

# implementation

**T**he Township's thoughtful preparation and adoption of this Master Plan Update would be of diminished value without a program for and long-term commitment to its implementation.

There are a wide variety of tools and techniques available to help implement the Township's Master Plan. The most effective tool is the Zoning Ordinance. Periodic review and amendment of the Zoning Ordinance is critical to ensure that the Township's current use and development standards are consistent with its long-range goals. Consistent application of zoning standards through the site plan review process, as well as consistent, impartial code enforcement, are also vital to the success and implementation of the Master Plan.

## Action Items

The action items found throughout the Future Land Use Plan are designed to make implementation straightforward. For easy reference, the action items are collected into the Action Item Summary Table. There is no established timetable for implementation of these recommended actions and strategies. Rather, the Township Board, Planning Commission, and Planning Staff should review this table on a regular basis, as well as the Plan's goals and objectives, to prioritize actions and ensure that decisions and policies are consistent with the vision of the Plan. The Township's implementation priorities and schedule will likely change over time as conditions change, such as the state of the economy, development trends, demographic shifts, financial ability, etc. It is the responsibility of the Planning Commission and Township Board to implement the long-range policies and recommendations of the Master Plan, as appropriate, to achieve the future vision and goals of the Township.

## Charter Township of Grand Blanc

Action Item Summary Table		
Action Item	Short-term	Long-term
<b>Smart Growth Strategies</b>		
Conduct a “sustainability audit” of the Zoning Ordinance to identify opportunities for incorporating sustainability standards		
Encourage low impact development stormwater management techniques.		
Address alternative energy systems in the Zoning Ordinance.		
Develop incentives to encourage developers to utilize energy efficient and environmentally sensitive materials and practices.		
Create a resource list to help residents find information about alternative energy sources and low impact development techniques, as well as local suppliers, installers and contractors.		
Develop an educational campaign to promote environmental stewardship.		
Review parking standards for unnecessary impervious surface code requirements.		
Encourage the use of native species for landscaping and stormwater management purposes.		
Maintain an inventory of wetlands in the Township.		
<b>RESIDENTIAL</b>		
<b>Encourage development of a wide variety of housing styles</b>		
Zone appropriate areas for single and multiple family development at a variety of densities.		
Encourage compact residential development near neighborhood commercial, with adequate pedestrian linkages.		
Maintain low-density single-family areas in appropriate locations to preserve the heritage and character of the community.		
Encourage a variety of residential designs to establish a relationship between preserving the character of low density residential and promoting high quality development at all densities.		
Encourage the location of quality retirement housing near community and civic uses for a range of housing needs and income levels.		
Encourage generous buffers to high volume roads and where designated on the Land Use Plan, use multi-family to transition to more intensive uses.		
<b>Promote open space of appropriate size and function in residential developments based on the character of the area, natural features and location within the community.</b>		
Encourage the use of residential development options that permit flexibility in design in order to achieve quality development by providing incentives for the preservation of environmental features and open space.		
Establish mechanisms to assist in long term maintenance of open space areas.		
<i>Continued on next page</i>		

## Charter Township of Grand Blanc

Action Item Summary Table		
Action Item	Short-term	Long-term
<b>Preserve the residential character of the Township and protect the long-term stability of neighborhoods</b>		
Protect the long-term stability of neighborhoods through adequate code enforcement and zoning regulations.		
Establish high quality design and landscape standards through the use of development regulations and incentives.		
Define preferred residential designs and elements that should be incorporated into residential projects. Develop and provide a brochure to be distributed to residential builders and developers.		
Explore amending the ordinance to provide incentives to single family developments that incorporate certain preferred residential designs and elements, such as side and rear entry garages, high-quality building materials, etc		
<b>Incorporate traditional neighborhood design elements into residential developments, including sidewalks, street trees, and the location of a central public space from which the surrounding neighborhoods radiate.</b>		
Require pedestrian connections between areas designated as open space and home sites.		
Promote a sense of place within local neighborhoods by requiring street trees, sidewalks, pedestrian lighting and amenities including benches and attractive street signs.		
Encourage networks in residential developments and connect neighborhoods with each other as well as with shopping and office developments.		
Require implementation of portions of the Township Pathways Plan through residential site development approval.		
<b>COMMERCIAL</b>		
<b>Plan for the development and redevelopment of commercial areas sufficient in size and location to meet the shopping needs of Township residents</b>		
Zone appropriate areas for community commercial development at interchanges to permit highway oriented business to locate near interstates and discourage strip development along major roadways.		
Review and revise zoning ordinance standards for existing commercial districts to permit concentrated and attractive community shopping centers to be developed so that smaller strip commercial is discouraged.		
Promote the use of the Planned Unit Development for larger commercial projects to give the community quality development that is context-sensitive and unique.		
Permit commercial development in selected areas near existing or planned job centers with a clearly defined set of limited uses that serve the businesses and employees in those centers.		
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## Charter Township of Grand Blanc

Action Item Summary Table		
Action Item	Short-term	Long-term
<b>Encourage community commercial uses in strategic areas within the Township.</b>		
Encourage community commercial development in locations with sufficient infrastructure, convenient road access and where compatible with surrounding development.		
Encourage redevelopment of the Hill Road Corridor, Holly/Baldwin/Saginaw area and the South Saginaw Corridor, pursuant to the goals and objectives of their respective plans.		
Amend the Zoning Ordinance to accommodate recommendations of the Saginaw Corridor Study.		
Close and vacate portions of roadways as recommended in the Saginaw Corridor Study.		
Apply access management strategies when properties develop or redevelop		
Develop clear and comprehensive building and site standards to ensure quality development.		
<b>Plan for selected nodes of neighborhood commercial development throughout the Township and discourage strip commercial development along major roadways</b>		
Zone appropriate areas for neighborhood commercial development at specific major roadway intersections throughout the Township rather than promoting strip commercial development along roadways.		
Establish design guidelines and screening / landscaping standards that achieve quality development, commensurate with Township character.		
Review and revise zoning ordinance standards for existing commercial districts to permit development of attractive neighborhood shopping centers of a size sufficient to include various uses, further discouraging smaller strip commercial.		
Design setback requirements that discourage large parking lots from being placed within front yards and permit buildings to be brought closer to the street.		
Require pedestrian connections with existing residential, where possible.		
<b>Plan limited areas in the Township for Flexible Development projects.</b>		
Identify appropriate areas for flexible developments in the Master Plan.		
Use Planned Unit Development or other flexible zoning tool to achieve a mixed use or alternative commercial development.		
Establish design guidelines, screening and landscaping standards, and other appropriate requirements as conditions of approval that achieve quality development, commensurate with Township character and the context of the surrounding area.		
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## Charter Township of Grand Blanc

Action Item Summary Table		
Action Item	Short-term	Long-term
<b>INDUSTRIAL</b>		
<b>Promote the redevelopment of industrial parks and individual buildings and plan for new industrial development with access to major roadways to encourage job-creating businesses to the Township.</b>		
Zone appropriate areas throughout the Township for light and general industrial uses.		
Industrial areas should be located in limited areas with access to major roadways and interstates.		
Develop a tiered-use zoning approach for light industrial districts that limits permitted uses when adjacent to residential neighborhoods to minimize impacts for residents.		
Limit more intensive industrial uses to areas not adjacent to residential neighborhoods.		
Promote the use of shared driveways and internal connections between individual users to reduce the impact of truck traffic on roadways		
<b>Encourage quality design and site planning with development standards.</b>		
Develop landscape standards that require screening along road rights-of-way.		
Permit quality landscape materials to be used that would not detract or hide main buildings.		
Ensure sign standards are adequate to complement right-of-way treatment and not overwhelm the streetscape.		
Require screening between uses to carry the same theme and provide for alternative screening including preservation of existing vegetation, use of supplemental plantings, screen walls, etc.		
Screen rooftop appurtenances from view from property lines and public roads based on zoning ordinance standards.		
<b>Encourage development of Research and Development uses of a sufficient size and location to attract viable R&amp;D Users which will further the employment opportunities in the community.</b>		
Zone an area large enough to support research and development uses.		
Create an economic development program to promote the area to R&D users and to coordinate marketing efforts with the County and universities.		
Develop building and site design standards that call for quality development commensurate with the goal of locating premier R&D users to the area		
<b>Continue planning for and promote development of the Technology Village Area.</b>		
Design conceptual layout for the Technology Village Area.		
Develop partnerships aimed at refining the Technology Village Area concept, retaining existing high-tech businesses, and recruiting new businesses.		
Create sustainable development standards that encourage high-quality development that protects the area's natural resources.		
Develop a Technology Village Area marketing plan.		
Establish benchmarks and timeline for Technology Village Area implementation strategies.		

## Charter Township of Grand Blanc

Action Item Summary Table		
Action Item	Short-term	Long-term
<b>THOROUGHFARE</b>		
Continue to promote and encourage Access Management Strategies.		
Continue to enforce the Access Management standards within the Township's Zoning Ordinance with respect to driveway quantity, location, spacing, orientation, and design.		
Continue to enforce Zoning Ordinance standards for driveway width, turning radius, clear-vision areas, and driveway depth to allow automobiles and trucks to safely and efficiently enter and exit a site.		
Encourage shared access to sites by use of shared driveways, frontage roads, and internal connections between sites		
Maintain natural areas adjacent to existing roads by pursuing natural beauty road designation on selected roadways		
Work in conjunction with the Road Commission and Oakland County to establish Ray Road as a Natural Beauty Road.		
Work in conjunction with the Genesee County Road Commission to establish Halsey Road as a Natural Beauty Road.		
Educate residents along the proposed Natural Beauty Road and the general public regarding the benefits of Natural Beauty Roads and how they can assist in maintaining the classification.		
Establish a policy position that Natural Beauty Roads be limited to two-lanes wide in order to maintain corridor character.		
Expansion of roadways should be designed and built to improve the flow of traffic, increase traffic safety, reflect the context of the surrounding area, and accommodate pedestrian activity, where appropriate.		
Target roadway improvements where the density, functional classification, and growth management strategies will demand an increase in road capacity.		
Consider design and construction methods to improve the safety of roadways by eliminating roadway offsets, sight distance limitations, driveway spacing, and incorporating access management standards.		
Work with the Road Commission to identify which projects should incorporate a boulevard design.		
Maintain two-lane or three-lane cross-section in areas planned for lower densities or where additional widening is not in context with the area.		
Cooperate with the MDOT and the Road Commission in planning for full-function interchanges along the I-75 freeway at Saginaw Street and Holly Road.		
<i>Continued on next page</i>		

## Charter Township of Grand Blanc

Action Item Summary Table		
Action Item	Short-term	Long-term
Develop the Township's non-motorized transportation network		
Continue to monitor, revise, and update the Township's Non-Motorized Capital Improvement Plan.		
Improve the Non-Motorized Capital Improvement Plan to identify the side of the road pathways are planned for (if it is only one side).		
Adopt standards within the Township Zoning Ordinance requiring the construction of planned pathways along the frontage of individual sites as they develop.		
Continue to work with road agencies and utilities to ensure that capital improvement projects (road widenings, new bridges, sewer/water extensions etc.) are designed to accommodate planned non-motorized facilities.		

## Zoning Plan and Matrix

The Zoning Plan is intended to guide short-term implementation of the long-term recommendations illustrated on the Future Land Use Map. The intent of the Zoning Plan is not to identify all areas that would require rezoning to be consistent with the Plan. Rather, the Zoning Plan highlights specific key or priority areas where existing zoning is significantly lacking appropriate standards or would inhibit development in accordance with the Master Plan.

Zoning is one of the Township’s most effective tools for implementing the recommendations of the Master Plan; however, there is not always a direct correlation between the Plan’s future land use designations and the Township’s current zoning districts. The reason for this is that the Future Land Use Map represents the Township’s preferred long-range land use arrangement, while the Zoning Ordinance regulates specific use and development of property today. Many of the Plan’s recommendations are likely not feasible under current zoning; new districts may need to be created and existing districts may need amending. As an implementation tool, the Zoning Matrix illustrates (see Figure I-1) how the future land use designations generally correspond to the existing zoning districts. It is important to remember that in many cases, zoning amendments would be necessary to be consistent with the intent and recommendations of the Master Plan.

Figure I-1. Zoning Matrix.

Future Land Uses	Existing Zoning Districts														Amendments to /Review of Existing District (s) Recommended	New Zoning District Recommended		
	RE Rural Estate	R-1 One Family	R-2 One Family	R-3 One Family	R-4 One Family	LDM Low Density Multiple Family	MDM Medium Density Multiple Family	HDM High Density Multiple Family	OS Office Service	PO Professional Office	HCD Health Care District	NC Neighborhood Commercial	GC General Commercial	RD Research & Development			I-1 Light Industrial	I-2 General Industrial
Rural Estate	⊙																	
Low Density Single Family Residential		⊙	⊙															
Medium Density Single Family Residential				⊙	⊙													
Low Density Multiple Family Residential						⊙	⊙											
High Density Multiple Family Residential								⊙										
Neighborhood Commercial												⊙						
Village Mixed Use																		⊙
Community Commercial													⊙					
Office									⊙	⊙								
Flexible Development																		
Health Care park																		
Research & Development														⊙				
Light Industrial															⊙			
General Industrial																⊙		
Public & Private Recreation																		
Public/Semi-Public																		

### **Implementation Tools and Techniques**

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The Township has a wide variety of tools and techniques at its disposal to help implement its long-range planning. These tools include, but are certainly not limited to, the following:

- Zoning Ordinance Standards and Map
- Code Enforcement
- Subdivision and Condominium Regulations
- Special Design Plans and Study Area Plans
- Capital Improvement Program
- Public Utility Policy
- Public–Private Partnerships
- Site Plan, Special Land Use, and Rezoning Review
- Special Millages and Assessments
- Local Land Trusts and Conservancies
- Access Management Planning and Regulation
- Federal and State Grant Programs
- Re-evaluation and Adjustment of the Master Plan



# attachments

*“ A hundred years  
after we are gone  
and forgotten,  
those who have  
never heard of us  
will be living with  
the results of our  
actions.”*

-Oliver Wendell Holmes

