

## **MERIDIAN TOWNSHIP MASTER PLAN**

### **MEETING #3 – PLANNING COMMISSION**

Monday, 6:00 P.M. June 27, 2016  
Meridian Township Hall

#### **AGENDA**

- I. Review Accomplishments
  - A. Meeting #2, Planning Commission and Board of Trustees Work Session
  - B. Project Schedule
  
- II. Discussion: Development Direction
  - A. Draft Future Land Use Classifications and Map
  - B. Draft/Revised Transportation Analysis
  - C. Preliminary Metrics
  
- III. Update: Review Master Plan Progress
  - A. Updated PICA Plans and Sketches
  - B. Review Urban Service Boundary Progress
  
- IV. Next Steps
  - A. Working meeting with Township staff
  - B. Planning Commission and Board of Trustees Work Session on Monday, July 25
  - C. Draft Strategic Action Plan
  - D. Revised Metrics
  - E. Revised metric assessment - measures / benchmarks / targets

#### Attachments:

- Future Land Use Analysis
  - Future Land Use Classification Comparison
  - Future Land Use Map (Draft)
- Draft/Revised Transportation Analysis
- Preliminary Metrics
- Updates to PICA Plans and Sketches

**Memorandum**

To: Meridian Township Planning Commission

Date: June 21, 2016

From: Paul Lippens, AICP, Principal Planner

**Subject: Master Plan Update – Future Land Use Categories**

Over the past months, we have discussed with Planning Commission and members of the Board of Trustees the Vision, Goals, and Objectives of Meridian Township as they relate to the Master Plan Updates. The information gathered during the work sessions has provided the basis for the draft updates to the Future Land Use (FLU) map. This updated map is intended to provide guidance to the Township on matters of land use and zoning.

The changes we are proposing for the FLU classifications are highlighted in the comparison document and draft map, which are attached. The proposed classifications translate directly to the map. For example, the map describes focused development around the Haslett, Okemos, and Carriage Hills PICAs and preservation of existing character in most of the designated areas around the Township. In several neighborhoods surrounding the PICAs, we have identified a classification, R3, which is meant to encourage infill development to achieve higher density of housing opportunities.

When updating the Future Land Use classifications and map, our focus was to simplify and clarify wherever possible so that the Township's vision and goals are readily apparent to the reader. We look forward to hearing your feedback on this information and incorporating it into the finished product.

Thank you.

**Attachments:**

Future Land Use Classifications and Summaries Comparison  
Draft Future Land Use Map

**Future Land Use Classifications and Summaries**

<u>Current (Summarized)</u>	<u>Proposed</u>
<b>Agricultural / Educational</b> <i>Agricultural land owned entirely by Michigan State University and used for research and classes, helping to preserve the agricultural character once prevalent throughout the Township.</i>	<b>Agricultural / Educational (1470 acres, 7.82%)</b>  <i>No Changes Proposed</i>
<b>Single-family Residential 0-0.5 DU/A</b> <i>The lowest density residential areas are intended to preserve the rural and agricultural character of the eastern one-third of the Township.</i>	<b>(R1) Single-family Residential 0-1.25 DU/A (4724 acres, 25.11%)</b>  <i>The low density residential areas are intended to preserve rural and agricultural character. These areas, characterized by agricultural fields, natural settings, wetlands, and stands of vegetation, are generally found in the eastern one-third of the Township. No water and sewer service should be extended to these locations.</i>
<b>Single-family Residential 0.5-1.25 DU/A</b> <i>Low density single-family residential areas which are characterized by natural settings, wetlands, and stands of vegetation.</i>	
<b>Single-family Residential 1.25-3.5 DU/A</b>  <i>The most prevalent residential category in the Township, these medium density areas are characterized by suburban amenities, planned aesthetic, and proximity to retail centers.</i>	<b>(R2) Single-family Residential 1.25-3.5 DU/A (6086 acres, 32.35%)</b>  <i>The most prevalent residential category in the Township, these medium density areas are characterized by suburban amenities, planned aesthetic, and proximity to retail centers. These areas are found throughout the western two-thirds of the Township. New development should be encouraged to include 20% of all units specifically designated as workforce housing (100% Area Median Income (AMI)) and 15% of all units designated for affordable housing (30-80% AMI).</i>
<b>Single-family Residential 3.5-5 DU/A</b>  <i>High density single-family housing mixed with duplexes and small townhomes are intended to provide a more walkable community character, with access to numerous amenities nearby.</i>	<b>(R3) Single-family Residential 1.25-3.5 DU/A, with Infill Density Encouraged up to 5 DU/A (810 acres, 4.30%)</b>  <i>This single-family residential category is similar in feel and function to the R2, characterized by suburban amenities and proximity to retail centers. These areas have the additional benefit of proximity to mixed-use cores of activity. Efforts to increase walkability and residential density through infill development, accessory dwelling units, and prioritization of pedestrian movement should be encouraged in these areas. Accessory units that qualify as affordable housing (30-80% AMI) should be encouraged.</i>
<b>Multi-family Residential 5-8 DU/A</b> <i>Multi-family residential character of light intensity, this density provides for housing types that transition between high-intensity uses and lower-intensity single-family residential development.</i>	<b>Multi-family Residential 5-14 DU/A (883 acres, 4.69%)</b>  <i>The multi-family residential category provides housing opportunities of varying intensity. These areas are found throughout the western two-thirds of the Township, regularly adjacent to main transportation routes and public transit opportunities. These areas are also found in transition zones between high-intensity commercial uses and low-intensity single-family housing. New multiple-family developments should be required to provide affordable housing (30-80% AMI) in 35% of all new units.</i>
<b>Multi-family Residential 8-14 DU/A</b> <i>The highest residential density permitted within the Township, this category provides multiple-family housing along major thoroughfares with access to public transportation routes and amenities.</i>	
<b>Commercial</b> <i>Community and neighborhood service businesses scaled to supplement the commercial core in strategic locations throughout the Township.</i>	<b>Mixed-Use Core (268 acres, 3.38%)</b>  <i>The mixed-use core should promote walkable, self-sustaining districts by combining residential and neighborhood-focused commercial opportunities. Building and streetscape forms should be pedestrian-friendly, with outdoor dining and entertainment options, easy access to public transit, and upper-floor residential options.</i>
<b>Office</b>  <i>Commercial businesses intended to directly provide services or employment opportunities within the Township, including small-scale professional offices and larger scale office parks and corporate headquarters.</i>	
<b>Commercial Core</b>  <i>The Commercial Core is the aggregation of nationally and regionally significant businesses surrounding and including the Meridian Mall.</i>	
<b>Commercial (637 acres, 3.38%)</b>  <i>Commercial areas are those that provide goods and services on a regional and Township-wide scale. Large, national retailers and restaurants mix with regional draws and specialty stores at varying scales. Indoor malls, stores requiring large lots, and smaller strip malls all characterize the retail opportunities in the commercial areas. Service providers, professional offices, banks, and other regional office uses should be encouraged in commercial areas throughout the Township.</i>	
<b>Industrial</b> <i>Land and facilities intended to provide light industrial, warehousing, research, and related uses to the community and region.</i>	<b>Business and Technology (388 acres, 2.06%)</b>  <i>Business and Technology areas are employment centers for residents of the Township and the Lansing region. These areas should serve the community's need for research facilities, light industrial opportunities, or corporate campuses. These areas are not intended to directly provide goods and services to the community.</i>
<b>Research Park</b>  <i>Research parks are provided as employment centers for Township and region residents and are not intended to directly provide goods and services to the community.</i>	
<b>Institutional</b>  <i>Publicly or privately owned facilities providing recreational, educational, religious, governmental, or other public services to the community.</i>	<b>Institutional (1312 acres, 6.98%)</b>  <i>No Changes Proposed</i>

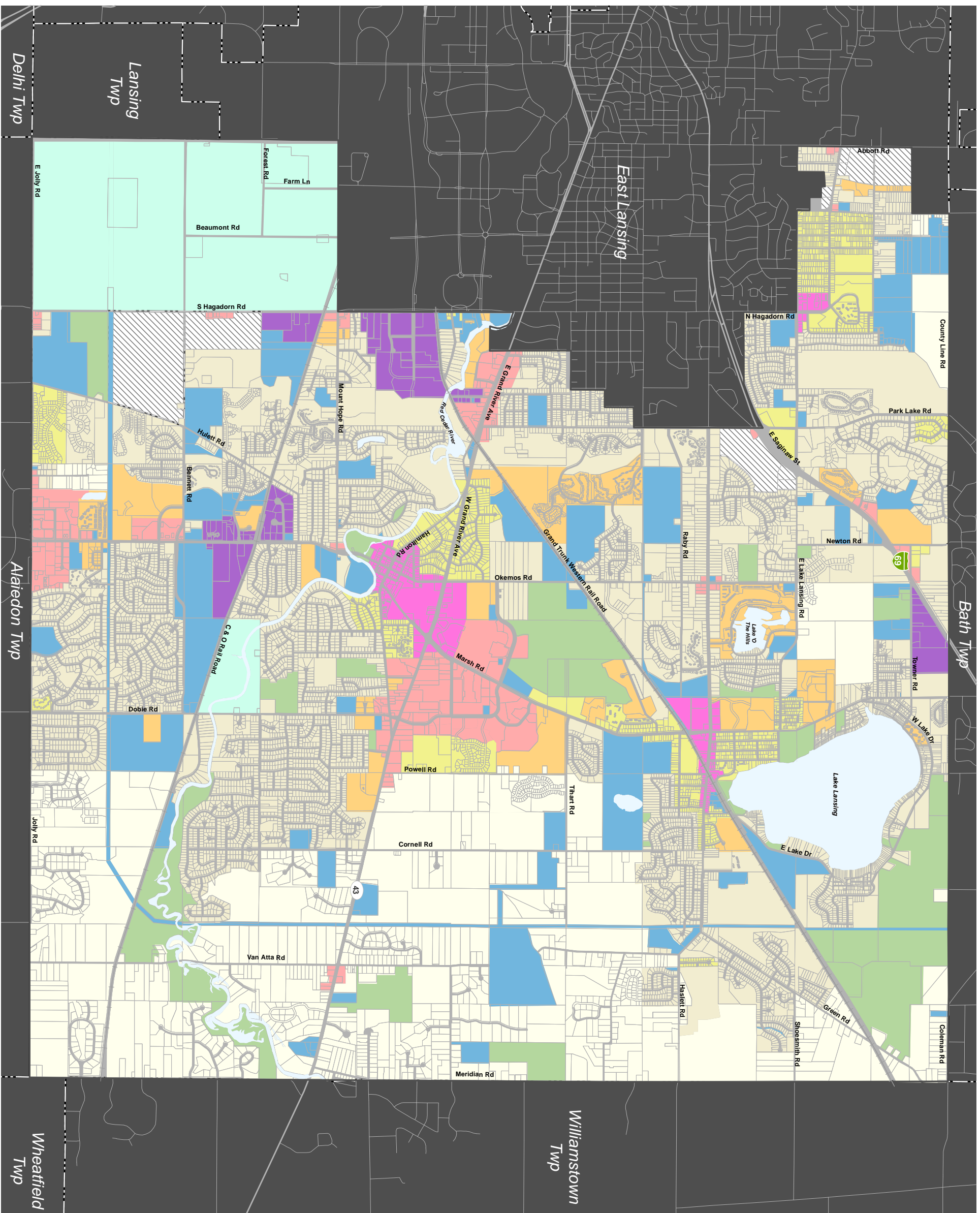
<p style="text-align: center;"><b>Parks</b></p> <p><i>Parks are publicly accessible facilities intended for active or passive outdoor recreation. Land Preservation Trust lands, Township-owned green space, and non-motorized corridors define parks and are representative of the quality of life that Township residents desire.</i></p>	<p style="text-align: center;"><b>Parks (1203 acres, 6.39%)</b></p> <p style="text-align: center;"><i>No Changes Proposed</i></p>
<p style="text-align: center;"><b>Transportation Corridors</b></p> <p><i>Existing transportation corridors, including roads, streets, highways, and railroads, offer residents an automotive-centric transportation network. The emphasis for the future will be to incorporate pedestrian, bicycle, and mass-transit options into the existing infrastructure in order to provide a multi-modal network that is desirable for many groups of people.</i></p>	<p style="text-align: center;"><b>Transportation Corridors</b></p> <p style="text-align: center;"><i>No Changes Proposed</i></p>

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# Future Land Use

Meridian Charter Township  
Ingham County, Michigan

June 21, 2016



## Legend

-  AGRICULTURE/EDUCATIONAL
-  R1-RESIDENTIAL 0.1-1.25 DU/A
-  R2-RESIDENTIAL 1.25-3.5 DU/A
-  R3-RESIDENTIAL 3.5-5.0 DU/A
-  MR-RESIDENTIAL 5.0-14.0 DU/A
-  BUSINESS/TECHNOLOGY
-  COMMERCIAL
-  MIXED USE CORE
-  INSTITUTIONAL
-  PARKS
-  COOPERATIVE AGREEMENT
-  WATER



**McKenna**  
ASSOCIATES

Map Feature Source: Meridian Charter Township, 2016



# Meridian Township: Draft Preliminary Metrics

Draft - June 20, 2016

GOAL   OBJECTIVES	METRIC	MEASURE	BENCHMARK	TARGET by 2025
<b>GOAL 1: PRESERVE AND STRENGTHEN RESIDENTIAL NEIGHBORHOODS</b>				
Objective A: Maintain a community of desirable, attractive residential neighborhoods.	Property value	Median home value	2014 ACS	(+) 3%
Objective B: Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.	Natural / trail / landscaped areas	Square feet of qualifying features	2-year annual average	(+) 10 %
<b>GOAL 2: PRESERVE OPEN SPACE AND NATURAL AREAS</b>				
Objective A: Adopt policies and programs that maximize the preservation of open spaces, natural areas, other undeveloped areas and agricultural land uses in the Township.	Land preserved	Acres	2016 natural features inventory	(+) 1%
Objective B: Conserve wetlands, floodplains, and other water retention areas.	Mitigation activities	Projects complete	5-year total	(+) 200%
Objective C: Link open spaces and natural areas into a network of continuous greenways throughout the Township.	Greenways created	Miles	2016 natural features inventory	(+) 5%
Objective D: Protect groundwater recharge areas in the Township.	Recharge activities	Projects complete	5-year total	(+) 200%
Objective E: Preserve greenbelts, open spaces and natural areas and create pathways by encouraging the use of planned unit development or other suitable zoning strategies for new residential developments.	Pathways created	Miles	5-year total	(+) 200%
<b>GOAL 3: ENHANCE THE VIABILITY OF TOWNSHIP BUSINESSES</b>				
Objective A: Upgrade commercial areas.	Developments / redevelopments	Site plans approved	2-year annual average	(+) 5%
Objective B: Develop the Township's commercial core into a viable and vibrant district.	Developments / redevelopments in core	Site plans approved	2-year annual average	(+) 10%
Objective C: Improve the attractiveness of the Township's entrances and transportation corridors.	Beautification activities	Projects complete	5-year total	(+) 200%
Objective D: Promote economic development.	New businesses	Business licenses	2016 number of licenses	(+) 5%
<b>GOAL 4: MAINTAIN AND EXPAND A DIVERSE PARK SYSTEM</b>				
Objective A: Continue to expand the Meridian Township park and recreational system to meet the recreational needs of residents into the future.	New parkland	Acres	2016 acres of parks	(+) 1%
Objective B: Develop and support Meridian Township park development and recreation programming that is diverse, widely distributed, fiscally responsible, and represents community needs.	People served	Program registrations	2-year annual average	(+) 5%
<b>GOAL 5: MAINTAIN ESSENTIAL PUBLIC SERVICES</b>				
Objective A: Ensure that any future growth is consistent with the Township's present or planned capacity for sewage treatment, public water, and other utility systems.	Capital improvement activities	Projects complete	5-year total	(+) 200%
Objective B: Maintain police, fire, and ambulance service to all areas of the community.	Area covered	Acres	2016 coverage	(+/-) 0%
Objective C: Maintain quality library service for the community.	Access to libraries	Number of facilities	2016 locations	(+/-) 0%
Objective D: Use land use policies to assist the public school districts which are a valued community asset that makes Meridian Township a unique and desirable place to live.	School viability	Enrollment	10-year annual average	(+/-) 0%
Objective E: Promote cooperation between adjoining communities, school districts, and appropriate agencies.	Coordination activities	Joint meetings	5-year total	(+) 200% (or 1 per year)
<b>GOAL 6: PROVIDE AND SUPPORT AN EFFICIENT, SAFE, AND ENVIRONMENTALLY SENSITIVE MULTI-MODAL TRANSPORTATION NETWORK</b>				
Objective A: Evaluate the existing transportation network and identify problems, including traffic congestion, safety, environment, and aesthetics, which can be solved at acceptable cost.	Transportation enhancement activities	Projects complete	5-year total	(+) 200%
Objective B: Maintain local roads.	Maintenance activities	Miles of roads maintained	10-year annual average	(+/-) 0%
Objective C: Develop a Complete Streets policy for all users of Township roads.	Policy adoption and enforcement	Projects complete	5-year total of projects that qualify	(+) 200%
Objective D: Expand and improve the Pedestrian/Bicycle Pathway Plan.	New / improved paths, bikeways, and sidewalks	Miles	5-year total	(+) 200%
Objective E: Encourage the use of public transportation.	Bus access	Ridership	2-year annual average	(+) 10%
Objective F: Coordinate Meridian Township's transportation planning with regional planning efforts administered by the Tri-County Regional Planning Commission and recorded in the 2035 Regional Transportation Plan.	Coordination activities	Joint projects	5-year total of projects that qualify	(+) 200%
<b>GOAL 7: PROMOTE EFFICIENT AND SUSTAINABLE GROWTH PRACTICES</b>				
Objective A: Implement sustainable energy and environmental practices throughout the Township utilizing the most current best practices.	Sustainability activities	Projects complete	5-year total of projects that qualify	(+) 200%
Objective B: Develop Township policies to balance and manage growth.	Policy adoption and enforcement	Projects complete	5-year total of projects that qualify	(+) 200%
Objective C: Maintain open spaces and natural features in suburban and rural areas of the Township.	Land preserved or protected	Acres	2016 natural features inventory	(+) 1%
Objective D: Define an urban services district to promote walkable community development and dynamic community improvement through redevelopment.	Policy adoption and enforcement	Projects complete	5-year total of projects that qualify	(+) 200%
Objective E: Encourage development in Meridian Township that leads to sustainable land use.	New sustainable developments/ projects	Site plans approved	5-year total of projects that qualify	(+) 200%
Objective F: Prepare and implement a redevelopment strategy.	Strategy adoption and implementation	Projects complete	5-year total of projects that qualify	(+) 200%

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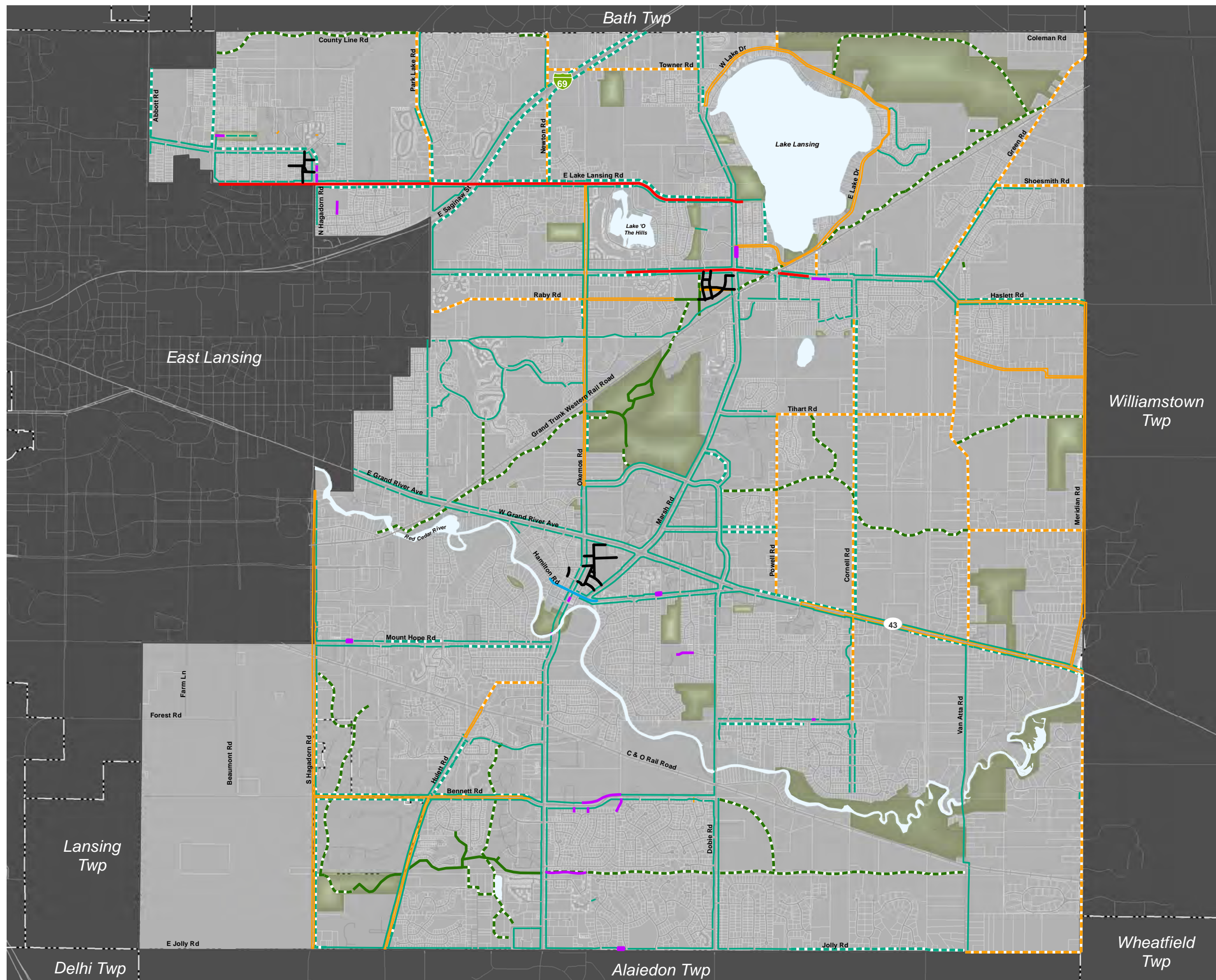
# Pedestrian/Bicycle Pathways

Meridian Charter Township  
Ingham County, Michigan

June 20, 2016

## Legend

- Existing Cross County Pathway
- Proposed Cross County Pathway
- Existing Pathway
- Proposed Pathway
- Existing Paved Shoulder
- Proposed Paved Shoulder
- Existing Sidewalk
- Bike Lane (Road diet)
- On-Street parking (Road diet)
- New Streets
- Parks



0 2,000 4,000 FEET



Map Feature Source: Meridian Charter Township, 2016










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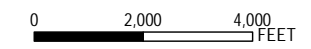
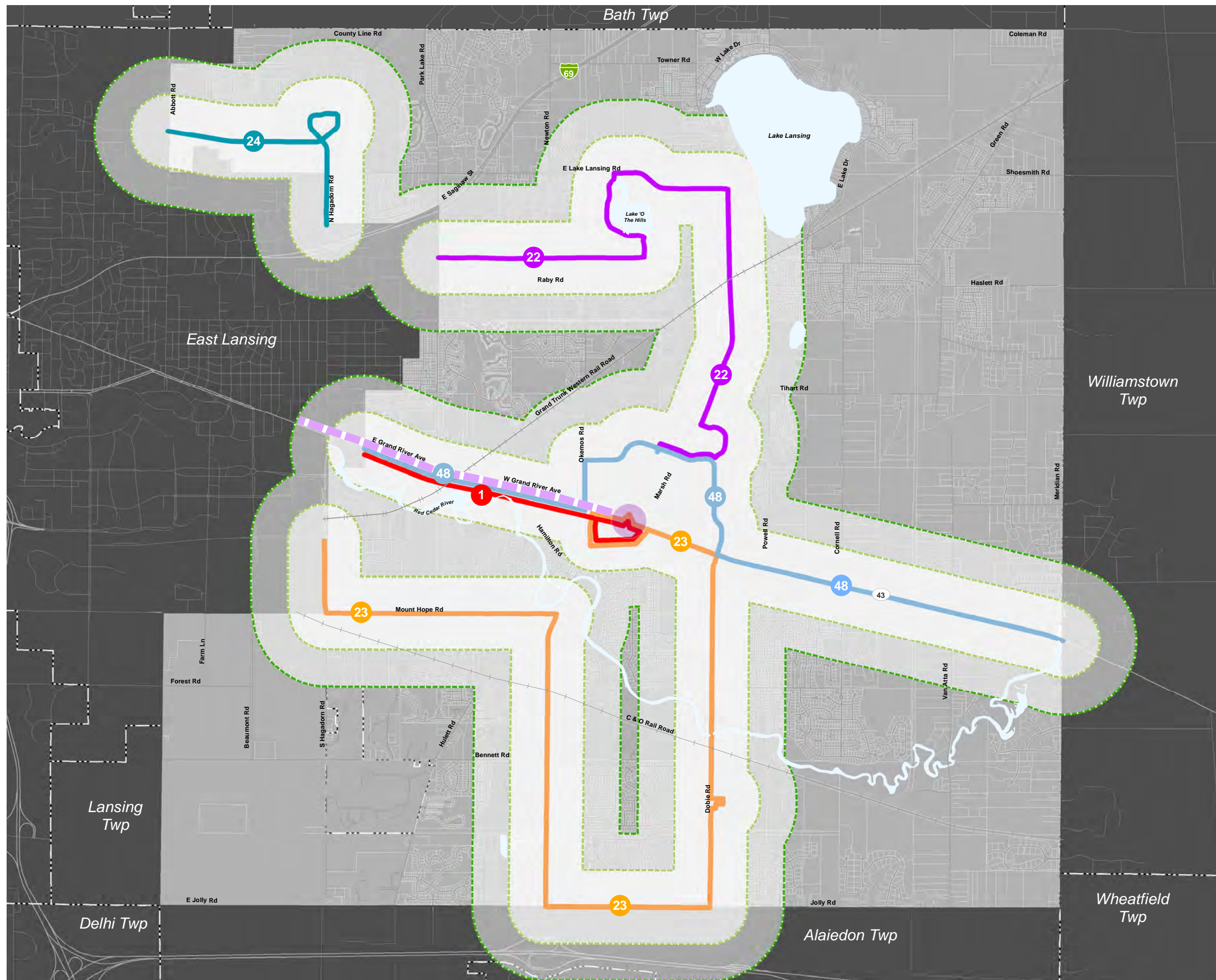
# Public Transit

Meridian Charter Township  
Ingham County, Michigan

June 20, 2016

## Legend

-  1
-  22
-  23
-  24-S/24
-  48
-  Future Grand Avenue BRT
-  Future TOD
-  ¼ mile radius of Bus Routes
-  ½ mile radius of Bus Routes



**McKENNA** ASSOCIATES



Map Feature Source: Meridian Charter Township, 2016



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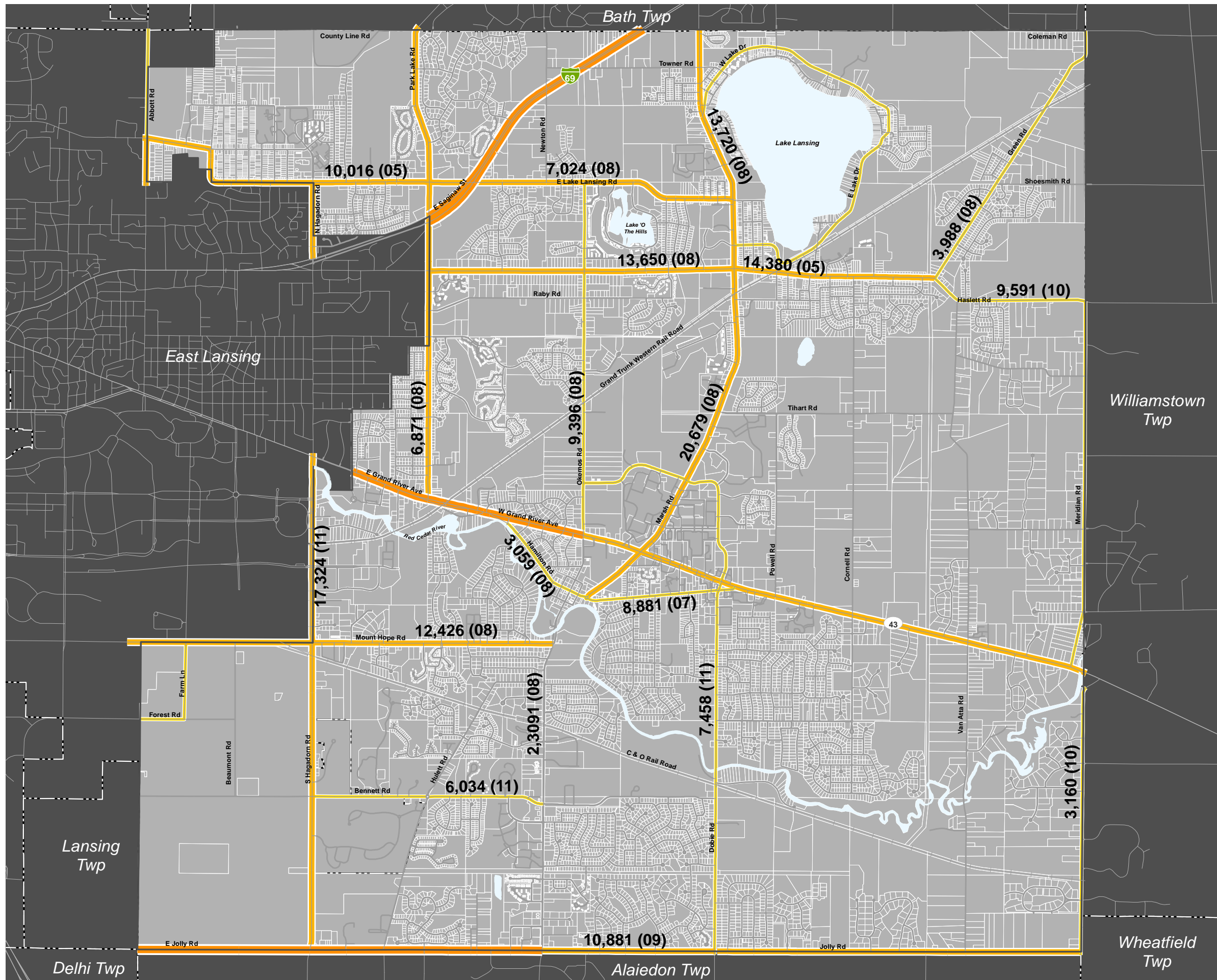
# National Functional Classification

## Meridian Charter Township Ingham County, Michigan

June 20, 2016

### Legend

- Principal Arterial
- Minor Arterial
- Collector
- Local



0 2,000 4,000 FEET

MCKenna ASSOCIATES



Map Feature Source: Meridian Charter Township, 2016



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# Haslett PICA Analysis



## RETAIL

- 107,000 Square Feet of Retail
- 13% of demand for new retail in Meridian
- 22% of demand for new walkable retail in Meridian
- Possible Retail Tenants:
  - » Specialty Food Stores
  - » Health and Personal Care Stores
  - » General Merchandise Stores
  - » Used Merchandise Stores
  - » Beer/Wine/Liquor Stores
  - » Bars/Restaurants
  - » Florists

## HOUSING

- 750 Housing Units
- 30% of demand for walkable housing in Meridian

- Retail
- Housing
- Park
- PICA Boundary

PERSPECTIVE



BIRD'S EYE VIEW





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# Carriage Hills PICA Analysis



## RETAIL

- 115,000 Square Feet of Retail
- 10% of demand for new retail in Meridian
- 17% of demand for new walkable retail in Meridian

### • Possible Retail Tenants:

- » Specialty Food Stores
- » Health and Personal Care Stores
- » General Merchandise Stores
- » Used Merchandise Stores
- » Beer/Wine/Liquor Stores
- » Bars/Restaurants
- » Florists

## HOUSING

- 340 Housing Units
- 14% of demand for walkable housing in Meridian

- Retail
- Housing
- Park
- PICA Boundary

PERSPECTIVE



BIRD'S EYE VIEW





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# Okemos PICA Analysis



## RETAIL

- 200,000 Square Feet of Retail
- 25% of demand for new retail in Meridian
- 41% of demand for new walkable retail in Meridian
- Possible Retail Tenants:
  - » Furniture Stores
  - » Home Furnishings Stores
  - » Electronics Stores
  - » Specialty Food Stores
  - » Beer/Wine/Liquor Stores
  - » General Merchandise Stores
  - » Bars/Restaurants

## HOUSING

- 1,170 Housing Units
- 47% of demand for walkable housing in Meridian

- Retail
- Housing
- Community
- Existing
- PICA Boundary

PERSPECTIVE



BIRD'S EYE VIEW

