North Drake Area Plan – Planning Policy Statement

The planning study area is defined as West Main Street on the south; US-131 on the west; H Avenue on the north; and, adjoining properties along Drake Road on the east. Each community should define this area as a planning study area in its land use plan.

Goal

■ Any action related to a major development requiring a public process shall be coordinated with communities in the defined planning area.

Objectives

Coordination:

■ An ad hoc committee shall be formed for a coordinating review of any major development. The committee shall consist of at least one planning commission member and one staff planner from each unit of government.

Land Use:

■ Use of Planned Unit Development (PUD) is encouraged for the area west and north of the Mt. Ever-Rest cemetery.

■ Any proposed development should be sensitive to surrounding existing and planned uses and shall recognize and protect existing residential uses.

■ Keep residential density at a level that encourages development of owner-occupied housing including the amendment of master plans as appropriate.

Natural Features:

■ Protect natural features in the study area.

Transportation:

■ Coordinate proposed access drives and future street connections.

■ Extend Maple Hill Drive all the way north to H Avenue.

■ Provide one or two street connections east from Maple Hill Drive (as proposed to be extended) to Drake Road. Alignment of such connections will be determined at a later date with consideration to natural features and the homes with significant architectural features along Drake Road.

(continued on next page)
Transportation (continued):

- Identify potential non-motorized facilities, including bike lanes and pathways, to connect residential areas with commercial areas, institutional uses including Western Michigan University, and parks, including the Kal-Haven Trail.

- Resolve visibility problem at the north Maple Hill Mall drive at Gordon Foods and Drake Road.
North Drake Area Plan

P.C. 2004.07
Plan Boundaries

- West Main Street on the south; US-131 on the west; H Avenue on the north; and, adjoining properties along Drake Road on the east
- Each community will define this area as a planning study area in its land use plan
NORTH DRAKE AREA PLAN -- FUTURE LAND USE MAP AND TEXT AMENDMENT FROM INSTITUTIONAL AND HIGH DENSITY RESIDENTIAL TO MIXED USE STUDY AREA

P.C.# 2004.07

ZONING
1: MANUFACTURING DISTRICT
2: LIGHT MANUFACTURING DISTRICT
3: GENERAL BUSINESS DISTRICT
4: COMMUNITY BUSINESS DISTRICT
5: NEIGHBORHOOD BUSINESS DISTRICT
5A: PROFESSIONAL BUSINESS AND OFFICE DISTRICT
5B: NEIGHBORHOOD SHOPPING CENTER DISTRICT
6: MULTIPLE FAMILY RESIDENTIAL DISTRICT - HIGH DENSITY
7: MULTIPLE FAMILY RESIDENTIAL DISTRICT - MEDIUM DENSITY
7A: TWO-FAMILY RESIDENTIAL DISTRICT
7B: MULTIPLE FAMILY RESIDENTIAL DISTRICT - CAMPUS AREA
8: ONE-FAMILY RESIDENTIAL DISTRICT
BTR: BUSINESS, TECHNOLOGY AND RESEARCH PARK

AREA REQUESTED FOR FUTURE LAND USE AND TEXT AMENDMENT

0 500 Feet
NORTH DRAKE AREA PLAN-- FUTURE LAND USE MAP AND TEXT AMENDMENT FROM INSTITUTIONAL AND HIGH DENSITY RESIDENTIAL TO MIXED USE STUDY AREA

P.C.#2004.07

EXISTING ZONING

Zones
- ZONE:1
- ZONE:2
- ZONE:3
- ZONE:4
- ZONE:5
- ZONE:5A
- ZONE:5B
- ZONE:5PUD
- ZONE:6
- ZONE:7
- ZONE:7A
- ZONE:7APUD
- ZONE:7B
- ZONE:7PUD
- ZONE:8
- ZONE:8PUD
- ZONE:BTR

AREA REQUESTED FOR FUTURE LAND USE MAP AND TEXT AMENDMENT

0 500 Feet
What the North Drake Area Plan Isn’t

- A zoning change or a requested zoning change
- Changing or eliminating city parks
- Based on any proposed development
- Changing the Comprehensive Plan with relation to the Westwood Neighborhood
What the North Drake Area Plan Is

- A collaborative effort between the city of Kalamazoo, Kalamazoo Township, Oshtemo Township, and Kalamazoo County
- A list of planning principles to be enforced if development should occur in the area
- A commitment to intergovernmental cooperation if and when development is proposed
- A proposed Future Land Use map amendment and text amendment to the Comprehensive Plan
Goal

• Any action related to a major development requiring a public process shall be coordinated with communities in the defined planning area
Planning Principles

Coordination:

• An ad hoc committee shall be formed for a coordinating review of any major development. The committee shall consist of at least one planning commission member and one staff planner from each unit of government.
Planning Principles

Land Use:

- Use of Planned Unit Development (PUD) is encouraged for the area west and north of the Mt. Ever-Rest cemetery.
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- Keep residential density at a level that encourages development of owner-occupied housing including the amendment of master plans as appropriate.
Planning Principles

Natural Features:

• Protect natural features in the study area
Planning Principles

Transportation:

- Coordinate proposed access drives and future street connections.
- Extend Maple Hill Drive all the way north to H Avenue.
- Provide one or two street connections east from Maple Hill Drive (as proposed to be extended) to Drake Road. Alignment of such connections will be determined at a later date with consideration to natural features and the homes with significant architectural features along Drake Road.
Planning Principles

Transportation (continued):

• Identify potential non-motorized facilities, including bike lanes and pathways, to connect residential areas with commercial areas, institutional uses including Western Michigan University, and parks, including the Kal-Haven Trail.

• Resolve visibility problem at the north Maple Hill Mall drive at Gordon Foods and Drake Road.
Coordination

- Oshtemo Township has sent the plan to their Planning Commission, but the public hearing was tabled
- Kalamazoo Township is still planning on sending the plan to their Planning Commission