

## Future Land Use & Zoning Plan

The Future Land Use Plan and Map depicts the preferred, generalized composition of future land use for the Grand Traverse Commons. The future land use plan is the general framework upon which land use and policy decisions for the Grand Traverse Commons will be guided for the next 25 years. The future land use plan was developed after careful consideration of several dynamic factors, including: land use; future development plans; community services; building type and orientation and environmental features.

According to section 2(d) of the Michigan Planning Enabling Act, PA 33 of 2008, the Master Plan shall include a “Zoning Plan” - depicting the various zoning districts and their use, as well as standards for height, bulk, location, and use of building and premises. The zoning plan serves as the basis for the zoning ordinance. Currently, the Grand Traverse Commons is zoned as a *Planned Redevelopment District*. According to the ordinance, “*the purpose of the Planned Redevelopment District is to further the objectives of 1941 Public Act 250 through a land development project review process based on the application of site planning criteria to foster integration of proposed land development projects with the characteristics of the project areas.*” Guidelines and standards for dimensional components such as building height, setbacks, building volume (and others) were based upon impervious surface limits established for eight unique sub-areas within the campus in the *1994 District Plan*.

*Relationship between the Master Plan and the Zoning Plan* - The Master Plan describes the vision, objectives, strategies and action policies for the development of the Grand Traverse Commons. The Zoning Plan is based upon the Master Plan and is intended to guide in the development of the zoning ordinance. The zoning ordinance is the primary implementation tool for the future development of the Grand Traverse Commons.

In an effort to better preserve the unique and historic character of the Grand Traverse Commons the Joint Planning Commission is primarily focused on maintaining the *form and character* of the buildings and surrounding landscape, with a lesser focus on use. Therefore, the descriptions of the Future Land Use Plan and Zoning Plan have been combined. The following pages describe the primary future land uses and form-based components (zoning recommendations) for the Grand Traverse Commons. Map 13 depicts the future land use and zoning map.

Development Zones - The 1994 District Plan includes a series of development zones- areas within the campus where development and redevelopment can occur. (See parking-lot K as an example below)

In an effort to maintain continuity with future development plans, most of these development zones have been retained in this Master Plan. **Map 12** illustrates the location of the development zones for the Grand Traverse Commons.



**District**

Conservation, Recreation, and Open Space

**Primary Land Uses & General Character**

Primarily Township or City parkland, these areas are envisioned to be preserved in their natural state. These areas will include nature trails, sidewalks and non-motorized pathways.

**District Features**

**Trails, Sidewalks and Pathways**



**Natural Features**



**Large Open Natural Spaces**



**Large Open Spaces**



**District**

Mixed Use Medical

**Primary Land Uses & General Character**

This area is primarily planned to accommodate medical offices, assisted living/primary care residential facilities, and their ancillary uses. However, other uses such as, residential (apartment) and professional offices (non-medical) will be considered. New buildings will be developed in such a manner that is compatible with the fundamental characteristics of Building 50 and its associated cottages.

**Building and Landscape Form**



**Building Height**

The number of allowable floors shall depend on the elevation of the surrounding landscape. However, no building should appear visually higher than Building 50 when viewed from the east and south.

**Windows**

Glazing must be clear or lightly tinted. Windows should have a vertical emphasis divided with mullions, with a rectangular pattern.



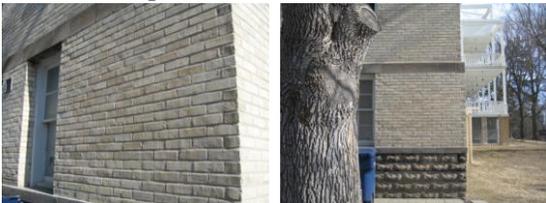
**Roof Features**

Primarily pitched, flat is acceptable in certain instances. May include: dormers; turrets; entablatures; brackets; eaves; spires and soffits.



**Exterior Materials**

A combination of masonry, stone, and/or architectural concrete. Masonry should be the dominant expression of the wall material.



**Exterior Colors**

Light, earth toned (beige, ocher, etc.) - or natural material expressions. Materials darker than the light, earth toned palette will not be allowed.



**Composition & Orientation**

Buildings should display a combination of symmetry and asymmetry. Buildings will be close to the road. Parking will be located behind buildings. New buildings near Building 50 should be close together.



**Other Features**  
Porches and Bay Projections.

**Access & Grounds**

Buildings should fit into the surrounding natural landscape and tree cover. Pedestrians will access the buildings from sidewalks and one primary entrance.



**District**

Mixed Use Village

**Primary Land Uses & General Character**

This area is primarily planned to accommodate a mix of uses to create a dynamic village like setting. Uses include, but are not limited to commercial, residential, professional, community, food services, and cottage industries. New buildings will be developed in such a manner that is compatible with the fundamental characteristics of Building 50, its immediate surrounding buildings and the Secretary of the Interior Standards for the Treatment of Historic Properties.

**Building and Landscape Form**



**Building Height**  
The number of allowable floors shall depend on the elevation of the surrounding landscape. However, no building should appear visually higher than Building 50 when viewed from the east and south.

**Exterior Materials**

A combination of masonry, stone, and/or architectural concrete. Masonry should be the dominant expression of the wall material. Clapboard or board-and-batten exterior buildings will be allowed near similar buildings along Elmwood Ave.



**Composition & Orientation**

Buildings should display a combination of symmetry and asymmetry. Buildings will be close to the road. Parking will be located behind buildings. Buildings will be nestled close together. Building will be orientated facing common public areas.

**Windows**

Glazing must be clear or lightly tinted. Windows should have a vertical emphasis divided with mullions, with a rectangular pattern.



**Roof Features**

Primarily pitched, flat is acceptable in certain instances. May include: dormers; turrets; entablatures; brackets; eaves; spires and soffits.



**Exterior Colors**

Light, earth toned (beige, ocher, etc.) - or natural material expressions. Materials darker than the light, earth toned palette will not be allowed.



**Other Features  
Porches and Bay Projections**



**Access & Grounds**

Buildings should fit into the surrounding natural landscape and tree cover. Pedestrians will access the buildings from sidewalks and several primary entrances.



**District**

Mixed Use Cultivation

**Primary Land Uses & General Character**

This area is primarily planned to accommodate small-scale farming activities, a botanical garden, and community gatherings. New buildings will be developed in such a manner that is compatible with the historical agricultural buildings. Emphasis will be placed on innovative sustainable practices.

**Building and Landscape Form**

**Building Height**

The number of allowable floors shall depend on the elevation of the surrounding landscape. However, no building should be higher than the historic barns.



**Windows**

Glazing must be clear or lightly tinted. Windows should be divided with a rectangular pattern.



**Roof Features**

Primarily pitched, flat is acceptable in certain instances. May include: dormers; turrets; entablatures; brackets; eaves; spires and soffits.



**Exterior Materials**

A combination of masonry, stone, and/or architectural concrete. Masonry should be the dominant expression of the wall material.



**Exterior Colors**

Compatible with the historical character of the Barns and with the color palette of the entire Commons.



**Access & Grounds**

Buildings should fit into the surrounding natural/open landscape. Pedestrians will access the buildings from sidewalks /trails and one primary entrance.

**Composition & Orientation**

Buildings should display a combination of symmetry and asymmetry. Parking will be minimal - shared parking will be encouraged. Buildings will be nestled closely together around the historic barns. Building will be orientated facing public/natural areas.



**Other Features**

Sustainable Practices.



**District**

Mixed Use Institutional

**Primary Land Uses & General Character**

These areas are primarily planned to accommodate institutional uses such as schools, government offices, and community services offices. However, other uses (residential, professional and commercial) will be considered. New buildings near the TBAISD building will be developed in such a manner that is compatible with the fundamental characteristics to either the TBAISD building or the adjacent historic cottage buildings. New buildings near Elmwood Street will be developed in such a manner that is compatible to the State of Michigan Building.

**Building and Landscape Form**



**Building Height**

The number of allowable floors shall depend on the elevation of the surrounding landscape. However, no building near the TBAISD building should be higher than the adjacent historic cottages and no building near Elmwood should be higher than State of Michigan Building.

**Windows**

Glazing must be clear or lightly tinted. Windows should have a vertical emphasis, with a rectangular pattern.



**Roof Features**

Primarily pitched, flat is acceptable in certain instances. May include: dormers; turrets; entablatures; brackets; eaves; spires and soffits.



**Exterior Colors**

Earth toned (beige or ocher) - or natural material expressions.



**Exterior Materials**

A combination of masonry, stone, and/or architectural concrete. Masonry should be the dominant expression of the wall material.



**Composition & Orientation**

Buildings should display a combination of symmetry and asymmetry. Buildings will be close to the road. Parking will be located behind buildings. Buildings will be located close together.



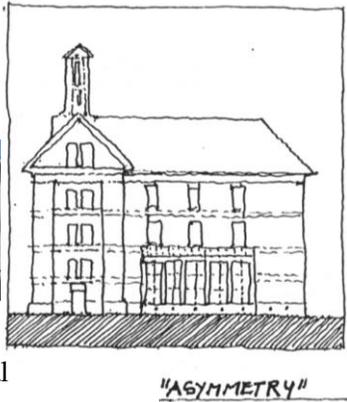
**Access & Grounds**

Buildings should fit into the surrounding natural/open landscape and tree cover. Pedestrians will access the buildings from sidewalks /trails and one primary entrance.



**Architectural Glossary**

**Combination of Symmetry and Asymmetry**  
A building with a combination of balanced and un-balanced proportions.



**Spire**  
A *spire* is any slender pointed construction surmounting a building.



**Roof Features**

**Eave**  
An *eave* is the edge of a roof. Eaves usually project beyond the side of the building.



**Mullion**  
*Mullions* are the slender, vertical pieces that frame panels of glass.



**Soffit**  
A *soffit* is the underside of any overhead component of a building, such as an arch or balcony.



**Bracket**  
A *bracket* is a projection from a vertical surface providing structural or visual support under a structural overhang.



**Dormer**  
A *dormer* is a window which is set vertically on a sloping roof. A dormer has its own roof, which may be flat, arched or pointed.



**Turret**  
A *turret* is a small tower that is part of a building. Turrets are typically round.



**Entablature**  
An *entablature* is a horizontal band above the structural supports in a building.



In addition to the form-based components listed above, the following design guidelines for new buildings must also be considered.

Form Guidelines for New Buildings (compiled from the 1994 District Plan)

Generally, buildings are to have either sloped or curved linear roofs with slopes of 15-degrees or greater. Overhangs, where they occur, shall be proportioned to the height of the building. (Figure 5.1)

All window openings will be rectangular in proportion, with the greater dimension in the vertical axis. Square openings are the minimum allowable proportion. Opening areas shall not exceed 30% of total wall surface area. Openings in roofs shall be accomplished through dormers, bay projection, cupolas or lanterns. (Figure 5.2)

Expressions of spaces of importance may employ larger glazed areas of horizontal proportion, if expressed as a porch, bay or arcade consistent with the character of the historic buildings.

All main entrances will have porches. All access ramps will be concealed in these porches. (Figure 5.3)

Partial basements and/or expression of base, or landscaped podium will be mandated for all buildings with exterior frontage on the historic front lawn

Vertical punctuation in the roof of building façade in the form of lanterns, cupolas and bay projections is encouraged to enhance the building silhouette and provide variety in the building façade and massing. (Figure 5.5)

Multistory structures will have horizontal expression through rustication and string courses, where applicable. String courses must delineate sub-grade levels from full floors above. (Figure 5.4)

No structure will be longer in any one direction than 90'-0'' without a break in the plane of the building on those lot edges which face the historic front lawn or the roadway system. (Figure 5.6)

Structures which frame the historic lawn will form transition spaces between the outdoor space of the lawn and the enclosed space of the building. Transition spaces are courtyards, porches and arcades. (Figure 5.6)

Figure 5.1

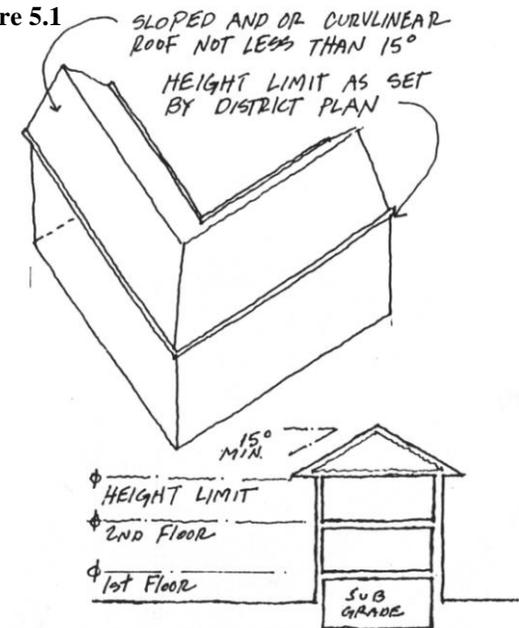
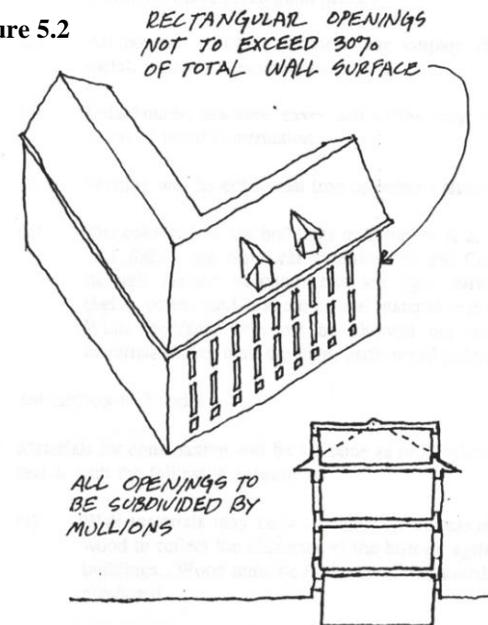


Figure 5.2



Mechanical penthouses as they occur in the buildings must be completely shielded from view and within architectural enclosures. Louvers, stacks and other mechanically-related elements which need exposure to the exterior must be designed to conform to the character of the historic buildings. (Figure 5.3)

All freestanding HVAC or utility components (cooling towers and condensing units), which by code must remain on the outside of a building enclosure, will be designed with an architectural enclosure which is in conformance with the character of the historic buildings and screened with a combination of landscaping and fencing so as to provide a complete visual screening from grade levels as well as from residential view.

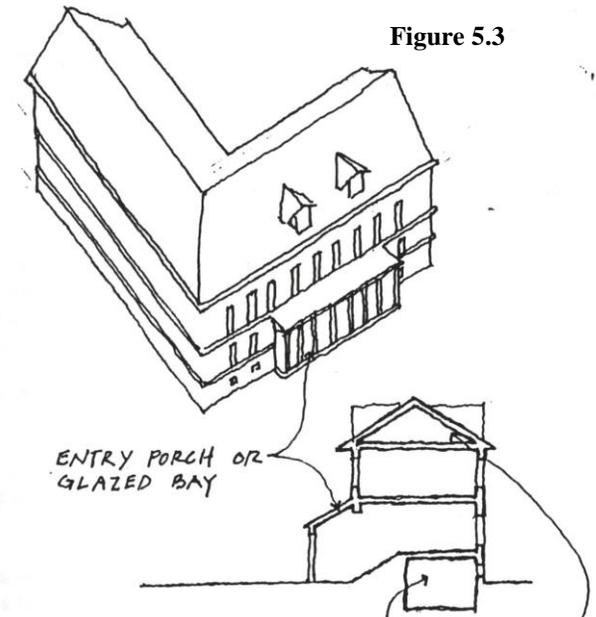


Figure 5.3

Figure 5.4

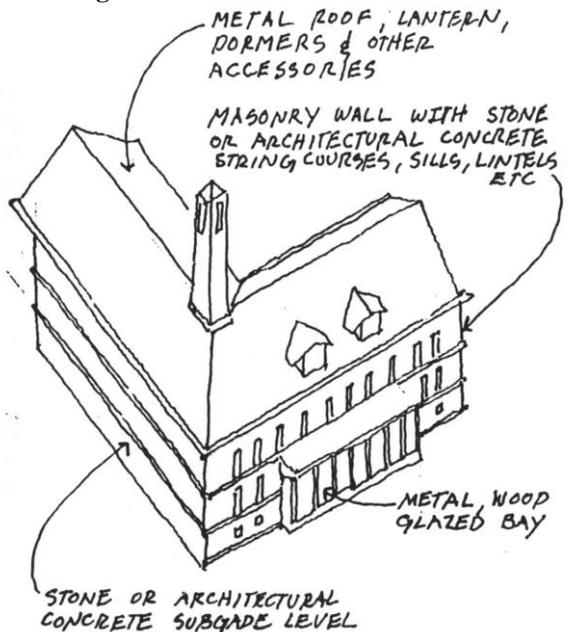


Figure 5.5

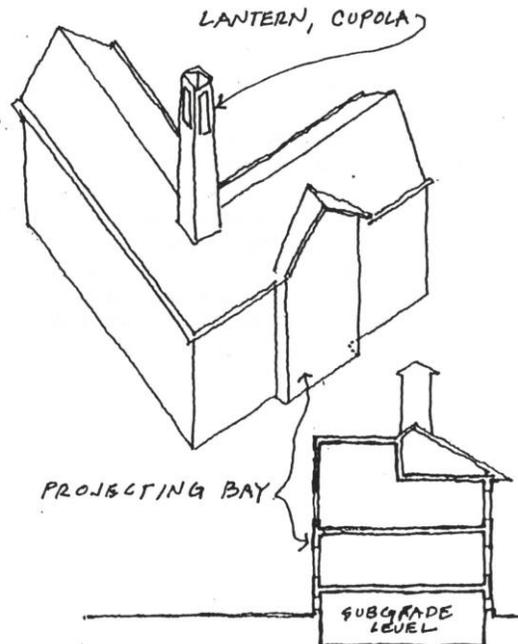


Figure 5.6

