

A. Introduction

Although most land in the City of Portage is privately owned, the entire community has a stake on how it is arranged and used. The health, safety and welfare of all citizens is affected by the use of the land. Access to property for emergency vehicles, energy conservation, traffic movement, neighborhood preservation/protection, employment, air and water quality, housing costs, shopping and recreation and many other factors relate to the use and arrangement of land.

This chapter considers *Housing*, an essential resource in any community; *Business + Employment Centers*, an important element involving the continued efforts to maintain a strong economic base in order to meet future growth and development challenges; and *Future Land Use*, which reflect the translation of the goals, objectives and guidelines of the Comprehensive Plan into recommendations for the future use of the land resources.

Land Use + Character-related Opportunities

- Retain South Westnedge as a regional business anchor but continue efforts to improve traffic flow and safety
- Encourage more mixed-use developments, especially in the City Centre Area.
- Focus on maintaining and/or improving residential neighborhoods, especially older areas, by addressing vacant/foreclosed housing, property maintenance and building code compliance.
- Lake Center Area: Enhance Portage Road to be a vibrant, commercial corridor.
- Define boundaries of the core South Westnedge commercial area and develop strategies to buffer from adjacent residences.
- Create aging in place opportunities to ensure Portage residents can maintain an active lifestyle throughout their lifecycle and by providing a variety of housing types to accommodate a variety of age groups, with a special focus on seniors.
- Identify opportunities for commercial and industrial development at vacant parcels along Portage Road and Shaver Road.
- Form a strategy for conversion of greenhouses if transition to other uses occur.

Did you know?

Housing + Neighborhoods

- The number of households (family and non-family) is expected to continue to increase as population growth occurs. The rate of increase for non-family households is expected to exceed family households due to more non-traditional arrangements.
- Nearly one-half of Portage's housing units were built during the 1960's and 70's

Year Housing Built

Year	Number	Percent
Built 1939 or earlier	625	3.1%
Built 1940 to 1949	686	3.4%
Built 1950 to 1959	2,684	13.3%
Built 1960 to 1969	3,867	19.1%
Built 1970 to 1979	4,858	24.0%
Built 1980 to 1989	2,870	14.2%
Built 1990 to 1999	2,774	13.7%
Built 2000 to 2005	1,407	7.0%
Built 2005 to 2011	450	2.2%
Total Housing Units	20,221	100.0%

Source: 2007-2011 American Community Survey

- Median 2010 housing value in Portage was \$155,900, compared to Kalamazoo County median value of \$144,200
- Approximately 69% of Portage's housing units are owner-occupied, a comparable rate to Kalamazoo County (65%) and the State of Michigan (73%).
- Foreclosures are decreasing, signaling a recovery in the housing market.
- Since 2000, average family size decreased slightly and average household size increased slightly, a much more stable change than in previous decades.

Business + Employment

- Portage's median income is estimated at \$56,330, the second highest in Kalamazoo County.
- The poverty level nearly doubled between 2000 and 2010 (10.7%) for families with children. A similar trend occurred in Kalamazoo County; however, nearly one-fifth of families with children were below the poverty level.
- Over 25% of the people who live in Portage work in Portage with nearly one-quarter employed in educational services, health care and social assistance (see table at right).
- Manufacturing remains an important employment sector with nearly 4,000 jobs. Major corporations including Stryker, Pfizer and many smaller ones contribute to the continued success.
- Portage maintains a diverse employment base – similar to national recent trends, the shift in dominance has been from manufacturing to the service sector including education, health care, retail, food services, and professional services. Despite modest declines, manufacturing and retail remain strong employment bases for Portage.
- The cities of Portage and Kalamazoo are the primary employment center for Kalamazoo County.
- Changes in the marketplace appear to be impacting certain long-term uses in Portage, such as greenhouses and nurseries. Planning strategies for these sites are needed to accommodate new uses.
- Growth of internet shopping is impacting the commercial sector, and may result in fewer square feet of commercial needed per resident in the market area than in the past. As shopping patterns change, commercial areas may need to offer more amenities like events, dining, and entertainment that make shopping more of a recreational and social event.

In this Chapter:



Housing + Neighborhoods



Business + Employment Centers



Future Land Use

A complete documentation of existing conditions is included in the Community Snapshot Report.



Based on the Community Snapshot Report, public input and prior Comprehensive Plans, these Vision, Goals and Objectives were established related to land use and character.

Vision: Maintain a well organized, balanced and efficient use of land at densities that:

- *meets the current and future needs of the public*
- *ensures compatibility and harmony among land uses*
- *protects key natural and historic resources*
- *complements the existing and planned capacity of streets and infrastructure*
- *sustains prosperity to support desired public facilities and services*
- *provides an effective land use transition from more intense to less intense uses*

Land Use + Character Goals and Objectives:

Goal LU1: Provide a range of housing opportunities to meet the needs and income levels for current and future residents.

- LU1.1: Encourage reinvestment in mature single-family neighborhoods through rehabilitation, modernization, and retrofitting older housing types to meet the needs of aging seniors and the next generation of homeowners.
- LU1.2: Provide appropriate buffers and transitions between residential neighborhoods and adjacent commercial or industrial areas.
- LU1.3: Reinforce neighborhood character by providing sidewalks or pathways especially as connections to activity centers, such as parks and schools.
- LU1.4: Provide assistance and incentives to local nonprofit housing organizations, housing providers and other groups to expand housing opportunities for seniors, persons with disabilities, and low- to moderate-income families.

Goal LU2: Encourage sensible, sustainable, diverse, high-quality office, commercial and industrial development in designated areas to maintain Portage's employment opportunities supportable by the community's existing and reasonably anticipated future infrastructure

- LU2.1: Continue to lead and partner with other local and state agencies to stimulate environmentally responsible commercial and industrial growth in Portage and the region.
- LU2.2: Encourage (re)development activities that ensure the continued strength of the Portage Commerce Square, (the central business area), the City Centre Area, (the geographic center of the city), and the Lake Center Area.

- LU2.3: Support appropriate future development and redevelopment of identified prime and marginal commercial and industrial areas (including obsolete sites, brownfields or isolated industries).
- LU2.4: Develop a balanced commercial base that meets the daily convenience needs of residents, employees and visitors/travelers that maintains Portage as a regional retail center for Southwest Michigan.
- LU2.5: Create mixed-use developments, including residential uses located within or adjacent to nonresidential uses, that may become community gathering areas and provide convenient neighborhood services.
- LU2.6: Promote the “Natural Place to Move” brand that encourages personal wellness as an economic development tool to attract and retain businesses to achieve a balanced economy and a skilled workforce.

B. Housing + Neighborhoods

The creation, preservation and enhancement of residential neighborhoods is essential to the success of the community. Intrinsic to the success of Portage neighborhoods and to a stable and attractive quality of life for all citizens is an emphasis on preservation and rehabilitation of the housing stock, the availability of home ownership, the proximity to community facilities and services, and housing options for all segments of the population.

People looking for a place to live, or deciding whether to stay within a geographic area, typically focus on several factors. These factors include the character of the neighborhood/immediate area, quality of the public school system, distance from the workplace, perceptions of home value appreciation, the diversity of housing available to meet changing needs and income levels, among other issues.

This section serves as a basis for future land use plan strategies regarding housing and public improvements to support residential land uses that are further detailed later in the chapter.

Housing Best Practices and Character

Portage offers a range of housing opportunities including single-family residential, manufactured home communities, multi-family residential (low to high density apartment or condominium developments) and mixed-use developments that offer a variety of housing choices within a single development. Retention of high quality residential areas and creation of new housing opportunities for various income and age groups is a goal of this Plan.

Housing Options for Changing Demographics

In order for housing to be affordable for multiple income levels and family types, a balance of owner and renter-occupied units for a variety of incomes should continue to be provided. Smaller families and couples may desire alternatives to single-family detached, owner-occupied housing, such as townhomes, flats, and apartments above storefronts. Other households may choose to rent to maintain mobility. In cases where there may be a trend in renter-occupied single-family homes, the city should monitor housing quality to ensure neighborhood stability. Finally, for households looking to purchase a home, the City’s housing assistance programs can make homeownership affordable and accessible for lower-income families as an alternative to renting.

Like many other communities, Portage has a growing senior population and



Goal LUI:
Provide a range of housing opportunities to meet the needs and income levels for current and future residents.





other demographic indicators are changing. The housing needs of seniors is an important part of the commitment to provide appropriate housing choices for all of its residents. Viable housing options should include remaining at home as long as possible and is especially important to residents who want to stay in the neighborhoods they are most familiar with and be near family and friends. Retrofitting existing homes to be accessible for seniors desiring to “age in place” could include ramps, wider doorways, and first floor bedrooms and accessible bathrooms. Where “aging in place” is not feasible, special facilities, such as senior independent living, assisted living and congregate care is another important housing option to be provided within the community

Housing Preservation and Maintenance

Residents who take pride in their homes, whether rented or owned, can contribute positively to a neighborhood’s image and reinvestment opportunities. Therefore, home stewardship should be supported broadly, beyond owner-occupied residences to include rental home and apartment maintenance.

To ensure neighborhood preservation, the City of Portage will continue to use a variety of strategies that include assistance to low and moderate income families to rehabilitate existing dwellings. Current city programs include the following:

- Neighborhood Support Program that includes education on community quality codes and ongoing/daily code compliance efforts;
- Housing Assistance Programs funded by the city’s CDBG Program and other grant sources for owner-occupied housing rehabilitation and home buyer assistance;
- Grants to non-profit housing developers to provide affordable owner and renter occupied housing;
- Payment in Lieu of Taxes to facilitate affordable rental housing developments;
- Public infrastructure and public safety services, amongst others to provide/ensure a stable housing stock and protect neighborhood quality of life.
- Partnering with area non-profits that provide home buyer counseling, foreclosure and eviction diversion; and educational programs for home repair skills.
- Development plan review of non-residential projects adjacent to existing residential neighborhoods. Careful consideration is given to preventing or minimizing encroachment of non-residential projects into residential neighborhoods and the associated of negative impacts.

Expanding outside current City programs may include efforts to support home stewardship by encouraging partnerships with non-profits, agencies, or local home improvement stores to provide community training in home repair skills, mortgage assistance, and providing needed resources, such as tools and materials for physical renovations.

Rehabilitation in Existing Neighborhoods

Portage can provide greater choices and support opportunities for new or rehabilitated homes within the existing neighborhood fabric. As neighborhoods age, continued investment in existing structures or quality replacement housing is key to maintaining a strong residential base.

Replacement housing built to fit the character of its surroundings could have a positive impact on the neighborhood as a whole.

To support such opportunities, the City may consider developing educational materials and/or guidelines for infill development and rehabilitation that define and are consistent with desired neighborhood character, and provide rehabilitation prototypes for retrofitting aging housing stock with modern amenities and features. Developing simple renovation concepts for typical homes in the community can provide property owners with renovation ideas that might allow them to renovate, reinvest and stay in their current home.

Residential Character Types

The following neighborhood and housing character types are identified to target recommendations for new development and redevelopment that fits with the existing patterns and strengthens one of Portage's greatest assets, its neighborhoods.

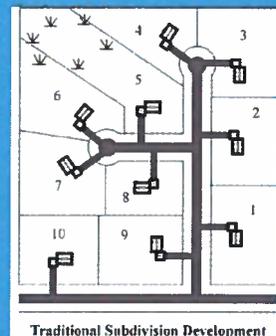
Small Sized Lots. Older residential areas in the northern sections of the city predominantly exhibit a traditional grid street pattern with small- to moderate-sized lots. Smaller lots and smaller dwelling unit size tend to be more affordable than larger lot subdivision development while still offering the opportunity for home ownership. As these older neighborhoods continue to age, it will be increasingly important to encourage rehabilitation and identify opportunities for reconstruction of new, smaller housing types.

Moderate to Large Lots. Much of the subdivision growth over the last 50 years accounts for this type of development. These neighborhoods are generally stable, largely because the housing stock is newer than in the smaller lot neighborhoods. While the homes are generally well maintained, some neighborhoods could be made more walkable with sidewalks, street trees, or traffic calming measures (see Transportation Chapter for more information).

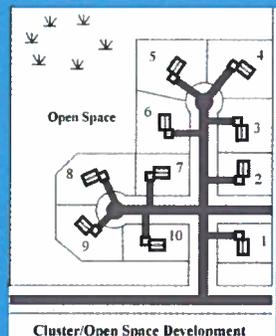
Cluster or Open Space Development. A "cluster housing" district typically establishes an average density for the project area and allows a reduction in lot size if open space is preserved while maintaining an appropriate density level. This approach can be used to attract high value housing and/or preserve key natural areas on the balance of the site. The City could encourage this type of development where key natural features would be preserved and developer incentives are perceived, such as flexibility to develop difficult parcels or a density bonus is available.

Multiple-Family Residential. Multiple-family residential dwelling units help to improve the choice of housing types and to provide housing opportunities. Several areas have been classified for medium- and high-density residential use throughout the city and provide opportunities for development. Multi-family residential also provides opportunities for an older population (empty-nesters, retirees and those in need of care). Multi-family housing types extend beyond the typical multi-family apartment building. Single-family attached condominium units as part of planned development projects have been a fast growing housing choice for empty-nesters and retirees.

A duplex/fourplex is a 2- or 4-unit house with a garage – either attached or detached. Each unit typically has its own entry or shares an entry with one other unit. Duplexes and fourplexes are ideally placed in a corner location, allowing units to have frontage on either the main or side street. Duplexes and fourplexes could be appropriate as infill units in medium-low density residential neighborhoods – at major intersections, at the edges of the



Traditional Subdivision Development



Cluster/Open Space Development



Corner Lot Duplex example



maisonette example



mixed residential example



lakefront residential

neighborhoods, and adjacent to non-residential uses.

Maisonettes are three- or four-story buildings with elevations that resemble a row of townhouses. The interior, however, combines single-level and two-level apartments. Each unit has its own street entrance and attached garage, accessed from the rear of the building. This housing type would work well in the City Centre or as infill on former greenhouse sites.

Mixed Residential. Mixed residential is preferred near commercial and office centers, often near major corridors, serving as a transition between lower intensity single-family neighborhoods and higher intensity commercial or mixed-use areas. The goal is to provide a mix of housing types to accommodate a wider range of household types and people in different stages of life and to promote high quality, more dense housing types that respect the character of existing neighborhoods.

Lakefront Residential. Portage has seven lakes that include Austin, West and Hampton, as well as portions of Long, Gourdneck, Sugarloaf and Little Sugarloaf. Most of the residential lots around the lakes were developed during the early part of the 1900's as summer cottages on small, narrow lots with water well and septic systems. The cottages that were constructed were typically small in scale and could be accommodated on a smaller lot, including the water well and septic system.

As Portage continued to grow and develop as a suburban community within a short commute to places of employment, shopping and cultural/recreational opportunities, many of these seasonal homes have been replaced over time with year-round often much larger residences. In response to this lakefront development growth, roads were improved and the majority of water/sanitary sewer mains were installed during the 1970's to protect lake water quality. Redevelopment of these lots continues today by property owners who desire to construct new dwellings or additions to existing dwellings, often on the same size lot originally intended for smaller seasonal cottages. As a result, there are site design issues unique to lakefront lots and include:

- Lakefront homeowners value the views to the lake, but there can be conflicts when new construction on neighboring lots disrupts the view.
- Small lots present challenges to property owners who desire to build new or expand an existing dwelling or accessory building within the setbacks and maximum heights prescribed in the zoning ordinance.
- The smaller lakefront lots often lack the open yard space of larger lots in the city which leads to higher storm water runoff rates that can impact adjacent property and lake water quality. A combination of best management practices, such as soil erosion and sedimentation control, and public education can help limit adverse impacts from storm water runoff.
- Many lakefront plats in Portage include walkways that extend from the street to the lake, and road ends that were not constructed but these land areas also extend to the lake. These walkways and road ends were dedicated to the public but were not accepted by the city. Therefore, while the walkways and road ends provide lake access to non-waterfront property owners, the use and maintenance of such areas has been determined a matter between private property owners. Nevertheless, property owners and citizens are encouraged to consider a balance between the right to access lakes within the city with the rights of waterfront property owners.

Given the unique characteristics of lakefront lots, standards could be

considered to address these characteristics yet at the same time preserve and protect the character of the lakes and adjacent or nearby properties.



Housing + Neighborhoods Implementation Strategies

- Continue to offer and strengthen programs to encourage home ownership and maintenance for low and moderate income groups.
- Encourage cluster housing on parcels with important natural features to preserve and encourage additional single-family homeownership on smaller lots consistent with the single-family detached - medium density residential description and locations identified in the plan.
- Partner with local non-profits to provide assistance in retrofitting mature homes for seniors to have universal or barrier-free design to allow people to remain in their homes.
- Review lake front property zoning regulations in consideration of the unique characteristics associated with site and building construction activities and the surrounding neighborhood character.

Mixed-Use Development

Mixed-use development is a development or building that blends a combination of residential uses, or that combines residential and non-residential uses, and where those functions are physically and functionally integrated. By locating places where people live, work and shop in close proximity to one another, alternatives to driving, such as walking or biking, become more viable. Mixed-use developments can offer a variety of residential opportunities so that younger and older people, singles and families of varying income levels may find places to live. A more diverse and sizable population and commercial base can also better support public transportation. Mixed-use developments facilitate pedestrian oriented, nonresidential, which creates gathering places.

Subarea Plans

Two subareas of Portage in particular have been planned for mixed-use redevelopment. See the following City Centre and Lake Center chapters for further descriptions of their planned land uses and character.

Former Greenhouse Sites

While some mixtures of uses occur within a building, an opportunity to promote mixed-use within a planned development may be at former greenhouse sites. Many of these businesses are located adjacent to residential neighborhoods but with commercial frontages. These deep lots could be prime areas to redevelop with office uses fronting the street and new housing types behind. The current Planned Development zoning district could be applied to encourage these sites to develop in a cohesive manner with multiple uses.

For a complete listing of implementation strategies, tools, and timeframes, see Chapter 7: Implementation



Mixed-Use Benefits

- Greater housing variety and density provides more affordable housing and options for those seeking lower maintenance or urban living options
- Reduced distances between housing, workplaces, retail businesses, and other amenities and destinations reduces travel time and improves convenience
- More compact development makes more efficient use of public services, utilities and infrastructure
- Stronger neighborhood character and sense of place result when citizens and businesses interact
- Walkable, bikeable neighborhoods increase accessibility, which results in improved travel options, reduced transportation costs and improved community health

Read more about mixed-use opportunities in Chapters 5: City Centre and 6: Lake Center Subarea Plans



Goal LU2:



Encourage sensible, sustainable, diverse, high-quality office, commercial and industrial development in designated areas to maintain Portage's employment opportunities supportable by the community's existing and reasonably anticipated future infrastructure

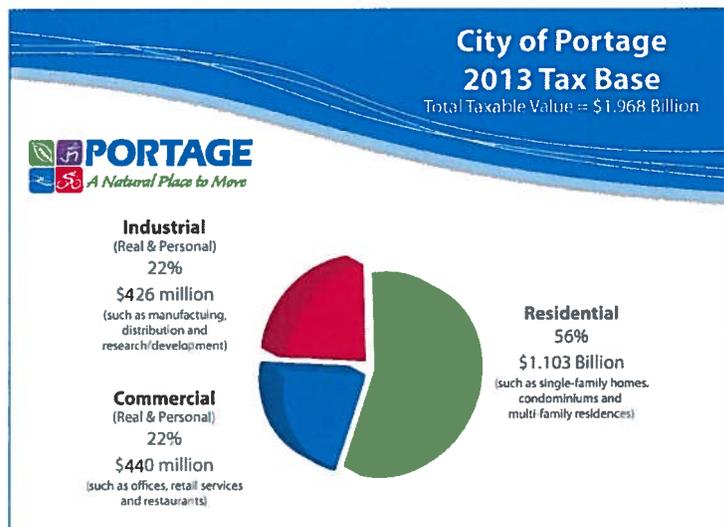
Milham Avenue Office Corridor Character

(Oakland Drive to Lovers Lane).

- Close proximity to I-94 and US-131.
- Located adjacent to the South Westnedge Avenue Commercial Corridor and Portage Commerce Square.
- A continuous sidewalk exists on both sides of Milham Avenue.
- Linkages to planned and/or available industrial sites and existing recreational facilities.
- Ability to accommodate a range of office site demands.
- Periodically separated by small enclaves of residential, retail uses and industrial uses.

C. Business + Employment Centers

A strong economic base is viewed as vital to the continued ability of the City of Portage to meet future growth and development challenges. Although the state, regional and local economies are still rebounding from the 2008 economic downturn, the City of Portage has made significant progress to balance and diversify the local economy as shown in the chart below. A balanced and diverse economy is essential to maintain community stability and provides the economic foundation from which essential public services can be financed. While the City of Portage is a primary retail shopping destination, home to one of the largest pharmaceutical manufacturing plants in the world and has high quality residential character, a commitment to a balanced and diverse economy can further Portage's growth and development.



Office

Office development generally offers stable employment and sound tax base (with a limited demand on public services). Office development is also often considered more visually appealing than other types of higher intensity land uses. Consequently, office uses have successfully served as an important "transitional" use between higher intensity uses and major streets and interior residential neighborhoods.

Office Development Strategies

- Continue to support development in the primary office corridors, including zoning changes where appropriate.
- As office uses are intended to be transitional uses between higher intensity nonresidential uses/major thoroughfares and residential neighborhoods, protection of abutting residential areas should be given careful consideration during the zoning process.



Local Neighborhood Business Nodes

Local business areas provide uses capable of serving the day-to-day needs of area neighborhoods. These areas are generally located at secondary intersections and are developed as small clusters of retail and service establishments. The economic vitality of these business nodes is a direct result of patronization by local customer traffic. Generally, as local neighborhoods remain healthy, so do these small centers.

Local Neighborhood Business Strategies

- Continue to encourage a range of uses associated with day-to-day neighborhood needs. The selective mixing of uses (e.g. convenience store, coffee shop, ice cream shop, and other similar uses) should be encouraged.
- Confine neighborhood centers to small nodes. Avoid allowing nearby parcels, such as those occupied by existing dwellings, to be converted to commercial use. This often leads to the decentralization of the small business node ultimately resulting in a strip commercial area.



Centre Avenue Office

Corridor Character

(South 12th Street to Portage Road)

- Mix of offices, banks, churches, scattered residential and retail at major street intersections.
- A continuous sidewalk exists on the north side of Centre Avenue but inconsistent on south side.
- Off-street parking is located in front, side, or rear yard areas
- West Centre Avenue between South 12th Street and Oakland Drive is a four lane, limited access boulevard. Between Oakland Drive and Portage Road, West/East Centre Avenue is a 5-lane roadway.
- Extends through the City Centre Area of the community
- Many remaining residences that are subject to conversion into office uses.

Existing retail nodes along Centre Avenue at Angling Road, Oakland Drive, Lovers Lane, and Portage Road should be maintained as neighborhood commercial.

Example General Business Character - Portage Road from I-94 to Yellowbrick

Many general business areas exist in Portage. One in particular is highlighted here to demonstrate how character can be enhanced for this key city gateway.

- Key opportunity to improve gateway development that relates to airport and AirZoo
- Improvements to the I-94 interchange contributes positively to gateway character
- Newer businesses have good landscape buffering from the street
- Opportunities for additional restaurants and aviation or family-themed destinations
- Several aging strip centers could benefit from façade improvements and improved landscaping

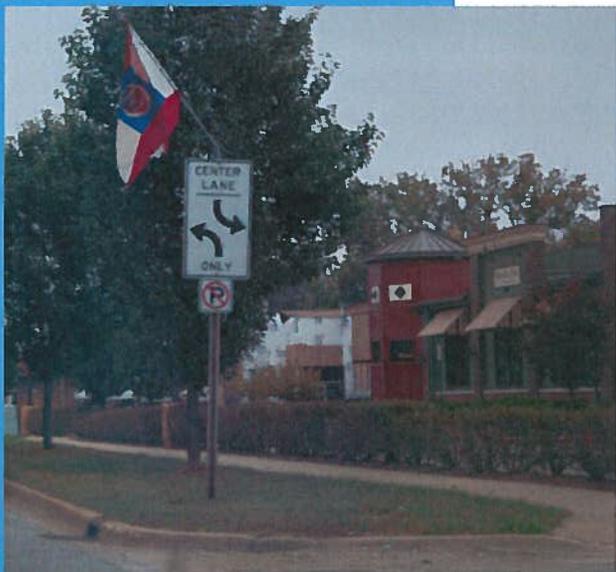
General Business

General business areas provide full-service retail and other more high-intensity commercial uses. Patrons originate from area neighborhoods, surrounding communities, through travelers, and employees of the numerous businesses and industries.

The character and/or quality of adjacent development often influence the economic health of general business areas. Therefore, it is important that nearby residential and nonresidential areas maintain community quality standards. Likewise, it is important that general business areas are well maintained and provide appropriate buffers to adjacent nonresidential uses.

General Business Strategies

- Continue to encourage a range of uses encompassing the full-service and specialty retail and service activities attractive to a wide population base.
- Due to the linear development character along major streets, general business areas will likely continue to experience development pressures to expand. Appropriate locations to provide expansion opportunities should be identified and the impacts of expansion should be carefully measured. Decentralization of a business district has the potential to diminish the synergistic qualities of the district.



Regional Business Centers

The prime regional business center of Portage resides along South Westnedge Avenue commercial corridor and has been known as Portage Commerce Square, which includes Crossroads Mall, southwest Michigan's only regional mall. Many newer commercial developments exist in this area with substantial green buffers, attractive facades, and coordinated access management. Some of the older commercial areas can be targeted for redevelopment to match the newer high quality development rather than continued expansion into adjacent residential neighborhoods. Pockets of residential neighborhoods remain where the commercial has grown around them. Some of these areas have been impacted by continued commercial growth.

Regional Business Strategies

- Continue to provide appropriate opportunities for expansion within the regional business center to ensure (re)development needed to attract the population/consumers from the regional market.
- Due to the size and character of Portage Commerce Square, identify opportunities to improve vehicular and pedestrian traffic flow for future planning and development purposes.
- The regional business center (from point of entry into the City of Portage to the respective Regional Business Center) should reflect a high quality, aesthetically attractive, image. Motorists should view movement into and through this area of the city as a pleasant experience.

Regional Business Character

- The regional business center area includes shopping malls, national and regional retailers, and locally-owned and operated stores.
- Generally auto-oriented/ significant off-street parking.
- The South Westnedge Avenue Commercial Corridor has an approximately 95% occupancy rate.
- Alternative routes to South Westnedge Avenue exist to conveniently and safely move people and goods into and out of the area.
- Sidewalks exist on at least one and in many situations on both sides of most major thoroughfares.



Portage Road and Sprinkle Road Industrial Corridors

The industrial corridors near the airport and Pfizer and Stryker land holdings have a distinct industrial/R&D feel that can be strengthened. Small commercial nodes can be better defined at Milham/Portage, Centre/Portage, Sprinkle/Milham, and Centre/Sprinkle. Large industrial buildings are often set far back from the road with considerable green space buffering from the street. Parking is usually well landscaped in the side or rear yards. Much of the Pfizer land near Portage Road is vacant.



Industrial + Research/Development

Significant and numerous industrial businesses located in the city are a key aspect of the strong employment base. The proximity to US-131, I-94 and the Kalamazoo/Battle Creek International Airport; the availability of industrial zoned property and public infrastructure; the existing industrial base; and residential, health, education, and cultural amenities are all attractive draws for further industrial development.

Industrial Development Strategies

- Encourage development of industrial parks and technology centers and similar developments.
- Within industrial settings, provide opportunities for a range of site sizes including smaller sites of 1-2 acres to accommodate smaller companies and the financial capabilities of new entrepreneurs.
- Improve the compatibility of industrial areas with other use districts through transitional zoning and/or the use of increased setbacks, landscape buffers, and architectural screening.



Business + Employment Implementation Strategies

The following strategies apply to all the Commercial/Industrial areas of Portage. Individual strategies targeted at specific business types are highlighted in the above sections:



- Continue to plan and implement infrastructure improvements to support existing businesses and encourage new investment.
- Maintain competitive millage, water and sewer utility rates.
- Encourage non-motorized transportation alternatives between business establishments and between business establishments and residential neighborhoods.
- Continue appropriate commercial and industrial incentives to strengthen and diversify the tax base of the community.
- Employ appropriate economic development tools to facilitate investment opportunities available through the Economic Development Corporation (EDC), Tax Increment Financing Authority (TIFA), Downtown Development Authority (DDA), Brownfield Redevelopment Authority or Local Development Finance Authority (LDFA).
- Expansion into existing residential neighborhoods needs to be carefully considered to balance the needs of the business community with the need to protect and preserve stable residential neighborhoods.
- Consider the implementation of "aesthetic" site and building design standards and/or landscaping and screening standards to ensure compatibility of the commercial facilities with nearby neighborhoods.
- Pursue access management principles to combine/coordinate access and parking.
- Enforce property and building maintenance codes.

D. Future Land Use Plan

It is necessary to plan for future land use and development in a manner consistent with community goals and objectives. The City of Portage is a community with quality residential neighborhoods, strong commercial and industrial areas to provide tax base and employment, with quality municipal services and an abundance of recreational opportunities. The future land use plan provides a long-range focus to help continue this balance. The future land use recommendations in this section are revisions of the future land use information and map from previously adopted plans. The map has been revised and updated based on changing development conditions, emerging planning trends, as well as input from city staff, planning commissioners and public input. The product of this effort is shown on the **Future Land Use map** and is further detailed in the following pages in this chapter.

New land use and community character challenges arise as Portage continues to mature: Competition for desirable land uses from surrounding communities will increase; redevelopment of aging sites will increase in importance; management of traffic on an existing roadway network will continue to be a priority; and public infrastructure systems will continue to age. As a result, land use decisions involving vacant or under utilized property to provide for quality redevelopment become more important.

The Future Land Use Plan is a representation of general physical features/land use activities in the city when fully developed and does not imply that all of the changes will or should occur in the near term. Development and redevelopment will proceed in a manner consistent with policies on the environment, transportation and infrastructure capacity, as examples, and other matters which help determine the appropriate timeframe. Also, zoning decisions should, over time, produce changes that gradually establish greater conformity between the Zoning Map and the Future Land Use Plan. The Future Land Use Map should be carefully considered to ensure consistency is maintained when making decisions on planning and development matters: Community changes which directly conflict with the Future Land Use Map could undermine the long-term objectives of the city and should be avoided.

Importantly, deviations from the Future Land Use Map and the Comprehensive Plan may be appropriate when justified by more detailed information, changes to conditions, or in cases where a deviation is not contrary to the overall intent and purpose of the Plan. The Future Land Use Map or the Comprehensive Plan may require update in cases where proposed deviations would significantly alter the general direction or vision as depicted by the Plan. An amendment to the Future Land Use map and/or the policies should be required in the case where a development, because of its scale or intensity, has a potential to create significant impact on surrounding uses, services or traffic and most be carefully considered in the context of community goals and objectives.

Factors Considered

Remaining consistent with previous comprehensive planning processes, this five-year update of the Future Land Use Map and the Comprehensive Plan incorporates input received during the public participation process, acknowledges existing land use patterns, and reflects planning best practices. More specifically, the following factors were taken into consideration in preparing the Future Land Use Map:

- **Existing Land Use.** Locations of most existing commercial and industrial

developments are appropriate and will continue to serve as the primary business centers. Residential areas have developed throughout many sections of the city. The community land use patterns have evolved in an orderly manner and will be built upon, with slight modification, rather than altered in a significant manner.

- **Existing Zoning.** There is no “vested interest” that guarantees zoning will not change: In fact changes are suggested by this Comprehensive Plan. However, such changes were carefully considered to ensure the general development arrangement remains consistent and landowners will be ensured a reasonable use of their land.
- **Relationship of Incompatible Uses.** The Future Land Use Plan provides important guidance in the ongoing effort to reduce or eliminate incompatible land use relationships. Providing a transition between land uses, such as the introduction of office or multiple-family residential between light industrial and single family residential areas, is one approach that can accomplish such a transition. In other cases natural features, such as Portage Creek, or landscaping and setback buffering strategies can help facilitate such a transition, as discussed in **Appendix, Development Guidelines**. Importantly, the Plan designates general land use patterns for uses considered most appropriate to fulfill the long-term objectives of the community.
- **Natural Features.** The types of development and allowable densities were determined, in part, by the location and extent of natural features. Natural rolling topography, stream corridors, woodlots and lakes provide highly attractive and marketable property for certain types of development. Lower overall development densities are proposed for properties containing significant natural features, although the use of clustered developments in buildable areas of properties, while conserving features, can provide a balance between the environment and development potential of the property.
- **Capacity of Streets, Infrastructure and Facilities/Services.** The density of residential uses and the designation of land for industrial and commercial development are dependent on the availability and capacity of the infrastructure. Accessibility to and the capacity of the street network help establish the types and intensity of uses that may be served in an area without adversely impacting traffic operations. The availability of community facilities such as schools and recreational facilities affects the areas that are especially attractive for residential development, while police and fire protection also assist with the quality of life provided to all land uses.
- **Market Conditions.** The nature of residential, commercial, and industrial land uses are evolving, with aging development types often becoming less desirable or obsolete. This can result in an oversupply of certain types of development, especially commercial, which has a tendency to sprawl outwards. Redevelopment of existing uses is encouraged, and the future land use designations reflect a balance of uses targeted to key areas.
- **Land Use Patterns in the Kalamazoo/Portage Area and Other Communities.** Land use patterns for surrounding communities and the region, including the City of Kalamazoo, were also considered.
- **Previous Comprehensive Plan.** Recommendations from the previous

Future Land Use Planning Guiding Principles

- Provide an attractive business environment and opportunities for businesses to expand the economic diversity of Portage and contribute to the overall economic strength. In particular, encourage businesses that will be sensitive to the environment.
- Continue to sustain the overall residential character of the city.
- Accommodate appropriate non-residential uses adjacent to and in some situations within residential areas when the location is essential or supports the neighborhoods, provided such uses and site design are compatible.
- Ensure the transition from one use or grouping of uses to another is compatible with surrounding uses through screening and buffering.
- Foster the revitalization and redevelopment of existing uses or areas which have deteriorated or have become obsolete.
- Promote systematic development of residential, commercial and industrial uses in specific areas and corridors as recommended to take advantage of existing infrastructure and future improvements.
- Promote compatibility between existing and future uses along the city's boundaries with other communities.

Comprehensive Plans formed the foundation of this Plan update. Those recommendations were refined based on analysis of new data, recent development trends and other factors. While the previous recommendations were largely based on statistical analysis and population projections, this Plan provides a broader perspective for land use recommendations and incorporates appropriate and important aspects of all of these factors.

- **Public Input.** While by no means last in importance, public input is valuable in the Comprehensive Plan process. Comments and opinion about land use patterns and related community planning issues as conveyed at various public forums, informal meetings and discussions with property owners, people and officials were also considered.

Future Land Use Category Descriptions

Future Land Use Classifications were developed to implement the vision set forth in this Comprehensive Plan, as supported by the Goals, Objectives, and Development Guidelines. For the most part, the classifications are representative of the Existing Land Use classifications, but have been generalized in order to provide greater development flexibility for future growth. In addition, several classifications have been added within the Lake Center subarea, which may lead to amendments to the Zoning Ordinance.

Low Density Residential

Purpose – To establish areas for future low density, single family development, and protect existing established neighborhoods from the intrusion of incompatible land uses. An additional purpose is to encourage new housing development to take advantage of available attractive natural features and other amenities.

Description – This land use classification includes areas planned for future low density (1 to 4 units per acre) residential development, as well as areas of existing low density residential development and is typical for traditional

Land Use Categories	2014 Acreage	2014 % of total
Low Density Residential	9,182	45.6%
Single-Family Detached-Medium Density Residential	1,001	5.0%
Medium Density Residential	807	4.0%
High Density Residential	609	3.0%
Office	713	3.5%
Local Business	102	0.5%
General Business	460	2.3%
Regional Business	500	2.5%
General Industrial	2,027	10.1%
Shaver Road Business Corridor	406	2.0%
Research, Development & Technology	1,112	5.5%
Park / Recreation	1,004	5.0%
Gourdneck State Game Area	1,555	7.7%
Public	342	1.7%
City Centre	302	1.5%
TOTALS	20,122	100.0%

single-family detached dwelling unit subdivisions. Low Density Residential (LDR) uses primarily constitute the majority of numerous neighborhood areas in Portage. Creating and maintaining neighborhoods will help form a stronger, more vibrant community. Connection to a municipal sanitary system is a requirement for LDR uses.

Under the Zoning Ordinance, this designation generally corresponds to the R-1B, R-1C, R-1D, R-1E and PD zoning districts.

Locations – Low-density residential uses are planned throughout the city.

Single-Family Detached - Medium Density Residential

Purpose – To establish areas for future single family development at higher densities than those allowed in LDR areas in order to provide greater opportunities for affordable single family home ownership within Portage while maintaining the integrity of the housing stock.

Description – The Single-Family Detached - Medium Density Residential (SFD-MDR) classification is intended to provide for a greater diversity in single-family housing development within the city. This land use classification includes areas planned for future medium-density (up to 6 units per acre) residential development. SFD-MDR uses include single-family detached housing units. Connection to a municipal sanitary system is a requirement for all SFD-MDR uses. Under the Zoning Ordinance, this designation generally corresponds to the R-1A and PD zoning districts.

Locations – SFD-MDR uses are planned in a number of areas throughout the city. As illustrated on the map, in most cases these uses are adjacent or near to areas planned for LDR development. SFD-MDR and LDR uses are compatible with one another, and can therefore be co-located. Also, because SFD-MDR uses allow for higher densities, they are also planned adjacent to some of Portage's higher-intensity uses, such as the areas surrounding the Regional Business area.

Medium Density Residential

Purpose – To establish appropriate areas for quality, medium-density residential development that contributes to the diversity and stability of Portage’s housing stock.

Description – This land use classification covers the transition from detached to attached dwelling units and includes areas planned for future medium density (4 to 8 units per acre) residential development such as duplexes, attached condominiums and townhomes, and certain apartment buildings. Under the Zoning Ordinance this designation corresponds to the R-1T, RM-2 and PD zoning districts.

Locations – As illustrated on the Future Land Use Map, many MDR uses are adjacent or near to areas planned for LDR development. Some MDR areas are also planned adjacent to some of Portage’s higher-intensity uses, such as the areas surrounding the Regional Business area.

High Density Residential

Purpose – To allow for a limited amount of quality, high-density residential development in appropriate areas to ensure the choice of housing types to provide a more dispersed pattern of multi-family sites.

Description – This land use classification covers a variety of attached dwelling units and includes areas planned for future multi-family, high-density (8 to 15 units per acre) residential development such as triplexes, fourplexes, maisonettes, apartment complexes, and manufactured home parks. Under the Zoning Ordinance this designation generally corresponds to the RM-1, MHC and PD zoning districts.

Locations – Similar to MDR uses, areas planned for HDR uses are limited to locations which provide access to major thoroughfares and have compatible surrounding land uses. HDR uses are planned along Sprinkle Road and East Centre Avenue, in areas surrounding the Regional Business and other select locations. In some cases, with appropriate screening or buffering, HDR uses can be located adjacent to lower density residential areas. However adjacency to Portage’s higher intensity commercial, office and industrial uses is usually preferred to minimize land use conflicts.

Local Business Nodes

Purpose – Local business nodes are intended to encourage and support low intensity local business uses and service establishments (i.e., convenience store, small sit-down style restaurant, pharmacy, bank, offices, etc.) which provide convenience goods and services to residents and employees in the immediate neighborhood, generally within a two mile radius, while maintaining a compatible neighborhood scale.

Description – The local business classification includes commercial uses that cater primarily to nearby residents and employees. These uses include small grocery, convenience and drug stores, dry-cleaners, smaller dining establishments and may include personal service and office establishments. The local business designation generally corresponds to the permitted uses in the B-1 zoning district.

Locations – These uses are typically located near single-family neighborhoods and can be often accessed by walkway or bikeway connections in addition to automobile access. Local business uses are typically found in small secondary commercial nodes at intersections throughout the city.

General Business

Purpose – To provide for the full range of retail uses, for hotel and other highway services, for recreation facilities and for personal service establishments, and may include general offices.

Description – Unlike local businesses, which cater primarily to nearby residents and can often be accessed by non-motorized transportation, general business operations tend to cater more to automobile traffic from a broader market area, up to a ten mile radius, including surrounding communities. General business uses include retail stores, hotels and motels, fast food restaurants, and highway service establishments. This designation adds the land extensive and large durable goods retail and service uses such as garden centers, home materials, automobile sales and services, furniture stores and appliance stores. Thus, the full range of retail goods and services are provided to the community and travelers in this commercial designation. Move to zoning plan<The general business designation generally corresponds to the permitted uses in B-3 zoning district.>

Locations – General business areas are concentrated in primary commercial nodes, along major thoroughfares and at major intersections in a manner that prevents a sprawling commercial corridor. Major thoroughfares of general business development include areas along Westnedge Avenue north of Schuring and a select area of Portage Road and Shaver Road.

Regional Business Centers

Purpose – To provide shopping goods and services to residents, employees and visitors throughout southwest Michigan.

Description – South Westnedge Avenue commercial corridor and Portage Commerce Square represent the heart of the commercial activity in the city, offering conveniently located commercial services that draw patrons from the Kalamazoo County area and beyond, with easy access via US-131 and I-94. Typical uses include large shopping centers, home improvement centers, hotels/motels, movie theaters and other regional/national retailers. Also permitted are accessory commercial uses that serve shoppers and nearby employers such as restaurants and gas stations. This designation generally corresponds to the permitted uses in B-2 and CPD zoning districts.

Locations – South Westnedge Avenue between Kilgore Road and Centre Avenue; Portage Commerce Square is centered around the South Westnedge corridor between Milham and Romence Roads. Business uses should be planned with sufficient site size to accommodate off-street parking, on-site storm water, landscaping and buffer areas. However, such uses should not encroach into residential areas, especially adjacent to South Westnedge Avenue, beyond what is necessary for viable development sites.

Office Corridors

Purpose – To provide a variety of high quality, stable employment opportunities for residents, to help maintain a well-balanced tax base and to provide an effective transition between higher intensity uses and major streets and interior residential neighborhoods.

Description – The office category includes professional and medical offices such as doctors, dentists, lawyers, engineers, accountants; real estate and insurance; banks and other financial institutions; art and photographic studios; and community research facilities. General office use and community research facilities require larger sites than the typical pre-existing residential uses

along arterials and compatibility with the abutting residential area will be important in the selection of the appropriate type and intensity of office use. This designation generally corresponds to the permitted uses in the OS-1 and OTR zoning districts.

Locations – Office uses are concentrated along two evolving corridors (Centre Avenue Office Corridor and Milham Avenue Office Corridor), as well as located where appropriate to create a mixture of business types including areas along Lovers Lane, Oakland Drive, Moorsbridge Road and Old Centre Avenue.

Research/Development/Technology

Purpose – To provide a location for certain industrial-related uses distinct from other types of industrial or commercial businesses. This classification responds to essential diversification in the region's economic base away from dependence on heavier industrial uses to a broader range of emerging uses. Such uses help expand the employment base and can help achieve many of the objectives referenced throughout the Comprehensive Plan.

Description – While the definition of Research & Development/Technology is somewhat broad, the intent is to concentrate certain compatible uses in a planned, campus-like setting with more extensive landscaping, higher quality architecture and more site amenities than typically found in general industrial areas. Outdoor storage of materials and equipment is limited, with screening required where it is to occur. Representative uses include: Research facilities and centers, technology or pilot testing facilities, micro-electronic and biotechnology uses, certain industrial operations that are compatible with others uses envisioned within the Research, Development and Technology designation and large-scale corporate or professional offices. Other types of uses may also be appropriate such as, pharmaceutical production in the Portage Road area between East Milham and East Centre Avenue. Certain types of supporting businesses such as accommodation/motels, conference facilities and service oriented businesses that cater to other businesses rather than the general public may also be appropriate.

Locations – Research & Development/Technology uses have locational requirements distinct from other types of industrial uses. These more specialized uses typically desire a concentrated location, separate from other industrial uses. Preferred locations offer proximity to expressway interchanges, airports and universities. Based on these factors, research & development/technology land uses are identified in the central portion of the city generally south of Milham Avenue and north of Centre Avenue, between Lovers Lane and Portage Road.

Industrial

Purpose – To serve as an employment generator and as a source of production of a variety of products and services that benefit the region and beyond.

Description – General industrial operations encompass manufacturing activities involving raw materials, assembly operations, pharmaceutical manufacturing, and medical equipment development, among others. Due to more intense operations, the guidelines should focus on minimizing impacts by aggregating industrial activities and also through the use of architectural and landscaping enhancements and appropriate screening. These uses are generally associated with the I-1 and I-2 zoning districts.

Locations – General industrial operations are primarily located within the Sprinkle Road Industrial Corridor and the east side of Shaver Road. The Sprinkle Road Industrial Corridor is the primary industrial corridor in the City of Portage and also Kalamazoo County. It is the principle location for more than 75 industries, including Stryker Corporation, Pfizer, Inc., Mann+Hummel, Summit Polymers, Bowers Manufacturing, among others, that provide several thousand job opportunities for area residents.

Public Land Uses

Purpose – To provide high quality facilities for residents and visitors of the city.

Description – Public uses encompass all community facilities under public ownership other than public parks and public nature preserves. Examples of public facilities include government offices, library, police/fire stations, schools cemeteries and public wellhead sites. Public uses are permitted in all zoning districts; however, most are found in residential zoning districts.

(Because of private land ownership, there is no designation for quasi-public land uses such as churches, nonprofit organizations, utilities and private recreation facilities and such existing land uses are designated according to the predominant surrounding land use.)

Locations – Public uses are identified throughout the city to best serve residents in a variety of geographic locations. Public uses such as government offices and library are concentrated primarily within the City Centre Area.

Recreation and Open Space

Purpose – To provide locations for both active and passive recreational opportunities to enhance the quality of life for residents as well as provide natural greenspace areas.

Description – The recreation and open space designation includes public parks, public nature preserves, public/quasi-public greenways and state recreation/game areas. Privately owned property designated for recreation and open space facilities are not included in this category. Under the Zoning Ordinance public recreation and open space is permitted in all zoning districts; however, most areas are found in single residential zoning districts.

Locations – Recreation and open space areas are distributed throughout the community to provide convenient access to residents. Examples of some of the larger areas include Portage Creek Bicentennial Park and Celery Flats Interpretive Center within the central portion of the city adjacent Portage Creek; South Central Portage Greenway that includes Schrier Park, Bishops Bog, Eliason Nature Reserve, South Westnedge Park and West Lake Nature Preserve; Ramona Park near Sprinkle Road and Zylman Road; Mandigo Marsh along the south end of Austin Lake; and several other smaller parks and facilities across the city. In addition to these local facilities, the State of Michigan maintains the Gourdneck State Game Area, which encompasses 1,555 acres generally located in the southwest portion of the city. These facilities have a strong presence in the community and are an important the quality of life component.

City Centre Mixed-Use

Purpose – To encourage an area in the geographic center of Portage that can be easily identified by residents and visitors as the “downtown” and which provides a core activity area for public facilities and a destination for the

general public.

Description – The common desire to develop a centralized “city center” identified as the heart of Portage was an important goal of the Vision 2025 project and planned as part of the 2008 City Centre Subarea Plan (summarized as Chapter 5 in this Plan). These elements include:

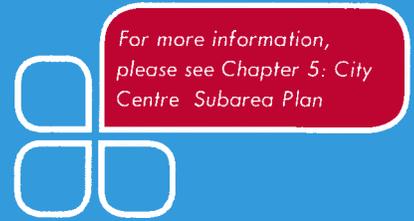
- *Common design* – Signs/wayfinding, lighting, streetscaping, building design and landscaping features should be coordinated throughout the City Centre to enhance its identity. Also, in order to promote activity in the City Centre, it must be a pedestrian friendly environment. Perhaps the most important design element of the Centre would be a well-connected walkway and bikeway system that connects various destinations.
- *Pedestrian Linkages* – The City Centre is also identified to be the “hub” from which pedestrian-friendly linkages connect parks, pedestrian/ bicycle trails, cultural venues, municipal facilities, education facilities and also business centers. While the City Centre should be designed to promote pedestrian activity, it should also be easily accessible by vehicle, providing ample-parking areas that do not conflict with pedestrian activity.
- *Complementary Land Uses* – The City Centre is primarily intended to provide a concentrated area of municipal facilities, such as City Hall, District Library, the Public Works facilities, the Donald E. Overlander Community bandshell and other similar public uses. Additionally, the City Centre should also provide for a variety of mixed land uses in an effort to make the area a multi-purpose destination for residents and visitors alike. Such complementary uses include, but are not limited to, local and specialty retail and eateries (sidewalk cafes and coffee shops), bookstores, music stores, museums, flower shops, personal service establishments, secondary educational facilities, banks, offices and other similar ancillary uses. The City Centre should also permit high quality single and/or multiple family residential uses.
- This mixture of uses would allow the land situated at a prime location in the city to be utilized to its maximum potential. It would also help create an area of concentrated development easily accessible by both vehicles and pedestrians. While the proposed range of land uses are generally compatible, care will be needed when developing the zoning regulations that will apply to the area. Each use will need to be of a scale, density, and design that results in benefit to the general area and minimizes negative impacts on other uses.

Location – The designated City Centre area is centered near the intersection of South Westnedge Avenue, Centre Avenue, and Shaver Road.

Shaver Road Business Corridor

Purpose – To serve as an employment generator as a source of production of a variety of products and commercial needs that benefit the city.

Description – The Shaver Road Business Corridor is a developing corridor and, as a result, consists of a mixture of land uses. Uses located on the east side of the corridor, east of the Grand Elk railroad line, are primarily growing or stable industrial uses with some vacant land available for further development. This area is designated for General Industrial uses. The land uses located along the west side of the corridor consist of a mixture



of light industrial uses, commercial uses and some nonconforming single-family dwellings. The west side of the corridor has experienced significant (re)development activity during the past several years involving both light industrial and commercial uses. Vacant land also exists for further commercial and/or industrial development. As a result of the mixed uses, the west side is designated as the Shaver Road Business Corridor. This (re)development activity is expected to continue which will further strengthen this important community corridor and provide additional job opportunities.

Location – Industrial and commercial uses are located along Shaver Road south of Centre Avenue. This is the area where the city should direct uses with the characteristics noted above.

Lake Center nodes and retrofit areas:

The 2014 Comprehensive Plan includes a new subarea plan for the Lake Center area along Portage Road from East Centre Avenue to East Osterhout Road. The Future Land Use map has a notation regarding the general subarea boundary while the Lake Centre subarea plan provides recommendations regarding modifications to specific land uses. In general, there are three target areas included in the subarea plan: a) a Lake Center Core Node at the isthmus of Austin and West lakes that recommends mixed land uses; b) a Commercial Connector Retrofit District that recommends smaller-scale, lower intensity uses between East Centre Avenue and the lakes; and c) a Light Industrial Node north of Bacon Avenue that also promotes lower intensity uses with enhanced neighborhood protection measures.

For more information, please see Chapter 6: Lake Center Subarea Plan



For a complete listing of implementation strategies, tools, and timeframes, see Chapter 7: Implementation



Land Use Implementation Strategies

- Encourage redevelopment of brownfield sites through the use of Brownfield Act financing as a method to remediate environmental contamination.
- Initiate rezonings for certain sites that may be inconsistent with the Comprehensive Plan.
- Utilize the Development Review Guidelines during the evaluation of land use development proposals to assess the compatibility of the proposed land use with the Comprehensive Plan.
- Monitor changes to the state zoning act and other land use laws, along with key federal and state case law, and evaluate applicable city regulations to determine if changes are needed.
- Review the entire Comprehensive Plan every five years and update as needed consistent with the state statute.
- Annually review these strategies and set priorities for implementation for the coming year.



Future Land Use Map

Date: 3/28/2014

Legend

-  Low Density Residential
-  Single-Family Detached-Medium Density Residential
-  Medium-Density Residential
-  High Density Residential
-  General Business
-  Local Business
-  Regional Business
-  General Industrial
-  Shaver Road Business Corridor
-  Research, Development & Technology
-  Office
-  Park / Recreation
-  Gourdneck State Game Area
-  Public
-  City Centre
-  Secondary Commercial Node
-  Commercial Revitalization Area
-  Lake Center Subarea
-  Airport
-  Cemetery
-  City Park
-  Court
-  Fire Station
-  Golf Course
-  Library
-  Municipal
-  P.C.O.C.
-  Police
-  Public School
-  CITY BOUNDARY

