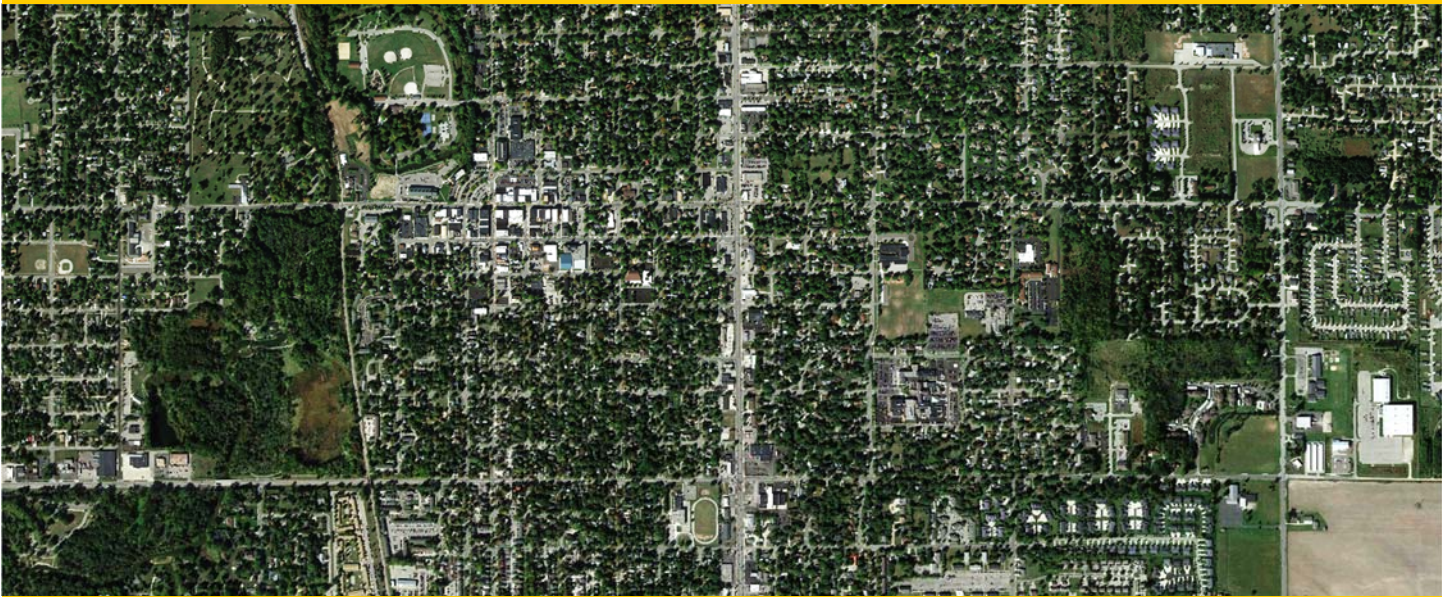




City of Mt. Pleasant Master Plan



*Adopted
November 2014*

City of Mt. Pleasant Master Plan

City Commission

Sharon Tilmann, Mayor
Jim Holton, Vice-Mayor
Jon Joslin
Tony Kulick
Kathleen Ling
Rick Rautanen
Matthew Sous

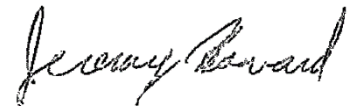
Planning Commission

Shaun Holtgreive, Chair
Keith Cotter, Vice-Chair
Bill Dailey
Corey Friedrich
Lesley Hoenig
Michael Kostrzewa
Allison Lents
Mark Ranzenberger
Mike Verleger

City Manager: Nancy Ridley

Community Services and Economic Development Director: Bill Mrdeza

The *City of Mt. Pleasant Master Plan* was approved by the Mt. Pleasant Planning Commission on November 6, 2014, and adopted by resolution by the Mt. Pleasant City Commission on November 24, 2014, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, after holding public hearings for this Master Plan on November 6 & 24, 2014.



Jeremy Howard
Clerk
City of Mt. Pleasant

City of Mt. Pleasant

320 West Broadway – Mt. Pleasant, Michigan, 48858 – (989) 779-5300

www.mt-pleasant.org



assisted by

Spicer Group, Inc.

www.spicergroup.com

120124SG2012

City of Mt. Pleasant Master Plan



Table of Contents

List of Tables and Figures..... v

Introduction

Introduction 2
What is Planning? 4
How is the Plan to be Used? 4
How was Public Input Obtained? 5
How is the Plan Organized? 6

Background Studies

Location and Regional Context
 Location 8
 Regional Context 9
 Saginaw Chippewa Indian Tribe..... 10
Historical Context 11
Physical Characteristics
 Landscape Ecosystems 12
 Geology and Topography 13
 Soils 14
 Vegetation..... 14
 Water Resources 14
 Fish and Wildlife 15
 Drainage 15
 Climate 17
Population
 Population Trends and Growth 17
 Population Density 19
 Race Characteristics 21
 Age Characteristics 21

Population Distribution	22
Central Michigan University Student Population	23
Households and Housing Characteristics	
Households	25
Family and Non-Family Households	25
Housing Units	28
Housing Vacancy	29
Housing Tenure.....	30
Housing Age	32
Housing Value	32
Socioeconomic Characteristics	
Educational achievement	33
Income and Poverty	34
Occupation	35
City Assessment History	39
Community Services	
Fire and Police Services	40
Utilities	40
Streets	40
Refuse and Recycling	41
Schools	41
Health Care	42
Parks and Recreation	43
Roadways and Transportation	
Regional Road Network	46
National Functional Classification	46
Traffic Counts	47
Transit Services	47
Railroads	47
Airports	48
Existing Land Use	
Residential	49
Commercial and Office	49
Industrial	49
Exempt.....	49
Historical Resources	
Historical Survey	51
Current Status of Historical Resources	52

Goals and Strategies

The Participation Process	59
Downtown	62
Neighborhood	66
Public Facilities and Services	70
Recreational and Cultural Activities and Facilities	74
Community Economic Vitality	77
Public Safety	80
Mission Redevelopment Overlay Zone	82
The Mount Pleasant Center	87

Future Land Use Plan

Land Use Plan Categories	
Low Density Single-Family Residential	93
Urban Residential.....	93
Attached Single-Family Residential	94
Multiple-Family Residential – Medium Density	94
Multiple-Family Residential – High Density	95
Planned Residential Development	95
Commercial.....	96
Central Business District.....	97
Main Street Overlay District.....	98
Office	98
Industrial	99
Mixed-Use Industrial/Office/Multi-Family Residential	99
Public Parks	100
Institutional	100
Central Michigan University.....	100
Redevelopment Opportunity Area	100
Mission Redevelopment Overlay Zone.....	101

Transportation Plan

Functional Classifications	103
Traffic Counts.....	106
Road and Street Improvements	107
Access Management.....	113
Non-Motorized Transportation.....	116
Complete Streets.....	119
Public Transportation	120

Downtown Circulation and Parking 120

Implementation

 Zoning Requirements 123

 Zoning Adjustments 123

 Plan Education..... 126

 Plan Updates..... 127

 Coordination with Adjacent Communities..... 127

 Action Program 127

Appendix A: Vision Fair and Focus Group Summary..... 132

Appendix B: Target Areas 139

Appendix C: 2013 Input Summary..... 146

Appendix D: Economic Development Action Plan 215

Appendix E: Mission Street Grid Network 226

Appendix F: Greater Mt. Pleasant Area Non-Motorized Plan..... 228

Appendix G: Union Township’s Future Land Map 567

Appendix H: Adoption Documentation..... 569

Lists of Tables and Figures

Table 1. Landscape Ecosystems of Isabella County.....	13
Table 2. Historical Population Data, 1970-2010	18
Table 3. Population Projections: Mt. Pleasant and Environs	18
Table 4. Population, Area, and Density, 2010.....	19
Table 5. Average Household Size Comparisons, 2000-2010	25
Table 6. Age of Housing Stock by Year Built, 2000-2010	32
Table 7. Median Housing Value, 2000-2010	33
Table 8. 2003 Existing Land Use	50
Table 9. Mt. Pleasant Historical Resources	54
Table 10. Mission Redevelopment Overlay Zone design guidelines sample ...	86
Table 11. Generalized list of compatible uses for Mt. Pleasant Center	89
Table 12. Proposed Road and Street Improvements and Extension	108
Figure 1a. Regional Setting	8
Figure 1b. Isabella Indian Reservation	11
Figure 2. Natural Features	16
Figure 3. Population Trends and Projections, 1940-2040	19
Figure 4. Population Density of Mt. Pleasant, 2010	20
Figure 5. Population Race Breakdown Comparison, 2010	21
Figure 6. Population Pyramids, 2010	22
Figure 7. Population Distribution by Age Groups in Mt. Pleasant	23
Figure 8. Incoming Population by Class, 1970-2010	24
Figure 9. Total Undergraduate Students and Total Students, 1970-2010	25
Figure 10. Family and Non-Family Households, 2000-2010	26
Figure 11. Family and Non-Family Household Ratio Map, 2010	27
Figure 12. Number of Dwelling Units, 2000-2010	28
Figure 13. Mt. Pleasant & Union Twp Residential Building Permits 2000-2011	28
Figure 14. Vacancy Rates, 2000-2010	29
Figure 15. Vacancy Rate Map, 2010	30
Figure 16. Housing Tenure by Occupancy, City and Township, 2000-2010 ...	31

Table of Contents

Figure 17. Housing Tenure by Percentage of Occupied Units, 2010 31

Figure 18. City of Mt. Pleasant Occupancy Rate, 2000-2010 32

Figure 19. City of Mt. Pleasant Educational Attainment, 2010 33

Figure 20. Educational Attainment Comparison, 2010 34

Figure 21. Personal Income Comparisons, 2010 34

Figure 22. Poverty Rate Comparisons, 2000 and 2010 35

Figure 23. Occupation Comparisons, 2010 37

Figure 24. Employment by Industry, 2011 38

Figure 25. City Assessment Trends, 1985-2010 39

Figure 26. Existing Land Use 52

Figure 27. Mission Redevelopment Overlay Zone example for façades 85

Figure 28. Mission Redevelopment Overlay Zone shared parking example 85

Figure 29. Mission Redevelopment Overlay Zone landscaping example 85

Figure 30. Future Land Use Map 92