this Master Plan and beyond.

This Master Plan is intended to continue the City's efforts to protect and preserve qualities on which residents place great value while allowing the City to grow and prosper in a responsible manner.





Master Plan

WHAT IS A MASTER PLAN?

A Master Plan is a document that pulls together the goals, desires and vision of the community as they relate to land use. It acts as a "guide" for future land use decisions and provides a framework upon which the zoning ordinance, and any amendments, can be based. The City of DeWitt Master Plan identifies and examines a wide range of physical issues including population, housing, public services, natural resources, traffic and circulation, utilities, and land use. The implications of each are analyzed and translated into a series of issues, goals and recommendations to be followed by the City. This effort culminates in the creation of a Future Land Use Plan, which identifies what the future land uses should be for all areas of the City for ten or so years. The Future Land Use Plan is the result of, and based upon, the entire Master planning effort.

WHY DO WE NEED A MASTER PLAN AND WHAT WILL IT DO?

In short, the Master Plan is a well thought-out document that is intended to give long-term guidance to the daily decisions that must be made with regard to land use. Land uses and individual land use cases change over time. People request variances or question whether or not the Zoning Ordinance allows them to conduct a particular activity on their land. The Master Plan is a resource that can be referred to as the Planning Commission, Zoning Board of Appeals or the City Council look to resolve questions relating to land use.

THE DIFFERENCES BETWEEN A MASTER PLAN AND A ZONING ORDINANCE

The Master Plan provides general direction on the future development patterns, policies, and actions for community leaders to consider. While the Master Plan does not change the Zoning Ordinance or zoning of any property, some of the plan recommendations will be implemented through text and map amendments. Some of the other differences between the Master Plan and the Zoning Ordinance are listed below.



Master Plan	Zoning Ordinance
Provides general policies, a guide.	Provides specific regulations, the law.
Describes what should happen in the future – recommended land use for the next 10 years, not necessarily the recommended use for today.	Describes what is and what is not allowed today, based on existing conditions.
Includes recommendations that involve other agencies and groups.	Deals only with development-related issues under City control.
Flexible to respond to changing conditions.	Fairly rigid, requires formal amendment to change.

HOW WILL THE MASTER PLAN BE USED?

The Master Plan will be used primarily by the City Council, the Planning Commission and the Zoning Board of Appeals as a guide in making land use decisions. Applicants seeking approval from any of these bodies will also find the Master Plan to be a valuable tool for understanding the long-term goals of the City. The Master Plan can likewise be used by other citizen committees to assist them in their review of issues that are land use-related.

The Master Plan also acts as the starting point for all Zoning Ordinance updates and amendments. Michigan State law requires that the Zoning Ordinance and zoning amendments be based upon a Master Plan. The Master Plan gives a legal basis for zoning and identifies how the community is protecting the health, safety and welfare of the population. In the event that either the Zoning Ordinance or a decision of either the Planning Commission or City Council is challenged in court, the Master Plan will help provide the planning rationale to support the land use regulation.

The City Council, Planning Commission, ZBA and the public should continuously reference the Master Plan in order to:

- Review development proposals – to confirm any given proposal meets all goals and objectives of the Master Plan.
- Review rezoning requests – to confirm the request is consistent with the City’s criteria to consider rezonings including existing conditions, the future land use map, the appropriate timing of the change, consistency with the goals and policies of the Master Plan, and potential impacts on the City.
- Provide a basis for amendments to the Zoning Ordinance and zoning map - to help realize and enforce plan goals.



- Understand expectations for the future land use pattern and desired land use types in the community to guide new development and redevelopment.
- Identify and recommend physical improvements to important resources such as roadways, streetscape and entryways, non-motorized pathways, parks, and public facilities.
- Provide specific design standards related to buildings, landscaping, and other site improvements for development and redevelopment throughout the community.

WHEN WILL THE MASTER PLAN BE UPDATED AGAIN

According to Michigan Law, Master Plans must be reviewed every five years. Amendments to the Plan can be made at that time or on a regular basis as changing conditions dictate. This Plan was developed between January and November of 2008 and adopted on , 2010. Therefore, a statutory review of the Plan will be required no later than five years from the date of adoption.

The Future Land Use Plan, which is part of this Master Plan, may need to be updated more regularly as requests are made for changes in zoning designation. The correct way to deal with a request for such a change is to first examine the future land use designation to see if it matches the requested zoning classification. If it does not, then the Planning Commission should first consider whether conditions or circumstances have changed since the Master Plan was updated that dictate an amendment to the Future Land Use Plan. If conditions have not changed, then the request for a Master Plan amendment should be denied. Likewise, the request for a zone change should also be denied. All zoning actions should be based upon the direction of the Master Plan.



Chapter 2

Vision, Goals and Objectives

Vision

Goals and Objectives

- Residential Goals and Objectives
- Commercial Goals and Objectives
- Community Services Goals and Objectives
- Natural Features Goals and Objectives
- Multi-modal Transportation Goals and Objectives
- Intergovernmental Cooperation and Coordination

Vision

The City of DeWitt Planning Commission conducted a visioning exercise at the outset of the preparation of this Master Plan. Members of the DeWitt Downtown Development Authority and DeWitt City Council also provided comments on the city's overall vision, along with input from members of the public and local groups at various meetings during the preparation process. The vision statement is based on the assets and challenges that were identified by the various groups.

Vision Statement for the City of DeWitt

The City of DeWitt strives to be a unique and vibrant city recognized for its:

- Exceptional quality of life
- Valued natural, recreational and cultural resources
- Excellent public facilities and services, such as police and fire services
- High quality of infrastructure, including schools, roads, sewer and water
- Responsible growth and fiscal planning
- Friendly and welcoming manner toward visitors, residents and citizens
- Appeal as a rural, bedroom community
- Commitment to preserving the health, safety and well-being of its citizens

The vision statement was based on a discussion of the assets possessed by the City. These include:

- Library use
- City services/uses
- Schools
- Safety and police and fire services
- Street maintenance
- Bedroom community
- Presence of downtown
- Sense of community/events
- Character & history
- Parks/open spaces
- Serenity
- Sense of place
- Gazebo and gardens
- Recreation programs/parks
- Children and family
- Family oriented events (Ox Roast, farmer's market, Movies in Park)
- Residential neighborhoods
- Successful collaborative efforts with area municipalities and agencies
- Recognized by CNN/Money Magazine's "Best Places to Live 2005"; rated 75th place on the list of 100 finalists and was one of just four Michigan cities recognized

GOALS AND OBJECTIVES

Based on desires of the community, relevant goals and objectives in the previous DeWitt Master Plan, existing conditions, and major issues, the following listing of goals has been developed to set forth a vision for the future of DeWitt. Following each goal statement are objectives that provide more specific direction to accomplish the City's vision.

The following general goals and objectives are applicable throughout the City. This chapter sets the stage for each of the following issues to be discussed in greater detail in other parts of this document. Chapter 3 provides specific and more detailed planning strategies for seven critical planning areas in DeWitt and Chapter 4 identifies issues, opportunities and strategies for major resources in the City. Users of this comprehensive plan are therefore directed to consider all 3 chapters.

Residential Goals and Objectives

Goal #1- Maintain and continue to create a predominately medium density residential community with an emphasis on well planned neighborhoods which are single family in character.

Objective #1 – Maintain an emphasis on future development patterns which focuses on single family ownership.

Objective #2 - Utilize development agreements with large scale developments to assure quality development and environmental safeguards.

Goal #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 for all ages and income levels, and support the needs of DeWitt residents.

Objective #1 - Encourage higher density residential developments that could include attached single family and more innovative housing options, in the downtown and other areas of concentrated development.



Objective #2 - Buffer single-family residential areas from other uses, including multi-family and other higher density residential uses.

Commercial Goals and Objectives

Goal #1 - Emphasize the Downtown as the primary focus of commerce and services for the residents of the City by encouraging land use mixes and conversions for retail, office and residential uses that also complement the heritage of DeWitt.



Objective #1 - Designate areas on the Comprehensive Land Use Plan that may be suited for office development which could include downtown.

Objective #2 - Develop an established list of improvement projects and project locations that are targeted priorities for the City.

Goal #2 - Maintain an atmosphere which encourages business investment and reinvestment in the downtown.

Objective #1 - Attract appropriate businesses and foster local entrepreneurship that serves residents and non-residents needs.



Goal #3 - Create a diversified and balanced mixture of land uses that will support the economic vitality, tax base, and livability of the City.

Objective #1 – Implement the strategies for Downtown DeWitt that are set out in Chapter 3.

Objective #2 – Implement the strategies for non-residential uses that are set out in Chapter 3.

Goal #4 - Encourage and facilitate an appropriate mixture of high quality commercial uses that will provide services and goods for citizens.



The Big Picture: DeWitt 2010 to 2020 Master Plan

Objective #1 - Encourage the Downtown Development Authority (DDA) to develop an ongoing business recruitment program for downtown DeWitt.

Objective #2 – Work with the DDA to establish downtown building and design requirements to create a unified, quality image.

Objective #3 - Provide suitable sites for the growth of business in keeping with a growing population.

Objective #4 - Utilize office uses as a means of transition between more intense commercial uses and residential neighborhoods.

Objective #5 - Review and update the existing DeWitt Zoning Ordinance to determine any desired improvements to its building design and landscaping guidelines/requirements.

Objective #6 - Ensure commercial uses reflect the quality and character of DeWitt through site and building design standards that ensure proper circulation, access management, landscaping, lighting, signs, architectural design, and other elements.



Goal #5 - Promote development and redevelopment of sites and buildings that maximize the desirability of the downtown for additional development and investment.

Objective #1 - Use the City's and the DDA's resources for incentives and a source of funding to stimulate development and redevelopment of priority areas.

Objective #2 - Utilize the resources of a Brownfield Redevelopment Authority to encourage development and redevelopment if contaminated sites are identified.

Objective #3 - Coordinate land use and development strategies for the downtown with the Downtown Development Authority to promote continued investment and reinvestment.

Community Services Goals and Objectives



Goal #1 - Continue to provide a range of services to enhance resident's quality of life.

Objective #1 - The City recognizes the importance of the DeWitt Public Library to the citizens of the community and will assist in planning for its revitalization and expansion. The City will coordinate its public infrastructure improvements, including extending its pedestrian/bicycle facilities, to the new library site.

Goal #2 - Acquire (when resources are available), develop, maintain and preserve sufficient open space and recreation facilities.

Objective #1 - Seek opportunities to acquire public land for recreation and open space where appropriate and where it complements the City's extensive system of parks and other open space. For example, additional land should be acquired in cases where connections can be made between parks, community facilities, pathways and other open spaces.

Objective #2 - Require open space in new development proposals, when the opportunity arises (such as part of a PUD or open space development proposal).



Objective #3 - Seek opportunities with DeWitt Township and Clinton County to participate in the implementation of a regional greenway system.

Objective #4 - Develop guidelines for open space to ensure it meets key goals.

Objective #5 - Continue efforts to link open spaces through a comprehensive pathway system.

Natural Features Goals and Objectives

Goal #1 - Support standards and policies that maintain or improve significant natural features in DeWitt.

Objective #1 - The City will continue implementation of its current stormwater management regulations found in the DeWitt zoning ordinance.

Objective #2 – Existing woodlots, watercourses, and other natural features that are part of a development site are to be identified by the developer. Planning Commission will seek to protect and preserve such features, when practical, as part of the development’s approval.

Objective #3 - The City will implement the tree preservation regulations found in its zoning ordinance.

Goal #2 - 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.

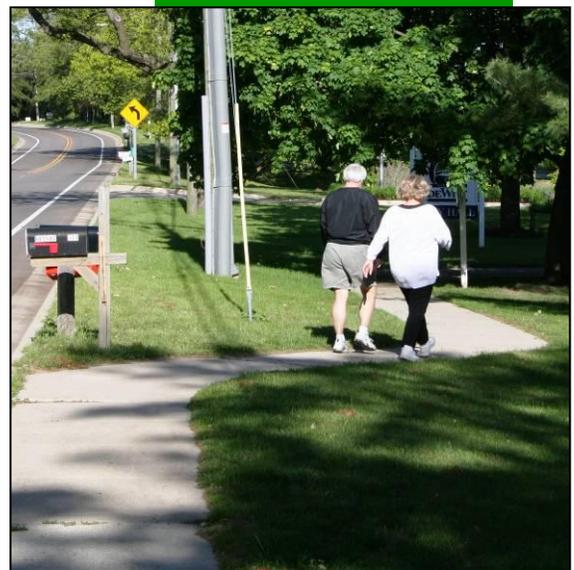
Objective #1 – Explore opportunities to enhance existing green space, natural features and parkland through the acquisition of additional open space that provides linkages to these areas.

Objective #2 - Link open spaces through a comprehensive pathway system.

Multi-modal Transportation Goals and Objectives

Goal #1 - Provide alternatives to the automobile through multi-modal transportation options which connect neighborhoods, schools, the library, businesses and other activity areas; and creates the potential for commuter transportation.

Objective #1 - Study the possibility of establishing a continuous pathway along the Looking Glass River. Meet with landowners who have land abutting the river to determine the viability of such a pathway.





Objective #2 - Continue to provide delineated bicycle lanes along major roads.

Objective #3 - Participate in efforts to enhance the City's connectivity to Lansing, including establishing a commuter parking lot, promoting ride-sharing and connecting DeWitt into the regional public transit system.

Goal #2 - Create a safe and coordinated transportation system adequate to support existing and future land uses, that balances traffic needs with actions to ensure the City remains an attractive place to live.

Objective #1 - Work with the Clinton County Road Commission and DeWitt Township in expanding the pedestrian and bike trail system outside the City in order to provide linkages to schools, residential neighborhoods and businesses on Business 27.

Objective #2 – Ensure that all future development and residential neighborhoods are linked into the City's roadway grid and pathway system to provide transportation options and to ensure the most efficient vehicular and pedestrian movements through the City.

Objective #3 - The City will continue to participate in the Capital Area Regional Transportation Study Committee and provide input to the Transportation Improvements Committee.

Intergovernmental Cooperation and Coordination Goals and Objectives

Goal #1 - The City shall continue to emphasize cooperation and coordination between adjacent governmental jurisdictions to provide for a more comprehensive approach to land use planning and a more effective and efficient delivery of public services and utilities.

Objective #1 - The Planning Commission, DeWitt Township Planning Commission, and their respective supportive staff should meet on a periodic basis to review their respective long range plans and related land use planning issues.



The Big Picture: DeWitt 2010 to 2020 Master Plan

Objective #2 - The City will continue to actively participate in the DeWitt Area Recreation Authority's (DARA) planning and development of recreation facilities and services.

Objective #3 - Continue to coordinate with DeWitt Public School System regarding their facility development and construction.

Objective #4 - The City will continue to be proactive in the coordination, provision and implementation of water services jointly with DeWitt Township and the Board of Water and Light to meet existing and future development.

Objective #5: The City will create opportunities for joint interaction, communication and collaborative efforts among City staff members, the City Council, Planning Commission and Downtown Development Authority to achieve common goals.

Objective #6: Continue to support and promote community cohesion by providing a range of spaces and places for civic functions, ceremonial events, city festivals, and family-oriented activities.



Chapter 3

Opportunities, Constraints & Land Use Strategies for Critical Planning Areas

Planning Areas:

- Area 1: North of the Millbrook Meadows Subdivision
- Area 2: Northeast corner of the City
- Area 3: Five parcels near the City's eastern edge
- Area 4: Prairie Creek Golf Course & 2 parcels
- Area 5: Between the Oaks Subdivision and Post Office along DeWitt Road
- Area 6: Lands Southwest of Intersection of DeWitt and Herbison Roads
- Area 7: Downtown DeWitt



Critical Planning Areas

Area #1– North of the Millbrook Meadows Subdivision

Opportunities and Constraints

- Need to link into existing road system (upgrade Norris Road)
- Opportunity to connect to Main street
- Existing City park on adjacent lands to east
- Some environmental and natural features on-site (woodlands and drain)
- Logical extension of residential uses to south and east

Area #2 – Northeast Corner of City

Opportunities and Constraints

- Proximity to downtown DeWitt
- Appropriate for residential uses
- Ensure motorized and non-motorized links to other parts of City
- Adjacent to retreat center
- Opportunity to screen/buffer from Main Street

Area #3 – Near East Edge of City

Opportunities and Constraints

- No public water and sewers contain development intensity
- Ability for Dill Road to accommodate increased traffic. Instead, traffic should be directed to Webb Drive

- Size of church property allows opportunity to protect natural features in area. Encourage a greenway corridor along Prairie Creek
- Drainage problems (sheet flow from vacant lands)
- Sewers will require a pump station
- Only 4-5 acres of 45 acre farm located in the City.
- Cross-border discussions will be required with DeWitt Township

Area #4 – Prairie Creek Golf Course and Two Vacant Parcels

Opportunities and Constraints

- Public water and sewer available
- Significant natural features, including Prairie Creek
- Existence of golf course, but golf is economy-dependent
- Provides recreational opportunities for residents
- Golf course operator does not expect to abandon golf course in foreseeable future



Critical Planning Areas

Area #5 – East Side of DeWitt Road, Between Post Office and the Oaks Subdivision

Opportunities and Constraints

- Existence of post office
- Higher intensity housing to west
- Lights at post office
- Size of property (8 acres)
- Proximity to downtown
- Proximity of residential uses and residents
- Frontage on DeWitt Road
- Proximity to walking trails

Area #6 – Lands Southwest of DeWitt Road/Herbison Road Intersection

Opportunities and Constraints

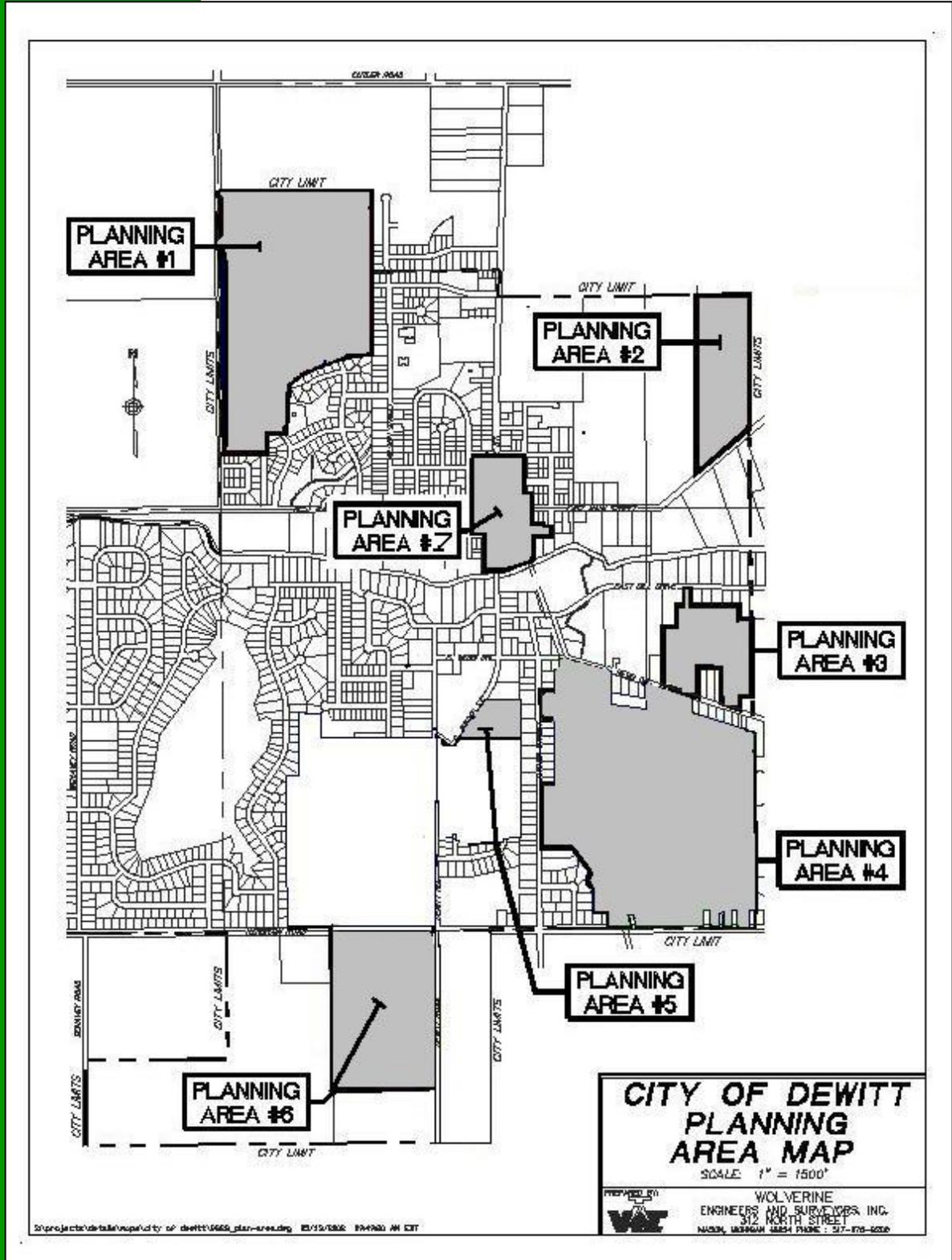
- Gateway into the City – building orientation, landscaping, lighting, etc.
- First impression of DeWitt – aesthetics, uses, quality of building
- Links to school campuses
- Need wayfinding to direct people downtown

Area #7 – Downtown DeWitt

Opportunities and Constraints

- Hopefully a full, pedestrian-friendly downtown with bustling businesses
- More retail and bring back retail’s prominence
- Need to capitalize on history and DeWitt’s small town character (Norman Rockwell image)
- Need to capitalize on river and use it more
- More lighting to link neighborhoods with downtown
- Limit the number of homes due to parking needed
- More retail and less offices
- Parking requirements in Zoning Ordinance are too strict
- Lack of centralized parking
- Events bring people downtown, but more activity still needed
- Encourage additional dining establishments to the downtown
- Continue efforts to make downtown family-friendly
- Design guidelines needed to reinforce downtown’s character

MAP OF CRITICAL PLANNING AREAS





PLANNING STRATEGIES FOR CRITICAL PLANNING AREAS

During the preparation of its Master Plan, Planning Commission examined seven critical planning areas within DeWitt that required more detailed review and evaluation. These areas were chosen because they are areas that have the greatest potential to develop or redevelop.

At the onset, Planning Commission described items they hoped the plan would address. As the future land use discussions began, these thoughts became guiding principles. The guiding principles are:

- Plan for a continuum of housing options within the City - starter homes to senior housing
- Consider opportunities for mixing residential housing types within development areas
- Preserve and enhance natural features
- Create neighborhoods, emphasis on social interaction
- Encourage development and redevelopment of downtown DeWitt

PLANNING AREA 1

This area is north of the Millbrook Meadows subdivision. The area is currently vacant. When this area develops primary access will be from Norris Road and there is expected to be future street extensions of Westbrook Drive, Manchester Drive and Brunswick Drive. With the exception of a wooded area near the northeast corner of the site, the property contains little existing vegetation. A drainage course exists along the west edge of the site.

A four acre parcel at the southwest corner of the planning area is zoned Multiple Family, the balance of the property is zoned R-3. The R-3 zoning permits single family dwellings on a minimum lot size of 15,000 square feet.

Future land use - *Medium density single family residential*

Land use strategies

1. Encourage the use of a PUD or open space zoning to include a diversity of housing options, including higher density

single family dwellings to preserve the existing woods on the property, and to allow provision of shared open space. Incorporate walking paths through the woods as a passive recreation amenity.

2. Maintain open views and access to the existing Millbrook Park. Access to the public park shall remain unrestricted and future lots should not surround the park. The City and the landowner should discuss options for the accommodation of suitable parking for users of the park.



3. Incorporate the existing drainage course into the overall site design and potentially utilize it as part of the stormwater management system.

4. Incorporate stormwater facilities to provide a visual amenity and passive recreation opportunity (walking paths, observation areas, open vistas and natural vegetative/habitat areas)

5. Lots shall not front onto or back directly onto Norris Road.

6. Create a dedicated greenbelt area between the Norris Road right-of-way and the rear lot lines and/or create curvilinear streets.

PLANNING AREA 2

This area is located at the far northeast corner of the City. The area fronts on Main Street and abuts the St. Francis Retreat Center to the west and township property to the north and east. This is part of a larger parcel, the majority of which is located in DeWitt Township.

The 29 acre portion of the property in the City is used as agricultural and contains a home with several farm related buildings. The property is zoned R-1. Adjacent land in the Township is currently zoned agricultural; however the proposed Township Master Plan recommends a mixture of low and medium density residential uses.



Future land use - *Medium density single family residential*

Land use Strategies

1. Based on the physical boundary of the retreat center and its natural features, consideration should be given to creating a new single family residential zoning district to accommodate residential lot sizes not currently provided in the City, such as an R-4 district with 60 foot wide lots. Consideration should also be given to allowing manufactured housing as a special land use.
2. Encourage the owner to use traditional neighborhood design (TND) principles when development plans for this area are prepared.
3. Incorporate stormwater facilities into the project design to provide a visual amenity and passive recreation opportunity (walking paths, observation areas, open vistas and natural vegetative and habitat areas).
4. Encourage the use of a larger landscaped greenbelt along Main Street. Consider incorporating this regulation into the recommended R-4 zoning district.
5. Based on the location of the retreat center and separation from downtown, a neighborhood recreation amenity is encouraged as part of the site's future development.

PLANNING AREA 3

This area consists of approximately 30 acres, near the eastern edge of the City. One of the parcels contains a single family dwelling and the remainder of the parcels are vacant. The planning area abuts the North Pointe Community Church property on the west and the church has acquired 2 of the larger parcels that comprise this area. Property developed as a residential use is located in DeWitt Township to the east.

The majority of the planning area is located behind residential lots which front on East Dill and East Webb Drives. Given the size and location of the parcels, they could be developed individually or combined into a unified development parcel. The properties are zoned R-1, the City's lowest residential density zoning district.

Future land use - *Low density single family residential*

Land use strategies

1. Maintain the current R-1 zoning.
2. Encourage site access to be provided onto East Dill Drive and East Webb Drive, with primary access on East Webb Drive, to better disperse vehicular traffic onto City streets.
3. Encourage the use of a planned unit development (PUD) to allow the same number of residential dwellings as allowed by the R-1 zoning district, while helping to preserve the area's natural features.
4. Past drainage issues must be addressed when development proposals are prepared.
5. Incorporate required stormwater facilities into the overall project design to provide a visual amenity and passive recreation opportunity for residents of the project area (e.g. walking paths, observation areas, open vistas and natural vegetative and habitat areas).

PLANNING AREA 4

This planning area consists of the Prairie Creek Golf Course and two vacant parcels which abut the west side of the golf course. The two abutting properties have access onto Turner Street.

The golf course property has street frontage onto East Webb Drive and Herbison Roads. Two significant water/ environmental resources are located on the golf course. The County's Prairie Creek Drain traverses the property. Trees and understory vegetation are located along the edges of the creek. Toward the north end, areas of steeper topography abut the creek. Several wetland areas located on the golf course are likely part of a larger wetland system extending east into DeWitt Township.

The majority of the golf course is zoned PQ (Public-Quasi Public), with the exception of the eastern third of the golf course and a small isolated area near the northwest corner of the site which are zoned R-3. Properties along Turner Street are zoned R-1.



Future land uses - *Golf course (public-quasi public), single family residential and multiple-family residential*

Land use strategies

1. Rezone the R-3 portions of the property to PQ.
2. Attached condominiums could provide a complementary mixture of housing and could be a means to encourage the golf course to remain in operation.
3. Single family residential uses should provide a transition from the established residential areas adjacent the golf course.
4. Encourage the use of a PUD or open space zoning to preserve open space and views of the site's significant environmental features.
5. Provide development density incentives to allow the clustering of single family homes and condominiums in return for the preservation of the golf course.
6. Enhance and preserve the water and vegetative qualities of the Prairie Creek and wetland area through the use of buffer strips, native plant materials, regulating water temperature and other similar techniques to minimize development impacts on these ecosystems.
7. Maintain views and provide access to Prairie Creek and wetlands.
8. Create public opportunities for recreation and educational experiences along the Prairie Creek by providing public access, interpretive signs and enhanced planting areas.
9. Thoughtfully incorporate the required stormwater facilities into the overall project design to provide a visual amenity and passive recreation opportunity for residents of the project area. Recreation opportunities include walking paths, observation areas, open vistas and natural vegetative and habitat areas.

PLANNING AREA 5

This planning area is 8 acres in size and located along DeWitt Road, between the Oaks Subdivision and the post office. The planning area has convenient pedestrian access to City parks and downtown. The site is zoned R-2. R-1 zoning exists to the east and R-3 to the south (even though the Oaks Subdivision is built to R-2 standards).

Future land use - Given this planning area's location along the main corridor into DeWitt and the surrounding uses, multi-family senior residential and senior housing (independent living, congregate care and/or nursing care) are appropriate uses for this area.

Land use strategies

1. Provide a compatible transition from the Post Office and higher density apartments on the west side of DeWitt Road to the existing single family homes abutting the south and east edges of the planning area.
2. Preferably, seniors housing should be developed in this planning area or be a major component of its development.
3. Create outside amenities, such as universally accessible seating areas or gardens, for residents and visitors of a senior housing facility.
4. If senior housing is constructed, ensure off-site impacts from lighting and parking are minimized by setbacks, landscape buffers, screen walls or a combination of these elements as dictated by site conditions.
5. Preserve existing vegetation near the east and south property lines as a natural buffer to the adjacent single family homes.
6. Connect area to downtown DeWitt through streetscape enhancements (landscaping, ornamental lighting, gateway treatment, wayfinding signs etc.).

PLANNING AREA 6

This planning area is located southwest of the intersection of DeWitt and Herbison Roads. The intersection is a pivotal location in

the City in terms of future development potential. The land available for development in the southwest and southeast quadrants of the intersection total approximately 60 acres. Additionally, the southern portion of the planning area, leading from I-69, is the main gateway into the City.

The east side of DeWitt Road has a number of single family homes fronting onto the Road with lots ranging between 2-10 acres in size. The High School and Middle School complex abuts the southwest edge of the study area. Vacant land in DeWitt Township abuts the study area's southern boundary. The DeWitt Township Master Plan proposes highway commercial uses on the abutting lands. The remaining planning area boundaries are adjacent to single family residential uses.

Future land uses – Residential.

The site's close proximity to downtown DeWitt, easy access to I-69 and convenience to the large scale retail uses approximately two miles to the east on US 27 creates a unique opportunity for developing this important gateway to the City.

The recommendations include a series of detailed land use and design strategies which reinforce the historic development patterns of the traditional City core, exhibits high quality design and provides a diversity of housing options for current and future City residents.

Residential land use strategies

1. Develop a zoning district or development regulations with appropriate incentives to permit a mixture of single family, duplex, attached condominiums and senior housing options in a manner which reinforces design elements characteristic of traditional Midwestern towns. Potential design elements may include compact development areas to preserve open space, pedestrian access to tot lots and open spaces and a mixture of architectural design and materials.
2. Encourage residential development which provides a mixture of traditional architectural styles and design



elements such as functional front porches, varied roof lines, staggered front yard setbacks and varied single family lot sizes and block lengths.

3. Create open spaces, village greens, mini parks or gathering spaces within neighborhoods to encourage social interaction and provide a place for children to play without having to cross a main road.
4. Reduce the visual dominance of garage doors along the street by encouraging or requiring garages to be set back at least five feet behind the main building line, providing side entry garages, detached garages or accessing detached garages via a modern residential alley.
5. Utilize decorative street light fixtures to enhance the historic context of the City.
6. Preserve the wooded areas in the planning area through sensitive site design. The preservation area will serve as a natural buffer to adjacent properties and provide a visual amenity for visitors to, and residents of, the community.



Residential transportation strategies

1. Use vehicular and pedestrian connections, integrated with open spaces, to visually and physically integrate the different residential development components.
2. Design residential streets for the minimum width necessary to safely accommodate vehicular travel lanes, on-street parking and emergency vehicles.
3. Create a continuous and interconnected street system.
4. Integrate traffic calming mechanisms into street designs to reduce vehicular speeds on residential streets. These measures may include narrowing the pavement width at intersections, pedestrian crosswalks, utilizing a modified grid street system with shorter block lengths, terminating street segments with views of open spaces or prominent buildings or other similar techniques.
5. Main street access to the area south of Herbison Road and west of DeWitt Road shall be limited to the minimum

necessary to provide safe access. A comprehensive internal street system shall be designed as part of any initial development proposal.

General traffic management strategies

1. Design roadways to accommodate the anticipated traffic volumes along DeWitt and Herbison Roads, and ensure road improvements are safe, efficient and aesthetic.
2. Investigate street connections to the school campus.
3. Align new driveways with existing or planned driveways.
4. In locations where future street continuations are planned, require streets within new neighborhoods to connect with existing neighborhoods. This will ensure multiple means of access for emergencies and better traffic distribution on neighborhood and primary roads.
5. Stripe narrower travel lanes.
6. Install decorative street lights along DeWitt Road to enhance the historic context of the City.
7. Create a residential scale by reinforcing the edges of the roadway corridor through the planting of canopy trees between the sidewalk and the street.
8. Develop a gateway/icon/signature design feature at the City limits to create a sense of arrival into the City.
9. Work with the County Road Commission to establish a landscaped center boulevard on South DeWitt Road. The segment between the City's south boundary and Herbison Road is of the highest priority.
10. A wayfinding system should be developed and implemented to guide visitors to downtown DeWitt and to direct them to other key features in the City.



Non-motorized strategies

1. Ensure sidewalks are provided on all internal streets and along DeWitt and Herbison Roads.

2. Ensure pedestrian connections to nonresidential land uses are clearly defined.
3. Integrate an overall pathway system along the roads, through open spaces and to the school property.

PLANNING AREA 7

This planning area is comprised of Downtown DeWitt. The overall objective is to maintain and emphasize downtown DeWitt as the focus of commerce and services by encouraging retail, businesses serving a niche, office and residential uses that complement the City’s heritage. Specialty retail and restaurants are especially sought for this area.



Example of Pedestrian Connections in a Downtown Setting

Land Use Strategies

1. New residential uses are permitted, but must be located above or behind non-residential uses. Preferably, parking for residents should be provided on-site.
2. Efforts should continue in developing municipal parking facilities that offer the public a sufficient number of spaces.
3. Decorative lighting should be extended from the downtown along Bridge Street, DeWitt Road and Main Street to reinforce the entryways into downtown and to improve connections between residential neighborhoods and the downtown.
4. The City should explore ways to better capitalize on the Looking Glass River and its proximity to the downtown.
5. Preferably, in keeping with the downtown DeWitt’s character, retail uses should be located in highest profile locations, including the first floor. Offices and other non-retail uses should be located on upper floors of buildings.
6. A set of design guidelines should be developed for downtown DeWitt. The guidelines should reinforce downtown’s character.
7. To reinforce the existing and intended character of downtown DeWitt, new buildings are to be located close to



the street. Where possible, buildings are to be constructed with a minimal front yard setback. The architecture of new buildings should connect in subtle ways to the surrounding architectural context (e.g., form, scale, proportion, texture, material, and color. However, the design for new or renovated buildings should not duplicate the image of surrounding buildings.

8. To encourage redevelopment and infill development that removes gaps in the existing building fabric, parking areas should be located behind buildings. Highly visible and attractive pedestrian connections should be provided to the rear parking areas. Existing curb cuts along Main Street and Bridge Street should be eliminated.
9. A wayfinding system should be developed and implemented to guide visitors to downtown DeWitt and to direct them to other key features in the City.
10. The recommendations contained in the "Downtown Market Study and Analysis", prepared for the City by Beckett and Raeder in June 2004, should be implemented. Among these recommendations are:
 - Downtown needs better pedestrian orientation, and better unity in the variety of buildings, streetscape elements, signs and facades.
 - Signs are needed to direct people to downtown, off-street parking lots, public facilities and waterfront
 - A full architectural study and inspection of vacant buildings is needed
 - Parking lots should not be located at corners of streets
 - Screening is needed between parking lots and residential neighbors
 - More physical and visual connections are required to the river
 - More landscaping, lighting and public art would attract people to downtown
 - Downtown buildings require a more cohesive architectural character
 - A strategic marketing campaign should be used to attract people to downtown.
 - More signage and gateways are needed to direct people to downtown DeWitt from I-69 and Highway 27.
 - Where possible, public buildings such as City Hall and a community center should be located in Downtown



DeWitt or at the gateways into downtown. These uses reinforce and encourage use of the downtown.

- When Bridge Street bridge is due for improvements, consider improvements for pedestrians and cyclists and possible a pedestrian crossing under the bridge.
- A design/façade study should be carried out for 1 downtown block to illustrate how buildings can be upgraded.



Chapter 4

Strategy, Policy & Snapshots for Specific Major Resources

Population Snapshot

Housing Snapshot

Community Services Snapshot

Natural Resources Snapshot

Economic Development Snapshot

Transportation Snapshot

Land Use Snapshot



Population Snapshot

Our Current Population

Overview

- Population: 4,702
- Median Age: 33.8 years
- Minorities: 4.1%
- Disability: 9.5%
- Households: 1,624
- Average Household Size: 2.89
- Average Family Size: 3.25

Education

- High School Graduates: 96.4%
- College Graduates: 47.3%
- Advanced Degrees: 14.6%

Households

- Family Households: 80.5%
 - With children under 18 years: 50.5%
 - Single Parent: 11.3%
- Persons 65 years+: 11.6%
- Individuals Living Alone: 16.3%
 - 65 years+: 4.4%

Income

- Median Household Income: \$69,174
- Median Family Income: \$78,935
- Households Earning Over \$150,000: 5.2%
- Families Below Poverty Level: 3.6%
- Individuals Below Poverty Level: 4.3%

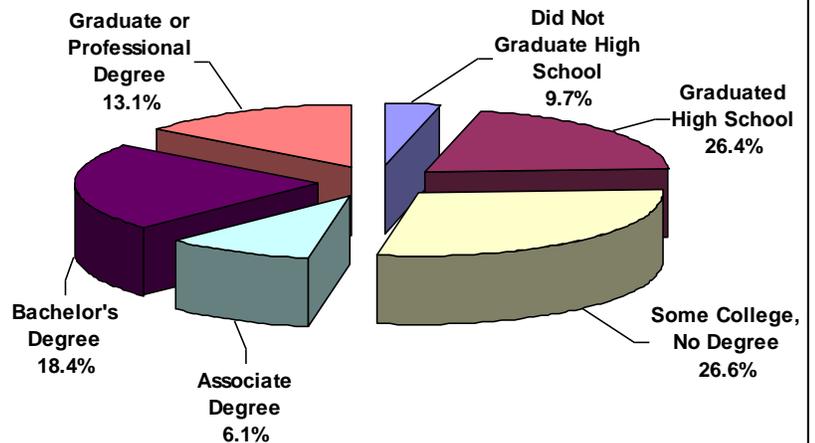
What We Will Be

Between 1990 and 2000 there were significant changes in the City's population

- The City grew by 738 persons
- Average family size declined from 3.35 to 3.25
- Young adults (20-34) declined by 19%
- Middle aged residents (35-54) increased by 36%
- Seniors (55-74) and the elderly (75+) grew by 66% and 23% respectively
- By 2020, DeWitt's population is projected to grow to 5,509 (17%)

Note: The data on this page is based on the 2000 U.S. Census

Educational Attainment of DeWitt Residents



Housing Snapshot

DeWitt Today

Total Housing Units: 1,661

Ownership

- Owner Occupied: 79.2%
- Renter Occupied: 20.8%

Age

- Built Before 1970: 29.4%
- Built Since 1990: 24.9%

Housing Type

- Single Family: 79.0%
- Two/Multiple Family: 21%

Housing Cost

- Median Household Value: \$147,300
- Median Gross Rent: \$563



The Future of DeWitt

- Between 1990 and 2000 the number of dwelling units grew by 23%. Housing will be needed for projected population growth and continued declines in family size.
- Median household value grew by 64% between 1990 and 2000. More diverse housing types and values may be needed to attract young families.
- Single family detached dwellings will continue to be predominant housing type.
- Quality, modest-sized homes oriented to young families, empty-nesters and other small households will be needed.
- Need for affordable housing options.
- Need to plan for senior housing and housing for aging population.

Issues and Opportunities

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 DeWitt residents.

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.

Housing Implementation Strategies

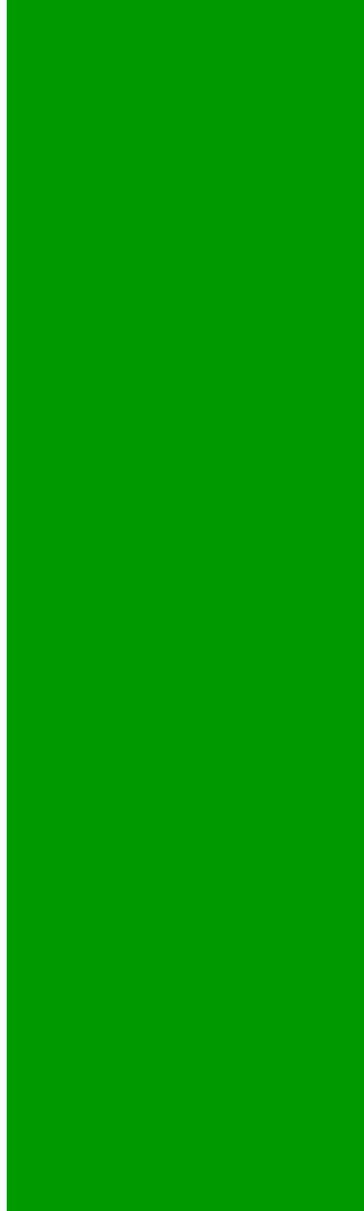


- Maintain an emphasis on single family dwellings
- Provide opportunities for a mix of owner-occupied housing, from starter homes to seniors.
- Continue to stabilize and upgrade existing neighborhoods by encouraging residential reinvestment and appropriate public services and facilities
- Consider a mix of senior housing, live-work units, and clustered single family units in Planning Area #2. Residents in this location would enjoy convenient access to downtown DeWitt.
- Encourage housing opportunities for a variety of preferences, lifestyles, and household types at appropriate locations.
- 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.
- Stabilize residential areas by preventing encroachment of incompatible land uses.



The Big Picture: DeWitt 2010 to 2020 Master Plan

- Encourage new developments to set aside open space/recreational areas.
- 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.
- Maintain an environment that encourages pride of ownership and contributes to an affordable and easily marketable housing stock that helps in making DeWitt an attractive place to live.



Community Services Snapshot

DeWitt Today

- The DeWitt Police Department includes six full-time sworn officers.
- The DeWitt Area Emergency Services Authority (DAESA) is responsible for delivering fire and emergency medical services to residents of the City of DeWitt, Olive Township and Riley Township.
- The City has extensive parks and recreation facilities and services.
- DeWitt’s 5 parks include:
 - Memorial Park – gazebo
 - Riverside Park – pavilion, restrooms, picnic tables, BBQ grills, play structure, universally accessible playground, canoe launch
 - River Trail Park - pavilion, restrooms, picnic tables, BBQ grills, play structure
 - McGuire Park – 2 pavilions, restrooms, picnic tables, BBQ grills, play structures
 - Sports Park - pavilion, restrooms, picnic tables, BBQ grill, play structures, soccer field, softball fields.
- In a joint effort with DeWitt Charter Township, the DeWitt Area Recreation Authority (DARA), formed in 2003, is responsible for delivering recreation programs while the City continues to maintain the City parks.
- The Department of Public Services is comprised of 5 staff and is responsible for a wide range of services including the cemetery, roads, parks grounds and facilities, streets and yard waste.

- The City offers curb-side recycling service.
- The DeWitt City Cemetery ranks among the oldest in Clinton County and includes a healing garden, Veterans’ Memorial and Freedom Walk.

The Future of DeWitt

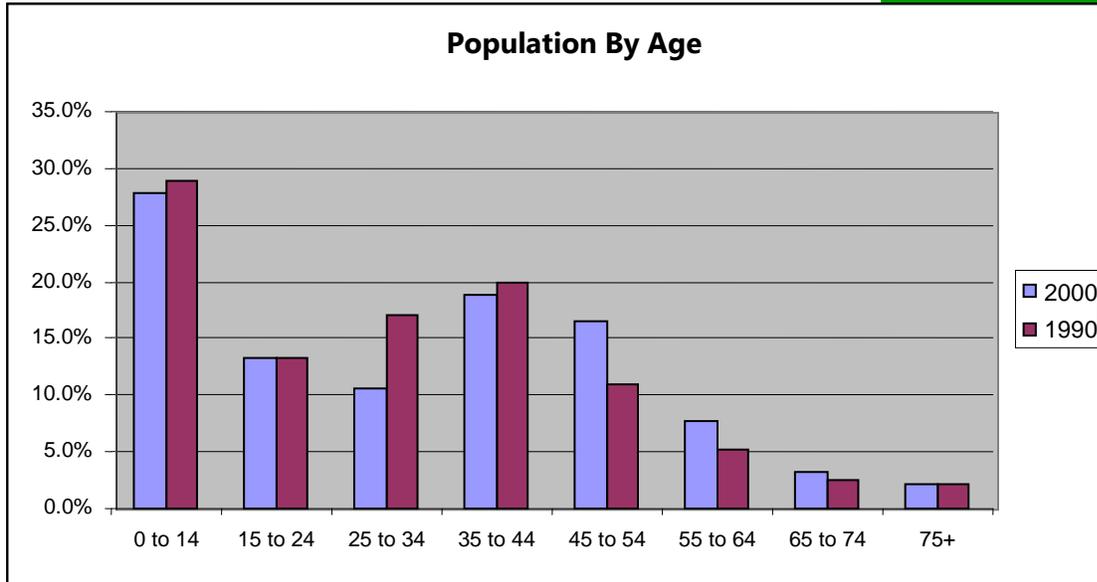
- The City’s Police Department continues to provide top quality services and response times.
- DAESA continues to provide top quality services and response times.



- DeWitt’s parks and recreation facilities are tailored to the needs of its population.
- DARA’s recreation programs are tailored to the needs of the Township and City.
- The City facilities are maintained in excellent condition and meet the needs of its residents.
- There will be a need for increased planning for senior population.
- Providing programs and activities aimed at young families is important.
- More programs are provided for teenagers and ‘tweens’.

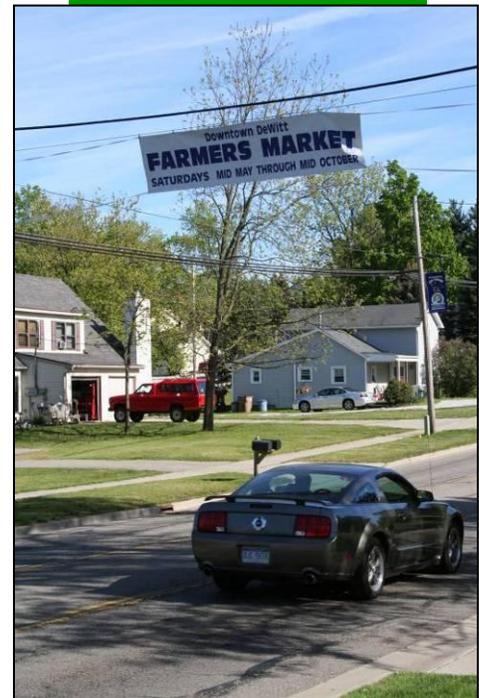
Current Issues and Opportunities

The City’s population is aging, resulting in the need for community facilities and services that match their needs. The Looking Glass River is underutilized. DeWitt’s population is aging and this is reflective of the national trend of aging baby-boomers.



Community Services Implementation Strategies

- The continued maintenance of quality community safety services is a top priority for the City.
- Development of improved access points to the Looking Glass River will be encouraged
- The City will partner with community organizations and citizen groups in their efforts to provide facilities and services that benefit DeWitt residents.
- The City will continue to promote the use of parks and downtown DeWitt for community events and activities.



- Regional watershed planning will continue to be pursued with neighboring communities, State, and County agencies.
- Assistance or information will continue to be provided to residents and neighborhood organizations on practices to protect water quality, maintenance of open space, and stormwater facilities, etc.
- Information of interest to residents will be communicated through the City's web page and newsletters.
- The City will continue to provide a comprehensive system of public and private parks, recreation facilities and open space throughout DeWitt that is accessible to residents, and to enhance the quality of life for all residents.
- Work with DeWitt Township and DARA to maintain a Parks and Recreation Master Plan that reflects the needs of different groups in the community, including a review of the plan every five years.



- Encourage the provision of recreation and cultural facilities, programs and services that are attractive to teenagers and 'tweens'.
- Promote the development of recreation facilities by private sources, non-profit organizations, clubs, and schools.
- Encourage DARA to explore opportunities for joint recreational services with other groups including schools, churches, surrounding communities, and organizations.

- Encourage the development of usable open space within new residential subdivisions.
- Preserve and/or restore areas with unique natural features, such as trees, natural drainage areas, and nature trails as a way of providing passive recreation opportunities.



- Promote community-wide information technology (IT), including Wi-fi.

Natural Resources Implementation Strategies

- Link natural features and open space areas to create a system of natural corridors and connect the features and areas with pathways, where possible.
- Educate landowners and developers on the importance of conserving natural areas and environmental conservation practices that contribute to natural systems.
- Encourage “green” and low impact development practices such as:
 - low flow water fixtures,
 - interconnected open space and natural spaces,
 - promoting non-motorized transportation (biking, walking etc.) that links all areas of the City,
 - green street designs including pervious parking areas, variable street widths that are matched to traffic demands and neighborhood character,
 - rain barrels, vegetated roofs, short-term ponding of on-site storm water and other storm drainage practices,
 - requiring the use of native vegetation in landscaping plans,
 - placing, orienting and configuring buildings so they maximize available sunlight for lighting and passive heating
- In areas where acquisition of key natural features or open space is not feasible, the city should encourage land stewardship by private landowners.
- Discourage land uses that have a risk of pollution from locating adjacent to significant natural features.

Natural Resources Snapshot

DeWitt Today

Water Resources

- Looking Glass River
- Lake Geneva
- Spring Brook Lake

Topography

- Generally rolling landscape
- Topography is amenable for many types of development

Soils

- Soils in DeWitt are predominately Marlette-Capac-Parkhill soils
- Soils do not generally limit development



Woodlands

Several small locally significant woodlands are scattered around the City, including at the south end of DeWitt Road in the Wildflower Meadows development and in Planning Area 1.

The Future of DeWitt

Quality of life in DeWitt is enhanced by the conservation of natural features such as water bodies, open space, and woodlots. Public access to the Looking Glass River and land along the river is improved.



- Protect the quality of the Looking Glass River and other watercourses from damaging erosion, overuse and harmful impacts of development through techniques such as providing a vegetated buffer. A vegetated buffer can filter contaminants, link natural features and open spaces, and can provide for wildlife habitat.
- Work with developers to identify natural features and incorporate them into development proposals that retain their ability to function as part of the natural system.
- Require development within or adjacent to areas of significant natural features to be at a density and of a design that minimizes impacts.
- Promote the planting of additional vegetation that complements existing natural areas that are to be retained.
- Where appropriate, the City may acquire land with sensitive natural features to ensure the features' protection.
- Encourage the preservation and enhancement of key natural areas for wildlife habitats as well as for passive recreational areas and walking pathways.





Economic Development Snapshot

DeWitt Today

Occupation of Residents

- Management/Professional: 41.9%
- Sales & Office: 29.7%

Industry

- Education, Health & Social Services: 18.9%
- Manufacturing: 13.4%
- Public Administration: 13.2%
- Finance, Insurance & Real Estate: 12.3%

Businesses Currently in Downtown DeWitt

- Restaurants
- Retail stores
- Professional offices
- Personal service uses

Downtown DeWitt has a number of vacant and underutilized spaces. According to the Downtown Market Study and Analysis, prepared by Beckett & Raeder, Downtown DeWitt can support 54,200 square feet of additional retail space.



The Future of DeWitt

- Need to retain existing businesses.
- Provide incentives for business establishments & expansions.
- Businesses to serve local employment will be attracted to DeWitt.
- Downtown DeWitt will be pedestrian-friendly with unique niche businesses
- Attractiveness of downtown will be expanded to variety of households, ages and families
- DeWitt will have a balanced and efficient mix of land uses to meet the current and future needs of the City.
- Economic development will be carried out in consideration of existing development patterns, natural features and the capacity of transportation, utilities, and public and private services and facilities.
- Commercial, institutional and education uses will position DeWitt as a preferred and high quality place to live, operate a business, and visit.
- New development and redevelopment will incorporate high quality design, architecture and facades.

Economic Development Issues and Opportunities

The City needs to provide for a balanced and efficient mix of land uses to meet the current and future needs of the City, while considering the existing development patterns, natural features and the capacity of transportation, utilities, and public and private services and facilities.

DeWitt is a preferred and high quality place to live, operate a business, and visit. The existing design and layout of Downtown DeWitt already has a framework of a traditional downtown. There are significant redevelopment opportunities in the downtown.

Economic Development Strategies

- Promote land use patterns and development design that provide a high quality of life for City residents and an attractive community for future desired growth.
- Ensure compatibility of existing land uses and protection of property values by directing land uses to appropriate locations that have or are intended to have similar types of uses.
- Diversify the tax base to help support the public services and facilities desired by City residents.
- Implement relevant sections of the “Downtown Market Study and Analysis” report prepared in 2004 by Beckett Raeder to guide the future development of Downtown DeWitt.
- Provide an attractive downtown DeWitt and work to attract new businesses. Encourage the attraction of new businesses to Downtown DeWitt, including specialty and niche businesses that will set it apart from its competitors in other communities.



- The DDA should seek to attract uses that will allow downtown DeWitt to be a destination for visitors as well as providing quality shopping and service uses for residents.



- Encourage the rehabilitation or replacement of obsolete commercial/ office buildings and sites with viable business establishments or other appropriate uses.

- Promote the revitalization of downtown DeWitt through the attraction of businesses and other

uses suited to that area. The focus of this district is entertainment, speciality retailing, and small offices. Residential uses may also fit into this mixture of uses and help to create activity after the businesses have closed.



- Uses such as auto-oriented businesses and suburban-type retail developments are not appropriate for downtown DeWitt. They need larger sites to accommodate development requirements and typically need parking in front of the building.

- Encourage the retention of residential neighborhoods in the vicinity of downtown

DeWitt as a source of customers and to add vitality to the downtown.

- Continue to promote community events in the downtown and nearby parks as a way of attracting attention and business to downtown businesses.



Transportation Snapshot

DeWitt Today

- Approximately 90% of DeWitt's workforce drive to work alone
- Approximately 6% of DeWitt's workforce carpool to work
- City has adopted a pathway plan and is implementing the plan
- An extensive sidewalk system is in place.

Functional Classification. All Michigan streets, roads and highways have a National Functional Classification (NFC) designation. The NFC is a planning tool which federal, state and local transportation agencies have used since the late 1960s to help organize roadway hierarchy. The Federal Highway Administration (FHWA) developed this system of classifying all streets, roads, and highways according to their function.

The NFC system has a three-tiered hierarchy in DeWitt and the Functional Classification Map, found at the end of this chapter, should be referred to for exact delineation. Streets should be designed, constructed and maintained in accordance with this hierarchy.

Minor Arterial. Minor arterials provide important roadway links into the City and to major activity areas. The primary function of minor arterials is to move traffic between major parts of the City such as neighborhoods, employment, and shopping. Therefore, access to these roads must be properly managed in order to maintain safe and effective movement. Key routes in the City classified as minor arterials are: DeWitt Road, Herbison Road and Main Street.

- **Collector Streets.** The collectors serve to gather traffic from local roads and subdivision streets of residential neighborhoods and deliver it to arterial roads. Collectors also serve to provide access to abutting properties. Collector streets include Schavey Road, Webb, East Geneva Drive and Wilson Street.
- **Local Streets.** Local or neighborhood streets primarily provide access to individual properties and homes. These roadways are generally short, and provide connection to collector streets.

The Future of DeWitt

- All roads in City will be in good condition
- DeWitt has a complete continuous system of bike paths, pathways, and sidewalks as alternative travel modes and to improve the City residents' quality of life.
- Dedicated bike lanes will be found along all major roads
- City residents enjoy an inter-municipal bike lane/bike path system with DeWitt Township

Transportation Issues and Opportunities

To create a safe, balanced, and coordinated multi-modal transportation system adequate to accommodate the current and future needs of DeWitt.

Transportation Strategies

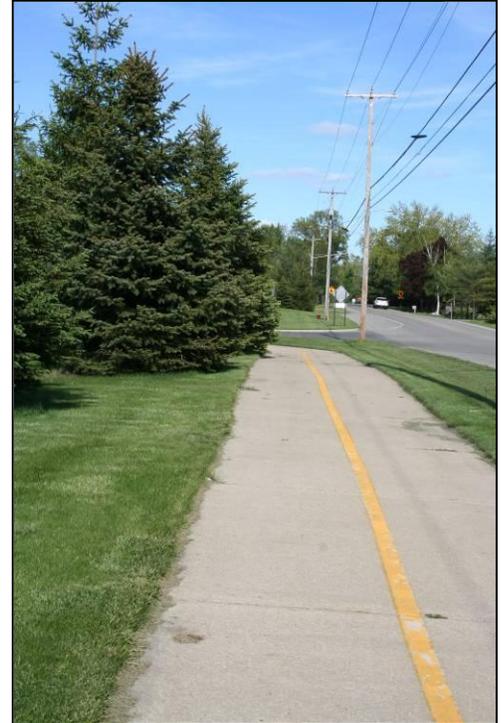
- Set aside adequate financial resources to maintain transportation facilities (roadways, bridges, sidewalks, bikeways) as a priority before funds are allocated for capacity expansion.
- Ensure adequate provisions for the on-going maintenance of pedestrian pathways.



- Evaluate capital investments on the basis of capacity needs, safety, pavement condition, relationship to other transportation improvements, planned land use and impacts on the environment and community character.
- Coordinate transportation issues of regional significance with area communities, the Clinton County Road Commission, and the Michigan Department of Transportation (MDOT).

- Work with MDOT and local business/tourism organizations to improve aesthetic design features at the I-69/DeWitt Road interchange and to more prominently advertise the City to travelers.
- Upgrade the appearance of key corridors through tree preservation, streetscape improvements, and upgraded site design standards.
- Apply design guidelines to help ensure uses on the south end of DeWitt Road are well designed in terms of access, landscaping, lighting and signs.

- Encourage alternative modes of transportation (including pedestrian, bicycle, ride sharing), where practical, utilizing design that promotes, rather than prevents, their use.
- Continue implementation of a continuous non-motorized pathway, separate from the traveled thoroughfares, that links residents to existing community facilities, schools, businesses, landmarks and adjacent communities.
- Link new subdivisions with existing residential areas to form neighborhoods, including street and pathway connections.
- Encourage bike racks throughout downtown and at all institutional development outside downtown.
- Use a coordinated system of directional signs (sometimes called wayfinding) to help direct visitors to various destinations throughout the City.
- Associated on-site facilities (such as parking, loading, and outdoor storage) should be attractive through the use of interior landscaping and screening where necessary.
- Off-street parking areas are to be developed in a manner that is aesthetically pleasing.
- Require traffic impact studies, where deemed necessary, as part of the development review process for compliance with accepted standards and to determine improvements needed to offset the direct impact of a development.
- Require sidewalks to be installed within all new residential developments and to link residents to other components of the city's non-motorized transportation system.
- Apply contemporary access management standards, including spacing of driveways and intersections, minimum sight





distances, and use of shared access systems, to help preserve road capacity and improve safety along main corridors.

- Link parking areas and provide shared access points to reduce the potential for crashes, promote more efficient traffic flows, improve the aesthetics of the streetscape, and promote safe travel between different businesses.
- Encourage the use of shared parking lots, where appropriate, by businesses or uses that have different peak parking demands.
- When practical, install sidewalks in existing neighborhoods where they are lacking.



Land Use Snapshot

Land Use

Predominantly a Residential Community

- Majority of land developed or planned for single family detached housing
- Small portion of land developed or planned for multiple family housing
- Downtown DeWitt the only established commercial area
- Extensive system of parks and open space

Zoning Districts

Golf Course Residential District (GCR). Open space areas, parks, conservation areas, golf courses, recreational areas, and residential uses when developed in association with a golf course.

Single-Family, Low Density Residential District (R-1). Provides stability in existing low density areas by ensuring compatible residential density.

Single-Family, Moderate Density Residential District (R-2). Promotes stability in existing moderate density neighborhoods by ensuring comparable residential densities.

Moderate Density Mixed Residential District (R-3). Provides for stability of the existing residential development in older neighborhoods of the city, while accommodating a range of compatible residential uses.

Multiple-Family Residential District (MF).

Provides for a mixture of housing types. Ensures that multiple-family housing is located in areas which have street capacity, public sanitary sewer, and close proximity to commercial services and schools.

Central Business District (CB). Promotes the consolidation of commercial activities in the downtown by providing for a variety of retail, office, restaurant and entertainment activities within the district. This area permits the integration of business activity, governmental functions, services and residential land uses.

Office District (O). Accommodates a variety of nonresidential land uses of an administrative, business and professional nature which are necessary to the normal conduct of a community's activities. The regulations contained in this division are designed to promote harmonious relationships between office districts and abutting land uses.

Public and Quasi-public District (PQ). Provides for open space areas, parks, conservation areas, public schools, religious institutions, governmental facilities and the preservation of historic places.



Chapter 5

Future Land Use

The Future Land Use Map which is summarized in this section is the culmination of the comprehensive planning process. The Future Land Use Map, Chapter 3 and the narrative below entitled "Land Use Categories" make up the Future Land Use Plan. The Future Land Use Plan is based upon consideration of the analysis, the trends in development, the results of the critical issues analysis, and the issues, goals, and recommendations set forth in the Plan. It reflects the input of the Planning Commission, the City Council and the residents of DeWitt.

The Future Land Use Map indicates what the land uses should be in DeWitt ten or more years from now. This does not mean that the City should change its zoning districts immediately to correspond to the Future Land Use Map. Some of the districts will match existing conditions while others will not. What it does mean, however, is that it should be a "road map" for the location of land uses in the City over time.

The Future Land Use Map is intended to guide land use decisions in DeWitt and assist City officials with the development of land use regulations. It can be an invaluable tool when used to evaluate requests for rezonings, vacation of rights-of-way or for variances from the Zoning Ordinance. Requests that do not follow the Future Land Use Map should be denied. If City officials wish to amend the Future Land Use Map to reflect changing conditions, then this should be done before a change in zoning is approved and should be based on appropriate research and land use practices.

LAND USE CATEGORIES

Low Density Residential

This designation is intended for single-family residential development with lot sizes that are currently typical of the community. This designation is intended to recognize and maintain the older established residential areas of the City which were developed with a consistent lot size and development pattern. The grid system subdivision design, architecturally significant homes and smaller urban lots are typical for this designation.



It is the desire to provide new developments that display some of the characteristics of the historic, traditional neighborhoods in the City. New developments that utilize a more traditional, grid pattern and provide common open space are envisioned.

Areas chosen for inclusion in this designation were primarily based on existing housing density and this designation is consistent with the Plan's goal to predominantly provide new single-family residential development in the City.

Medium Density Residential

This designation is intended for moderate density residential development. Residential uses include single family dwellings and duplexes. Multiple family dwellings are permitted in areas zoned R-3 and provided they can meet the special land use criteria established in the zoning ordinance.

Areas designated as Medium Density Residential were selected based primarily on existing medium density development, close proximity to major thoroughfares and low impact to DeWitt streets. This designation also furthers the Plan's goal to provide for a variety of housing types and values.

High Density Residential

The High Density residential areas on the Future Land Use Map are existing larger residential complexes.

Central Business

This designation is intended for a blend of retail, office, and service establishments. The focus of this designation should be entertainment, specialty retailing, small offices and government buildings. Residential uses (primarily apartments) also fit into this mixture of uses and help to create activity after the businesses have closed. Higher site design standards should be implemented for this designation because it is a strong focal point for the City.

The area identified as Central Business on the Future Land Use Map is the downtown area of DeWitt and runs primarily along Bridge Street and Main Street. This designation is intended for the widest variety of retail and service businesses.



Public/Quasi-Public

This designation is intended for uses that serve a large segment of the public, including government agencies. Also included are schools, churches, and the DeWitt cemetery. These uses are scattered throughout the City.

Mixed Residential

This designation applies to an area south of the DeWitt post office, on the east side of DeWitt Road.

The area south of the post office was identified as a potential multi-family area due to its location along the main corridor into DeWitt and the surrounding uses. Multi-family senior residential, and senior housing (independent living, congregate care and/or nursing care) could be appropriate uses for this area. A mix of these uses could be considered.

Relationship between Master Plan and Zoning Ordinance (Zoning Plan)

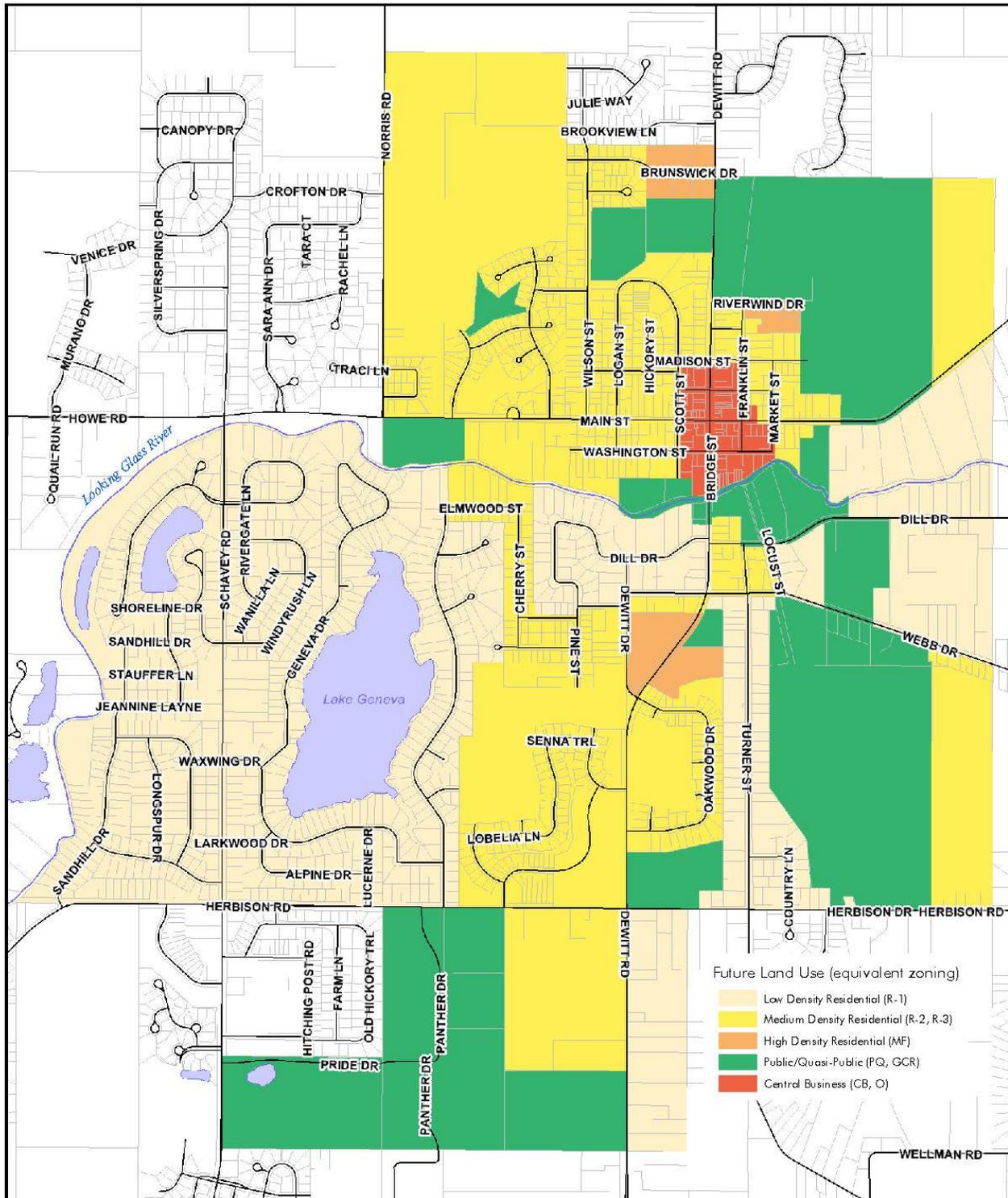
Michigan Public Act 33 of 2008 (the Michigan Planning Enabling Act) requires Master Plans to identify the relationship between its future land use designations and the community's zoning ordinance districts. The following table shows how the future land use designations correspond to the zoning districts.



Master Plan Designation	Corresponding Zoning District	Relationship between Master Plan and Zoning Ordinance
Low Density Residential	R-1 Single Family Residential	The Plan designation and zoning district allow single family development.
Medium Density Residential	R-2 and R-3	The Plan designation and zoning district allow a range of residential uses, including single family, two family and multiple-family residential in areas zoned R-3.
High Density Residential	MF	As stated in Master plan, the MF district allows a mix of residential uses including duplexes and multiple family dwellings of various configurations.
Central Business	CB, O	As stated in Master plan, the CB district allows a variety of uses that will encourage a lively, economically viable and pedestrian oriented downtown business area. The O district permits a variety of professional, administrative and business offices.

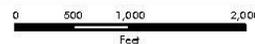


Master Plan Designation	Corresponding Zoning District	Relationship between Master Plan and Zoning Ordinance
Public/Quasi-Public	PQ, GCR	<p>The Plan designation and PQ district allow a variety of public, education, institutional and recreational uses. These uses are scattered around DeWitt.</p> <p>The GCR zoning district has been established primarily to permit golf courses and single family and duplex dwellings when developed in association with a golf course.</p>



Future Land Use

2010 Master Plan | City of DeWitt, Clinton County



LSI Planning, Inc.
Master on file Pending Consideration



Appendix A

Vision Elements

The vision statement included in Chapter 2 was based on a discussion of the assets possessed by the City. These include:

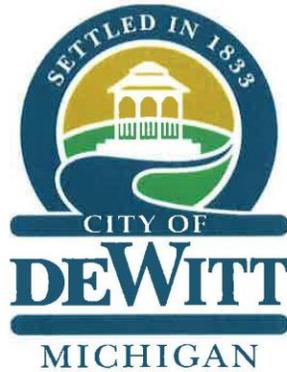
- Library use
- City services/uses
- Schools
- Safety and police and fire services
- Street maintenance
- Bedroom community
- Presence of downtown
- Sense of community/events
- Character & history
- Parks/open spaces
- Serenity
- Sense of place
- Gazebo and gardens
- Recreation programs/parks
- Children and family
- Family oriented events (Ox Roast, farmer's market, Movies in the Park)
- Residential neighborhoods
- Successful collaborative efforts with area municipalities and agencies
- Recognized by CNN/Money Magazine's "Best Places to Live 2005"; rated 75th place on the list of 100 finalists and was one of just four Michigan cities recognized

A discussion was also held regarding the things that should be changed. These include:

- There is a lack of architectural unity in the downtown – development should promote a cohesive appearance
- Commuter services should be provided to Lansing and elsewhere
- Signage/wayfinding is needed
- Canoe livery should be provided on Looking Glass River
- Ox Roast needs updating
- Municipal parking areas should be established
- Wi-fi should be offered throughout City
- Kids must be able to walk safely to school



- A unique or “signature” restaurant and/or coffee shop would attract more visitors to the downtown area
- Redevelop the Memorial Building site
- Connectivity/river trail
- New community center
- Higher density housing needed
- Senior housing needed
- New City Hall needed
- Area for mixed use – community services
- Need more affordable housing for all ages and income levels
- Better utilize city website to interact with citizens, attract new businesses, and encourage public interaction.



STATEMENT OF CERTIFICATION

The City Council of the City of DeWitt, Michigan, approved the "City of DeWitt Master Plan – The Big Picture: DeWitt 2010 to 2020" at a regular meeting held Tuesday, October 19, 2010. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267 of 1976). Minutes of the meeting will be available as required by the Act.



Lisa Grysen, Clerk/Treasurer