

A G E N D A

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION, TO TAKE PLACE ON TUESDAY, OCTOBER 25, 2016, 7:00 P.M., COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Approval of the Minutes
Regular Meeting – September 27, 2016
Special Meeting Work Session – October 11, 2016
5. Public Hearings
 - a. **Master Plan** – updates and revisions to the City of Midland Master Plan.

Public Hearing Process
 1. Staff presentation and overview of petition
 2. Petitioner presentation
 3. Public comments in support of the petition
 4. Public comments in opposition to the petition
 5. Opportunity for petitioner rebuttal and final comments
 6. Closing of public hearing
 7. Deliberation and possible decision by Planning Commission
6. Old Business
7. Public Comments (unrelated to items on the agenda)
8. New Business
 - a. Access Management
9. Communications
10. Report of the Chairperson
11. Report of the Planning Director
12. Items for Next Agenda – November 22, 2016
13. Adjournment

**MINUTES OF THE MEETING OF THE
MIDLAND CITY PLANNING COMMISSION
WHICH TOOK PLACE ON
TUESDAY, SEPTEMBER 27, 2016, 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 7:00 p.m. by Chairman McLaughlin
2. The Pledge of Allegiance was recited in unison by the members of the Commission and the other individuals present.

3. **Roll Call**

PRESENT: Bain, Hanna, Heying, Mayville, McLaughlin, Pnacek and Tanzini

ABSENT: Koehlinger and Stamas

OTHERS PRESENT: Grant Murschel, Community Development Planner; Debbie Marquardt, Technical Secretary and eight (8) others.

4. **Approval of Minutes**

Moved by Mayville and seconded by Bain to approve of the minutes of the regular meeting of August 23, 2016. Motion passed unanimously.

5. **Public Hearing**

- a. **Site Plan No. 353** – initiated by Wahlack, LLC for site plan review and approval for the construction of Larkin Village, a development containing 28 two family dwellings, located at 204 Commerce Drive.

Grant Murschel gave the presentation for the site plan which includes 56 total dwelling units in a RA-4 zoning district. A detention pond is in the center of the development. Sidewalks are to extend along Commerce Drive and along Bartos Trail, which is a public road. Each duplex will have its own driveway for parking. Landscaping will be along the street frontage of Commerce Drive and along Bartos Trail. This site is proposed in four phases. All units will be two bedrooms and one story units.

Two items outstanding are a temporary turnaround provisions during the phasing of construction and sign provisions to prohibit parking on one side of the street.

Hanna questioned the sidewalk and why they are only on one side of the street. Murschel stated that they need to provide pedestrian circulation and will provide sidewalk on one side of the road. She doesn't see any access for the city bus to pick up people. Murschel stated that it will be curb side service at their own doors. The streets will be wide enough to do that.

Mayville asked about the emergency access road. Murschel stated that they provide material under the grass to support the fire vehicles. Mayville asked about the signs on parking on one side of the street and who enforces that. Murschel stated that the private property owner would be required to enforce that since it is a private drive.

Mayville asked why the curve in Bartos Trail. That is in place for future development.

Heying asked about the elevation and the ditch. They will do grading over top of the ditch. That drain also went across the Redwood site and their storm water management still accommodates the ditch.

Hanna asked about the rear view of the house. There is one door on the back and one on the side.

Jerry Schafer, 837 Whitetail, Midland is the project architect. He stated that the streets they are building are a typical city street. All of the curbs are roll curbs and drive over curbs.

No one spoke in support or opposition of the proposal. The public hearing was closed.

A motion was made by Heying to waive the procedural requirements to permit consideration of the proposed application. The motion was seconded by Hanna. The motion was approved unanimously.

Pnacek stated it was a good site plan. Heying stated that when you look at it the plan is consistent with the Redwood Development. The plan meets the zoning ordinance. Bain was glad to hear about the emergency access. Hanna asked if any units will be handicapped accessible. Mayville had his questions answered. McLaughlin stated he agreed it is a good development.

The staff report included 8 recommended contingencies should approval of the project be considered. The applicant has fully satisfied contingency number 8 through the provision of a more detailed landscaping plan. Inclusion of that contingency is therefore no longer required.

It was moved by Heying and supported by Hanna to recommend approval of Site Plan No. 353 initiated by Wahlack, LLC for the construction of Larkin Village, a development containing 28 two family dwellings located at 204 Commerce Drive contingent on:

1. A final stormwater permit to be approved by the City Engineering Department.
2. A final soil erosion and sedimentation control permit to be approved by the City Building Department.
3. Temporary turnaround provisions during the phasing of construction shall be provided to the satisfaction of the City Fire Marshal and City Engineer.
4. An emergency access driveway shall be provided to the connection point of Driveway B on the Redwood development site, to the satisfaction of the City Fire Marshal and City Engineer.
5. Sign provisions to prohibit parking on one side of the street shall be provided to ensure compliance with Fire Code. Such signs must be approved by the City Fire Marshal.
6. A refuse collection agreement shall be provided to facilitate curb-side collection to the satisfaction of the City Departments of Public Services.
7. Public sanitary sewer and water utility easements shall be provided to the satisfaction of the City Utilities Department, Engineering Department and City Attorney.

YEAS: Bain, Hanna, Heying, Mayville, McLaughlin, Pnacek and Tanzini
NAYS: None
ABSENT: Koehlinger and Stamas

6. Old Business

None

7. Public Comments (unrelated to items on the agenda)

None

8. New Business

None

9. Communications

None

10. Report of the Chairperson

None

11. Report of the Planning Director

Murschel mentioned the amendments to the Zoning Ordinance they received at their desk and to update their book. The public hearing for Conditional Use Permit No. 57 is going to city council on October 10. There will be a work session on October 11 at 6:00 pm and then the regular scheduled Planning Commission meeting at 7:00 for a presentation on access management.

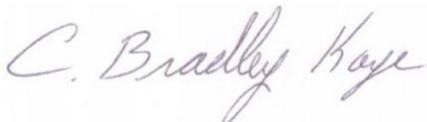
12. Items for Next Agenda – October 11, 2016

- a. Presentation on Access Management

13. Adjourn

It was motioned by Mayville seconded by Hanna to adjourn at 7:38p.m. Motion passed unanimously.

Respectfully submitted,



C. Bradley Kaye, AICP, CFM
Assistant City Manager for Development Services

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION

**MINUTES OF THE SPECIAL MEETING OF THE
MIDLAND CITY PLANNING COMMISSION
WHICH TOOK PLACE ON TUESDAY,
OCTOBER 11, 2016, 6:00 P.M.,
COUNCIL OVERFLOW CONFERENCE ROOM
CITY HALL, MIDLAND, MICHIGAN**

1. The meeting was called to order at 6:15 p.m. by Vice Chair Hanna.

2. **Roll Call**

PRESENT: Bain, Hanna, Heying, Koehlinger, Mayville, and Tanzini

ABSENT: McLaughlin, Pnacek, and Stamas

OTHERS PRESENT: Brad Kaye, Assistant City Manager for Development Services; and Grant Murschel, Community Development Planner; and no (0) others.

3. **New Business**

a. Planning Commission Meeting Process

Kaye provided an overview of the information presented in the staff memorandum. He mentioned that the current site plan review process of holding public hearings at the Planning Commission level and then giving the final authority to the City Council is a unique review process to the City of Midland.

Kaye also indicated that the current default process of waiting until the next meeting to act on a proposal can be changed at any time through revisions of the Planning Commission's bylaws. The Commission discussed the item at length and referenced the data that was provided by staff looking at decisions over the last three years.

Mayville and Tanzini voiced their support to change the bylaws to better support the way things have been handled over the last three years. Staff will take the feedback and bring forward amended documents for consideration and approval.

b. Planning Commission Orientation Packet

Kaye gave an overview of the information within the orientation packet. This packet had been updated since the last time feedback was provided by the Commission.

Bain commented that he would like to see a summary paragraph under the *Application Review* section on page 19 that describes the criteria in which site plans and conditional use permit proposals are reviewed. Murschel commented that a reference to the respective zoning ordinance articles would be appropriate. Mention of the objective criteria being found throughout the zoning ordinance would also be necessary.

It was suggested that a line be added to the *Freedom of Information* page regarding records retention requirements and various technology considerations including "Reply All" in email communication.

A reference to the capital improvement plan will be included within the *Purpose* section. Koehlinger commented that it would make more sense to change the flow of the document to have the *Application Review* follow the *Purpose* section. Staff will update the document as directed for final review and approval.

4. **Adjourn**

Adjourned at 7:51 p.m.

Respectfully submitted,

C. Bradley Kaye, AICP, CFM
Assistant City Manager for Development Services

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION

Memo



To: Midland City Planning Commission
From: C. Bradley Kaye, AICP, CFM
Assistant City Manager for Development Services
Date: October 19, 2016
Re: Master Plan Update – Future Land Use Designation Changes

HISTORY:

The City of Midland Master Plan was last updated in January of 2013. Since that time, several development applications and annexation petitions have raised concerns with the land use designations applied to specific parcels, or parcels surrounding them. As site specific reviews of the Future Land Use Map contained in the Master Plan are generally not advisable, the Planning Commission and Planning Staff have been identifying and listing the areas of concern since.

Late in 2015, it was determined that a review of all such parcels and concerns would be initiated. Although sooner than the 5 year review required by the Michigan Planning Enabling Act, the number of properties in need of review was felt to warrant this early review process. An early start to this process will also ease the wait time for parcels in need of land use designation changes to proceed forward with development.

Through 2016, the Planning Commission reviewed several properties identified by staff and others identified by the property owners as being worthy of review. Ultimately, 9 individual properties and 2 unique areas were identified for review and possible change. Recommended land use designations were eventually identified and put forward for Planning Commission consideration on July 26, 2016. Following approval of the Planning Commission, those same changes were reviewed and approved for circulation by Midland City Council on August 15, 2016. A statutory notice period of 42 days followed, culminating in the scheduling of a public hearing before the Planning Commission on October 25, 2016.

PROPOSED FUTURE LAND USE MAP CHANGES

N. Saginaw Rd Area

The first specific area identified for review was the N. Saginaw Rd area, generally extending from Dublin Rd west to the Midland Urban Growth Area (MUGA) boundary. Beginning in December of 2015 and extending to the July 26, 2016 Planning Commission meeting, this area was reviewed and discussed by the Planning Commission in depth. Recommended changes resulting from these discussions and received public comment are summarized below:

Undesignated Lands:

Except as noted below, the current undesignated lands within the N. Saginaw Rd area are recommended for designation as Low Density Residential. This will effectively restore the designation that existed prior to the 2013 Master Plan updates. This designation is also appropriate for the area given its generally rural location and its likely future development for residential purposes, if the property is annexed to the city.

Lands Along Tittabawassee River Rd.

These lands lie within the existing city limits and are currently designated commercial by the Future Land Use Map (see Current Adopted Master Plan Map). Although designated Commercial, these lands are primarily used for residential purposes and located entirely within the floodplain of the Tittabawassee River. Given these attributes, as well as their remote location from other commercial properties, the future use of these lands for commercial purposes is unlikely. As such, a Low Density Residential designation is recommended.

6715 Herbert Rd and 7022 N. Saginaw Rd.

Michael Dennett and Valerie McCloy spoke regarding the above properties (single family dwellings) and their concerns about adjacent commercial development. In each case, these properties represent the furthest extent of an existing Commercial land use designation. Having reviewed each of these properties, staff is not able to recommend changes to the adjacent commercial properties but is able to consider a change affecting the properties themselves.

In the case of 6715 Herbert, this represents the northern extent of the Commercial designation. This property could be considered for redesignation to High Density Residential, together with surrounding lands to the north and east (see North Side of N. Saginaw Rd discussion below). As this appears to best suit the preference of the property owner and would be consistent with the land use designations proposed for properties to the north and east, this change is supported by staff..

Regarding 7022 N. Saginaw Rd, this property is the western extent of the Commercial designation on the north side of the road. As above, there is little impact on the Master Plan should this property be redesignated. In this case, a change to Medium Density Residential could be considered, consistent with the land use designation that applies to the north and the west. After consultation to determine the landowner's preference, however, it is recommended that the existing Commercial designation remain in place for this property.

South Side of N. Saginaw Rd

Lands directly fronting N. Saginaw Rd will not be highly desirable for low density residential development. Conversely, more dense residential development is likely to be attracted to such locations.

Along the south side of the road, stretching from the current city boundaries to the current High Density Residential designation, a Medium Density Residential designation is recommended. This land use designation will provide for greater densities in townhouse, attached condominium, or other low density multiple family development forms. Such uses would best take advantage of their frontage and direct access to N. Saginaw Rd and would serve to buffer the road from lower density single family uses to the south.

North Side of N. Saginaw Rd

As discussed above, properties fronting directly on N. Saginaw Rd are not highly desirable for low density single family residential development and use. The existing pattern of development along the north side of this road is also such that single family residential use is unlikely. As such, reconsideration of the current land use designations is warranted.

Starting with the existing Commercial designation near N. Saginaw Rd and Dublin Avenue, Dana Murray has requested that the Commercial designation be extended to her properties at 5706 and 5712 N. Saginaw Rd. Planning Commission members will recall that a zoning petition for this purpose was previously submitted but denied for lack of conformity to the Master Plan.

Upon review of this request, Staff recommends that consideration be given to applying the Commercial land use designation not only to Ms. Murray's properties, but all properties out to and including that of the Midland Fence Company. These lands have generally been permitted to be used for commercial purposes by Homer Township and their future redevelopment for residential purposes seems unlikely. As it applies to her property, Ms. Murray expressed her support of this change at the July 26, 2016 Planning Commission meeting.

From the Midland Fence Company property west to Stark Road, for reasons similar to those discussed for the south side of the road above, a residential land use designation is recommended. To provide for a variety of land use opportunities, and recognizing the more intensive commercial land uses possible at either end of this designation, a High Density Residential designation is recommended.

Behind both the Commercial and the High Density Residential designations, a Low Density Residential designation is recommended. This designation is appropriate given the Low Density Residential designation that applies to lands to the north.

It should be noted that Thomas McCann, representing several properties north of N. Saginaw Rd, requested a Commercial land use designation in this area. He reasoned, based on his comments, that access to retail stores and shops would be required in this area as it grows and intensifies over time. Sufficient area appears to be available to accommodate such needs into the foreseeable future. Mr. McCann's properties are not included in the area recommended for commercial designation.

6001-6205 Woodpark Dr

10 separate residential properties lie along the west side of Woodpark Drive, stretching from W Wackerly Street on the north to Harcrest Street on the south. Each of these parcels is currently designated Office-Service but is zoned and used for single family residential purposes. Their zoning and use is consistent with that of the single family residences located across Woodpark Drive to the east, but those properties east of Woodpark Drive are designated Low Density Residential by the Future Land Use Map. Consistent with their existing use, their existing zoning and the residential nature of the street on which they are located, a change in the Future Land Use Map to designate these 10 properties as Low Density Residential is warranted and recommended.

Annexations

A number of parcels have been annexed into the city limits since the Master Plan was last updated. Of those annexed parcels, three do not have current land use designations applied to them by the Future Land Use Map of the Master Plan. The parcels and their proposed land use designations are as follows:

Location	Property Owner	Parcel Acreage	Parcel History	Master Plan Designation	Proposed Designation
Annexed parcels without current Future Land Use Map designation					
5600 Falcon Way	Lyons	40	Annexation behind Hawks Nest	Not designated	Low Density Residential
1111 Vance Road	Carrick	3.5	Annexation of single lot	Not designated	Low Density Residential
6309 W Wackerly	Hellebuyck	2.53	Annexation of single lot	Not designated	Low Density Residential

For each of the above three parcels, a Low Density Residential land use designation is recommended. This designation is consistent with the residential properties that surround these parcels and is consistent with the existing use of these parcels.

5900 N. Waldo Rd

In March and again in May of 2016, consideration was given to the current land use designations applicable along the N. Waldo Rd corridor located north of US-10. This review was initiated partially in response to a proposed retirement living facility in the area, and partially in response to concerns expressed by one of the property owners in this same area. While various options for re-designation were considered, it was ultimately determined that the Primrose Retirement Communities site would be changed from Low Density Residential to Medium Density Residential, but that no further changes would be made in the area at this time. The proposed Future Land Use map reflects this direction.

4710 Eastman Avenue

Located on the east side of Eastman Avenue, just south of N. Saginaw Rd and the Wal-Greens pharmacy, this property has been reviewed through at least 5 zoning petitions for intensified commercial zoning. Each petition was either withdrawn by the applicant or denied by the City of Midland Council, with neighboring residential uses often being a strong influencing factor.

Following the most recent zoning petition in the fall of 2013, city staff and the Planning Commission gave further consideration to the Commercial land use designation applicable to this property. Following that review, the direction of the Planning Commission was to include a change in designation from Commercial to Office-Service as it applies to this individual parcel. The rationale provided in support of this change was the abutting single family residential use and Low Density Residential land use designation to the south, and the existing Office-Service designation on properties across Eastman Avenue to the west.

Given the long history of unsuccessful attempts to intensify the commercial zoning of this parcel, it is apparent that the Commercial land use designation is not appropriate and will not be fully implemented through zoning of the parcel. As such, revising the designation to Office-Service is a reasonable action for the Planning Commission to take. This action can be expected to preclude future zoning petitions for a change to Regional Commercial zoning, remove any expectation for such zoning from the property owner, and better guard neighboring property owners from the process and uncertainty of yet another zoning petition on the subject site.

410 W Indian Street

The subject property is a single family residence that is currently used as a rental property, located at the far western extent of the downtown. The property is designated Medium Density Residential on the Future Land Use Map, as are properties to the north and west. Unlike those properties that are accessed from Iroquois Court, however, this site is the most westerly property having direct frontage and driveway access to Indian Street. Properties to the east of the site are designated Downtown. Included in that Downtown designation is a small triangular parcel of land recently purchased by the property owner from the City of Midland and used for vehicular access to an existing garage.

The property location, with direct frontage and access on Indian Street, make long term use and improvement of the site for residential purposes unlikely. Although limited in size, re-use of the existing structure for a small office or combination of the site with surrounding properties to accommodate more significant redevelopment, may be feasible. While the ability to accommodate such development would need more detailed review before any zoning change could be considered, expressing a long term intent to use this site for Downtown purposes would be appropriate at the Master Plan level. A change in designation to Downtown is therefore recommended and is supported by the property owner.

2803 Orchard Drive

Dahlia Hill is located at the intersection of Orchard Drive and W Main Street. Although fully zoned Community, the parcel has a split land use designation of Public Parks and Recreation and High Density Residential. The community nature of this use is most closely aligned with the Public Parks and Recreation land use designation and the property owner desires that the property be recognized and planned for such purposes. A change to Parks and Recreation over the full extent of the site is therefore recommended.

4203 W Main Street

Located at the southeast corner of Northwood Drive and W Sugnet Road, along the northern edge of the Pere Marquette Rail Trail, development of this parcel as a student housing complex for Northwood University students has recently broken ground. Rezoned to Community in May of 2016, consistent with the balance of the Northwood University campus, the site is split by the Future Land Use map into three separate land use designations: High Density Residential at its western extent; Institution and Civic across a portion of its northern extent; and Low Density Residential over the balance of the property. Discussed at length during the rezoning process, consideration of an update to the Future Land Use Map to designate the entire parcel for Institution and Civic purposes was recommended at that time.

In looking at the subject parcel and the land uses surrounding it, it is noted that both H.H. Dow High School to the north and Northwood University to the south (on the opposite side of the Rail Trail) are already designated Institution and Civic. Undeveloped lands to the west are designated for High Density Residential purposes, while a mixture of vacant and developed lands lie to the east under a Low Density Residential designation. Connecting the high school and university campuses with one consistent land use designation is a logical change to the Future Land Use map and consistent with sound planning principles. The separation of high and low density residential areas to the west and east, respectively, is also a reasonable approach that best demonstrates the planning intent of these areas. As such, application of the Institution and Civic land use designation to the entire parcel is recommended.

Additionally, Planning Commissioners took up the question of how best to designate the front acreage of the Bennett Construction property located at 9203 N Eastman Ave. A consensus of the Planning Commissioners was not reached, but direction was ultimately provided to identify the parcel frontage for Commercial purposes, with additional discussion to follow as the public input process proceeds.

9203 N. Eastman Ave

The first consideration of this parcel occurred in November of 2014. At that time, it was recommended that a review of the Future Land Use map for this area take place. This review was directed in response to a request for RC rezoning by Bennett Construction across the property frontage to a depth of 250 ft. As the Future Land Use Map identifies this area for Medium Density Residential purposes, that rezoning request was denied.

In May of 2016, more detailed analysis of the site was presented by Planning Staff. That analysis read as follows:

The area in question is isolated from the northern commercial area of the city by City Forest, the Midland County Fairgrounds, and Barstow Airport. It therefore cannot be considered a logical extension of the commercially planned area generally running between Eastman Avenue and Jefferson Avenue along Joe Mann Boulevard. Lands lying east of N Eastman Ave are planned for Light Industrial purposes but remain outside the city limits at this time.

Considering the above, the request for Commercial designation of the Bennett parcel must therefore take place within the context of an isolated commercial node rather than an extension of any existing planned commercial area. In this light, there appears to be little justification for an expansion of the small, compact Commercial designation that already exists in the area. While the applicant contends that the Eastman Avenue frontage should be allowed to develop for commercial purposes, this same argument could be applied to any parcel along this corridor. Instead, it would appear that the Medium Density Residential designation already applied to the parcel is the most appropriate form of development for the area and for the larger parcel of which it remains a part.

Should any expansion of the existing Commercial designation be considered, Planning Staff would recommend that the lands at the immediate intersection of Eastman Avenue and Monroe Rd are the most appropriate for such consideration. These lands provide the most readily accessible access from the public street system, are located immediately adjacent to existing commercial development, and would maintain the clustered node form of commercial land use currently planned for. Stretching the Commercial land use designation southerly along Eastman Avenue would neither further this clustered development form nor minimize traffic impacts on Eastman Avenue and is therefore not recommended by staff.

The above recommendation of staff was initially supported by the Planning Commission. Further opportunity to comment on this was, however, provided to the property owner via their representative at the July 12, 2016 Planning Commission meeting. Ultimately, the direction of the Planning Commission provided to staff and the property owner's representative was that a Commercial land use designation would be illustrated along the property frontage, with further discussion to take place following the formal public hearing and comment process now underway. The recommendation of Planning Staff has not changed on this request.

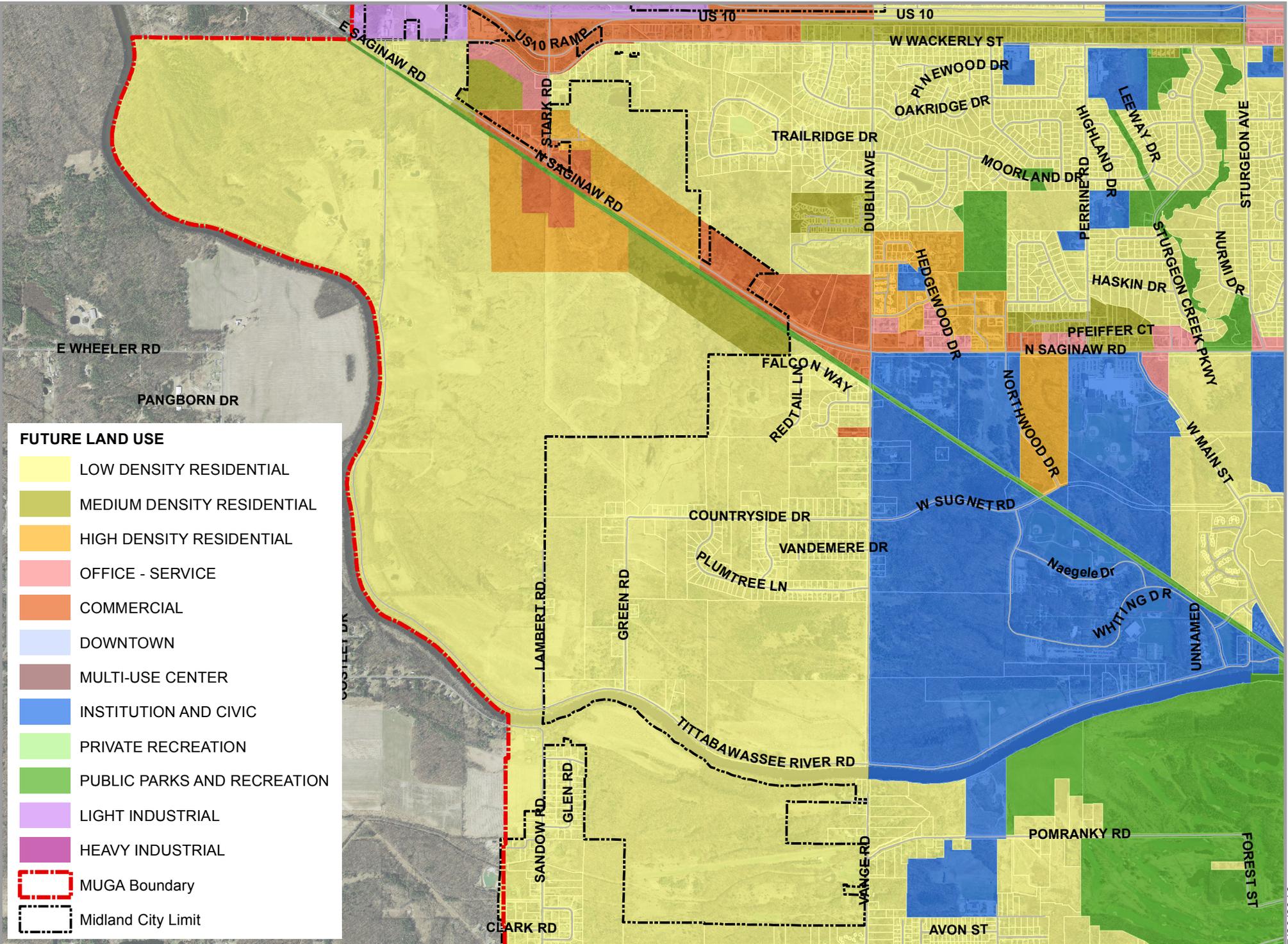
NEXT STEPS:

Maps showing each of the areas and/or properties discussed above are attached to illustrate the changes to the Future Land Use Map being proposed. A consolidated and updated Future Land Use Map is also attached that includes each of the changes noted above.

Provided the Planning Commission is satisfied with the attached Future Land Use Map in the form provided, the next step in the process is a motion referring the proposed Future Land Use Map to City Council for final review and comment. City Council at that time may choose to hold a public hearing on the draft plan or refer it back, with or without comments, to the Planning Commission. Once referred back, it is the responsibility of the Planning Commission to finally approve and adopt the plan.

From the perspective of timing, should the Planning Commission recommend the draft Master Plan update to City Council on October 25, 2016, City Council would take the matter up at its November 14, 2016 meeting. If supported and referred back to the Planning Commission at that meeting, it is anticipated final approval and adoption would be brought back before the Planning Commission at the regularly scheduled meeting of November 22, 2016. These dates are, of course, subject to change based on Planning Commission and City Council actions.

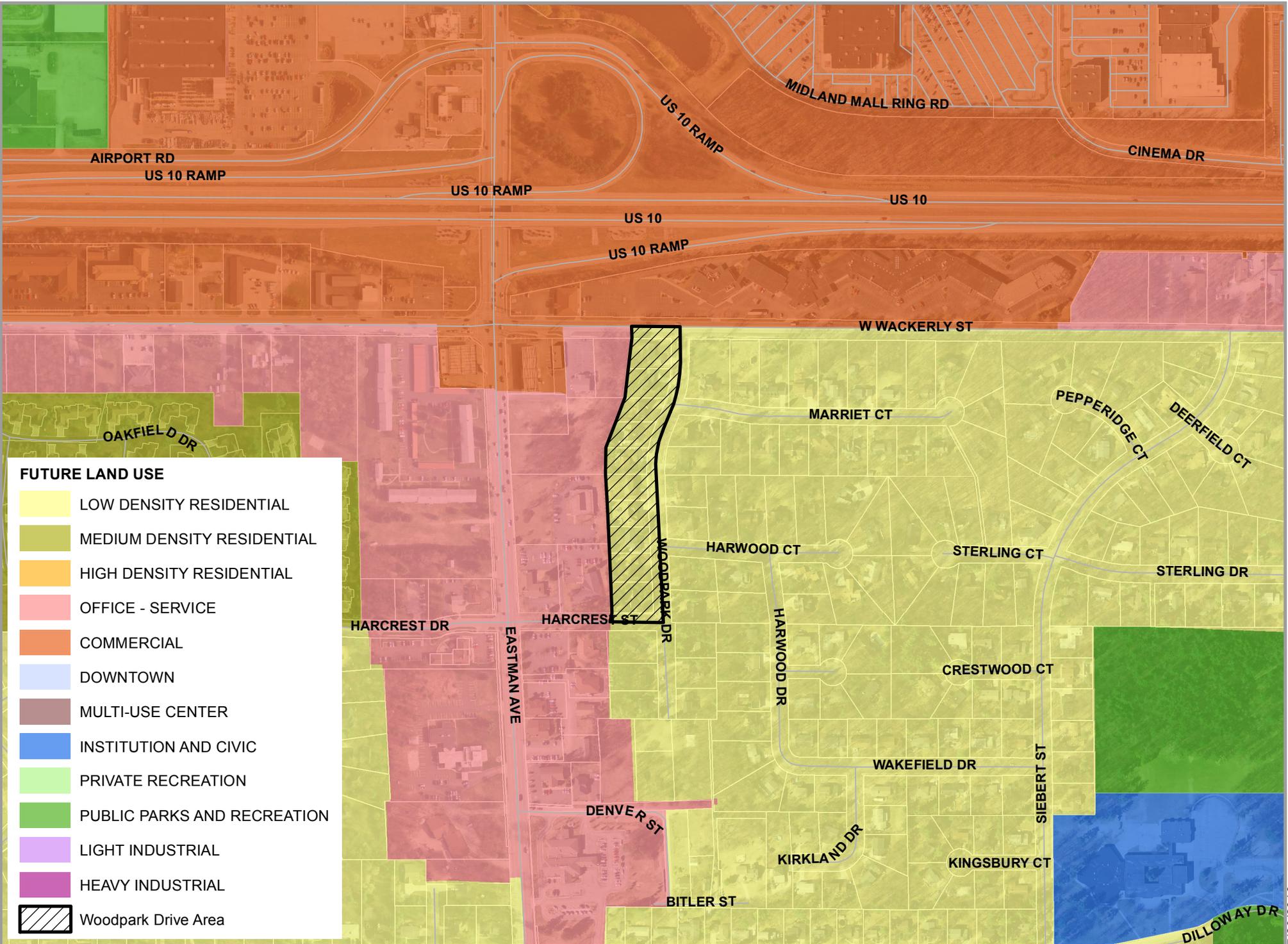
Proposed Future Land Use | West End to MUGA



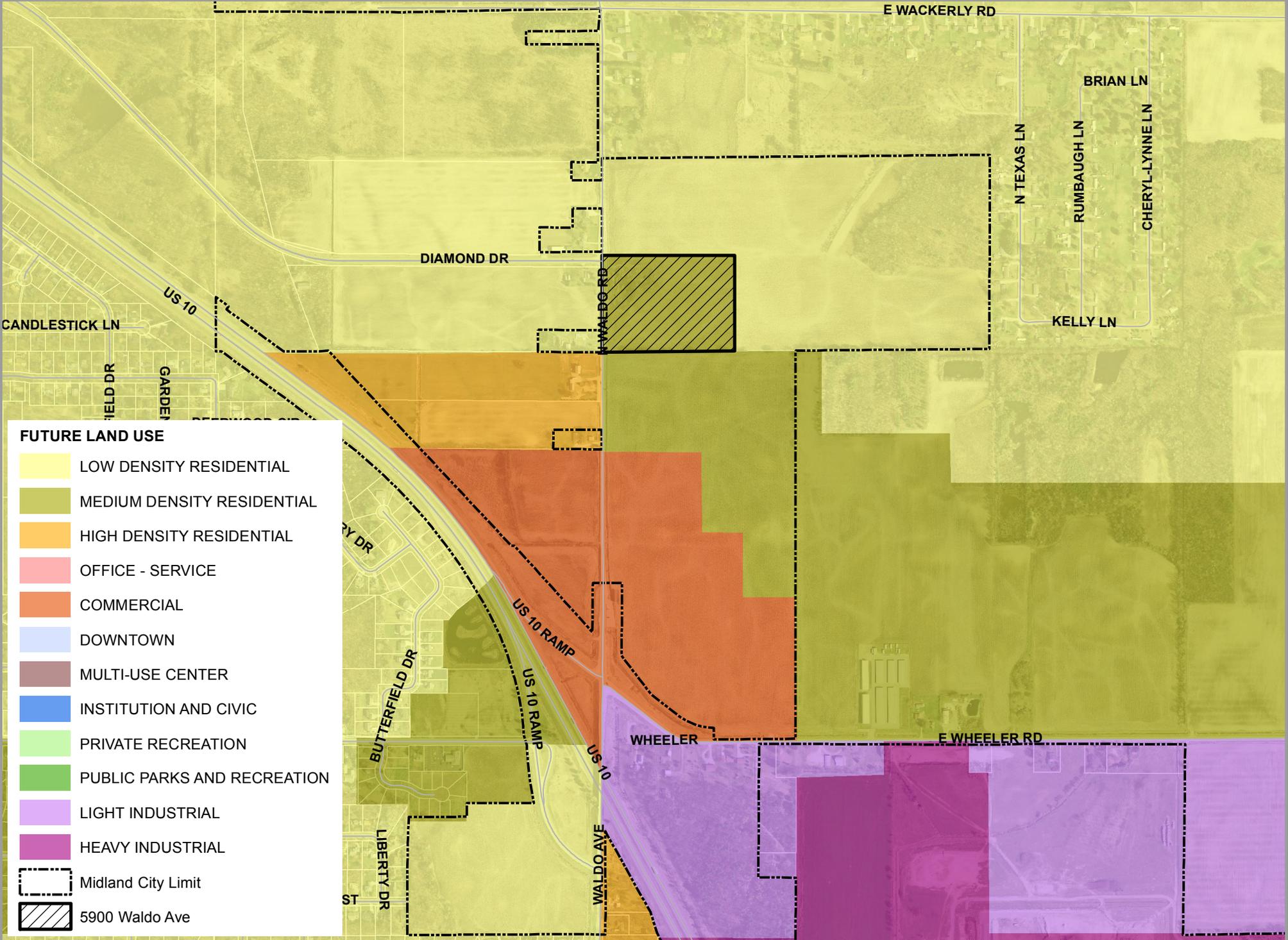
FUTURE LAND USE

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OFFICE - SERVICE
- COMMERCIAL
- DOWNTOWN
- MULTI-USE CENTER
- INSTITUTION AND CIVIC
- PRIVATE RECREATION
- PUBLIC PARKS AND RECREATION
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- MUGA Boundary
- Midland City Limit

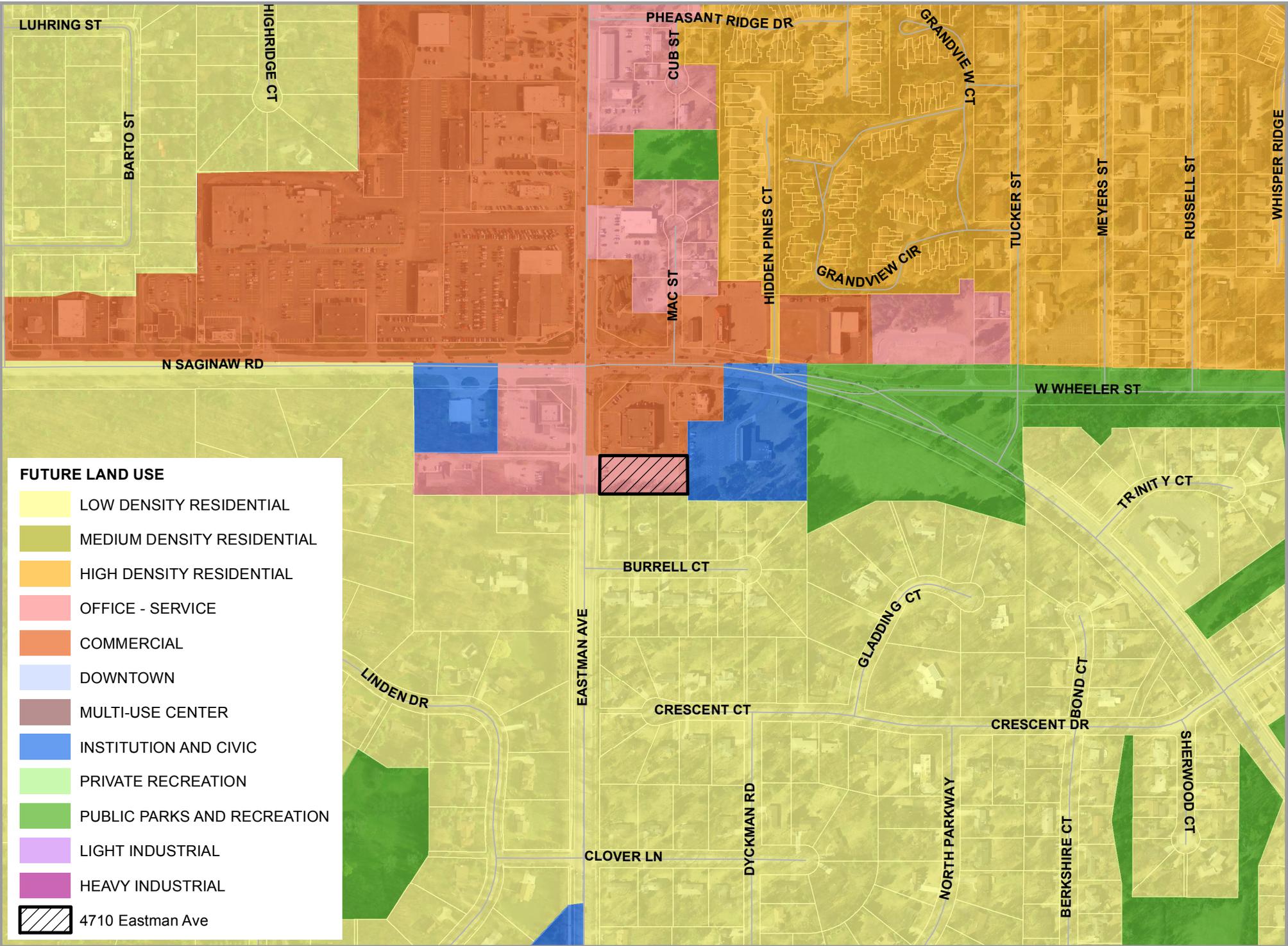
Proposed Future Land Use | Woodpark Drive (Various Addresses)



Proposed Future Land Use | North Waldo Area



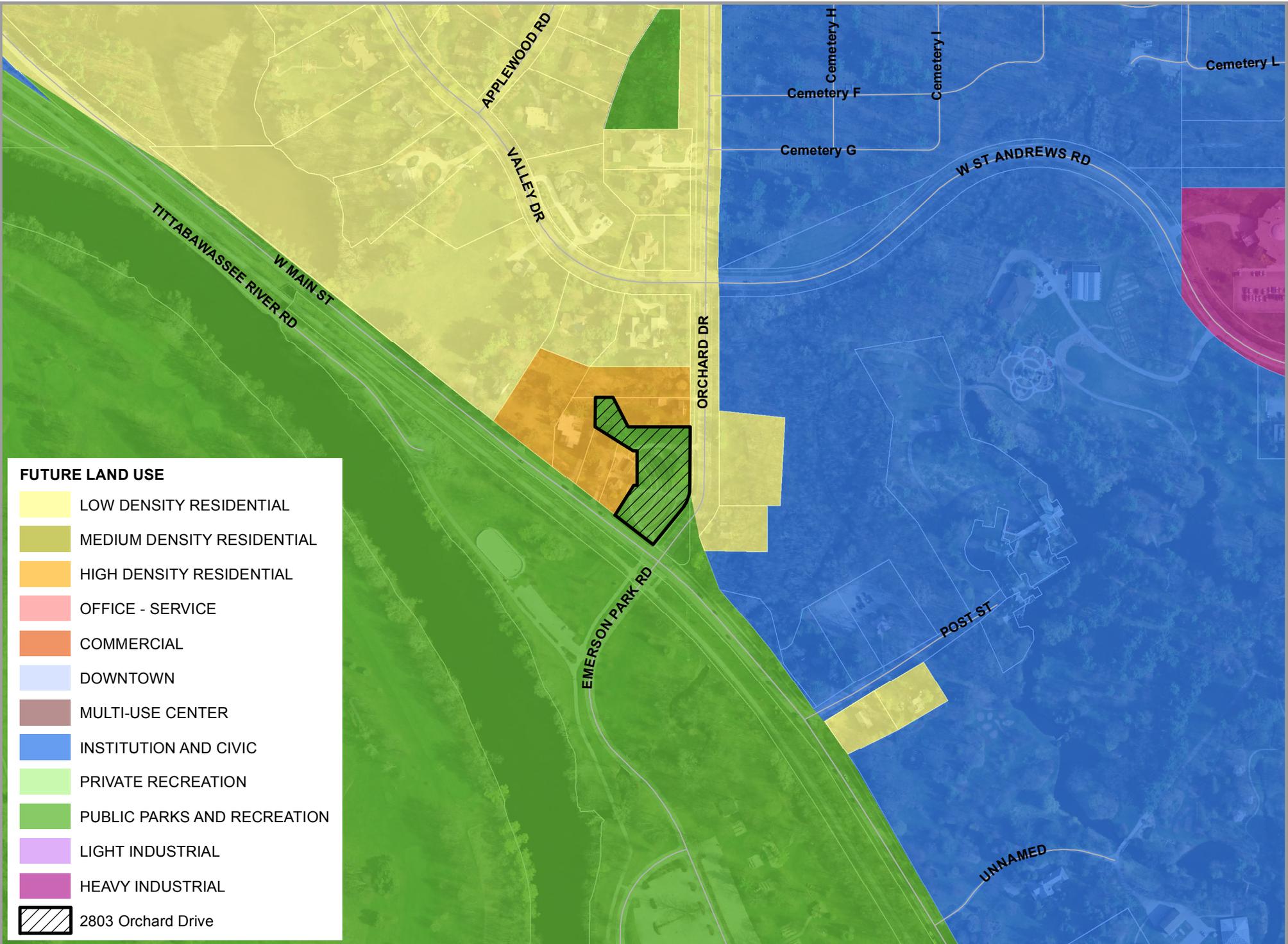
Proposed Future Land Use | 4710 Eastman Avenue



Proposed Future Land Use | 410 West Indian Street



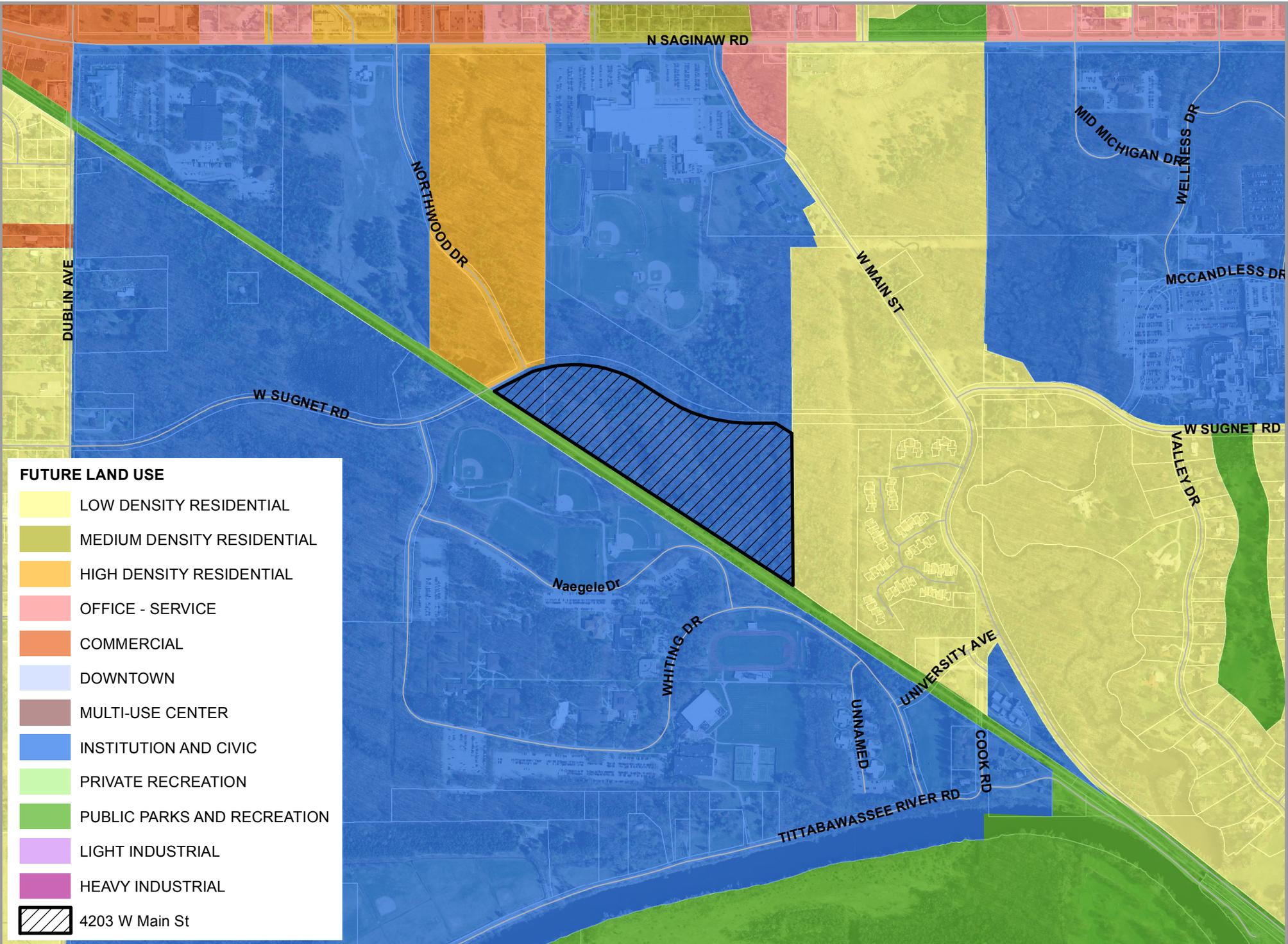
Proposed Future Land Use | 2803 Orchard Drive



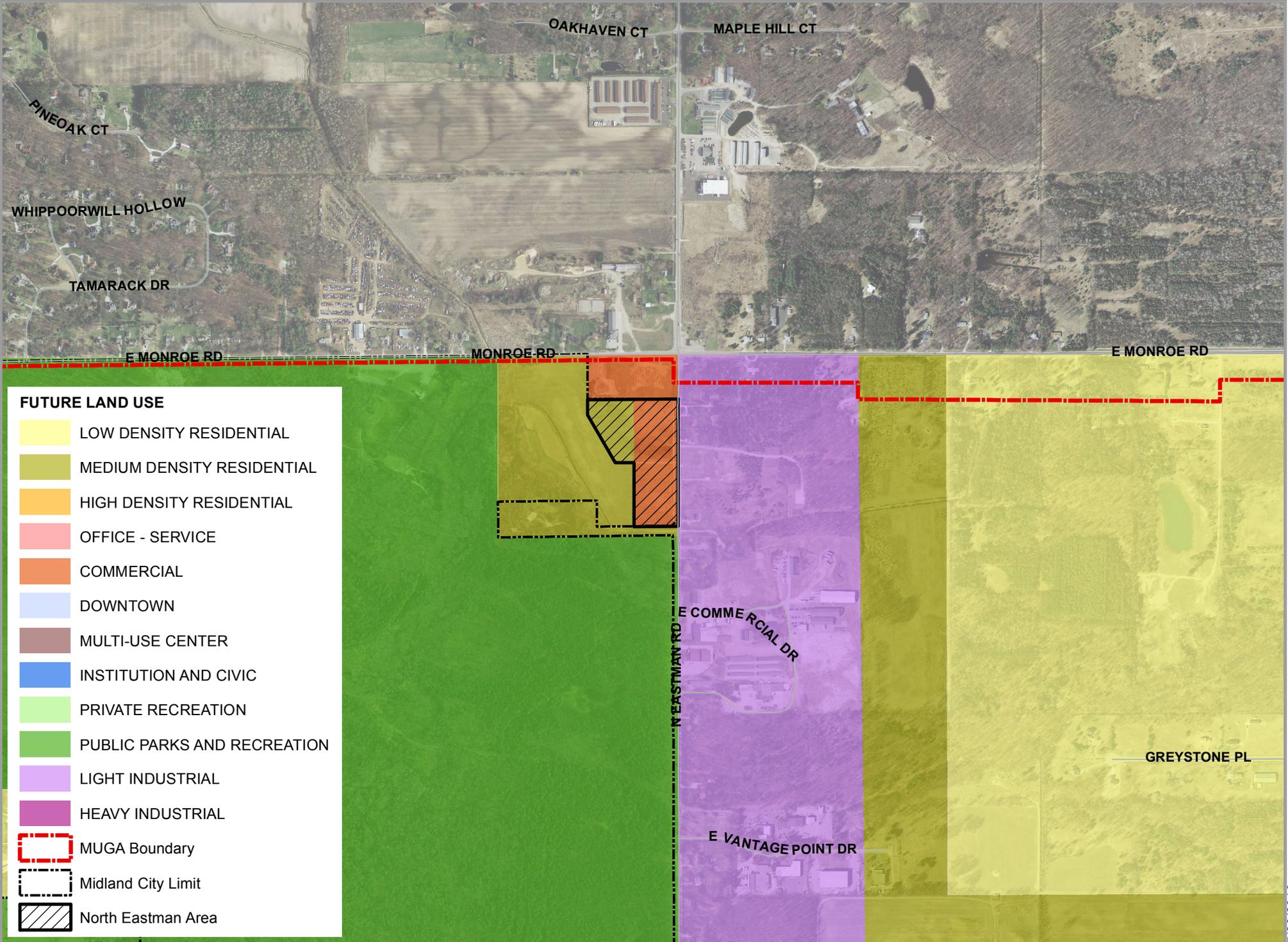
FUTURE LAND USE

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- PUBLIC PARKS AND RECREATION
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- 2803 Orchard Drive

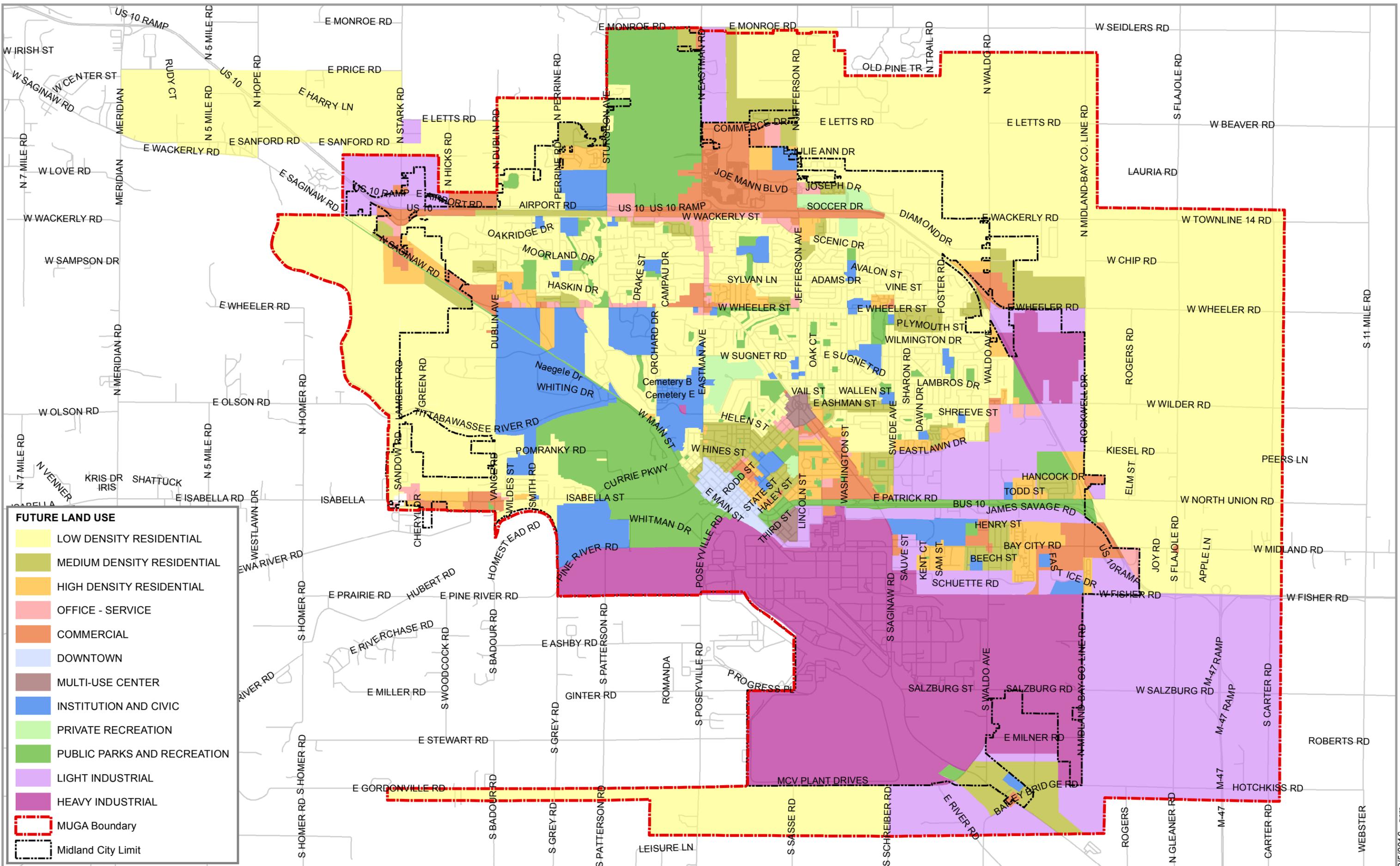
Proposed Future Land Use | 4203 West Main Street



Proposed Future Land Use | North Eastman Area



- FUTURE LAND USE**
- LOW DENSITY RESIDENTIAL
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FUTURE LAND USE

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