2015 - 2019

Village of New Haven Master Plan

NEW HAVEN, MICHIGAN
OFFICIAL SEAL

Adopted

April 14, 2015

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RESOLUTION AUTHORIZING SUBMISSION OF DRAFT
MASTER PLAN TO VILLAGE COUNCIL

Minutes of a regular meeting of the Planning Commission of the Village of New Haven, held on October 7, 2014, in The Village of New Haven, at 7:00 p.m.

PRESENT: Ahers, Hanson, Mancelli, Kaltenbach

ABSENT: None

The following preamble and resolution were offered by: Loretta Ahers and supported by: Brad Hanson

WHEREAS the Planning Commission of the Village of New Haven is required to submit a draft Master Plan document for review and comment to the Village Council for the Village of New Haven at least 63 days in advance of December 16, 2014, the date on which the Planning Commission will hold a special meeting for public comment on the draft Master Plan document; and

WHEREAS the Planning Commission of the Village of New Haven is prepared to submit a draft Master Plan document for review and comment to the Village Council for the Village of New Haven;

NOW, THEREFORE, BE IT RESOLVED BY the Planning Commission of the Village of New Haven that:

- The Planning Commission of the Village of New Haven submit its draft Master Plan document for review, comment and approval to the Village Council for the Village of New Haven, which is more than 63 days in of the December 16, 2014, Special Public Meeting on the draft Master Plan document.

AYES: 4

NAYS: 0

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission of the Village of New Haven, County of Macomb, Michigan, at a regular meeting held on October 7, 2014.

Loretta Ahers
Signature

Resolution No.1 5-0002
RESOLUTION VILLAGE OF NEW HAVEN, MICHIGAN

WHEREAS, in 2006, New Haven Village Council authorized the preparation of a Comprehensive Master Plan to establish goals and guidelines to facilitate the direction, redevelopment and growth of the Village of New Haven into the future; and

WHEREAS, the Planning Commission, in concert with Planning staff of Macomb County Department of Planning and Economic Development, the Village President, Village Council, and with input from a cross-section of village administrative officials, and the resident public, has caused the extensive evaluation of information comprehensive of residential, business, and municipal interests essential to the development of a comprehensive master plan; and

WHEREAS, the aforesaid information has been compiled into a Master Plan document that, in addition to other purposes, will serve to:

- establish a pattern for land use to guide development and redevelopment
- provide a legal basis for zoning and other regulations, and a basis for amendments to the Zoning Ordinance and Zoning Map
- preserve or enhance natural resources
- identify and recommend various infrastructure improvements and options
- address the desires and needs of the residents, businesses and property owners; and

WHEREAS, on October 7, 2014, pursuant to the requirements of Section 43, Preparation and Adoption of Master Plan of Article 3, of Michigan Public Act 33 of 2008, Michigan Planning Enabling Act, the New Haven Village Planning Commission approved the Master Plan by resolution and forwarded it to Village Council for final public hearing and approval; and

WHEREAS, on February 10, 2015, pursuant to the requirements of Section 43 sub section (3), Preparation and Adoption of Master Plan of Article 3, of Michigan Public Act 33 of 2008, Michigan Planning Enabling Act, the New Haven Village Council conducted a final public hearing on the proposed Comprehensive Master Plan; and

WHEREAS, in fulfillment of the requirements of Michigan Public Act 33 of 2008 Michigan Planning Enabling Act, New Haven Village Council has this date, April 14, 2015, made the determination that the Master Plan document will facilitate the overall future planning and redevelopment objectives of the Village of New Haven.

NOW, THEREFORE, BE IT RESOLVED, that the proposed Comprehensive Master Plan for the Village of New Haven is hereby adopted and that preparation of the final Comprehensive Master Plan document is hereby directed and scheduled for final distribution; and

BE IT FURTHER RESOLVED, that in accordance with Michigan Public Act 33 of 2008, New Haven Village Council shall, no later than five years from this date, review the Master Plan and determine whether to commence the procedure to amend the Plan or adopt a new Plan.

Motion: Trustee Harris
Second: Trustee VanDekerkhare
Ayes: Peidemore, Hill, Chandler, VanDekerkhare, Harris, Dilbert
Nays: 0
Absent: Tidwell

Deborah Mack
Clerk

Chris Dilbert, Sr.
President

TABLE OF CONTENTS

Credits *i*

Planning Commission Resolution Recommending Adoption by New Haven Village Council *ii*

Resolution of Adoption by Village Council *iii*

Section 1 **Introduction** **1**

About 1
The Process 1
The Vision Statement and Guiding Principals 2
The Future 3

Section 2 **Existing Conditions** **5**

Regional Location 5

Demographic and Economic Analysis

Population 7
Gender 8
Age 8
Median Age 8
Population by Age 8
Population by Life Cycle Category 9
Race 10
Persons with Disabilities 11
Educational Attainment 11
Income and Poverty 12

Housing Analysis

Households 12
Household Size 13
Average Household Size 13
Household Types 13
Housing Unit Types 14
Housing Tenure 14
Housing Values 15

Projections

Southeast Michigan Council of Governments (SEMCOG) 15

Regional Planning Influences

Southeast Michigan Council of Governments (SEMCOG) 16
Transportation Planning 16
Suburban Mobility Authority for Regional Transportation (SMART) 16
Michigan Department of Transportation (MDOT) 17
Huron-Clinton Metropolitan Authority (HCMA) 17

Local Planning Influences

Lenox Township 18
Chesterfield Township 18
Summary 18

Section 3 **Environmental Inventory** **19**

Introduction 19
Topography 19
Water 19
Flood Hazards 21
Wetlands 23
Soils 25
Woodlands 27
Michigan Natural Features Inventory (MIRIS) 29
Summary 31

Section 4 **Existing Land Use** **32**

Introduction 32
Methodology 32
Residential Development 32
Office/Commercial 33
Industrial 33
Public & Semi-Public 33
Transportation, Communication and Utilities 33
Vacant 33
Changes in Land Use 33

Section 5 **Future Land Use Plan** **36**

Introduction 36
Transportation and Non-Motorized Transportation Plan 36
Community Facilities and Open Space Plan 41
Existing Community Facilities 41
Parks and Recreation Planning Factors 44
Residential Areas Plan 47
Commercial Areas Plan 52
Industrial Areas Plan 54
Downtown Area Plan 58

Section 6 **Implementation Matrix** **64**

Transportation Goals and Objectives 65
Community and Open Space Goals and Objectives 66
Residential Areas Goals and Objectives 67
Commercial Areas Goals and Objectives 68
Industrial Areas Goals and Objectives 69
Downtown Area Goals and Objectives 70

Section 7 **Zoning Plan** **72**

Introduction 72
Role of the Zoning Ordinance 72
Master Plan and Zoning Relationship 72
Zoning Districts and Action Items 72

Section 8 **Appendixes**

LIST OF TABLES

Table 1 Population Change 1940-2010 _____ 7
Table 2 Gender Composition 2010 Comparative _____ 8
Table 3 Population by Age 2000-2010 Village of New Haven _____ 9
Table 4 Age by Life Cycle 1980-2010 Comparative _____ 10
Table 5 New Haven Racial Distribution 2000 - 2010 _____ 10
Table 6 Persons with Disabilities 2010 Village of New Haven _____ 11
Table 7 Educational Attainment 2010 Village of New Haven _____ 11
Table 8 Income Summary 2010 Village of New Haven _____ 12
Table 9 Poverty Summary 2010 Village of New Haven _____ 12
Table 10 Total Households 1980-2010 Comparative _____ 12
Table 11 Average Household Size 1980-2010 Comparative _____ 13
Table 12 Family Households by Type 2010 Comparative _____ 13
Table 13 Household Types 2000-2010 Village of New Haven _____ 13
Table 14 Housing Unit Types 2000-2010 Village of New Haven _____ 14
Table 15 Housing Tenure 2000-2010 Village of New Haven _____ 14
Table 16 Median Housing Values Village of New Haven _____ 15
Table 17 SEMCOG Forecast Demographics Village of New Haven ___ 13
Table 18 Land Use 1995-2014 Village of New Haven _____ 34
Table 19A 2009-2013 Vehicle Crash Data Village of New Haven _____ 38
Table 19B 2009-2013 Vehicle Crash Data Village of New Haven _____ 39

LIST OF FIGURES

Figure 1 Regional Location _____ 5
Figure 2 Location Map Macomb County _____ 6
Figure 3 Topography/Hydrology 2010 Village of New Haven _____ 20
Figure 4 Flood Hazards 2010 Village of New Haven _____ 22
Figure 5 Potential Wetlands Village of New Haven _____ 24
Figure 6 Soils Village of New Haven _____ 26
Figure 7 Woodlots Village of New Haven _____ 28
Figure 8 Michigan Natural Features Inventory _____ 30
Figure 9 2014 Land Use Village of New Haven _____ 35
Figure 10 Transportation Plan _____ 40
Figure 11 Community Facilities Plan _____ 46
Figure 12 Residential Areas Plan _____ 51
Figure 13 Commercial and Industrial Areas Plan _____ 57
Figure 14 Downtown Area Plan _____ 62
Figure 15 Future Land Use Map _____ 63
Figure 16 Existing Zoning Village of New Haven _____ 75

Section 1 Introduction

About

The Village of New Haven has devised the following Master Plan as a guide for the management of future growth, development and investment within the community. This comprehensive policy document is intended to guide economic progress, community development and physical restructuring. It should serve as both a conceptual roadmap and a destination, providing clear goals and objectives for the future, as well as a means to achieve them. It should allow residents, business owners and developers to make investments in properties with a legitimate expectation of what the future landscape will look like. It should also assist Village leaders and professionals in making carefully considered decisions imperative to the community's long-term health and vitality. A sound and strategic master plan helps ensure that New Haven remains a desirable place to live, work and visit.

The Process

This plan has undergone an extensive collaborative drafting process. In 2006, the Village of New Haven Planning Commission initiated the process to update the Master Plan. Consulting with the community's planning firm, the Village prepared an inventory that catalogued existing conditions and analyzed opportunities for growth. During this process, the Planning Commission reviewed information about population, regional settings, existing land use, natural features, development history and community facilities. After conducting a comprehensive review of existing conditions, strengths, assets, opportunities, weaknesses and threats, these items were shared with the public through several consultant-led visioning sessions. Members of the public as well as community stakeholders with varied interests participated in the process. A set of specific community target areas were identified, along with multiple long-range goals and objectives.

In early 2014, the Village contracted Macomb County Depart of Planning and Economic Development to provide professional planning services and expertise. Because the economic climate and business inventory in the Village of New Haven changed substantially since the implementation of the last draft, reviewing and updating the Master Plan was the first major project to be coordinated. The goals outlined in this plan will organically materialize in stages. While some are simplistic and can be achieved

quickly, others may take months or years, even with community participation. All of them are attainable. This version has been deliberately drafted for the residents and visitors of New Haven with the future of the Village in mind. Capitalizing on existing assets, this Master Plan will provide the Village with a methodology to spur positive change in the community. Those who had a hand in making this master plan a reality envision a welcoming and livable community for current and future generations.

During this second phase a total of six planning commission work session meetings were held to update the draft plan. Two public hearings were also held by the Planning Commission. The first was held on August 19, 2014 to solicit public input to the update process. The second public hearing was held on February 10, 2015 at the end of the 63 day public review and comment period. The planning commission recommended adoption of the plan by resolution dated November 3, 2014. The New Haven Village council approved the Master Plan document at its regularly scheduled meeting on February 10, 2015.

The Vision Statement & Guiding Principles

Collaborating to create a joint vision statement for the master plan is an integral part of the community drafting process. A successful vision statement should paint a colorful picture of what the future holds; they should act as a motivational "north star", a guiding light toward which communities can organize and act. Vision statements should be broad enough to incorporate diversity and comprehensive enough to appeal to and be understood by every member of the community.

> *The vision of this plan is to provide the Village of New Haven with the tools, resources and stakeholder networks needed to create and sustain a dynamic community. Under the tenure of this document, New Haven will strive to become an accessible destination with a powerful draw for visitors, residents and investors. It should also serve as an effective regional linkage to neighboring communities, creating and expanding local and statewide networks.*

Devising principles to guide the vision is critical to its implementation. Guiding principles take stock of existing conditions, account for strengths and weaknesses, provide justification and influence the course of action taken, regardless if goals or objectives change over time. These principles are:

1. Accessibility
2. Inclusion
3. Mobility
4. Collaboration
5. Creativity

The Village of New Haven strives to be an accessible and inclusive community, valuing social and economic mobility, creativity and collaboration among its residents, workers and visitors. An accessible space is one that can easily be reached, approached, entered or used; an inclusive space ensures that this ease applies to everyone. Mobility refers to the opportunity an individual has to sustain and enhance their quality of life – both socially and economically. Fostering creativity allows for new ideas, new patterns, methods and new relationships. A collaborative environment is one in which residents, visitors, workers and stakeholders can work together to achieve common goals. These guiding principles will provide the Village of New Haven with the framework to make decisions today and in generations to come.

The Future

While this plan creates a vision for the future, it is also critical to acknowledge its past. This plan draws on upon an expansive planning history, dating back to its establishment in the early nineteenth century. A respect for the Village's unique history allows this document to bridge the gap between the past and the future. This comprehensive community vision, which replaces the 1999 Village of New Haven Master Plan, has been updated to better respond to new challenges, goals and opportunities contingent with the changing economic, social and political climate. The plan is also better equipped to support recent neighborhood planning concepts and recommendations. United by a common vision, the Village of New Haven begins its future with optimism, pride and a resolute respect for its past.

The Village of New Haven has developed the following Master Plan to guide the community into the future. This comprehensive policy document has been created by the Village of New Haven to guide community, economic and physical development. The master plan is intended to portray a clear statement of the community's goals, objectives and action plans needed to achieve that vision.

In 2006 the Village of New Haven Planning Commission initiated the master plan update process. Working with the community's planning consulting firm the Village prepared an inventory cataloging existing conditions and analyzing growth opportunities. During this process the Planning Commission reviewed information related to the Village's regional setting, development history, existing land use, natural features, population and community facilities. After conducting an extensive review of the existing community conditions, problems, opportunities and community assets these items were shared with the public through a consultant led visioning process. Community stakeholders representing a variety of interests were invited to participate in the process along with members of the general public. A set of specific planning areas were identified in the community, along with an over arching set of goals and objectives formulated to guide development and future investment.

In January of 2014 the Village contracted with the Macomb County Department of Planning and Economic Development to provide professional planning services for the community. One of the first tasks assigned was the review and update of the draft master plan. The Planning Commission recognized that a long period of time had passed since the original community inventory had been completed. Further, they noted that the economic conditions of the community had changed

significantly since the plan was drafted. As a result it was agreed that County staff would work during the remainder of 2014 to review, update and adopt the master plan.

The strategies set forth in this master plan will not materialize in the immediate future. Rather, the vision contained in this document will require commitment by the Village to follow the policy recommendations, and make them a reality through systematic and consistent implementation of the action items presented in the plan. Some of the action items established by this plan will be simplistic and quick to accomplish, while others will require further study and input from the community. The vision and commitment of the residents of the Village of New Haven have worked to develop this plan, and their talents, passions and perseverance will make their master plan a reality.

Section 2 Existing Conditions

Regional Location

The Village of New Haven is a 2.5 square mile community situated in the central portion of northeastern Macomb County approximately 40 miles north of the City of Detroit. The community's southern border, 26 Mile Road, is shared with Chesterfield Township, while the rest of the Village is surrounded by Lenox Township. The location of the Village provides easy access to major transportation networks. Interstate 94, to the east, provides convenient and quick access to areas of regional significance such as Port Huron/Sarnia to the north and Detroit/Windsor to the south. Both of these are major population centers and have international border crossings. New Haven is also connected to both Gratiot Avenue and New Haven Road which provide connectivity to surrounding communities and the greater County.

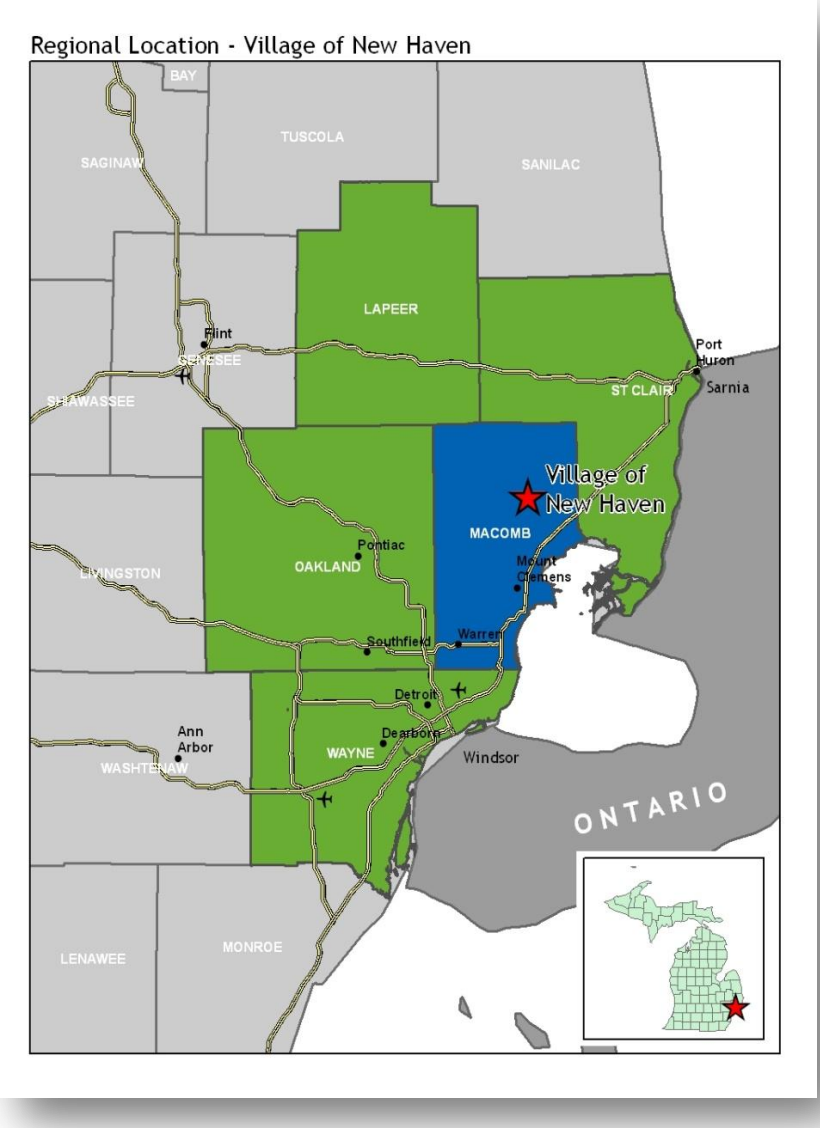


Figure 1 Regional Location

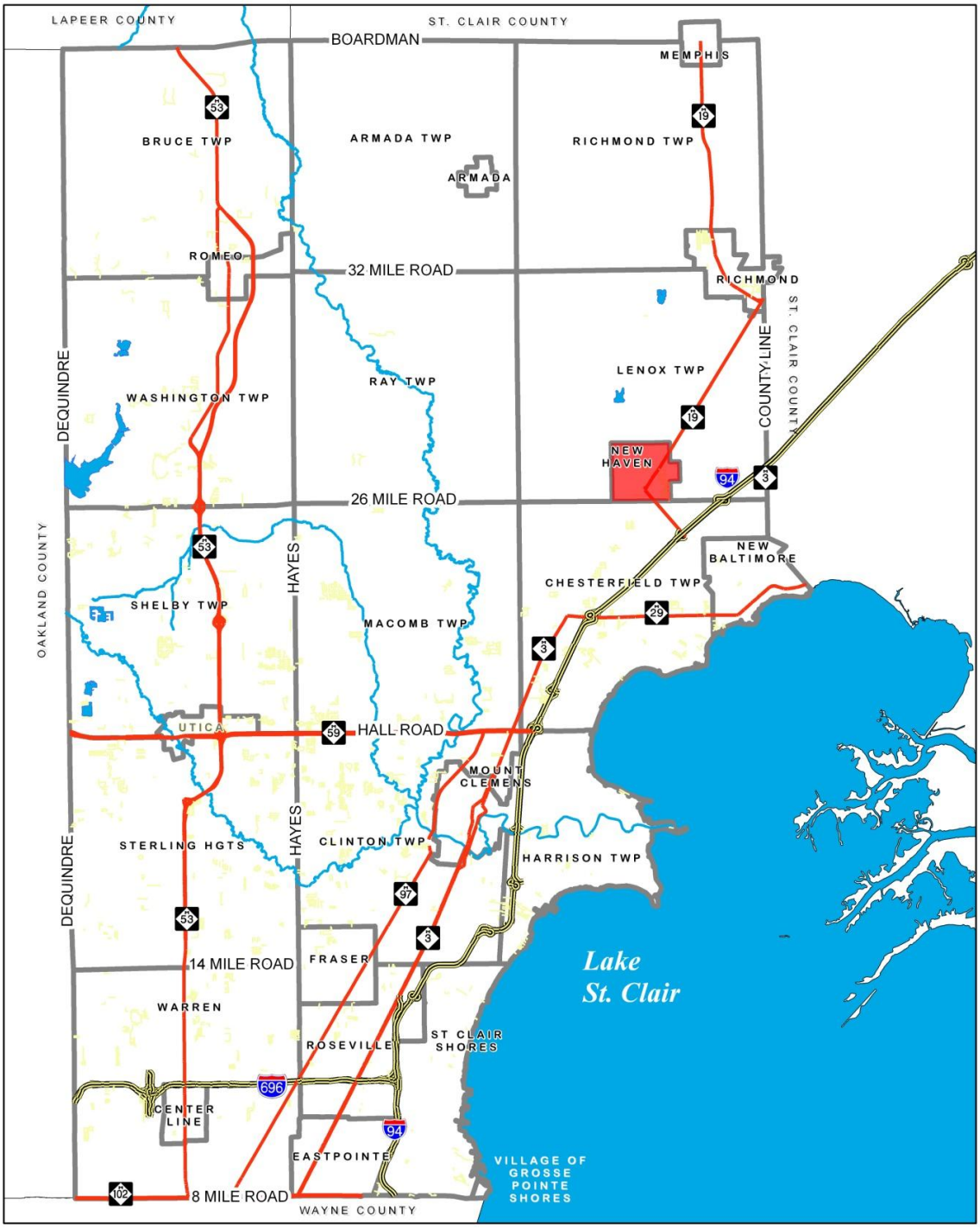


Figure 2 Location Map Macomb County

Demographic and Economic Analysis

The characteristics of a community's population are among the key ingredients that are given consideration in the long-range planning process. Historical and current demographic trends have several useful applications. From identifying community needs to strategizing future land use, demographic characteristics provide the foundational resources needed to make effective community-based decisions. The following demographic trends are essential to developing a comprehensive understanding of the characteristics of the Village of New Haven:

1) Population change over time
2) Population Characteristics – age, race, persons with disabilities
3) Household characteristics
4) Population projections

The most current available demographic data for the Village of New Haven is employed in the examination of each of the noted topics. The Village leveraged data from the following sources: U.S. Census Bureau's 2010 Census of Population and Housing; U.S. Census Bureau American Community Survey (ACS); ESRI Business Analyst; and the Southeast Michigan Council of Governments. Wherever possible, comparable data for Macomb County has been provided for the purpose of understanding the relationship of the Village to its larger geographical area.

Population

The 2010 U.S. Census tabulated the Village's population at 4,642 persons. This represents a population increase of 51.2%, or 1,571 individuals, over the past decade.

Population change over the 70-year period between 1940 and 2010 for New Haven and its neighboring communities is shown in the following table. During this period, the Village's population increased from 904 persons in 1940 to 4,642 persons in 2010, for an increase of 3,738 residents, or an average of 534 persons per decade.

Table 1 Population Change 1940-2010

Community	1940	1950	1960	1970	1980	1990	2000	2010
New Haven	904	1,082	1,198	1,855	1,871	2,331	3,071	4,642
Macomb Township	1,935	2,715	4,807	6,140	14,230	22,714	50,478	79,580
New Baltimore	-	2,043	3,159	4,132	5,439	5,798	7,405	12,084
Lenox Township	1,710	1,993	2,356	2,869	3,028	3,069	5,362	5,828
Chesterfield Township	2,004	3,722	5,888	9,378	18,276	25,905	37,405	43,381

Gender

The Village of New Haven's gender composition is illustrated in the corresponding table. In 2010 the Village's population was comprised of 54.3% male and 45.7% female.

Table 2 Gender Composition 2010 Comparative

Community	2010	
	Number	Percentage
New Haven	**4,642**	
Male	2,520	54.3%
Female	2,122	45.7%
Macomb County	**840,978**	
Male	408,712	48.6%
Female	432,266	51.4%

Age

Age characteristics are among the more important community-based demographic information. They are useful as an indicator of anticipated demand for various types of municipal services and programs, including parks, employment needs, job training, day-care, schools, and services to the elderly.

Median Age

The steady aging of the region's population is among the more important trends illustrated by the Census. Both Macomb County and the Village of New Haven have experienced increases in median age among residents. In 2000 Macomb County and the Village of New Haven had media age levels at 36.9 and 29.7 respectively. By 2010 both those numbers rose to 39.9 for Macomb County, and 31.1 for the Village of New Haven. As a whole both the Village and the County are following the national trends of an increasing older population.

Population by Age

By reviewing the various age groupings that make up the population of the Village, it is possible to ascertain how various segments of the Village's population have changed over time and what impact these changes have had on the Village's growth. Further examination of these age groups can provide the Village with insight as to the present and future resident demand for age specific programming, services and facilities

Table 3 Population by Age 2000-2010 Village of New Haven

	2000		2010		
Age	Number	%	Number	%	Change 2000-2010
Under 5	315	10.3%	459	9.9%	45.7%
5-9	258	8.4%	460	9.9%	78.3%
10-19	506	16.5%	726	15.6%	43.5%
20-24	221	7.2%	251	5.4%	13.6%
25-44	1,035	33.7%	1,502	32.4%	45.1%
25-54	359	11.7%	572	12.3%	59.3%
55-59	110	3.6%	233	5.0%	111.8%
60-64	76	2.5%	161	3.5%	111.8%
65-74	126	4.1%	173	3.7%	37.3%
75+	65	2.1%	105	2.3%	61.5%
Totals	**3,071**	**100.0%**	**4,642**	**100.0%**	**51.2%**

The distribution of the Village's population into designated age categories for 2000 and 2010 is shown in table 3. Each of the ten age categories analyzed increased between 2000 and 2010. The largest increases were seen in the 55-59 and 60-64 year old cohorts. The largest segment of the population in 2010 was the 25 to 44 year old age group, with 1,502 persons accounting for 32.4% percent of the total population of the Village.

Age by Life Cycle Category

Obtaining a more expressive picture of the Village's population age distribution is possible when the individual age categories shown on the previous table are combined into a smaller age related groups, which more closely resemble identifiable stages of a normal human life cycle. Selected categories and the age intervals that they represent include: pre-school (0-4); school (5-19); family formation (20-44); middle-age (45-64); and seniors (65+). The percent of the Township's population that falls into each of these categories is shown in table 4. Available information for 1980-2010 is shown. Similar data for Macomb County is also provided for comparison purposes.

Each of the life cycle categories shown in Table 4 has an important meaning for planning. The pre-school and school-age categories, for example, offer useful indicators of future school enrollment trends and the adequacy of existing educational facilities to meet these needs. Based on 2000 Census numbers, the percentage of the Village's pre-school and school age population appears to have leveled off. However, new single family housing construction in the Village since the 2000 Census has created a new influx of school aged children in the area.

Table 4 Age by Life Cycle 1980-2010 Comparative

Village of New Haven				
Category	**1980**	**1990**	**2000**	**2010**
Preschool (0-4)	10.5	11.4	10.3	9.9%
School (5-19)	30.9	25.3	24.8	25.5%
Family Formation (20-44)	35.5	43.4	40.9	37.8%
Middle Age (45-64)	21.2	13.8	17.8	20.8%
Seniors (65+)	5.6	6.1	6.2	6.0%
Macomb County				
Category	**1980**	**1990**	**2000**	**2010**
Preschool (0-4)	6.7	6.8	6.5	5.8%
School (5-19)	26.9	19.9	19.9	19.7%
Family Formation (20-44)	37.8	40.4	37.2	32.0%
Middle Age (45-64)	20.8	20.6	22.8	28.2%
Seniors (65+)	7.7	12.3	13.6	14.3%

Collectively, the family formation and middle-age categories encompass the underpinning of the community. These two groups together account for 58.7 percent of the population and are the largest segment of property owners and taxpayers. They are also among the largest consumers of goods and services and, therefore, provide a medium for economic growth.

Race and Ethnicity

As of the 2010 U.S. Census, the racial makeup of the Village of New Haven was reported as 73.4% white and 16.7% Black or African American. Additionally, 4.0% reported being multi-racial, identifying association with one or more races. Less than 2% of the population identified itself as either Asian, Pacific Islander or any other race. It is important to note, the Hispanic population is captured as an ethnicity, rather than race. Therefore, a person may identify as White and Hispanic or White only. The percent of the population, in 2010, that identified as Hispanic of any race was 4.8% percent, while 95.2% percent of the population identified as Non-Hispanic.

Table 5 New Haven Racial Distribution 2000 - 2010

Race	2000		2010		Percent Change 2000-2010
Non-Hispanic	2,964	96.2%	4,419	95.2%	49.1%
White	2,245	73.1%	3,405	73.4%	51.7%
Black	571	18.6%	774	16.7%	35.6%
Asian	1	>1%	22	0.5%	2100.0%
Multi-Racial	111	3.6%	188	4.0%	69.4%
Other	26	0.8%	30	0.6%	15.4%
Hispanic	117	3.8%	233	4.8%	99.1%
Totals	3,071	100%	4,642	100%	51.2%

Persons with Disabilities (Civilian Non-institutionalized Population)

Individuals with disabilities are one of the special population groups community leaders must consider when planning for the future of the Village of New Haven. Ensuring all residents, regardless of physical ability, can actively be engaged in community life is a major factor of community prosperity.

Table 6 Persons with Disabilities 2010 Village of New Haven

Persons with Disabilities		
Total Population	3,996	100%
Total with a disability	717	17.9%
Under 18 years	1,060	
With a disability	55	0.5%
18 to 64 years	2,632	
With a disability	472	17.9%
65 years and over	304	
With a disability	190	62.5%

Educational Attainment

A community's educational attainment metrics are a vital statistic to track. The correlation between educational attainment and economic prosperity is very high. As residents continue to gain degrees and credentials, there is more opportunity for job growth. The educational attainment levels for the Village of New Haven are below the County averages. However, it is important to note that over the past decade the Village has seen gains in residents obtaining associates, bachelor's, and graduate/professional degrees.

Table 7 Educational Attainment 2010 Village of New Haven

Highest Level of Education 25+ Yrs.	5-Yr ACS 2010	Percentage Change 2000-2010
Graduate/Professional Degree	1.4%	0.4%
Bachelor's Degree	11.0%	5.9%
Associates Degree	12.3%	6.5%
Some College, No Degree	22.9%	-4.3%
High School Graduate	39.7%	1.0%
Did Not Graduate High School	12.6%	-9.6%

Income and Poverty Statistics

A communities income and poverty figures are key indicators to community stability. The Village is witnessing some positive trends regarding income and poverty. Since 2000 New Haven's median household income has increased 8.8% to $57,955. This increase has led to decreases to both individuals and households in poverty with -0.8% and -4.3% decreases respectively. The only concerning income statistic over the past decade was the decrease in per capita income by 5.7% to $20,671.

Table 8 Income Summary 2010 Village of New Haven

Income	5-Yr ACS 2010	Change 2000-2010	Percentage Change 2000-2010
Median Household Income (2010 Dollars)	$57,955	$4,686	8.8%
Per Capita Income (2010 Dollars)	$20,671	- $1,238	-5.7%

Table 9 Poverty Summary 2010 Village of New Haven

Poverty	Census 2000		5-Yr ACS 2010		Percentage Change 2000-2010
Persons in Poverty	454	14.5%	593	13.7%	-0.8%
Households in Poverty	158	14.8%	155	10.5%	-4.3%

Households

At the municipal level household growth generates property tax revenues, creates a demand for durable goods, and leads to more population. Each of these factors has the ability to positively impact economic growth. Household growth also impacts municipal services, especially the need for public utilities, police and fire services, and general community administration. The number of households also influences levels of traffic and the need for future transportation system improvements.

The Village of New Haven has experienced a steady growth of households over the past decade. For example, between 1990 and 2000, 292 new households were formed in the Village, for an increase of 27.44 percent. According to SEMCOG'S 2013 calculations, the number of households in the Village was 1,575.

Table 10 Total Households 1980-2010 Comparative

Community	1980	1990	Change 1980-1990	2000	Change 1990-2000	2010	Change 2000-2010	Percentage Change 2000-2010
Village of New Haven	559	772	213	1,064	292	1,552	488	45.9%
Macomb County	229,820	264,991	35,171	309,203	44,212	331,667	22,464	7.3%

Household Size

Associated with these increases in household growth was a decrease in the size of the average household. Consistent with the broader national and regional trends, the average household size in the Village of New Haven has declined over the past three decades. In 1980, the size of the average household was 3.33 persons. This declined to 2.97 persons in 1990 and 2.84 persons in 2000. Similar declines are observed for Macomb County and Michigan.

During the decade between 2000-2010 numerous new single family housing developments have been constructed. These developments have been marketed to new families and have contributed to an increase in the average household size within the Village as illustrated by the 2010 Census data.

Average Household Size

Table 11 Average Household Size 1980-2010 Comparative

Community	1980	1990	2000	2010
Village of New Haven	3.33	2.97	2.84	2.96
Macomb County	3.63	2.68	2.52	2.51
State of Michigan	3.27	2.63	2.56	2.49

Household Types

In the Village of New Haven, family households, consisting of household members related to each other, comprised approximately 457 households in 1980 and increased to 589 households in 1990 for a 28.88 percent change. This is higher than the County figure of 6.44 percent for the same decade. According to the 2010 Census family households accounted for 785 of the 1,064 households in the Village (73.8 percent). This represents a 33.2 percent increase over the previous decade.

Table 12 Family Households by Type 2010 Comparative

Community	Family Households	Married Couple Families
Village of New Haven	74.70%	48.80%
Macomb County	67.00%	49.70%
State of Michigan	66.00%	48.00%

Table 13 Household Types 2000-2010 Village of New Haven

Household Types	Census 2000	Census 2010	Percent Change 2000-2010
With Seniors 65+	155	217	40.0%
Without Seniors	909	1,335	46.9%
Two or more persons without children	334	481	44.0%
Live Alone, 65+	58	73	25.9%
Live alone, under 65	162	231	42.6%
With Children	510	767	50.4%
Total Households	**1,064**	**1,552**	**45.9%**

Housing Unit Types

According to the 5-Yr ACS 2010 there are 1,106 housing units in the Village of New Haven. The table below depicts the distribution of housing units by housing unit type.

Table 14 Housing Unit Types 2000-2010 Village of New Haven

Housing Unit Type	Census 2000	5-Yr ACS 2010	Change 2000-2010	New Permitted Units 2010-2014
Single Family Detached	525	1,106	581	9
Duplex	7	0	-7	0
Townhouse or Attached Condo	34	0	-34	0
Multi-Unit Apartment	102	121	19	0
Mobile Home	482	365	-117	0
Total	1,150	1,592	442	9
Units Demolished				0

Housing Tenure

Home ownership is generally a solid indicator of community stability. Home purchases many times represent the single largest investment that a family will make in their lifetime and, therefore usually indicates a long-term commitment to the community. Approximately 73.0 percent of the Village's total housing units are owner-occupied according to the 2010 Census. Renter occupied units account for 19 percent, while 8 percent of housing units were reported as being vacant.

Chart 1 Housing Ownership 2010 Village of New Haven

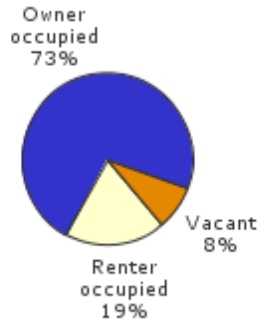


Table 15 Housing Tenure 2000-2010 Village of New Haven

Housing Tenure	Census 2000	Census 2010	Change 2000-2010
Owner occupied	856	1,232	376
Renter occupied	208	320	112
Vacant	74	143	69
Seasonal/migrant	6	1	-5
Other vacant units	68	142	74
Total Housing Units	1,138	1,695	557

Housing Values

Housing values are a viable indicator of community viability. As home values rise, so too does a community's general fund. Increases in home values also tend to be connected to economic growth. The Village of New Haven has witnessed some modest increases in housing values. As new construction has occurred across the community it has led to a spike in housing values over the past decade. Over the past decade home values have increased 32.1% to a median housing value of $107,400. Medium gross rent has also increased to $741, which is a 33.1% increase over that same timeframe.

Table 16 Median Housing Values Village of New Haven

Housing Value (in 2010 dollars)	5-Yr ACS 2010	Change 2000-2010	Percent Change 2000-2010
Median housing value	$ 107,400	$ 26,123	32.1%
Median gross rent	$ 741	$ 184	33.1%

Projections

Projections provide a basis for anticipating future land use and various community service demands. As noted in the previous commentary, the single factor that will have the greatest impact on these demands is the anticipated number of new residents. While there is no precise way of absolutely predicting the future, past trends offer a practical method of anticipating expected changes in the number of households and the number of residents.

Southeast Michigan Council of Governments (SEMCOG) Small Area Forecasts

SEMCOG prepares a series of Small Area Forecasts for each of the 233 local units of government in the Southeast Michigan. The forecasts include the anticipated number of persons, households and jobs within each community for each five-year interval between 2010 and 2040. The most recent series of projections were adopted by SEMCOG in 2011. The SEMCOG forecasts, including the projected number of households and persons per household, are included in table 17. These forecasts anticipate continued increases in the total numbers of persons and households. Future population projections are dependant, in large part, on the rate of household growth as well as the size of the average household. Forecasts prepared by SEMCOG anticipate continued declines in the size of the Village's average household from 2.96 persons per household in 2010 to 2.95 by the year 2040. For projection purposes, the Master Plan expects the Village to reach a level of 1,854 households and 5,535 persons by 2040. The future land use of the master plan and the capacity of the public infrastructure systems will determine the ultimate capacity of new households and corresponding population levels beyond the projection period.

Table 17 SEMCOG Forecast Demographics Village of New Haven

	2000 Census	2010 Census	SEMCOG Dec 2013	SEMCOG 2040
Population	3,071	4,642	4,786	5,535
Households (occupied units)	1,064	1,552	1,701	1,854
Persons per Household	2.84	2.96	3.01	2.95

Regional Planning Influences

Southeast Michigan Council of Governments (SEMCOG)

SEMCOG is the primary regional planning agency that serves the seven-county Southeast Michigan region. Its central role is to advance inter-governmental cooperation and to coordinate planning activities that are regional in scale. SEMCOG's principal planning activities involve the following areas: transportation, community/economic development, water/air quality, solid waste disposal, sewage treatment, storm drainage, public safety and land use. SEMCOG also maintains the region's most wide-ranging database that is used for planning and economic development purposes.

Macomb County Department of Planning and Economic Development (MCPED)

The Macomb County Planning & Economic Development Department is a regional planning agency which provides assistance to local communities through planning services, geographic information systems, data collection and economic development assistance. The County in recent years has conducted or supported a number of planning studies of benefit to the Village of New Haven. These include the Macomb County Trailways Plan, Parks and Recreation and Open Space Master Plan, Macomb County Thoroughfare Plan and Gratiot Avenue Access Management Plan.

Suburban Mobility Authority for Regional Transportation (SMART)

SMART is the agency responsible for providing mass transportation and paratransit services to the three-County Metropolitan Detroit area. The main component of SMART's service to the region consists of a network of bus routes. Other services provided by SMART include a connector or small bus service, which provides a more specialized type of service. This is particularly useful for meeting the transportation needs of senior citizens and the handicapped.

SMART also operates a Municipal Credit Program which provides funding to local communities to be used for meeting the transportation needs of its residents. Local communities are responsible for determining how this money will be spent. It can be used to subsidize the cost of providing SMART's

connector service, providing vans for local service, or underwriting the cost of bus tickets for local residents. Service to the Village of New Haven is provided via a curb to curb connector system that ties into the main-line route operating between Mt. Clemens and Detroit. This route offers selected weekday trips north along Gratiot Avenue to the City of New Baltimore and south along Gratiot Avenue to Lakeside Center. Service is also provided to Selfridge Air National Guard Base along Rosso Highway.

Michigan Department of Transportation and Macomb County Department of Roads

Future growth patterns are impacted and influenced by improvements to the regional highway system. Within Macomb County, the Michigan Department of Transportation and the Macomb County Department of Roads employ the greatest amount of control over future transportation initiatives. Planned improvements to the local Macomb County road system are planned, designed and constructed by the Macomb County Department of Roads.

Huron-Clinton Metropolitan Authority (HCMA)

The Huron-Clinton Metropolitan Authority (HCMA) operates three regional recreation facilities in Macomb County: Stony Creek Metropark in Washington and Shelby Townships, Lake St. Clair Metropark in Harrison Township, and Wolcott Mill in Ray Township. These facilities offer a wide range of recreational opportunities for residents throughout the County and region. The Wetzel State Park site is located in Lenox Township immediately to the west of the Village along 26 Mile Road. HCMA is also responsible for coordinating the implementation of a regional hike-bike path through central Macomb County. The main purpose of this system is to provide a non-motorized pedestrian and bicycle path connection between existing and planned major recreation facilities in this portion of the County. It will accomplish this by developing new paths that will connect with those that currently exist in the area.

This system will create a loop beginning at Lake St. Clair Metropark in Harrison Township, extending along Metropolitan Beach Parkway where an existing path is currently built, to Macomb County Park in Sterling Heights. From there, it will proceed north to the Clinton River Valley where it will connect into the City of Sterling Height's path system in Dodge Park and Clinton River Park. It will continue in a northwesterly direction along the river, through the Rochester Utica Recreation area, to the entrance of Stony Creek Park. The next leg of this path will extend along 26 Mile Road as far east as Wetzel State Park, with a secondary branch providing access to Wolcott Mill Metropark. The loop system will be completed with a path along Romeo Plank Road, Cass Avenue and Harrington Road through Mt. Clemens, and eventually back to Metropolitan Beach Parkway.

Local Planning Influences

In addition to the broader regional planning concerns identified in this report, the Village of New Haven is also impacted by land use activities occurring in neighboring communities. Commonly, the planning policies of neighboring communities can have a significant influence on the future development of property on the opposite side of the municipal boundary. The master plans of those communities sharing a common boundary with the Village of New Haven were examined to identify their potential impact on the community. The Village of New Haven shares a common boundary with the following communities: Lenox Township and Chesterfield Township.

Lenox Township

The Village of New Haven is bordered on the north, east and west by Lenox Township. The current master plan for Lenox Township was adopted in 2004. The future Land Use map indicates a significant portion of land within the township being designated as rural preservation. This includes approximately two-thirds of the land along New Haven's northern border, and approximately twothirds of the land along the western border. The remaining property along the southwest border is master planned for "research and development campus". Along the northeast Village border and the eastern boundary, the township plans for a range of residential uses, (planned residential neighborhoods, manufactured housing, low and medium density residential). A small area located along the northeast border is designated as public service. Overall, the plans for the township complement the existing and proposed land uses in the Village.

Chesterfield Township

The southern boundary of New Haven and the northern boundary of Chesterfield Township are separated by 26 Mile Road. Chesterfield Township is in the process of updating their master plan which was adopted in 2002. The south side of 26 Mile Road, west of Gratiot Avenue is currently master planned for a range of light and heavy industrial type uses. East of Gratiot Avenue the majority of the land that is adjacent to 26 Mile Road is master planned for low density residential type development with a small amount of general commercial property located along Gratiot.

Summary

The Village of New Haven, although occupying only 2.5 square miles, is rapidly becoming one of the leading contributors to the population and housing unit increase along the county's eastern growth corridor, spurred on by an increase in new home development and the influx of young married couples in search of their first home. The Village of New Haven's location, in relation to the Gratiot Avenue/I-94 Corridor, is a key factor to consider in planning for the future. The preparation of a Master Plan is particularly important because it provides an opportunity to formulate policy that can be used to direct growth in a way that serves the Village best. In the absence of such planning, a void is created, allowing trends and market forces to shape development in a random and haphazard way forever altering the way of life in New Haven.

Section 3 Natural Features and Environmentally Significant Areas

Introduction

This section provides an inventory of natural features and environmentally significant areas in the Village of New Haven. The Village's natural environment undoubtedly has an impact on the character of the existing and future development trends. Specific environmental features considered in this inventory include geology, topography, flood hazards, soils, water, woodlands, wetlands and the Michigan Natural Features Inventory. The location of natural features influences the future development of specific areas, positively or negatively depending on the feature and the proposed development. When incorporated thoughtfully into development proposals, features such as wetlands and woodlands serve to enhance the character and appearance of the built environment. Often natural features are seen as a barrier to development and may be difficult to overcome due additional regulations and requirements. However, ignoring physical features during development can have significant, long-term negative consequences for the individual land owner, the municipality and the environment as a whole. The New Haven Master Plan was designed to take advantage of these natural features so that the built environment is in harmony with the environmental characteristics of the natural features rather than attempting to substantially change the surroundings.

Topography

Topography can have a significant influence on land development patterns. For example, site location, orientation and design of buildings, roads and utility routes are all influenced by topography. Where slopes are extreme, concerns exist relating to the ability of the land to bear the weight of buildings and the danger of erosion. Sometimes, topographic variations offer opportunities to appreciate the scenic environment. In New Haven, the absence of significant changes in topography can result in the need for man-made drainage improvements. The Village is relatively level with the land surface varying by only 55 feet from the lowest to the highest point.

Water

The Village of New Haven is located entirely within the Belle River Watershed and has abundant water features that present unique challenges and opportunities. The Shook county drain bisects the Village from northwest to southeast; the Salt River runs north and south on the east side of the Village and the eastern portion of New Haven and Fish Creek which runs through the western portion of the Village. A number of man-made storm water detention ponds could potentially provide aesthic water features to surrounding residential neighborhoods.

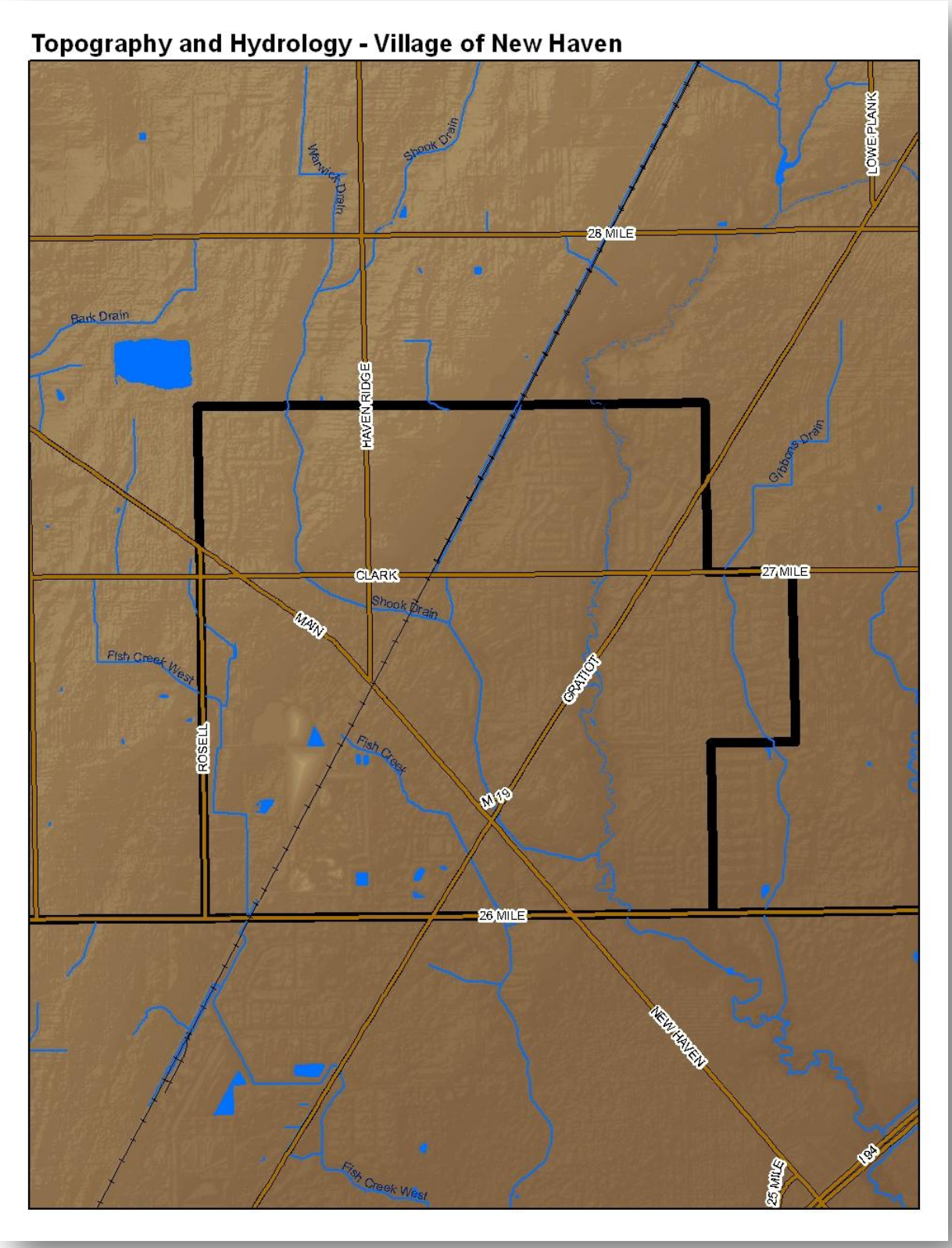
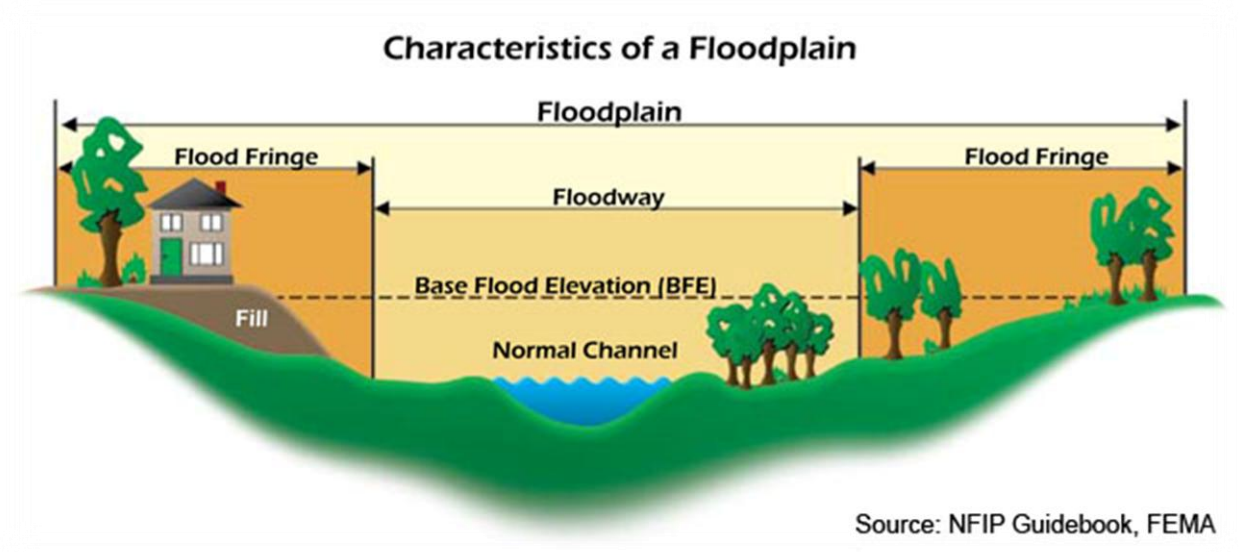


Figure 3 Topography/Hydrology Village of New Haven

Flood Hazards

A floodplain is an area of land along a lake, river or other water feature that is susceptible to being inundated by water as a result of heavy rains, snow melt, or other factors. Floodplains are naturally occurring physical features that provide for the temporary holding of this excessive water until such time as the receiving channel is capable of accepting the water. Floodplain areas and flood-risk zones are designated and regulated by the Federal Emergency Management Agency (FEMA). After review of information available from the U.S. Department of Agriculture and FEMA it is noted that two areas within the Village are prone to flooding, they are along the natural water courses of the Salt River and Fish Creek. The areas adjacent to county drains are also subject to flooding but not on the same scale. These areas have been identified as open space on the Land Use Plan because development in a floodplain could cause additional flooding in the community and potential environmental contamination.



Source: http://www.thomastwp.org/departments-services/community-development/flood-plain/

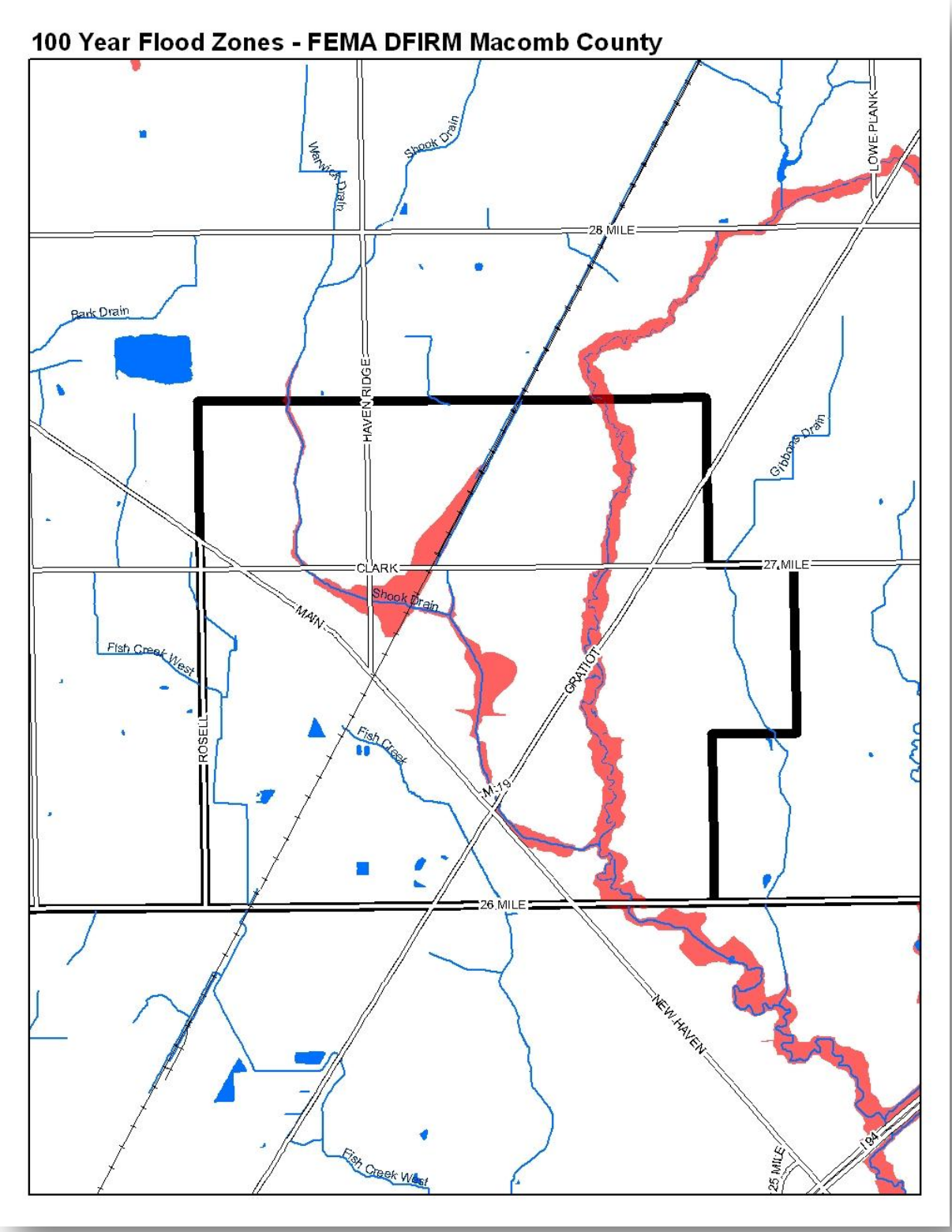


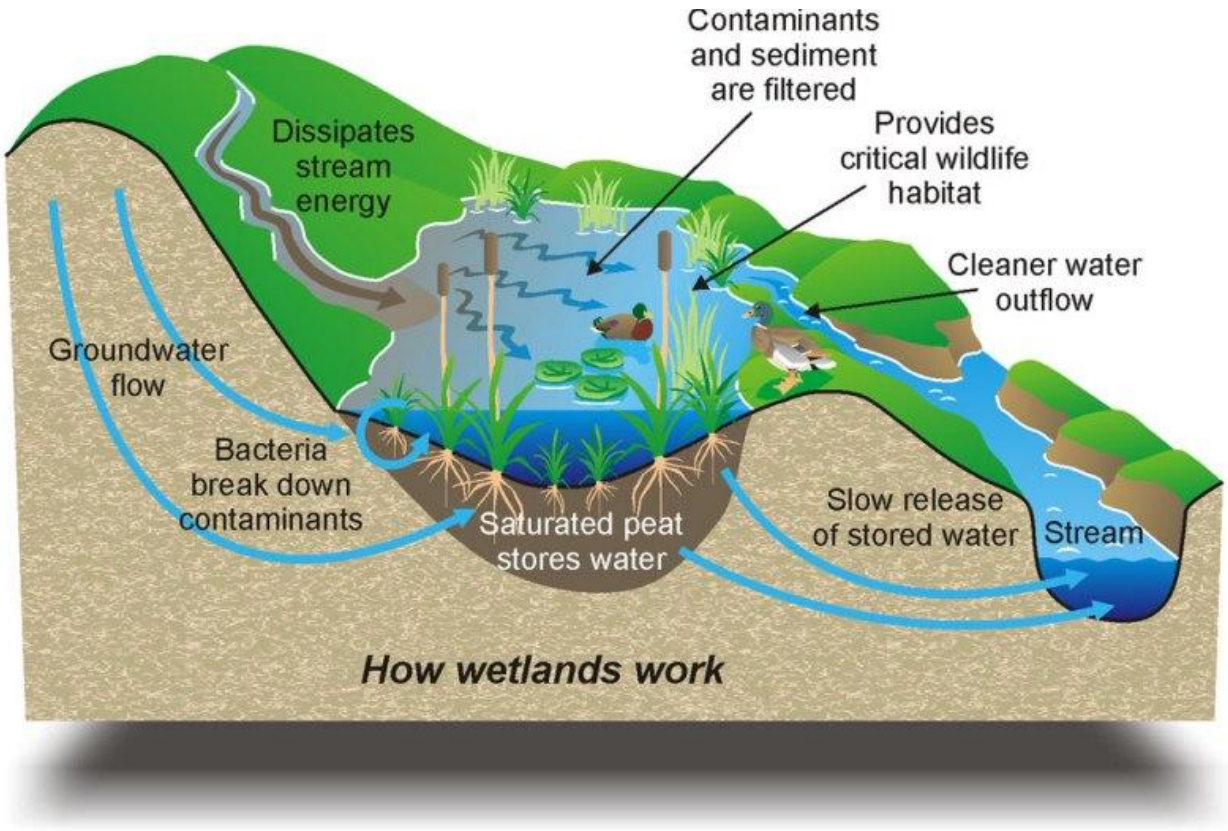
Figure 4 FEMA Digital Flood Insurance Rate Map 100 Year Flood Hazard Zones Village of New Haven

Wetlands

Wetlands are an important element of Michigan's landscape. Wetlands possess physical properties that have important consequences for planning purposes. Wetlands serve a number of necessary environmental functions that include: protecting water supplies: functioning as natural areas for floodwater; and providing a habitat for many types of plants and animals. Development in or around wetlands are regulated by several State statutes, the most prominent of which is Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act (P.A. 451 of 1994 as amended).

Wetlands do exist within the Village in two small pockets located along the south and west borders of the Village. A singular pocket of wetlands are located on the west side of the Village. The majority of remaining wetlands is of the forested type and is located along the banks of the Salt River. Two smaller pockets of forested wetlands are located in the north and south areas of the Village.

The preservation of the Village's natural wetlands has been possible through local planning efforts. The existing wetland areas are designated as open space in the master plan and therefore cannot be zoned for development. This ensures that these environmentally sensitive and poorly drained geological areas are preserved.



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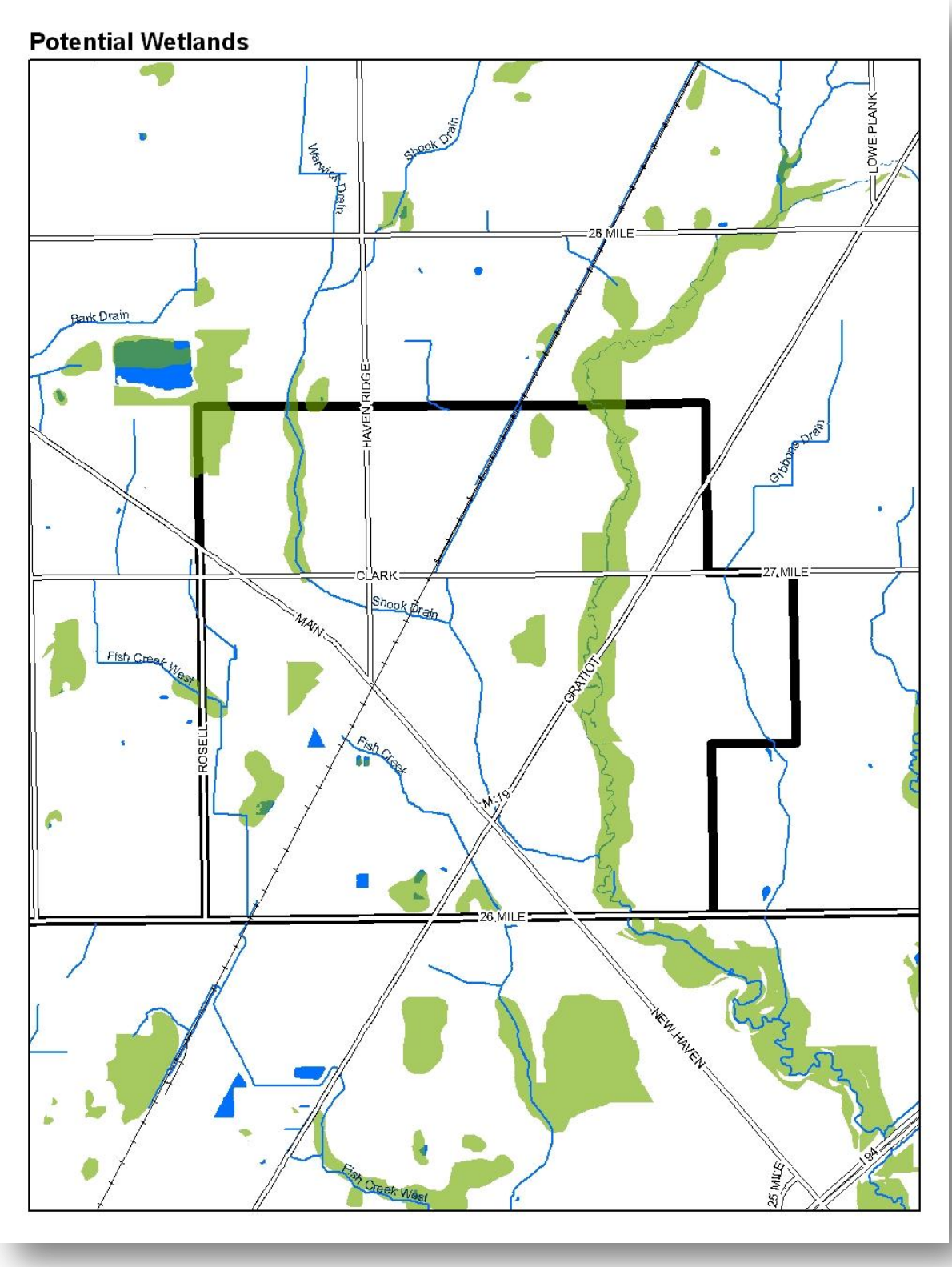


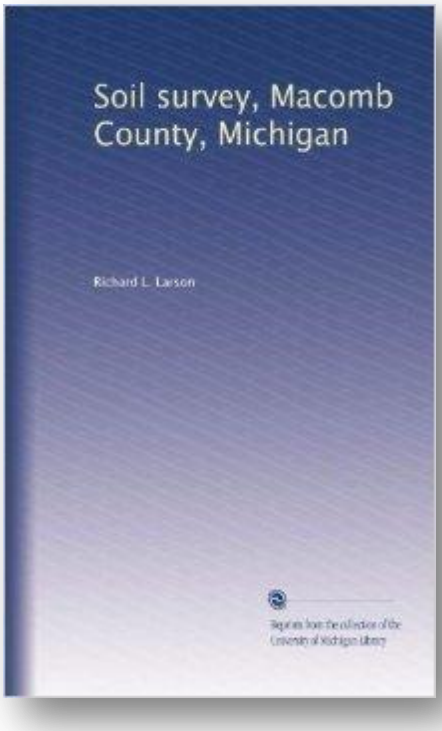
Figure 5 Potential Wetlands Village of New Haven

Soils

Soil characteristics have an important influence on the ability of land to support various types of land uses, including roads, buildings, utilities and agriculture. Four specific soil characteristics influence their ability to be used for various purposes. These include the following:

- Bearing Capacity - the ability to support the weight of roads, buildings or vehicles.
- Erosion/Stability - the susceptibility of the soils to erosion hazards and the ability to accept weight, without causing mass movements such as mud flows and slides.
- Drainage — the capacity of soils to transit and receive water. This characteristic is especially important for determining the ability of soils to absorb storm water. Soil drainage characteristics are influenced by particle composition and water content.
- Resource Value - the economic worth of the soil for agricultural purposes, or as a fill or mined material.

The Village of New Haven's soil characteristics were identified as part of the larger Macomb County Soil Survey conducted in 1967 by the United States Department of Agriculture Soil Conservation Service. Categories of soils with different characteristics and physical properties were identified as part of the survey. This process resulted in a patchwork or jigsaw-like pieces that fit together to portray a larger overall picture of existing soil characteristics. Three individual soils types are present in the Village.



Link to Macomb County Soil Survey: Macomb Soil Survey

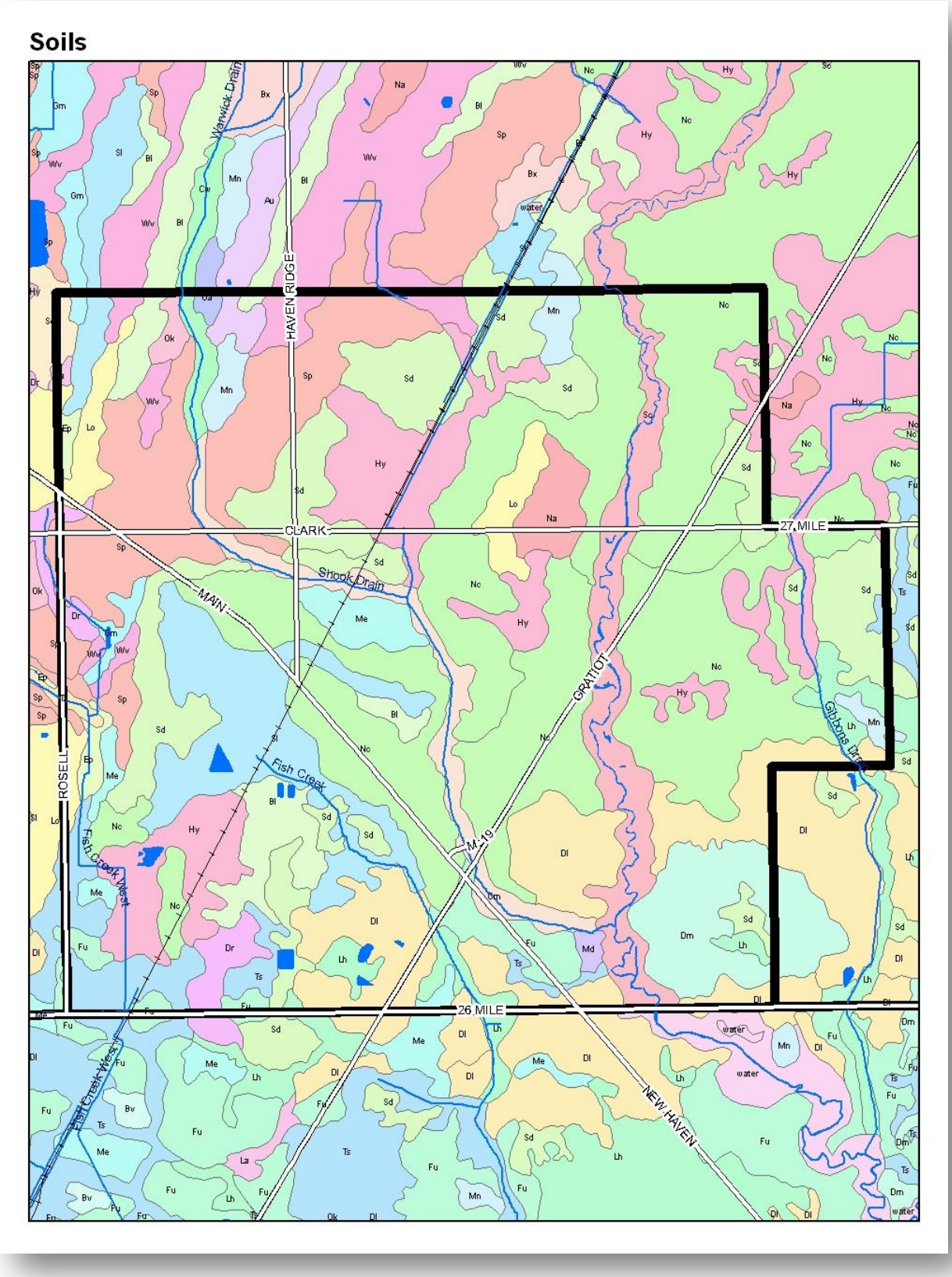


Figure 6 USDA Soil Survey Village of New Haven

Woodlands

Woodlands are frequently only considered valuable as a visual amenity enhancing the natural or constructed environment. However, trees serve many other useful environmental purposes including the following:

- Slope stabilization and erosion control
- Conserving water quality
- Maintaining a micro-climate
- Filtering pollution from the atmosphere
- Decreasing noise
- Providing a habitat for wildlife

Integrating woodlands into future development plans can improve the community's overall environmental quality and enhance the appearance of the community.

Presently, few wooded areas remain in the Village. They exist primarily along the Salt River and north of 27 Mile Road in the western half of the Village. These areas of mature vegetation should be sensitively considered when reviewing future development proposals. The wooded areas along the Salt River are protected by the wetland designation. The other wooded areas of the Village however are vulnerable. Future residential development could be "clustered" in order to minimize tree removal in future subdivisions.

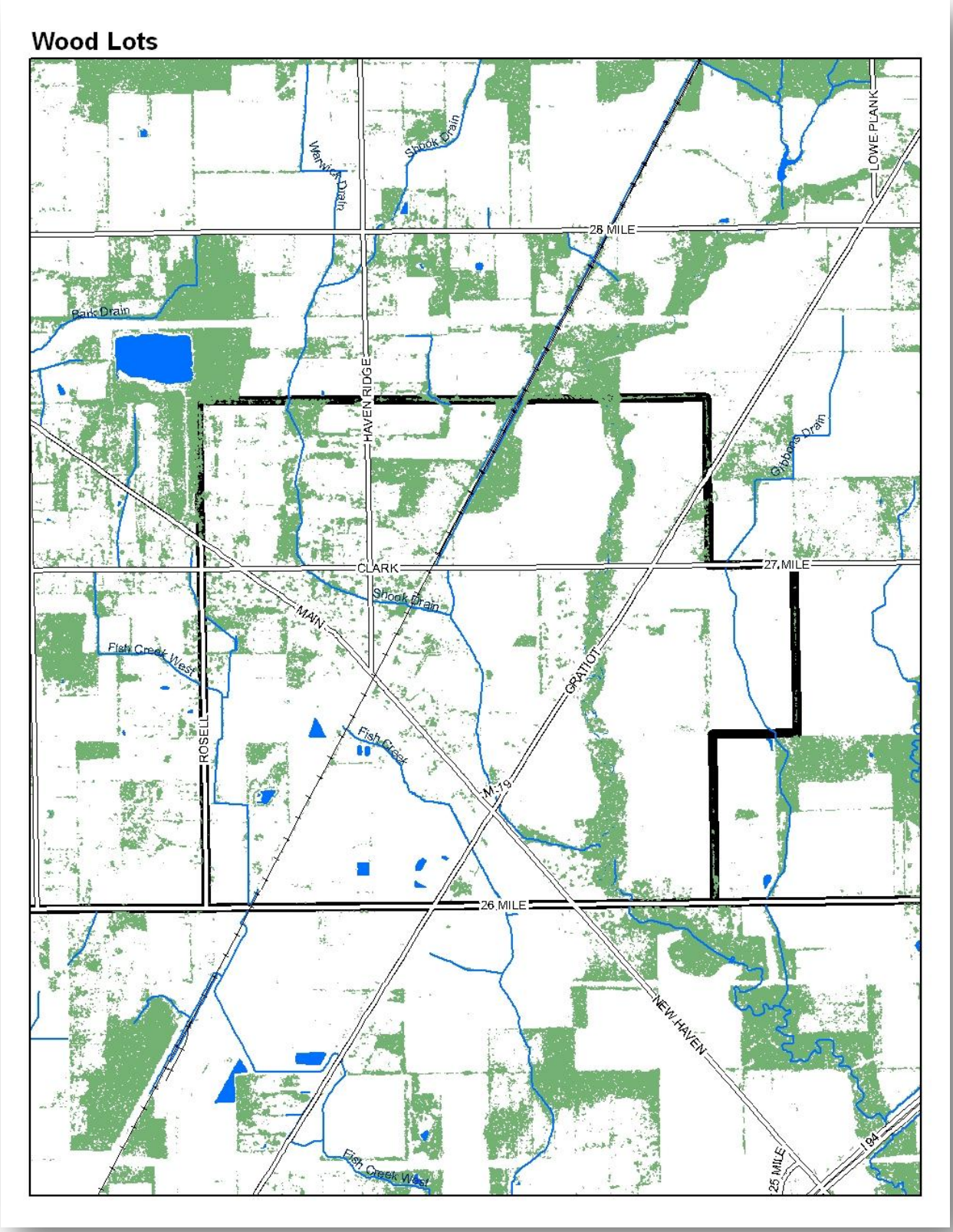


Figure 7 Woodlots and Tree Rows Village of New Haven

Michigan Natural Features Inventory

The Michigan Natural Features Inventory (MNFI) program conducts field surveys to locate and identify threatened and endangered species and communities throughout the state, created and maintains a database of all relevant species and community locations, provides data summaries and analysis in support of environmental reviews, and provides biological expertise to the Department of Natural Resources (DNR). The program is housed in the Wildlife Division, but provides relevant information to all DNR divisions, the Department of Environmental Quality, and other agencies and organizations. This program is an essential part of meeting the Department's legislated responsibilities for threatened and endangered species protection.

Teams of scientists with expertise in botany, zoology, aquatic ecology, and ecology collect information about Michigan's native plants, animals, aquatic animals and natural ecosystems.

MNFI has conducted surveys by foot, kayak, canoe, and air, from interior forests and grasslands, Great Lakes shores to remote islands in search of information about Michigan's special plants, animals and plant communities.

Information is also gathered by studying museum and herbaria records, communicating with other scientists in the Great Lakes area, and reading published works.

How is MNFI information used?

- Information sharing
- Reveal population trends and ecological requirements
- Determine the rangewide significance of individual occurrences
- Set conservation priorities and assign "rarity" ranks
- Identify data gaps and research needs
- Guide land use and management activities
- Access change over time and at different spatial scales
- Inform regulatory agencies

Sources: Michigan Department of Natural Resources Website http://www.michigan.gov/dnr
Michigan State University MNFI Website http://mnfi.anr.msu.edu/

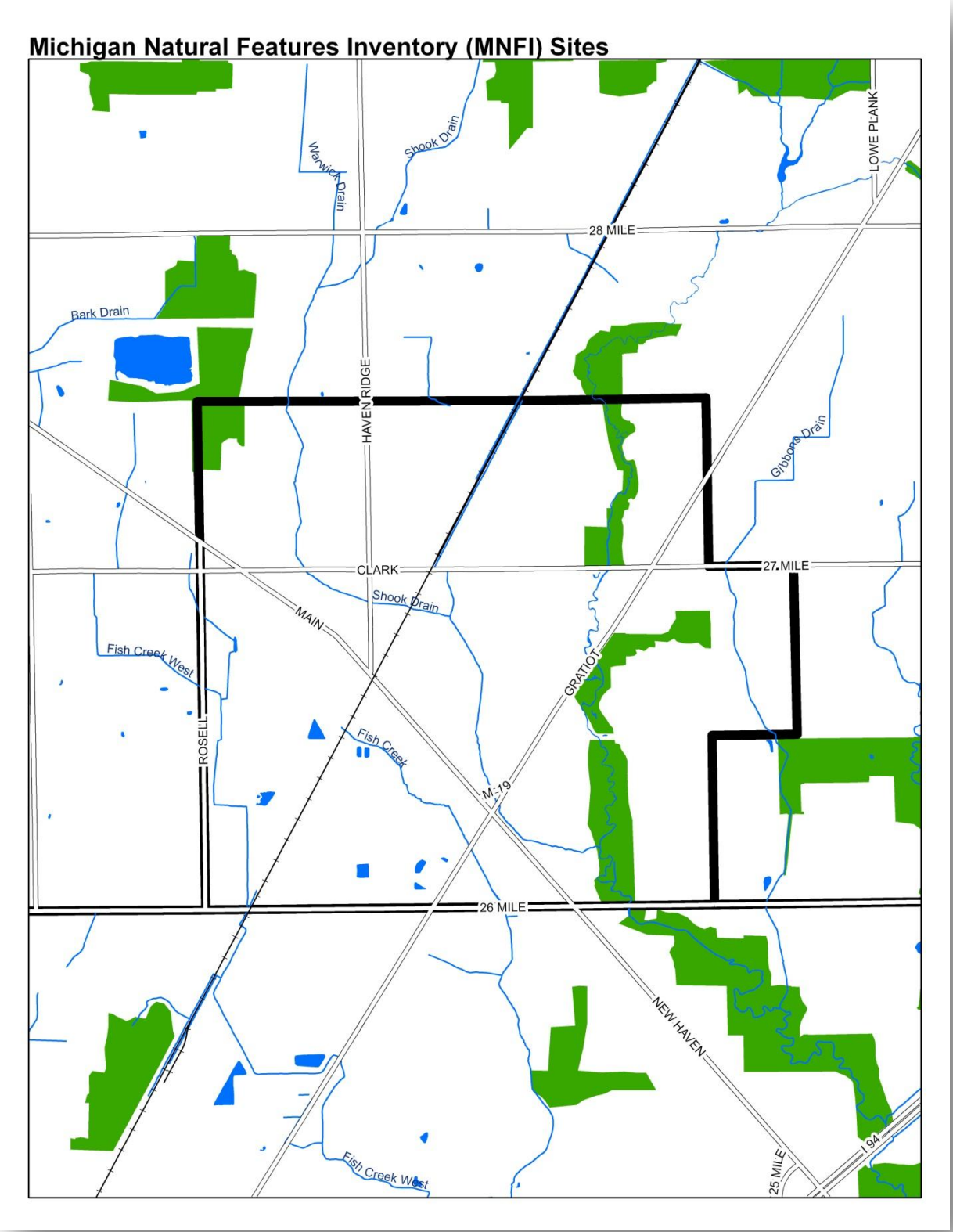
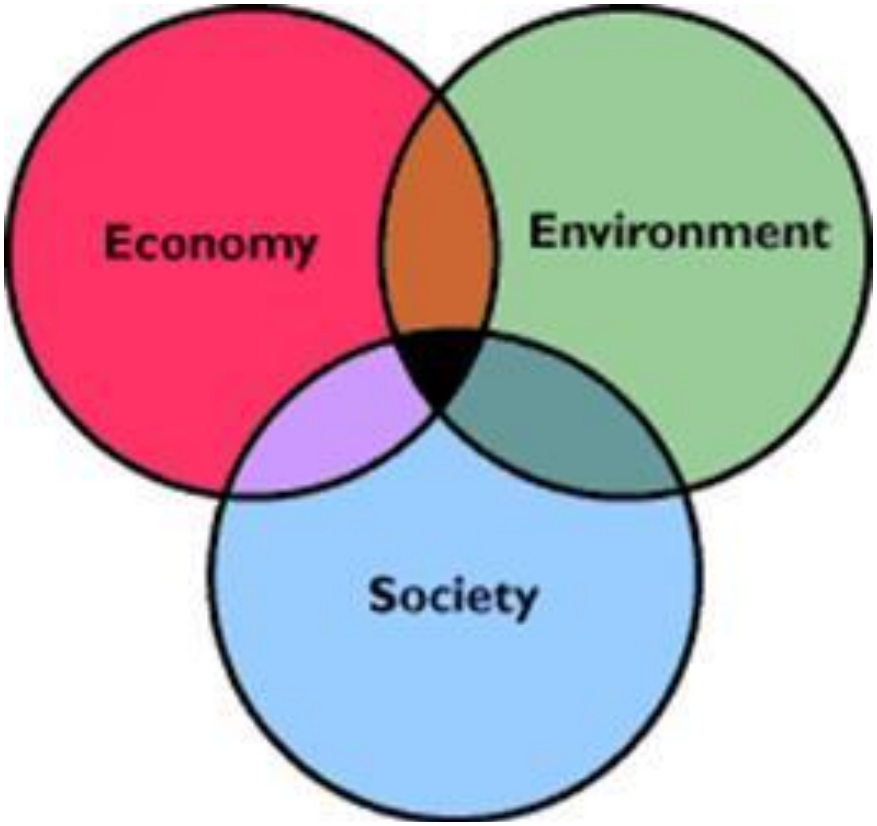


Figure 8 Michigan Natural Features Inventory Village of New Haven

Summary

As this section points out, the natural features of the community are profound environmental characteristics that add to New Haven's character. The Village must ensure that environmentally significant areas are protected and integrated into larger community plans. Experience has proven that cooperation with nature, using imagination and creativity, is preferable to removing natural features. The Village should carefully examine each opportunity to complete its design in a manner that enhances the community's livability. Planning can best assist in accomplishing this by encouraging designs that respect and work with nature.



Section 4 Existing Land Use

Introduction

The character of our physical environment is influenced by a multitude of factors. Foremost among these are the use of land, its distribution within the community and the relationship of these uses to one another. These ingredients strongly influence the overall character and identity of a community. They also impact quality of life and our relative degree of satisfaction with our surroundings. Land use characteristics and significant physical features establish the foundation upon which the future of the community will be based. They also exercise great influence on the development potential of the community. The central feature of this section is an examination of the Village of New Haven's land use characteristics. Each of the Village's individual land use categories are discussed, to include the amount of land devoted to each category and the distribution of the uses within the community. Current information will also be compared to previous land use surveys to illustrate trends.

Methodology

Existing land use data for the Village of New Haven was compiled from Lenox Township March 2014 Board of Review assessment records, 2012 aerial photography and a 2014 field study. Land use features were recorded on a parcel-by parcel basis on a Village base map. Aerial photographs and site plans were used as a secondary source of information to verify the land use patterns observed in the field. Each category was calculated to determine the amount of land area occupied by each individual land use.

Residential Development

Single-family residences, multi-family complexes, duplexes, single-family attached, and mobile home parks are all available within the Village of New Haven.

Single-family Residential

Single-family residential represents the largest portion of the developed acreage in New Haven. According to the existing land use map approximately 362.82 acres of land are being used for this purpose, which accounts for 22.46% of the land within the Village. Traditionally, single-family developments were located around the Village's core downtown area, with homes constructed on smaller lots on small narrow streets often mixed in with commercial or adjacent to industrial land uses. During the mid-2000's single-family planned unit developments were developed in a more subdivision development style. The Village's more contemporary suburbs are single-family residential enclaves that integrate amenities including parks space and schools.

Multiple-family Residential

Multiple-family residential occupies approximately 25.40 acres of land, the majority of which are located within the northwest portion of the Village. Multiple-family developments currently are a small percentage of land use in the Village; however the community has targeted areas to expand multiple-family residential units.

Manufactured Housing/Mobile Home Parks

Manufactured housing provides another housing option for Village residents. Two parks are currently located in the Village: on the west side of Gratiot Avenue, north of 27 Mile Road and east of Gratiot Avenue; and south of 27 Mile Road. According to the existing land use map these developments occupy approximately 148.01 acres of land. Manufactured Housing occupies 9.16% of land in the Village.

Office/Commercial

Office and commercial uses combined occupy approximately 74.80 acres of the land area of New Haven. A number of public uses could also be classified as office or commercial such as municipal offices or the new medical building on Gratiot which is a public health facility that has medical offices and provides outpatient treatment services. The majority of these uses are located along the Gratiot Avenue or along New Haven Road near the Village's downtown district. As of 2014, approximately 4.63% of the developed land within the Village was comprised of office and commercial type of uses.

Industrial

Industrial uses occupy 92.96 acres of land, accounting for 5.76% of the developed land. The majority of these uses are concentrated along the Grand Trunk Railroad corridor and in the southern half of the Village. A large percentage of the vacant land is also designated for industrial development.

Public and Semi-Public

Public and Semi-public uses include schools, parks, churches, fraternal organizations golf courses and other community-operated facilities. Collectively, these uses represent 205.26 acres of land in the Village. Public/semi-public uses account for 12.71% of the developed land within the Village of New Haven.

Transportation, Communications and Utilities

Community infrastructure, rail transportation, public roads and utilities account for 193.34 acres of land use in the Village. CN/GTW rail corridor occupies 36 acres of land that bisects the Village paralleling Gratiot Avenue to its east. The Village's public road network accounts for 172.23 acres or 10.66% of its total being used as road right-of-way.

Vacant

More than 512.58 acres of land in the Village of New Haven are undeveloped, representing the second largest land use category in the Village. This includes: vacant undeveloped wooded areas on the north side of the village; abandoned former industrial sites on the south side of the village; and the environmentally protected wetlands and designated floodplains. While vacant land is evident throughout the Village, certain parcels present unique barriers to development and therefore the supply of vacant land is not the best indicator of development potential in New Haven.

Changes in Land Use

The 2014 survey updates data previously collected in 1995 prior to developing the 1997 Master Plan. The table below shows the change in land use distribution from 1995 to 2014 by total acres and by percentage of total area. By comparing the results of the current land use inventory with the previous survey, one can examine trends that may impact future development in the Village. The following trends have implications for future land use decisions:

- The land development for single-family dwelling units more than tripled since the previous Master Plan was adopted. Likewise, land devoted to manufactured housing more than doubled in the same time period. This suggests perhaps a need for alternative housing types such as additional moderate density, mixed-use, multifamily or senior housing to add variety and housing alternatives for residents. This massive increase in residential land use also creates additional demand for public facilities and services.

- There was a significant increase in office and commercial land use which tends to directly follow new residential development. This plan predicts the Village will experience significant growth in commercial and office development in the next ten years to meet the demand of the new residents as residential development will likely taper off.
- The amount of property devoted to industrial uses also doubled during this time period as the village has successfully developed and retained manufacturing, warehouse and storage uses. Several businesses have expanded or upgraded their New Haven facilities. However, it may be difficult to measure growth purely based on land use because many of the industrial parcels are several acres in size but only a small portion of the site is actually being used for industrial purposes.
- As expected in a growing community like New Haven, vacant land declined by 136.62 acres, a reduction of nearly 22%. This rapid reduction might necessitate the need for open space preservation, recreation planning, land banking, right-of-way preservation or changes to the zoning code to preserve the natural environment and quality of life for current and future residents.

Table 18 Land Use 1995-2014 Village of New Haven

	2014		1995		1995-2014 Change
Category	Acres	Percent	Acres	Percent	in Acres
Single Family	362.82	22.46%	131.90	10.39%	230.92
Multiple Family	25.40	1.57%	25.00	1.97%	-2.26
Mobile Home Park	148.01	9.16%	60.00	4.73%	88.01
Office/Commercial	74.80	4.63%	11.50	0.91%	65.96
Industrial	92.96	5.76%	101.20	7.97%	-8.24
Public/Semi-Public	205.26	12.71%	90.40	7.12%	114.86
Trans/Comm./Utilities	193.34	11.97%	200.00	15.76%	-6.66
Vacant	512.58	31.74%	649.20	51.15%	-136.62
Totals	1,615.17	100.00%	1,269.20	100.00%	345.97

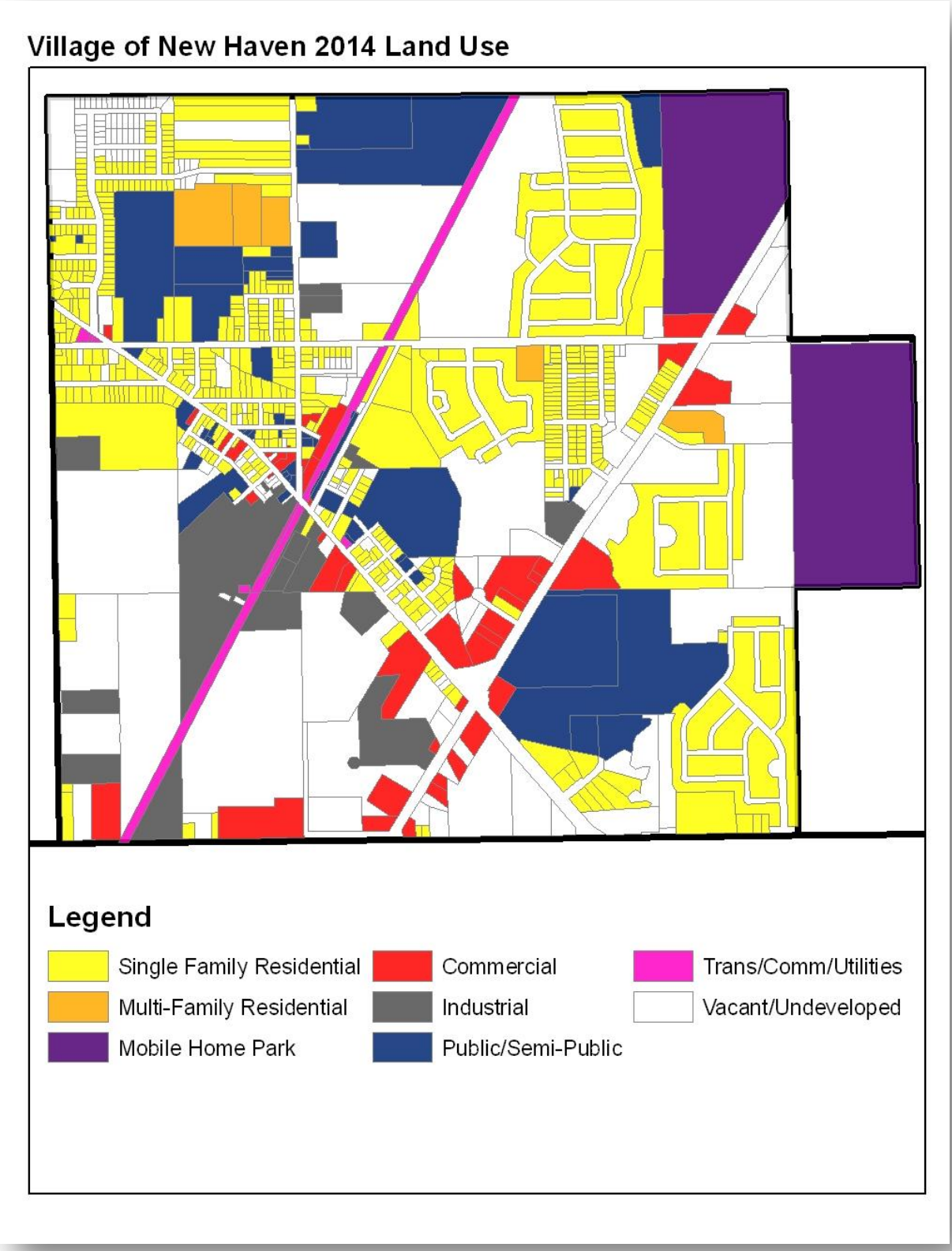


Figure 9 2014 Land Use Village of New Haven

Section 5 Future Land Use Plan

Introduction

The Village of New Haven's future land use plan was developed through close evaluation of the existing land uses throughout the community, careful analysis of distinct character areas and through the solicitation of community input related to the current and future uses desired within each of these unique land uses. The resulting future land use plan for the village is subdivided into six character area sections and an overarching transportation and non-motorized circulation plan. Goals and objectives have been outlined for each character area and are presented in each subsection. The relationship among goals, objectives, are as follows:

Goal: A goal is a destination, a final purpose that a community seeks to attain. A goal is the most general level of policy and needs further refinement to assist decision makers to reach their selected destination.

Objective: An objective is the route that specifies in general terms the way (route) by which the goal (destination) can be reached. An objective indicates the kinds of actions that should be used to achieve the goal.

Upon completion of the analysis of the individual elements, and the setting of goals and objectives the individual elements were condensed, compiled and coordinated develop strategies for the Village.

Transportation and Non-Motorized Transportation Plan

An evaluation of the communities existing transportation network, problems and forecasted future demand is a crucial step in the master planning process. Roadway improvements, access, right-of-way and conditions all impact land use decision and the manner in which it is developed. New development, particularly those regional in nature such as employment centers, new subdivisions and retail centers generate significant traffic that must be addressed in a comprehensive planning process.

Development in Macomb County has followed major transportation corridors extending from the central city northwest along the Gratiot and I-94 corridors. For this reason, this transportation plan was designed to consider the roadway improvements proposed by the Macomb County Department of Roads and the Michigan Department of Transportation. The proposed expansions to those key thoroughfares in or near the Village of New Haven would suggest exponential growth for the area. The trend analysis would suggest that this boom has already arrived for residential development and is positioned to occur in the near future for commercial and industrial development.

The Transportation Plan also considers the proposed land uses, existing traffic counts, accident data, roadway condition and future traffic generators. The strategies identified in this plan are directly related to the overall community vision and are linked closely to the residential, commercial and industrial policies.

By considering future roadway projects, the Village can minimize any negative impacts that would arise from major road construction projects. Roads are the physical improvements that link communities together. Coordinating the planning associated with the regional transportation system offers some opportunities to consider mutually compatible land use policies that will greatly benefit the Village of New Haven.

The network of roads within the community is the framework around which the shape of future growth will be established. In short, the transportation plan forms the skeletal structure of the community. Without adequate and appropriate roadway planning, development will become scattered and land uses will not function properly. The transportation plan must be viewed not only as a local structural framework but also in the context of regional and county impacts. The Village of New Haven has created a vision for its transportation network. This plan presents the vision, along with recommendations on how to achieve this end.

Transportation Vision: A safe and efficient multi-modal transportation system that appropriately serves the Village of New Haven and its neighboring communities.

Goal 1: Enhance the condition, function and safety of the village of New Haven's transportation network.

Objective 1.1: Work with transportation service providers to optimize vehicular and pedestrian flow along 26 Mile Road, 27 Mile Road, Gratiot Avenue, Rosell and New Haven Road.

Objective 1.2: Continually examine speed limits, signalization and signage on roadways.

Objective 1.3: Create traffic calming and access management standards to improve safety on roadways within the Village of New Haven. The standards should address access spacing and alignments, as well as the potential for shared access between properties. Reference the Gratiot Avenue Corridor Improvement Plan.

Objective 1.5: Work with the Macomb County Department of Roads, adjacent municipalities, MDOT and property owners to pave Rosell Road between 26 Mile Road and New Haven Road.

Goal 2: Encourage the development of non-motorized pathways that are available throughout the entire community providing an alternative means of transportation, as well as recreation.

Objective 2.1: Develop and adopt a Complete Streets policy to guide future roadway development and non-motorized circulation investments.

Objective 2.2: Work with Macomb County Department of Roads and other stakeholders to extend Macomb County's non-motorized trail offerings into the Village of New Haven.

Objective 2.3: Provide a uniform streetscape plan for all major roadways throughout the Village.

Objective 2.4: Provide pedestrian linkages to all public and semi-public uses throughout the Village.

Table 19A 2009-2013 Vehicle Crash Data Village of New Haven

High Frequency Vehicle Crash Counts by Roadway Segments								
Roadway	From	To	2009	2010	2011	2012	2013	TOTAL
Gratiot Ave	Gratiot/Main Cutoff	Clark St	10	12	14	14	12	62
Gratiot Ave	26 Mile Rd	Main St	10	15	12	10	6	53
26 Mile Rd	Main St	26 Mile/W I 94 Ramp	13	3	11	9	12	48
26 Mile Rd	Gratiot Ave	Main St	9	4	5	13	10	41
26 Mile Rd	Rosell Rd	Gratiot Ave	3	4	3	4	12	26
Gratiot Ave	Clark St	Gratiot Ave	4	3	5	6	5	23
Gratiot Ave	Main St	Gratiot/Main Cutoff	7	4	3	2	3	19
Main St	26 Mile Rd	Gratiot Ave	8	1	2	3	4	18
Main St	Gratiot Ave	Gratiot/Main Cutoff	3	0	3	2	6	14
New Haven Rd	Clark St	Bates Rd	0	1	6	4	2	13
Clark St	Haven Ridge Rd	Gratiot Ave	4	2	2	2	3	13
Main St	Gratiot/Main Cutoff	Haven Ridge Rd	1	3	3	0	3	10
Haven Ridge Rd	Clark St	Haven Ridge Rd	5	1	2	0	1	9
Haven Ridge Rd	Main St	Clark St	0	2	4	1	1	8
Main St	Haven Ridge Rd	Clark St	0	2	1	0	0	3
Clark St	Main St	Haven Ridge Rd	0	1	0	0	0	1

Table 19B 2009-2013 Vehicle Crash Data Village of New Haven

High Frequency Crash Intersections						
Intersection	2009	2010	2011	2012	2013	TOTAL
26 Mile Rd @ Gratiot Ave	18	19	10	29	12	88
Gratiot Ave @ Main St	19	8	15	11	17	70
26 Mile Rd @ Main St	12	3	5	10	10	40
Gratiot Ave @ Clark St	7	8	9	5	3	32
Gratiot Ave @ Clawson St	2	2	2	6	7	19
Gratiot Ave @ Arlington Dr	4	2	4	2	1	13
26 Mile Rd @ Rosell Rd	3	4	0	2	3	12
Gratiot Ave @ Riverbrook Blvd	3	1	2	2	2	10
Clark St @ Haven Ridge Rd	2	2	3	0	0	7
Haven Ridge Rd @ Main St	1	2	2	1	0	6
Main St @ Rosell Rd	0	1	3	0	0	4
26 Mile Rd @ Decora Park Blvd	2	1	0	1	0	4
26 Mile Rd @ North Bay Dr	0	1	0	0	3	4
Cynthia Dr @ Margo Dr	1	1	0	0	1	3
Carl St @ Rosell Rd	1	1	1	0	0	3
Clark St @ Stevens St	1	0	0	0	2	3
Main St @ Willert St	0	2	0	1	0	3
Main St @ Morgan St	0	1	0	0	2	3
Gratiot Ave @ Franchuk	0	1	0	2	0	3
Brampton St S @ Brockton St W	0	0	1	1	0	2
27 Mile Rd @ Rosell Rd	0	0	0	1	1	2
Brockton St W @ Brockton St W	0	1	0	0	1	2
Haven Ridge Rd @ John Rivers Dr	2	0	0	0	0	2
Creekview St @ River Oakes Dr	0	1	0	0	1	2
Clark St @ Amherst Ave	1	0	0	0	1	2
Shirley Ann St @ Stevens St	0	0	0	2	0	2
Decora Park Ct @ Decora Park Blvd	0	0	1	0	1	2
Gratiot Ave @ Buff St	0	0	0	1	1	2
Main St @ Victoria St	0	0	2	0	0	2
Clark St @ Clark St	0	0	0	2	0	2
Gratiot Ave @ James Curtin Dr	0	0	1	0	1	2
26 Mile Rd @ Iafrate Dr	0	0	1	0	1	2

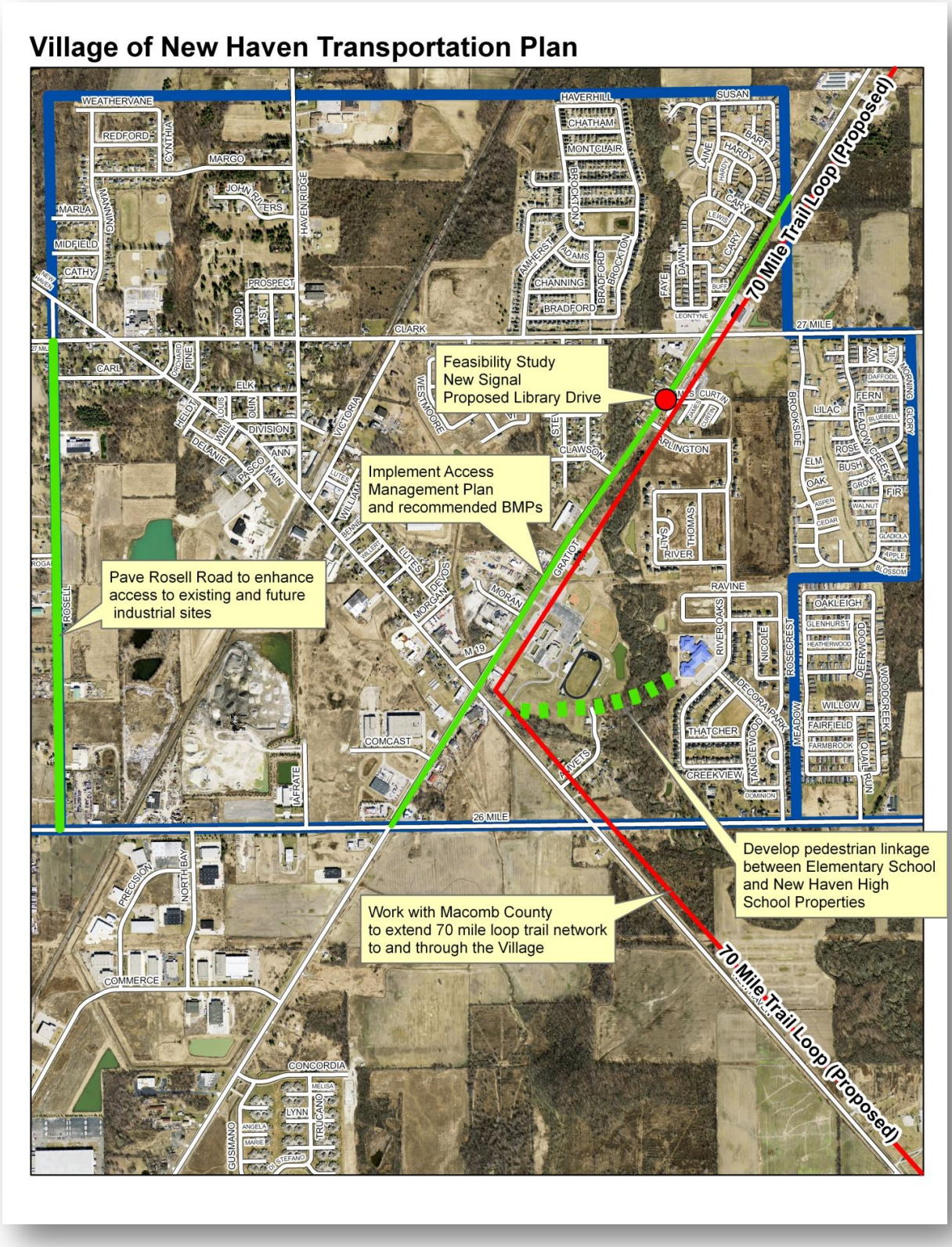


Figure 10 Transportation Plan Village of New Haven

Community Facilities and Open Space Plan

When considering the development of a community it is important to assess the provision of community facilities and the protection of environmentally significant areas. The community image is often directly related to the condition or provision of parks, libraries, schools and public buildings. The extent to which community facilities are developed is predicated upon neighborhood needs, the availability and location of suitable land, and available funding to finance the given project. Community-wide facilities normally consist of municipal offices, libraries, fire stations, playfields, community parks, and schools. By the very nature of their individual functions, they serve not only the residential neighborhoods, but the entire community. Through the implementation of the vision and strategies below, the Village aims to provide improved service and amenities to all members of the community, as well as take a more pro-active role in the protection/enhancement of New Haven's natural environment.

Existing Community Facilities

New Haven Community Schools

The Village of New Haven is served by the New Haven Community Schools. The school district provides educational services to sections of Ray, Lenox, Macomb and Chesterfield Townships. Presently there are three (3) public schools that serve the needs of the school district; New Haven Elementary on River Oaks Drive in New Haven, New Haven Middle School on 26 Mile Road in Ray Township and New Haven High School on Gratiot Avenue. There is also a public charter school, Meritt Academy, on Havenridge Road. Paralleling the surge of new home development in the northern communities over the last ten years the school district has experienced a spike in student enrollment. The majority of this increase was in the group from kindergarten through 8th grade.

Regional Parks and Recreation Facilities

The Huron-Clinton Metropolitan Authority (HCMA) operates more than one dozen regional recreation areas in Southeast Michigan. These parks provide facilities for a wide range of recreational opportunities, which include picnicking, playgrounds, hiking, swimming, boating, fishing, golf, court games, and cross-country skiing, ice-skating and sledding, among others. Three HCMA parks are located in Macomb County: Stony Creek Metro Park in Washington and Shelby Townships; Lake St. Clair Metro Park in Harrison Township; and Wolcott Mill in Ray Township.

Macomb County Parks and Recreation Facilities

Three parks are operated by Macomb County. The largest of which is Freedom Hill County Park and Amphitheater located in Sterling Heights. This 100 acre site has an events based orientation, featuring regularly scheduled festivals, concerts and fundraising type of events. A 10,000-square foot indoor banquet center is located on site. This building is available for group picnics, receptions and other public purposes. Macomb County also maintains the Macomb Orchard Trail. The 27 mile trail consisting of the old Grand Trunk and Western rail line traverses the County starting in Shelby Township along the County's western boundary, up through Washington, Bruce, Armada and Richmond Townships. The trailway also services the Villages of Romeo and Armada as well as the City of Richmond. The County also operates the Nicholson Nature Center located in Clinton Township.

New Haven Recreation Facilities

The Village of New Haven owns and maintains three (3) parks within the community. Two of the parks are located within the downtown area of the Village: on the corner of Main Street and Havenridge Road and on the corner of Main Street and Division Road. These two parks are mostly passive park areas offering undeveloped greenspace for community activities. The third park is located on Havenridge Road. This park offers basketball, soccer, volleyball, playground equipment and picnic areas. Recreational facilities also exist at local schools and semi- private neighborhood facilities.

Community Center

The former Village Hall now houses a community center which provides space for senior services and a food pantry. There is also potential to upgrade this facility and perhaps expand to meet the indoor recreation and leisure time activity needs of the larger population.

Village Offices

The benefit of a Civic Center is both functional and aesthetic. The Civic Center currently houses the Macomb County Sheriff, local fire department and municipal offices. By creating a consolidation of essential services, the citizens of the Village have the convenience of accessing all essential community services. The existing village offices only fulfills a part of the civic center concept in that it does not have space to provide on-site recreation amenities. However there is adjacent vacant land which makes future expansion feasible.

Library

The Lenox Township Library is located conveniently within the Village of New Haven on the corner of Clark Street and Main Street but is slated to move to Gratiot Avenue and the proposed Library Drive at the entrance of the Pembrook Subdivision. The library is supported by a 1.5

mil tax and functions under the direction of a six member library board and a full time Director. There is no cost to use the services of the library for residents as the library is a participating member of the Macomb County Cooperative. Currently the library is operating out of a small (2,400 square feet) building.

Fire Department

One of the most important services that are provided by a community is adequate fire protection. Fire fighting services are important because they protect residents, businesses, and industries from financial loss and personal injury, and because they can substantially reduce the cost of fire insurance. The Village of New Haven presently is served by an all volunteer/on-call fire department. The department consists of 17 employees including a part-time fire chief. The department operates with five major pieces of equipment, a suburban rescue unit, three engine trucks and one rescue truck. The Village is also served by the Richmond/Lenox EMS.

In January of 2006 the fire department officially moved into the new fire station which was part of the new Village offices. Presently the fire department is operating under a 3 mil tax and has a mutual aid agreement with Ray, Lenox, Macomb, Chesterfield Townships as well as the City of New Baltimore. In the case of extreme emergency to include major fires the Village is also a member of, and participates in, the Macomb County Mutual Aid Agreement.

The department responds to 400+ calls per year of which 60-80% are medically related. This figure is of significant note as the demand for such services will continue to increase as the population of the Village increases. It is imperative that the Village officials continue to monitor and assess the on-going and growing need for first responder emergency services.

Public Utilities

The development potential of a community is directly related to the availability and adequacy of public utilities. The Village of New Haven currently provides public water and sanitary sewer services to the Village residents, businesses and industries. As the Village continues to grow, increased demands are imposed on the capacities of these aging, and in many cases over stressed, systems to provide the necessary infrastructure. The extent of existing and anticipated public utility service to the Village is described in the following narrative.

Sanitary Sewer Facilities

Sewer facilities are provided by the same system that serves Chesterfield and Lenox Townships. Presently, based on current engineering reports, the Village is over capacity and additional developments, primarily residential, will further stress an already over burdened system.

Water Distribution Facilities

The Village of New Haven is serviced by the Great Lakes Water Authority (formerly the Detroit Water and Sewer Department). The Village distribution of water closely parallels the sanitary sewer system noted previously. The water system is, however, prone to frequent failures as a result of chronic low pressure to a number of areas of the Village and frequent ruptures of water mains.

Parks and Recreation Planning factors

Because of the recent growth in residential development and the potential for that growth to continue into the future, the Village should closely reexamine the recreational opportunities that are available to the residents and determine if the establishment of a formal Parks and Recreational Department is in order. Depending upon the findings and determination of that evaluation serious consideration should be given to the application process for the acquisition of various State, Federal and private grants. In short the Village of New Haven needs to first determine whether or not there is enough developed or undeveloped park land available to accommodate existing and future recreation needs. Additionally, the Recreation Plan should consider whether or not existing recreational sites are appropriately located in order to accommodate future recreation needs based on anticipated population levels as well as projected development patterns.

Community Facilities Vision: The Village of New Haven is a community where community facilities and environmentally significant areas are accessible and engaging to all residents and visitors.

Goal 1: Maintain, upgrade and expand parks, recreation and open space opportunities within the Village.

Objective 1.1: Develop a formal Parks and Recreation and Open Space Plan, with a corresponding Board and volunteer structure, to update and implement recreational offerings.

Objective 1.2: Identify environmentally significant areas within the Village that can be acquired to enhance recreational services.

Objective 1.3: Work with the Macomb County Sheriff's Department to maximize safety at all Village Parks.

Objective 1.4: Work with Macomb County to develop an interconnected non-motorized trail system in the Village that connects to both local and regional trails.

Objective 1.5: Work with developers to ensure that adequate recreation and preservation areas are provided with new developments.

Goal 2: Promote environmental best management practices (BMPs) throughout the Village.

Objective 2.1: Revise ordinances to integrate green infrastructure and building standards

Goal 3: Maintain and improve upon the existing community infrastructure.

Objective 3.1: Develop a Capital Improvements Plan that will strategically lay out infrastructure improvements and investment for the Village of New Haven

Objective 3.2 :Examine the need for expanded fire services considering trends in development.

Objective 3.3: Work with the state, county and Village administrators to develop a prioritized plan for expanding, replacing or upgrading water and sewer service within the Village.

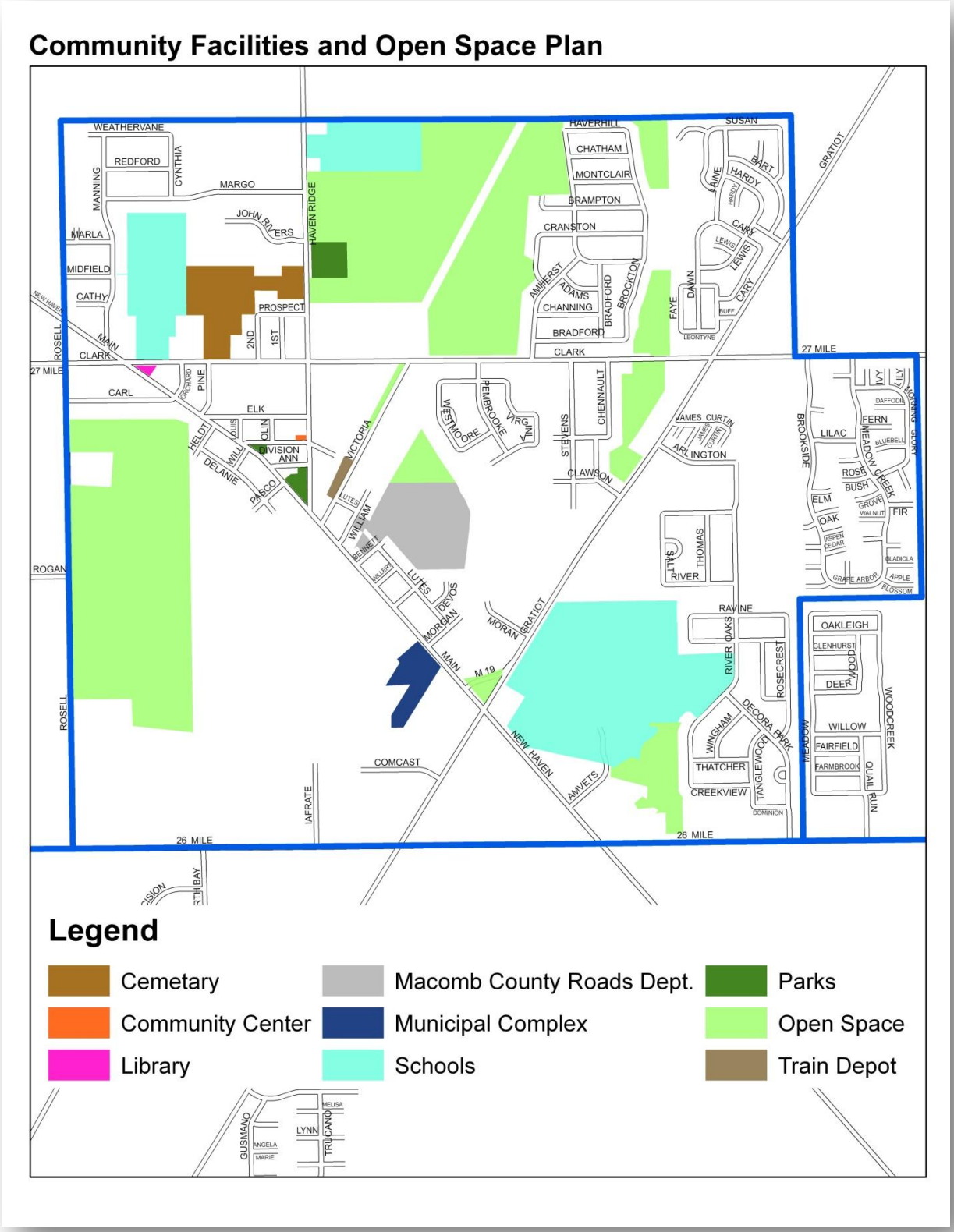
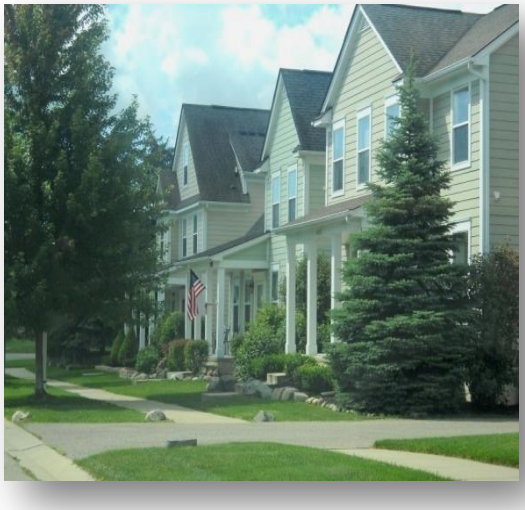


Figure 11 Community Facilities Plan Village of New Haven

Residential Areas Plan

New Haven's most predominate community characteristic is the prevalence of residential uses.. The Village is comprised of several neighborhood districts, each with unique characteristics such as configuration, amenities, landscaping, lot sizes, access and density. The residential development is what dictates the supply, and to some extent the location, of office, commerical and public uses. The Village of New Haven has experienced rapid residential growth in the last decade, which has provided much needed community infrastructure improvements such as new roads, water and sewer extensions, and new elementary schools. In the next decade, the Village seeks to expand residential options, increase density in areas near commercial development, and take advantage of the demand for housing in order to redevelop underutilized sites. This plan identifies the primary residential goals and strategies for achieving the community vision for strong, healthy residential neighborhoods in New Haven.



Currently, 62.5% of the Village is planned for some type of residential use, however only 49% of residentially zoned land is developed. The Master Plan has five distinct residential use designations which are generally characterized by the amount of density or dwelling units per acre permitted. In addition the plan includes a downtown mixed-use district that relies on higher density residential development in order to create a demand for commercial development. When calculating the density, property not suited for development (designated open space, environmentally sensitive or otherwise restricted) should not be included in calculating density for conformance with the Village Master Plan.

The residential districts are designated as follows:

Single-Family Residential (Low Density)

This district is primarily concentrated north of Clark Avenue (27 Mile) and includes the new planned unit development districts of Weathervane Woods and large tracts of undeveloped property slated for new home construction. Decora Park, located in the southeast quadrant of the Village is also designated as low density. This district is characterized by detached housing with densities of less than four dwelling units per acre. These neighborhoods are designed to attract new young families to the Village of New Haven and are located near New Haven Elementary and Merritt Academy. The Village has the flexibility within this district to zone undeveloped land for large estate or farmsteads if desired or create planned communities if the demand for such housing continues. Most of this low density district borders Lenox Township, which has adopted a Master Plan which seeks to preserve the historic rural character of the community.

Single-Family Residential (Medium Density)

Medium density housing serves as a transition between single-family detached housing and multi-family or commercial land uses. This district is characterized by single-family housing of four to six dwelling units per acre that may be clustered or attached such as duplexes or townhouses. The plan designated 16.0% of the Village or 231 acres for Medium Density housing. Pembrooke and Pembrooke South site condominium projects as well as traditional neighborhoods located just north of downtown are identified as medium-density districts.

Multi-family Residential (Higher Density)

Multi-family housing comes in many forms such as apartments, condominiums and senior housing. The Plan designates 43 acres for multi-family housing, this includes existing developments southeast of the Gratiot & 27 Mile Road intersection and near the Pembrooke planned unit development community.. Two additional has areas have been designated for this use. The first is located along the railroad corridor north of New Haven Road and east of Havenridge. The second is located along the south side of Main Street between the Downtown district and the Village municipal offices. Both of these areas currently support industrial uses and are planned to transition to multi-family should redevelopment occur. The many new families moving into New Haven will likely bring residents that are responsible for the care of their aging parents. When this happens, there will likely be a demand for additional senior housing and assisted living facilities. These facilities should be located in close proximity to goods and services with safe pedestrian linkages.

Manufactured Housing District

This district classification is used to identify the existing mobile home parks within the Village. Mobile home park densities are generally between 3.0 and 6.0 units per acre. Currently two manufactured housing districts exist in the Village. Riverbrook is located northwest of Gratiot and Clark Avenue and Meadowbrook is located south of Clark Avenue and east of Gratiot. These districts are characterized as communities within a community, complete with local roads, parks and a community clubhouse. The Meadowbrook community is designed to accommodate more permanent manufactured housing which could easily meet the zoning requirements of a single-family district. Manufactured Housing comprises 10.2% of the land use in the Village, therefore, no additional mobile home park development is planned in the future. If the Riverbrook Mobile Home Park ceases to exist in the future, the Master Plan designates this area for Low Density Single-Family Housing.

Downtown Mixed Use District – Housing Options

This newly created downtown district is based mixed-use traditional downtown development which permits a variety of land uses provided the unifying bulk and design standards are met. Residential dwellings are vital to the success of a suburban downtown district, and should be an integral part of any planned development for this district. Housing is not just a complementary use to commercial and office developments, rather it often determines what type of businesses will locate in the district. The densities tend to be greater and will give developers maximum flexibility in designing creative residential products such as live-work units, loft housing and possibly row houses behind the main commercial frontage.

Residential Vision: Provide a diverse range of residential options at multiple price points that promote a sense of community and pride in ownership.

Goal 1: Encourage the rehabilitation of existing housing stock.

Objective 1.1: Enforce and strengthen existing building codes and ordinances in residential areas.

Objective 1.2: Explore the feasibility of developing a community based residential investment strategy that can financially assist homeowners with property improvements.

Objective 1.3: Upgrade the infrastructure in existing residential areas to encourage investment including street resurfacing, curb and gutter replacement, upgrading water mains and sanitary sewers and replacing older street lights with energy efficient, decorative lighting.

Goal 2: Provide a diverse range of housing options.

Objective 2.1: Increase housing options for single-headed households, young adults and the elderly by updating the zoning ordinance to provide for greater housing densities near activity centers.

Objective 2.2: Create a zoning designation for medium-density residential dwelling units.

Goal 3: Improve the architectural and design standards for existing and new residential

Objective 3.1: Encourage the use of high quality building materials especially those that are natural such as natural stone, masonry and wood and discourage use of synthetic or faux materials that deteriorate over time.

Objective 3.2: Create neighborhoods that offer diversity in terms of height, setbacks, orientation and floor-plans to develop neighborhood character and Identity.

Goal 4: Promote pedestrian friendly, aesthetically pleasing neighborhoods in all new residential developments.

Objective 4.1: Increase the use of pocket parks within neighborhoods so that every resident is in proximity to some form of open space or recreation.

Objective 4.2: Provide for pedestrian-friendly amenities by offering density bonuses for developers willing to include neighborhood amenities that go beyond the standards set forth in the zoning ordinance.

Objective 4.3: Adopt a complete streets strategy that details pedestrian circulation amenities required within new developments and redevelopment projects.

Objective 4.4: Improve the landscaping along rights-of-way by investing in hardy street trees and other amenities such as benches and street lighting.

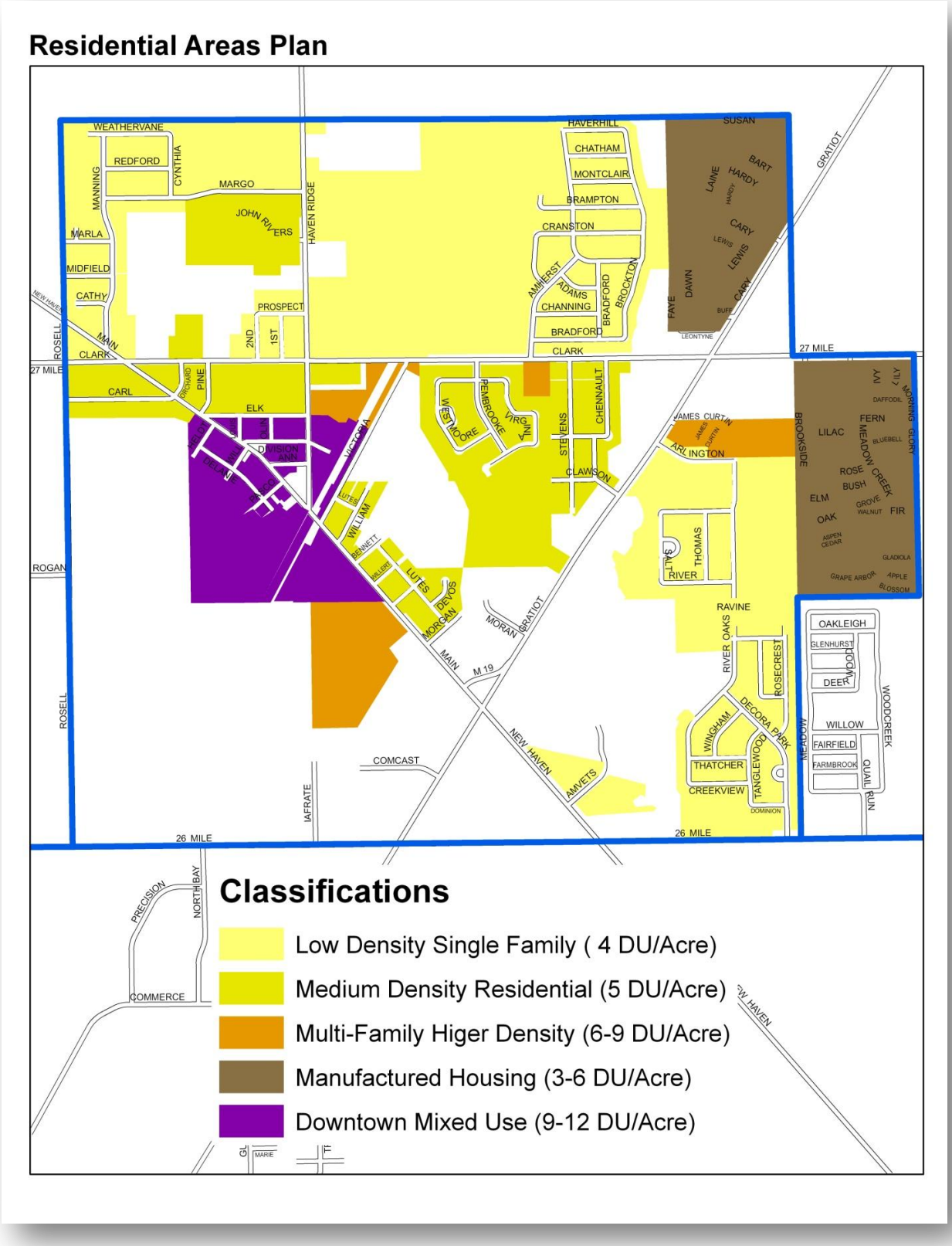


Figure 12 Residential Areas Plan Village of New Haven

Commercial Areas Plan

Commercial development in the Village of New Haven has been, still is, and will be influenced by existing development patterns, zoning, planned and existing residential neighborhood locations, local disposable income and traffic counts. Therefore, the commercial plan is based on applying these principles within the context of the visions, goals and strategies for the Community as a whole.

Commercial Land Uses

Some 173 acres of commercial development are proposed in the Plan. The commercial designation includes all retail, office and service uses. Generally, a hierarchy of commercial centers is encouraged from the typical small convenience center serving neighborhood commercial needs, to the larger regional shopping/lifestyle centers serving regional customers. The Land Use Plan identifies several areas for regional commercial uses in addition to those provided for local convenience development. Office uses are not separately identified and can be considered appropriate in any of the commercial areas. In most cases, office will provide an appropriate transition to abutting single-family uses.

General Business

The business land use classification includes all commercial uses. For locational consideration, the Plan text recognizes two varieties of commercial types; neighborhood commercial and regional commercial.

Neighborhood commercial within the business designation is best suited for locations abutting residential and/or for lots with minimal depth (under 350' of depth). This designation includes uses intended primarily to meet the daily retail and service needs of nearby residential neighborhoods. They may occur as freestanding buildings or be included in a smaller planned center sharing floor space, parking and access with other tenants. This category of commercial development is designed for commercial uses with trade areas located within a five to ten minute drive of the business. These uses are commonly located at the intersection of major roads, in close proximity to the neighborhoods that form their primary trade area. Because of the potential location adjacent to residential, this Plan recognizes that in many cases the intensity of the uses must be controlled through limiting hours, reducing lighting, increasing activity/parking area locations and prohibiting drive-thru operations.

Regional Commercial uses, on the other hand, typically include shopping/lifestyle centers and uses dependant on high traffic corridors. Regional commercial centers generally exceed five acres in size and serve a market area extending at least several miles beyond the site. Uses in this category will

experience more intense auto and truck traffic than in neighborhood commercial areas. They may include “big-box” commercial, grocery stores, restaurants and auto-oriented businesses such as gas stations and car washes. Commercial uses with a regional draw are limited to the area along 26 Mile Road and on Gratiot Avenue near major intersections.

Office

The office classification includes both general and professional offices. Office uses are generally located in areas along major traffic thoroughfares. The use designation is suitable as a transition between commercial type uses and residential developments. Offices of over one story shall be limited to areas not abutting residential or setback greater distances to protect the privacy and value of homes.

Commercial Location Considerations

Planning within the roadway limitations

Higher traffic volumes are one factor influencing where commercial uses will be most viable and where higher density residential development can be maintained with limited amounts of traffic congestion. Commercial development will continue to locate along the 26 Mile Road, 27 Mile Road, Gratiot Avenue and New Haven Road (Main Street).

Consideration of existing commercial patterns

Future commercial development in New Haven Village is conditioned, to some extent, on the pattern of development portrayed by the existing land use survey. Portions of the Village that may be suitable for future commercial development are identified by existing development and zoning patterns, future residential areas, and the commercial visions and strategies developed by the Village. Based on these factors, four principal commercial categories are identified on the Master Plan Map and described in the Land Use Designation section. The four principle commercial sectors are 1) 26 Mile Road; 2) Gratiot and New Haven Road Intersection; 3) Gratiot and 27 Mile Road Intersection; and 4) Downtown (Main Street and Havenridge).

Resist expansion of commercial acreage

The success of future commercial development in the Village is dependent on a number of factors, the most important of which is the availability of sufficient land dedicated for commercial purposes. In some instances, municipalities, in their zeal for tax base, plan for more land than can be absorbed for retail use. This excess of commercially designated property, beyond the reasonable anticipated demand, may cause a decrease in retail property values.

The amount of land planned for commercial purposes in New Haven Village totals approximately 173 acres, excluding the downtown area. The Master Plan allocation of 173 acres (office acreage is included) of commercial land will be 154 acres more than the year 2010's estimated demand. The plan recognizes the fact that the Village is currently saturated with commercially zoned property. However, due to established commercial patterns and high-traffic thoroughfare locations, it is unlikely that the Village would be able to down-zone many of these properties to alternative zoning classifications. Because New

Haven currently has an overabundance of commercially planned land, the Village should limit the expansion of commercial property into areas that are not planned as such.

Commercial & Office Vision: A dynamic community-centric commercial marketplace that embraces emerging market trends and supports the needs and character of the greater community.

Goal 1: Encourage and assist the owners of existing commercial business in enhancing their curb appeal especially

Objective 1.1: Aggressively enforce the existing building regulations and zoning ordinances in order to reduce and eliminate slums and blight due to lack of maintenance.

Objective 1.2: Explore the feasibility of developing a Downtown Development Authority (DDA) and/or Corridor Improvement Authority (CIA) to adopt an overall development/redevelopment plan for the commercial areas and the Downtown.

Objective 1.3: Work with business groups to provide incentives and assistance in remodeling and redeveloping the existing commercial buildings.

Objective 1.4: Develop programs designed to retain existing viable businesses as well as to attract new businesses to the community.

Goal 2: Require higher quality new commercial developments.

Objective 2.1: Develop a set of reasonable design standards for new commercial developments that stresses durability, value and aesthetics.

Objective 2.2: Create an external environment that complements the building, adds value to the Community, and welcomes consumers.

Objective 2.3: Carefully review existing developments filing for site plan modifications and use changes to correct problems creating negative impacts on surrounding properties.

Industrial Areas Plan

Land reserved for industrial purposes provides important economic benefits for the community. Not only does industrial development offer a source of jobs, it also makes a strong contribution to the Village's tax base. Recognizing the importance of the Village's industrial base, this section of the land use plan examines the influence of industrial development.

While the Master Plan identifies only one industrial designation, it is the policy of this document to located light industrial uses near non-industrial uses. Light industrial refers to uses which operate mainly within a building and whose operations do not negatively impact properties beyond their own property

line. Light industrial type uses might include light repair and assembly shops, warehousing, office and research facilities, and similar less intense industrial uses.

Remaining industrial areas are suitable for general industrial uses. General industrial uses district may include industries whose influence or environmental effects can be felt beyond their property lines. These uses could contain more intense operations such as: heavy press; stamping; assembly; chemical processing; and fabrication facilities. These operations will most likely to generate noise, create odor and/or have a significant amount of outdoor storage. Approximately 142 acres of land have been allocated for industrial uses along the 26 Mile Road corridor.

The projections included in the Economic Base report indicate that the Village must maintain approximately 150 acres of land at capacity development to maintain a favorable ratio of industrially generated tax base that currently exists in the Village. The Master Plan allocates 142 acres of land for industrial purposes, which meets the anticipated demand noted earlier. The amount of industrial land planned for can be justified by the existing land use pattern.

The industrial district has been planned in such a manner as to create large areas that can be adequately serviced, yet buffered from adjacent residential uses and the downtown. The industrial designation has largely been isolated in the Southeast quadrant of the Village.

Industrial Locational Considerations

Limited intrusion upon residential and commercial districts

When developing industrial areas one must take into account the intensity and the potential for nuisances that may be associated with particular industrial use types. Industrial uses are often deemed incompatible near residential uses. Similarly, introducing commercial uses in industrial areas can be difficult due to conflicting development patterns. The Plan should strive to minimize or mitigate any potential compatibility problems that may occur wherever industrial and non-industrial uses share a common boundary. Where these situations exist, careful attention should be directed to site plan review process to mitigate any potential nuisances through careful building placement, appropriate setbacks, and the provision of buffering and screening. In addition industrial uses that currently threaten residential neighborhoods should be given incentive to relocate to the industrial district

Planning within a transportation corridor

Industrial areas should have access to major transportation corridors, including highways and/or railroad lines, to accommodate the high volumes of truck traffic that are generated by these uses. The areas along Rosell Road planned for future industrial purposes have been selected to capitalize on the presence of a regional highway corridor (26 Mile Road) through the community with a direct line to Interstate I-94 and access to an active railway route.

Industrial Vision: The Village of New Haven seeks to support, maintain and cultivate economically viable and community centric industrial developments

Goal 1: Ensure the long-term viability of industrial zoned property

Objective 1.1: Consider properties fronting on 26 Mile Road for uses other than industrial, as the demand presents itself.

Objective 1.2: Consider modifying the zoning ordinances to expand the types of uses allowed in the industrial districts, both permitted by right and as a special land use.

Goal 2: Reduce the negative impacts of industrial development on the surrounding developments.

Objective 2.1: Develop and implement stringent standards for screening and buffering between incompatible uses.

Objective 2.2: Explore and encourage opportunities to rezone and redevelop older industrial sites that are abandoned and/or no longer viable to designations that allow uses that are more compatible with the surrounding land uses.

Goal 3: Promote higher standards of development/redevelopment for industrial buildings and uses that are both cost effective to the developer/owner and beneficial to the community.

Objective 3.1 Review, strengthen and enforce ordinances and regulations designed to reduce and eliminate blighted industrial areas.

Objective 3.2: Encourage the use of green infrastructure in industrial development.

Objective 3.3: Increase green space and landscaping on sites, especially the frontages, to provide a more environmentally friendly and aesthetically pleasing development.

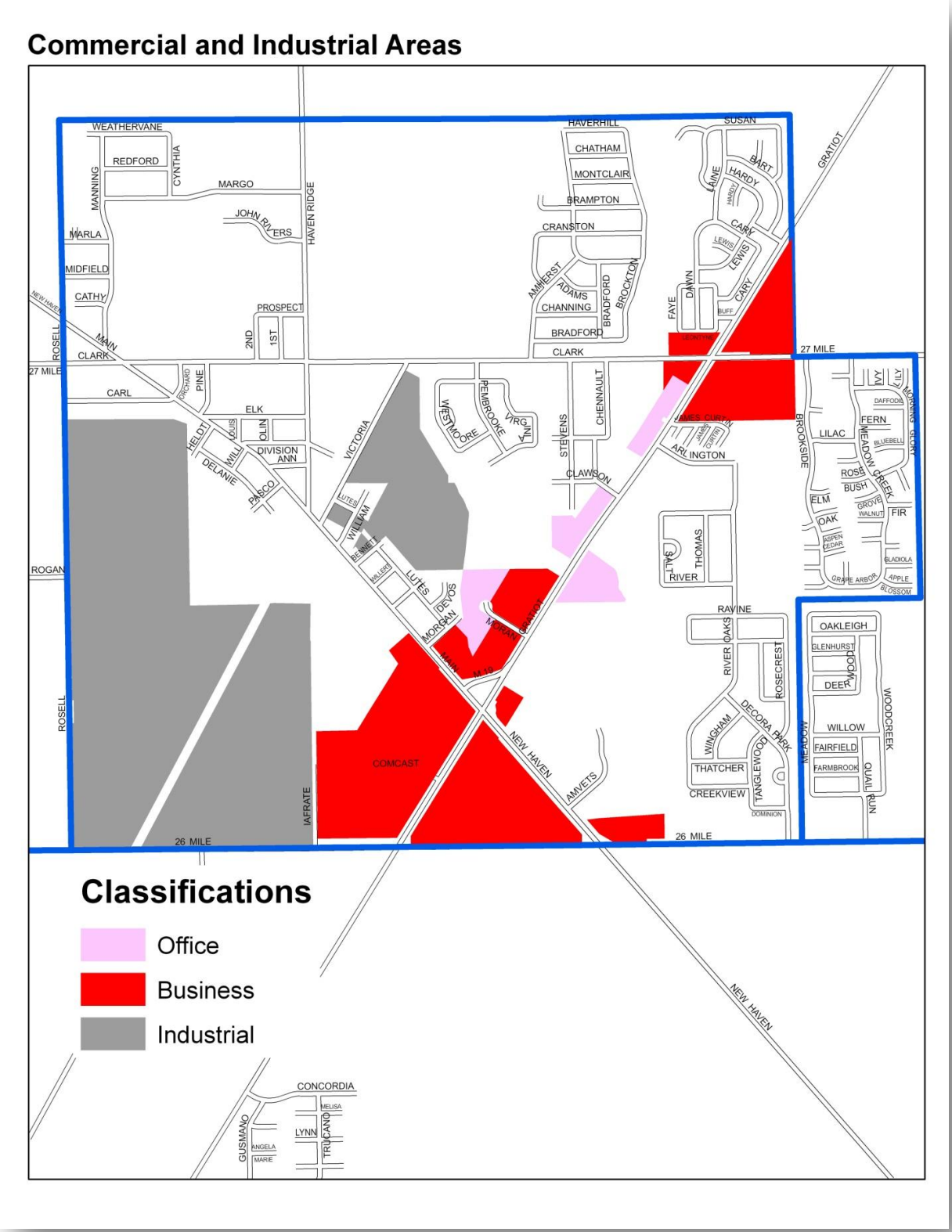


Figure 13 Commercial and Industrial Areas Plan Village of New Haven

Downtown Area Plan

Historically, Downtown New Haven was the center of civic life for Village residents. The downtown was historically viewed as the employment center of the community anchored by the former foundry where a majority of New Haven residents worked and the local businesses served the needs of this bustling industrial town. Over the years as transportation patterns were altered and the foundry closed, most of the commercial activity in New Haven and the surrounding communities shifted to Gratiot Avenue and the mile roads. The downtown has an abundance of redevelopment opportunities, which can reposition the district to once again become the center of civic life in the community. This requires a new vision for the downtown. The downtown must again be filled with locally-owned businesses meeting the resident demand for goods and services, but also transform into a mixed-use multi-purpose district. This plan casts the vision for this multi-facted community district as well as some goals and strategies for achieving this vision. In order to fully realize this plan, maximum flexibility is needed. Over-regulating land use in a mixed-use district impedes the creativity and detracts from the livability of downtown districts.

Recommended Uses

With the exception of industrial development, nearly every land use should be represented in the new downtown district,.

Downtown Residential

Housing in the downtown is developed at greater densities than the rest of the village. Examples of downtown housing include apartments, condominiums, loft buildings and row houses. On Main Street, housing should be limited to the upper levels, retaining the street level space for commercial development. The new district is much larger than the previous downtown which will allow for townhouse or multi-family housing behind the Main Street development. “Live-work” units should be permitted which will attract new residents to the area and possibly home-based businesses.

Parking

Parking is the one component of the downtown district that may require more regulation than traditional downtown zoning. Parking must be easily accessible and in close proximity to retail and downtown dwelling units. Office and other service commercial uses will however have more flexibility. Because the peak demand for parking varies by land use, the opportunity for shared parking is a benefit to this type of downtown redevelopment strategy. Large parking areas should be avoided because they

discourage pedestrian activity and detract from the synergy of downtown. Wherever possible, parking should be located in the rear of buildings except for the case of on-street parking.

Community Spaces

Creating a central location for civic gatherings is an essential component for downtown development. The development in downtown should be oriented in such a way as to create a community focal point in the Village. The town square concept does not necessarily mean government buildings and park space, but it should include open space for seasonal activities such as a Farmer's Market, community festivities, seasonal events, live concerts, rallies and other special functions. Keeping public buildings downtown such as Village Hall, the Library, Post Office and other administrative buildings will reinforce the town squareconcept. The community spaces will also be enhanced through the use of urban design elements, street furniture, landscaping and the installation of wider, pedestrian friendly sidewalks.

Office

Through 2014, some of the fastest growing sectors for employment will be in the service industries. Professional and business services, and healthcare and social assistance sectors will account for almost half of the new jobs in the service sector between 2004 and 2014. The Village can capitalize on this growth by creating a downtown district that will be attractive to small businesses, sole proprietors/self-employed professionals and other service-industry employers. In addition to home-based occupations, upper floors in the downtown can be devoted to dentist/doctor offices, attorneys, appraisers, accountants, architects, etc. This type of office use does not rely on traffic visibility in the same way retail does and therefore is more suited for a quaint downtown that can provide the amenities that the practitioners and their clientele value.

Commercial

Commercial development in a mixed-use downtown should be focused on the needs of the downtown residents and businesses. In order to attract traffic from Gratiot or 26 mile the downtown must have a dynamic mix of businesses. From specialty restaurants to unique boutiques, downtown merchants must provide a unique destination based retail experience. The key is to cultivate a community-supported commercial marketplace that meets the needs of residents and local businesses, and attracts customers from surrounding communities.

Form Based Codes

Form-based codes are a relatively new planning concept that relies less on traditional land use regulations, and more on the desired form that a community would like for a district. This concept is particularly well-suited for the proposed mixed-use downtown in New Haven because it allows maximum flexibility and creativity and prevents the developer from building something for the code rather than for the community. This plan does not specify what uses will be permitted in the district and does not recommend updating the zoning district to do so either. Rather it focuses on the development scale and the relationship between new development and the rest of the Village.

Downtown Vision: A vibrant Village center with a unique mix of complementary shops, services and uses which serves as a source of community pride and attracts visitors from surrounding communities.

Goal 1: Enhance the image of downtown and create a sense of place.

Objective 1.1: Develop a Placemaking strategy for the downtown district that examines housing opportunities, complete streets, green space, marketing, commercial amenities and employment opportunities.

Objective 1.2: Create attractive gateways into the downtown area with entrance signs, landscaping and redesigned intersections at 26 Mile Road/Gratiot, Haven Ridge/Clark Street and Main/Carl Street.

Objective 1.3: Offer incentives for incompatible land uses to relocate to other districts.

Objective 1.4 Create an identity for the downtown which would unify the district and ensure high quality construction of new buildings.

Objective 1.5 Expand public space in downtown by creating a performing arts space, band shell or gazebo.

Goal 2: Create a pedestrian friendly environment via the adoption of a complete streets policy.

Objective 2.1: Provide for integration between vehicular and pedestrian traffic by adequately screening and landscaping parking areas and utilizing traffic calming techniques on Main Street.

Objective 2.2: Create pedestrian paths, walkways from residential uses to the downtown district by upgrading sidewalks and redesigning intersections.

Objective 2.3: Widen and improve sidewalks, upgrade the streetscape by installing benches, lighting, a fountain and signage at a pedestrian scale.

Objective 2.5: Prohibit large set-backs and parking in the front for new buildings. Examine zero-lot line setbacks to encourage development that engages the public at the sidewalk.

Goal 3: Increase the tax base by attracting new businesses to downtown.

Objective 3.1: Encourage home-based businesses.

Objective 3.2: Market the community as an attractive place to live, work, play and conduct business.

Objective 3.3: Encourage the consolidation of smaller residential lots for new development.

Objective 3.4: Identify a niche market that will attract visitors from other communities and regulate land to support prescribed district.

Goal 4: Increase the number and density of downtown residents.

Objective 4.1: Explore the feasibility of the environmental clean-up on former industrial properties and issue a Request for Proposal to area developers based on a new downtown vision.

Objective 4.2: Require a minimum height for buildings in the downtown and discourage the development of incompatible land uses such as single-family housing, drive-thru windows and industrial uses.

Objective 4.4: Incorporate housing into upper floors of retail and office buildings.

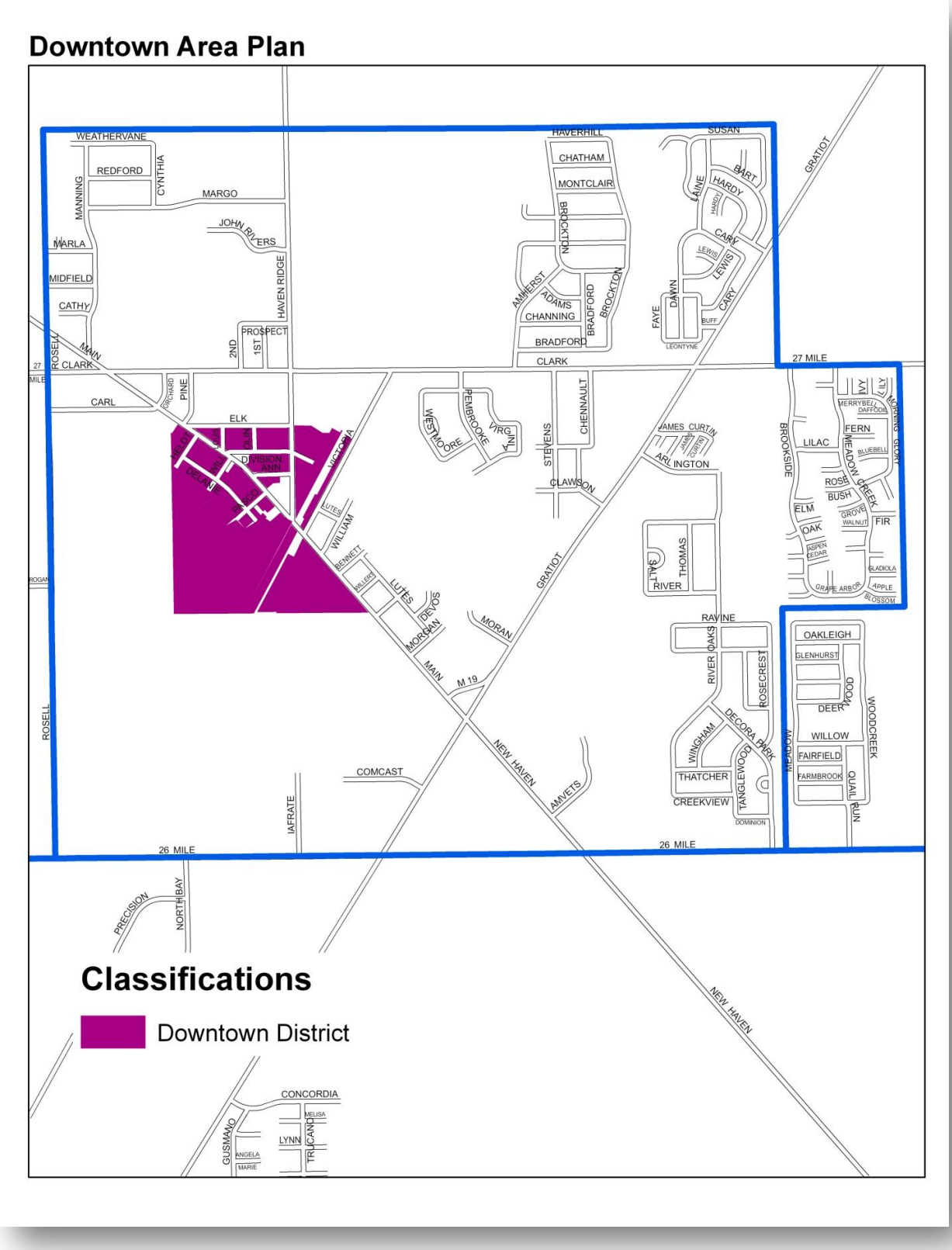


Figure 14 Downtown District Plan Village of New Haven

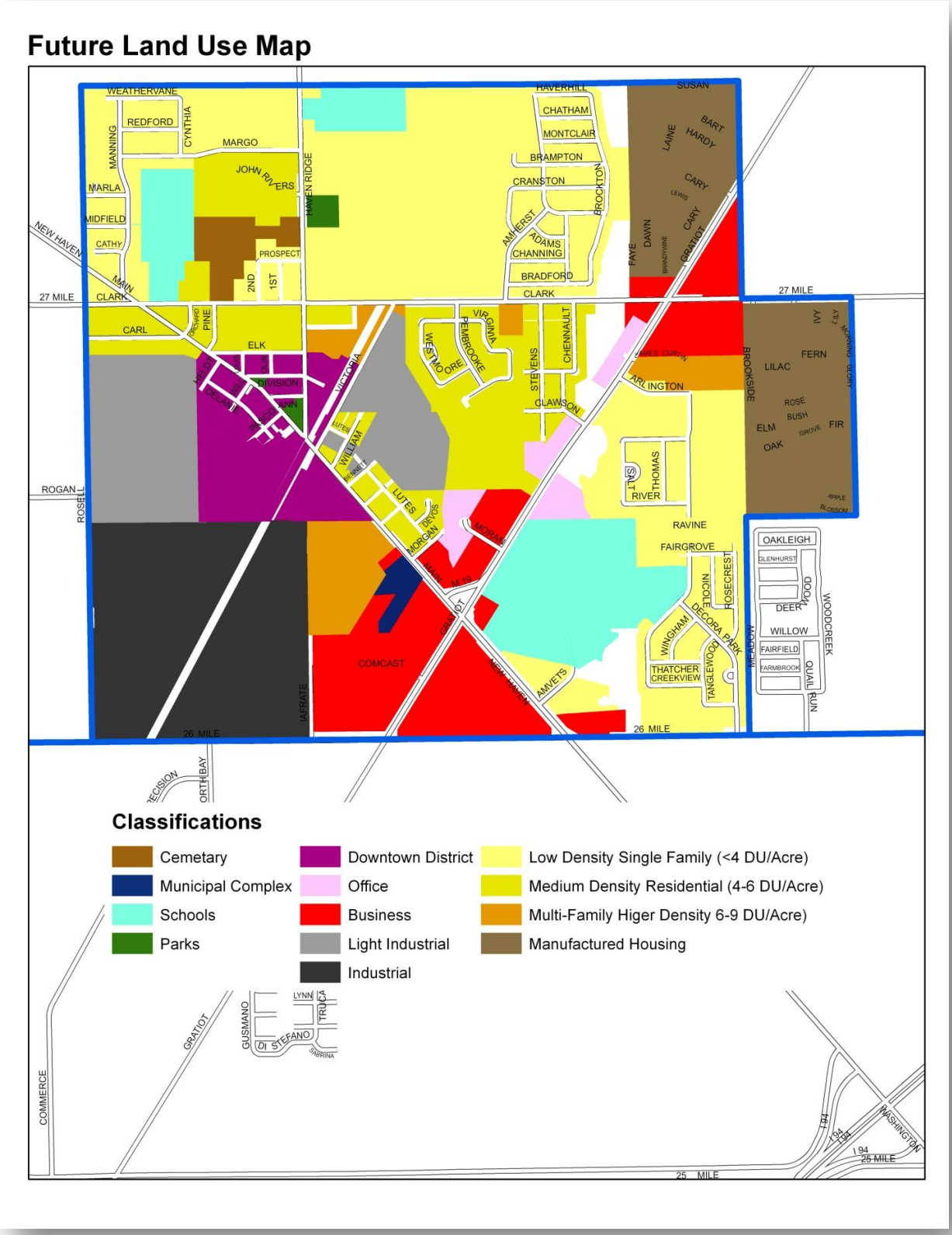


Figure 15 Future Land Use Map Village of New Haven

Section 6 Implementation Matrix

The following goals and objectives have been taken from each of the corresponding plan sections (Transportation, Community Facilities, Open Space, Residential, Commercial, Industrial and Downtown Area) and presented in matrix form.

If implemented over the next few years, the programs and/or policies identified in this plan will provide a roadmap to achieving the community vision. The matrix also identifies the likely party or parties responsible for coordinating or effectuating the program. Finally, the matrix offers a suggested implementation time-frame for the program (ongoing, short term and long term).

A well thought out plan for implementation is very useful to elected officials responsible for the allocation of limited resources and the staff charged with implementing the programs and policies. For example, the Implementation section can be used to create or support the annual Capital Improvements Plan (CIP) as well as inform future Community Development Block Grant (CDBG) appropriations. The goals and objectives presented below are not listed in any priority order and should be pursued simultaneously as time and financial resources permit.

Transportation Goals and Objectives		
Goal: Enhance the condition, function and safety of the village of New Haven's transportation network.	**Responsibility**	**Short, Long, or Ongoing**
Work with transportation service providers to optimize vehicular and pedestrian flow along 26 Mile Road, 27 Mile Road, Gratiot Avenue, Rosell and New Haven Road.	Planning Commission, MDOT, Macomb County Department of Roads	Ongoing
Continually examine speed limits, signalization and signage on roadways.	Planning Commission, MDOT, Macomb County Department of Roads	Ongoing
Create traffic calming and access management standards to improve safety on roadways within the Village of New Haven. The standards should address access spacing and alignments, as well as the potential for shared access between properties. Reference the Gratiot Avenue Corridor Improvement Plan.	Planning Commission, MDOT, Macomb County Department of Roads	Long Term
Work with the Macomb County Department of Roads, adjacent municipalities, MDOT and property owners to pave Rosell Road between 26 Mile Road and New Haven Road.	Planning Commission, MDOT, Macomb County Department of Roads	Long Term
Work with the Macomb County Department of Roads, adjacent municipalities, MDOT and property owners to pave Rosell Road between 26 Mile Road and New Haven Road. Explore additional alternative routes as development occurs.	Planning Commission, MDOT, Macomb County Department of Roads	Ongoing
Study the feasibility of adding a traffic light at Gratiot Avenue and proposed Library Drive.	Planning Commission, MDOT, Macomb County Department of Roads	Short Term
Goal: Encourage the development of non-motorized pathways that are available throughout the entire community providing an alternative means of transportation, as well as recreation.	**Responsibility**	**Short, Long, or Ongoing**
Develop and adopt a Complete Streets policy to guide future roadway development and non-motorized circulation investments.	Planning Commission, Consulatant	Long Term
Work with Macomb County Department of Roads and other stakeholders to extend Macomb County's 70 mile trail loop to and through the Village of New Haven.	Village Council, Macomb County Department of Roads, Office of Macomb County Executive	Long Term
Provide a uniform street landscaping scheme along all major roadways throughout the community.	Planning Commission, Village Council	Short Term
Provide pedestrian linkages to all public and semi-public uses throughout the Village	Planning Commission, Village Council, Macomb County Department of Roads, MDOT	Ongoing

Community Facilities and Open Space		
Goal: Maintain, upgrade and expand parks, recreation and open space opportunities within the Village.	**Responsibility**	**Short, Long, or Ongoing**
Develop a formal Parks and Recreation and Open Space Plan, with a corresponding Board and volunteer structure, to update and implement recreational offerings.	Planning Commission, Village Council, Staff, Consultant	Short Term
Identify environmentally significant areas within the Village that can be acquired to enhance recreational services.	Planning Commission, Village Council, Staff	Short Term
Work with the Macomb County Sheriff's Department to maximize safety and minimize vandalism in Village Parks	Village Council, Macomb County Sheriff's Department	Ongoing
Work with Macomb County to develop an interconnected non-motorized trail system in the Village that connects to both local and regional trails.	Planning Commission, Staff, Macomb County Department of Roads, Consultant	Long Term
Work with developers to ensure that adequate recreation areas are provided for residents moving into new developments.	Planning Commission, Staff, Consultant	Ongoing
Goal: Promote environmental best management practices (BMPs) throughout the Village.	**Responsibility**	**Short, Long, or Ongoing**
Revise ordinances to integrate green infrastructure and building standards	Village Council, Staff, Consulatant	Short Term
Goal: Maintain and improve upon the existing community infrastructure.	**Responsibility**	**Short, Long, or Ongoing**
Develop a Capital Improvements Plan that will strategically lay out infrastructure improvements and investment for the Village of New Haven	Village Council, Staff	Short Term
Be prepared to study the need for expanded fire services considering past and future projected growth.	Village Council, Staff	Ongoing
Work with the state, county and Village engineer to develop a prioritized plan for expanding, replacing or upgrading water and sewer service within the Village.	Village Council, Staff, Engineer	Long Term

Residential Areas		
Goal: Encourage the rehabilitation of existing housing stock.	**Responsibility**	**Short, Long, or Ongoing**
Enforce and strengthen existing building codes and ordinances in residential areas	Village Council, Staff	Ongoing
Explore the feasibility of developing a community based residential investment strategy that can financially assist homeowners with property improvements.	Village Council, Staff	Long Term
Upgrade the infrastructure in existing residential areas to encourage investment including street resurfacing, curb and gutter replacement, upgrading water mains and sanitary sewers and replacing older street lights with energy efficient, decorative lighting.	Village Council, Staff	Long Term
Goal: Provide a diverse range of housing options.	**Responsibility**	**Short, Long, or Ongoing**
Increase housing options for single-headed households, young adults and the elderly by updating the zoning ordinance to provide for greater housing densities near activity centers.	Planning Commission, Village Council, Staff, Consultant	Short Term
Create a zoning designation for medium-density residential dwelling units.	Planning Commission, Village Council, Staff, Consultant	Short Term
Goal: Improve the architectural and design standards for new residential construction.	**Responsibility**	**Short, Long, or Ongoing**
Encourage the use of high quality building materials especially those that are natural such as natural stone, masonry and wood and discourage use of synthetic or faux materials that deteriorate over time.	Planning Commission, Staff, Consultant	Ongoing
Create neighborhoods that offer diversity in terms of height, setbacks, orientation and floor-plans to develop neighborhood character and Identity.	Planning Commission, Staff, Consultant	Ongoing
Goal: Promote pedestrian friendly, aesthetically pleasing neighborhoods in all new residential developments.	**Responsibility**	**Short, Long, or Ongoing**
Increase the use of pocket parks within neighborhoods so that every resident is in proximity to some form of open space or recreation.	Planning Commission, Staff, Consultant	Ongoing
Provide for pedestrian-friendly amenities by offering density bonuses for developers willing to include neighborhood amenities that go beyond the standards set forth in the zoning ordinance.	Planning Commission, Staff, Consultant	Short Term
Improve the landscaping along rights-of-way by investing in hardy street trees and other amenities such as benches and street lighting.	Planning Commission, Village Council, Staff, Consultant	Short Term
Adopt a complete streets strategy that details pedestrian circulation amenities required within new developments and redevelopment projects.	Planning Commission, Village Council, Staff, Consultant	Short Term

Commercial Areas		
Goal: Encourage and assist the owners of existing commercial business in enhancing their "curb appeal", especially at the entrance to the Downtown (intersection of New Haven Road and Gratiot Avenue).	**Responsibility**	**Short, Long, or Ongoing**
Aggressively enforce the existing regulations and ordinances in order to reduce and eliminate existing "eyesores" due to lack of maintenance and in some cases blatant disregard for the community.	Village Council, Staff	Ongoing
Explore the feasibility of developing a Downtown Development Authority (DDA) and/or Corridor Improvement Authority (CIA) to adopt an overall development/redevelopment plan for the commercial areas and the Downtown.	Village Council, Staff	Short Term
Develop programs designed to retain existing viable businesses as well as to attract new businesses to the community.	Village Council, Staff	Short Term
Work with business groups to provide incentives and assistance in remodeling and redeveloping the older commercial buildings.	Village Council, Staff	Long Term
Goal: Require higher quality new commercial/retail developments.	**Responsibility**	**Short, Long, or Ongoing**
Develop a set of reasonable design standards for new commercial/retail developments that stresses durability, value and aesthetics.	Planning Commission, Village Council, Staff, Consultant	Short Term
Create an external environment that complements the building, adds value to the Community, and welcomes pedestrian/consumer activity.	Create an external environment that complements the building, adds value	Short Term
Carefully review existing developments filing for site plan modifications and use changes to correct problems creating negative impacts on surrounding properties.	Planning Commission, Village Council, Staff, Consultant	Long Term

Industrial Areas		
Goal: Ensure the long-term viability of industrial zoned property.	**Responsibility**	**Short, Long, or Ongoing**
Consider properties fronting on 26 Mile Road for uses other than industrial, as the demand presents itself.	Planning Commission, Village Council, Staff, Consultant	Ongoing
Consider modifying the zoning ordinance to expand the types of uses allowed in the industrial districts, both permitted by right and as a special land use.	Planning Commission, Village Council, Staff, Consultant	Short Term
Goal: Reduce the negative impacts of industrial development on the surrounding developments.	**Responsibility**	**Short, Long, or Ongoing**
Develop and implement stringent standards for screening and buffering between incompatible uses..	Planning Commission, Village Council, Staff, Consultant	Short Term
Explore and encourage opportunities to rezone and redevelop older industrial sites that are abandoned and/or no longer viable to designations that allow uses that are more compatible with the surrounding land uses.	Planning Commission, Village Council, Staff, Consultant	Ongoing
Goal: Promote higher standards of development/redevelopment for industrial buildings and uses that are both cost effective to the developer/owner and beneficial to the community.	**Responsibility**	**Short, Long, or Ongoing**
Review, strengthen and enforce ordinances and regulations designed to reduce and eliminate blighted industrial areas.	Village Council, Staff	Ongoing
Encourage the use of green infrastructure in industrial development.	Village Council, Staff	Ongoing
Increase green space and landscaping on sites, especially the frontages, to provide a more environmentally friendly and aesthetically pleasing development.	Village Council, Staff	Ongoing

Downtown Area		
Goal: Enhance the image of downtown and create a sense of place.	**Responsibility**	**Short, Long, or Ongoing**
Develop a placemaking strategy for the downtown district that examines housing opportunities, complete streets, green space, marketing, commercial amenities and employment opportunities.	Planning Commission, Village Council, Staff, Consultant	Short Term
Create attractive gateways into the downtown area with entrance signs, landscaping and redesigned intersections at 26 Mile Road/ Gratiot, Haven Ridge/Clark Street and Main/Carl Street.	Planning Commission, Village Council, Macomb County Department of Roads, MDOT, Local Business Community	Short Term
Offer incentives for incompatible land uses to relocate to other districts.	Village Council, Staff	Ongoing
Create an identity for the downtown which would enhance "curb appeal" of existing structures and ensure high quality construction of new buildings.	Village Council, Staff, Local Business Community	Long Term
Expand public space in downtown; create a performing arts stage, band shell or gazebo.	Village Council, Staff	Long Term
Goal: Create a pedestrian friendly environment via the adoption of a complete streets policy.	**Responsibility**	**Short, Long, or Ongoing**
Provide for integration between vehicular and pedestrian traffic by adequately screening and landscaping parking areas and utilizing traffic calming techniques on Main Street.	Planning Commission, Village Council, Staff	Long Term
Create pedestrian paths, walkways from residential uses to the town square; upgrade sidewalks and install barrier free ramps at intersections.	Planning Commission, Village Council, Staff	Long Term
Widen and improve sidewalks, upgrade the streetscape by installing benches, lighting, a fountain and signage at a pedestrian scale.	Planning Commission, Village Council, Staff	Short Term
Install bicycle parking facilities and wide curb lanes along New Haven/Main Street and Havenridge Road. Explore feasibility of bike lane on Main Street and Haven Ridge Road	Planning Commission, Village Council, Staff	Short Term
Prohibit large set-backs and parking in the front for new buildings. Examine zero-lot line setbacks to encourage development that engages the public at the sidewalk.	Planning Commission, Village Council, Staff	Short Term

Downtown Area		
Goal: Increase the tax base by attracting new businesses to downtown.	**Responsibility**	**Short, Long, or Ongoing**
Encourage home-based businesses.	Village Council, Staff, Local Business Community	Ongoing
Market the community as an attractive place to live, work, play and conduct business.	Village Council, Staff, Local Business Community, Macomb County	Ongoing
Encourage the consolidation of smaller residential lots for new development	Planning Commission, Village Council, Staff	Ongoing
Identify a niche market that will attract visitors from other communities and regulate land to support prescribed district.	Village Council, Staff, Local Business Community	Ongoing
Goal: Increase the number and density of downtown residents.	**Responsibility**	**Short, Long, or Ongoing**
Explore the feasibility of the environmental clean-up on former industrial properties and issue a Request for Proposal to area developers based on a new downtown vision.	Village Council, Staff, Local Business Community, Macomb County	Short Term
Require a minimum height for buildings in the downtown and discourage the development of incompatible land uses such as single-family housing, drive-thru windows and industrial uses.	Planning Commission, Village Council, Staff	Short Term
Incorporate housing into upper floors of retail and office buildings. Offer parking bonuses or waivers for developers who incorporate housing into comercial developments.	Planning Commission, Village Council, Staff	Short Term

Section 7 Zoning Plan

Introduction

The Michigan Zoning Enabling Act (PA 110 of 2006) and the Michigan Planning Enabling Act (PA 33 of 2008) require that a community master plan include:

"…a zoning plan for various districts controlling the height, area, bulk, location and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map."

The zoning plan must be based on an inventory of conditions pertinent to zoning in the village and the purposes for which zoning may be adopted as described in section 201(1) of the Michigan Zoning Enabling Act.

Role of the Zoning Ordinance

Michigan Public Act 110 of 2006 (as amended) establishes the zoning ordinance as the means for a community to regulate the use and development of land. The act states that the ordinance shall be based upon a plan to promote the public safety and general welfare as described in section 203(1) of the act.

Master Plan and Zoning Relationship

This Master Plan sets forth the vision, goals, objectives and policy guidelines for growth and development in the Village of New Haven for the next ten to twenty years. It provides a specific strategy for managing growth and change in land uses and services over the course of this planning period. The plan will be periodically reviewed and updated at least once every five years. This section, along with the other relevant parts of the Master Plan, is intended to guide the administration of and future changes to the Village of New Haven Zoning Ordinance. Existing permitted uses of land, including density, setbacks and other related standards are established in the zoning ordinance. Upon adoption of the Master Plan, the Planning Commission should begin the process of updating the Zoning Ordinance and specifically address the action items identified in the following districts:

Low Density Residential

The Zoning Ordinance has two districts that are appropriate for the Low Density Residential Land Use Designation. Single Family (SF) district is the largest lot residential district and the most restrictive. This district calls for 100' lot width and 12,000 square foot lots. Single Family (SF-1) allows for slightly smaller lots (8,700 square feet and 70' lot width) but is still considered Low Density Residential. The Village may consider amending the SF district to allow 80' lot widths while maintaining the 12,000 square foot lot area in order to encourage more development options. When rezoning for low density residential, the Village will consider which district is appropriate based on compatibility with surrounding property and other factors appropriate for a rezoning decision.

Action Items: Amend SF district to permit an 80' lot widths for a 12,000 square foot lot area.

Medium Density Residential

The SF-2 Single Family Residential District is the primary zoning district used in the areas designated for Medium Density Residential. This zone permits a minimum lot area of 7,200 square feet and 60' lot width. The height limitation (35'/2.5 stories) is the same as the Low Density Residential designation, but the smaller lot sizes will accommodate cluster development and attached single-family residential. The plan calls for much of the industrial property in the center of town to eventually convert to medium-density residential as the property is redeveloped.

Action Items: Consider modifying the SF-2 district to permit attached single-family and zero lot line cluster development as special uses to increase density and offer a more diverse range of housing options

Multi-Family Higher Density

In the Master Plan, Multi-Family Higher Density is typically located in transition zones between lower density residential and higher density commercial or industrial property. The Master Plan classifies residential developments with densities greater than six dwelling units per acre as multi-family. The current zoning district, Multi-Family (MF), however allows up to 12 dwelling units per acre. The Village will encourage housing at the higher end of the density scale to locate downtown in the new mixed use business district and may amend the district regulations for the MF District in the new zoning ordinance.

Action Items: Modify DU/Acre to 6-9 units. This will encourage higher densities (9-12 DU/Acres) to locate within the Downtown Mixed-Use District.

Manufactured Housing

The areas designated for Manufactured Housing in the Plan are congruous to the existing district boundaries for the MH Manufactured Housing District. Should the manufactured housing park north of 27 Mile Road and West of Gratiot cease to operate, the Plan calls for future development of Single Family Homes consistent with the low density designation.

Business

This Master Plan designation generates a need for a new district to accommodate Neighborhood Commercial. The new district would be designed for small retail, convenience and service establishments that cater to the local neighborhood market. The district will have to be carefully developed to prevent negative impacts on surrounding residential uses. Screening, hours of operation, noise prevention, odor, lighting, building materials/colors and privacy are some of the issues which must be addressed while creating the district. The Master Plan foresees the use of a neighborhood zoning district in cases where commercially designated areas abut residential lots and negative impacts may be incurred by the residential use with or without buffering.

This land use designation is also appropriate for higher intensity commercial uses, except as noted above. These types of uses may include larger scale development that will serve New Haven and perhaps the larger region. The current General Business District (GB) has a minimum lot size of 20,000 square feet and a minimum lot width of 175' and would fit into this land use designation. The Village

may wish to consider creating a new commercial district that would allow them to designate parcels along 26 Mile Road for large lot commercial development of 40-50,000 square feet in order to attract national retailers and increase the local tax base.

Action Items: Redefine General Business district as Neighborhood Commercial district and develop a new Regional Commercial district for large lot commercial uses along 26 Mile Road.

Downtown Mixed-Use

The current General Business Downtown District (GBD) allows for retail, office, commercial and all types of residential development, which is basically a mixed-use district. In the new ordinance, the Village may want to consider renaming the district and amending the district regulations. The general uses will remain the same, except the Village may want to consider limiting single-family housing in the new downtown. The list of special land uses will also be evaluated in order to support the new vision for the downtown district.

Action Items: Rename the General Business Downtown district (GBD) to Downtown Mixed Use district. Increase residential multi-family density to 9-12 DU/Acre. Explore increasing the maximum building height to 3 stories (35 feet).

Industrial

Within the industrial land use designation the zoning ordinance contains both the Light Industrial district (LI), which requires 1 acre and 175' of lot width and Heavy Industrial District (HI), which requires a lot area of 3 acres and 350' of frontage. The Village will evaluate the minimum lot size for both of these districts as part of the Zoning Ordinance update. The Village may wish to reduce the minimum lot size for Heavy Industrial in order to accommodate modern manufacturing needs and compete with other communities for industrial development.

Action Items: Decrease the minimum lot size for Heavy Industrial from 3 acres to 1 acre.

Green Space/Parks/Public/Semi-Public

The Zoning Ordinance does not have districts specifically designated for green space, park use, public or semi-public use. These uses are very diverse and could potentially locate in any of the zoning districts if complementary to surrounding land uses.

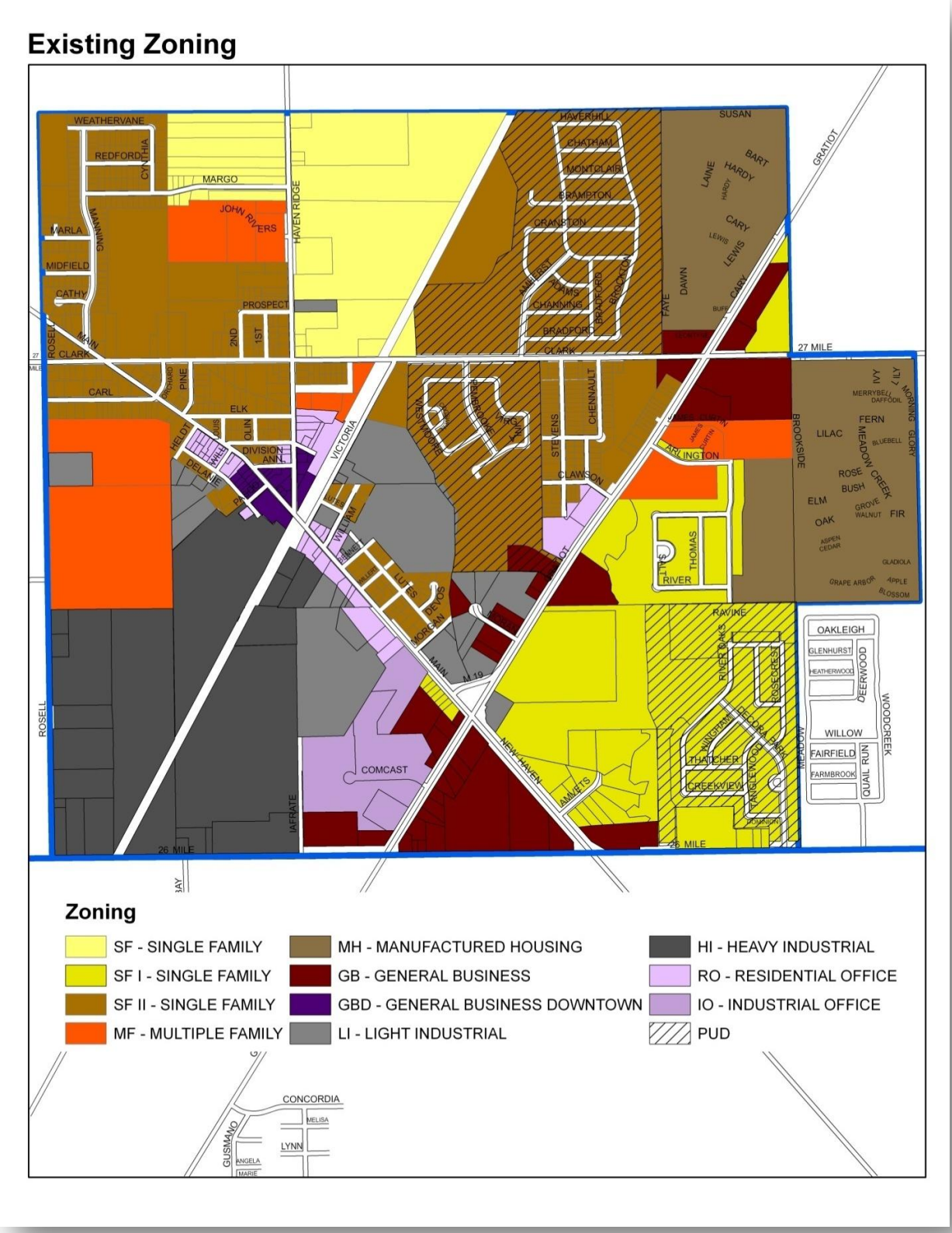
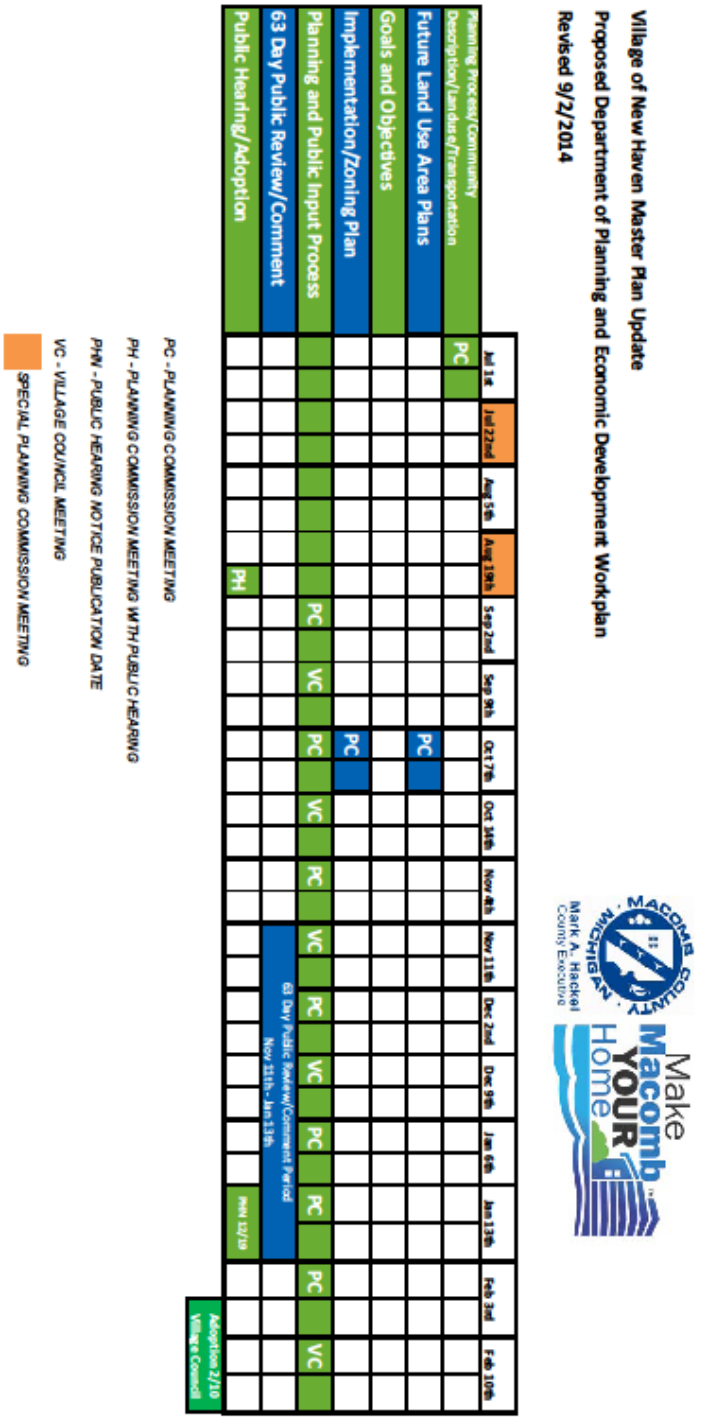


Figure 16 Existing Zoning Village of New Haven

Section 8 Appendixes



NEW HAVEN VILLAGE PLANNING COMMISSION

PUBLIC HEARING PROPOSED OUTLINE

AUGUST 19, 2014

I. OVERVIEW & PURPOSE

II. INTRODUCE CHARACTER AREAS
   a. Community Facilities
   b. Open Space and Environmentally Sensitive Areas
   c. Residential Neighborhoods
   d. Industrial District
   e. Downtown Commercial District
   f. 26 Mile Road Corridor
   g. Gratiot Avenue Corridor

III. SWOT ANALYSIS OF CHARACTER AREAS
   a. Prouds
   b. Sorrys
   c. Opportunities
   d. Challenges

IV. GOALS & OBJECTIVES DISCUSSION

V. GENERAL COMMENTS FROM AUDIENCE & CONCLUSION

New Haven Master Plan

Character Areas

Community Facilities

Open Space and Environmentally Sensitive Areas

Residential Neighborhoods

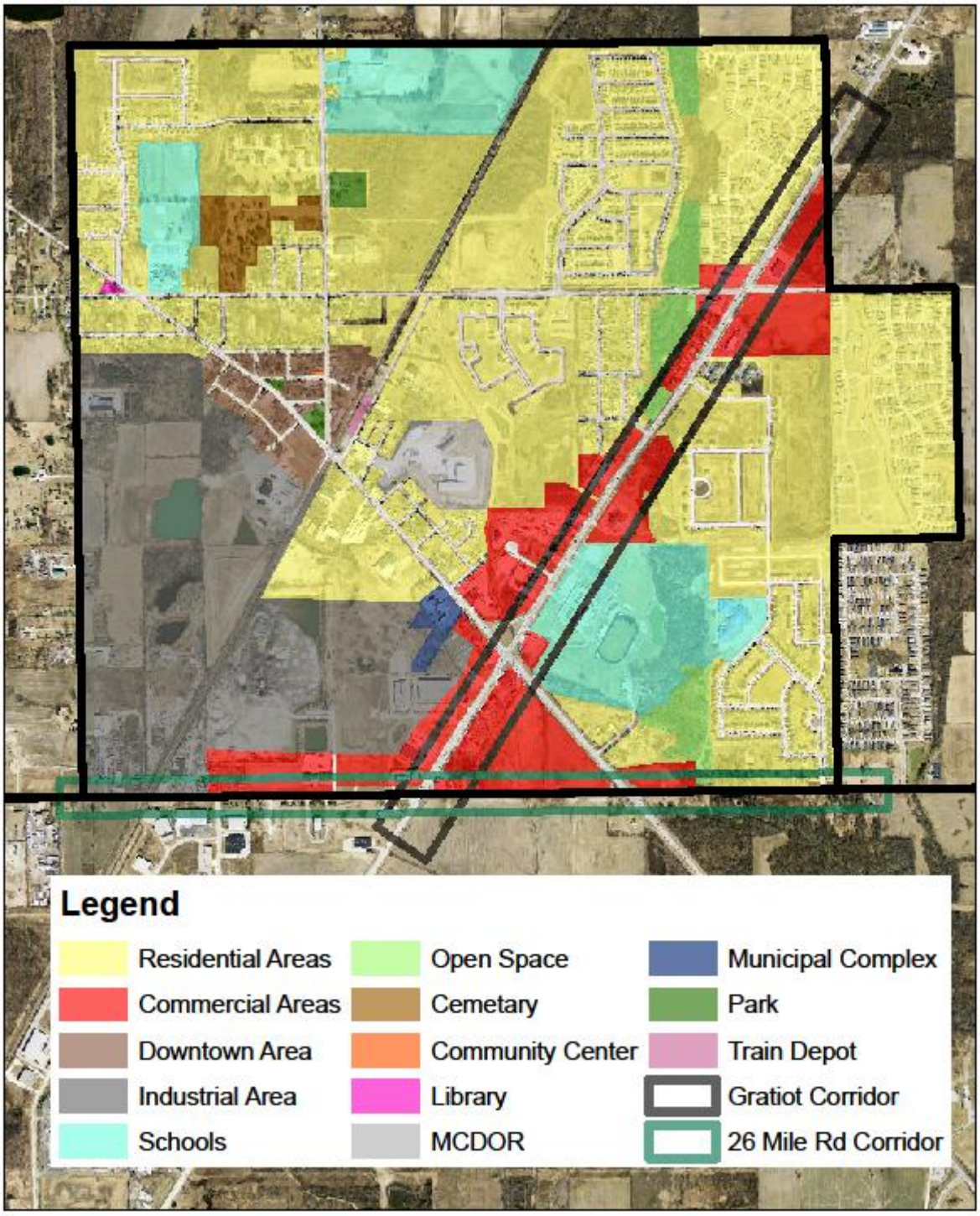
Industrial District

Downtown Commercial District

26 Mile Road Corridor

Gratiot Avenue Corridor

Village of New Haven Character Areas



New Haven Planning Commission
Public Hearing Residents: 8/19/2014 7pm

	Name	Address
1	Tracy Bonkowski - NHCS	59323 W. Brighton
2	Alan Jewett	Jewett Funeral Home 57737 Grand
3	Regina Walker	27820 28 Mile, Lenox (New Haven Board)
4	Bretha Rodgers	59161 E. Broadway
5	Barb Pappageorge	58316 Main St New Haven
6	Shirley Rhoads	58600 Veterans Dr. NH
7	Joe Nesbitt	57760 Main,
8	Jack Odell	58872 Grand NH
9	Karen White-Owens	58976 Main Street NH
	Selena Passero	57775 Main Street
10	George Bellance	58660 Victoria, NH

Village of New Haven
Master Plan Public Work Session
August 19, 2014
Summary of Public Input

Community Facilities, Schools and Parks

Strengths:

Haven Ridge Park
Historic preservation of oldest church
Library collaborative with Village
New Haven Public Schools facilities

Weaknesses:

Historic character needs more recognition
Under utilization of public spaces
Under utilization of school facilities
Lack of public interest in Library

Opportunities:

New park to support events, safe play and festivals
Explore feasibility of expanding park system / open space
Explore parks and recreation partnership between Chesterfield/New Baltimore parks and recreation
Parks and recreation programming
Grow library
Explore different uses of Community Development Block Grant funds
Explore collaborative partnerships – Schools, communities & businesses

Challenges:

Cost of maintaining parks
Vacant church on Division Street

Residential Areas

Strengths:

Variety of housing stock, styles and price ranges
Safe neighborhoods
Strong sense of community and neighborhood pride

Weaknesses:

Blighted areas
Lack of code enforcement

Opportunities:

Update and codify the Village's blight ordinance
Sizeable amount of property for residential still exists – subdivisions are not built out
Market community on strength of neighborhoods

Challenges:

Taxes higher than surrounding areas
Strengthen ordinances and code enforcement

Industrial Areas

Strengths:

Major tax revenue generation
Opportunity for industrial growth – land
Close to major transportation corridors and interstate

Weaknesses:

No current marketing plan in place to attract new industry

Opportunities:

Partner with Macomb County Planning and Economic Development, Michigan Economic Development Corporation and local/regional chambers to actively market industrial properties in the Village
Develop a marketing strategy to attract new industries
Develop program for Village to be development friendly with a well defined, reasonable permitting and approval process

Challenges:

Cost of marketing
Retention of existing industry and business

Commercial Areas

Strengths:

Variety of commercial businesses – national chains and home grown ventures
Gratiot Avenue corridor
26 Mile Road corridor
27 Mile and Gratiot development

Weaknesses:

Lack of ordinance enforcement
Illegal signs
Blighted structures

Opportunities:

Façade improvement program
Commercial/Business owner stakeholder group
Blight Ordinance enforcement

Challenges:

Enforcement – Cost
Enforcement – Push back from business community
Attract more national and regional chains – retail, food, etc.

Downtown District

Strengths:

Village has a traditional downtown area
Village owns some land – Fountain Park Triangle and former hotel property
Strong community desire to see area redeveloped

Weaknesses:

Large open tracts of land not within the Villages control
Former foundry site – brownfield
Lack of suitable buildings for redevelopment
Area detached from Gratiot Avenue

Opportunities:

Market existing Village property to development community
Develop a downtown area study and request for proposals from developers
Engage large tract land owners as stakeholders in redevelopment process

Challenges:

Connecting downtown area with existing commercial uses along Gratiot Avenue
Attracting outside investment

26 Mile Road and Gratiot Avenue Corridors

Strengths:

Daily volume of vehicles
Proximity to I-94 and major State trunk lines
Open space for many development options

Weaknesses:

Poor maintenance
Vehicular safety concerns – intersections and striping/signange
Pedestrian safety concerns
Visually unappealing
No curb or gutter
Road right of way is full of litter

Opportunities:

MDOT reconstruction of Gratiot Avenue and New Haven Road Intersection
HAWK safety crossing at high school on Gratiot Avenue
Consider future rezoning of 26 Mile Road from Industrial to Commercial
26 Mile Road – Future widening
Access management plan –
Enhance gateways to Village
Consider the feasibility of a corridor improvement authority

Challenges:

Enforcing blight and sign ordinance
Continued work with MDOT and Macomb County Roads Department for improvements / cleanup schedule

Master Plan
Document Distribution List

Local Units of Government

Supervisor Trombley
Lenox Township Hall
63775 Gratiot Ave. Lenox, MI 48050

Supervisor Lovelock
Chesterfield Township Hall
47275 Sugarbush Road
Chesterfield, MI 4804

Transportation Planning Organizations

Bob Hoepfner, Director
Macomb County Department of Roads
117 S Groesbeck Hwy
Mount Clemens, MI 48043-2183

Drew Buckner, Manager
MDOT Macomb - St. Clair TSC
26170 21 Mile Rd.
Chesterfield Township, MI 48051

Canadian National Railway
Box 5025
Troy, MI 48007-5025

Regional Planning Organizations

Kathleen Lomako, Executive Director
SEMCOG
Southeast Michigan Council of Governments
1001 Woodward Avenue, Suite 1400
Detroit, MI 48226-1904

Stephen Cassin, Director
Macomb County Department of Planning and Economic Development
1 South Main Street, 7th Floor
Mount Clemens, MI 48043

Huron-Clinton Metropolitan Authority
c/o George Phifer, Deputy Director
Administrative Office
13000 High Ridge Drive
Brighton, MI 48114-9058

Utilities and Communication Providers

Consumers Energy
530 W Willow Street
Lansing, MI 48906

DTE Energy
1 Energy Plaza
Detroit, MI 48226

SEMCO Energy and Gas Company
1411 Third Street, Suite A
Port Huron, MI 48060

AT&T Corporation
200 Renaissance Center
Detroit, MI 48243

Comcast of Michigan
1 Comcast Center
Philadelphia, PA 19103-2838