

5c. INDUSTRIAL AREAS ELEMENT



Industrial development provides a community with a number of benefits including increased tax base, incubators for new technology, and employment opportunities. Many of the industrial uses being developed today are part of an industrial park. The benefits for a community from industrial park development come in the form of more intensive development concentrated within a specific area where roads, driveways, and utilities can be planned in a more cohesive fashion than with individual development.

Existing general industrial development within the City of Adrian is primarily located along rail lines in the vicinity of Beecher and Michigan east of Division Street. With the exception of the Inergy site located on the south side of Beecher west of US 223, all of the City's general industrial uses are concentrated within this existing east-side industrial area. Light industrial uses are considerably less concentrated and are in many instances scattered near the Downtown and within the City's residential neighborhoods. The Adrian Industrial Park provides a prime location for light industrial and warehouse uses with access to US 223 and M-34 (Beecher).

NEEDS ANALYSIS

To meet the needs of the City's future population, the Comprehensive Plan must include adequate industrial land to accommodate future development. Forecasting anticipated demand for future industrial uses requires evaluation of both future population and land area. Many factors can influence the industrial market including access, existing supply in surrounding communities, and regional markets.

There are two common methods of forecasting future supportable industrial area: 1) based on total population, and 2) based on total land area. According to *Urban Planning and Design Criteria*, a typical planning guideline for industry is twelve acres per 1,000 population.⁷ Based on an estimated 2025 population of 26,235 people, 315 acres of industrial land are potentially supportable within the community. The total land area method forecasts that within a small city, under 100,000 population, industrial uses typically consume 7% of total land area.⁸ Seven percent of the approximate 4,482 acres of land area within the City equals 314 acres.

The two methods used in this analysis yield a nearly identical result, differing by only one acre. As noted in Chapter A2, the Existing Land Use Inventory indicates industrial uses account for approximately 355 acres of land in the City. Based on the above analysis, it may appear that Adrian has adequate industrial land to meet its future needs; however, additional factors should be considered when planning for industrial development. The Economic Development

⁷ Joseph De Chiara and Lee Koppelman, *Urban Planning and Design Criteria*, Third Edition (New York: Van Nostrand Reinhold Company Inc., 1982), p. 511.

⁸ American Planning Association, *PAS Memo* (August 1992).

Action Items

- ☑ Establish design guidelines and screening / landscaping standards that achieve quality industrial development, consistent with the City's future vision.
- ☑ Where separation is not practical, seek funding and establish public / private partnerships to implement screening between existing industrial uses and residential neighborhoods.
- ☑ Develop a focus area plan for the improvement of the industrial and residential areas generally bound by Michigan, Division, and Beecher.
- ☑ Develop a tiered-use zoning approach for industrial districts that limits permitted uses when adjacent to residential neighborhoods to minimize impacts for residents.
- ☑ Review and revise zoning ordinance standards and Zoning Map to concentrate industrial uses in appropriate locations.
- ☑ Develop incentives to encourage relocation of inappropriately located and nonconforming industrial uses throughout the City to better suited locations with adequate infrastructure, screening, and access.
- ☑ Zone an area large enough to support research office uses in a planned park setting.

storage needs. These areas must be heavily screened from public streets and adjacent non-industrial uses in order to minimize negative visual and physical impacts. The Future Land Use Plan concentrates such uses in areas that have direct access to rail lines. Whenever possible, access shall be provided to major streets in order to avoid industrial traffic through residential areas.

In a number of locations, particularly on the City's east side, existing light and heavy industrial uses directly abut established residential neighborhoods. Many of the industrial uses in this area have little or no effective screening and have significant visual impacts on nearby residences. Whenever feasible, the City should work to improve this situation through the installation of landscaping, berms, and walls. The City may also consider the development of a focus area plan to establish a detailed improvement program for this area of the City.

Figure 5-13
Recommended
Industrial/Residential Focus Area

