



CHAPTER 9 FUTURE LAND USE

INTRODUCTION

The previous chapters of the master plan provide an overview of the existing conditions in Algonac and surrounding areas. A future land use plan is representative of the “preferred future” of how the city desires to grow and includes recommendations on how development should be implemented. A future land use plan is based on analyses of environmental opportunities and constraints, existing trends and conditions and projected future land use needs.

The future land use plan is just that, a plan, and one that requires regular review and updating. The vision, goals, and objectives presented in Chapter 3 and principles of sound land use planning are the foundation upon which this future land use chapter is based. The future land use plan consists of the text within this chapter as well as the future land use map for the City of Algonac (see Map 9-1).

Future land use planning establishes the desired amounts and locations of residential and commercial development; public facilities; open space; environmental conservation and recreational areas; and changes or improvements to the local traffic and road circulation systems. Chapter 10 also presents a zoning plan, which along with the relevant parts of the future land use plan, is intended to guide the implementation and future changes to the city’s zoning ordinance.

The Michigan Zoning Enabling Act (MZEA) Sec. 203 (1) requires that zoning be based on a “plan.” Similarly, the Michigan Planning Enabling Act (MPEA) Sec. 7 (2), sets forth the purpose for which a master plan must be created. In order for a master plan to serve as the basis for future zoning, it should promote the purposes in the MZEA and MPEA.

The Algonac Master Plan - including the future land use plan, the zoning plan, and future land use map - are tools to be used by the planning commission and city council during the process of making land use decisions, developing the capital improvement program, and reviewing and modifying ordinances within the City of Algonac. Implementation of the general recommendations contained in this

TABLE 9-1: FUTURE LAND USE IN ALGONAC - ACRES

Land Use Category	Anticipated Future Acreage
Single Family Residential/PUD	634/39
Multiple Family Residential	45
Marina Residential	43
Downtown/Mixed-Use	42
Commercial	22
Civic/Institutional	30
Parks	18
Total	873

master plan will take place over time and are contingent upon many factors, including changing economic conditions, development trends, availability of utilities and services, budget limitations and city priorities.

FUTURE LAND USE DESIGNATIONS

The proposed land use designations were created in an effort to develop a long-range land use plan for Algonac. A graphic representation of the propose land uses can be found on Map 9-1. These land use designations are described below:

Single-Family Residential

The largest land use classification within the city is and will continue to be single-family residential. Traditional single-family neighborhoods are located throughout the City of Algonac. The interior sections of the city located behind the commercial corridor and central business district along M-29 and Pointe Tremble are anticipated to remain residential in nature, with pockets of scattered civic/institutional uses and parks that have become integral elements of the neighborhood.



Single-family home on Lathrop Avenue in the southern part of the city.

As the local and regional housing market continues to bounce back from the recession, there will continue to be a greater focus on redevelopment and reinvestment into the existing housing stock to improve the quality of homes and stabilize existing neighborhoods. Over time, it can be expected that the existing housing stock will see both reinvestment - as homeowners spend time and money to make improvements to their homes - and disinvestment, where blight will either continue or spread on a particular street.

City officials will need to be creative and diligent to help those who want to reinvest in their homes and neighborhoods, while at the same time being savvy about promoting infill development in areas that have experienced disinvestment. Promoting infill development throughout the community will allow for new home construction to reinvigorate and stabilize existing neighborhoods.

As shown on the future land use map, there is a roughly 39-acre area of property in the northeast section of the city that could potentially be developed as a planned unit development (PUD). This



The Anchorage at Algonac condominium development off of Pointe Tremble Road, east of the Harbour Club in the southern part of the city.

would allow for a residential or mixed-use development in this area, while preserving sensitive environmental resources that are prevalent in that area - primarily wetlands.

A total of 634 acres has been designated for single-family residential uses.

Multiple-Family Residential

It can be expected that the trend of single-family housing being converted to multiple-family housing will continue during the time period covered by the master plan. With more and more people of all ages beginning to prefer rental housing, the city can expect the demand for multiple-family housing to remain steady.

In the north central part of the city, near Scout Drive, Summer Street and Fruit Street, are a number of multiple-family developments including Summergrove Townhouses and the Algonac Manor apartment complex located at the corner of Fruit and Scout Drive, across from industrial uses in Clay Township. Further east down Fruit Street is the Rolling Brook apartment complex, which serves as a



Algonac Harbour Club is one of the largest deep water marinas accessible by the Great Lakes.

buffer between the Oaklawn Cemetery across the street and lower-density residential neighborhoods to the south. It can be expected that these multiple-family areas will continue into the future.

It can also be expected that the Algonac Housing Commission facility consisting of the Algonquin Place apartments and townhouses, which are buffered from the interior single-family neighborhoods behind them by Algonac Elementary School along St. Clair Boulevard, will also remain for the duration of the planning period. Further south, near the Algonac Harbour Club is the Anchorage of Algonac condominium complex.

Another small pocket of multiple-family residential that is located in the southwest part of the city near Worfolk Drive and Henrietta Street, which includes a number of two-family duplexes and an apartment complex on Henrietta. The master plan also envisions the property adjacent to the water treatment plant being multiple-family residential over the course of the planning period.

A total of 45 acres has been designated as multiple-family residential on the future land use map.

Marina - Residential

The area shown as Marina - Residential on the future land use map is largely made up of the Algonac Harbour Club, which is one of the largest deep water marinas accessible by the Great Lakes. The area surrounding the Harbour Club includes the Anchorage at Algonac condominium development and single-family homes located on narrow strips of land amidst a series of channels leading to the St. Clair River. There is also vacant property to the south of the Harbour Club that could accommodate additional residential development.

This land use designation accounts for 43 acres on the future land use map.

Downtown/Mixed-Use

This land use designation is intended to serve as the central business district of the city - or Algonac's "downtown." It is in this area where the city should direct future commercial, cultural, and civic use development. The CBD will serve the needs of city residents, as well as residents from a primary trade area mainly consisting of neighboring townships (see Chapter 5). A moderate amount of mixed-uses should be permitted in this area to create a small, traditional "town center." Residential uses could take the form of single family homes, or apartment-style spaces above street level commercial.

The CBD should be developed in a manner that accommodates moderate growth while retaining the unique, waterfront character of Algonac. It should be pedestrian-friendly, with public gathering spaces and a distinct sense of place. The city should explore opportunities for additional high-quality commercial and/or mixed-use development across from the Riverfront Park.

The mixed-use CBD should extend north beyond the current Algonac Shopping Center to Smith Street - along the entire length of the Riverfront Park across M-29.

A total of 42 acres has been designated as downtown/mixed-use on the future land use map.



In October 2013, Seaway Community Bank, based in St. Clair, merged with Northstar Bank, based in Bad Axe, Michigan - retaining the Northstar name. The Algonac branch is located at 900 Pointe Tremble Road.

Commercial

The commercial land use designation is intended to serve the immediate Algonac community, as well as passer-by traffic on Pointe Tremble. The largest commercial area is planned for Pointe Tremble at the western city limits and are currently characterized by strip commercial developments, banks and restaurants. Additional pockets of commercial are located in the northeast part of the city along M-29 and include convenience shopping and restaurants.

A total of 22 acres has been designated for commercial uses on the future land use map.

Civic/Institutional

Civic and institutional uses in Algonac are primarily improved land and facilities that are held in the public interest and are usually exempt from real property taxation. These include properties owned by the city of Algonac, St. Clair County or some other governmental entity. They also include schools and churches - many of which are interspersed throughout residential neighborhoods within the city.

A total of 30 acres has been designated for civic/institutional uses on the future land use map.

Parks

The future land use map indicates numerous recreational sites throughout the city. Most of these sites are existing parks and should remain that way into the future. As the city considers infill development projects in Algonac neighborhoods, it should be strategic and identify opportunities to develop additional pocket parks throughout the residential areas. While specific locations for future pocket parks have not been identified on the future land use map, opportunities may arise that make sense for the city to acquire property for such purposes.

The future land use map also shows an area with potential to be developed as a park in the northeast section of the city, along the Bridge to Bay Trail, with access to the Marine City Drain. These properties depicted as future park land are currently owned by St. Clair County. Having access to the Marine City Drain provides an opportunity to develop a kayak/canoe launch that would allow paddlers to connect to the St. Clair River. These properties also allow for additional recreational amenities along the Bridge to Bay Trail.

A total of 17 acres has been designated for parks on the future land use map.

Future Land Use

Algonac Master Plan

