

## **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.

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## **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.

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*Initial Draft: September 24, 2003*

*Revised: September 29, 2003*

*Revised: November 18, 2003*

*Final Revision: January 28, 2004*

### *Planning Study Participants*

*City of Kalamazoo – Andrea Augustine, Jeanne McGeorge, Mark Hoffman*

*Kalamazoo Township – Louis Meinema, Bob VanderKlok*

*Oshtemo Township – Mary Lynn Bugge, Neil Sikora, Jodi Stefforia*

*Kalamazoo County – John Sych*

# 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



AREA REQUESTED FOR FUTURE LAND USE AND TEXT AMENDMENT



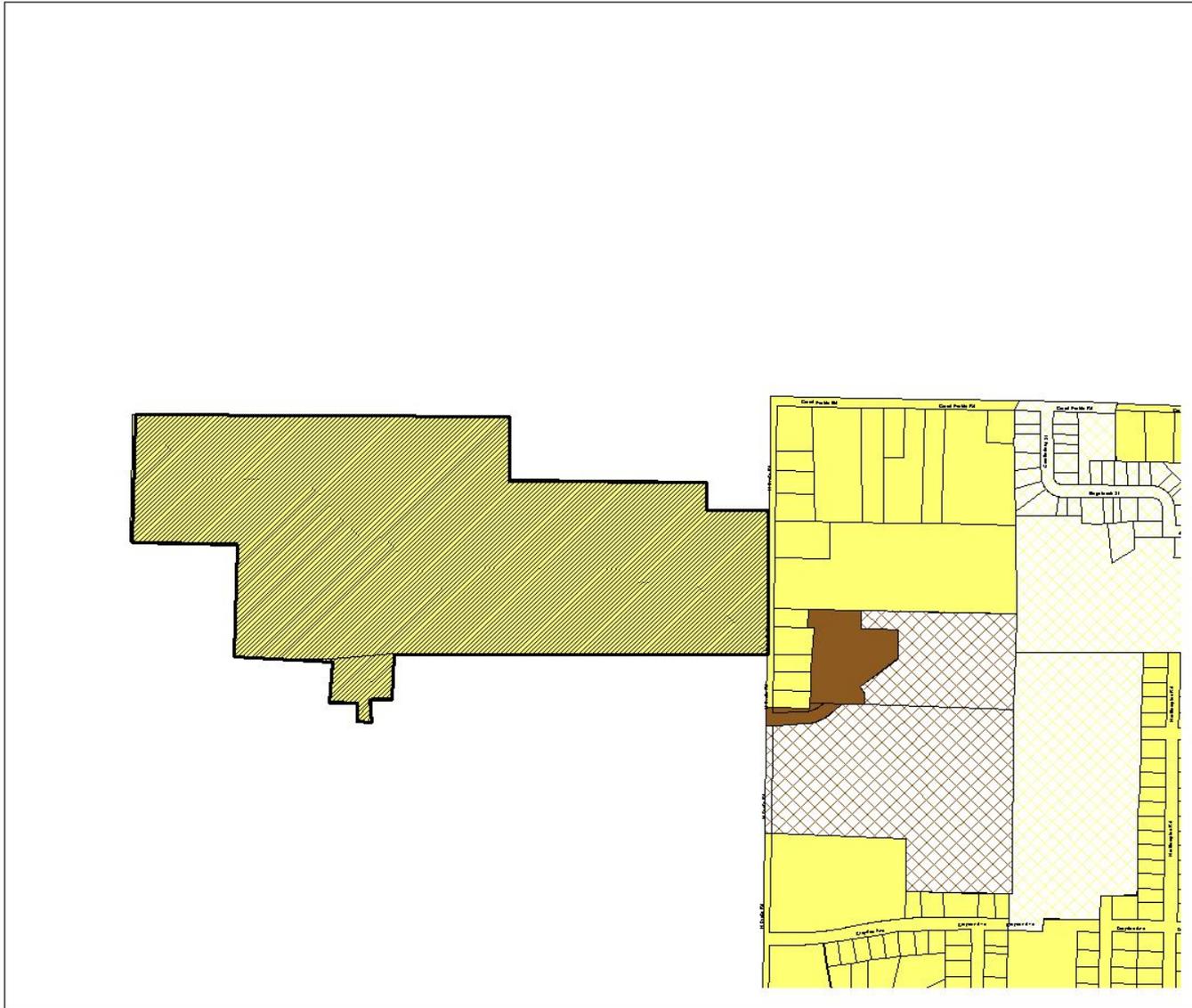
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# NORTH DRAKE AREA PLAN-- FUTURE LAND USE MAP AND TEXT AMENDMENT FROM INSTITUTIONAL AND HIGH DENSITY RESIDENTIAL TO MIXED USE STUDY AREA

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



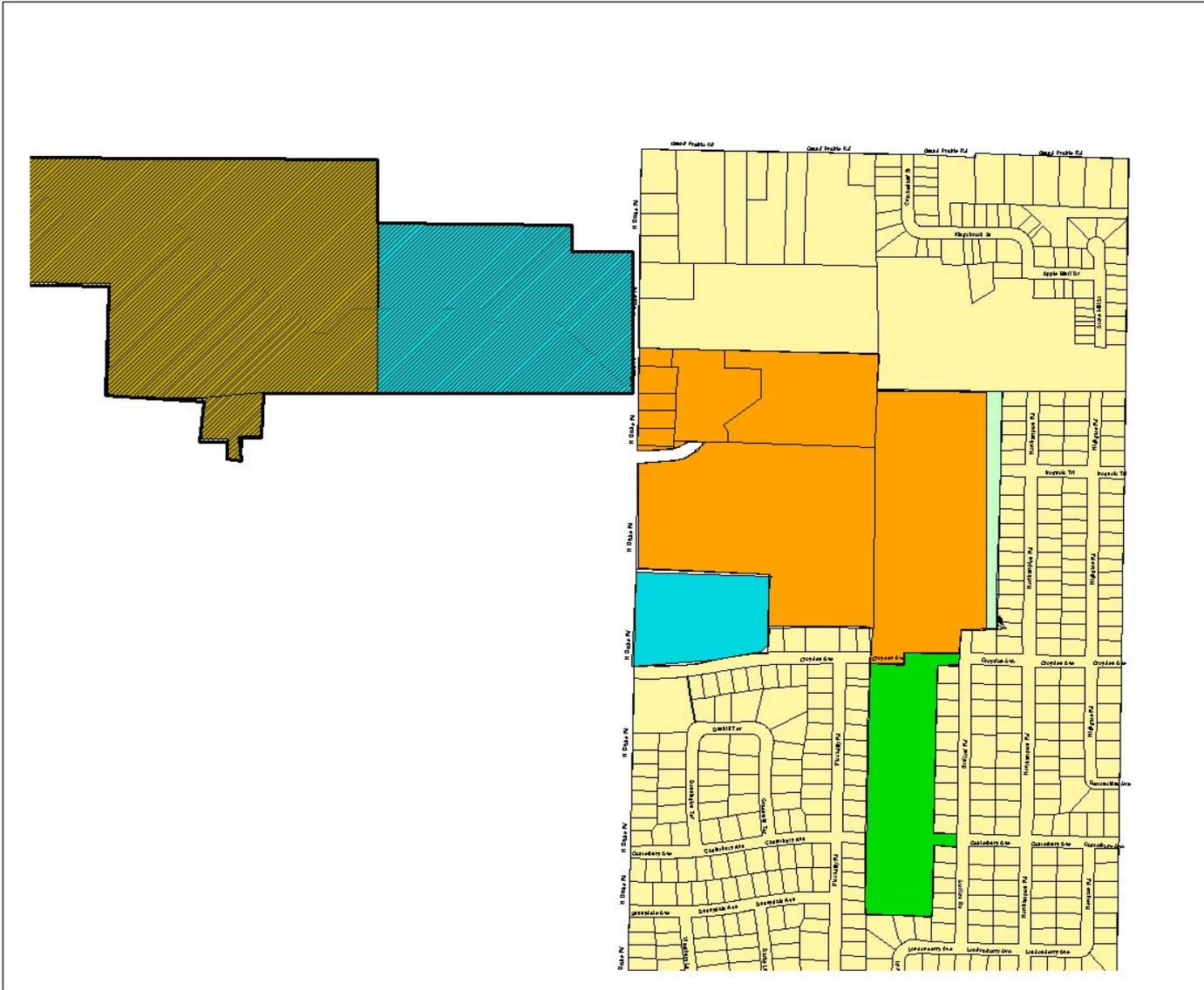
AREA REQUESTED FOR FUTURE LAND  
USE MAP AND TEXT AMENDMENT



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# 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



## FUTURE LAND USE MAP

- FUTURE LAND USE MAP**
- LIGHT INDUSTRIAL
  - INDUSTRIAL
  - INSTITUTIONAL
  - GENERAL COMMERCIAL
  - NEIGHBORHOOD COMMERCIAL
  - COMMERCIAL/RECREATION
  - OFFICE
  - OFFICE/RESIDENTIAL
  - LOW DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL
  - HIGH DENSITY RESIDENTIAL
  - MOBILE HOME PARK
  - OPEN SPACE
  - PARKS
  - MIXED USE STUDY AREA
  - SPECIAL CONSIDERATION



AREA REQUESTED FOR FUTURE LAND USE MAP AMENDMENT

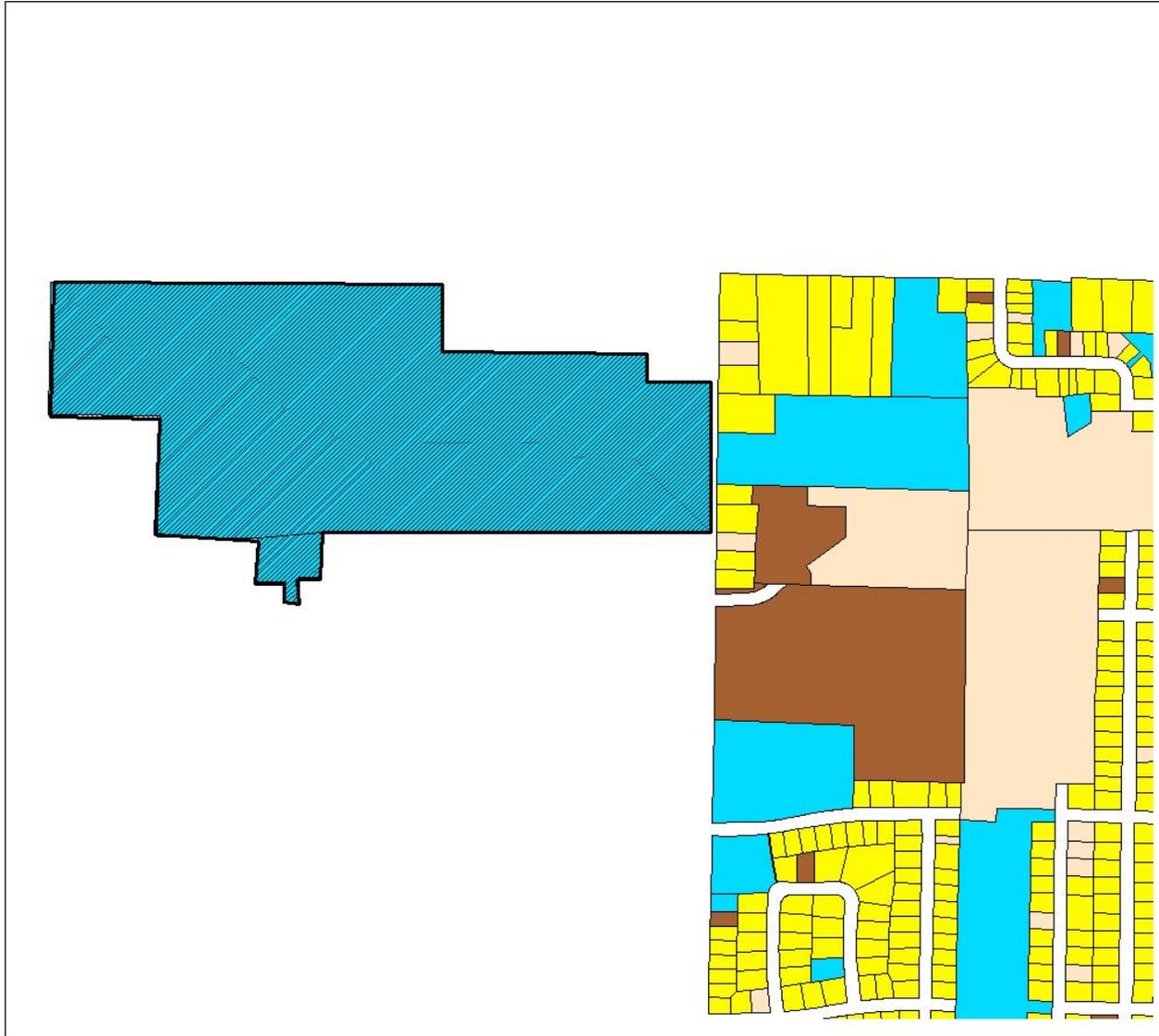


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# NORTH DRAKE AREA PLAN-- FUTURE LAND USE MAP AND TEXT AMENDMENT FROM INSTITUTIONAL AND HIGH DENSITY RESIDENTIAL TO MIXED USE STUDY AREA

P.C.#2004.07



## EXISTING LAND USE

-  SINGLE-FAMILY
-  MULTIPLE-FAMILY or RENTAL
-  COMMERCIAL
-  PUBLIC / INSTITUTIONAL
-  INDUSTRIAL
-  VACANT



AREA REQUESTED FOR FUTURE LAND USE AND TEXT AMENDMENT



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# What the North Drake Area Plan Isn't

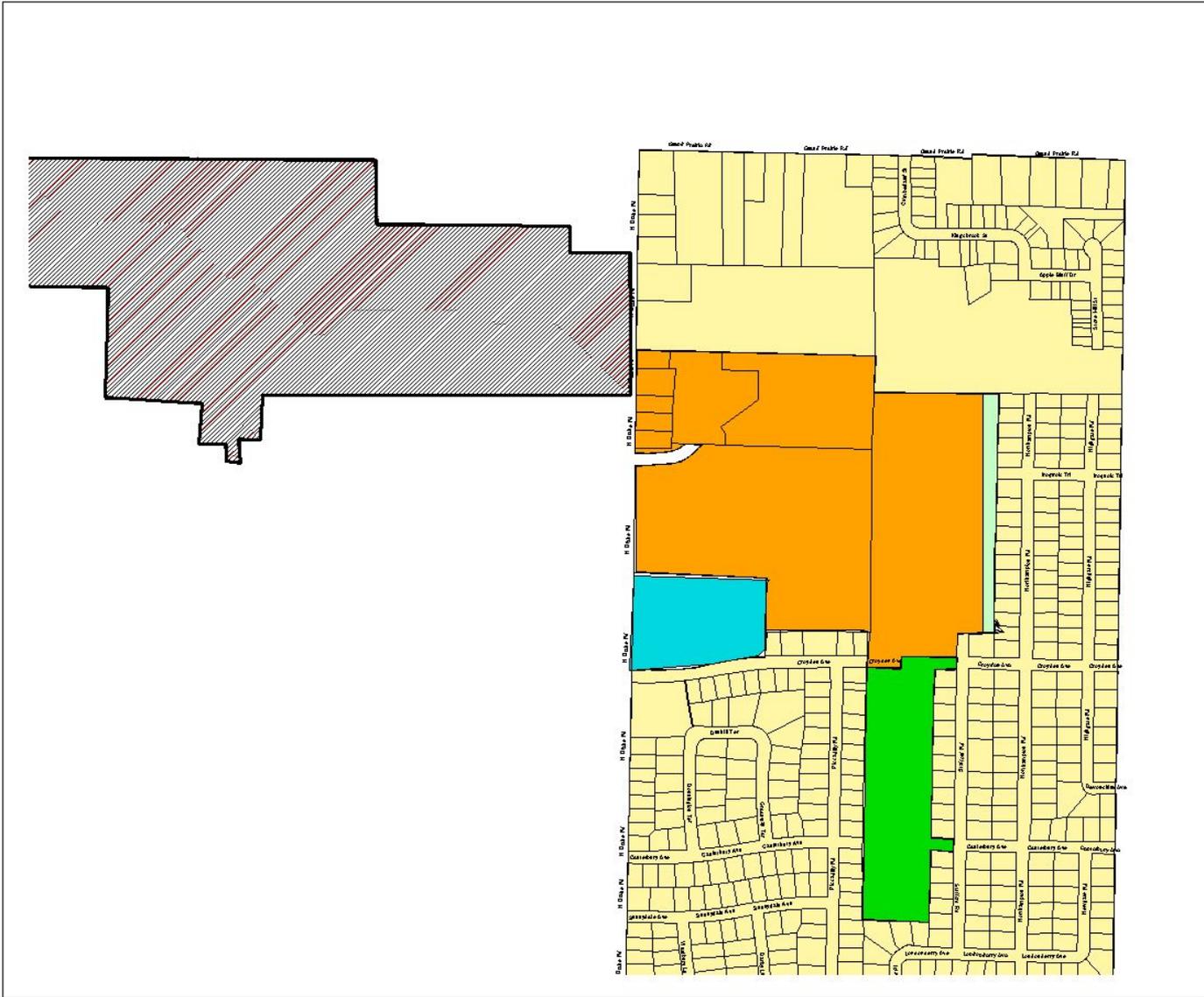
- A zoning change or a requested zoning change
- Changing or eliminating city parks
- Based on any proposed development
- Changing the Comprehensive Plan with relation to the Westwood Neighborhood

# 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

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

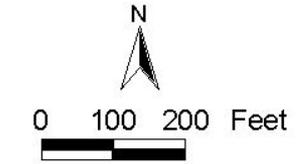
P.C.#2004.07



## PROPOSED FUTURE LAND USE MAP

- Street Names
- FUTURE LAND USE MAP**
- LIGHT INDUSTRIAL
  - INDUSTRIAL
  - INSTITUTIONAL
  - GENERAL COMMERCIAL
  - NEIGHBORHOOD COMMERCIAL
  - COMMERCIAL/RECREATION
  - OFFICE
  - OFFICE/RESIDENTIAL
  - LOW DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL
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  - PARKS
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  - SPECIAL CONSIDERATION

AREA REQUESTED FOR FUTURE LAND USE MAP AMENDMENT



# 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.
- 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.

# 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.
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# 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