



HANCOCK MASTER PLAN

Proposed Future Land Use Categories Worksheet 8/15/16

Conservancy

The Conservancy Districts are intended primarily to serve the needs of undeveloped City areas and lands bordering the Portage Waterway to help preserve necessary and valued natural features.

Working Lands

The Working Lands category includes land that is being used for resources based industries, such as forestry. The purpose of this district is to preserve large, contiguous blocks of productive and potentially productive lands to support forestry and potentially farming industries.

General Residential

The General Residential category includes land that is used for single, two-family and multi-family dwellings. The desired character of this category is a traditional neighborhood design, such a grid street system, sidewalks, small lots, and shallow setbacks.

General Mixed Use

The Mixed Use category provides for areas where combinations of employment, housing, shopping, services, and recreational amenities are integrated into a compact, pedestrian oriented form.

Shoreline Mixed Use

The Shoreline Mixed Use category includes land that is used for all residential and commercial uses along the waterfront. The desire for these developments is to incorporate technique which minimize the potential negative environmental and aesthetic impacts on the water resource. For example, shoreline buffers that help prevent erosion and pervious pavement that allow for the filtration of stormwater runoff is an encouraged design feature of all new shoreline developments. In addition, developments that provide visual access to the water, pedestrian paths, public parks and open space are preferred over developments that “wall off” the community from water resources.

This project is part of the Michigan Association of Planning's Master Planning for Sustainability and Resiliency grant program. Financial assistance for this project was provided, in part, by the Michigan Coastal Zone Management Program, Office of the Great Lakes, Department of Environmental Quality, under the National Coastal Zone Management Program, through a grant from the National Oceanic and Atmospheric Administration, U.S. Department of Commerce.





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Downtown Mixed Use

The Downtown Mixed Use Category includes traditional downtown structures that project a historic Hancock character, which typically include retail, dining, and entertainment on the lower levels and offices and residential on upper levels. Public uses and spaces, such as City Hall and small parks are also included in this category.

General Commercial

This category includes all commercial uses that serve both residents and the nearby surrounding communities.

Business Campus

The Business Campus Category provides for high-tech, industrial, or medical uses. Ideally, these uses will have campus-style character with pedestrian amenities, attention to landscaping, and environmental protection techniques in place. In addition, unified signage, entrances and internal streetscaping are desired.

Recreation

The Recreation category includes existing and future recreational facilities identified in the Recreation Plan. In general, this includes active and passive parks in addition to specialty parks, regional facilities, water access, trails and other unique facilities based on physical features or community focus.

Public/Semi-Public

The Public/Semi-Public category includes facilities that are designed to serve the public interest, such as educational, governmental, religious, health, correction, military, cemeteries, airports, and public safety.

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What existing locations comes to mind?

What would you like to see in the future?

What would you add or change?

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