

City Hall
118 Orchard Street
Morenci MI 49256
(517) 458-6828

NOTICE FOR REVIEW AND COMMENT

Please be advised that the City of Morenci City Council has authorized distribution of the proposed Master Plan for the City of Morenci for review and comment. Comment from interested parties is open until March 16, 2017.

If there are any comments regarding the proposed Master Plan, please contact either Sean Seger, Secretary of the City of Morenci Planning Commission, or Michael S. Sessions, City Administrator / Clerk, for the City of Morenci. Comments may be addressed to Morenci City Hall, located at 118 Orchard Street, Morenci, MI 49256.

Sent on February 1, 2017



City Hall
118 Orchard Street
Morenci, MI 49256
(517) 458-6828

January 30, 2017

To Whom It May Concern:

All requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008) have been met in the preparation of this draft Amendment to the Master Plan for the City of Morenci. If you have any questions regarding the draft Amendment to the Master Plan for the City of Morenci, please contact either myself or City Administrator / Clerk Michael Sessions.

Please find an enclosed list of interested parties that the draft Master Plan has been mailed to.

Sincerely,

Sean Seger
Secretary
Morenci Planning Commission



**CITY OF
MORENCI, MI**

MASTER LAND USE PLAN

AMENDMENT 1

NOTICE TO AMEND MASTER PLAN WAS PROVIDED
TO INTERESTED PARTIES ON DECEMBER 27, 2016

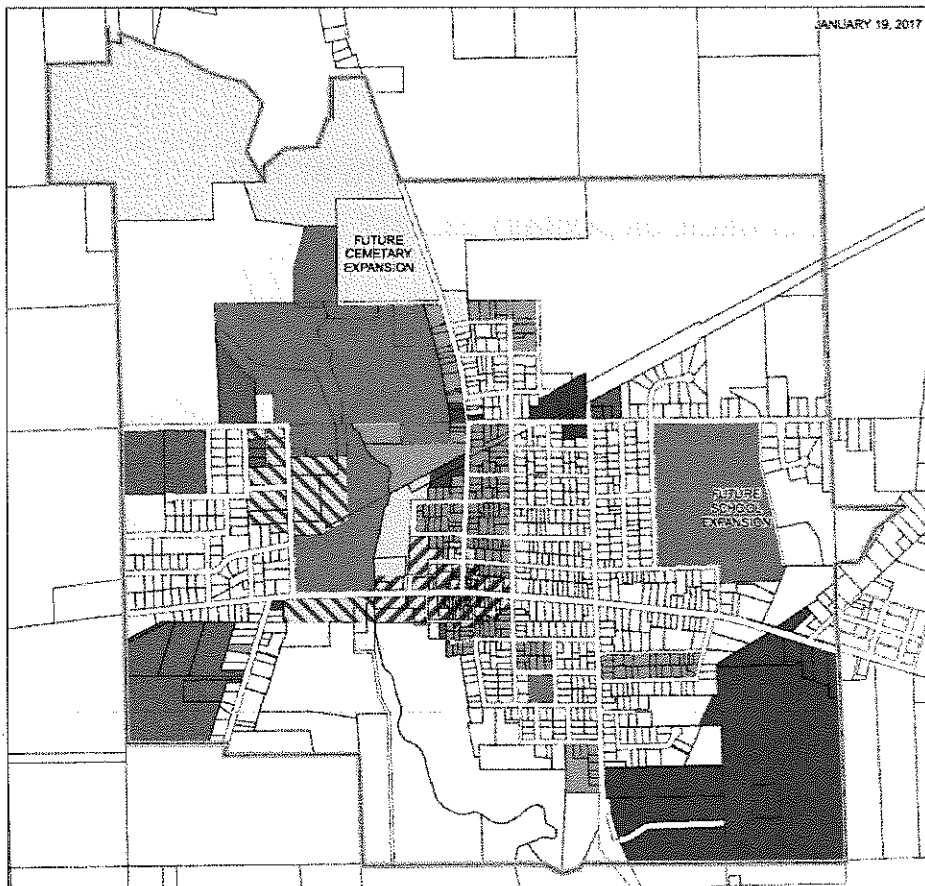
APPROVED FOR DISTRIBUTION TO INTERESTED PARTIES BY THE
MORENCI CITY COUNCIL ON JANUARY 23, 2017

PURPOSE














The purpose of this amendment to the City of Morenci's Master Plan is to identify an area within the City of Morenci where future development would be much better if the future land use of that area was defined differently than what it is defined as today. The area that this amendment seeks to look at is the property where present-day Crop Production Services (CPS) and now-defunct Frontier Insulation are located. The area that encompasses these two (2) properties is zoned as residential-multi family, and its future land use is high density residential.

The current land use and future land use – residential-multi family and high density residential, respectively – of these properties prohibit extensions of commercial and industrial uses that are currently enjoyed at these properties. This amendment's purpose is to provide guidance to the Morenci Planning Commission and the Morenci City Council on future land use for this area within the City of Morenci. Ultimately, a new zoning district – mixed-use district – is being recommended, and would be considered the first "true" mixed-use district zoning in the City of Morenci.

CITY OF MORENCI FUTURE LAND USE MAP



CITY OF MORENCI LENAWEE COUNTY, MICHIGAN DRAFT FUTURE LAND USE MAP

-  AGRICULTURAL
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  MIXED USE
-  LOCAL COMMERCIAL
-  DOWNTOWN COMMERCIAL
-  HIGHWAY COMMERCIAL
-  WAREHOUSING
-  LIGHT MANUFACTURING
-  GENERAL MANUFACTURING
-  CEMETARY
-  INSTITUTIONS & OPEN SPACE



FUTURE LAND USE ZONING CHANGE

The area that encompasses present-day CPS and the now-defunct Frontier Insulation has been reviewed to determine a better future land use for the area that encompasses the two (2) businesses. In studying the area's future land use, the following items were looked at: compatibility to existing land uses, infrastructure and services, streets, and fiscal impacts. By looking at those items, a mixed-use zoning district that involves elements of the current uses, plus neighborhood friendly land uses is being recommended for this area as a future land use. The following provides the rationale for such recommendation:

Compatibility to Existing Land Uses: The surrounding existing land uses to this area are a combination of single-family residential and residential-multi family. This indicates that both a low density-type of living and high density-type of living is within this area. In addition to this, this area, in particular, has industrial-type land uses as a raw farm wholesaler and a former-metal fabrication plant encompasses this area. These historic industrial-type land uses have been dominant within this area for at least 50 years.

A mixed-use future land use of single-family residential, residential-multi family and light commercial and light industrial land uses are deemed appropriate to ensure that future development of this area is viable with the current land uses, while also allowing for residential-type land uses if a development foresees that such development would be a success in the future. All future light commercial and light industrial land uses should be subject to special approval of the Morenci Planning Commission to ensure that performance standards are abided by to ensure the enjoyment of adjacent properties by land owners.

Infrastructure and Services: Utilities running into this area include a 10' sanitary sewer main and a 12' and 6' water main on E. Coomer Street. A 6' water main runs on East Street North into this area, along with a 12' sanitary sewer main. These utilities are adequate for the area.

Streets: E. Coomer Street and East Street North are major streets that lead into this land. While they aren't necessary ideal streets for additional access points to be built on, there appears to be no issue with the creation of new access points onto the street as the current properties in the area described already have appropriate access points.

Fiscal Impacts: The current land use requirements, along with the future land use requirements, strictly limit develop to a residential-like nature. By establishing this area as mixed-use with appropriate residential, industrial, and commercial future land uses, the fiscal impact to the municipality increases greatly as it opens up the ability to expand current land uses that

are currently enjoyed in this area, along with allow for other land uses that future developers may deem financially viable.

AMENDMENT CONCLUSION

This amendment to the City of Morenci's Master Plan only deals with the area mentioned, and does not affect other future land uses that were identified in the drafting of the original Master Plan for the City of Morenci. Those future land uses will continued to be reviewed by the Morenci Planning Commission and Morenci City Council as the Master Plan is implemented.