

MASTER PLAN UPDATE: WORKING PAPER

The Planning Commission pursuant to Sec 45 of the Michigan planning enabling act"; Act 33 of 2008; is required to review the master plan at least every 5 years after adoption. The Ray Township Planning Commission in accordance with the legislative directive as noted above has conducted a review of the Ray Township Master Plan that was adopted by the Planning Commission and endorsed by the Ray Township Board of Trustees in 2010.

The Planning Commission conducted its review of the 2010 Master Plan between April, 2015 and July, 2015 and finds the following SECTIONS of the Township of Ray Master Plan including all subsections thereof to be relative to the time period of 2015-2020 and in keeping with acceptable planning standards that will meet the needs of the citizens of Ray Township without the necessity to update or revise since the preparation of these Sections as part of the community-wide Master Plan adopted by the Ray Township Planning Commission on May 11, 2010:

- SECTION 1.0 INTRODUCTION
- SECTION 2.0 DEMOGRAPHICS
- SECTION 3.0 ENVIRONMENTAL
- SECTION 4.0 EXISTING LAND USE
- SECTION 5.0 PLANNING POLICIES
- SECTION 6.0 L.A.N.D. ANALYSIS
- SECTION 7.0 AGRICULTURAL AREAS PLAN
- SECTION 10.0 COMMUNITY FACILITIES PLAN
- SECTION 11.0 THOROUGHFARE PLAN
- SECTION 12.0 IMPLEMENTATION

SECTION 8.0 RESIDENTIAL PLAN

SINGLE FAMILY RESIDENTIAL HIGH

The proposed revisions to the LAND USE PLAN involving the COMMERCIAL element as noted below on pp of this working paper require that adjustments must be made with the RESIDENTIAL LAND USES in Sections 32, 33, and 34. With the reduction of intensive Commercial uses along the 26 Mile Road frontage in Section 32 it becomes necessary to adjust proposed abutting land uses.

It is recommended that the Mixed Use Residential proposed for the south half of Sections 32, 33 and 34 should be replaced with Single Family Residential High; 15,000 sq. ft. lots. Further, the Single Family Residential High should also replace the Commercial Land Use as discussed under the Non-Residential Plan.

MANUFACTURED HOUSING

The Plan as adopted designates approximately 84 acres for Manufactured Housing located in the southwest quarter of Section 31 with frontage on both 26 Mile Road and Hayes. The parcel wraps around a planned 10 acre Commercial District at the intersection of 26 Mile Road and Hayes. The parcel has been subsequently the subject of litigation and a resultant Consent Judgment which allows for the development of MULTIPLE FAMILY HOUSING on the parcel. Since the use permitted based on the results of the litigation does not involve the development of manufactured housing the Commission has questioned whether there is a need at this time to designate other lands in the township for manufactured housing.

Given that the Housing Policies were included as part of the adopted Master Plan for Manufactured Housing it will be necessary to either adopt revised policies to address a new proposed location or exclude any such policies if the land use is not part of the revised plan. The existing policies for Manufactured Housing include the following:

- being located nearest the source of sewer infrastructure within the Township and
- to be developed with access to public sewer and water infrastructure and
- Being located in close proximity to like uses or similar densities within the Township and adjacent Townships to the south and west
- Being located in close proximity to shopping and job opportunities
- Located along the Township's main transportation route, 26 Mile Road

The parcel designated in the southwest one-quarter of Section 31 was a reasonable fit for the adopted policies. The undersigned would respectfully recommend that a new location should be designated for Manufactured Housing in the southwest one-quarter of Section 7. There are approximately 100 acres located on the north side of 30 Mile Road and the east side of proposed Hayes Road.

The location would be compatible with the presently adopted policies with the exception of the reference to 26 Mile Road. The compelling features for the proposed location is the immediate proximity to the proposed Industrial in the north one-half of Section 7. In addition it is provided with direct paved access to the M-53 Freeway to the west; which would serve as a reasonable substitution for the transportation policy that referenced 26 Mile Road. The location is also near the point source of sewer infrastructure being adjacent to Washington Township.

The new policies for Manufactured Housing then could be revised to drop specific reference to 26 Mile Road and note that direct paved access should be available to a major transportation artery.

SECTION 9.0 NONRESIDENTIAL PLAN

COMMERCIAL

The Planning Commission continues to support the Commercial Designation found in Section 9-3 thru 9-7 of the Master Land Use Plan as Adopted by the Ray Township Planning Commission and Endorsed by the Township Board of Trustee in 2010. The Commission finds that there are no compelling reasons to revise anything with respect to the "Designations" for either Local Commercial or Community Wide Commercial as stated in the 2010 Plan.

With respect to the Master Plan Allocations within the Plan the Commission continues to support designations at intersections within the Plan including:

- 32 Mile Road/Romeo Plank
- 31 Mile Road/North Avenue
- 29 Mile Road/North Avenue
- 26 Mile Road/Hayes---Kunstman/Luchtman Road Extension

With respect to 26 Mile Road/Hayes---Kunstman/Luchtman Road extension; the Planning Commission continues to support the vision that the designated area remains the most desirable location in the township for a major commercial node. Based on further discussion however, the Commission determined that for the purposes of the Amended Plan going forward to 2020 that the Commercial Area Designations should be as follows:

- The ten acres at the Northeast corner of 26 Mile Road and Hayes Road should remain in place
- The seventy acres in Section 31 west of Romeo Plank Road should remain in place
- The commercial area designation east of Romeo Plank should be reduced to: ten acres at the northeast corner of 26 Mile Road and Romeo Plank Road and
- Ten acres on each side of the 26 Mile Road/Luchtman Road/Kunstman intersection.
- The balance of the acreage between the Romeo Plank and Luchtman should be planned for a RESIDENTIAL designation.
- The Commission would however, be open minded to other locations along the 26 Mile Road corridor if supported by demonstrated demand verified by appropriate demographic data, traffic data, on a site(s) that can comply with Township Development Ordinances.

MIXED USE DAVIS DESIGNATION

The Commission continues to support and acknowledge the Mixed Use Davis area as presented in Section 9-8 thru 9-9.

INDUSTRIAL

The Planning Commission continues to support the INDUSTRIAL Designation found in Section 9-10 of the Master Land Use Plan as Adopted by the Ray Township Planning Commission and Endorsed by the Township Board of Trustee in 2010. The Commission finds that that there are no compelling reasons to revise the "Designations" and general standards for Industrial Land Use as stated in the 2010 Plan.

With respect to the "Industrial Residential designation as found in Sections 9-12 thru 13 the Commission recommends that the Industrial-Residential designation be eliminated from the east side of North Avenue and replaced with "Single Family Residential Medium". It is the opinion of the Commission that the Single Family residential Medium designation is more suitable for the east side of North Avenue for the following reasons:

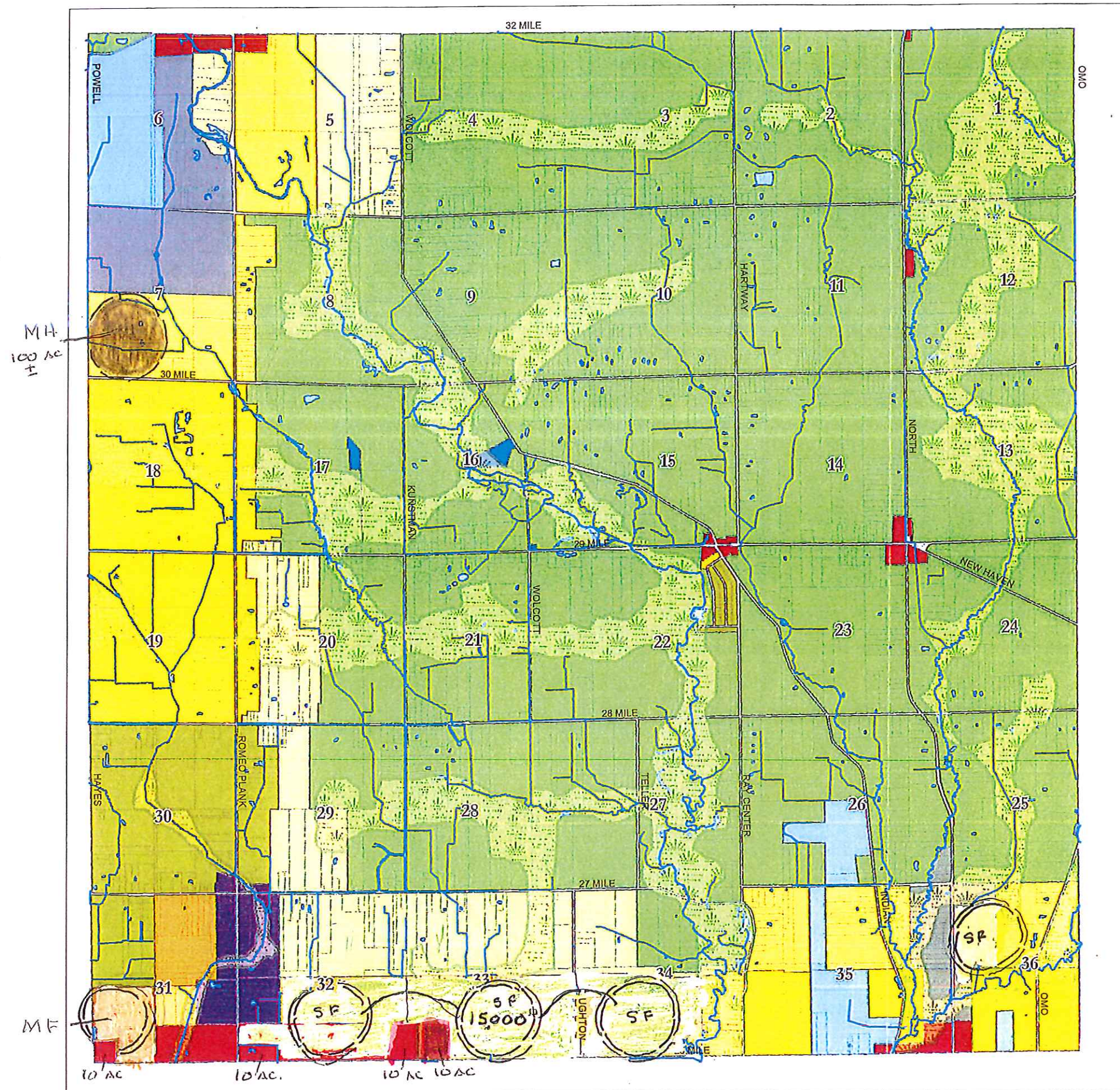
- The balance of Section 36 is designated for Single Family Residential. The SF Residential designation would allow for a more compatible transition to the balance of Section 36. Residential development could be designed and developed integrating the parcels on the east side of North Ave with the balance of Section 36 in such a manner that the impacts of industrial development on the west side of North Avenue could be minimized by a combination of existing development practices and township ordinances. For example,

present day development practices along major thoroughfares back lots to the major road and provide a minimum of 20 ft. landscape easement to further screen the residential areas from negative effects of heavy traffic along major thoroughfares. In addition the Ray Township Zoning Ordinance requires that any industrial use along a major thoroughfare such as North Avenue must be setback a minimum of 125 feet from the centerline of North Ave and further special landscape treatment must be planted to screen the industrial activities from both North Avenue and the land uses on the east side of North Avenue.

- It is more logical to maintain the east side of North Avenue as residential since the balance of Section 36 is planned and zoned for residential living. Further, it must be noted that there is no physical or topographical feature such as a water course or wetland to separate the North Avenue frontage from the existing and planned residential areas east of the parcels currently fronting on the east side of North Avenue. Whereas, on the west side of North Avenue the Coon Creek serves to separate the parcels on the west side of North Avenue from the balance of the planned residential in Section 35.
- There does not currently exist any industrial/residential uses on the east side of North Avenue therefore, non-conforming uses would not be created by this action.
- There are presently less than five (5) uses that match the intent of the Planning Commission with respect to the Industrial/Residential Area and Zoning District on the west side of North Avenue. It should be noted however, that none of these uses were approved in accordance with the provisions of Section 1502 of the Zoning Ordinance that requires Special Land Use Approval by the Planning Commission for outdoor storage and the like.

- The intent and rationale of the Planning Commission in creating the Industrial/Residential Area and Zoning District was to allow for individual entrepreneurs to begin a business on a parcel while continuing residing thereon. It was intended to act as a transition district from the existing single family residential land uses found along North Avenue essentially between 26 Mile Road and 27 Mile Road. The fact that North Avenue and 26 Mile Roads are Class A roads coupled with the demand for trucking operations that would not be compatible with the quality residential housing being constructed elsewhere in the township made the North Avenue corridor between 26 and 27 Mile Roads appear reasonable for such a planning proposal.

The Planning Commission is of the opinion that the concept remains a valid approach to serve a demand for limited trucking and less intense industrial uses. The interests of the land owners involved would be best served at this time if the Industrial/Residential Planned Area and Zoning District remain on the west side of North Avenue in Section 35 only; and should be removed from the east side of North Avenue in Section 36.



RAY TOWNSHIP

MACOMB COUNTY, MICHIGAN

LONG TERM LAND USE PLAN

- Agricultural Residential 90,000
- Single Family Residential Transition 60,000
- Single Family Residential Low 30,000
- Single Family Residential Medium 20,000
- Single Family Residential High 15,000
- Mixed Use Residential
- Multiple Family
- Multiple Family - Senior Housing
- Manufactured Housing Community
- Commercial
- Industrial
- Industrial Residential
- Mixed Use Davis District
- Semi - Public
- Public

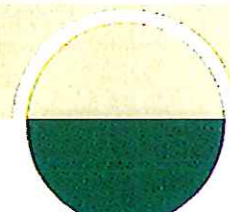
Adopted by:
Ray Township Planning Commission
May 11, 2010

Endorsed by:
Ray Township Board of Trustees
June 1, 2010

Prepared By:
The Ray Township Planning Commission



Base Map Provided By:
MCPED



MASTER PLAN REVISIONS AS RECOMMENDED BY THE RAY TOWNSHIP PLANNING COMMISSION 2015