



## 9. IMPLEMENTATION



o plan can achieve its full potential unless its recommendations are implemented. The City's thoughtful preparation and adoption of any plan would all be of diminished value without a program of implementation strategies. Aggressive implementation techniques permit the City to turn potential problems into real opportunities and solutions.

### ACTION ITEMS

The Action Items found throughout the City of Adrian Comprehensive Plan are designed to make implementation straightforward. Carrying out the Action Items will help implement the Plan. For easy reference, the Action Items from the entire Plan are collected into Table 9-1 Action Item

➔ *The Action Items found throughout the Comprehensive Plan have been compiled into Table 9-1 for easy reference.*

Summary. Throughout the years until the next Comprehensive Plan update, the City should revisit Table 9-1 and the Goals and Objectives chapter often to make certain that City decisions and policies are consistent with the vision of the Plan.

### ZONING PLAN

The City's Zoning Plan is intended to encourage short-term implementation of the long range land use recommendations included in the Land Use Plan. These short-term actions could be implemented through a City-initiated rezoning of select areas as recommended on the Zoning Plan. Alternatively, private applications for rezoning consistent with the Comprehensive Plan should be given high priority by the Planning Commission and City Commission.

The intent of the Zoning Plan is not to identify *all* areas that would require rezoning to be consistent with the Plan. Instead the Zoning Plan highlights specific *key* areas where existing zoning would inhibit development in accordance with the Plan.

For example, properties along Michigan and Erie Streets, between Division and Dean Streets, are currently zoned a mix of B-1 Local Business, I-1 Light Industrial, and RM-1 Multiple Family Residential (Low Rise). By rezoning these properties to a more appropriate One Family Residential District, the City can work toward achieving a reduction in residential density in this area, encourage the conversion of homes back to single family, and gradually eliminate inappropriate nonresidential uses from the neighborhood.

## *Implementation*

The areas planned for Live Work are another example of key areas where existing zoning would inhibit development in accordance with the Plan. Currently these properties fall within a number of different zoning districts including R-2 One Family Residential, RM-1 Multiple Family Residential (Low Rise), RM-2 Multiple Family Residential (High Rise), B-2 Community Business, I-1 Light Industrial, OS-1 Office Service, and RO Residential Office. By creating a new Live Work Zoning District and regulations, the City can work toward the realization of the type of land uses it wishes to promote in this area.

A third example is the planned commercial area along Tecumseh Street. These properties are currently zoned B-2 Community Business. The Future Land Use Plan calls for Neighborhood Commercial uses in this area. The Planning Commission should evaluate whether the current B-2 zoning meets the intent of the Land Use Plan recommendations, or whether rezoning to B-1 Local Business and/or the creation of a special overlay district may be more appropriate and in keeping with the intent of the Plan.

Table 9-1  
Action Item Summary

Plan Chapter	Action Item	Implementation	
		Priority	Long-term
5b. Land Use Plan (Commercial Areas Element)	Establish design guidelines and sign and screening / landscaping standards that achieve quality commercial and office development, consistent with the City's future vision.		X
	Review and revise zoning ordinance standards and Zoning Map to permit development of attractive neighborhood shopping nodes of quality design and character at appropriate locations throughout the City, and prohibit typical big-box and auto-oriented developments, such as drive-through restaurants, in neighborhood commercial nodes.	X	
	Zone appropriate areas for general commercial development at major intersections and near established industrial areas away from residential neighborhoods to permit auto-oriented and community and regional commercial uses to locate in concentrated locations to discourage strip commercial throughout the City and minimize negative impacts on residential areas.		X
	Design setback requirements that discourage large parking lots from being placed within front yards and permit buildings to be brought closer to the street.		X
	Update standards to ensure that parking is sufficient but not excessive. Allow land-banking of parking spaces.	X	
	Require pedestrian connections with existing residential, where possible.		X
	Promote the use of the Planned Unit Development (PUD) for larger commercial projects to give the community quality development that is context-sensitive and unique.	X	
5c. Land Use Plan (Industrial Areas Element)	Establish design guidelines and screening / landscaping standards that achieve quality industrial development, consistent with the City's future vision.		X
	Where separation is not practical, seek funding and establish public / private partnerships to implement screening between existing industrial uses and residential neighborhoods.	X	
	Develop a focus area plan for the improvement of the industrial and residential areas generally bound by Michigan, Division, and Beecher.	X	
	Develop a tiered-use zoning approach for industrial districts that limits permitted uses when adjacent to residential neighborhoods to minimize impacts for residents.	X	
	Review and revise zoning ordinance standards and Zoning Map to concentrate industrial uses in appropriate locations.		X
	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.		X
	Zone an area large enough to support research office uses in a planned park setting.		X
5e. Land Use Plan (Natural Resources Element)	Encourage environmentally responsible practices, such as the use of native species and minimization of lawn areas in new and existing developments.		X
	Ensure that parking and paving standards do not lead to excessive impervious services in the City.		X
	Incorporate the long-term goal of creating a linear park into the City's parks and recreation planning process.		X
	Pursue development of additional trailways and other pedestrian and bicycle facilities throughout the community.		X
	Develop incentives to encourage creative development techniques for new development and redevelopment.		X
6. Thoroughfare Plan	Develop site plan review standards that encourage service drives and combined parking and drives.	X	
	Adopt and implement good access management practices to reduce the number of driveways for individual sites.	X	
	Improve problem intersections by means of additional turn lanes, revised traffic controls, and lighting where appropriate.		X
	Work cooperatively with MDOT to provide an efficient and safe system of arterial roadways.		X
	Actively plan and seek funding for the creation of non-motorized facilities within the community.		X
	Prepare a detailed pathway and bike lane implementation plan, documenting pavement widths, right-of-way widths, lane striping, and on-street parking locations in order to prioritize routes.		X
	Create South Main Street access management overlay district.	X	
7. Housing Plan	Establish Infill Housing Guidelines and incorporate as a section of the City Zoning Ordinance.		X
	Develop Residential Design Guidelines to ensure that the architecture of new homes is contextually appropriate.		X
	Expand the existing historic district to include additional residential neighborhoods.	X	
	Encourage the rehabilitation and restoration of older homes previously converted to multiple family dwelling units back to their original single family design and function.	X	
	Provide opportunities for affordable housing, including attached and detached housing types.		X
	Explore opportunities for age-progressive and other senior housing options in the community.		X
	Increase opportunities for residential uses in and near Downtown Adrian, and encourage mixed use buildings in the Downtown with first floor retail spaces and second and third floor office and residential spaces.	X	
	Establish zoning regulations to permit and encourage Live Work neighborhoods, and provide incentives to attract and retain artists in areas designated Live Work.	X	
8. Downtown Adrian Plan	Develop and adopt a Historic Preservation Element as an amendment to the Comprehensive Plan to provide recommendations for historic preservation in residential neighborhoods.	X	
	Review and revise zoning ordinance standards to permit development consistent with the Downtown Adrian Plan.		X
	Establish design guidelines and sign standards that are consistent with the Downtown Adrian Plan.		X
	Actively recruit retail, food, art, and entertainment establishments.	X	X
	Develop consistent intersection and streetscape enhancements for all Downtown streets and intersections.		X
	Enhance pedestrian connections within and to the Downtown.		X
	Develop effective wayfinding signage system.	X	
	Encourage redevelopment for residential uses in and near the Downtown.		X
	Convert all streets within the Downtown to two-way with on-street parking.	X	
	Develop Downtown streetscape enhancement plan for Main and Maumee Streets.	X	
	Promote and market façade grant and loan programs with priority attention given to first-floor storefront improvements. Consider special incentives for key demonstration projects to increase awareness and interest among private property owners.	X	
	Develop public art placement program for Downtown with priority attention given to the enhancement of Downtown's entry points.	X	
	Relocate Farmers Market to Maiden Lane parking area and develop enhancement plan for a Downtown gathering space.	X	
	Explore feasibility of relocating communication tower out of Downtown.		X
Develop and adopt a Historic Preservation Element as an amendment to the Comprehensive Plan to provide recommendations for historic preservation Downtown.	X		

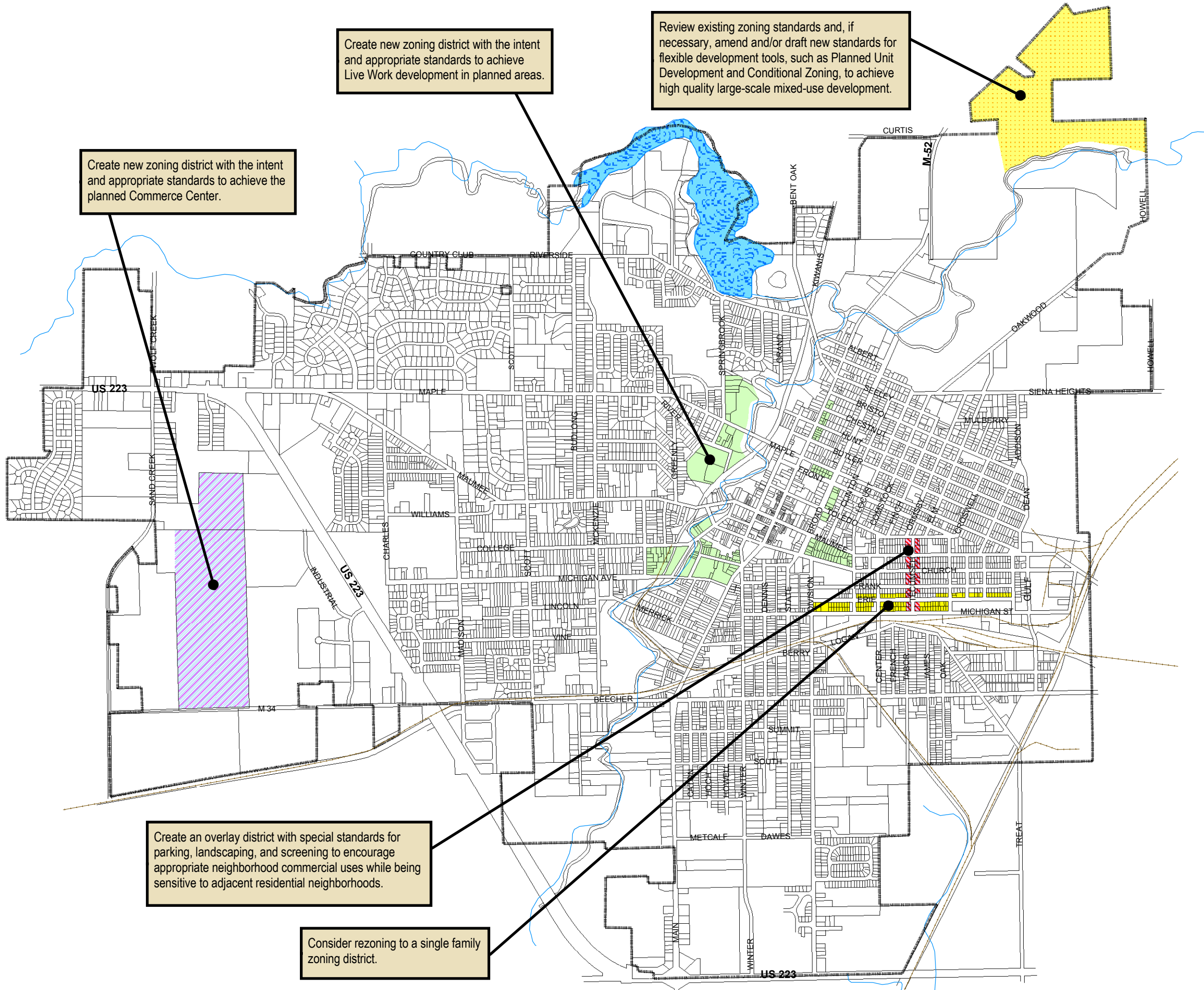
Create new zoning district with the intent and appropriate standards to achieve Live Work development in planned areas.

Review existing zoning standards and, if necessary, amend and/or draft new standards for flexible development tools, such as Planned Unit Development and Conditional Zoning, to achieve high quality large-scale mixed-use development.

Create new zoning district with the intent and appropriate standards to achieve the planned Commerce Center.

Create an overlay district with special standards for parking, landscaping, and screening to encourage appropriate neighborhood commercial uses while being sensitive to adjacent residential neighborhoods.

Consider rezoning to a single family zoning district.



**FUTURE LAND USE CATEGORY**

- SINGLE / TWO FAMILY RESIDENTIAL
- LIVE WORK (OFFICE / RESIDENTIAL)
- NEIGHBORHOOD COMMERCIAL
- FLEXIBLE DEVELOPMENT AREA
- COMMERCE CENTER

**NOTES:**

1. The Zoning Plan Map indicates key areas where planned future land use is inconsistent with current zoning. These key areas are those that the Planning Commission should study in the near future to determine if City-initiated rezoning is appropriate.
2. This map is intended to show generalized land use and is not intended to indicate the precise size, shape, or dimension of areas. These recommendations have a long-range planning horizon and do not necessarily imply that short-term rezoning decisions are appropriate.
3. The City of Adrian Comprehensive Plan includes the Land Use Plan Map and all text, maps, charts, tables, and other graphics in the full Comprehensive Plan report.

**ZONING PLAN**  
**CITY OF ADRIAN**  
 LENA WEE COUNTY, MICHIGAN

MAP 9-1

