

Future Land Use

The Future Land Use Plan implements the Vision and Values of Berkley, by designating specific areas of the City for anticipated land uses and functions. This chapter contains an explanation of the difference between planning and zoning, the Future Land Use Map, and a description of the why, what, where and how of each future land use category.

In the Future Land Use Map, the Master Plan identifies areas of the city most appropriate for future uses, using the vision and the values identified by and incorporated into the Plan. The Future Land Use Map is intended to guide new development in Berkley for the next ten to twenty years.

The land use categories discussed in this chapter and identified on the Future Land Use Map classify areas appropriate for the current and future land uses described within the respective categories. They are planning districts and their designations are suggestions of what could happen in the future, not prescriptions of what will happen.

Legally permissible uses of land within the city are determined solely by the zoning districts in the Berkley Zoning Ordinance. Any future change in permissible land use in Berkley must be made by the

Planning Commission and City Council in accordance with the Zoning Code and state law. Zoning changes governed by this process can include establishing new zoning districts, eliminating zoning districts, changing the zoning map, or changing allowable uses within a zoning district. The Master Plan is an important factor in determining whether to make zoning changes, but it is not the sole factor.

During the Master Plan update, there have been several questions related to “rezoning of properties”. It is important to note that the Master Plan Future Land Use Map and a request for Rezoning of property or properties are vastly different. The Future Land Use Map is adopted as part of the overall Master Plan, while a Rezoning request is reviewed separately, based upon criteria in the Zoning Ordinance to ensure that any zoning changes are in line with the Future Land Use Map and Master Plan, and does not negatively impact adjacent property owners. The graphic on the following page describes the differences between the Master Plan and the Zoning Ordinance, as well as between the Future Land Use Map and the Zoning Map.

The difference between the Master Plan & the Zoning Ordinance

Master Plan

- Is a long-term guiding policy document
- Applies 5-20 years into the future
- Has goals and objectives based on community input
- Includes analysis and recommendations on economy development, housing, transportation, infrastructure, land use, etc.
- Must be reviewed once every 5 years by State Law
- Is not intended or expected to serve as law

Zoning Ordinance

- Is the law
- Applies now
- Is subject to Federal and State law, and Federal and State case law
- Regulates land use, building size, form, placement, parcel area, width, depth, parking, landscaping, etc.
- Must be based on a Master Plan, per State Law
- Is used to implement the Master Plan

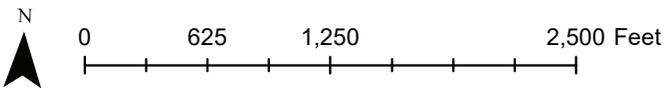
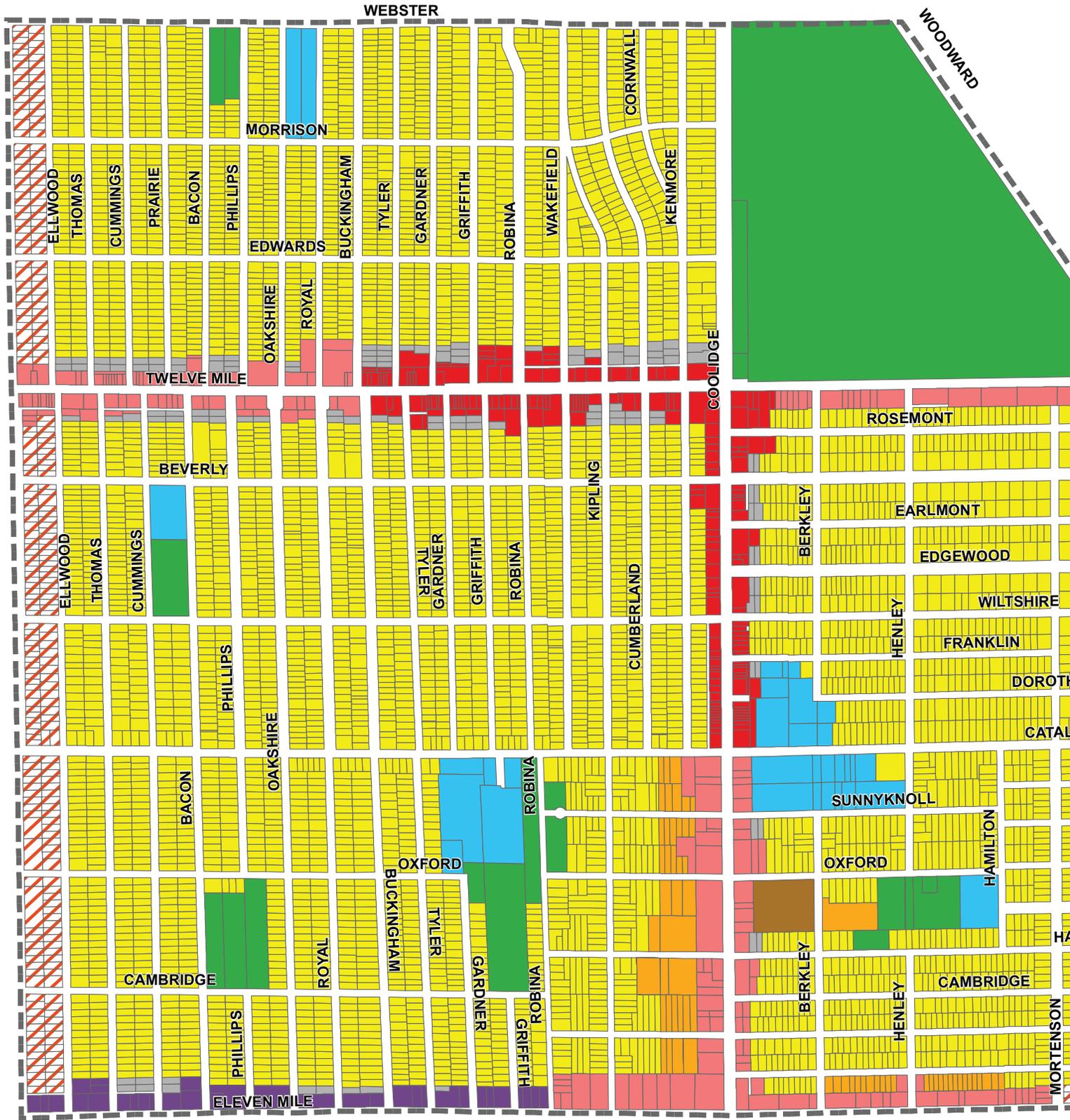
Future Land Use Map

- Is a visual guide for future planning
- Applies now and up to 20 years into the future
- Has future land use categories, which describe what may be considered if zoning changes
- Provides descriptions on types of uses that are appropriate in particular areas and details on desired density, height, design, landscaping, etc.
- Show possibilities, not guaranteed changes
- Changed as a Master Plan Update, which has extensive community input, a recommendation by the Planning Commission, and approval by the City Council

Zoning Map

- Is the law
- Applies now
- Has zoning districts, which state what land uses, building types can be built now
- Mandates land use, building size, form, placement, parcel area, width, depth, etc. for each zoning district
- Must be followed for all new development
- Can only be changed by a Rezoning or Zoning Map Amendment process, a multi-step approval process that includes a public hearing and recommendation by the Planning Commission, and two readings before the City Council

Future Land Use Map



Future Land Use Map Principles

Preserve neighborhoods & community assets

The foundation of Berkley is its neighborhoods, schools, and parks. The Single Family Neighborhood, Institutional, and Parks and Cemetery categories are intended to sustain those areas, while allowing change to maintain the vibrancy of the community.

Reconcile zoning & future land use designations

In some instances, such as the Low-Density Multiple-Family designation west of Coolidge

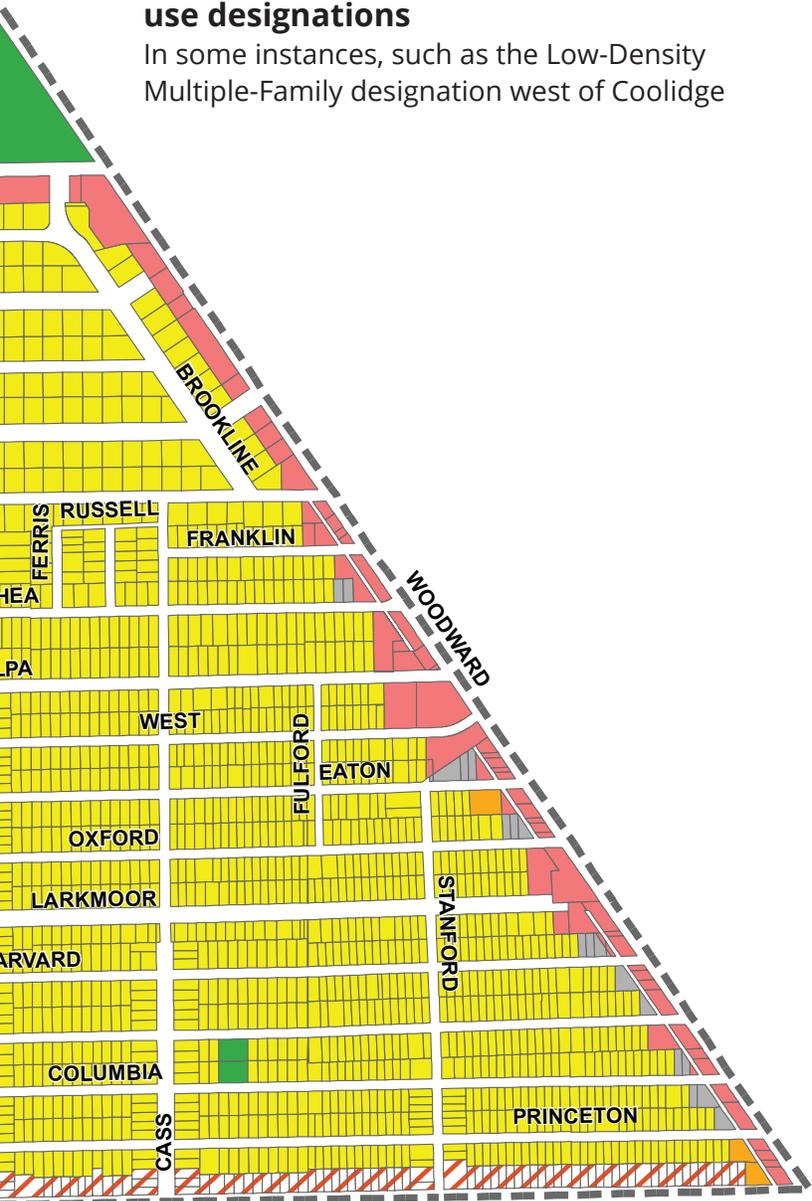
between Catalpa and Columbia, the zoning does not match the existing land use or previous future land use maps. In order to minimize conflicts, those areas have been changed to the future land use category most similar to current zoning.

Blend new housing using good design to complement existing character

Any new development should complement, rather than detract from, existing buildings and areas. The Low-Density Multiple Family, Residential Corridor, Gateway Corridor, and Downtown categories propose a variety of housing types coupled with design guidelines.

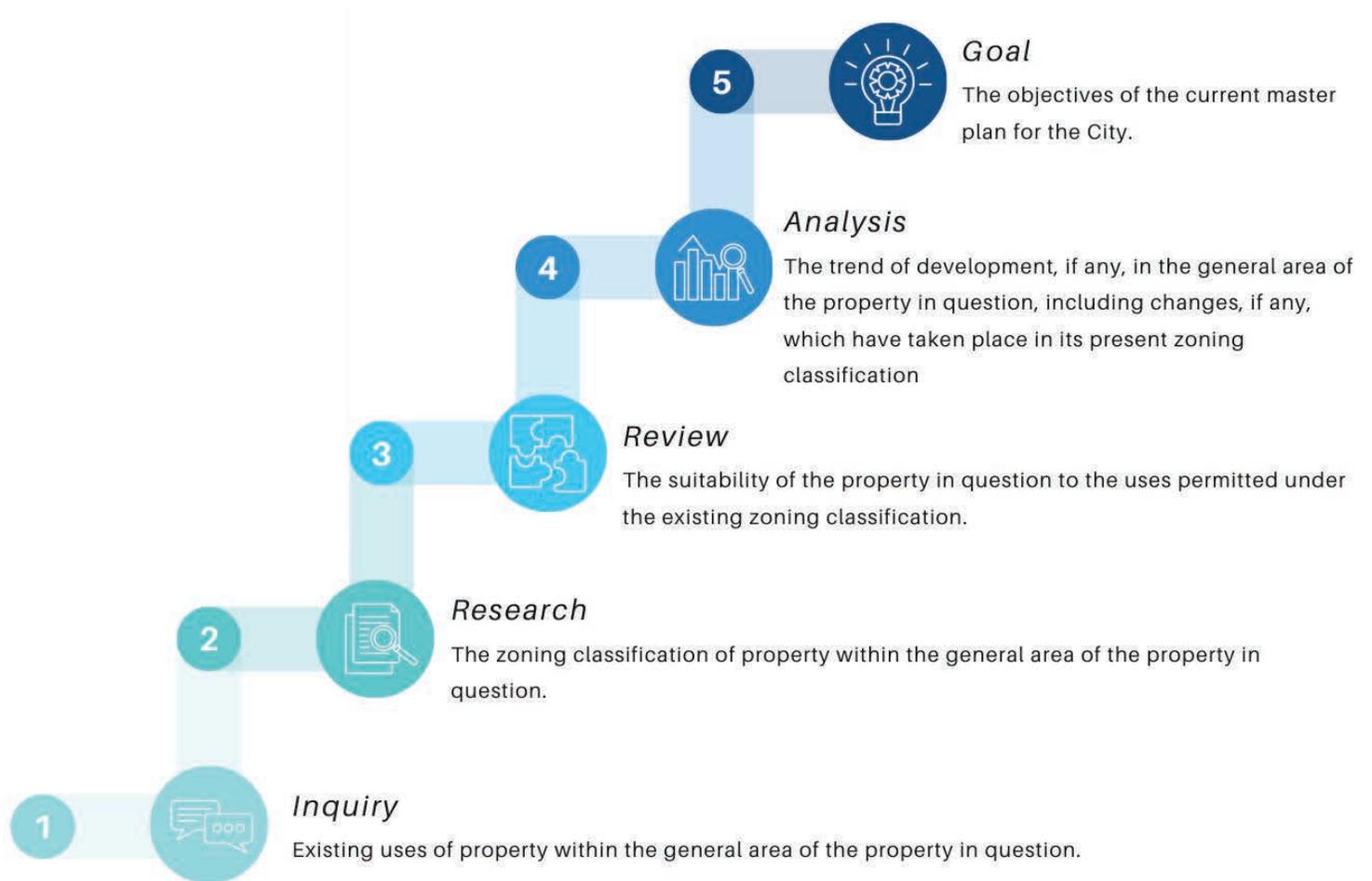
Enhance corridors as vibrant business areas

Most of the City's businesses are located on the corridors of Woodward, Twelve Mile, Coolidge, and Eleven Mile. Future land use designations for these corridors include a mix of uses to be implemented in concert with design guidelines found in the Corridors Chapter.



Source: CWA GIS Community Maps, Oakland County GIS

The Rezoning Process



Source: City of Berkley

A Rezoning or Map Amendment is:

- Generally parcel-specific
- Can be initiated by a property owner or by city staff
- Must be in line with the adopted Future Land Use map as part of the Master Plan
- A multi-step approval process that includes a public hearing and recommendation by the Planning Commission, and two readings before the City Council
- The City Council has the authority to grant or deny a proposed Rezoning or Zoning Map Amendment

SINGLE FAMILY NEIGHBORHOOD

Why

The Single Family Neighborhood category is intended to preserve the quality of existing residential neighborhoods while recognizing the need for other uses to support the quality of life within them.

Where

Single Family Neighborhoods are located in the original residential plats of Berkley, which have not been repurposed to other uses. The neighborhoods are in the following areas, with the Institutional future land use category scattered within:

- South of Webster to northern edge of the Twelve Mile corridor, between Ellwood and Coolidge.
- Between the southern corridor edge of Twelve Mile and Catalpa, between Ellwood and Kenmore.
- South of Catalpa to the northern edge of the Eleven Mile corridor, between Ellwood and the middle of the block between Kipling and Coolidge
- East of the western corridor edge of the Coolidge corridor and Brookline or the western edge of the Woodward corridor, between Rosemont and Princeton.

What

The following land uses are anticipated to continue in Single Family Neighborhoods:

- Single family homes
- Home-based businesses
- Parks
- Institutions, such as places of worship
- Utility Buildings appropriate in residential areas

The following land uses may be added in the future to the zoning districts associated with this category:

- Accessory Dwelling Units
- Duplexes in existing locations, with further study on changing zoning to allow additional duplexes



Source: City of Berkley



Source: CWA



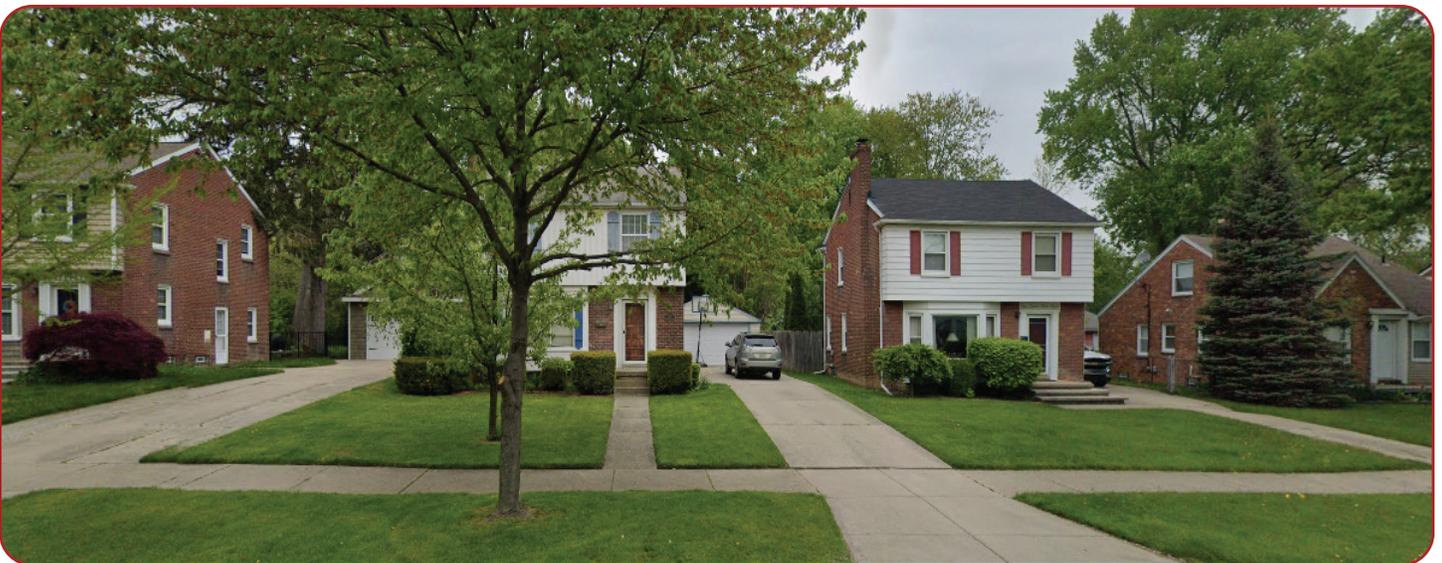
Source: City of Berkley



Source: City of Berkley



Source: City of Berkley



Source: City of Berkley

How

The current regulations and zoning work well to preserve single family neighborhoods and should be kept for the large part. The following steps are outlined in the Neighborhoods and Implementation Chapters:

- Consider updating zoning to allow accessory dwelling units (ADU's), a separate dwelling unit within a single-family home, as long as the site can accommodate additional parking and lot coverage requirements.
- Study whether and, if so, how duplexes could be integrated into Single Family Neighborhoods. Items that could be considered may be: frontage on high traffic corridors or streets, location at edges of neighborhoods, serving as a transition between neighborhoods and more intense land uses, and the parcel size needed to accommodate parking and other City requirements.
- Investigate appropriateness of zoning regulations to help newly constructed single family homes to blend with the existing character of Single Family Neighborhoods.
- Streamline processes and policies to allow seniors to age in place in single-family homes, such as universal design, placement of ramps, etc.

LOW-DENSITY MULTIPLE FAMILY

Why

The Low-Density Multiple Family future land use category aims to provide a range of detached and attached housing that complements the existing, adjacent neighborhoods.

Where

These areas have multiple-family housing or are zoned multiple-family. They are generally located between an existing neighborhood and a corridor – Woodward, Eleven Mile or Coolidge. While some duplexes or buildings with three or more dwelling units exist in the areas, many lots are currently occupied by single family homes. This land use category is limited to:

- South of Catalpa to Columbia, from the middle of the block between Kipling and Coolidge and the western edge of the Coolidge corridor. Predominantly single-family in use but zoned multiple-family, these lots are deeper than most other residential parcels in the City.
- The eastern block face of Berkley, midway between Oxford and Harvard.
- Entire southern block face of Princeton from Berkley to Henley and most of the southern block face of Princeton from Henley to Mortenson.

If expansion of this category is contemplated, the following factors should be considered: the capacity of the road system, strain on existing infrastructure, whether parcels are large enough to accommodate more than a single dwelling unit and the character of the adjacent neighborhoods.

What

The following land uses are anticipated to continue in Low-Density Multiple Family areas:

- Single family homes
- Duplexes
- Two-story multiple family buildings with a similar design as the surrounding area
- Home-based businesses
- Utility buildings appropriate in residential areas

Examples of Low-Density Multiple Family in Berkley



Duplex
Source: Kurt Hite



Townhouses at Harvard Commons
Source: Lisa Kempner



2-Story Apartment Building
Source: Joseph Bartus

Examples of Attached Single-Family Housing

The images of low-density housing types shown below were chosen by the Master Plan Steering Committee and Planning Commission as the style and type of low-density housing appropriate for Berkley.



Source: Teska



Source: Teska



Source: Teska

The following land use may be added in the future to the zoning districts associated with this category:

- Accessory Dwelling Units

How

Few multiple-family developments have been built in the past decade. While a lack of available land was a factor, the R-2 and RM zoning may also contribute to the situation. The following steps are outlined in the Implementation chapter:

- Update R-2 and RM zoning to reflect the parcel size and setbacks for existing duplexes and future multiple family buildings to match the size and scale of houses in adjacent neighborhoods.
- Add design requirements for duplexes and multiple family buildings to the R-2 and RM zoning.

HIGH-DENSITY MULTIPLE FAMILY

Why

The High-Density Multiple Family category preserves existing multiple family buildings that serve the residential needs of individuals or households wanting or needing an apartment with central services. The number of existing units within this geographic area is intended to be maintained in the future.

Where

This area is limited to the Oxford Towers, the senior housing high-rise building, at the southwest corner of Oxford and Berkley.

If this designation were to expand beyond areas designated on the Future Land Use Map, the Planning Commission and City Council would need to find that the expansion would not have a detrimental effect on the surrounding land area and adequate buffers and transitions were present.

What

The following land uses are anticipated to continue in High-Density Multiple Family areas:

- Multiple family buildings, ranging from low-rise to high-rise
- Home-based businesses
- Business services within low-rise and high-rise multiple family buildings, offering goods and services primarily to building residents
- Utility Buildings appropriate in residential areas

How

The current regulations and zoning should be maintained since they work well to preserve Oxford Towers and the nearby multiple-family uses. However, the City shall evaluate whether current regulations would allow a 21st Century high-rise if Oxford Towers would ever need to be replaced or renovated.

Example of High Density Multiple Family in Berkley



Source: Realtor.com



Source: Apartments.com



Source: Apartmentfinder.com

RESIDENTIAL CORRIDOR

Why

The Residential Corridor category focuses on providing a mix of residential options including single-family, townhomes, and low rise multiple family, but also allows for office and other institutional/civic uses or spaces.

Where

This category is limited to high-traffic corridors, with mostly single-family uses, that border an adjacent municipality:

- Greenfield and Ellwood from Webster to the northern edge of the Twelve Mile corridor
- Greenfield and Ellwood from the southern edge of the Twelve Mile corridor to the northern edge of the Eleven Mile corridor
- Eleven Mile from Mortenson to the western edge of the Woodward corridor

What

The following land uses are anticipated to continue in Residential corridor areas:

- Single family homes
- Home-based businesses
- Offices in adaptively re-used houses (on Eleven Mile and Greenfield)
- Institutions, such as places of worship
- Utility Buildings appropriate in residential areas

The following land use may be added in the future to the zoning districts associated with this category:

- Accessory Dwelling Units for single family homes
- Duplexes, townhomes, and multiple family buildings that follow the design guidelines in the Corridors chapter



Houses on Eleven Mile
Source: CWA



Example of Townhouse appropriate for Eleven Mile
Source: Teska

How

In order to encourage new residential options in these corridors, the zoning for these areas needs to be updated.

The following steps are outlined in the Corridors and Implementation chapters:

- Update the Greenfield zoning district to reflect the Residential Corridor design guidelines in the Corridors chapter. Change the zoning on Greenfield and the western block face of Ellwood to match the Master Plan.
- Review Single Family Residential R1-D zoning on Eleven Mile to consider the addition of duplexes and attached single-family housing.

DOWNTOWN

Why

The Downtown future land use district is intended to create a vibrant city center with offices, entertainment, retail businesses, and restaurants serving Berkley residents, daytime businesses, and nighttime entertainment populations.

Where

The Downtown category applies to Berkley's historic Downtown core on Twelve Mile and Coolidge:

- Twelve Mile between Buckingham and Coolidge
- Coolidge between Twelve Mile and Catalpa.

What

The land uses and building design should contribute to making the Downtown area a vibrant, walkable area. The following land uses are expected to continue:

- Mixed-use buildings (no more than 4 stories), upper story residential allowed
- Offices
- Entertainment
- Retail businesses
- Restaurants
- Public spaces
- Institutions, such as places of worship

Automobile-oriented uses, such as drive-throughs or gasoline service stations, are not allowed in this area.

How

The following actions are further described in the Downtown Plan and the Corridors chapter:

- Implement zoning strategy in the Downtown Berkley Master Plan
- Placemaking steps such as streetscape improvements and gathering spots
- Updating parking requirements in the Zoning Ordinance



Source: CWA



Source: CWA



Source: CWA

GATEWAY CORRIDOR

Why

The intent of the Gateway Corridor future land use category is to improve the function, investment value and aesthetics of these corridors as mixed-use, walkable places.

Where

This future land use category is limited to high-traffic corridors outside the Downtown, in the following locations:

- Twelve Mile from Greenfield to Buckingham and from Woodward to mid-block between Coolidge and Berkley.
- Woodward from Twelve Mile to Eleven Mile.
- Coolidge from Catalpa to Eleven Mile.
- Eleven Mile from Robina to Mortenson.

What

The following land uses are expected to continue:

- Mixed-use buildings (no more than 3 stories)
- Offices
- Retail
- Restaurants
- Public spaces
- Institutions, such as places of worship
- Auto-oriented uses, such as gas stations or vehicle repair shops

The following land uses should be added to these areas if they are not allowed presently:

- Upper story residential
- Multiple family buildings (no more than 3 stories)



MSU Credit Union on Coolidge
Source: CWA



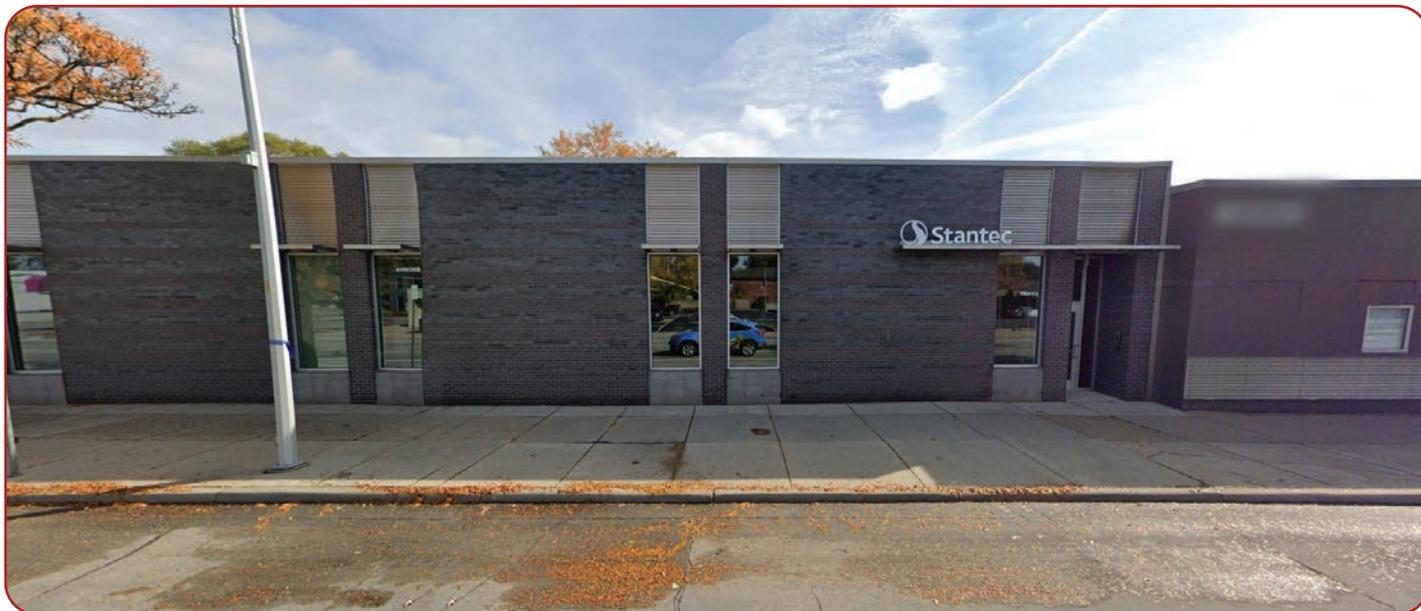
Articipate on West Twelve Mile
Source: CWA



Drought on Eleven Mile
Source: CWA



Republica on Coolidge
Source: CWA



Coolidge south of Catalpa
Source: City of Berkley

How

The following actions are further described in the Downtown Plan and the Corridors chapter:

- Placemaking steps such as streetscape improvements.
- Implement zoning strategy in the Downtown Berkley Master Plan.
 - o Update zoning districts to allow upper story residential and multiple family buildings with appropriate design requirements.
 - o Consider whether the Twelve Mile, Woodward and Coolidge zoning districts could be combined into a single use district with different design requirements for each corridor.
- Updating Zoning Ordinance parking requirements.

POTENTIAL CORRIDOR EXPANSION/ TRANSITIONAL BUFFER

Why

The parcels on Coolidge, Woodward, Twelve Mile and Eleven Mile, originally platted almost a century ago, often do not have room to accommodate the vehicles that visit or service land uses of today. The intent of the Potential Corridor Expansion/ Transitional Buffer is to show where corridors may expand into the adjacent neighborhoods to accommodate redevelopment with proper buffers for adjacent neighborhoods.

Where

These areas are limited to the areas shown in gray on the Future Land Use Map. The following guidelines were used for this designation:

- The parcels were shown on the 2008 Master Plan as a corridor future land use.
- The side yard of an adjacent residential lot abuts the corridor, as on the eastern side of Coolidge, not the rear yard, as on the western side of Coolidge.
- The expansion is limited in depth to existing encroachments on that side of the corridor.

Shallow Lots on Corridors

The aerial photograph below shows how parking is limited for shallow lots on Twelve Mile.



Source: Aerial Photograph - Oakland County. Graphis - CWA

What

Single-family uses and associated zoning are expected to remain until a rezoning request comes as part of a proposed development plan. The graphic on page 28 shows the multi-step process that would need to occur.

The following circumstances should be in place to consider a rezoning from single-family:

- The parcel or parcels in question are adjacent to a property zoned for mixed use or commercial uses with frontage on Twelve Mile, Eleven Mile, Coolidge, or Woodward.
- Mechanisms are in place - in zoning or as a part of a conditional rezoning or planned unit development - to assure a substantial buffer, with a combination of landscaping, screening, and fencing, between single family neighborhoods and non-residential or mixed use areas shown in the graphic below.



The follow land uses could be allowed, if rezoned, in the Potential Corridor Expansion/Transitional Buffer

- Buffers using green infrastructure, landscaping, walls, and other structures to protect adjacent neighborhoods from the noise, odor, lights, traffic, and activity of corridor land uses as well as to assure privacy of neighborhood residents.
- Parking or loading.
- In cases of exceptional design, corridor buildings may occupy portions of these parcels.

How

Parcels planned for Potential Corridor Expansion/Transitional Buffer will be rezoned on a case by case basis as part of a development, redevelopment, or re-use. To assure proper buffers are in place, the zoning requirements for buffers between corridors and neighborhoods should be updated to match the design guidelines in the Corridors chapter.



3966 Eleven Mile
Source: Teska



West Eleven Mile - Streetscape elements outlined in the Corridors Chapter would make this section of Eleven Mile more appealing to pedestrians. Source: CWA

INDUSTRIAL/RETAIL

Why

The purpose of the Industrial/Retail category is to improve the function, investment value and aesthetics of this section of Eleven Mile, while allowing a range of land uses.

Where

This future land use category is limited to Eleven Mile between Greenfield and Robina.

What

The following land uses are expected to continue:

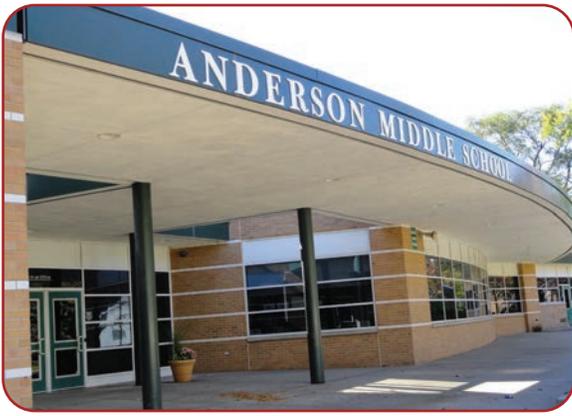
- Industrial
- Research
- Auto-oriented uses
- Office

The following land uses may be added to the corridor:

- Restaurants and bars
- Service and retail

How

The Eleven Mile Zoning District should be updated to match the intent and uses described in this chapter and the design guidelines in the Corridors chapter. Programs, such as a façade improvement program, shall accompany policy changes to kick start redevelopment of this area.



Berkley Community Schools properties fall into institutional future land use category.
Source: CWA



Berkley Community Center is a recreation building that is classified as institutional.
Source: CWA

INSTITUTIONAL

Why

The intent of this category is to accommodate institutional land uses, including but not limited to, recreation centers and schools, that contribute to surrounding residential neighborhoods.

Where

The category is limited to areas currently zoned Community Centerpiece.

What

The following uses are expected to continue:

- Schools
- Recreation buildings
- Municipal buildings
- Institutions, such as places of worship

If uses change, single-family residential or residential developments similar to those proposed for the residential corridor could be considered, as well as senior independent living or child care facilities.

How

The Community Centerpiece zoning district works well to protect existing schools and other community assets.

PARKS & CEMETERY

Why

The Park and Cemetery category enshrines established land uses that provide recreational and open spaces to the community.

Where

This category is limited to City parks and the Roseland Memorial Park Cemetery.

What

The following uses are expected to continue:

- Parks
- Recreation buildings or centers
- Athletic fields
- Cemetery

How

The Community Centerpiece zoning district works well to protect existing park and recreation areas, while the Cemetery zoning district does the same for Roseland Memorial Park Cemetery. The City should implement the most current Parks and Recreation Plan, while looking for partnership opportunities with the cemetery to create parks or walking paths along Coolidge and Twelve Mile.



All Berkley parks are in the Parks & Cemetery Future Land Use Category.
Source: CWA



Roseland Cemetery, 10% of the City's area, is classified as Parks & Cemetery
Source: Roselandparkcemetery.com



Splash Pad in Oxford Park.
Source: City of Berkley

ZONING PLAN

The following table lists each future land use category with the associated zoning districts in the City of Berkley Zoning Ordinance, at the time of the adoption of the Master Plan. The table designates which zoning district is anticipated to be compatible with the Master Plan. The table is a guide, not a set menu, since unforeseen circumstances may occur between the adoption of this plan and a rezoning request.

Future Land Use Category	Zoning District
Single Family Neighborhood	Single Family Residential R-1A
	Single Family Residential R-1B
	Single Family Residential R-1C
	Single Family Residential R-1D
Low Density Multiple Family	Two Family Residential R-2
	Multiple Family Residential RM
High Density Multiple Family	Multiple Family Residential RMH
Residential Corridor	Single Family Residential R-1D
	Two Family Residential R-2
	Office District
	Greenfield District (Greenfield & Ellwood only)
Downtown	Downtown District
	Gateway District
	Coolidge District (Coolidge only)
Gateway Corridors	Gateway District
	Local Business District
	Office District
	Industrial (Eleven Mile only)
	Eleven Mile District (Eleven Mile only)
	Woodward District (Woodward only)
	Twelve Mile District (Twelve Mile only)
Potential Corridor Expansion/Transitional Buffer	Parking
	Adjacent business district*
Industrial/Retail	Eleven Mile District
Institutional	Community Centerpiece
Parks & Cemetery	Community Centerpiece
	Cemetery District

* Only in cases where design enhances quality of the project and protection of an adjacent neighborhood.