

Cultivate Macomb



Macomb Township 2022 Master Plan



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Special Thanks

Macomb County Planning and Economic Development
Macomb Township Engineering Department
Township residents who participated in the **Cultivate Macomb!** photo competition



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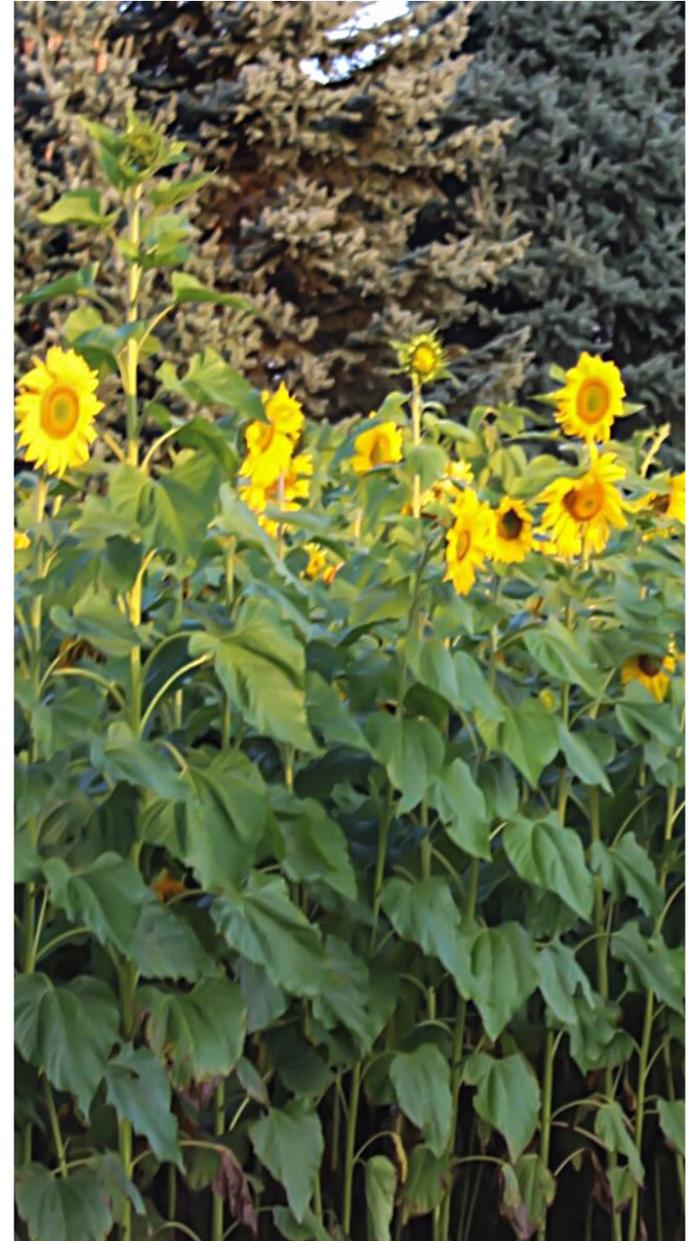
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Foreword

Planning is a process that involves the conscious selection of policy choices related to land use, growth, and the physical development of the community. The Master Plan is a document with the mission of serving legislative requirements while meeting the needs of the people. It provides a vision for the future and includes goals and strategies in order to achieve that vision.

This Master Plan Update bridges past, present and future identities of Macomb Township. We are a fast-growing Township situated in the heart of Macomb County and development is not expected to slow down based on past and future projections. The mission of this Plan is to provide a balance of growth, stabilization and preservation. It blends the interests of property development, resiliency and flood control, the creation of community character and public health initiatives.

This Master Plan update also provides a guideline to be proactive and set initiatives regarding future land use, neighborhood development, community services, economic development, transportation, community infrastructure, agriculture, open space, and natural features.



Plan Organization

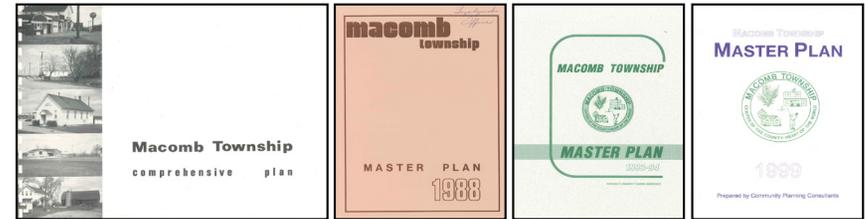
The 2022 Macomb Township Master Plan, known as **Cultivate Macomb!**, discusses major topics such as land use, quality of life, economic development, transportation and community infrastructure, and agriculture and open space preservation. Most components are discussed in terms of planning issues, conditions and trends, goals, objectives, strategies, and recommendations. Additional chapters were included to provide Macomb's planning context, the community's goals, and implementation strategies. The appendix includes community engagement results.

Why Update the Master Plan?

The Township's last full update was adopted in 2008. While that document has provided guidance over the past decade, new issues and opportunities have arisen. Consideration of new information released from the U.S. Census Bureau may assist the Township in planning and accommodating for changing demographic characteristics. This information, together with a number of changing best practices, have driven this land use vision. Issues that are addressed within this document pertain to the following questions:

- How should the remaining vacant land in the Township be developed, if at all?
- How can the Township encourage redevelopment of certain commercial land uses that may be no longer viable?
- Is there still an appetite to develop a more traditional downtown?
- Are more Industrial areas needed in Macomb Township? If so, where should they be located?
- How will continued development impact utilities within the Township?
- How can the Township work with the County to accommodate and sufficiently plan for increases in traffic that may arise in the future?
- What type of development is needed to support desired public facilities and infrastructure improvements desired in the future?
- What is the appropriate level of regulation to upgrade site and building design to meet Township expectations but still make development financially attractive to property owners?

Figure 1. Historic Macomb Township Master Plans



Source: Macomb Township Planning Department

This Plan may be used in a variety of other ways, including the following:

To serve as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission, Township Board, and other municipal bodies in their deliberations on zoning, subdivision, capital improvements, and other matters related to land use and development.

To provide the statutory basis on which zoning decisions are made. The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety, and general welfare. It must be noted that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Map.

To act with a coordinated capital improvements plan. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Township and its residents.

To give clear vision of the land use intent to citizens, property owners, developers and public officials.

Public Input

The content of this Plan directly reflects a wealth of input received from the public through a comprehensive public participation process that was initiated in the Fall of 2020. An inventory and analysis of existing land uses was conducted and opportunities and community assets were identified. This analysis was then presented and discussed with the public during a series of online public meetings. Recordings of all meetings, a photo contest, and other relevant data was made available on a Master Plan project website along with a survey and the opportunity to provide feedback directly to the Planning Department. Lastly, expertise from community stakeholders including elected officials, the Planning Commission, department directors, consultants and Macomb County was also received.

A draft vision was then prepared, reviewed by a Master Plan committee and presented again to the public at an open house event during the Fall of 2021. The meeting included 8 stations that were manned by staff, county and planning commissioners to encourage productive discussion. The meeting was well attended and generated a significant amount of feedback. This feedback has been incorporated into this Master Plan document.

2020 Public Engagement Sessions

Macomb Township Roads and Utilities
October 15, 2020 - 7:00 p.m.

Panelist 1. Jim Van Tiflin, Township Engineer

Macomb Township Recreation, Trails and Mobility
October 21, 2020 - 7:00 p.m.

Panelist 1. Sal DiCaro, Macomb Township Parks and Recreation Director

Panelist 2. Gerry Santoro, Macomb County

Demographics and Land Use Vision
October 27, 2020 - 7:00 p.m.

Panelist 1. David Scurto, Carlisle Wortman Associates, Inc.

Panelist 2. Cobalt Community Research

Business and Development Opportunities
November 12, 2020 - 7:00 p.m.

Panelist 1. Vicky Rowinski, Macomb County Planning and Economic Development Director

Panelist 2. Kelley Lovati, Ph.D., CEO and President of Macomb County Chamber of Commerce

Northeast Quadrant
November 17, 2020 - 7:00 p.m.

Panelist 1. David Scurto, Carlisle Wortman Associates, Inc.

Panelist 2. Jim Van Tiflin, Township Engineer

Panelist 3. Charlie Oliver, Trustee and Planning Commission Member

Macomb Town Center
November 18, 2020 - 7:00 p.m.

Panelist 1. Josh Bocks, Township Planning Director

2021 Meetings and Public Engagement Sessions

September 2021 Open House

September 23, 2021 - 3:00 p.m. - 8:00 p.m.

Sign In.

Dawn Elkins, Macomb Township Former Planning Secretary

Station 1. Background Information and Materials

Station 2. Residential Neighborhoods

Aaron Tuckfield, Macomb Township Planning Commissioner

Station 3. Economic Development

Charlie Oliver, Macomb Township Planning Commissioner

Vicky Rowinski, Macomb County Planning Director

Station 4. Parks, Open Space and Trails

Gina Muszynski, Macomb Township Parks and Recreation Facility Supervisor

Gerry Santoro, Macomb County Land and Water Program Director

Station 5. Town Center

Melissa Kalnasy, Macomb Township Plan Review Analyst

Station 6. Land Use and Infrastructure

Jim Van Tiflin, Macomb Township Engineer

Station 7. Comments/Surveys

Beckie Kavanagh, Macomb Township Planning Administrative Assistant

Floating Experts

Josh Bocks, Macomb Township Planning Director

Dave Scurto, Carlisle Wortman Associates, Inc.

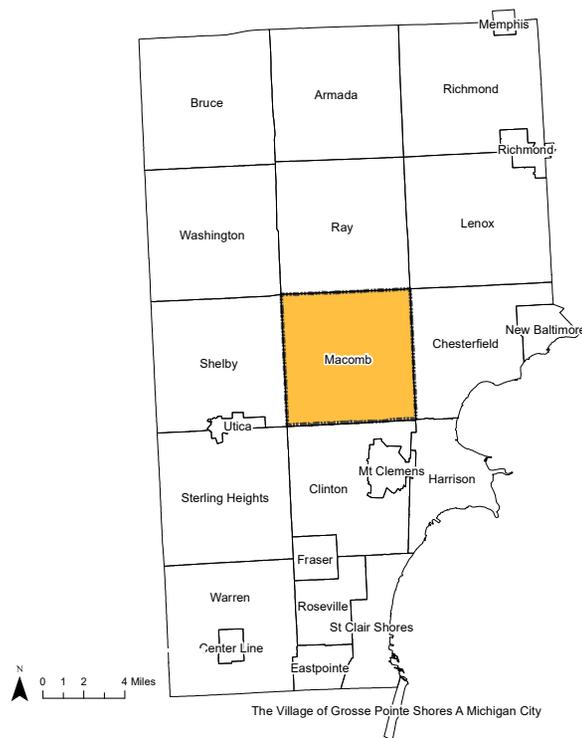


Township Identity

Macomb Township is centrally located in Macomb County, which is situated northeast of the City of Detroit and west of Anchor Bay in Lake St. Clair. Actions of surrounding places and the County will likely be influenced by the Township. This plan anticipates that and strives to set a clear vision of its land use intent.

The following pages discuss the Township as it relates to its region and appropriate entities and plans. Then, a deep-dive into the Township's history, demographics, economy, and environmental conditions is provided.

Figure 2. Regional Location of Macomb Township



Source: Macomb Township Planning Department

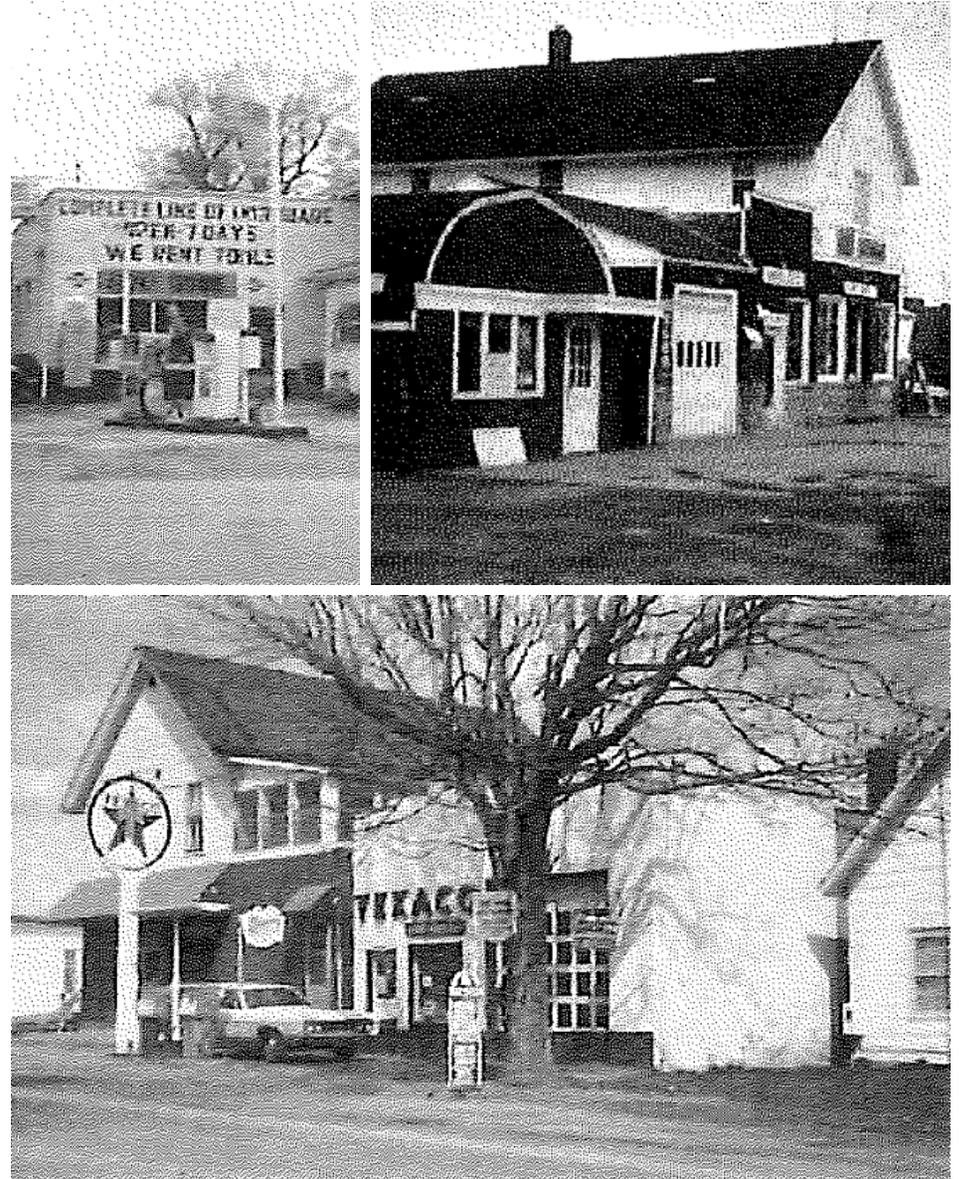


Historical Context

Macomb Township has a rich history based in agriculture. As the community began to develop, so did its complexity and make-up in terms of land use patterns. Today, much of the Township's agricultural lands have been maintained, and complement new development including high-quality neighborhoods, diverse businesses, excellent schools, and municipal services that help provide enriched lifestyles, stable tax base, and employment opportunities.

Like most developing communities, Macomb Township is constantly undergoing change. This Master Plan projects and sets policy based upon these evolving conditions. Some changes are viewed favorably, such as reinvestment, while others may cause concern, like increased traffic. Businesses and industries develop and redevelop, homes are remodeled and new ones built, and streets and parks are improved. Some communities simply let this change happen, hope for the best, and react to development proposals when presented. Others, like Macomb Township, work diligently to influence change in a manner that maintains the high quality of life enjoyed by residents and businesses today. A major step in that influencing process is the preparation and application of the Master Plan.

Community leaders are proud of the Township and how development has occurred. Over time, issues arise or conditions change, which require the future land use plan to be reevaluated or confirmed. This update provides a written framework for the future to make substantive, well thought-out decisions to ensure the vision of Macomb Township is fulfilled. Working together with community leaders, residents, local business owners, and developers, we have a plan that will effectively allow us to ***Cultivate Macomb!***



Relevant Plans

This Master Plan does not function in a vacuum. It is intended to be used in cooperation with other relevant plans including:

- Mobilize Macomb
- Macomb Township Recreation Plan
- The North Branch Greenway Vision Plan
- Blue Economic Strategic Development Plan

Figure 3. Relevant Plans



Source: Mobilize Macomb, Macomb Township Planning Department, The North Branch Greenway, Macomb County

Mobilize Macomb. Mobilize Macomb is the Macomb County Non-Motorized Plan which was developed in 2017. According to the Mobilize Macomb website, it is the "County's initiative to make Macomb's streets, trails, and pathways friendly places for pedestrians and bicyclists of all ages and abilities." During the time of this Master Plan Update, the Plan was being updated.

The Macomb Township 5-Year Recreation Plan. This recreation plan was adopted in December of 2017 and plans for 2018 through 2022. This plan offers an understanding of existing parks, natural areas and recreation facilities while offering an in-depth vision for trail development. A regional corridor is described as running along 26 Mile Road east to the Clinton River, at which point it would run south in a proposed greenway to 23 Mile Road and continue along Card Road to M-59. Local connectors are shown along Romeo Plank Road, Broughton Road, and west of Pacific Ridge Drive, as well as small sections of M-59 and 24 Mile Road. Township connectors would run between Town Center along the proposed Broughton Road extension between 23 and 25 Mile Roads.

The North Branch Greenway Vision Plan. The North Branch Greenway Vision Plan shows an ambitious concept for the Township. Focused on the northeast quadrant, the plan envisions a multi-use greenway along the Clinton River corridor between Armada and Clinton Townships. The plan suggests a mix of hiking, biking, horseback, and water trails, turning the corridor into a regional recreation destination. The plan recommends Macomb Township work to develop a low density agricultural/equestrian district in the northern portion of the Township, but does not offer precise boundaries for the district. Over time, if development occurs in this area, it could be done in a manner where the riparian corridors are protected for public use, and an equestrian-focused community could emerge with miles of interconnected trails for equestrians, hikers, runners, and cyclists.

Township Identity

The Macomb County Blue Economy Strategic Development Plan. The County's Blue Economy Strategic Development Plan promotes linkages between communities along the county's 70 miles of linear waterways. The County Vision emulates the Township's goal of providing such a greenway/blueway, as well as connecting smaller tributaries not shown on the County Map.

In addition to these specialized plans, the Township is impacted by numerous regional planning entities including:

- The Southeast Michigan Council of Governments (SEMCOG)
- Suburban Mobility Authority for Regional Transportation (SMART)
- The Huron Clinton Metro Authority (HCMA)
- Michigan Department of Natural Resources (MDNR)
- Michigan Department of Environment, Great Lakes and Energy (EGLE)
- Michigan Department of Transportation and Macomb County Department of Roads (MCDR)
- Macomb County Planning Commission

Figure 4. Regional Planning Entities



Southeast Michigan Council of Governments. SEMCOG is tasked with solving regional problems and improving the efficiency and effectiveness of the region's local government and improving quality of life in Southeast Michigan. They provide technical, data and intergovernmental resources and act in collaboration with local governments. SEMCOG is responsible for the adoption of regionwide plans and policies including non-motorized plans.

Suburban Mobility Authority for Regional Transportation. SMART is a community transit agency that provides customized transportation within and to neighboring communities. This service allows for accessibility and improved connectivity for those without a means of transportation. This service requires a shared responsibility between the locality and SMART. For Macomb Township, service is typically provided through Richmond-Lenox EMS. Lastly, SMART also operates Flex Service within Macomb Township.

Huron-Clinton Metropolitan Authority. The HCMA is a regional park agency created to serve residents of Wayne, Oakland, Macomb, Livingston and Washtenaw counties. Currently, three of the state's metroparks directly serve Township residents: Lake St. Clair Metropark, Wolcott Mill Metropark and Stony Creek Metropark.

Michigan Department of Natural Resources. To date, two mitigation areas have been developed in the Township, the first is located on the north side of 22 Mile Road east of future Heydenreich and the second, on the east side of Romeo Plank Road between 22 and 23 Mile Roads. Several other areas are located within neighborhoods and are known as conservation easements. These areas are permitted and controlled by the Michigan Department of Environment, Great Lakes and Energy.

Michigan Department of Environment, Great Lakes, and Energy. EGLE's mission is to protect the state's environment and public health

Township Identity

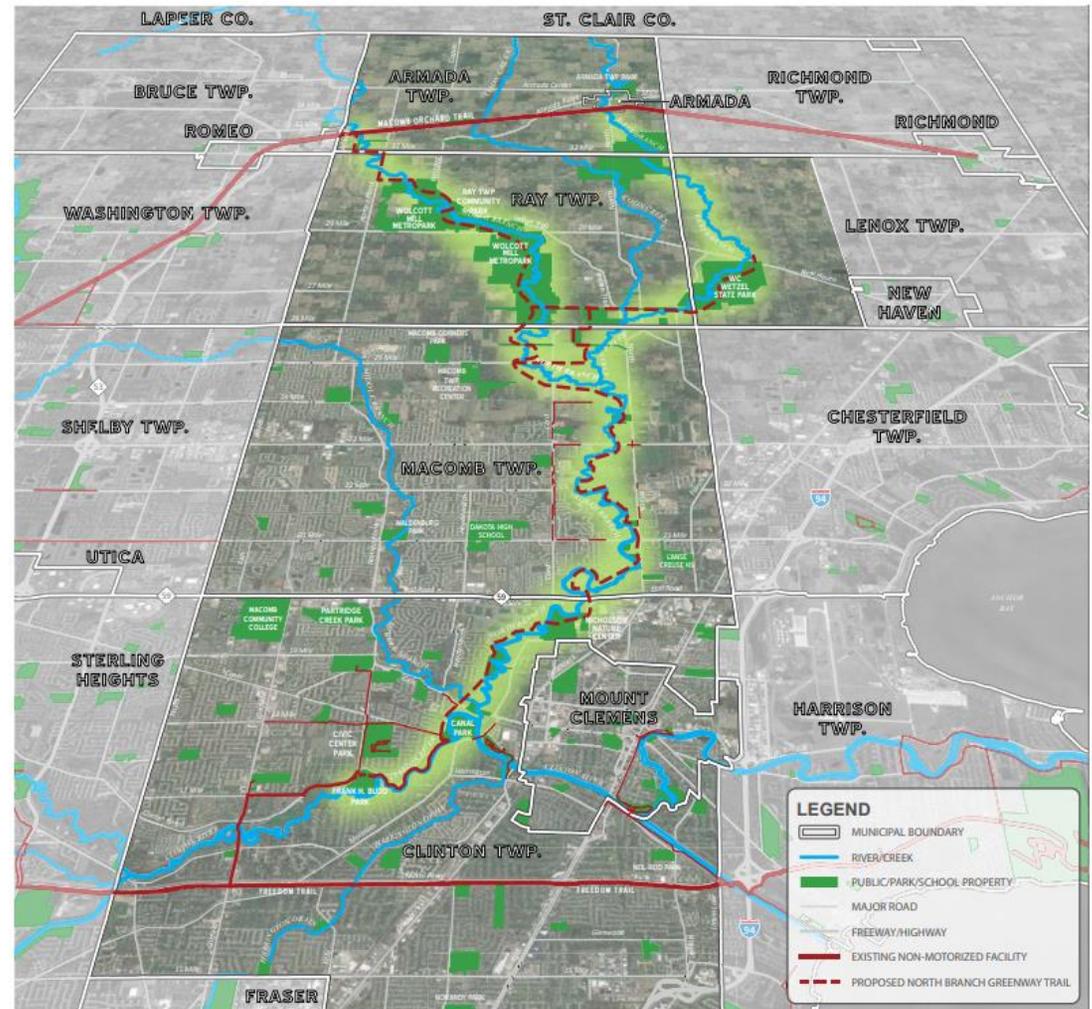
through the management of air, water, land and energy resources. Township developments often seek approval through EGLE for the above-mentioned items.

Michigan Department of Transportation and the Macomb County Department of Roads. The County Department of Roads controls all public roads in Macomb Township. The Master Thoroughfare portion of the Master Plan for the Township is greatly impacted by this agency. Major improvements along Hall Road have been undertaken by MDOT over the past several years. Current Department of Road projects include improvements along Romeo Plank and 23 Mile Roads.

Macomb County Planning and Economic Development Department. The Macomb County Planning and Economic Development Department is available for support by providing information and assistance in the development of community plans. Services include economic development assistance, coordination of subdivision review process, aerial photography and mapping resources and assistance in the use of Community Development Block Grant funds.

Macomb County Sheriff's Department. Macomb Township does not provide its own police services. The Macomb County Sheriff's Department based out of Mt. Clemens services the Township.

Figure 5. North Branch Greenway Vision Plan Map



Source: North Branch Greenway Vision Plan

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Social Context

People

Population Growth and Characteristics

Macomb Township’s population has experienced consistent booming growth since the 1970s. As of July of 2020, the total population was reported at 91,663, accounting for approximately 10 percent of the County population. SEMCOG expects continued population increases, but at a slower rate. Predictions show an increase to 97,427 people by 2045, resulting in a total increase of less than 10 percent. Population figures as reported by SEMCOG are as follows:

- 1970: 6,140
- 1980: 14,320
- 1990: 22,714
- 2000: 50,478
- 2010: 79,580
- 2020: 91,663

Per the last two Census updates, Macomb Township has been reported as the fastest growing Township in the State of Michigan.

Table 1. Existing and Forecasted Population by Age Cohort, 2010-2045

	2010 Census	2018 ACS	2045 SEMCOG Forecast	Percent Change (2019-2045)
0-4	5,279	4,962	4,812	-0.4%
5-19	19,778	20,797	N/A	N/A
20-24	3,812	4,711	N/A	N/A
25-54	34,627	36,233	36,898	+1.73%
55-64	8,693	10,555	11,712	+6.24%
65-84	6,713	9,735	16,072	+55.39%
85+	678	1,215	4,900	+365.34%

*2020 Census Data for Age Cohorts is not available. N/A indicates that age cohorts have changed.

Source: SEMCOG



Key Takeaway:

Because the Township has experienced population booms, residential development is the most prominent land use category. As population increases continue and the amount of available land decreases, the Township must consider where future residential development is viable (and whether that means new development or improvements to existing vacancies) and how to protect existing land and populations from potential impacts.

Age

As shown in Table 1, the largest portion of the population falls between the ages of 25 and 54. Between 2010 and 2018, the median age was reported as rising from 37.4 to 39.7. This cohort is expected to remain the largest by 2045; however, the population as a whole is aging. The number of residents falling within the 55-64, 65-84, and over 85 age-ranges, is expected to increase dramatically. Those aged at or over 85 years are expected to rise by 365 percent by 2045.

Key Takeaway:

To adequately accommodate for increases in the older age cohorts, it is critical that the Township explore diversifying its housing stock and provide more affordable housing types that promote safety and accessibility. For example, single-floor living, no-step entryways and wide doorways and halls. Further, the Township may see an increased need for aging-in-place facilities, or the allowance of accessory dwelling units as an option for multi-generational households.

Long-term care of older adults can be negatively impacted if there is a lack of access to healthcare facilities. Accessibility should be maintained by encouraging medical facilities to locate within the Township and ensuring that adequate transportation options and emergency services are widely available.

Diversity

While the majority of the Township’s residents identify as Non-Hispanic White (97.2 percent), a slight increase in diversity has been experienced since 2010. Between 2010 and 2018, the number of residents identifying as Hispanic increased by 0.6 percent. In addition, those identifying as Non-Hispanic Black, Asian, Multi-Racial or Other, increased.

As of 2019, the County’s population of those identifying as Non-Hispanic is nearly identical to the 2018-reported figure for the Township. Although this figure is largely similar, the County has also experienced increasing rates of diversity for individual groups within the Non-Hispanic population.

For example, the County features 11.4 percent of that population cohort as Black, whereas the Township reports 5 percent.

Table 2. Race and Hispanic Origin, 2010-2018

	2010 Census	ACS 2018	Percent Change (2010-2018)
Non-Hispanic	77,777 (97.7%)	85,717 (97.2%)	-0.6%
White	70,906 (89.1%)	76,924 (87.2%)	-1.9%
Black	3,096 (3.89%)	4,388 (5%)	+1.1%
Asian	2,446 (3.07%)	2,928 (3.3%)	+0.2%
Multi-Racial	1,106 (1.39%)	1,306 (1.5%)	+0.1%
Other	223 (0.28%)	223 (0.28%)	-0.1%
Hispanic	1,803 (2.27%)	2,491 (2.8%)	+0.6%
Total	79,580 (100%)	88,208 (100%)	+10.84%

Source: SEMCOG

Key Takeaway:

Diversity in population can help give a snapshot of trends as well as provide an idea on how to engage various groups. Currently, the Township is largely homogeneous. As diverse populations increase, the Township may benefit from exploring different outreach methods.

Education and Schools

As of 2018, approximately 93 percent of Macomb Township’s residents had a high school diploma or some form of higher education. According to SEMCOG, the Township has the highest educational attainment levels in comparison to adjacent communities and the County. Similarly, Macomb Township has the highest number of college graduates that reside in Macomb County. Table 3 depicts this information.

Table 3. Educational Attainment Levels for Township and Surrounding Communities, 2010-2018

	2010	2018
Macomb Township	92.3%	93.3%
City of Mt. Clemens	81.6%	84.9%
Lenox Township	76.3%	83.4%
Chesterfield Township	89.4%	92.2%
Clinton Township	88.9%	90.8%
Ray Township	91.2%	89.8%
Washington Township	92.5%	93.2%
Macomb County	87.6%	89.6%

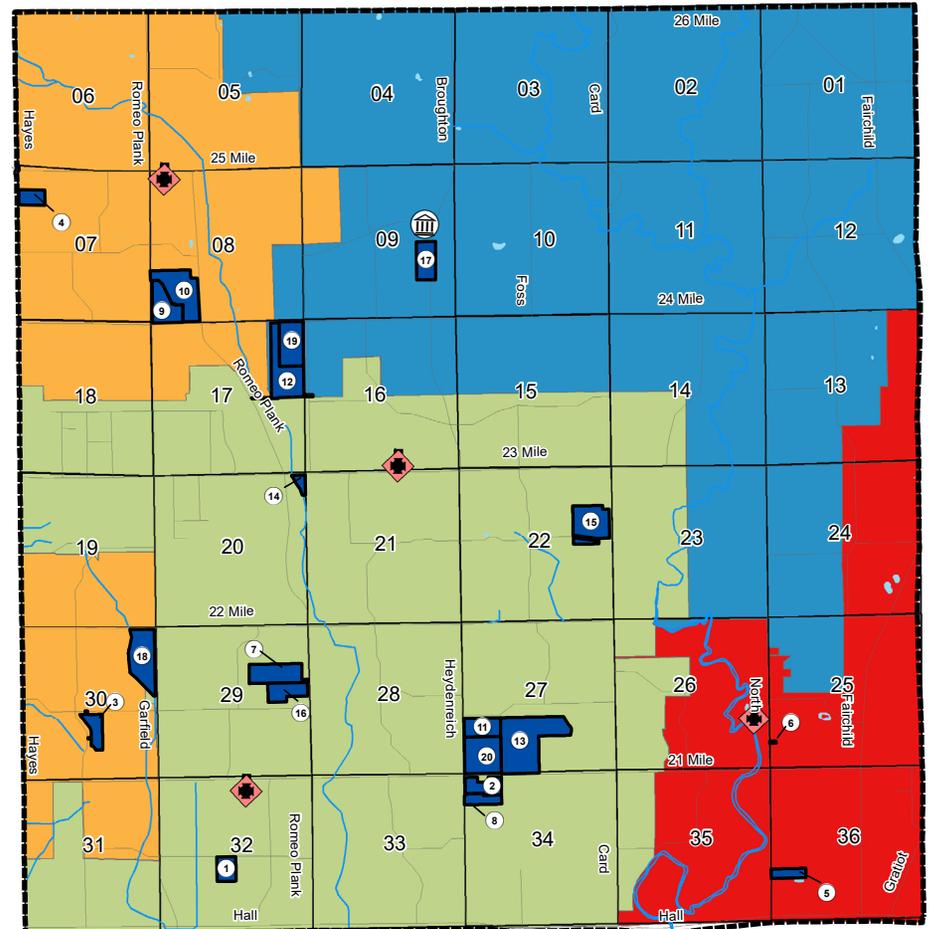
Figures are representative of HS Diploma or Higher Educational Attainment.

Source: SEMCOG

The Township is served by several high-quality school districts including Chippewa Valley, L’Anse Creuse, New Haven, and Utica Community School Districts. Additionally, there is the presence of the private, Lutheran North High School. School districts and properties within the Township are shown in Map 1 to the right.

Key Takeaway:

The Township’s high levels of educational attainment may indicate a strong local economy.



- 1. Fox Elementary
- 2. Ojibwa Elementary
- 3. Ebeling Elementary
- 4. Beck Elementary
- 5. Atwood Elementary
- 6. Immanuel Lutheran Preschool
- 7. Iriquois Middle School
- 8. Glen H Peters
- 9. Lutheran North
- 10. St Peter Lutheran School
- 11. Cheyenne Elementary
- 12. Sequoyah Elementary
- 13. Dakota High School
- 14. Oxford Academy
- 15. Shawnee Elementary
- 16. Mohawk Elementary
- 17. New Haven Community Schools Owned Property
- 18. Chippewa Valley Schools Owned Property
- 19. Macomb Intermediate School District Owned Property
- 20. Seneca Middle School

- School Parcels
- Township Hall
- Fire Stations
- Rivers/Streams
- Lakes/Ponds
- School Districts**
- Chippewa Valley Schools
- L’Anse Creuse Public Schools
- New Haven Community Schools
- Utica Community Schools

Map 1. School Districts and School Properties

Data from Macomb County and SEMCOG GIS

March, 2022
 Carlisle/Wortman Associates, Inc.
 Ann Arbor, Michigan

Economics

Household Data

SEMCOG reports the following data for the Township's total number of households:

- 2000: 16,978
- 2010: 26,591
- 2018: 29,616
- 2020: 31,543

As of 2018, the American Community Survey (ACS) reports that 41.5 percent of the Township's households contained children, representing a 16.8 percent increase from 2010. By 2045, this figure is expected to increase by 4 percent. In the same year, 25.6 percent of all households reported having a resident over 65 years old. This number represents a 43.7 percent increase from 2010.

The 2018 American Community Survey reported the median housing value of 2018 at \$258,400. This figure represents a decrease of 5.8 percent from the 2010 figure of \$274,308. The median gross rent in 2018 was reported at \$1,161, which represents a \$10 decrease since 2010.



Table 4. Households, 2010-2045

	2010 Census	2020 Census	2045 SEMCOG Forecast
Population	79,580	91,663	97,427
Households	26,591	31,543	37,724
Household Size	2.99	2.90	2.58

Household Types	2010 Census	2020 Census	2045 SEMCOG Forecast
Households with Children	11,839	-	12,730
Households with Seniors	5,280	-	15,841

Source: SEMCOG

Table 5. Housing Value and Rent, 2010-2019

	2010 ACS	2019 ACS	Change (2010-2019)
Median housing value	\$282,239	\$271,600	-10,639 (-3.8%)
Median gross rent	\$1,205	\$1,193	-12 (-1%)

Figures provided in 2019 dollars

Source: SEMCOG

Key Takeway:

SEMCOG projects that by 2045, the number of households with seniors will have experienced a significant increase (109 percent). As this figure rises, the tables above show that the number of households with children and overall household size are decreasing. These projections could indicate a rising need for services to accommodate residents, and potentially, a decrease in the demand for larger homes. Perhaps interest in other types of housing options may be pursued.

Social Context

Table 6. Housing Types, 2010-2018

	2010 ACS	2019 ACS	Change (2010-2019)
Single-Unit	20,128	24,615	4,487 (+22.2%)
Multi-Unit	3,824	4,413	589 (+15.4%)
Mobile Homes or Other	1,922	1,865	57 (-3%)
Total Housing Units	25,874	30,893	+5,019

Source: SEMCOG

Table 7. Housing Occupation Statistics, 2000-2018

	2010 Census	ACS 2018	Change
Owner-Occupied Units	24,879 (90.2%)	27,697(91.3%)	2,818 (+11.3%)
Renter-Occupied Units	1,712 (6.21%)	1,919 (6.3%)	207 (+12.1%)
Vacant Units	994 (3.60%)	730 (2.4%)	-264 (-26.6%)
Total Housing Units	27,585	30,346	+2,761 (+10%)

Source: SEMCOG

Table 8. Population Data, 2000-2045

	Census 2000	Census 2010	Change (2000-2010)	Census 2020	Change (2010-2020)	SEMCOG 2045
Total Population	50,487	79,580	29,102 (+57.7%)	91,663	12,083 (+15.8%)	97,427
Group Quarters Population	71	28	-43 (-60.6%)	36	8 (+28.6%)	91
Household Population	50,407	79,552	29,145 (57.8)	91,627	12,075 (+15.2%)	97,336
Housing Units	17,922	27,585	9,663 (53.9%)	32,166	4,581 (+16.6%)	-
Household (Occupied Units)	16,946	26,591	9,645 (56.9%)	31,543	4,952 (+18.6)	37,724
Residential Vacancy Rate	-	3.6%	-	1.9%	-1.7%	-
Average Household Size	-	2.99	-	2.90	-0.09	2.58

Source: SEMCOG

Key Takeaway:

The number of single-family housing units within the Township has increased over the past decade. In addition, data shows that there is a minimal number of vacant units available. This shows the increasing demand for single-family residential development, especially as the population is expected to increase. While considering this data as it relates to the decreasing number of households with children, this may indicate that new or other types of single-family residential styles may do well.

Building Permit Data

According to SEMCOG, a significant number of new builds have taken place over the course of the past 20 years. A total of 14,050 units have been constructed (comprising of single-family, two-family, attached condo, and multi-family styles), while only 197 demolitions have taken place.

The Township’s records indicate that a slight increase in the number of residential builds occurred between 2016 and 2018, with decreases in 2019 and 2020. Residential builds comprised just 4.71 percent of the Township’s total number of permits pulled, including those for commercial, industrial, and other types of construction.

Table 9. Building Permits, 2016-2021

Year	Residential Permits Pulled
2016	503
2017	512
2018	533
2019	372
2020	322
2021	387

Residential permits counted in figures above include single-family, multiple-family/ apartment and attached townhouses construction.

Source: Macomb Township Building Department



Key Takeaway:
Residential development has slowed in recent years, but remains prominent.

Income

As shown in Table 10, the median household income for the Township is significantly higher than that of the County: approximately \$30,000 more. This has been consistent since 2010. The per capita income of the Township is only slightly higher than that of the County, featuring a difference of about \$3,000.

Table 11 depicts annual household income for the Township as reported in 2018. About 55 percent of the population earned an annual household income between \$75,000 and \$200,000, about 21 percent between \$40,000 and \$75,000, and about 21 percent less than \$40,000. A small percentage—8.6 percent—earned greater than \$200,000.



Key Takeaway:

Over half of the Township's annual household income figures are greater than \$75,000. These high incomes can likely be attributed to high levels of educational attainment.

Table 10. Median Household Income (Township and County), 2010-2018

	Macomb Township		Macomb County	
	2010 ACS	2018 ACS	2010 ACS	2018 ACS
Median Household Income	\$95,873	\$98,465	\$62,180	\$60,466
Per Capita Income	\$33,846	\$36,882	\$30,544	\$31,104

Source: SEMCOG

Table 11. Annual Household Income, 2018

Annual Household Income	ACS 2018	ACS 2018 (Percent of Total)
\$200,000+	2,560	8.6%
\$150,000 - \$199,999	4,119	13.9%
\$125,000 - \$149,000	3,630	12.3%
\$100,000 - \$124,999	4,340	14.7%
\$75,000 - \$99,999	4,260	14.4%
\$60,000 - \$74,999	2,702	9.1%
\$50,000 - \$59,999	1,729	5.8%
\$40,000 - \$49,999	1,802	6.1%
\$30,000 - \$39,999	1,287	4.3%
\$20,000 - \$29,999	1,799	6.1%
\$10,000 - \$19,999	841	2.8%
<10,000	547	1.8%
Total	29,616	100%

Source: SEMCOG

Employment

In general, the total employment rate for employers in the Township is expected to increase by approximately 26 percent by 2045. As of 2015, the industry employing the largest percentage of residents was the Administrative, Support and Waste Services Industry. 2045 SEMCOG forecasts expect this industry to remain the primary employer and grow by nearly 80 percent, employing a total of 4,307 residents. This would account for nearly 18 percent of the Township’s population.

The industry expected to employ the second highest number of residents by 2045, is currently ranked as seventh: Healthcare Services. This industry will see the largest percent change at 126 percent, rising from 1,502 residents to 3,397 residents.

Industries forecasted to experience declines in employment between 2015 and 2045 are Manufacturing (-32.8 percent), Retail Trade (-9.6 percent), and Wholesale Trade (-8 percent). Employment in the Public Administration sector is not anticipated to change.



Table 12. Employment by Industry, 2015-2045

	2015 ACS	2045 SEMCOG Forecast	Change 2015-2045
Natural Resources, Mining & Construction	2,062	2,778	+716 (+34.7%)
Manufacturing	2,088	1,404	-684 (-32.8%)
Wholesale Trade	338	311	-27 (-8%)
Retail Trade	2,111	1,908	-203 (-9.6%)
Information & Financial Activities	2,126	2,255	129 (+6.1)
Transportation, Warehousing & Utilities	496	526	30 (+6%)
Professional & Technical Services & Corporate Headquarters	1,343	2,044	701 (+52.2%)
Administrative, Support & Waste Services	2,394	4,307	1,913 (+79.9%)
Education Services	1,490	1,581	91 (+6.1%)
Healthcare Services	1,502	3,397	1,895 (+126.2%)
Leisure & Hospitality	1,651	1,812	161 (+9.8%)
Other Services	1,380	1,694	314 (+22.8%)
Public Administration	84	84	0 (0%)
Total Employment	19,065	24,101	5,036 (+26.4%)

Source: SEMCOG

Key Takeaway:

The Township is expected to see an increase in office and healthcare activity jobs. However, this may not directly cause the need for more office buildings as remote-work conditions are becoming more commonplace.

Environment

Topography

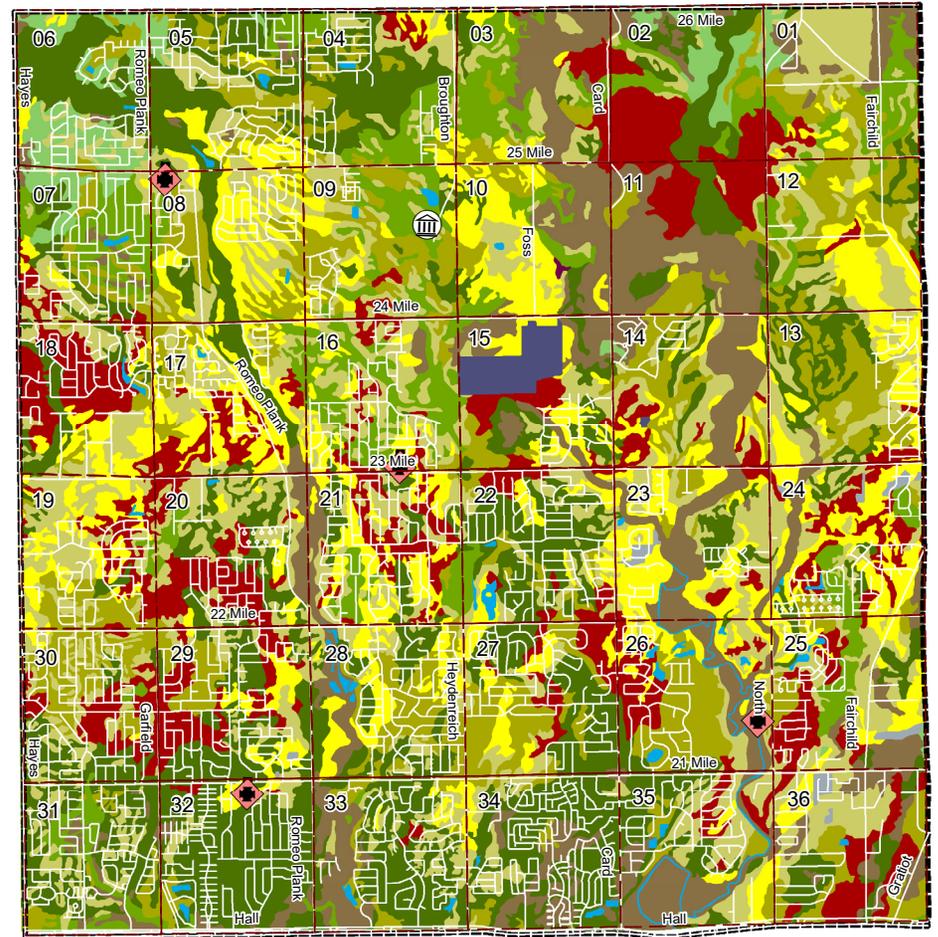
Topographic conditions have the ability to impact the site location, orientation and design of buildings, roads and utilities. Where topography is extreme, slopes become an important consideration, especially regarding the land’s ability to bear the weight of buildings and potential erosion. Sometimes, topographic variations offer opportunities to appreciate the natural environment, providing attractive views and recreational opportunities. Macomb Township is largely flat, and therefore, does not experience significant impacts upon development potential.

Flood Prone Areas

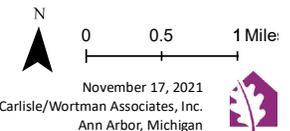
Macomb Township currently has several flood-prone areas within its boundaries. These areas include the McBride Drain which runs north-south through the entirety of the Township and is located in close proximity to Town Hall. There are also flood zones surrounding the Clinton River, Hart Drain, Stein Drain, Steinbrink Drain, Deer Creek Drain, Klockow Drain, Hall Drain and Coon Creek. Because water levels are rising around Southeast Michigan, it would be beneficial for the Township to consider measures that reduce potential major flooding in these areas.

Soil Conditions

The Township is comprised of a wide range of soil types. According to the U.S. Geological Survey, the most predominant type is Lenawee silty clay loam with 0 to 1 percent slopes (17.7 percent). About 91 percent of the Township’s soils are reported as being moderately fragile, with the remainder not rated for fragility. This means that a majority of the soils in the Township are moderately susceptible to erosion and are not as resilient as other soil types.



Map 2.
Generalized Soils
Data from Macomb County
and SEMCOG GIS



Climate

The climate of the region is characterized by cool and humid weather conditions. Macomb Township, on average, gets 33 inches of rain. Heaviest occurrences of rain happen during May, June and July. According to the NOAA National Centers for Environmental Information’s State Climate Summary for Michigan, the state has experienced an overall increase in the frequency of extreme precipitation and rain events. It is likely that increased rates of precipitation will continue, requiring consideration by the Township in terms of development.

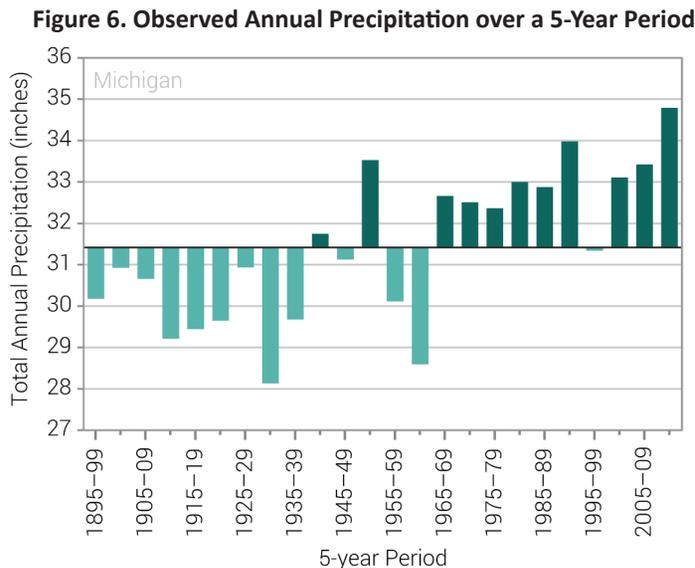
The Township receives an average of 32 inches of snow per year. Snowfall is sporadic, which makes it difficult to sustain outdoor winter activities that require adequate snowfall.

Lastly, the average number of sunny days per year is 179. Prevailing winds are from the southwest, and tornados, while known to occur occasionally, are not frequent.

Watershed Management

A watershed is an area of land that catches rain or snow, eventually draining into a body of water (such as a marsh, stream, river, lake or groundwater). Activity within a watershed will likely impact its water quality. For instance, if a new shopping center is built, rainwater which was once absorbed into that vacant property will runoff into the nearest drain, collecting dirt, oils and other chemicals, and carry them into that drain and eventually into the rivers and lakes of the state.

Watershed management is one way to ensure that the water resources of an area are protected. As defined, Macomb Township is located within three sub watersheds of the Clinton River Watershed. These include the Anchor Bay Watershed, the Clinton River East Watershed and the Clinton River North Branch Watershed. Ultimately, the watersheds drain into the Clinton River, and further on into Lake St. Clair.



Source: Michigan State Summaries – NCICS.org Michigan Chapter

Figure 7. Macomb Township Watershed

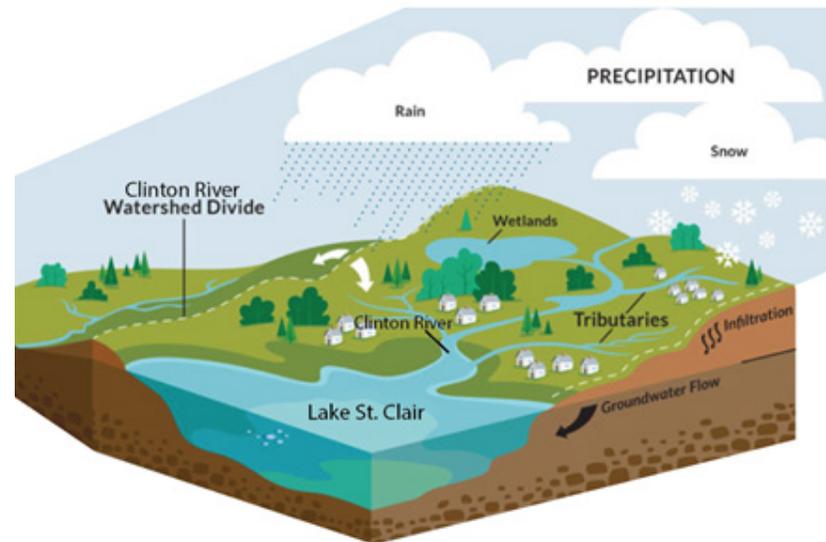


Image adapted from the Cleaner Water Better Beaches Southwest Michigan Initiative

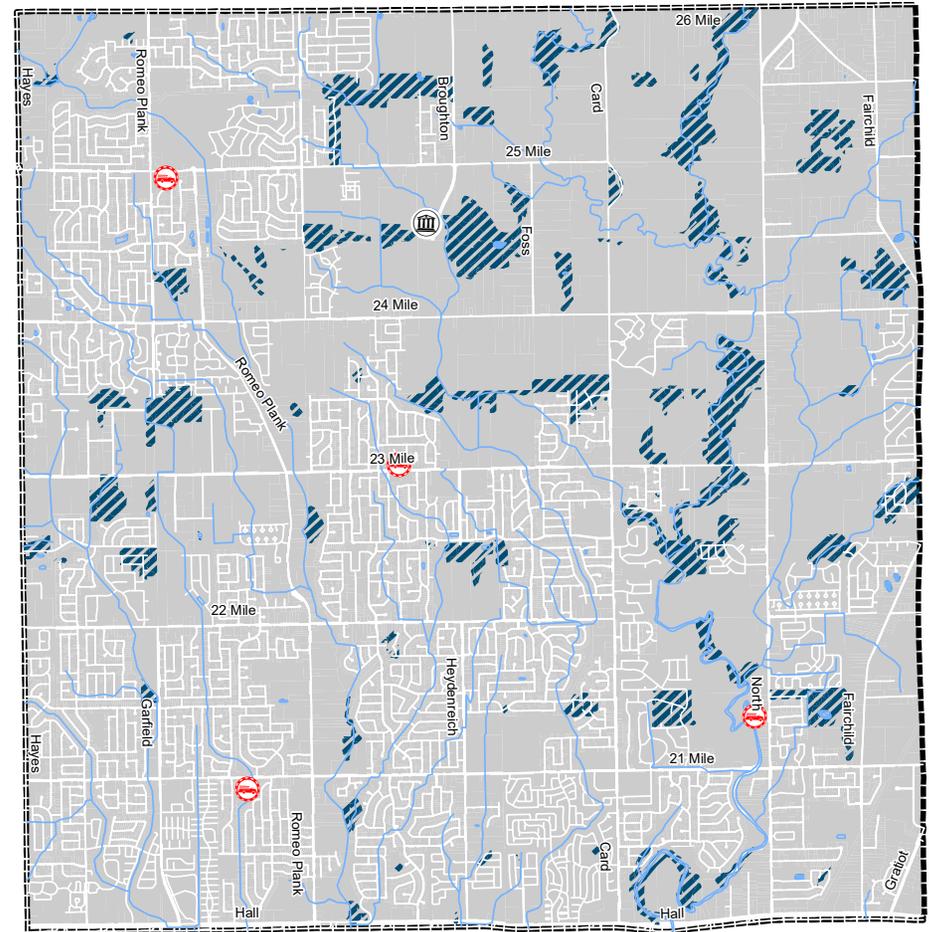
Wetlands

Wetlands improve water quality of lakes and streams through the filtration of polluting nutrients, organic chemicals and toxic heavy metals. They support wildlife and offer protection of shorelines. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Wetland data gathered from Macomb County’s GIS open data portal indicates that the Township contains approximately 1,638 acres of potential wetland area, comprising a total of 7 percent of the Township’s area.

Potential wetland areas (rather than confirmed wetland areas) in the Township are shown in Map 3 to the right. It is recommended that site-specific studies are conducted prior to development to confirm locations of these habitats.

Key Takeaway:

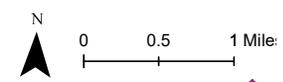
Map 3 shows potential wetland areas largely being located within the north half of the Township and specifically, the northeast portion where large development has not yet expanded into. Development sites with confirmed wetland areas are tasked with creating unique site designs and layouts in order to respond to these natural conditions. As development begins to move into these areas of the Township, it may be beneficial to not only protect or preserve these areas, but to use them to enhance sites by encouraging design that marries natural and built environments.



-  Township Hall
-  Fire Stations
-  Rivers and Streams
-  Lakes and Ponds
-  Wetlands

Map 3.
Potential Wetland Areas
 Data from Macomb County GIS

Data represented is generalized data projecting suspected wetland areas as based on County data. Detailed studies must be conducted in order to determine presence of wetlands for site development purposes.



February 2021
 Carlisle/Wortman Associates, Inc.
 Ann Arbor, Michigan

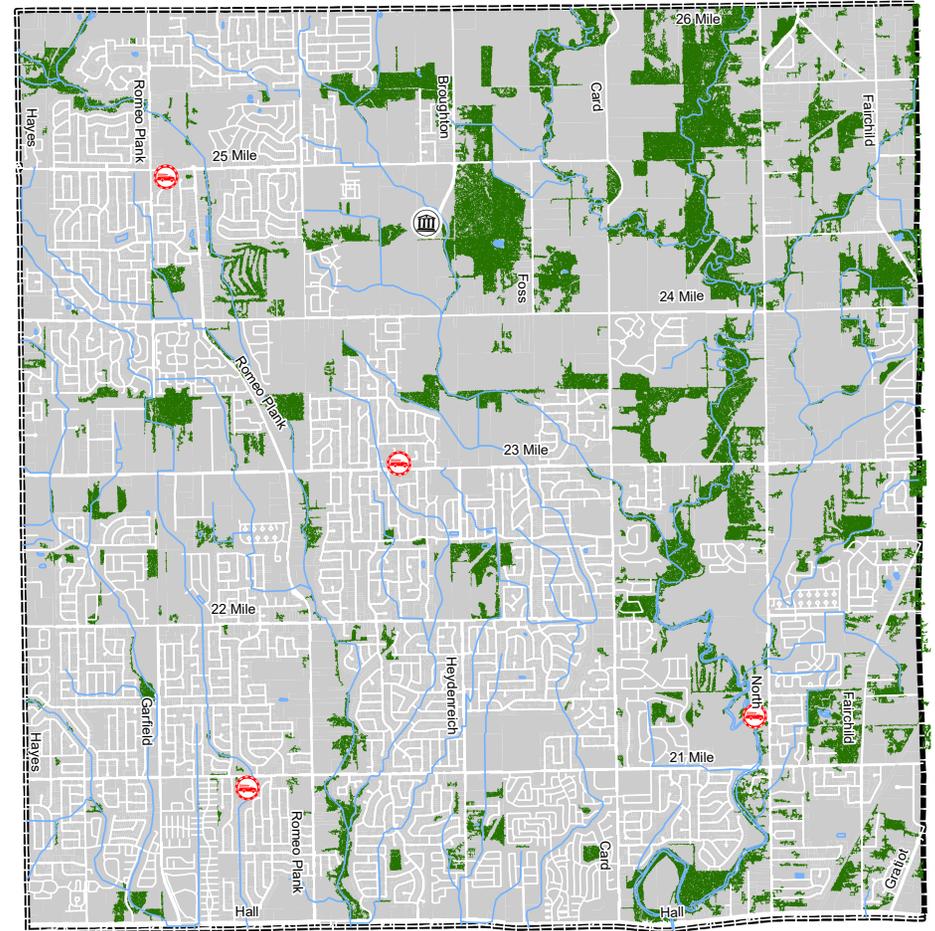
Woodlands

Woodlands are also present in the Township. Forested areas offer scenic contrasts within the landscape and provide space for hiking and other recreational opportunities. Wooded areas assist in reducing pollution through absorption, and decreasing the chance for flooding through greater rainwater infiltration, stabilizing and enriching soils, moderating the effects of wind and temperature, and providing habitats for wildlife.



Key Takeaway:

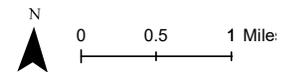
The Woodland Areas Map shows that these natural features largely mirror the Potential Wetland Areas Map on page 26. These features may act as a way to enhance site design while also promoting healthy living for the Township's residents. Benefits of maintaining these areas include natural buffering, noise mitigation, improved air quality, natural aesthetics and many others.



-  Township Hall
-  Fire Stations
-  Woodlands
-  Rivers and Streams
-  Lakes and Ponds

Map 4.
Woodland Areas

Data from Macomb County GIS



February 2022
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan

Transit

Transit acts as a valuable asset to the transportation system because it offers an alternative to the automobile, thereby reducing road congestion and providing an affordable form of transportation. Township transit routes should coincide with existing and planned key destination points such as shopping nodes, industrial job centers, and community facilities along major roadways.

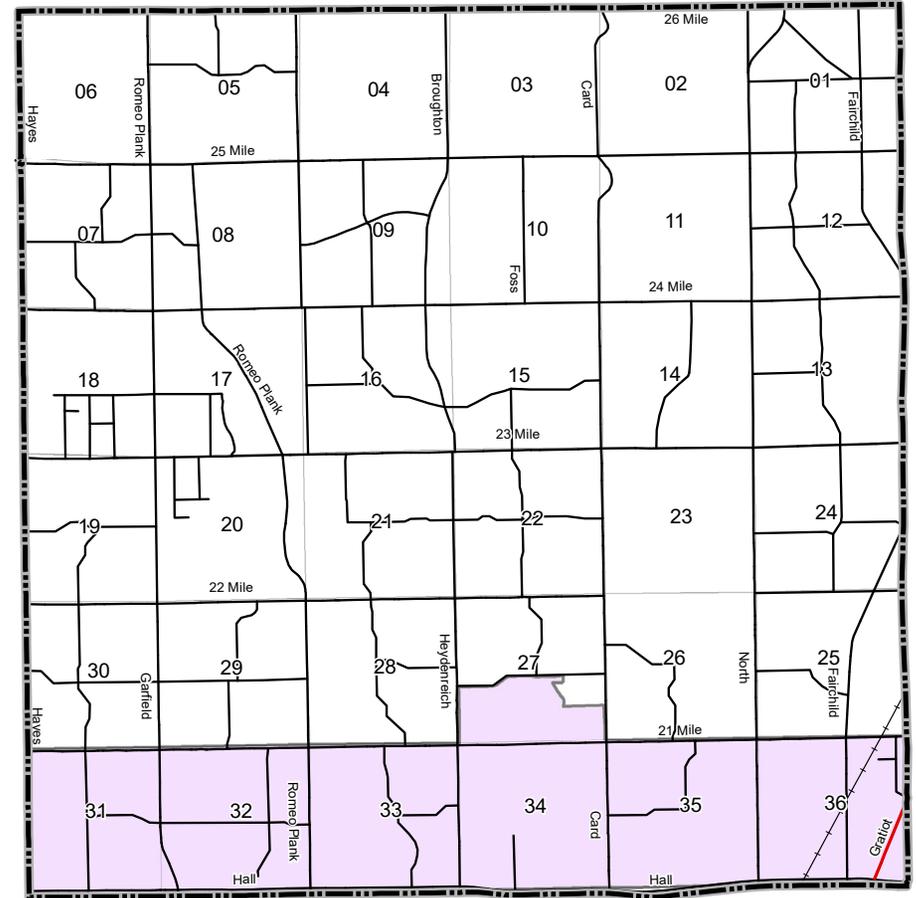
Transit service in Macomb Township is provided by the Suburban Mobility Authority for Regional Transportation (SMART). Local communities or groups have the opportunity to become partners with SMART and share operating responsibility based on the community’s specific needs. Macomb Township has one fixed route with limited stops along Gratiot Avenue on the edge of the Township. SMART has also recently added a Flex service in the southern portion of the Township (shown in Map 5) that functions similar to other ride share services. This service is more costly to users than that of fixed route service.

Another partnership the Township maintains is with Richmond-Lenox, to provide direct services. This has proven to be popular with the senior population and those with disabilities.



Key Takeaway:

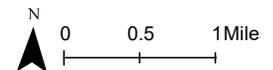
The Township’s partnership with SMART should be maintained. New projects may include the expansion fixed route services to include transit-generating areas along 23 Mile, 21 Mile and Romeo Plank, enhancement of existing bus stops for comfort and aesthetics and providing connections from senior living facilities to destinations and essential services through a community route.



- Bus Lines (560/563)
- Flex Bus Area

Map 5. Transportation Network

Data from Macomb County and SEMCOG GIS



April, 2022
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan



Summary of Findings

People

- The Township's population is expected to continue growing, especially among older age cohorts. Implementing policies to allow for accessory dwelling units and encouraging multi-generational housing options may be of benefit.

Economics

- Township residents have high levels of educational attainment. The Township may be interested in conducting studies as to whether these residents are working within the Township, and if not, whether there are ways to encourage these workers to work within the community.
- In 2015, the sixth highest ranked employment industry was identified as being Healthcare Services. This industry is expected to rise to the second highest ranked industry of employment by 2045 and will see the largest percent increase. Studies regarding the availability of land suitable for medical and office uses may be advantageous.

Environment

- Many communities consider a wide range of planning topics that protect property owners and promote well-designed and impactful development. Some of these topics include, but are not limited to focusing on flood-prevention and implementing development standards that consider natural drainage patterns and landscaping.

Transit

- It may be beneficial to work with SMART to determine how to better utilize millage funds for the Township.



Existing Land Use

This chapter will describe the existing land uses and the vision for future land use growth and development in Macomb.

“Land Use” is a term that describes how a particular piece of property is being used. Planning for future uses is important because these decisions significantly shape a community’s character and quality. In order to create this vision for the future, it is important to know what exists today as that becomes the framework for the future.

Macomb Township’s most prominent land use is single-family residential. In addition to single-family residential, multiple-family residential housing opportunities are found in varying locations south of 24 Mile Road.

The Township contains two clusters of industrial uses, the first located in the Township’s midwest area between Romeo Plank Road and Hayes Road and the second, at the Township’s southeast corner just east of the railroad tracks and north of Gratiot.

Commercial uses including retail, office and hospitality, typically meet the needs of nearby residents through big-box stores, pharmacies, and other types of retail. The largest concentration of commercial uses is located along Hall Road; however, other retail properties can be found throughout the Township and tend to be located at major intersections.

Recreation and Open Space uses can be found through the presence of public parks and other recreational uses such as golf courses. Major recreational uses include Waldenburg Park, and Macomb Corners Park in addition to a number of smaller neighborhood parks located throughout the Township. Golf courses include Hickory Hollow Golf Club, Sycamore Hills Golf Course, Bello Woods Golf Club, and Cracklewood Golf Course.



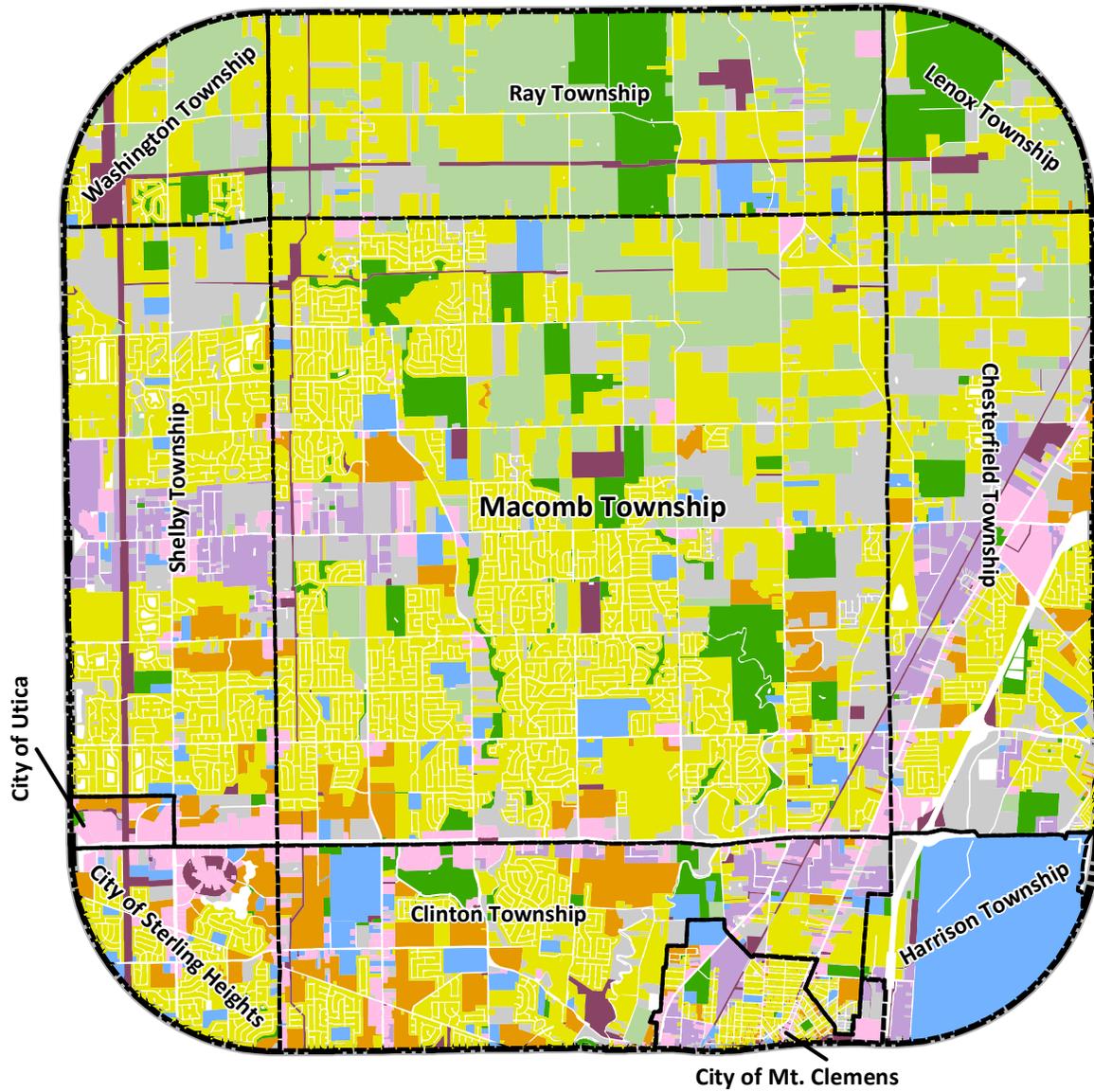
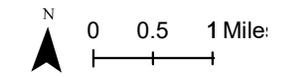


Table 13. Macomb Township Existing Land Use

Existing Land Use Categories	Acreage	Percentage
Vacant	3034.75	14.5%
Agricultural and Cemetery	2578.52	12.4%
Single-Family Housing	10645.15	51.0%
Multi-Family Housing	899.52	4.3%
Retail, Office, and Hospitality	516.88	2.5%
Recreation / Open Space	1658.08	7.9%
Institutional and Medical	753.7	3.6%
Industrial	312.14	1.5%
Parking and Utilities	403.1	1.9%
Water	60.6	0.3%
Total	20862.44	100%

Map 6.
Existing Land Use of Macomb Township
and Adjacent Communities

Land Use and Parcel Data from Macomb County
and SEMCOG GIS



February 2022
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan

Existing Land Use

Neighboring Communities

Macomb Township borders seven townships and one city. Washington, Ray and Lenox Townships generally to the north are largely comprised of agricultural, recreation and open space uses. Ray Township also features an industrial corridor on North Avenue. Planned future land uses include low density, village density, multiple family residential, and public/semi-public and research developments.

Chesterfield Township (located east of Macomb Township) contains agricultural and single-family residential uses. It has a sizable industrial influence along the rail line near Macomb Township's southeast corner.

At Macomb Township's southeast corner, Harrison Township is largely comprised of residential, institutional, medical and industrial uses. The Township is also home to the Selfridge Air National Guard Base.

Uses immediately south of Hall Road within Clinton Township are higher in intensity, and include multiple-family residential, retail, office and hospitality, institutional and medical, industrial and recreation and open space.

The City of Sterling Heights is a large city (located at Macomb Township's southwest corner) is developed with retail, office and hospitality uses along the south of Hall Road. The City also has a very large industrial component.

Shelby Township is located to the west of Macomb Township. Retail, office, and hospitality uses are situated to the north of Hall Road. An Industrial/Commercial corridor is located along 23 Mile Road. Single-family residential properties comprise a majority of Shelby Township's remaining land within 2 miles of Macomb.

Map 6 illustrates existing uses for areas in the Township and immediately adjacent. Table 13 shows acreages and percentage of the Township for each land use category.



Ray Township



Chesterfield Township

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Land Use Vision

A vision, end goal or destination is required in most aspects of life. It gives direction and minimizes aimless, inefficient wandering. As defined in the Oxford Language Dictionary, a **vision** is:

"The ability to think about or plan the future with imagination or wisdom."

The growth of a community is no different. Macomb Township's overarching vision builds on principles and values.

Vision

1. **PROTECT** residential subdivisions and neighborhoods from unwanted intrusion.
2. **PRESERVE** health, safety and well-being of residents, businesses, visitors and tax base.
3. **PROMOTE** flexibility in land use to adapt to rapid changes in land use needs.
4. **POPULARIZE** healthy living through the expansion and connection of non-motorized trails, paths and sidewalks.

To achieve a sound result, a land use vision must be supported with goals and policies, detailed descriptions of land use intent, a future land use map and coordination with development.

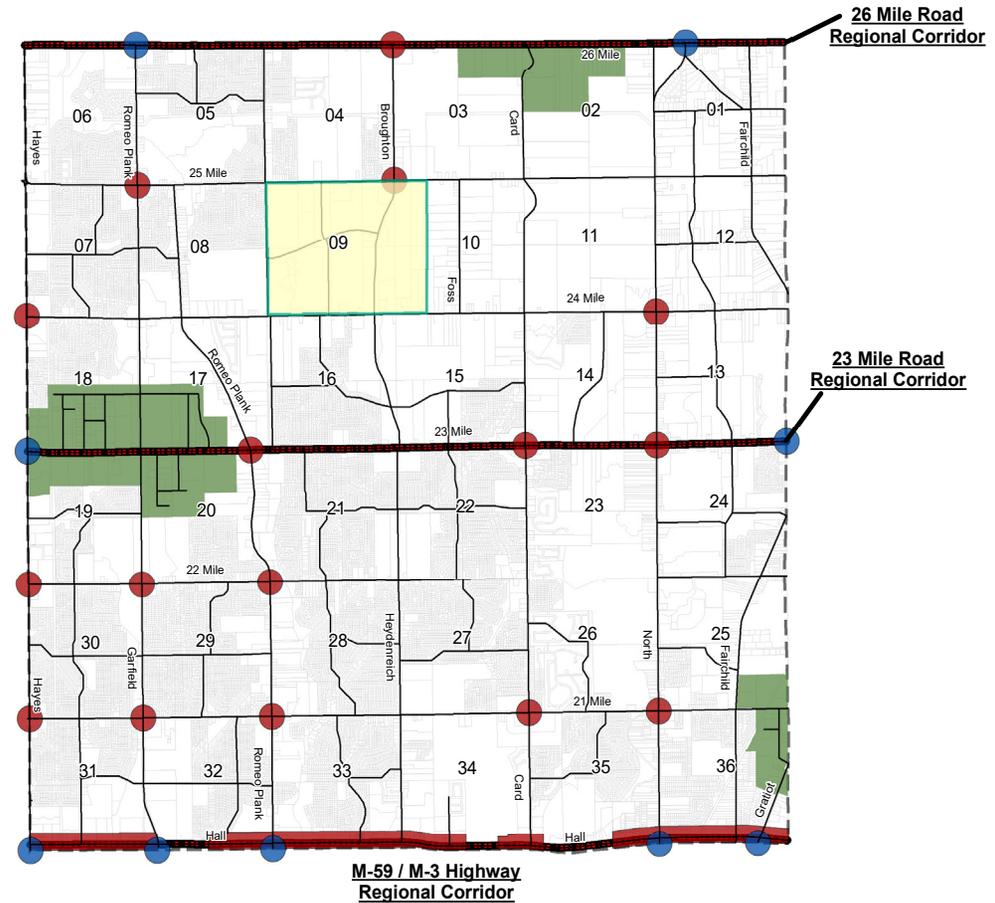


Land Use Concepts at a Glance

Macomb Township has been a rapidly growing community for decades and is approaching 100,000 residents. Critical events were experienced since adoption of the current Master Plan including the 2008 great recession, Covid-19 pandemic and other factors such as population growth and aging of the population. These events have resulted in attitude changes. The **Cultivate Macomb!** process has given residents, businesses, developers and township officials an opportunity to take a step back and reassess current happenings and the future.

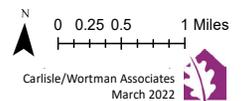
Through extensive opinion gathering and fact finding, new ways of development are brought forward in **Cultivate Macomb!** including aging-in-place, ancillary housing, outdoor events and places, business dynamics, job creation, non-motorized connections and using flexible design-based land use mixes. The plan also looks at protecting lifestyle and safety, preserving existing tax base and assets, promoting health and popularizing beneficial changes in land use thinking.

Broad physical factors are illustrated on Map 7. This vision map presents a broad characterization of the land use framework and factors that the goals, policies and future land use map are built from. It is not parcel or land use specific. The future land use map on page 42 provides specific land use details.



- Township Gateway
- Neighborhood Convenience
- Commercial/Office Large Scale Regional
- Regional Corridor
- Town Center Boundary
- Current and Potential Job Generation - Large Scale

Map 7.
Land Use Concepts
Data from Macomb County GIS
and Macomb Township



Future Land Use

This section contains a description of the Township's future plans. One of the major components of this Master Plan's vision is to provide a well-connected system for both pedestrians and vehicles throughout the entire Township. The "Promoting Connections" sub-section discusses the Non-Motorized Plan and Major Thoroughfare Plan.

This section sets forth the Future Land Use Plan featuring a Future Land Use Map that displays the planned land use pattern for the entire Township. It is not the same as a zoning map. It shows the desired land use per property as based on existing development, availability of utilities and other amenities, physical and environmental conditions, and community input and details the previous concept vision. This chapter serves many purposes including, but not limited to:

1. Showing an adaptable development strategy that respects Macomb Township's individual qualities and assets, and responds to rapidly changing land use needs.
2. Acting as a decision-making guide that strengthens economic vitality through flexible development to create value, respect the natural environment and create a healthier place to live and work.
3. Showing our commitment to the Township, that by 2042 it will be a place of pride for those that have lived and choose to live here.

Goals and policies setting forth decision-making principles for land use that the Township will stand by precedes more specific visioning. These principles are followed by a more specific development description by land use listing district intent, location, planning considerations and coordination with the zoning ordinance. The master thoroughfare plan and a non-motorized network plan are important to decision-making and must be included.

Large-Lot Single Family - 2 Dwelling Units Per Acre

General Development Vision: This land use category is the least dense residential designation and included in the emerging neighborhoods area.

Location: Parcels planned for this land use category are located in the northeast portion of the Township, within sections 1, 2, 3, 10 and 11 where public utilities are not widely available.

Intent: This designation intends for development of large lot detached single-family homes at two dwelling units per acre where sewer capacity for greater densities is not available. Farms and equestrian centers are also promoted to continue.

Planning Considerations: Adjacency to equestrian centers, Macomb Town Center and 26 Mile Road. Natural water features are nearby. Existing uses generally include farms, equestrian centers, single-family homes on large lots, natural water features and utility corridors.

Coordination with Zoning Ordinance: AG, Agriculture; R-1-E, Residential, Estate One-Family; Conversion to the R-1 Residential, Urban One-Family is possible when sewer capacity becomes available.



Land Use Vision

Conventional Single-Family - 3 Dwelling Units Per Acre

General Development Vision: This land use category is the most common residential designation and included in the established and emerging neighborhoods areas.

Location: Parcels planned for this land use category are located throughout the Township with existing neighborhoods concentrated in the south and west tiers of sections.

Intent: This the largest residential land use category and is commonly seen as neighborhoods that are built throughout the Township. These parcels are intended to be developed at a maximum of three dwelling units per acre and remain the preferred density of single-family home development. Parcels planned for this land use category are situated in all sections of the Township except for section 9.

Planning Considerations: Many of the future neighborhoods will have to contend with unique property shapes, modest property sizes and proximity to natural water features, floodplains, wetlands and soil constraints. Road and walk maintenance will be important. Trail and safety path connections are important considerations received during public participation.

Coordination with Zoning Ordinance: R-1, Residential, One-Family Urban.

Medium-Density Single Family - 6 Dwelling Units Per Acre

General Development Vision: This land use category is largely found within both established and emerging neighborhood areas.

Location: These residential areas are intended to be generally developed as low-rise duplex units. This type of development is commonly seen as two-family attached units in the R-2-L zoning district. These developments have become more prevalent and will be allowed adjacent to single-family neighborhoods when regulations on open space, landscaping, and access are adhered to.

Intent: These parcels are intended to be developed at a maximum of six dwelling units per acre. Parcels planned for this land use category are found throughout the Township and include large areas to the north of Hall Road.

Planning Considerations: A concentration of R-2-L districts are located on Romeo Plank between 23 Mile and 24 Mile Roads; however, this zoning is sporadically found throughout the Township. It has been a popular conditional rezoning request.

Coordination with Zoning Ordinance: R-2-L Residential, Multiple-Family Low-Density; R-2 Residential, Multiple-Family Medium Density.



Land Use Vision

Single-Family - 9 Dwelling Units Per Acre

General Development Vision: This land use category is part of the established neighborhoods designation but further classified as a housing alternative and directed to the southern tier of sections.

Location: Parcels planned for this land use category are situated in the southern tier of sections near Hall Road.

Intent: Residences in this density range provide housing alternatives. They are also directed to the southern tier of sections because of the change in density character and the need for acceptable access capacity.

Planning Considerations: Access control, screening, landscaping, lighting, view lines and similar effects on surrounding properties are important site plan review matters. These districts must be located with access to major paved roads and be serviced by public water and sanitary sewer facilities.

Coordination with Zoning Ordinance: R-2-H Residential, Multiple-Family High-Density; CF, Community Facilities; R-3, Residential Mobile Home Park.



Commercial/Office

General Development Vision: Businesses, conveniences and services.

Location: Hall Road, Romeo Plank and Hayes Road corridors and at major intersections throughout the Township.

Intent: Continue the Hall Road frontage with retail and services that have a regional reach and require the larger lots and visibility that Hall Road affords. The Romeo Plank and Hayes Road corridors allow a range of retail, commercial and office services that will continue. All throughfare intersections will be allowed to develop with neighborhood level commercial and office uses that provide convenient services to nearby residents and other businesses. Upper-story residential units or PUD mixed-use developments may happen at these intersections.

Planning Considerations: The state of retail and office use is changing with the advent of working from home and home delivery. The Township should remain flexible to altering the zoning ordinance when trends are projected to change.

Coordination with Zoning Ordinance: O-1, Office, Low-Rise; O-2 Office, High-Rise; C-1 Commercial, Local; C-2 Commercial, General; C-3 Commercial Shopping Center; and C-4 Commercial, General Highway.



Land Use Vision

Public/Semi-Public

General Development Vision: These uses include government buildings, schools, parks, cemeteries, medical centers, utilities and other places serving the public.

Location: Throughout the Township wherever the need is presented.

Intent: They are valuable assets to the Township and will be allowed to continue and expand as needed. The recreation – both physical and social, education, forestation, natural features, greenspace and a wide array of public health aspects are important enhancements for a community.

Planning Considerations: Integration of schools and parks to the residential neighborhoods through trail and path connections provide healthy alternatives for mobility.

Coordination with Zoning Ordinance: Residential zoning districts with the exception of R-3, Residential Mobile Home Park; Office and Commercial zoning districts; CF, Community Facilities; and TND, Traditional Neighborhood District.



Light Industry

General Development Vision: Skilled job generators.

Location: 23 Mile Road west of Romeo Plank Road and 21 Mile Road west of Gratiot Avenue.

Intent: This land use designation will continue to focus on light industry and research but also allow medical and indoor recreation uses that require tall spaces and wide bays. Expansion is desired in both locations with a possibility along 26 Mile Road when the road is widened and utilities improved to where industrial needs can be accommodated.

Planning Considerations: Fire access, residential protection through visual screening, setbacks, noise and glare control, and the completing of connector roads between developments are primary considerations. Expansion will require adequate road and utility capacities.

Coordination with Zoning Ordinance: M-1, Industrial, Light; WH, Warehouse; MR, Industrial Research; and C-2, Commercial General.



Land Use Vision

Heavy Industry

General Development Vision: Skilled job generators.

Location: 23 Mile Road west of Romeo Plank.

Intent: This land use designation will continue to focus on more intense types of industry. The current mapped area is well-suited for more intense uses and is not planned for expansion.

Planning Considerations: Fire access, Residential protection through visual screening, setbacks, noise and glare control, and the completing of connector roads between developments are primary considerations. Vacant property continues to exist.

Coordination with Zoning Ordinance: No changes are planned for this land use designation.



Macomb Town Center

General Development Vision: Town Center.

Location: Section 9 and west half of section 10. Between 24 Mile, Luchtman, 25 Mile and Foss (rear of frontage lots) Roads.

Intent: Center of government and recreation services that has an intentional character distinct from other areas of the Township. It is a collection of highly walkable, connected neighborhoods and commercial areas promoting urbanized living found in villages. Personal-scale commerce and office services, smaller lot single-family residences, brownstone and townhome style living, and mixed-use buildings support the urban experience. More dense housing styles are balanced with neighborhood parks, conservation areas, regional trail connections and a nearby government, recreation and commerce center.

Planning Considerations: Design should include smaller front yards, large usable front porches, well-maintained sidewalks, centrally-located parks and moderate-density housing alternatives such as townhomes.

Coordination with Zoning Ordinance: Traditional Neighborhood District.



Flex-Use Districts

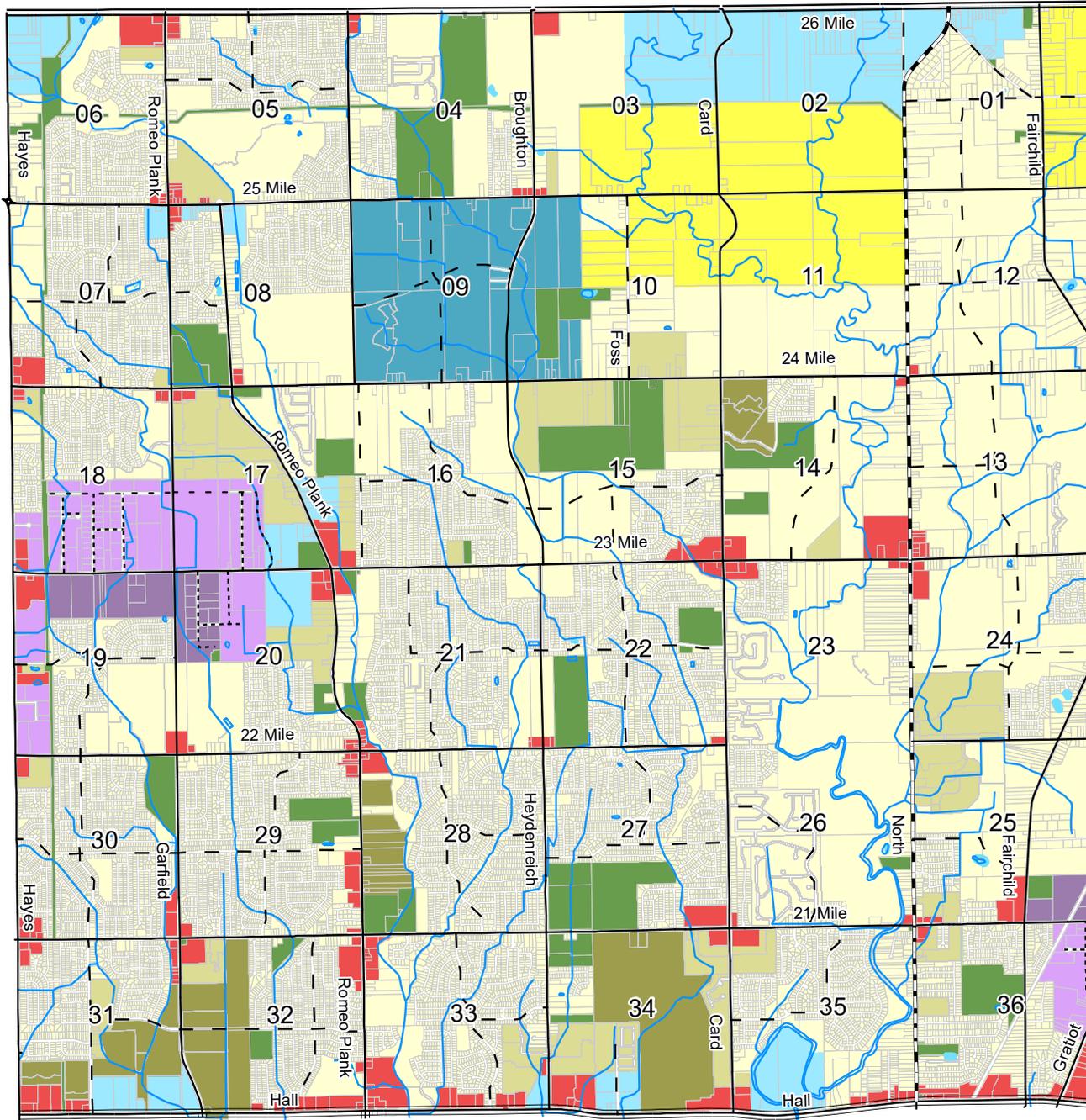
General Development Vision: This land use type is a viable option in any land use designation other than the Neighborhoods and Parks.

Location: These areas are found along 26 Mile Road, south of the Macomb Town Center, in the northwest corner of the Township, along Hall Road, and at various intersections.

Intent: Mixed-use is a viable option to traditional apartment living. Building footprints can be compressed to allow conservation of natural resources and include trails. Commercial and retail services can provide a convenience to nearby neighborhoods and residences. Where appropriate, even industrial uses may be allowed within flex-use districts.

Planning Considerations: Thoroughfare frontage, integration of commerce, office, residences and open spaces, conservation of natural features where present, connections to trails and walks for hikers, walkers and bicyclists.

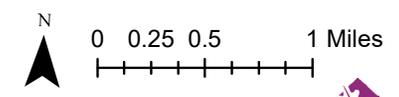
Coordination with Zoning Ordinance: Future zoning overlay district as identified in the Implementation Chapter.



- Major Roads**
- ==== Major Arterial (350')
 - ==== Minor Arterial (204')
 - - - - Other Arterial (150')
 - Major Road (120')
 - - - - Collector Road (86')
 - - - - Industrial Collector (86')
 - Industrial Road (70')
- Future Land Use Type**
- SF - 2 DU / Acre
 - SF - 3 DU / Acre
 - SF - 6 DU / Acre
 - SF - 9 DU / Acre
 - Commercial / Office
 - Public / Semi-Public
 - Macomb Town Center
 - Light Industry
 - Heavy Industry
 - Flex Use

**Map 8.
Future Land Use**

Data from Macomb County GIS
and Macomb Township



Carlisle/Wortman Associates
February 2022

Land Use Goals

Residences and Neighborhoods

The Township is largely developed for single-family residential purposes. Subdivisions and site condominiums are common and housing development continues at a rapid pace. Trends toward lower-density multiple-family condominiums are reacting to the demand of the aging population. Traditional neighborhoods will likely be eventually blended in with multiple-family residences, non-traditional types of single-family homes and development within Section 9.

Offering different styles of residences can accommodate for forecasted populations relating to seniors looking to downsize house sizes and lot areas, as well as for young families searching for affordable housing alternatives.

Goals and policies reflect comments about safety and connections heard from public and staff alike and reflect housing trends as heard from the development community.

Figure 8. Missing Middle Housing



Source: Opticos Design

GOAL 1. Property values are preserved.

Neighborhoods will be serene enclaves to raise families, enjoy neighbors and live one's life. The serenity of a neighborhood is a priority to residents.

Policy 1: Pavement, sidewalks and lighting are constructed and maintained to Township standards.

GOAL 2. Residents are connected to parks, schools, Macomb Town Center and services through a non-motorized path and trails system.

Residents expressed great interest during the public visioning sessions for safely accessing other neighborhoods, schools, parks, commercial areas and the Macomb Town Center. This goal improves convenience and physical and social health.

Policy 1: Safe and convenient non-motorized connections throughout the Township are supported and promoted.

Policy 2: Sidewalks and safety paths are maintained according to the standards of Macomb Township and required of development as regulated.

GOAL 3. A mix of housing types are available.

Through fact finding and public participation, interest was expressed to provide more well-made affordable housing for singles, young families and aging-in-place households.

Policy 1: Housing options and demand are monitored through research and discussed by appropriate Township departments.

Policy 2: Residential options as supported by the **Cultivate Macomb!** Master Plan are implemented.

Commerce and Industry: Providing Services and Jobs

During the global Covid-19 pandemic, commercial and office activities were forced to adapt employee and customer attendance to minimize potential spread of the disease. While development has not slowed, it was found that commercial and office activities shifted. Shopping centers and single businesses are experiencing expanding on-line shopping and direct delivery. Grocery stores are seeing increases in on-line ordering habits as well as curbside pick-up. Offices transitioned to increased reliance on remote operations. The result is that innovative reuse of vacant spaces, and capitalizing on entrepreneurial opportunities has evolved.

GOAL 1. The business community remains relevant and thriving.

Based on the recent land use observations, the Township has a number of vacant commercial and office spaces. Conversely, industrial vacancies are not high, but traditional industrial activities are shifting. The Planning Commission is aware of changing habits and will monitor the different ways of reusing centers.

Policy 1: Review ordinance standards for relevance with shopping habits.

Policy 2: Consider non-traditional uses of retail property such as fulfillment centers and artisan centers.

Policy 3: Consider temporary strategies such as outdoor uses and events.

GOAL 2. Support growth in entrepreneurial and small business.

Throughout the planning process, interest has been expressed to allow and support entrepreneurial and innovative business to occupy commercial space. Many benefits may result, including bringing a new customer base to the Township.

Policy 1: Adopt zoning standards to locate small-scale craftsman businesses in traditional business districts.

Policy 2: Allow road-side food stands to continue the farming heritage of the Township.

Policy 3: Create development guides and other supplemental information to assist small business owners.

GOAL 3. Retain industrial relevance and tax base.

The types of uses for industrial property are widening in recent experience to include recreation and medical uses in addition to traditional manufacturing and distribution. Ordinance maintenance to support changing trends is important provided that adjacent residential neighborhoods are protected from noxious effects of industrial zoned and used properties.

Policy 1: Amend ordinance standards to stay current with industry needs and practices.

Policy 2: Create a safe environment for employees with adherence to fire and emergency access standards, proper pedestrian access and proper water and sewer connections.

Recreation, Trails and Open Space

Township Parks and Recreation Department maintains its own Five-Year Master Plan. This plan is reflected and relied upon by the **Cultivate Macomb!** plan. In general, residents are served by 127 acres of parkland and several public recreation facilities operated by the Township's Parks and Recreation Department. In addition, the Township requires safety paths and sidewalks as well as continuing to coordinate and support Macomb County's regional trail system. The following goals and policies are used to support and guide decisions.



GOAL 1. A safe and well maintained park system meets the needs of residents.

The Township's park system is prioritized and maintained to create a safe, healthy and enriching environment for residents.

Policy 1: Maintain a current Parks and Recreation Master Plan.

Policy 2: Monitor and adjust programming based on activity levels.

Policy 3: Monitor trends and wants of changing demographics.

GOAL 2. A trail and walk system effectively connects neighborhoods and parks.

A regional trail system will safely connect residents to each other, destinations, services, and amenities. ADA design will be an integral aspect of design and construction to ensure accessibility.

Policy 1: Support Macomb County in the creation of a trail in the east end of the Township.

Policy 2: Construct a township-wide trail system that is integrated into the regional trail system.

Policy 3: Provide connections between schools, community facilities and neighborhoods using sidewalks and the safety path system.

GOAL 3. New developments will provide dedicated open space.

Policy 1: Amend ordinance standards to require a certain amount of open space to be dedicated.

Policy 2: Connect open space areas to trail systems where appropriate.

Adaptable Land Use Alternatives

Goals and policies for these types of development intend on creating special character areas that are visually and functionally different than the majority of the Township. The Macomb Town Center is one area fitting this designation. It is located in Section 9 and the west half of Section 10. It is a mixed-use district focused on creating a small-town feel with a dense core of commercial, office, residential and public uses surrounded by moderate-density single-family residences. It is built on a plan regulating density and use.

A new Flex-Use district is a second type of mixed-use development. It allows collocating uses based on design and performance standards rather than type of use. The intent is on adapting to changing economic, housing and environmental conditions on properties with unique shapes, prevalence of natural disasters and other exceptional constraints.

A third consideration is the regulation of new housing types such as accessory dwelling units, live-work spaces and other land use typologies that evolve.

GOAL 1. Strategically locate mixed-use development.

The Township should give extra consideration as to where and when these varying development types are most appropriate for development. Areas that may be of interest include 25 Mile Road and Romeo Plank, 26 Mile and North Avenue, and 26 Mile in the general vicinity of Card Road.

Policy 1: Consider the use of an overlay zoning district in lieu of a defined geographic area.

Policy 2: Develop zoning standards that allow integration of building uses, public spaces and pedestrian connections.

Policy 3: Focus mixed-use developments within the Macomb Town Center. Once the Macomb Town Center is seeing growth, mixed-use development may expand into other areas of the Township.

GOAL 2. Complete the Macomb Town Center Development Vision.

The Macomb Town Center comprises Section 9 of the Township, which is located east of Future Luchtman Road between 24 and 25 Mile Roads. The Town Center has been planned to serve as a focal point where all Township activities can revolve around, and provide a basis for the Township's identity. Provisions within the Town Center Plan allow for the mixing of land uses intended to complement and support Town Center uses. Township Hall, the Parks and Recreation building and the library act as the heart of the district.

Policy 1: Evaluate the development vision for continued relevance.

Policy 2: Evaluate the standards of the Traditional Neighborhood District for support of the development vision.

Policy 3: Prioritize the extension of Broughton Road to 24 Mile Road and further south as appropriate.

GOAL 3. Create a zoning scenario for small agricultural-zoned properties.

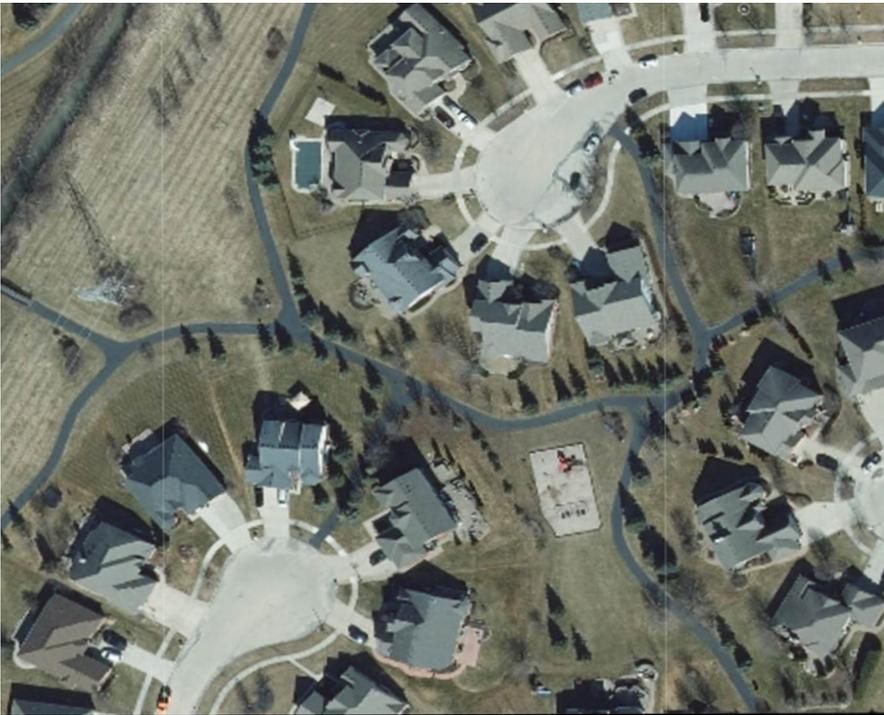
"Remnant" properties may receive questions for developing at a greater density than one home which may not conveniently fit into the zoning pattern.

Policy 1: Evaluate the reuse potential for small agricultural zoned properties.

Policy 2: Determine zoning district options and solutions that support land use policy.

Public Health

Public Act 110 of 2006 allows communities to regulate the use of land in an effort to promote public, health, safety and welfare. **Cultivate Macomb!** promotes a healthy lifestyle for its residents, businesses and visitors and is the guiding force behind the regulation of land. Public health has many different aspects that are reflective of physical, social and economic aspirations. These aspects can include improving trail and path connections, providing housing alternatives, staying alert to changing climate conditions and promoting economic prosperity for small and large business alike.



GOAL 1. The Township will use the Master Plan and Zoning Ordinance to safeguard the intent of the Michigan Zoning Enabling Act to protect public health, safety and welfare.

This goal is achieved through policies that balance and connect land use decisions to the physical, social and economic health of residents and businesses.

Policy 1: Prioritize the physical health of residents through the expansion and maintenance of the pedestrian network of trails, safety paths and sidewalk connections to parks, schools, neighborhoods and business areas. Landscape standards alleviating the effects of sun, heat and flooding are encouraged. This policy also supports programs of the Township Parks and Recreation Department and Macomb County Parks Division.

Policy 2: Enhance social health through providing opportunities for all residents to interact. Policy 1 and the Flex and Macomb Town Center land use categories provide the vision. Zoning standards creating land use flexibility and integration with pedestrian spaces will enable this policy. This policy supports the programs of the Parks and Recreation Master Plan.

Policy 3: Promote economic health by creating flexible industrial zoning options and retro-fitting of traditional commercial properties for artisanal production, small production, live/work and other small businesses enterprises. Zoning Ordinance provisions will be enacted to best eliminate property damage resulting from flooding. This must be coordinated with current flood plain assessments and downstream waterway/drain flow measurements to preclude development in critical or risk laden areas. The Township must work with downstream communities, DNR, Army CoE, EGLE and the County Drain Commission to maintain or modify these drainways to preclude uncontrolled flooding and property damage.

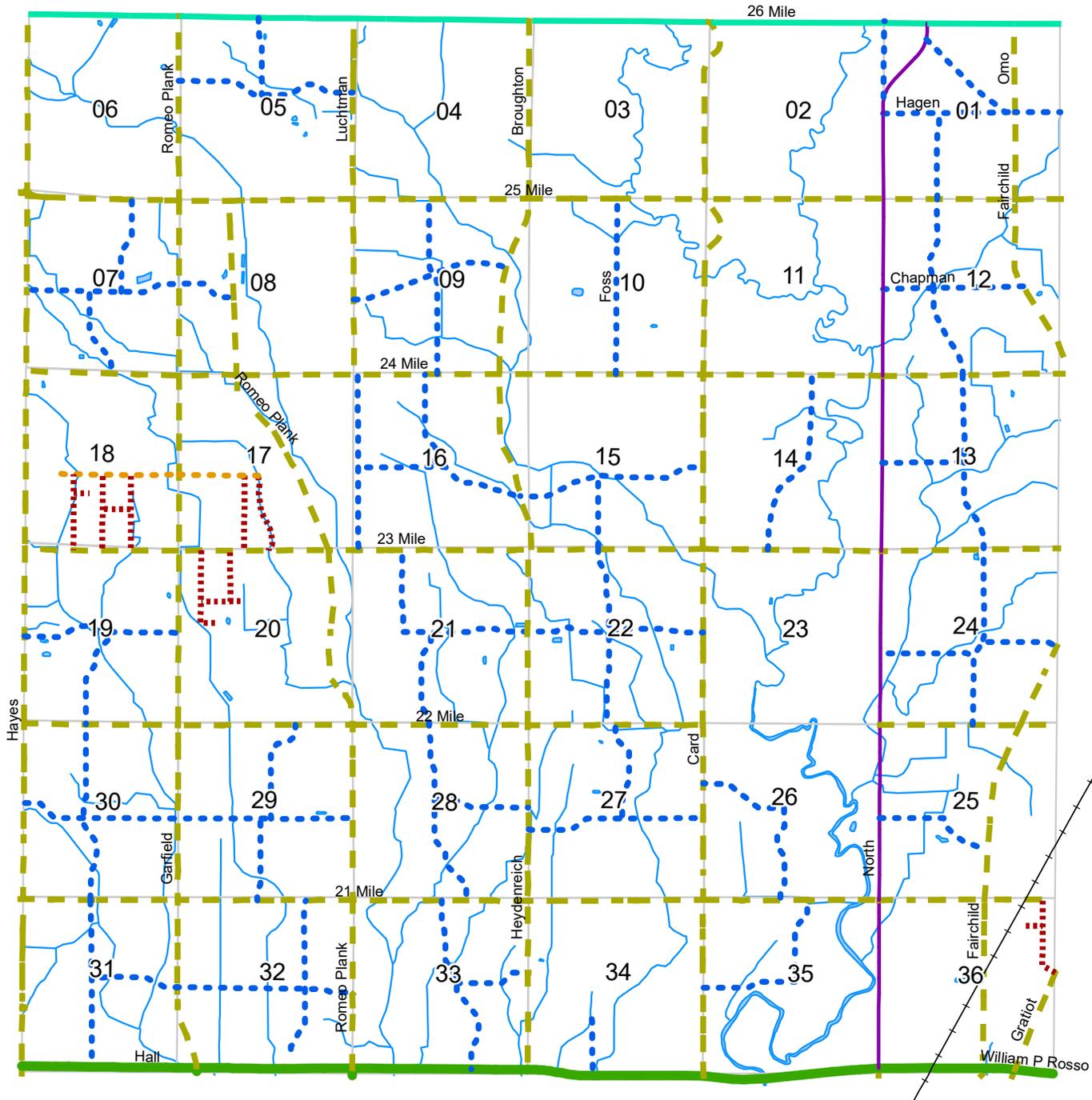
Master Thoroughfare Plan

The Township is 36 square miles in area and laced with arterial roads, major and minor thoroughfares, collector and local streets. It is bounded by State of Michigan highways M-59 on the south and M-3 on part of the east. Jurisdiction for construction and maintenance of all roads is by the Michigan Department of Transportation or Macomb County Department of Roads. The Township engineering department plays an important role during the planning stage.

The **Cultivate Macomb!** Master Plan allows County and Township engineers to project where the street network should be extended, widened or left as is. Rights-of-way may need to be acquired. Grants and other funding sources will be applied for. Annual budgets can be affected. The Township Engineer and Planner coordinate these anticipations with Macomb County Department of Roads. Map 9 shows the street network.

Thoroughfares include the two state highways and mile grid pattern of major streets crossing the region. Criteria for extending or widening the street network is based on the following criteria.

1. Standards of the Michigan Department of Transportation and Macomb County Department of Roads will be applied.
 2. Essential primary roads serving and conveying traffic will be provided whenever feasible.
 3. The location and size of roads will relate to development density.
 4. Effort to minimize the number of bridges will be made but where bridges are needed they will be prioritized for maintenance and replacement to aid in emergency access and the promotion of future development.
 5. A local road system will serve neighborhoods.
 6. The existing road system and its logical extension should be used as a basis for improvements.
 7. Provisions of the Land Division Act will be applied to road development.
- In addition to the criteria used for improving the street network, the following guidelines will be applied.
8. Conflicts between industrial and residential traffic are discouraged.
 9. Collector roads serve the following purposes:
 - Provide access from residential streets to major roads.
 - Serve local traffic generators such as schools, recreation areas and places of worship.
 - Discourage neighborhood through traffic.
 - Set at half-mile or third-mile points for optimal signal controlling.
 - Open internal areas of square mile sections for future development.
 - Avoid land-locked properties.
 - Follow existing property line divisions as much as possible.
 - Accommodate access requirements for future community facilities.
 10. Encourage development outside of the 100-year floodplain.
 11. Future rights-of-way should be dedicated for road improvements wherever possible.
 12. Development of any type will have access to hard-surfaced roads avoiding a pre-mature development pattern.
 13. A connector road with specialized dimensions will serve the Macomb Town Center district.

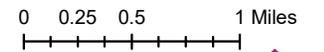


Major Roads (2021)

- Major Arterial (350')
- Minor Arterial (204')
- Other Arterial (150')
- - - Major Road (120')
- - - Collector Road (86')
- - - Industrial Collector (86')
- - - Industrial Road (70')

**Map 9.
Master Thoroughfare Plan**

Data from Macomb Township



Carlisle/Wortman Associates
February 2022

Non-Motorized Network

Non-motorized pathways add to the overall quality of life for residents. Providing community-wide access to a separate system for non-motorized travel is important to improve accessibility, connect people to key destinations, promote a healthy lifestyle for residents and help relieve congestion on the road system. There are a number of user groups for the pathway system including pedestrians, bicyclists, recreational/health walkers and joggers, rollerbladers and persons with disabilities. The non-motorized path system should be designed to accommodate all of these users.

Safety Paths

A safety path network refers to an interconnected network of non-motorized, shared-use pathways utilized for walking, biking, rollerblading and other modes of non-motorized travel. Development of a cohesive safety path network has long been a priority in the Township. In 2001, the Township expanded sidewalks along major roadways from a 5-foot requirement to an 8-foot requirement.

Despite efforts to systematically construct a safety path network, several gaps exist within the safety path system. These gaps restrict safe pedestrian access to important areas of the Township such as schools, places of worship, shopping and parks. The importance of developing a safety path network is evident. In response, a gap-closure program has been established. The primary focus of the program is the construction of new paths which provide the critical interconnections within the existing safety network. The Township has also developed a maintenance program to ensure the effective and efficient use of limited dollars to maintain the existing safety path network.

Regional Connections

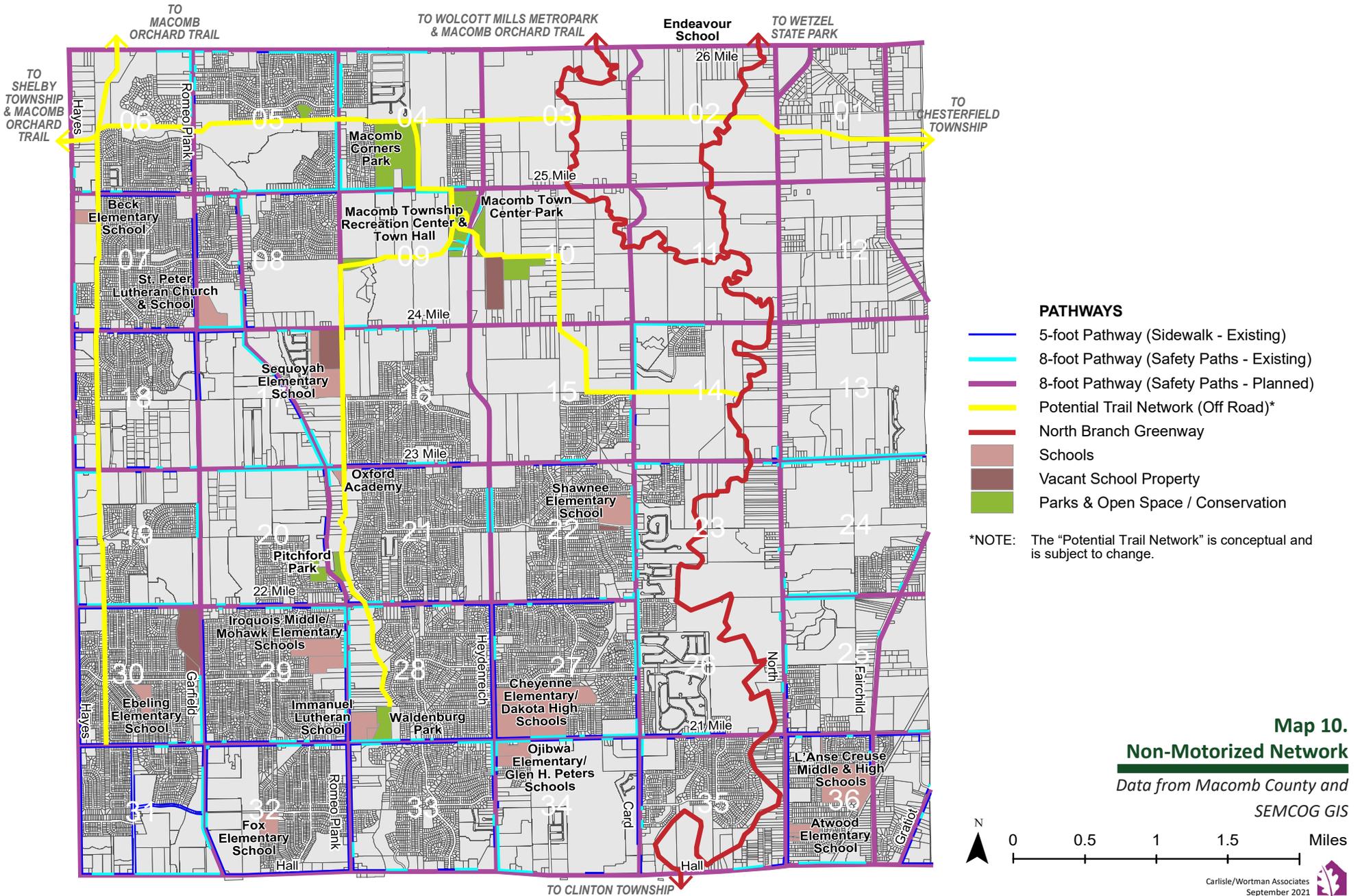
Macomb Township finds itself in the middle of the County with regional trails and parks on almost all sides; however, none of them are within the Township itself. Creating connections to these regional trails and parks, like the Macomb-Orchard Trail, Stoney Creek Metro Park, and Lake Saint Clair Metro Park, are of high importance to the Township. These regional connections allow for residents to travel longer distances for recreation or needed transportation, both of which enhance quality of life.

North Branch Greenway

The North Branch Greenway concept would provide a natural corridor between the southern parts of the County and to the north, including a connection to Wolcott Mills. This Greenway, if completed, would utilize the areas adjacent to the Clinton River to provide mobility. It would also provide ample amounts of recreation possibilities including kayak launches, hiking, biking, and even horse back riding. The Greenway would also connect to other planned trail systems within the Township and link up with parks and the Town Center Area.

Utility Corridors

There are two major utility corridors within the Township, one being located immediately east of Hayes Road running from 21 Mile Road north past 26 Mile Road and the other running east-west through sections 1 and 6, connecting to Chesterfield and Shelby Townships. These corridors are owned by Consumers Power. The Township is interested in establishing a partnership with Consumers Power in order to incorporate these corridors into the planned off-road trail network. By doing so, the Township will experience improved access between residences, schools, parks, commercial opportunities, the civic center, and many other services as well as neighboring communities, trails and metroparks.

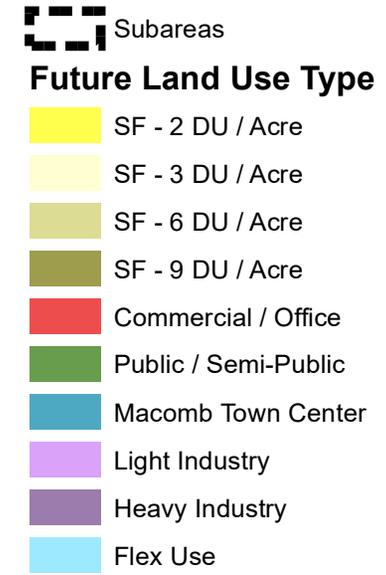
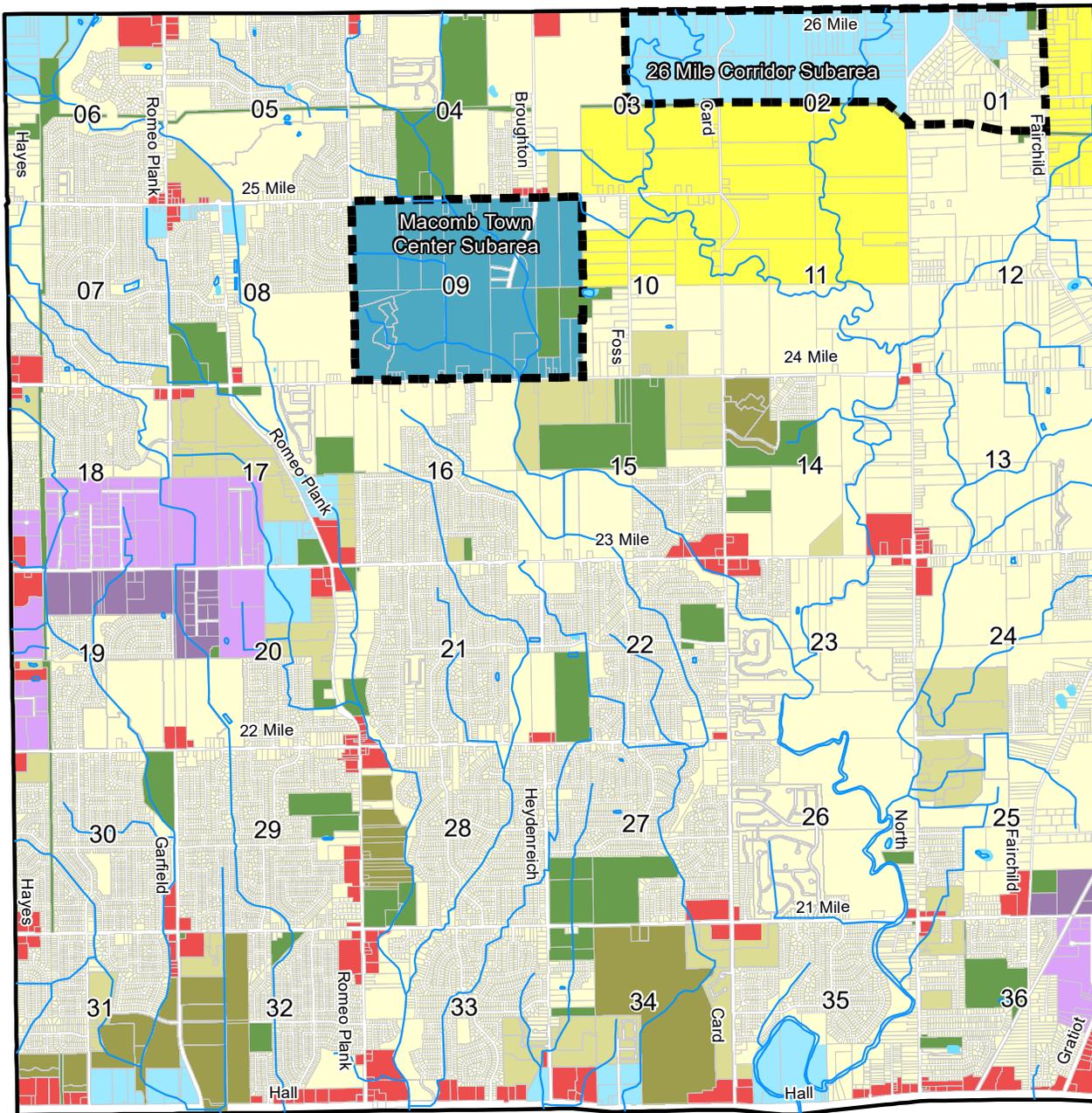


Custom-Zoned Areas

The Future Land Use Plan identifies a number of districts including four single-family districts at 2, 3, 6 and 9 dwelling units per acre, commercial/office, public/semi-public, the Macomb Town Center, light and heavy industrial and flex use zones. While these flex use zones are designated in the Land Use Vision chapter, they are discussed in more detail within this chapter.

This section will discuss targeted areas within the Township and special plans that will be encouraged for said areas. Each sub-area plan will include a general description and concept map.





Map 11.
Township Sub Areas
 Data from Macomb County and
 SEMCOG GIS

N
 0 0.25 0.5 Miles

Carlisle/Wortman Associates
 March 2022

26 Mile Corridor

Physical Description: 26 Mile Road is a county regional east-west connector. Although only a two-lane road at the present, the Macomb County Department of Roads is considering expanding the road. It connects I-94 to M-53. Sanitary sewers are not yet installed along much of 26 Mile within Macomb Township. Water is also only available in some locations throughout this sub-area.

Properties fronting the district include a mix of large inactive farmland to large-lot single family residences and to small lot village-type development from west to east. This area is crossed by creeks and natural areas.

Intent: Allow a flexible range of uses based on design and performance standards to react to infrastructure improvements and economic trends. The small village character, as exists from the original area

known as Meade, will be retained toward Indian Trail Road, North Avenue and Omo Road properties. Larger properties near Card Road are better suited for new development preferring more acreage. This area is crossed by natural waterways.

Future Land Uses: Moderate density residential, commercial and light assembly or office park uses on larger properties near Card Road. Integration of differing land uses will be accommodated through zoning requirements for landscaping, greenbelts, natural features, trails, performance standards and access points.

Single-family and lower-density multiple family residences on the east near North Avenue. Commercial uses in this area will serve the convenience needs of nearby residences or that of pass by trips on North Avenue or 26 Mile Road.



Custom-Zoned Areas

Zoning Plan: Much of the 26 Mile sub-area is currently zoned single-family residential or agriculture. It is anticipated that this will remain the same until public utilities such as water and sewer are extended into this area. When utilities are expanded, the zoning may be changed to support the opportunities outlined below. This is also evident in the future land use map as it shows a "flex" use. At the time of this plan's adoption, no ordinance exists for "flex" use, but it is anticipated that language will be developed in the near future.

Common themes are found in each of the opportunity areas presented below. These include internal road connections and access to throughfares, inclusion and access to a regional trail network and water resources and mixing of land use types and the use of design and performance standards to integrate development.

Opportunities	
1	Moderate-density housing, commercial and industrial uses are preferred. These areas have access to 26 Mile and Card Roads as well as the North Branch Clinton River. Area 2, the largest land development opportunity area, is situated immediately east. Equestrian centers are located just south.
2	Industrial and commercial uses are preferred with moderate to higher density housing mixed-in. This large area has access to 26 Mile and Card Roads with properties that are larger than those in other areas.
3	These areas are at the west edge of the developed northeast corner of the Township and features Coon Creek. Continuation of the existing low-density housing pattern should be preserved; however, some properties may be acceptable for moderate-density housing opportunities.

Opportunities	
4	Area 4 is uniquely bordered on all sides by roads. Moderate-density housing mixed with local convenience business will enhance the "village" context being promoted.
5	This area is predominantly developed with single-family homes. Preservation of this character is preferred along with the integration of local commercial business.
6	Area 6 is developed with single-family homes and should be preserved as a low-density residential neighborhood.

Macomb Town Center

Physical Description: Macomb Town Center (MTC) is the heart of the Township specifically in Section 9 and west half of Section 10. It is in process of developing with a small town character as originally visioned. 24 and 25 Mile Roads border the south and north sides. Future Luchtman Road is on the west. Broughton Road is partially constructed and provides a main connecting street through the MTC.

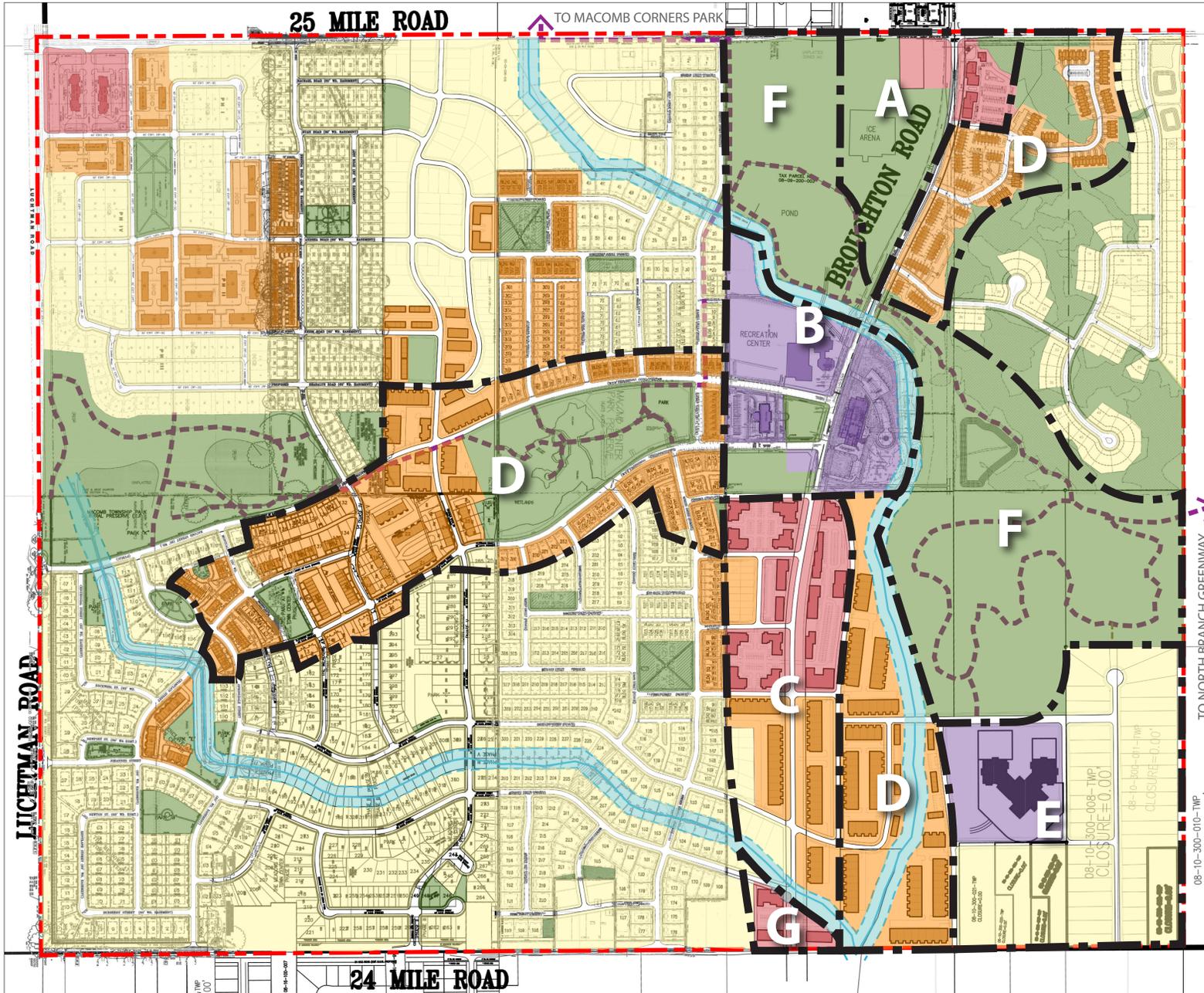
Intent: The original vision of a tightly woven fabric of civic, residential and localized commercial uses in a traditional downtown style is retained.

Future Land Uses: Civic center, moderate density residences and local convenience commercial uses provide the base. A system of dedicated parks, open spaces, sidewalks and trails support the development. Developed in a traditional downtown fashion.

Zoning Plan: An existing Traditional Neighborhood District (TND) is located in the zoning ordinance. Modifications of the regulations reflecting public input will be considered during the 2022 ordinance rewrite. This will include a revision of the regulating plan to more closely align with the concept provided here, a re-organization of the Town Center Committee, an expansion of the TND area and a review of the guiding architectural requirements.

Opportunities	
A	Moderate-density housing, such as townhomes, around the civic core are experiencing developer interest.
B	Extension of Broughton Road to 24 Mile Road provides good access to commercial development.
C	Trail connections provide healthy options opportunities for residents to walk, run or bike to parks, surrounding neighborhoods, schools and shops in the MTC core area.
D	A system of community parks, natural conservation areas and preserved wetlands and woodlands provide for several prime locations for development frontage.
E	Residents have convenient access to Township offices, Township recreation center and the Clinton Macomb public library.
F	An area where public open space and trail networks are prominent.
G	The MTC south entry. Commercial opportunities paired with placemaking and signage will enhance aesthetics and attract visitors into the Town Center.





Macomb Township Town Center

- Town Center Limits
- Single-Family Residential (Planned)
- Multi-Family Residential (Planned)
- Commercial (Planned)
- Civic Uses
- Parks & Open Spaces
- Drain / Greenway
- Trails

- A. North Entry**
Civic, Recreation, and Commercial Use
- B. Civic Campus**
Civic and Recreation Use
- C. Broughton Road**
Core Commercial and Residential Use
- D. Higher-Density Housing**
- E. Lower-Density Housing and Civic Use**
- F. Public Open Space and Trail Network**
- G. South Entry**

Implementation Plan

This Master Plan has set forth visions and goals for Macomb Township. In order to truly cultivate Macomb, the Township will likely need assistance from a wide-ranging list of partners. This chapter discusses actions for Township Officials and Staff in addition to key stakeholders and partners in the Township.

As things change, and new opportunities arise, the Township is encouraged to create and establish relationships with organizations, businesses, and other stakeholders in the community to bring this Master Plan's vision to fruition.

Funding Opportunities

- MDNR Recreation Passport Grant Program
- Michigan Natural Resources Trust Fund (MNRTF)
- Michigan Transportation Fund (MTF) - PA51 of 1951
- Moving Ahead for Progress in the 21st Century (Map-21)
- National Highway Transportation Safety Administration (NHTSA) 402 Safety Fund
- Safe Routes to School (SRTS) Programs
- Stormwater, Asset Management and Wastewater (SAW) Grants
- Transportation Alternative Programs (TAP) Grants
- Transportation Economic Development Fund (TEDF) Grants
- Community Development Block Grants



Priority Projects

The Planning Department will monitor and maintain the tasks below on an annual basis. Additional projects between 2022 and 2026 are noted in Table 14.

- Advising on the Capital Improvements Program
- Assessing and maintaining the Planning Department webpage
- Engaging with neighboring communities and County Planning Staff regularly
- Partnering and consulting with school districts regarding development of school properties
- Preparing projections on housing alternatives
- Staying connected with technology and mobility advancements
- Studying the use of tax incentive programs
- Supporting the County Trail System
- Securing funding for priority projects

Table 14. Priority Projects, 2022-2026

	2022	2023	2024	2025	2026	Responsible Party(ies)
Advise Parks and Recreation Master Plan Updates	X					Township Board, Parks and Recreation Department, Planning Department
Develop Ordinance Standards for Flex Use Zones	X					Planning Commission, Planning Department, Township Attorney, Township Board
Update Engineering Standards	X					Engineering Department, Township Board
Sign Code Update	X					Building Department, Planning Department, Township Attorney, Township Board
Zoning Ordinance Update	X					Planning Commission, Planning Department, Township Attorney, Township Board
Conduct an Infrastructure Capacity Study		X				Engineering Department, Planning Department, Township Board
Create a Public Identity Plan (Gateway Signage, Township Branding, etc.)		X				Planning Department, Planning Commission, Township Board
Create Development Guide Book(s)		X				Building Department, Engineering Department, Planning Department, Water and Sewer Department
Establish a Non-Motorized/Trail Plan		X				Planning Commission, Planning Department, Township Board
Update Land Division Code		X				Township Board, Township Staff
Develop Economic Development Plan and Program		X	X			Planning Department, Township Board
Study Business Use, Mixed-Use and Housing Alternatives			X			Planning Commission, Planning Department
Create a Design Plan for the 26 Mile Sub-Area			X			Engineering Department, Planning Commission, Planning Department, Township Board
Conduct Customer Survey(s)					X	Planning Department
Update the Master Plan in 5-years as Required per State Law					X	Planning Commission, Planning Department