

**CITY OF WYANDOTTE
PLANNING COMMISSION
Agenda for Thursday, July 20, 2023, at 6:30 p.m.
Council Chambers, Wyandotte City Hall**

CALL TO ORDER:

COMMISSIONERS: Duran Pasko
 Jalbert Sarnacki
 Kelly Schultz
 Kowalewski Williams
 Lupo

ALSO PRESENT _____

COMMUNICATIONS:

- None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion by Commissioner _____, supported by Commissioner _____ to approve the minutes of the Special Meeting of June 1, 2023. Meeting of June 15, 2023, was canceled.

OLD BUSINESS:

None

NEW BUSINESS:

1. **PUBLIC HEARING #06262023** – EM & M Enterprises, Owner and Brooks Books, Appellant, have applied to the Planning Commission for approval for a Certificate of Occupancy for a retail book store at 1805 Ford Avenue, Wyandotte, Michigan. The property is zoned O-S (Office Service District) and requires review and approval by the Planning Commission per §190.307(K)(1) of the Zoning Ordinance.

(K) *Business services located in O-S Districts.*

(1) Businesses shall be clearly necessary as service uses to the office uses of the district or for the servicing of the workday needs of the personnel employed in the Office-Service District. These uses may include such businesses uses as drug stores, pharmacies, restaurant (not including drive-in restaurants), office supply stores, barber and beauty and other similar types of retail services.

Proposed use is a retail book store therefore, Planning Commission approval is required.

OTHER BUSINESS:

Proposed Master Plan for Open comment Period from the City of Riverview.

MOTION TO ADJOURN:

NEXT SCHEDULED MEETING IS THURSDAY, AUGUST 17, 2023

City of Wyandotte, Michigan
Public Notice for Hybrid In-Person/Virtual Meeting of the Planning Commission In the
Wyandotte City Hall Council Chambers, 3200 Biddle Avenue & via “Zoom”
scheduled for
THURSDAY, July 20, 2023 at 6:30 PM

The City of Wyandotte’s priority is always the health, safety, and welfare of residents, businesses, visitors and its staff. Wyandotte has proactively taken steps to prevent the further spread of the coronavirus (COVID-19) throughout the city, including hosting of virtual meetings. All City Council, Commission and Board meetings will be conducted as virtual meetings until further notice.

The Planning Commission of the City of Wyandotte will be held IN THE City Hall Council Chambers and via the “Zoom” meeting platform in accordance with the Wayne County Local Public Health Department Emergency Epidemic Order and PA228 of 2020. The meeting is open remotely to the public to follow along and participate during the public portion of the meeting when asked by the Chairperson. The agenda and related information can be accessed on the City of Wyandotte’s website here:

http://www.wyandotte.net/front_desk/agenda_and_minutes/planning_commission.php

Access the electronic meeting by doing the following:

1. To attend the meeting by phone:
 - Call: 312-626-6799
 - Use webinar ID: **992 636 8831 (wyandotte1)**
2. To addend the meeting over the Internet:
 - <https://us02web.xoom.us/j/9926368831>
 - Passcode: 3200

Should you have any questions or would like to provide input on any business that will come before the public body at the meeting, please contact Kelly Roberts at **(734) 324-4555**, or via email **kroberts@wyandottemi.gov**

ELECTRONIC PLANNING COMMISSION MEETING PARTICIPATION

- To help meeting flow and organization, all public comments will be taken at the Call to the Public portion of the meeting and after each item is considered by the Commission as outlined on the agenda.
 - **Phone-in audience: To make a public comment, press “*9” to signify your desire to speak when public comment is called for and you will be called upon in order by the Chairperson or his designee.**
 - **Internet audience: To make a public comment, select “Raise Hand” to signify your desire to speak when public comment is called for and you will be called upon in order by the Chairperson or his designee.**

As required by the Americans with Disabilities Act of 1990, access to all programs, services and activities provided by the City of Wyandotte are available to individuals with disabilities with 48 hours’ notice. Individuals who believe they are in need of an accommodation should contact the Wyandotte City Clerk’s Office by emailing Lawrence Stec at clerk@wyandottemi.gov.

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, June 1, 2023, Special Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Pasko at 6:00 p.m.

COMMISSIONERS PRESENT: Duran, Jalbert, Kelly, Lupo, Pasko, Schultz, Williams

COMMISSIONERS EXCUSED: Kowalewski, Sarnacki

ALSO PRESENT: Kelly Roberts, Recording Secretary
Jesus R. Plasencia, City Engineer

COMMUNICATIONS:

No communications were received

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Duran to approve the minutes of the Meeting of April 20, 2023. (Meeting of May 18, 2023 was canceled)

YEAS: DURAN, JALBERT, LUPO, PASKO, SCHULTZ, WILLIAMS

NAYS: NONE

ABSTAINED: KELLY

ABSENT: KOWALEWSKI, SARNACKI

MOTION PASSED

OLD BUSINESS: None

NEW BUSINESS:

1. **PUBLIC HEARING #03202023-** Request of Northline Biddle LLC, Owner and Appellant, requesting approval for a retail and restaurant with a drive-thru at 2003 Biddle Avenue, Wyandotte, Michigan. The property is zoned Office Service District (O-S) and requires review and approval by the Planning Commission per §190.141 and §190.307 of the Zoning Ordinance.

MOTION BY COMMISSIONER DURAN, supported by Commissioner Jalbert, that the request of Northline Biddle LLC, Owner and Appellant, for a Certificate of Occupancy/Building Permit for a retail and restaurant with a drive-thru at 2003 Biddle Avenue, Wyandotte, Michigan, in an O-S (Office Service District); AND

WHEREAS, the Planning Commission held the required public hearing on June 1, 2023, where comments were heard and made part of the file;

NOW THEREFORE, BE IT RESOLVED that the Commission APPROVES the request of Northline Biddle LLC for a Certificate of Occupancy for a retail and restaurant with a drive-thru at 2003 Biddle Avenue, Wyandotte.

YEAS: DURAN, JALBERT, KELLY, LUPO, PASKO, SCHULTZ, WILLIAMS
NAYS: NONE
ABSENT: KOWALEWSKI, SARNACKI
MOTION PASSED

2. **PUBLIC HEARING #04262023** – Request of Wyandotte Holdings, LLC, Owner and Charity Reeder, Appellant, have applied for a Certificate of Occupancy for a massage therapy clinic and wellness spa at 3363 3rd Street, Wyandotte, Michigan. The property is zoned PD (Planned Development District) and accordance to the City's Zoning Ordinance, §190.276 requires a public hearing before the Planning Commission.

MOTION BY COMMISSIONER LUPO, supported by Commissioner Jalbert, that the request from Wyandotte Plaza Holdings, LLC, Owner and Wellness Spa LLC, Charity Reeder, Appellant, for a Certificate of Occupancy for a massage therapy clinic and wellness spa at 3363 3rd Street, Wyandotte, Michigan in a Planned Development District (PD); AND

WHEREAS, the Planning Commission held the required public hearing on June 1, 2023, where comments were heard and made part of the file;

NOW THEREFORE, BE IT RESOLVED that the Commission recommends to the City Council that the massage therapy clinic and wellness spa at 3363 3rd Street be APPROVED provided all the requirements of Section 132.071 are met.

YEAS: DURAN, JALBERT, KELLY, LUPO, PASKO, SCHULTZ, WILLIAMS
NAYS: NONE
ABSENT: KOWALEWSKI, SARNACKI
MOTION PASSED

OTHER BUSINESS: None

MOTION TO ADJOURN:

MOTION BY COMMISSIONER DURAN, supported by Commissioner Lupo to adjourn the meeting at 6:45 p.m.


Kelly Roberts, Secretary

PUBLIC HEARING #03202023– Request of Northline Biddle LLC, Owner and Appellant, requesting approval for a retail and restaurant with a drive-thru at 2003 Biddle Avenue, Wyandotte, Michigan.

Chairperson Pasko opened the hearing and asked if there was anyone present who wished to speak about this hearing.

Mr. Joseph Daly, Northline Biddle LLC, Owner, present.

Mr. Daly reviewed the history of the property, that he purchased the property from the City and is obligated to build a building on the corner of Biddle and Ford Avenue.

Mr. Daly indicated that he built an office building towards the rear of this property that has been sitting vacant since 2021. Mr. Daly stated that he was working with Wyandotte Hospital, but since covid office space has changed and is no longer sought after.

Mr. Daly indicated that he would like to build a building with a retail store and a restaurant with a drive thru.

Mr. Daly further indicated that the building will meet all the requirements of the ordinance and parking and no variances will be required.

Mr. Daly further indicated that the use as a retail and restaurant will complement the adjacent properties.

Chairperson Pasko asked if there was a tenant for the building.

Mr. Daly indicated that at this time, there is no tenant for the building.

Mr. Plasencia reviewed the entrance and exit of the traffic to the property.

Mr. Daly indicated that they would be going in and out on Biddle Avenue.

There being no further discussion, the hearing was closed.

No communications were received regarding this request.

PUBLIC HEARING #04262023 – Request of Wyandotte Holdings, LLC, Owner and Charity Reeder, Appellant, have applied for a Certificate of Occupancy for a massage therapy clinic and wellness spa at 3363 3rd Street, Wyandotte, Michigan.

Chairperson Pasko opened the hearing and asked if there was anyone present who wished to speak about this hearing.

Ms. Charity Reeder, Appellant, present.

Ms. Reeder indicated that she has been in business for 17 years working in different doctor's office and thought this would be a good time to go out on her own. Ms. Reeder further indicated that the building is a good location since there is a hair salon and nail salon in the same building.

Chairperson Pasko asked how many rooms would there be.

Ms. Reeder indicated that there would be 6 to 7 treatment rooms along with a break room and waiting area.

Chairperson Pasko asked what the hours would be.

Ms. Reeder indicated 9:00 a.m. to 8:00 p.m.

Commissioner Lupo asked if walk-ins would be allowed.

Ms. Reeder indicated no they would need to make an appointment.

Commissioner Lupo asked how Ms. Reeder get referrals.

Ms. Reeder indicated she has a list of clients from working with other offices.

Commissioner Lupo asked if she was licensed.

Ms. Reeder indicated yes, through the State of Michigan.

Commissioner Schultz asked what unit was Ms. Reeder moving into.

Ms. Reeder indicated that it is the one at the south end.

There being no further discussion, the hearing was closed.

No communications were received regarding this request.

Date 6-26-23

Appeal # _____

Instruction to APPLICANT: Appeals to come before the Commission must be submitted on this form with all information typewritten or written legibly in ink. Additional pages may be attached and any other information furnished which the applicant feels will aid the Commission in reaching its decision. Appeals must be filed with the secretary of the Planning and Rehabilitation Commission at least 3 weeks prior to the time of the meeting at which they are to be considered. Notice of the action taken by the Commission will be sent to the person designated to receive such notice on this form. You have the right to appear before the Commission in person or by a representative. A **\$125.00 fee for residential OR a \$200.00 fee for commercial** must be paid at time of filing application.

[illegible]

1. Premises located at 1805 Ford Ave in a O-S District
2. Between 18th St and 19th St
3. Lot number(s) 153 to 157 of West Park Sub
or other legal description _____
4. Applicant Brooks Books Address 1234 Ford Ave Ste C Wyandotte, MI 48192
5. Owner's name EM & M Enterprises Address 2660 Washtenaw Ypsilanti, MI 48197
6. Application for Certificate of Occupancy to use premises for: Retail-Bookstore
7. PRESENT USE Vacant ☒ CONFORMING
8. Was the present use permitted by the Commission? _____ Appeal # _____ ☐ NON-CONFORMING
9. State # of persons _____ or families _____ or seats _____ or beds _____ or sleeping rooms _____
or area _____ applied for as the case may be.
10. Building is of Ordinary Type 3 type construction.
11. Area now in use _____ sq. ft. Lot size _____ ft. by _____ ft.
12. Height of structure 1 stories. Feet 12
13. Give unusual conditions applicable to premises pertinent to the granting of the appeal. Additional pages may be attached.

Brooks Books has been an established bookstore in Wyandotte since 2021. We have had large community engagement and have a need to expand our square footage to meet demand. Our current building is falling in disrepair due to the landlord not having funds to keep the building up to standards. 1805 Ford Ave meets all the needs we have in order to keep our bookstore in business. Being in a neighborhood setting is important to our business model as a majority of our clientele comes from local families, many of them walk from their homes to our bookstore. Staying in proximity to our current location allows our current customers to find us easily and will ensure they don't have to travel further to enjoy the bookstore. We thank you for your consideration in allowing us to continue supporting the Wyandotte community.

(SEE REVERSE SIDE.)

h specapp.doc

brooksbks48192@gmail.com

- OVER -

This appeal is respectfully submitted to your Commission for hearing because:

☐ It is my understanding and belief that the City Engineer has erred in finding that the building and/or use covered by the application is not in conformity with all the provisions of the zoning ordinance.

☒ It is my understanding and belief that the Commission is expressly given the power to authorize the Certificate under Section Conditional Rezoning of the zoning ordinance.

☐ It is my understanding and belief that unusual conditions applying to my land render the strict application of the provisions of the ordinance unduly harsh and unreasonable to an extent not intended by the ordinance and not generally suffered by others.

In my support of this claim, I submit the facts and information contained herein, which are made a part of this appeal, and are to the best of my knowledge, true and accurate.

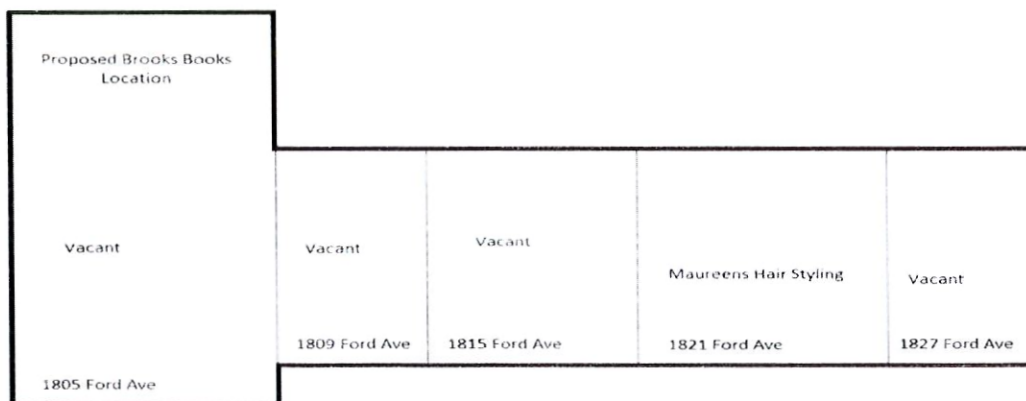
Signature of Applicant Joanna Brookshire Address 1234 Ford Ave Wyandotte, MI 48192

In what way does the applicant represent the owner? Prospective Tenant

Indicate below any person in addition to applicant to whom notices of the date of the hearing and decision in the case should be sent.

Name Joanna Brookshire Address 1256 5th St Wyandotte, MI 48192

Use the space below or attach an additional sheet for a sketch of the land and the buildings thereon.



NOTE: The Commission shall fix a reasonable time for hearing of the appeal and shall give due notice thereof to the parties including all owners of record of property within 300 feet of the premises in question, such notice to be delivered personally or by mail addressed to the respective owners at the address given in the last assessment roll, and shall decide the same within a reasonable time. (Act 207 of the Public Acts of Michigan for 1921, as amended.)

Kelly Roberts

From: eraldi marko <marko.eraldi@gmail.com>
Sent: Monday, June 26, 2023 12:59 PM
To: Kelly Roberts; ERaldi marko
Subject: 1805 Ford Ave. For rezoning

Hello to whom may concern. My name is Eraldi Marko I'm the owner of the building 1805 Ford Ave. Wayndotte MI 48192. I authorize Joanna and Kevin Brookshire to represent the building for rezoning. The name of my business is EM&M Enterprises, if you have any questions, please don't hesitate to call or email me phone number 734-231-0733 email address Marko.Eraldi@gmail.com Thank You Sent from my iPhone



NOTIFICATION

Nonconformance of Proposed Building or Occupancy

OF23-0053

05/30/2023

APPLICANT

JOANNA BROOKSHIRE
1256 5TH STREET
WYANDOTTE, MI 48192

OWNER

EM&M ENTERPRISES LLC
2660 WASHTENAW RD.
YPSILANTI, MI 48197

**RE: 1805 Ford
Wyandotte, Michigan**

In accordance with §190.370 of the Zoning Ordinance, you are hereby notified that your application, dated May 19, 2023, for a **Certificate of Occupancy for a retail-book store** on LOTS 153 TO 157 INCL WEST PARK SUBDIVISION, in a O-S zoning district does not comply with §190.307(K)(1) of the Ordinance, which requires:

§190.307(K)(1) Business Service located in an O-S district shall be clearly necessary as service uses to the office uses of the district or for the servicing of the workday needs of the personnel employed in the O-S district. The uses may include such businesses used as drug stores, pharmacies, restaurant (not including drive-in restaurant) office supply stores, barber and beauty salon and other similar types of retail services.

Proposed use is a retail book store therefore, Planning Commission approval is required.

If you should have any questions regarding this Notification, please contact Joe Mayhew at 734-324-4525 or via email at jmayhew@wyandottemi.gov.

Jesus R. Plasencia
City Engineer

**City of Riverview
Community Development
Department**

Memo

To: Kelly Roberts, Neighborhood Service and Development Coordinator
From: The City of Riverview Planning Commission
Date: July 11, 2023
Re: Submittal of Proposed Master Plan for Open Comment Period

The City of Riverview has prepared an updated Master Plan. In compliance with the requirements of Michigan Public Act 33 of 2008, we are submitting a copy of the proposed Master Plan, dated April 27, 2023, for your comments. As required by the Act, the authority to distribute the Plan was granted by City Council on June 12, 2023.

According to Public Act 33, you have 63 days from the date of this letter (September 12, 2023) to provide comments to the Riverview Planning Commission. Any comments should be submitted in writing to:

City of Riverview Planning Commission
14100 Civic Park Drive
Riverview, MI 48193

Thank you for your participation in the review of our Master Plan. Please contact Mr. Dave Scurto, the Community Development Director at 734-281-42-4 or dscurto@cityofriverview.com if you have any questions regarding this request.

Sincerely,

David Scurto, AICP
Community Development Director

City of Riverview

Master Plan

2023

DRAFT

2023

CITY OF RIVERVIEW, MICHIGAN

City of Riverview 2023 Master Plan

ACKNOWLEDGEMENTS

City Council

Andrew Swift, Mayor

Lynn Blanchette

Chuck Norton

Suzanne O'Neil

David Robbins

Rita Gunaga

Dean Workman, Mayor Pro Tem

Planning Commission

Raymond Lemons, Chairperson

Antonia Bittner, Vice Chairperson

Lisa Sobell, Secretary

Daniel Sand, Liaison

Emmanuel Kollias

Brooke Stefani

Jared Coyne

Scott Williams, Vice Chairman

Former Planning Commissioners

David Astalos

City Manager

Jeffrey Dobek

Community Development Director

David Scurto

Assisted by:



Carlisle | Wortman
ASSOCIATES, INC.

Adopted by the City of Riverview on _____

TABLE OF CONTENTS

INTRODUCTION AND CONTEXT 1

Authority	2
Purpose	2
Public Engagement	2
What this Plan Contains	2

THE BASICS 8

People	8
Population	8
Diversity	9
Age	9
Housing	11
Households	11
Household Size	11
Housing Structure Types	11
Housing Structure Age	12
Residential Building Permits	13
Home Ownership and Occupancy	13
Housing Values	14
Housing Unit Projections	14
Economics	15
Income Characteristics	15
Employment by Occupation and Industry	15
State Equalized Value	16
Economic Development	17
Trade Areas.....	18
Retail Trends	18
Gaps and Surpluses	19
Environment	20
Topography	20
Flood Prone Areas	20
Soil Conditions	20
Watershed Management	21
Wetlands	21
Anticipated Climate Trends	22
Public Facilities and Services	22
Governmental Facilities	22
Educational Facilities	22
Fraternal Organization	23
Cemetery	23
Parks and Recreation	24
Other City-Owned Recreation Facilities	24

Recreation Programming	25
Community Services	26

TRANSPORTATION 27

Transportation	27
Motorized	28
Non-Motorized Movement	31
Existing Sidewalk System	34
Existing and Planned Pathways	34
Regional Projects and Initiatives	35

EXISTING LAND USE 37

Single Family Detached	33
Single Family Attached	33
Multiple-Family	34
Office.....	34
Commercial	34
Public	35
Semi-Public	35
Recreation	35
Industrial	35
Landfill	35
Vacant	35

GOALS AND POLICIES 41

Neighborhoods
Commerce
Industry
Health & Economic Resiliency
Streets & Sidewalks
Parks & Recreation

FUTURE LAND USE PLAN

Zoning Categories
Areas of Interest
Pathway Gap Analysis

IMPLEMENTATION

Zoning Plan	69
Additional Policies for Implementation	74

LIST OF TABLES

Table 1.	Population Trends, 2000-20	7
Table 2.	Population Projections, 2030-45	8
Table 3.	Age Groups Comparison, 2020	8
Table 4.	Education of Surrounding Communities, 2020	9
Table 5.	Highest Level of Education in City, 2010-20	9
Table 6.	Age of Structures	11
Table 7.	Housing Units Occupancy Trends, 2015-18	12
Table 8.	Riverview Housing Unit Projections, 2010, 2019 and 2045	12
Table 9.	Median Housing Value & Gross Rent, 2018	13
Table 10.	Per Capita and Median Household Income	14
Table 11.	Jobs by Industry Sector, 2020	15
Table 12.	Riverview Retail Market Gaps and Surpluses	19
Table 13.	Riverview Community School District Facilities	24
Table 14.	Driving Times and Distances	29
Table 15.	High Crash Frequency Roads & Intersections	31
Table 16.	Existing Land Use Statistics, 2020	36
Table 17.	Zoning Equivalency Chart	62
Table 18.	Implementation Timetable	69

LIST OF FIGURES

1.	Location Map	1
2.	Housing Type as a Percentage of Overall Housing Stock: Riverview and Surrounding Communities, 2018	12
3.	State Equalized Value by Land Use Class, 2015-2019	17
4.	Riverview Trade Areas	18
5.	Road Classifications	28
6.	Road Surface Ratings	29
7.	Iron Belle Trail Routes	31
8.	Regional Greenways Map	

MAPS

1.	Future Plans of Adjacent Communities	6
2.	Natural Features	24
3.	Community Facilities	27
4.	Utilities Network	28
5.	Vehicular Movement	30
6.	Non-Motorized Transportation	34

EXECUTIVE SUMMARY

(To be added at a later date)

DRAFT

INTRODUCTION & CONTEXT

Many have decided that the City of Riverview, a metropolitan Detroit suburb situated in southern Wayne County along the scenic shoreline of the Detroit River, is the most ideal place to live, work and play. The City is advantageously located approximately 20 miles south of Downtown Detroit, 10 miles east of Detroit Metro Airport, and 45 miles north of the City of Toledo. Riverview is part of the Downriver region, which is comprised of the suburbs in the southern portion of the Detroit Metropolitan area. As the region's name suggests, Downriver communities are tied by geography and socioeconomic relationships to the dynamic urban industrial development along the Detroit River.

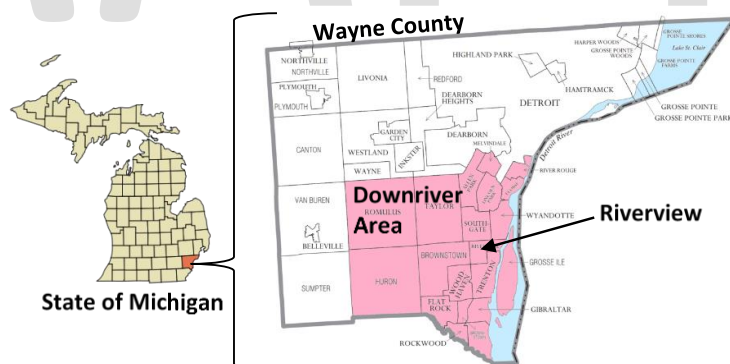
To appropriately accommodate those who have made their home Riverview, a wide range of services and facilities have been made available. These include, police, fire protection, parks, religious institutions, government centers, retail shops, meeting places, and a host of other facilities which are woven together by physical infrastructure and communication routes.

In support of these city services, the City has created several commissions with one of these being the Planning Commission. As one of its many duties, the Planning Commission has oversight and responsibility for the creation and maintenance of the City's Master Plan. In part, the State of Michigan statute provides that the purpose of a Master Plan is:

- ... to promote the public health, safety, and general welfare;
- ... to encourage the use of resources in accordance with their character and adaptability; and
- ... to consider the character of the City and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

The Master Plan includes narrative information that is supplemented by maps, charts, and other graphic material that act as the basis for the Planning Commission's recommendations and overall vision for future development within the City. The Master Plan works in conjunction with the Riverview Zoning Ordinance. The Zoning Ordinance is the regulatory mechanism that governs the use of land.

Figure 1. Location Map



Source: Adapted from Wikipedia

The intent of this Master Plan is to serve as a guide for the future growth and development of Riverview, and further, to promote the health, safety, welfare, and convenience of the people who live and work in the City. It provides a realistic assessment of current conditions, as well as an expression of the future goals and vision of the City, defining the form and character it seeks to achieve. The Plan is designed to act as a guiding document for both public and private sectors regarding a range of topics beyond future land use, including items such as economic and

residential growth decisions. Because the development of land can be dynamic and change significantly over time, the Plan is responsive to any land use changes that occur within the City. Overall, it is flexible while still advancing the goals and objectives of the community.

Authority

The City derives its authority to Master Plan from Public Act 33 of 2008, the Michigan Planning Enabling Act. The master planning process is cooperative and public. Input from stakeholders and various governmental entities is gathered throughout the planning process. Public Act 33 requires the Planning Commission to hold a public hearing before the final adoption. This process offers the Planning Commission the opportunity to analyze and address topics and issues of importance to the public. In addition, the process offers an excellent opportunity to initiate commune and collaborate with neighboring and regional governing jurisdictions. Public Act 33 also requires review of a community's master plan after a five-year period with the process followed.

Purpose

The planning process for developing the plan was designed to involve conscious selections of policies and land use choices relating to growth and development within a community. The Master Plan serves to promote these policies through the following:

- Provides a general statement of the City's goals and provides a comprehensive view of the community's preferred future.
- Serves as the primary policy guide for local officials when considering zoning, land divisions, capital improvement projects and any other matters related to land development. Thus, the Master Plan provides a stable and consistent basis for decision making.
- Provides the statutory basis for the City Zoning Ordinance, as required by the State of Michigan.
- Helps to coordinate public improvements and private development activities to assure the judicious and efficient expenditure of public funds.

Public Engagement

The process of developing a Master Plan that is visionary and realistic has meaningful voice from its residents, businesses, investors, schools and other people and organizations. Without a variety of voices, the plan becomes either too idealistic and unreachable or is limited without a cohesive direction. To collect this necessary input, direct communication between the Planning Commission and Riverview stakeholders was pursued throughout the Master Plan update process. Multiple meetings, a public hearing, an Open House during the Riverview Business Expo, and an online survey were conducted to allow community members to voice their concerns and give feedback. This type of direct interaction with stakeholders allows for a more complete understanding of the concerns and needs of the City's residents.

THE BASICS

PEOPLE, HOUSING, ECONOMICS, ENVIRONMENT, PUBLIC FACILITIES AND SERVICES

This chapter provides an understanding of the City of Riverview's existing conditions and begins by discussing people, housing, and the economy. This is followed by information on the City's natural features, and finally, a description of existing land uses. This information will assist City Officials in determining future land use needs that are appropriate for the City.

PEOPLE

This section discusses statistical information for the City, and when appropriate, acts as a benchmark for comparison through considering the data of similar and surrounding communities (Wyandotte, Southgate, Woodhaven and Trenton). Information reflective of adjacent Townships, Brownstown, and Grosse Ile, as well as the County and State may also be considered.

Population

Between 2000 and 2020, the City of Riverview's population increased by 0.18% (from 12,486 to 12,490). This appears to be synonymous with neighboring cities who have experienced a either a slight increase or decrease in population during the same timeframe, including Woodhaven (0.5%), Southgate (-0.1%), and Trenton (-1.6%). The City's population is expected to increase to 12,662 by 2045, accounting for a 4.7% increase. These population trends are shown in **Table 1**. The rate of population loss for Downriver communities is expected to slow by 2045, as shown in **Table 2** on the following page. To attract new growth, Riverview must focus its efforts on strengthening its existing neighborhoods, businesses, industries, and services, and seeking opportunities for redevelopment.

Table 1: Population Trends, 2000 – 2020

	2000		Change 2000-10		2020		Change 2010-20	
			#	%			#	%
City of Riverview	13,272	12,486	-786	-5.9%	12,490	22	0.18%	
City of Wyandotte	28,006	25,883	-2,123	-7.6%	25,058	-825	-3.19%	
City of Southgate	30,136	30,047	-89	-0.3%	30,014	-33	-0.1%	
City of Woodhaven	12,530	12,875	345	2.8%	12,941	66	0.5%	
City of Trenton	19,584	18,853	-731	-3.7%	18,544	-309	-1.6%	
Brownstown Twp	22,989	30,627	7,638	33.2%	33,194	2,567	8.4%	
Grosse Ile Twp	10,894	10,371	-523	-4.8%	10,788	471	4.0%	
Wayne County	2,061,162	1,820,584	-240,578	-11.7%	1,793,561	-27,023	-1.5%	
Michigan	9,938,444	9,883,640	-54,804	-0.6%	10,077,331	19,369	2.0%	

Source: 2020 American Community Survey

The Downriver communities, including Riverview, are no longer experiencing booming population increases as they are well established, nearly built-out suburbs. Most growth in Southeast Michigan will occur at the edges of urban areas, where abundant land is available, and jobs remain within tolerable commuting distance. According to the Southeast Michigan Council of Governments (SEMCOG), when using July of 2022 as a base, Southeast Michigan's population is expected to increase 6.52% by 2045 to a total population of 5,104,922. The largest increase of population, those 85+ (baby boomer generation), is estimated to grow by 144% in 2045, meaning

that 23% of the population of Southeastern Michigan will be elderly in 2040 (that is, approximately 1 in 4 people will be over the age of 65). **Table 2** provides information on population projections for the City and neighboring communities through 2045. Downriver communities are anticipated grow at a rate ranging between about 4% and 9% by 2045.

Table 2: Population Projections, 2030 to 2045

	2030	2040	2045	Change 2020-2045	
City of Riverview	12,070	12,447	12,662	734	6.15%
City of Wyandotte	23,264	23,620	24,078	1,088	4.73%
City of Southgate	29,022	30,101	30,615	1,155	3.92%
City of Woodhaven	12,445	12,672	13,216	1,100	9.08%
City of Trenton	17,540	17,714	18,507	1,146	6.60%
Wayne County	1,747,705	1,809,882	1,844,061	105,361	6.06%

Source: SEMCOG Community Profiles

Diversity

An important social characteristic of a community is the racial and cultural diversity. Understanding the racial composition of a community helps to identify the diverse needs of its population.

As of 2020, the City of Riverview is relatively homogeneous, with the largest percentage of the population being classified as White (82.7%), about 5.2% as Black, and 1.2% as Asian. Wayne County has a much more diverse population with 47.8% identifying as White, 37.3% as Black, 3.6% as Asian, and 4% as either Multi-Racial or Some Other Race. Additionally, 5.4% of the City's total population identifies as Hispanic or Latino, slightly less than the figure for Wayne County (6.6%).

Age

Information on age distribution within a population can assist in matching public services to community characteristics and determining special needs of certain age groups. For example, younger populations typically require more rental housing units and smaller homes, while the elderly population may require the demand for assisted living facilities. It is of equal importance in planning to anticipate which age groups are likely to increase during the planning period. For example, the aging "baby boomers" and their children, with both forming waves of population rises and falls as they move through their lifecycles. **Table 3** compares the age distribution of the City of Riverview with that of Wayne County in its entirety. In comparison, Riverview has a lower percentage of its population in the younger age groups and a higher percentage of population in the older age groups. As of 2020, approximately 28% of residents within Riverview were aged

Table 3: Age Groups Comparison, 2020

Age Group	City of Riverview		Wayne County	
Under 5	601	5.0%	115,077	6.6%
5-17	1,759	14.6%	291,644	17.1%
18-24	974	8.1%	156,589	8.7%
25-34	1,570	15.5%	248,309	14.1%
35-59	3,398	28.1%	553,900	31.5%
60-64	721	6.0%	112,267	6.4%
65-74	1,672	13.2%	159,036	11.5%
75+	1,390	11.5%	111,406	6.3%
Median Age	43.1		37.9	

Source: 2020 American Community Survey

over 65 years. Only 15.6% of Wayne County residents fall within this age cohort. The median age reported in 2020 was 43.1, making its population older than that of Wayne County residents (median age reported at 37.9).

Educational Attainment

Table 4 shows the educational attainment of the City's residents in comparison to surrounding communities, Wayne County and the State of Michigan. As shown, the City of Riverview has a comparable percentage (92.1%) of high school graduates as compared to other neighboring communities. However, Riverview's post-secondary degree percentage is slightly lower when making the same comparisons. At 21.7%, the City is the second lowest when comparing percent of citizens that have obtained a bachelor's degree (or higher) to the surrounding communities, Wayne County, and the state of Michigan overall.

Table 5 shows a breakdown of the highest level of education estimates for residents in the City for the years 2010 and 2020. Between 2010 and 2020, Riverview's level of education has largely increased. Students who did not complete high school dramatically decreased, from 13.3% in 2010 to only 7.6% in 2020. Another substantial rise (11.8%) was shown in the percentage of residents with a bachelor's degree, from 14% in 2010 to 25.8% in 2020. However, the number of students enrolling in graduate degree programs or beyond decreased 3.2%. Overall, this indicates that within the past decade, an increasing number of students have enrolled in college and other similar programs, thus, resulting in higher levels of education across the board.

observations

The City of Riverview is comparable to other Downriver communities and similar established communities poised for growth; however, Riverview's population differs in terms of diversity and

Table 4: Education of Surrounding Communities, 2020

	High School Graduate (or higher)	Bachelor or Professional Degree
Riverview	92.1%	21.7%
Wyandotte	91.0%	18.7%
Southgate	95.0%	28.2%
Woodhaven	94.2%	24.2%
Trenton	95.0%	24.8%
Brownstown Twp	91.7%	25.9%
Grosse Ile Twp	97.9%	49.4%
Wayne County	87.2%	25.2%
Michigan	93.1%	30.0%

Source: 2020 American Community Survey

Table 5: Highest Level of Education in City, 2010 - 20

	2010	2020
No Diploma	13.3%	7.6%
High School Diploma	33.1%	32.5%
Some College (or Associate Degree)	30.2%	29.3%
Bachelor's Degree	14.0%	25.8%
Graduate Degree	9.4%	6.2%

Source: 2010, 2020 American Community Survey

age in comparison to Wayne County. Due to the City being largely built-out, is likely that the majority of the City's residents settled during the initial booming years of development and have chosen to remain in the City. Thus, in terms of average age, Riverview is an aging community. Due to expected growth the City, Riverview will likely see higher rates of educational attainment in the years to come. As the existing population ages in place, it is important for the City to continue to make efforts to retain, serve, and attract a diverse range of residents.

HOUSING

This section focuses on housing in the City of Riverview, as well as structural data regarding type, age, value and ownership. Considering houses' high-visibility and long-lasting nature, they can be used as a good indicator of a community's health. By understanding the City's households, and existing housing conditions, the City may be better equipped to assess its future residential needs.

Households

5,159 total households in Riverview were recorded in 2021 and 5,205 in 2020. As of 2021, 25.2% were reported as containing children. This was a slight decline from 2010, where nearly 28% of all households contained children. In comparison, 39% of households contained seniors (age 65+) in 2020 – a 4% increase from 2010. As of 2020, Riverview had a household population (those citizens living in a household and not in group quarters) of 11,969 persons and 5,159 households, equating to 2.32 persons per household. By 2045, SEMCOG anticipates that Riverview will have a total household population of 11,927 persons and 5,269 households, resulting in a 2.16 household size.

Household Size

The number of persons per household constitutes average household size. Since the 1970s, the nation as a whole has experienced a decline in household size as a result of several factors including the declining number of children per family, higher divorce rates, increased number of young adults choosing to delay starting a family as they focus on career or educational advancement, and growing numbers of elderly residents living alone.

The City of Riverview has experienced the same decline in recent years. It is expected that this trend will shift. By 2045, household size will increase at both the city and national levels. This shift may be attributed to the fact that multi-generational households are becoming more common because of larger sized homes, the economic benefits of having more adults in the home, and rising rates of diversity. Increased numbers of persons per household typically results in decreases in housing demand, thus, slowing the construction of new housing units. Riverview's anticipated increase in household size will not likely have any direct affect upon the City as it is largely developed.

Housing Structure Types

Understanding the varying types of housing structures within a community can provide a basis for whether there is a need for different types of living opportunities. For example, if a large majority of the housing stock is comprised of single-family detached dwelling units, this could provide reasoning as to why that community might have a lower percentage of younger families. Policy makers may be able to use this information to enforce and make appropriate land use decisions for the future of that community.

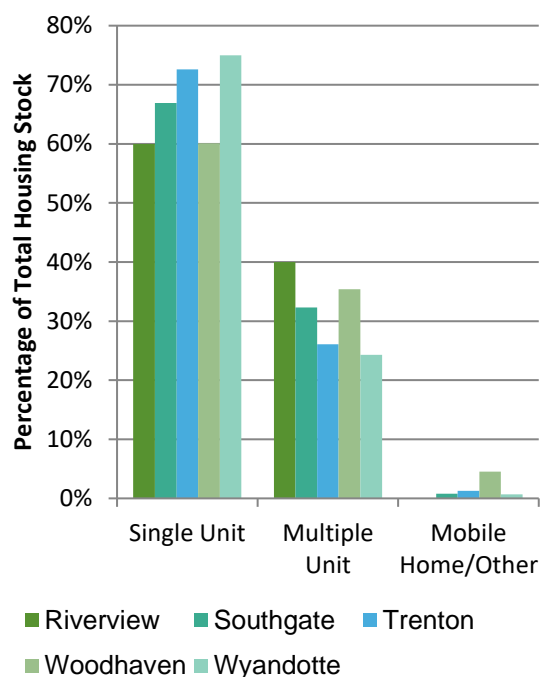
Similar to our example, the City of Riverview is largely comprised of single-unit dwellings. Although this is the most dominant housing type in the City, this percentage is on par with that of Woodhaven, but lower in comparison to surrounding communities. Riverview's percentages in multiple-unit housing categories (40%) are higher than in surrounding communities. This indicates that the City does offer some variation in terms of potential housing opportunities for its residents. This may be an attractive quality for varying individuals looking to settle down in the downriver communities. Because it appears that there is a varying range of living opportunities, this may indicate that the City's lower percentage of younger families may be attributed to lack of available housing stock, or that other means of attraction may be necessary.

Housing Structure Age

The age of dwelling units can be a key component when evaluating structural quality and understanding whether houses are approaching the end of their utility. Generally, the average industry standard for the life span of a single-family dwelling unit is 50 years; however, lifespan can vary dependent upon the quality of the original construction and continued maintenance of the unit.

Table 6 shows data obtained from the 2019 Community 360 Metrics Report for the City of Riverview and identifies the age of year-round residential structures for 2019. As shown, housing units built between 1970 and 1979 represent the largest category for Riverview at nearly 23%. The

Figure 2: Housing Type as a Percentage of Total Housing



Source: 2021 Census Data

Table 6: Age of Structures

Year Built	Riverview	
	Amount	%
After 2020	0	0
2010-2020	8	0.2
2000-2009	175	3.1
1990-1999	626	11.3
1980-1989	505	9.1
1970-1979	1,540	27.8
1960 -1969	1,090	19.6
1950-1959	1,167	21.0
1940-1949	235	4.2
Before 1939	164	2.9
Total Structures	5,535	100%

Source: 2021 Census Data

second largest category is housing units built between 1950 and 1959 at about 21%.

Residential Building Permits

Between 2000 and 2020, a total of 183 building permits were granted for residential structures. The decades of 1970-1979 and 1950-1959 were the biggest years for residential development, with a combined 2,707 permits granted. Due to the recession in the early part of the twenty-first century, a drastic decrease in the number of building permits for new homes were granted between 2010-2020. The City Building Department has experienced robust levels of home improvement permits. This could be attributed to the housing structure age as discussed in the previous subsection.

Home Ownership and Occupancy

The home ownership rate is an extremely important aspect of a community as it provides information about stability, neighborhood quality, affordability and population. High rates of home ownership may indicate that higher income residents have established themselves within the community and are choosing to invest locally. Low percentage of rental units could indicate that the community may lack adequate housing opportunities for elderly and younger populations.

Table 7: Housing Units Occupancy Trends, 2015-18

Category	2015		2018	
	#	%	#	%
Total Occupied	4,930	100.0%	5,145	100%
Owner-Occupied	3,093	62.7%	3,241	63%
Renter-Occupied	1,837	37.3%	1,904	37%

Source: SEMCOG Community Profiles

Table 8: Riverview Housing Unit Projections, 2010, 2019 and 2045

City between 2015 and 2018. Between 2010 and 2015, 171 owner-occupied housing units were lost, decreasing the owner occupancy rate from 63.2% to 62.7%. However, this percentage has slightly increased between 2015 and 2018. Renter-occupied housing units decreased between 2010 and 2015, but the higher decrease in owner-occupied units resulted in an overall increase in the renter occupancy rate from 36.8% in 2010 to 37.3% in 2015. As of 2018, both renter-occupied and owner-occupied figures have essentially risen to the original 2010 figures, as if the 2015 decline did not occur.

Table 8 shows housing occupancy trends for the City between 2015 and 2018. Between 2010 and 2015, 171 owner-occupied housing units were

Category	2010	2019	2045	% Change '00-'20
Household Population	11,946	11,454	11,927	-0.2%
Persons per Household	2.31	2.16	2.26	-2.2%
Households	5,163	5,313	5,269	+2.1%
Housing Units	5,520	5,534	-	-

Source: SEMCOG Community Profiles

Vacancy statistics can be helpful in predicting future growth and housing needs. The City of Riverview has a moderate vacancy rate at 6.4%, indicating a non-restricted housing market. This is a slight decrease from the percent vacancy rate indicated in 2010. This decrease in vacancy rate can be attributed to the City's increasing occupancy rates as discussed in the previous paragraph.

Housing Values

Considering housing values is important when evaluating whether the City is affordable, especially as it relates to adjacent communities. If housing values are considered affordable, the community is more likely to retain and attract residents.

Most of Riverview's owner-occupied homes fit into one of three value ranges as follows: \$150,000 to \$199,999 (28.9%); \$100,000 to \$149,999 (29.5%) and \$60,000 to \$99,999 (19.9%). This indicates that there is variation in the pricing of within the City; however, about 73% of owner-occupied units are over the \$100,000 baseline. The City's median value of owner-occupied housing units is \$140,000 (shown in **Table 9**). As of 2018, the median rent for the City was \$767, higher than that of Trenton and equivalent to Wyandotte, but lower than that of Southgate, Woodhaven, and Wayne County as a whole.

Table 9: Median Housing Value & Gross Rent, 2018

	Housing Value	Gross Rent
City of Riverview	\$140k	\$767
City of Southgate	\$103.2k	\$830
City of Trenton	\$141.1k	\$746
City of Woodhaven	\$150.5k	\$807
City of Wyandotte	\$100.9k	\$767
Wayne County	\$102.7k	\$850

Source: SEMCOG Community Profiles

Housing Unit Projections

Analyzing housing unit projections is key as this information provides insight into shifts in housing demand. As of 2019, City of Riverview has 5,534 housing units. Assuming that the rate of increase for households will be the same as the increasing demand for housing units, it is anticipated that a total of 5,762 housing units will be needed by the year 2045, leaving an excess of 493 vacant units. However, it is unclear as to what type of units will be vacant. Housing unit projections for the City of Riverview are detailed in **Table 9**.

Summary

Overall, the City is largely comprised of owner-occupied, single-family residential dwelling units. While single-family residential type housing is the most common housing option in Riverview and other downriver communities, there is a higher presence of multiple family units present in the City in comparison to adjacent areas. In terms of housing values, the City has the third highest reported median housing value in relation to Southgate, Trenton, Woodhaven, Wyandotte and the County. Median gross rent is lesser than that compared to other, similar communities.

ECONOMICS

Economic characteristics comprise a major part of census data. This data assists in determining community viability and whether commercial, residential and industrial growth can be supported. The economic strength of the City of Riverview is related to the number and type of employment opportunities, median income, and the level of educational attainment by its residents. Within a labor market area, some communities function as major employment centers while others serve primarily as residential communities. According to the 2021 census data, approximately 4,225 Riverview residents (sixteen years of age or older) were employed (4,960 in 2015, 17% decrease). The following subsections discuss levels of income and educational attainment, as well as the industries that employ Riverview residents, positions held, and wages earned.

Income Characteristics

Income and poverty levels are a good way to measure the relative economic health of a community. Two measures of income (median household and per capita) are recorded by the U.S. Census Bureau. Household income is a measure of the total incomes of the persons living in a single household, while per capita income is a measure of the incomes of every citizen of an area. Per capita income is based on each individual and so they appear much lower than family or household incomes.

Table 10: Per Capita and Median Household Income

	Per Capita income		Median Household Income	
	2010	2020	2010	2020
Riverview	\$29,040	\$35,871	\$56,625	\$64,068
Wyandotte	\$29,213	\$30,477	\$57,653	\$53,110
Southgate	\$28,491	\$28,996	\$55,961	\$54,978
Woodhaven	\$33,244	\$32,677	\$73,640	\$60,584
Trenton	\$32,679	\$35,875	\$63,153	\$64,167
Wayne County		\$25,976	\$42,241	\$45,321
Southeast Michigan	\$31,826	\$33,125	\$61,153	\$59,494

Source: SEMCOG Community Profiles

As shown in **Table 10**, Riverview experienced an increase in median household income between 2010 and 2020. This increase was consistent with adjacent communities and Southeast Michigan overall. Similarly, the City featured median household per capita incomes that were generally average when compared to Wyandotte and Southgate but were slightly lower than that of Southeast Michigan in general. In terms of per capita income between 2010 and 2020, Riverview experienced an increase of nearly 20%.

Compared to Wayne County and Southeast Michigan, the City features a significantly lower individual and household-level poverty rates. In 2021, 8.1% of the total population qualified as being in poverty, compared to 20.5% in Wayne. Data on household poverty levels reveals similar figures: In Riverview, 13.2% of total households with seniors 65 years and older and 9% of households with children under the age of 18 were reported to be in poverty, compared to 13% and 30.5% in Wayne County, respectively.

EMPLOYMENT BY OCCUPATION AND INDUSTRY

Employment by occupation and employment by industry are two related, yet individually significant indicators of community welfare. Employment by occupation describes trades and professions in which residents are employed, for example, a manager or salesperson. Employment by industry describes the field in which that manager or salesperson may be employed. For instance, two salespersons may be present in the “Sales and Office Occupations” category of the employment by occupation table but may be employed in two different fields. One of these salespersons may be employed in the manufacturing industry and the other in the real classified differently within the employment by industry table.

Table 10 provides detail regarding existing and forecasted numbers for jobs by industry sector for the City of Riverview. There is no indication as to whether each number is representative of a resident, or a business. The industries that have the highest rates of employment in Riverview are as follows: healthcare services (29%); Public Administration (9%); and Manufacturing (8%).

Table 11: Jobs by Industry Sector, 2020

OCCUPATIONS	2020		2045	
	#	%	#	%
Natural Resources, Mining and Construction	247	6%	296	5.6%
Manufacturing	332	8%	271	5.2%
Wholesale Trade	104	2%	134	2.6%
Retail Trade	264	6%	235	4.5%
Transportation, Warehousing, and Utilities	221	5%	69	1.3%
Information and Financial Activities	322	7%	254	4.8%
Professional & Technical Services & Corporate HQ	212	5%	219	4.2%
Administrative Support and Waste Services	256	6%	278	5.3%
Education Services	314	7%	442	8.4%
Healthcare Services	1,246	29%	1,760	33.5%
Leisure and Hospitality	320	7%	560	10.7%
Public Administration	403	9%	183	3.4%
Other Services	126	3%	554	10.5%
Total	4,367	100%	5,255	100%

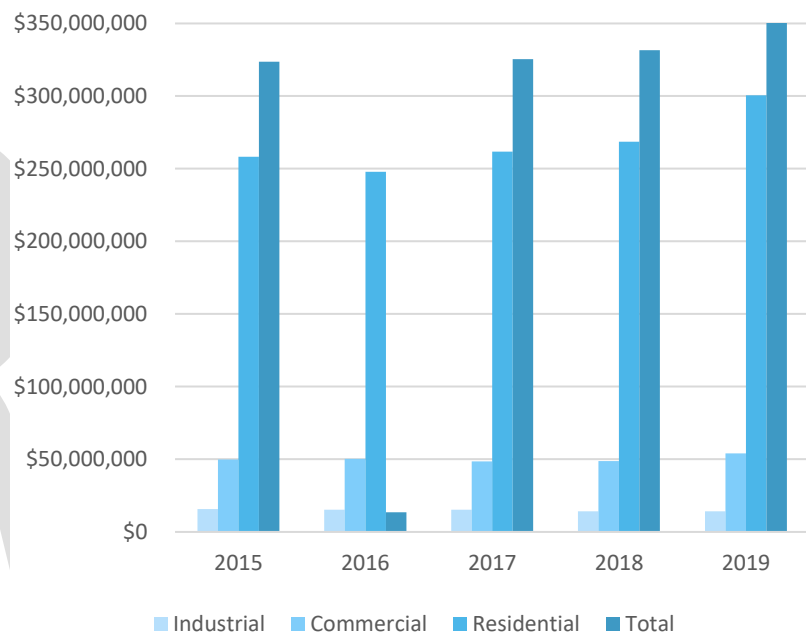
Source: SEMCOG Community Profiles

State Equalized Value

State Equalized Value (SEV) is an indication of the value of property in a community. It is half of the market value that is assigned to a property as determined by the local assessor. For example, if the assessor determines the valuation of a property at \$300,000, the SEV is \$150,000. This figure is not the same as taxable value. How does SEV influence the tax base within a community? Housing taxes are based on taxable value. Each year, the taxable value reverts to the SEV. As an example, a resident's home taxes for one year may have been based on a taxable value of \$112,000 but the SEV for that year was \$150,000. Once the taxable value resets itself to match the SEV, the home taxes will increase. As a result, the City's tax base will also increase. The total growth that Riverview has experienced during this five-year timeframe is a positive indication that the City has a strong tax base and will be able to maintain its high-quality public services.

Figure 4 shows State Equalized Values of real property broken down by land classifications for the City between 2014 and 2019. Total equalized value of real property for the City of Riverview in 2019 increased by 31.8%. The 2019 figure represents an 11.2% increase from 2018. Each land use category has fluctuated at different rates during the 5-year reporting period. Overall, Industrial properties have experienced a decrease while commercial and residential land uses have increased.

Figure 3: State Equalized Value by Land Use Class, 2015-2019



Source: Wayne County Division of Assessment and Equalization

2019 SEV

Residential	→	300,454,758 (81.5%)
Industrial	→	14,294,200 (3.9%)
Commercial	→	54,024,300 (14.6%)

Summary

Overall, Riverview has a stable economy that is projected to grow by 2045. The City features low rates of poverty, albeit slightly higher for seniors, especially in comparison to the County when considering children in poverty. Regarding household income, the City's figures are similar to other downriver communities. The most prominent industries within the City are healthcare services, other services and leisure and hospitality. By understanding basic background economic data as set forth in this section, the City may be equipped to make sound economic development decisions, as they can determine what industries are present, and how the population is affected by the presence of these industries.

ECONOMIC DEVELOPMENT

Economic development strategies can play an important role in improving the economic wellbeing and quality of life for the community. Benefits include increased retention of local wealth, diversification of local industry sectors, and the ability to attract and retain residents and jobs. A successful economic development strategy can have long term benefits on local tax base stability.

Trade Areas

Trade areas are geographic portions of a community that generates the majority of the area's customers. These areas are affected by population and income, whether there are competing business districts, types of businesses that serve to attract visitors, and traffic patterns as they relate to these hubs. Trade areas are based upon drive times to destinations, and therefore are not restricted to the City's boundaries. The City's trade areas are shown in **Figure 4**.

As mentioned in the "Economics" section of this Chapter, the City of Riverview has a higher median household income than that of Wayne County and several other downriver communities; and therefore, has a higher median disposable income. As a result, the City's residents have a higher amount of money readily available to circulate back into the economy, whether locally or regionally.

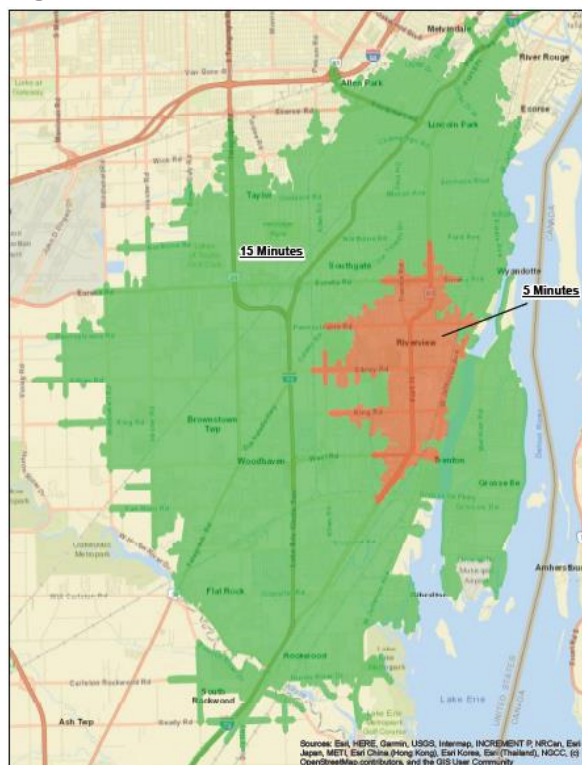
Retail Trends

Each generation of residents has unique spending habits. To increase money circulation within the local economy, the City uses these consumer trends as a guideline. For example, Millennials (between 20 and 34) are more likely to purchase items online, spend money eating out, are invested in their personal fitness and health, and do not value luxury brand names as much as other generations.

Generation X, those between 35 and 54, spend more than Millennials and Baby Boomers per capita and have a higher ratio of debt. They tend to place importance on trust, loyalty and to establish familiarity with brands. At the grocery store, they're looking for convenience more than anything, and they're more likely to shop at discount or warehouse stores.

Baby Boomers (aged between 55 and 74) spend the most each year on services like utilities and housekeeping, spend the least on food, and place high value on simplicity and loyalty programs that provide rewards. They typically spend more per transaction and on products such as healthcare and large, big-ticket purchases.

Figure 4: Riverview Trade Areas



Source: City of Riverview, 2020 Retail Market Analysis

Another trend in the retail market to consider is online shopping. During the COVID pandemic of 2020, online retail shopping jumped more than 16%. This growth, however, has slowed and remains lower than the growth of traditional retail sales and experts indicate that tangible, “brick and mortar” stores will remain integral to the foreseeable future. According to the National Retail Federation, 72% of retail sales will continue to occur in traditional retail locations. Although the traditional retail experience isn’t going anywhere, brick and mortar operations will remain relevant and be more successful if they recognize the following key concepts:

1. Retailers who promote product quality and sustainability will flourish. More and more consumers today are placing importance on sustainability and want businesses to play a positive role in society and helping to drive real change.
2. Unique offline, in-store experiences. Consumers can’t get enough of experiential stores – a call to retailers to provide something more than just a place to make a purchase. This physical encounter between customer and brand drives engagement and builds brand recognition in a way that isn’t possible online.
3. Smaller stores Bigger Business. When it comes to physical stores, bigger isn’t always better. In contrast to the sometimes overwhelming number of products available in large, big-box stores, smaller stores can offer personalized, curated selections for key consumer segments.
4. Understanding the customer base and generational trends will be a key to success. Consumer spending and habits are always changing. Today consumers have less time but are more conscientious. They shy away from stores and prefer experiences over products. Today’s consumer is an entirely different animal—and unrecognizable from their peers of yesterday. However, consumers have not actually changed but the environment around them is evolving, characterized by economic constraints and new competitive options. The shifts in consumer spending are because of the financial constraints caused by inflation and other market forces that they find themselves in. This, in turn, has been triggered by a rise in necessary spending on things such as health care, housing, and education and the growing division between income groups. They’re also changing in reaction to the abundance of competitive options available to them, made possible by technology. These financial and marketplace dynamics are heavily influencing the behavior of today’s consumer as opposed to a fundamental rewiring.

Gaps and Surpluses

Recognizing gaps (where retailers are not meeting consumer demand based on price, service availability, or quality) or surpluses (where the community’s trade area is effectively capturing (or possibly exceeding) the local market, and likely attracting non-local shoppers) exist within the City is key. The presence of a gap could indicate one of two reasons. First, is the potential for opportunity: The City may be able to support a certain type of industry to fulfill its residents’ needs and further, attract outside consumers. The second reason could indicate that there is overwhelming competition in adjacent communities for a certain service or product. Understanding which industries are considered as surplus can allow for the City to focus its

attention toward attracting other industry to avoid oversaturation of those services offered. There are both gaps and surpluses within the City of Riverview. On the following page, **Table 11** depicts the gaps and surpluses within 5-minute and 15-minute drive times. Several retail categories appear to be deficient including specialty food stores, garden supply stores, department and general merchandise stores, and several others. Additionally, within a 5-minute drive time, there is a surplus of furniture and home furnishing stores, lawn and garden equipment and supplies stores, grocery stores, health and personal care stores, jewelry luggage and leather goods stores, special food services and restaurants.

Table 12: Riverview Retail Market Gaps and Surpluses

RETAIL CATEGORY	5-Minute Drive Time		15-Minute Drive Time	
	Gap	Surplus	Gap	Surplus
Automobile and other motor vehicle dealers				
Auto parts, Accessories and Tires				
Furniture Stores/Home Furnishings Stores				
Electronics and Appliance Stores				
Building Materials and Supplies Dealers				
Lawn and Garden Equipment and Supplies Stores				
Grocery Stores				
Specialty Food Stores				
Beer, Wine and Liquor Stores				
Health and Personal Care Stores				
Clothing Stores				
Shoe Stores				
Jewelry, Luggage and Leather Goods Stores				
Sporting Goods				
Book, Periodical and Music Stores				
Department Stores/General Merchandise Stores				
Florists				
Office Supplies. Stationery and Gift Stores				
Special Food Services				
Drinking Places (Alcoholic Beverages)				
Restaurants/Other Eating Places				

Source: Esri Business Analyst

Summary

Analyzing statistical data as discussed in the previous sections allows a deeper understanding of the economic environment of the City. When considering the basic facts of demographics, income, etc., as they relate to economic trends on the larger scale as well as at the local scale, the City can create a strong economic development strategy.

ENVIRONMENT

It is important to strategically consider where development is best suited, and where it should be discouraged. Environmentally sensitive areas that should be considered are those lands whose destruction or disturbance will affect the life of a community by either:

- ... Creating hazards such as flooding or slope erosion;
- ... Destroying important public resources such as groundwater supplies, surface water bodies, forests, and wetlands; or,
- ... Wasting productive lands and non-renewable resources.

The City's natural features that have the potential to influence future development are provided within this section. Topics include topography, flood prone areas, soils, watershed management, and woodlands and wetlands. Additionally, anticipated climate trends and how they relate to the City are also discussed.

Topography

Topographic conditions can have a considerable influence on land development patterns, as it can impact the site location, orientation, building design, roads and utilities. Aside from a few areas of small hills or creek/drain beds, Riverview is relatively flat. The Detroit River represents the lowest elevation within the City, at approximately 570 feet above sea level. Elevations gradually rise extending west to between 590 and 600 above sea level, with the exception of the City's streams and creeks, which are slightly lower in elevation. The highest elevation (605 feet above sea level) in the City is found along the north side of Sibley Road between Fort and Quarry Street.

Flood Prone Areas

There are two areas classified as Special Flood Hazard Areas within the City. These flood hazard areas total nearly 550 acres or about 20% of the City. One wide floodplain area is found on the east side of the City adjacent to the Detroit River. The other is adjacent to the Frank and Poet Drain on the west side of the City.²

Soil Conditions

Soil condition is an important factor to consider when planning for types and intensity of future land uses as it determines the carrying capacity of land. Sometimes, it may be necessary to conduct detailed on-site investigations prior to development.³

Hydric soils are located generally near Huntington Creek and the Frank and Poet Drain drainageways; on the eastern side of the City, generally bounded by Sibley, Quarry, Longsdorf and Electric; and along the western edge of the City. Hydric soils pose a constraint on development as they are poorly drained, have high water tables at or near the surface of the ground and are frequently ponded or flooded for long periods of time.

Watershed Management

The Combined Downriver Watershed drains an area of approximately 85.9 square miles in a relatively urbanized region. Nearly all (98.6%) of the City of Riverview is located within the Combined Downriver Watershed. The City makes up 5.1% of the total watershed.

The east portion of the City drains into the Detroit River South Subwatershed. Except for a narrow strip on the west side of Riverview that drains into the Blakey Drain, the rest of the City drains into the Frank and Poet Drain.⁵

Wetlands

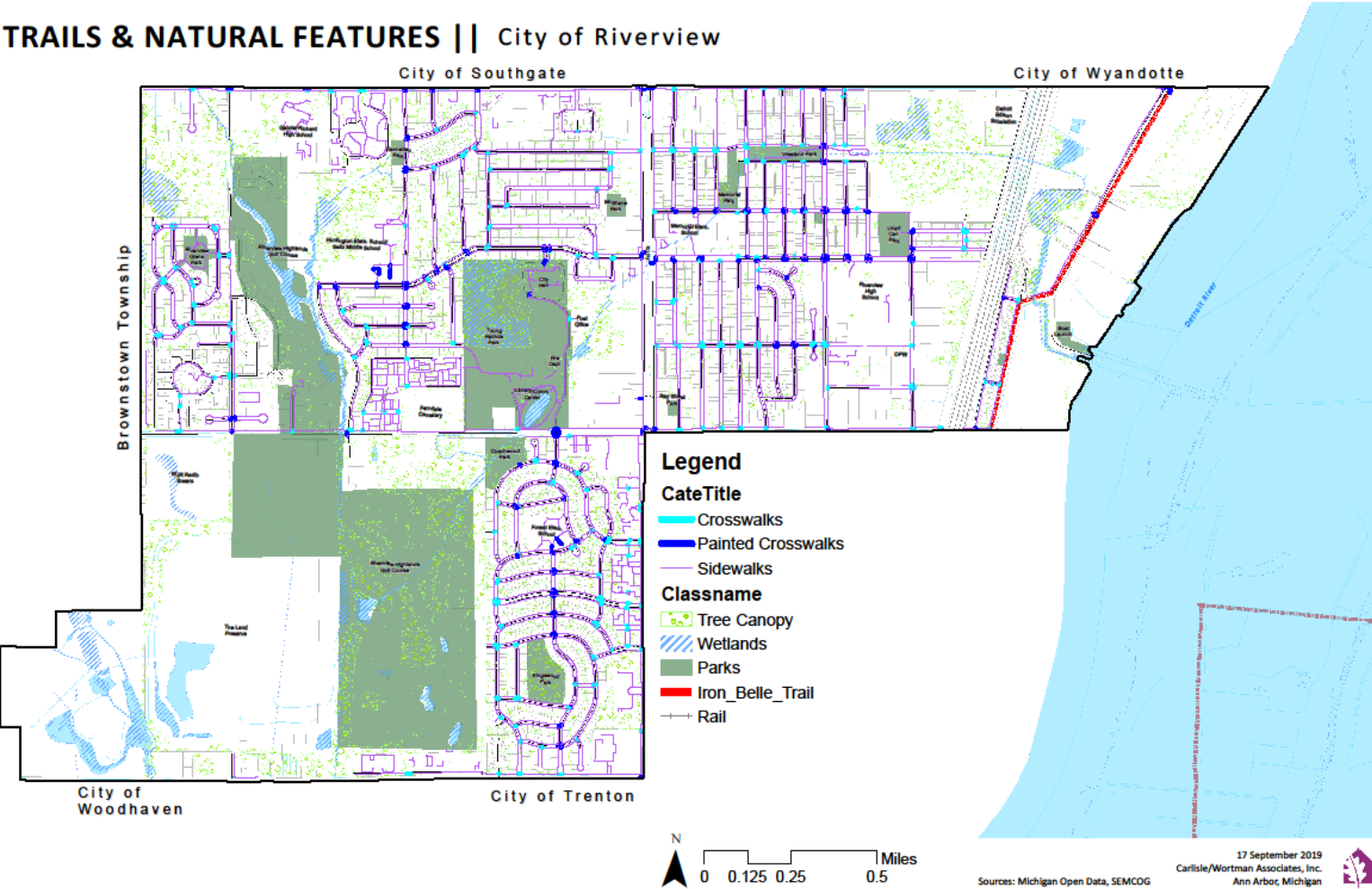
Wetlands should be considered a real asset to the City as they improve water quality of lakes and streams by filtering polluting nutrients, organic chemicals and toxic heavy metals and support wildlife, and wetland vegetation protects shorelines from erosion. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Wetland data derived from the U.S. Fish and Wildlife Service and National Wetlands Inventory indicates that about 4.3% of the City is considered wetland.⁶

Anticipated Climate Trends

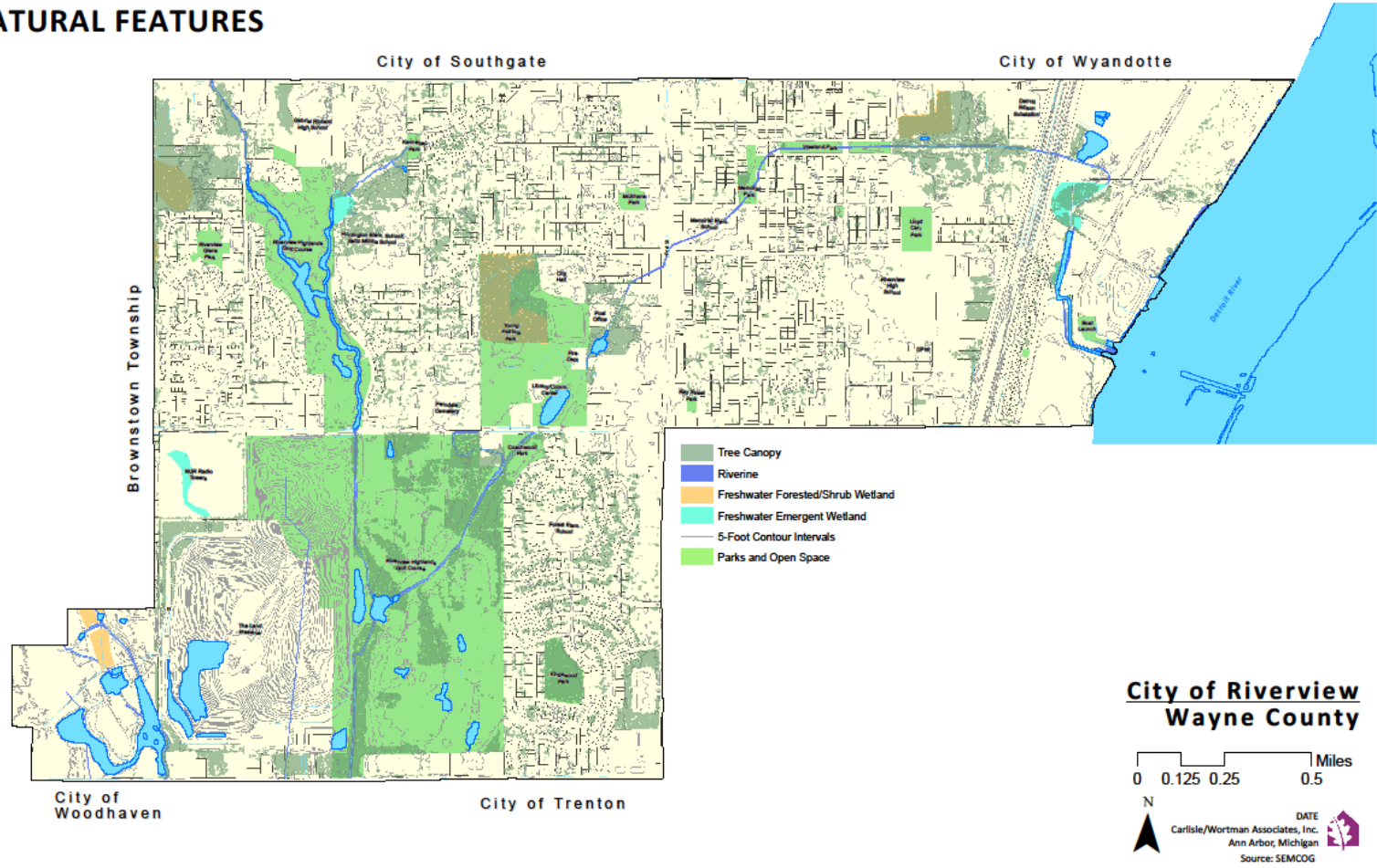
This Master Plan is tasked not only with providing information of existing and past conditions that affect the City of Riverview, but also to provide a look toward the future and encourage proactive, resilient development. There are several trends that have been noted in the Great Lakes Region that are likely to affect the City. Increases in air temperature have been tracked across the region and seem to outpace trends in other parts of the continental United States⁷. This change is anticipated as causing an increase in frequency and intensity of heavy rain and snow events, furthering the potential for flood conditions. Additionally, urban areas are likely to experience higher rates of runoff into surface waters, resulting in decreased water quality thereby raising costs of water treatment. Similarly, stresses to stormwater systems, and other infrastructure may occur.

UNATFI

TRAILS & NATURAL FEATURES || City of Riverview



NATURAL FEATURES



PUBLIC FACILITIES & SERVICES

Potential locations for future development must be analyzed according to the types of existing land uses, amount of vacant land within each land use type, the character of the land itself, and the availability of certain utilities, services, or facilities. This section explores the location and extent of existing services. Services are provided in many ways by public or quasi-public agencies or by private enterprises. The resulting service levels determine the capacity of a given location to attract various types of land development.

Many services and facilities are available for Riverview residents and visitors to ensure a continued high quality of life, such as the prolific number of parks, the Land Preserve, the Senior Alliance, and many more. These services and facilities have a wide range of functions, including public safety, specialized social and cultural services, education, and parks and recreation. The locations of the various educational, governmental, park, church, fraternal, cemetery and utility facilities in Riverview are shown on Map 2, Community Facilities, and are detailed at the end of this section.

Governmental Facilities

Most of the City of Riverview's governmental facilities are centrally located at the Civic Park Drive municipal campus location. Included among these are City Hall, Recreation Department, the Fire Department, and Police Department. The U.S. Post Office is located on the east side of Civic Park Drive. The City's Department of Public Works is situated in the eastern portion of the City on Krausse Street.

- ... The Riverview Public Library, located within the municipal campus, is a resource available for all Riverview residents. The library has a wide collection available for circulation and provides computers and internet access. Wireless internet is also available through the use of a personal laptop.
- ... The Riverview Community Center is also located within the municipal campus, adjacent to the library. The facility features an indoor gymnasium and meeting rooms.
- ... The City of Riverview Recycling Center is located on Grange Road and is part of the Land Preserve. Riverview residents can participate in recycling various materials, including household batteries, metal, used oil, yard waste, etc.

Educational Facilities

Residents of Riverview are part of the Riverview Community School District. The district encompasses the entire City as well as a portion of the City of Trenton. It operates a total of five schools educating students from kindergarten through 12th grade. The district's administration building is located at 13425 Colvin Avenue, and a bus garage is located on Longsdorf Avenue. **Table 12** outlines location, grades and enrollment figures for each school in the district. Gabriel Richard High School, the City's only parochial school is affiliated with the Roman Catholic Church and serves grades 9-12.

Currently, only one post-secondary educational facility is located in Riverview: the Detroit Business Institute-Downriver. It is a skills training center located on Fort Street. As of 2018, the institute had a total enrollment of 52.³ Although post-secondary educational opportunities within the City limits are limited, a wide variety of choices are found in the metropolitan Detroit area. Major community and technical colleges in the region include Wayne County Community College and Henry Ford Community College. Four-year colleges and universities include Wayne State University in Detroit, University of Detroit Mercy in Detroit, Eastern Michigan University in Ypsilanti, University of Michigan - Dearborn, and the University of Michigan - Ann Arbor. Numerous other public and private trade schools, colleges, and universities are available within the metropolitan Detroit area.

Table 13: Riverview Community School District Facilities

School	Location	Grades	Enrollment 18/19 School Year
Riverview High	12431 Longsdorf	9-12	929
Seitz Middle	17800 Kennebec	6-8	669
Forest Elem.	19400 Hampton	K-5	461
Huntington Elem.	17752 Kennebec	K-5	322
Memorial Elem.	13425 Colvin	K-5	422

Source: National Center for Education Statistics (NCES)

Fraternal Organization

As shown on the Community Facilities Map, one fraternal organization is located within Riverview: the American Legion Post 389, with a hall on Quarry Road south of Pennsylvania Road.

Cemetery

The City of Riverview has one cemetery within the city: The Ferndale Cemetery. It is located on the north side of Sibley Road, west of Fort Street.

Parks and Recreation

The City of Riverview boasts many and varied parks and recreational facilities and programs available to all City residents and visitors. The parks and recreation facilities are shown on the Community Facilities map (**Map 2**), with a more detailed description of recreational facilities and programs provided below. Data on recreation facilities at each park was obtained from the 2017 City of Riverview Recreation Master Plan.

City Owned Parks

Jefferson Tot Lot

This small 0.3-acre park is located on the west side of Jefferson Avenue and offers a playground structure, swing set and benches.

Ray Street Park

This 0.8-acre park is located on Ray Street to the north of Sibley Road. Park features include a play structure, swings, seating areas, and picnic tables.

Lloyd Carr Park

Totaling 8.0 acres, this park contains two baseball and two softball fields with bleachers (lighted and unlighted), a practice football field in the outfield area, basketball court, restroom/concession building, picnic shelter, picnic tables, climbing structure, slides, and open space. Previously named Pennsalt Park, Lloyd Carr park is located west of Krause Avenue, between Longsdorf and Colvin Avenues.

Vreeland Park

Vreeland Park has a total area of 6.2 acres and is located on the south side of Vreeland Street near Quarry Road. The park features three tennis/pickleball courts, an in-line hockey rink, picnic shelter, three play structures, play equipment, a sledding hill, large open spaces and a paved recreational trail.

Memorial Park

This 4.7-acre park is located on the north side of Colvin Avenue near Memorial Elementary School. It features a spray pool, basketball court, benches, picnic tables, climbing structures, slides, swingset, paved recreational trail, and an open space area with mature oak trees.

Vos Tot Lot

The Vos Tot Lot is a small park located at the corner of Colvin Avenue and Quarry Road. The 0.5-acre park contains benches, play and climbing structures, and swings.

Young Patriot's Park

This Park is the largest of Riverview's parks at a total of 92.1 acres. It is located on the north side of Sibley Road in the center of the City. Facilities at the park include two parking areas, one baseball field, two softball fields, two soccer fields, four picnic shelters, a reflective pond, a veteran's memorial shelter, a community center (banquet facility), a 40-acre wooded nature area, paved pathways, and two play structures that were built in 2015 as a result of grants from Wayne County. In addition, City Hall, the Library, Riverview police and fire, and the US Post Office are located on this property.

McShane Park

This 1.9 acre park serves the neighborhood west of Fort Street and north of City Hall. Facilities include a softball field, play equipment, swingset, seating and picnic tables.

Kennebec Park

Located on the west side of Kennebec Avenue, south of Pennsylvania, this 1.5-acre park accommodates a basketball court, swingset and open space.

Riverview Glens Park

This 1.5-acre park is situated between Kristin Lane, Brentwood Drive and Parkridge Drive where it forms a gathering point for the neighborhood. IT includes a walkway that encircles all park amenities including a ball field, tennis court, swingset, benches and a Little Library.

Coachwood Park

Located on the northern edge of the Riverview Forest neighborhood, this 8.0-acre park is split diagonally by a branch of the Frank and Poet drain. It features a climbing structure, swing set, picnic tables, open space, and benches. Opportunities for programming often take place here.

Kingswood Park

This 10.3-acre park is located on the City's southern edge , surrounded by Kingswood, Foxboro, Tudor and Wellesly streets. It is a passive use park that includes a rustic trail and picnic tables.

City-Owned Recreation Facilities

Community Center

This recreation facility is located within the municipal campus and is adjacent to the library. The facility houses an indoor gymnasium and meeting rooms.

Riverview Highlands Golf Course

This city-operated golf course is the largest recreation facility in the City in terms of acreage. The Riverview Highlands Blue Nine Course is 76.6 acres and is located on the north side of Sibley Road in the western portion of the City. The Blue Nine Course includes nine holes of golf, a start facility, and a restroom building. The Riverview Highlands 27 Hole Course totals 336 acres of land and is located on the south side of Sibley Road in the southwestern portion of the City. This 27-hole course features a clubhouse, private restaurant and banquet facilities, pro shop, fitness center, and a wedding chapel. In the winter, the golf course is used as a ski and sledding hill with chairlifts. A warming hut is also available.

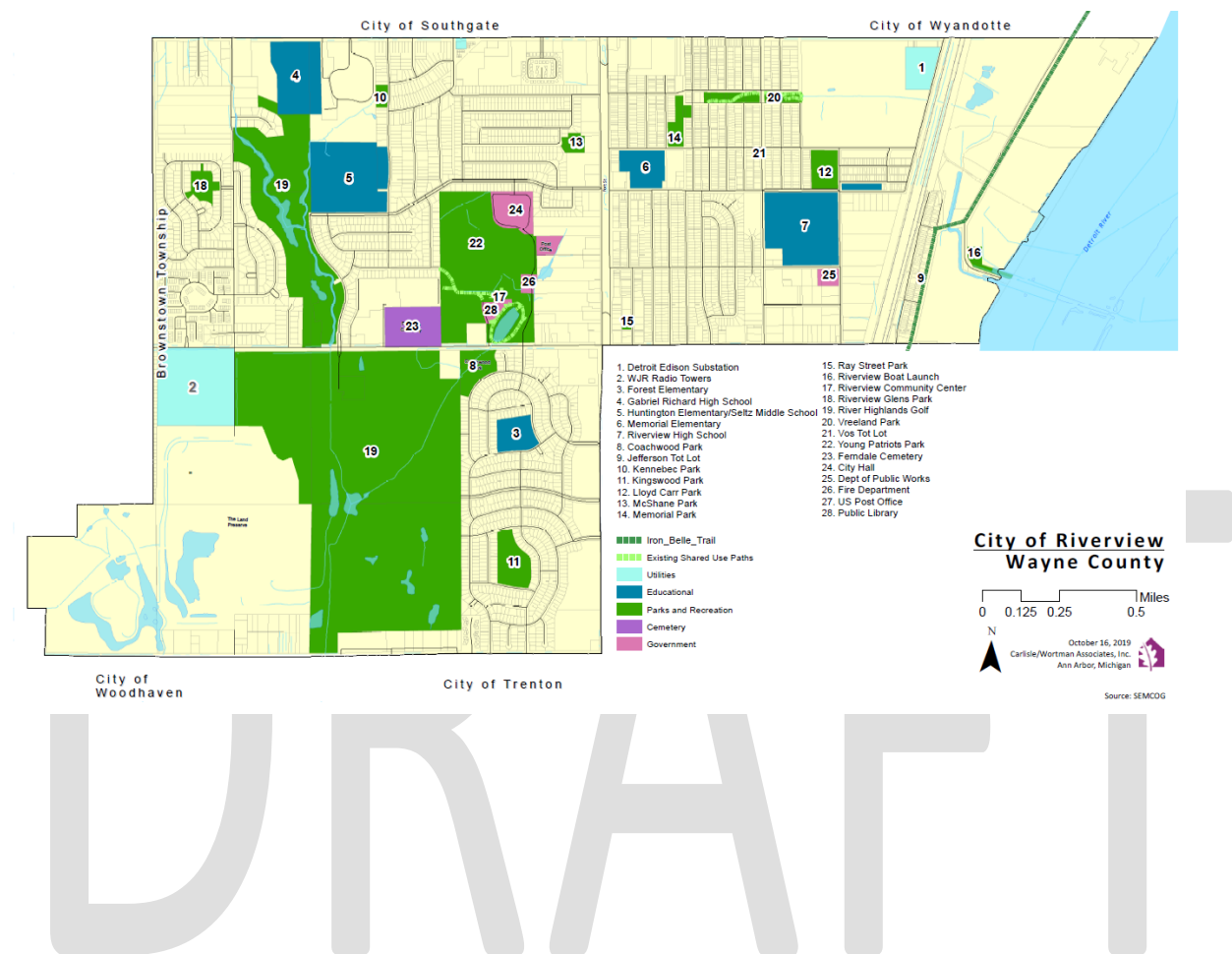
Riverview Boat Launch

The Riverview Boat Launch is city-owned and offers boat access to the Detroit River near the bridge to Grosse Ile. It features two boat slips, a seawall and a 50-car parking lot.

Recreation Programming

The City of Riverview Parks and Recreation Department offers a wide variety of recreational programs throughout the year. These programs include sports leagues, educational classes, youth classes, adult enrichment, and community events such as concerts in the park. Seasonal recreation newsletters are distributed to the citizens of Riverview and detail the various program offerings.

INSERT Map 2, Community Facilities
(11x17, shown below)



Community Services

Emergency Services

The Riverview Police Department provides a full range of services to the community 24 hours a day, seven days a week. The department is supported by a full force of certified sworn officers, an Animal Control Officer, and two administrative support staff. The department consists of the patrol division and the detective bureau, and code enforcement. In addition to traditional police services, the police department offers a Crime Prevention program.⁴

The Riverview Fire Department is responsible for organizing, directing, and coordinating all fire and emergency medical service (EMS) resources to accomplish the mission of saving lives and property in the community. The Fire Department enforces the fire safety codes and ordinances of the City through routine inspections of businesses and industry for the purpose of reducing fire hazards. The department is specially trained in advanced life support, hazardous materials, and WMD protection.

Rubbish and Yard Waste Disposal

Rubbish and yard waste disposal services are provided by the City. One rubbish tote cart is provided to each single-family home. Acceptable household rubbish includes furniture and appliances. Yard waste collection takes place annually from April 1 to November 30. After December 1, yard waste must be dropped off at the Riverview Land Preserve. Opportunities for composting and recycling are available at the Riverview Landfill year-round.⁶

Utilities

Land-line telephone service within Riverview is provided by AT&T. DTE Energy provides natural gas and electricity. Cable service is available from Comcast Cable, AT&T Uverse and Wide Open West Cable.⁷

Public Water, Sewer and Storm Sewer

A comprehensive utilities network extends throughout the City of Riverview. This includes water, sewer and storm sewer lines that run along every major road to cover the higher intensity commercial and industrial establishments, and along most local streets to service the residential neighborhoods. The City of Riverview does not have plans for any major water, sewer, or storm water extensions. Rather, as underdeveloped parcels within the City are developed or redeveloped for urban uses, the City would require complete infrastructure systems to be constructed by the developer.

The City of Riverview Department of Public Works maintains nearly 37 miles of water mains along with nearly 4,000 water meters.⁸ All of Riverview's drinking water is provided by the Great Lakes Water Authority (GLWA), with two water supply connections between the GLWA and the City. These water connections provide Riverview with a sufficient water supply to meet the City's maximum daily demands, maximum hourly demands, and fire flow demands.

Wastewater treatment for Riverview is provided by the The Wayne County Department of Public Services Environmental Services Division at the Wyandotte Wastewater Treatment Plant. The Wyandotte Wastewater Treatment Plant, located just north of Riverview, is capable of treating over 225 million gallons of raw sewage per day and serves a combined population of over 400,000 in thirteen Downriver communities.⁸

TRANSPORTATION

Mobility constitutes a vital part of the social and economic well-being of a community. A successful transportation system enhances the mobility of residents by providing efficient access between home, work, and other facilities supplying basic needs. It should also function based upon the combination of several types of transportation options such as the personal car, buses, and walking when appropriate. A diversified system ensures adequate access throughout the community for all populations.

A well-functioning transportation system also contributes to the success of local business and industry and encourages outside investment by attracting visitors to the community. Given the transportation system's great influence upon the overall framework and well-being of the community, the transportation element must be fully coordinated with other elements of the Master Plan. As a result, this section is designed to ensure that future improvements and land use decisions complement the community's needs and goals for continued and improved mobility.

TRANSPORTATION NETWORK

The City of Riverview is situated within a network of major transportation arteries. The primary transportation artery in Riverview is Fort Street (M-85), which runs north-south through the City. To the north, Fort Street connects to Southgate, Wyandotte, Lincoln Park, and downtown Detroit. To the south, Fort Street traverses through Trenton and eventually connects with I-75. An additional major north-south road in Riverview is Jefferson Avenue, while additional east-west routes include Pennsylvania Road, Sibley Road, and King Road. These major transportation routes effectively connect the City of Riverview with the rest of the Detroit Metropolitan area, the State of Michigan, and the entire Midwest region. The closest freeway route is Interstate 75, which can be accessed at the Sibley Road interchange just over one mile from the City. Interstate 75 is an important north-south freeway and connects the Downriver area with downtown Detroit to the north and the City of Toledo, Ohio to the south. Driving times and distances to major destinations are provided in **Table 14**.

Table 14: Driving Times and Distances

Destination	Distance	Time
Detroit, MI	21 Miles	33 Minutes
Toledo, OH	42.5 Miles	47 Minutes
Lansing, MI	99 Miles	1 Hour, 34 Minutes
Cleveland, OH	154 Miles	2 Hours, 30 Minutes
Toronto, ON	245 Miles	4 Hours, 8 Minutes
Chicago, IL	277 Miles	4 Hours, 21 Minutes

Source: Google Maps

In addition, the City is serviced by a variety of transportation modes at both regional and local levels. These are further discussed on the following page.

motorized movement:

National functional road classification

All roads and streets in Riverview are designated as urban, based upon their location within or federal aid urban/rural boundary. Access to property and travel mobility, as defined by trip travel time or operating speed are the two primary considerations in classifying highway and street networks functionally. For example, local roads provide access to property, but would be rated low in mobility.

Figure 5 shows the National Functional Classification of the City of Riverview's roads. The National Functional Classification (NFC) is a federal classification system for all public highways, roads, and streets. This classification system provides the basis for federal aid eligibility of roadways (United States Code, Title 23). In Michigan, MDOT has the primary role in cooperation with appropriate local agencies in updating and revising the NFC. Updates and revisions are subject to Federal Highway Administration approval.

Figure 5: Road Classifications



Source: SEMCOG GIS Data

The basic classifications for the functional systems are arterial highways (longer trips and operate at higher, more uniform speeds), collector roads (collect and disperse traffic between arterials and local roads) and local roads, streets, and other public ways (allow access to residential areas, business, individual properties and other local areas).

Road Ownership and Maintenance

Roads in the community fall under the jurisdiction of the State of Michigan, Wayne County Department of Public Service, and the City of Riverview. Fort Street (M-85) is a state trunkline. County roads include Pennsylvania Avenue, Sibley Road, King Road, Jefferson Avenue, and Riverview Drive. The remainder of the roads and streets in Riverview are under City control and maintenance authority.

Road Conditions

The City of Riverview maintains approximately 35.59 miles of major and local streets. The City receives revenues from the State of Michigan on a monthly basis in accordance with Public Act 51 to support the maintenance of these streets and associated rights-of-way. These revenues can also be used for snow removal, traffic signals, street signs and new street construction.

Gradual deterioration of road pavement occurs over time due to various loading conditions, environmental factors, original construction quality, and quality of maintenance. A Pavement Surface Evaluation and Rating (PASER) scale provides the level of road deterioration ranging from 1 for very poor condition to

Figure 6: Road Surface Ratings of Major Roads



10 for excellent condition. PASER also provides a tool to set priorities for preventative maintenance and repair and for budgeting and funding allocation.

In 2018, a study was conducted by Michigan's Transportation Asset Management Council (TAMC) using the Pavement Surface Evaluation and Rating (PASER) system. This system is a visual survey method used to evaluate road condition³. Each segment is given a rating based on a scale of 1-10 with 1 being the worst condition and 10 being the best. These ratings can provide insight as to the expected remaining service life and maintenance activities.

Figure 6 shows these results. It appears that the Fort Street South neighborhood located northeast of the intersection at Fort Street and Sibley Road has the largest number of road segments in good to excellent condition⁴. Conversely, the westernmost neighborhood, the Glens, appears to have the most roads with failed to poor quality ratings.

Traffic Volumes

Traffic volume along roadways is measured in average annual daily travel or AADT. The highest traveled road segments in Riverview are the North and Southbound lanes along Fort Street, (measuring at 21,267 AADT and 20,086 AADT, respectively). Other road segments experiencing significant traffic counts include Pennsylvania Avenue, between Allen Road and Fort Street (19,001 AADT), Sibley Road between Allen and Grange (15,964 AADT), and King Road between Allen and Grange (15,396 AADT). (Source SEMCOG, 2022)

Several road segments feature moderate traffic counts ranging between 10,000 and 14,999 ADT.

These road segments primarily consist of the City's major east-west roads: Sibley Rd., King Rd. and Pennsylvania Rd. Lower traffic volumes within Riverview (below 10,000 ADT) are featured east of Fort St., near Toll Bridge Rd, Grange Road, Jefferson, and Quarry Road.

Table 15: High Crash Frequency Roads & Intersections

Road name	Segment	Avg. Annual
Fort St	Sibley-Trenton	25
Pennsylvania Ave	McCann-Fort	19.8
Fort St	King-Sibley	18.4
Sibley Rd	Grange Rd-Fort St	16.2
Fort St	Sibley-Pennsylvania	16
Intersection		Avg. Annual
Fort St and Pennsylvania Ave		16.4
Fort St and Sibley Road		11.2
Fort Street and King Rd		9.2
King Rd and Grange Rd		9
Sibley rd and Civic Park Dr		6

Traffic Conditions

Table 14 displays an analysis of traffic accidents in Riverview, based on intersection and road segment accident reports from SEMCOG between 2014 and 2018. As the table shows, Fort at Pennsylvania is the most dangerous intersection, with two other Fort Street intersections also being on the top-five list. Fort Street between Sibley and Trenton is the most dangerous road segment in the City. Other high traffic road segments include the entire length of Fort Street, Pennsylvania Avenue between McCann and Fort, and King Road between Grange and Fort.

Bus Routes

Public transportation in the greater Detroit area is provided by Suburban Mobility Authority for Regional Transportation (SMART). Currently, public transportation routes in Riverview include one park and ride route (route number 830) and one fixed bus route (route number 160)⁵. The park and ride route runs the length of Fort Street with a

Source: SEMCOG Road Data, 2022

designated parking lot at Fort and King Road. The fixed bus route runs along Fort Street (between Sibley and Pennsylvania), heads eastbound on Sibley Road (between Fort and Jefferson), and exits the city southbound on Jefferson Avenue. Through connections to other routes within the SMART system, and links with the DDOT (Detroit Department of Transportation) bus system, Riverview residents have access to most communities and major destinations within the metropolitan area. Greyhound is the major intercity bus operation for the Detroit area.

Railroads

Currently, Canadian National (CN) and Norfolk Southern (NS) freight rail lines run north-south along the east side of Riverview. As of 2015, CN and CR (both class 1 railroads) were reported as having annual operating revenues of over \$256 million.¹ Some industrial properties have access via a rail spur.

The closest passenger rail service to Riverview is provided by Amtrak, with the nearest station located in Detroit.

Air Travel

The nearest commercial passenger airport to Riverview is Detroit Metropolitan Wayne County Airport which is located less than ten miles west and slightly north of the City. Pennsylvania Avenue is the primary route connecting Riverview to the airport. Detroit “Metro” Airport offers numerous domestic and international flights from a wide variety of major and commuter commercial airlines. In 2019, the airport serviced 36,000,000 passengers and the Airports Council International (ACI) selected Detroit Metropolitan Airport (DTW) as one of the best airports by size and category (25-40 million passengers) in North America for customerservice.² Several charter services operate from the airport, as well as cargo services, FedEx and UPS.

Non-Motorized Movement

Existing Sidewalk System

The City of Riverview features a comprehensive system of sidewalks extending throughout the City. Only a few street segments in the City do not feature sidewalks. Major roads in the City with no sidewalks include King Road, west of the King Service Drive, Pennsylvania Road, east of Reno Street, Grange Road, north of Cumberland Street, the southeast side of West Jefferson Avenue and Riverview Drive (Toll Bridge). While most of these non-sidewalk street segments are located in non-residential areas and would not support significant pedestrian traffic if sidewalks were constructed, the non-sidewalk segment of Grange Road is located within a residential area, and could potentially provide an important pedestrian link within the vicinity.

Existing and Planned Pathways

There are several existing and planned pathways within the City of Riverview, including regional trails. According to SEMCOG, there are several shared-use paths within the City. SEMCOG defines shared-use paths as eight-foot to ten-foot-wide asphalt or limestone surface pathways used by bicyclists and pedestrians that either parallel a road or follow their own course. These

are ideal for beginning or slow-moving bicyclists, joggers, or walkers. These paths are located along Allen Road between King and Sibley, within Young Patriot's Park, and Vreeland Park. Three non-motorized paths are planned to pass through the City of Riverview. First, is the Iron Belle Trail, which is the longest designated state trail in the United States⁶. It is planned along Jefferson Avenue within the west portion of the City. **Figure 7** depicts the Iron Belle Trail route.

The Iron Belle Trail is one of Michigan's most prized assets as it encourages connectivity through hundreds of municipalities, passing through a total of 48 counties^[1]. The trail spans a total of over 2,000 miles by means of existing trails and networks as well as new connections. The route in its entirety is shown.

Second, is another non-motorized path along King Road, along the south border of the City. While these corridors have been delineated, no infrastructure type has been confirmed. As a result, these facilities may include shared use paths, sidewalks, bike lanes, shared-lane markings, or rural wide paved shoulders. Third, a planned shared-use path is shown as passing through the west portion of the City. It will start just northwest of the Grange Road and Pennsylvania Avenue intersection, run east to the north of Homeister Drive, southbound to the west of Valley View Drive to King Road where it exits the City.

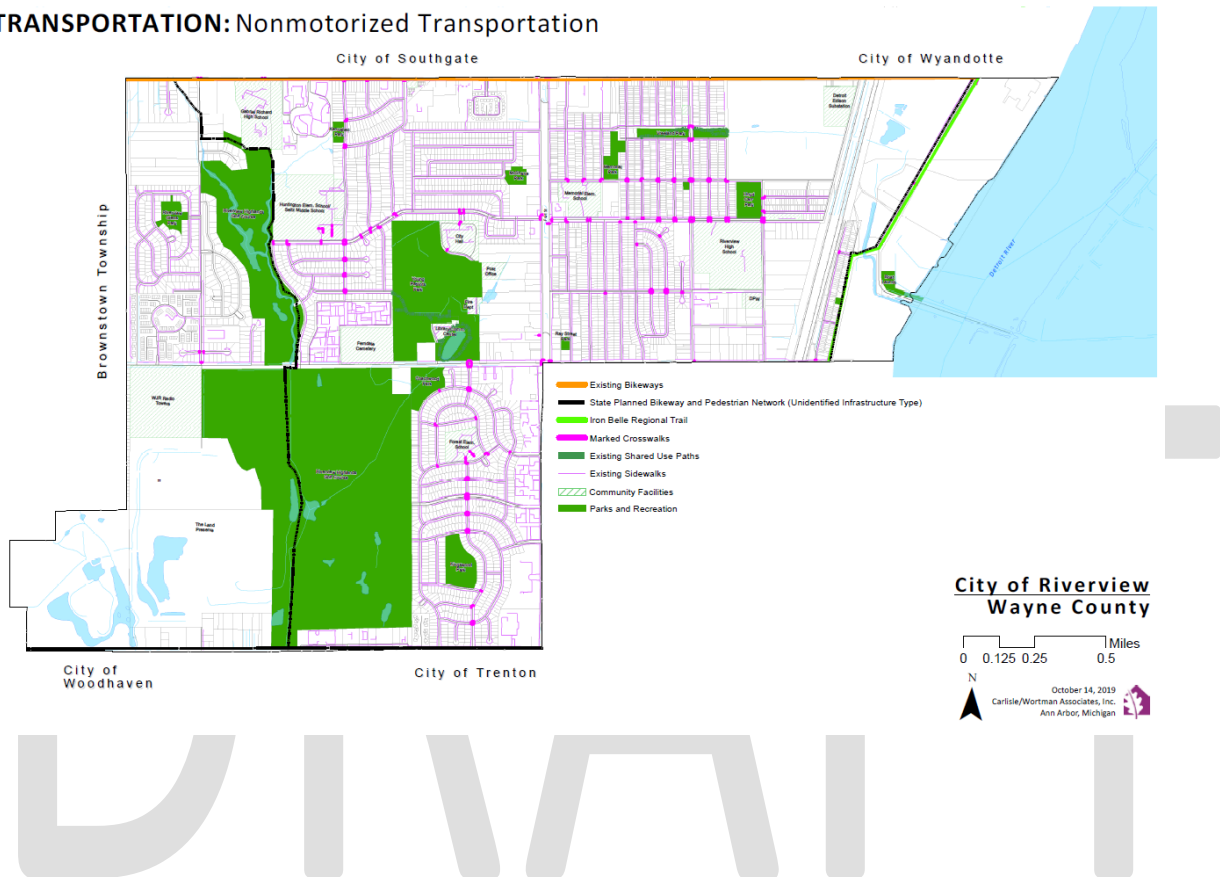
Figure 7: Iron Belle Trail Routes



Source: www.Michigan.gov/IronBelle

Insert map 3 – Transportation: non-motorized movement (shows trails, sidewalks, etc.) (11x17, shown below)

TRANSPORTATION: Nonmotorized Transportation



Regional Projects And Initiatives

Michigan Comprehensive Trail Plan

With the enactment of the Public Acts 45 and 46 in 2010, the Michigan Snowmobile and Trails Advisory Council (MSTAC) was charged with developing recommendations for a state trail system. The resulting Plan – The Michigan Comprehensive Trail Plan – acknowledges Michigan's position as the nation's Trail State and provides recommendations on how to improve Michigan's

existing array of trails. Many of these recommendations are focused on the Metropolitan Detroit region. Several priority recommendations listed within the Plan include:

- Maintain trails to ensure a sustainable and quality trail system;
- Expand trails to ensure access to trail systems;
- Link trails, trail users and adjoining towns;
- Develop funding sources and mechanisms for trail maintenance; and
- Ensure that the state's trail system compliments other plans and planning efforts.

Downriver Linked Greenways Initiative

The Downriver Linked Greenways Initiative (DLGI) began in 1999 and is a community-driven regional effort to coordinate non-motorized transportation in the Downriver area. The Downriver Linked Greenways Initiative Master Plan was originally completed in 2001 and updated in 2008. The document presents a vision for connectivity within the Downriver region and discusses potential funding sources. The plan establishes and focuses on a three-tiered hierarchy of non-motorized trails that consists of regional, Downriver and locally significant pathways. The Regional System is conceptually proposed to traverse the I-275 corridor, the Rouge River and Jefferson Avenue (Detroit River).

The regional greenways initiative is depicted in **Figure 8**.

Figure 8: Regional Greenways Map



Source:

EXISTING LAND USE

This section discusses existing land use conditions in the City of Riverview. This information should be considered when making determinations of future land use recommendations. **Table 15** depicts each land use category in terms of acreage and percent of total land in the City, whereas the Existing Land Use Map depicts the geographic distribution of these eleven specific land use classifications. These are further discussed below.

Table 16: Existing Land Use Statistics, 2020.

Land Use	Acres	Percent of Total
Single-Family Residential	615.7	21.8%
Single-Family Attached	11.2	0.4%
Multi-Family Housing	121.9	4.3%
Agricultural	19.9	0.7%
Mixed Use	0	0.0%
Retail	47.1	1.7%
Office	126.1	4.5%
Hospitality	10.8	0.4%
Public	158.7	5.6%
Industrial	131.2	4.6%
Recreational/Open Space	348.4	12.3%
Cemetery	15.1	0.5%
Golf Course	276.4	9.8%
Parking	2.5	0.1%
Utilities	186.9	6.6%
Vacant	301.1	10.7%
Water	22.3	0.8%
Not Parceled	426.5	15.1%
Total	2821.9	100.00%

Source: SEMCOG Land Use Data, 2020.

Single-Family Residential

This category includes single-family detached structures used as permanent dwellings and accessory structures, such as garages, that are related to the units. In total, developments of this type comprise the largest percentage of the City at nearly 616 acres or 22%.

The vast majority of the City's detached single-family homes are found within residential subdivisions. Lot sizes within these subdivisions are typical for a mid-sized suburban City. Older residential areas on smaller lots are found in the eastern portion of the City, east of Fort Street, while newer,

larger lot subdivision developments are most common in the western portion of the City.

Single-Family Attached

This category includes single-family attached structures used as permanent dwellings and accessory structures, such as garages, that are related to these units. Typical attached dwelling units may include townhomes, attached condominiums, duplexes, and other attached residences having the character of a single-family dwelling.

Even though only two single-family attached developments are currently located in Riverview, this new housing type is

becoming increasingly popular throughout the country. In total, lands classified as single-family attached comprise 11.2 acres, or 0.4% of the City. The two existing developments are located along the City's southern boundary on Country Oaks Drive (off King Road) and on the west side of the City near Sibley Road and Grange Road.

Multiple-Family

This category includes those properties containing two or more units on the same site, typically a stacked apartment-like configuration, not resembling single-family units. They may be rental units, cooperatives, assisted living facilities, or nursing homes in complexes or in single structures. Acreages classified in this category also include open space areas, parking areas, and any recreation facility associated with the development.

Multiple-family land use occupies a moderate amount of land in the City, totaling 121.9 acres, or about 4.3%, of the total land area. Most of the multiple-family housing in Riverview is in the form of apartment buildings or complexes, fronting Fort Street, between Sibley and Pennsylvania Road

Office

Office uses found in Riverview include financial institutions, medical offices, real estate offices, insurance offices and other professional service establishments.

A significant number of office uses are scattered along the primary commercial corridor, Fort Street, particularly in the vicinity of Williamsburg Drive. Other office uses are noted on King Road, Sibley Road, and Pennsylvania Avenue. Total office space in the City equates to 126.1 acres or 4.5% of the total land area.

Commercial

Commercial uses include retail facilities that accommodate general shopping needs, such

as a furniture store, garden center, or automobile dealership. The commercial category also includes retail and service establishments that cater to the public's day-to-day convenience needs, such as a grocery store, salon, drug store, or restaurant. Multiple-tenant shopping centers or strip malls are also included in this category.

Most of these commercial uses are found along the City's major road corridors. Large areas of commercial uses have developed along Fort Street, with some minor commercial development on Pennsylvania Avenue and King Road. Typical commercial establishments in Riverview include grocery stores, restaurants, specialty stores in strip malls, as well as personal service businesses.

Public

This land use category was established to embrace all developed lands owned by various governmental agencies, including public schools. Public parks are not listed with this category but are included in the recreation category. Public uses include the following:

- City Hall
- Fire Department
- Library/Community Center
- DPW Garage
- U.S. Post Office
- Detroit River Boat Launch
- Pheasant Run Pool
- Public Schools (Huntington Elementary, Seitz Middle School, Forest Elementary, Memorial
- Elementary, and Riverview High School)

Semi-Public

Semi-public lands are those which are privately owned but can be used by the public. Such uses may include churches, cemeteries, fraternal organizations, private schools, and private utility providers, along with their related accessory buildings and

facilities. These land uses are generally scattered throughout Riverview.

Recreation

This category includes all City and other publicly owned park and recreation properties and facilities. With nearly 500 acres, or 22.2% of the land area, recreation land is the second most predominant land use in the City. A more detailed description of each park facility and its amenities is provided in the Community Services, Facilities and Assets Chapter of this Master Plan.

Industrial

Industrial uses include both light industries and heavy industries. Light industrial land use areas are categorized by the existence of wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the site and do not have a detrimental effect on the surrounding areas. Heavy industrial land uses are comprised by manufacturing, assembling, and fabrication activity areas whose physical effects are felt to a considerable degree by the surrounding area.

Almost all of the City's industries are located in the eastern portion of the City near the

waterfront. Industrial businesses that can be characterized as light industrial are concentrated north of Sibley Road and on both sides of Krause Avenue. Several large "heavy industrial" establishments are located along Jefferson Avenue and directly on the waterfront.

Landfill

The Riverview Landfill covers more than 200 acres in the City's southwest corner. In addition to serving as a site for the disposal of household rubbish (including furniture and appliances), the facility has composting and recycling services. This site is also the location for Riverview Energy Systems, a landfill gas-to-energy project. More than 200 gas wells produce enough gas to power 7,200 homes, when converted to electricity.

Vacant

This land use category includes all lands which are presently unused, including undeveloped lots or lots with vacated buildings. Two large vacant properties are located on the east side of the City; one is adjacent to the Detroit River, and the other is on the west side of the railroad tracks. Other smaller vacant parcels are scattered throughout the City.

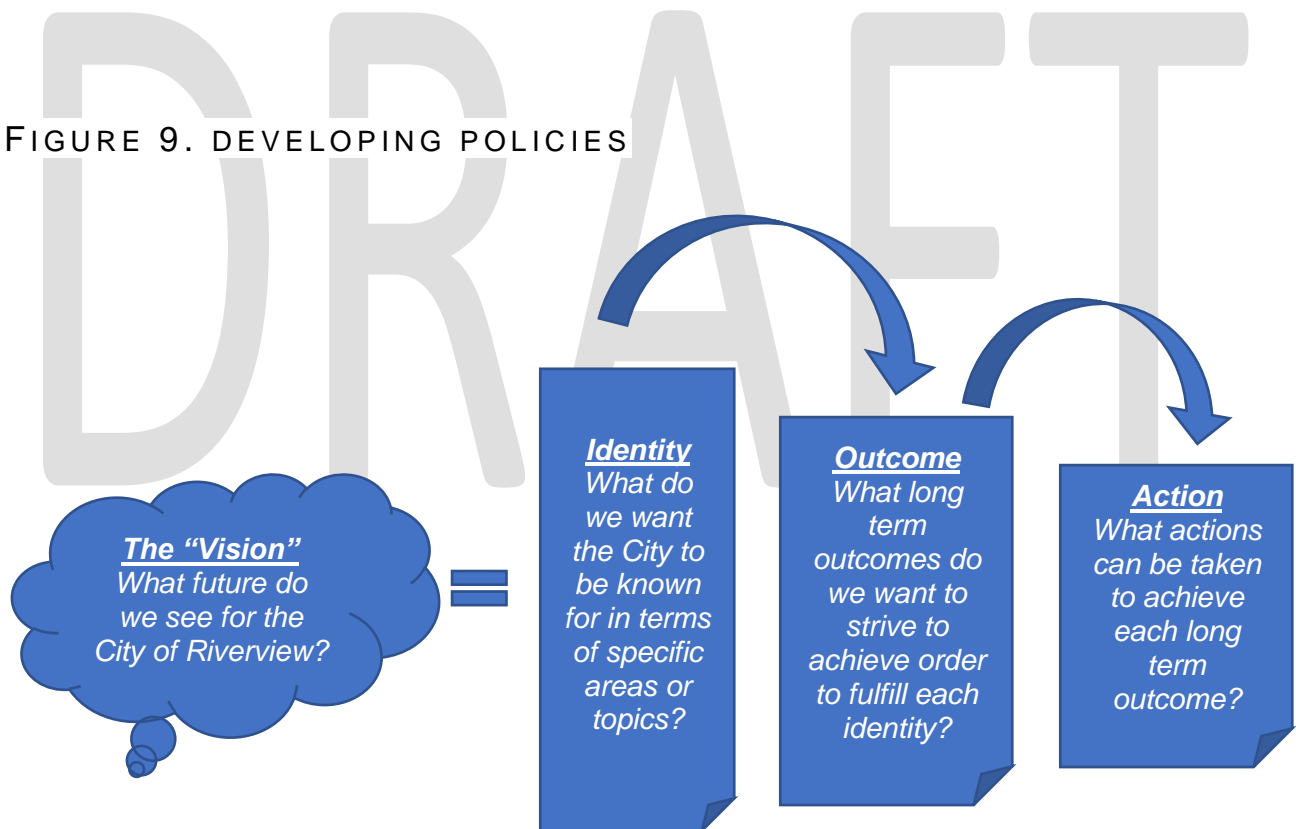


GOALS AND POLICIES

A master plan is a dynamic long-term planning document that provides a conceptual layout to guide future growth and development. Master planning is about making the connection between buildings, social settings, and their surrounding environments. With this information, the Master Plan outlines the goals and policies for future decision-making and to consider in reviewing development proposals. Zoning codes, zoning maps, and other ordinances are written and adopted to implement the Master Plan and the vision outlined in the following section.

The Riverview Master Plan's discusses how to achieve overarching visions for the future of the City, delineating an achievable plan by breaking the City's overall character down into specific identities of focus. Next, each identity is broken down into several broad objectives. These are important principles that work together to create the future intent focus for land use decisions. Lastly, the "Vision" inspirations are accompanied by a series of specific actions that will make these inspirations and identities achievable.

FIGURE 9. DEVELOPING POLICIES



NEIGHBORHOODS

Riverview has been a place where many generations have raised their families and called the City home, with well-established residential areas, quality schools, and abundant parks serving as the core of the City. To maintain this community strength, diverse, affordable housing options and high-quality infrastructure is critical to continued success. Recent trends have shown a growing demand for vibrant, connected spaces that offer a mix of retail, open space, and social engagement. Rather than focusing on traditional housing, a mix of residential areas shows a greater change long-term and enhance community well-being while provide a balanced housing stock that fits a wider variety of the population.

Vision: Ensure that new housing reflects the scale and character of existing homes and neighborhoods while also providing opportunities for mixed-use and innovative development.

Goal 1: Preserve and enhance existing neighborhoods.

Policy 1A: Uphold zoning standards to protect and preserve residential neighborhoods.

Policy 1B: Support community improvement programs, including street tree plantings & beautification efforts.

Policy 1C: Ensure the prevention of blight through earnest code enforcement.

Goal 2: Provide interconnection of all residential areas.

Policy 2A: Create a path system throughout the city to link subdivisions.

Policy 2B: Require new residential development to connect to existing neighborhoods.

Policy 2C: Allow for both vehicular & pedestrian circulation between neighborhoods, parks, schools, and other municipalities.

Goal 3: Plan and zone for a variety of housing types and affordable options.

Policy 3A: Encourage a balanced housing stock to serve all residents.

Policy 3B: Endorse multiple family housing in in planned locations.

Policy 3C: Encourage the development of high-quality housing options.

Policy 3D: Advocate for varied housing options such as mixed-use development, aging in place, & middle market housing.

COMMERCE

Providing a wide variety of housing options and services to residents and visitors is key to the City's overall success and economic health. It keeps a strong and diverse base of jobs, provides a variety of services, and a diverse local shops and restaurants. Over the last 50 years, the City of Riverview has endured changing times and continued to thrive as a resilient community. What was once the site of a military base and one of the leading producers of automobiles and steel manufacturing, is now home to over 700 local businesses and employment of over 6,000 people.

Vision: Maintain and expand economic development to ensure long-term prosperity and vibrancy.

Goal 1: Strengthen and reinforce business districts within the City.

Policy 1A: Follow standards set forth in the Zoning Ordinance for the Fort Street District.

Policy 1B: Support the creation of an improvement district.

Policy 1C: The City will consider private/public partnerships to foster business growth.

Policy 1D: Monitor development of the Riverfront for commercial, retail, and recreation opportunity.

Goal 2: Assure that all new commercial uses have circulation systems that provide for the safety of their patrons.

Policy 2A: Encourage shared driveways and parking lot connections to facilitate movement between sites, reduce traffic, and eliminate the number of curb-cuts.

Policy 2B: Provide for non-motorized circulation to businesses via crosswalks and bicycle racks.

Policy 2C: Work to enhance pedestrian sidewalks for walking, bicycling, and other forms of non-motorized transportation.

INDUSTRY

From lumber and limestone to automobiles and steel, Riverview has long been a hub of industry. In the past decade, however, the use of manufacturing property has broadened to include more contemporary ideas such as gyms and pharmaceutical development occupying previously traditional industrial spaces. With more flexible ordinances and codes, new businesses and entrepreneurs can create amenities and spaces that promote the exchange of innovative ideas and resources.

The City of Riverview is dedicated to providing clean and pleasant space to accommodate existing industry and to attract new, innovative facilities. The City understands the benefit that industry can have on a stable tax base but will not sacrifice the quality of its environment.

Vision: The City will promote flexible and adaptive development in strategic locations. We will work with new development to reflect the City's environmental and aesthetic values.

Goal 1: Retain existing industry while promoting adaptable reuse.

Policy 1A: Diversify the City's industrial areas to be adaptive to draw new industry.

Policy 1B: Maintain a sound infrastructure.

Policy 1C: Allow for flexible new types of innovative non-traditional industry within existing areas. And other like areas

Policy 1D: Uphold and expect high exterior standards for maintenance and landscaping.

Goal 2: Ensure new industry is sustainable while encouraging economic growth.

Policy 2A: Promote adaptive and flexible reuse of unoccupied industrial sites.

Policy 2B: Prevent site related problems often encountered with industrial uses, such as noise, odor, glare, vibration, etc. by enforcing regulatory oversight.

Policy 2C: Separate industrial uses from less intense land uses such as residential through appropriate use of buffer strips, open space or transitional land uses.

HEALTH & ECONOMIC RESILIENCY

The City of Riverview recognizes that health is a function of public institutions, the built environment, and economic stability that characterize a community. Accordingly, Riverview is committed to promoting a healthy lifestyle for its residents, businesses, and visitors.

Vision: The City's actions prioritize the physical, mental, and social health of residents while securing economic resilience for the whole community.

Goal 1: Promote physical and social health of residents.

Policy 1A: Support implementation of the *2022-2026 Parks and Recreation Master Plan*.

Policy 1B: Support the non-motorized pathways plan, as detailed in the Future Land Use Chapter of this plan.

Policy 1C: Print and publish communications in multiple languages. According to the Michigan Department of State, Arabic and Spanish are the most spoken foreign languages in Southeast Michigan.

Goal 2: Support economic health and vitality.

Policy 2A: Support mixed-use and adaptable zoning options for commercial spaces.

Policy 2B: Retrofit traditional commercial properties for artisanal production, specialty stores, and other small enterprises.

Policy 2C: Install signs identifying the City borders at key entrance points.

Goal 3: Cultivate civic identity and pride.

Policy 3A: Maintain quality of neighborhoods with consistent code enforcement.

Policy 3B: Maintain aesthetic standards and multi-modal traffic circulation along highly trafficked corridors to enhance user experience. Keep zoning and municipal code up to date.

Policy 3C: Support active participation and community engagement. Continue posting communications to the City website and YouTube channel. When possible, post communications at public facilities such as schools, libraries, and parks.

STREETS & SIDEWALKS

Thousands of vehicles travel on the City's 45 miles of public roadways every day. Reliable and transportation as well as safe infrastructure integral to daily life. Movement of goods and people. As a core feature of the built environment, roads and pathways become a text that describe the city to its residents and guests. A place where people interact with each other and with the City. Riverview is a residential community that values its attractiveness to families.

Vision: The City will provide transportation infrastructure that will cultivate orderly, sustainable growth and ensure safety, wellbeing, and quality of life for all who use it.

Goal 1: Continue to maintain an effective motorized transportation network for safe vehicular movement.

Policy 1A: Develop and maintain a Master Thoroughfare Plan.

Policy 1B: Adhere to Access Management standards in the Zoning Ordinance.

Policy 1C: Encourage the installation of bike racks in business areas and community facilities.

Goal 2: Provide an active and accessible non-motorized network for pedestrian transportation.

Policy 2A: Continue to require the installation of sidewalks along major thoroughfares.

Policy 2B: Provide development standards to connect all neighborhoods, parks, and recreation areas.

Policy 2C: Support a pedestrian network that connects to the Iron Belle Trail to allow for regional movement.

PARKS & RECREATION

Riverview's Parks and Recreation system is a source of great pride for the City and continues to be a source of potential. Through a collaboration between the Parks and Rec Department, the Department of Public Works, and the work of volunteers, the City operates 14 recreation facilities, totaling 538 acres of land.

In 2022, The City published a comprehensive Parks & Recreation Master Plan, to be used in tandem with this general Master Plan. Among other actions, the City's Parks & Rec Plan recommends improvements to Young Patriots Park as the primary community park for the city and advises Riverview to generate additional funds through grant opportunities. For example, the Parks & Rec Plan identifies state level funding for "Safe Routes to School," awarded to communities with updated Master Plans, such as this one. Further, it calls for the "establishment of a community-wide bike/walkway network" and for the development of a riverfront park system, both of which are highlighted in this Master Plan as "Areas of Interest" (p.53).

Vision: Maintain and provide recreational opportunities and facilities for persons of all ages and abilities that are clean, safe, and functional.

Goal 1: Recommend land use decisions that complement the Parks and Recreation Master Plan.

Policy 1A: Adopt ordinance standards to encourage open space and pedestrian access in new residential development.

Policy 1B: Identify funding sources in the form of grant opportunities for public spaces and pedestrian facilities.

Policy 1C: Coordinate local and regional stakeholders to "maximize the City's recreation potential."

Goal 2: Establish a pedestrian network of pathways, trails, and sidewalks to all areas within the City.

Policy 2A: Design new and improved existing pathways with contemporary standards for safety and access.

Policy 2B: Support connection to regional Iron Belle Trail system.

Policy 2C: Review the vision for a connective, non-motorized pathway during annual capital improvement planning.

FUTURE LAND USE PLAN

The Future Land Use Plan and Future Land Use Map are the physical results of the Master Plan development process; both serve as a guide for the future development of the City. The preceding chapters provide the background, or framework, on which the Future Land Use Plan was developed. In particular, the Future Land Use Plan is based on upon:

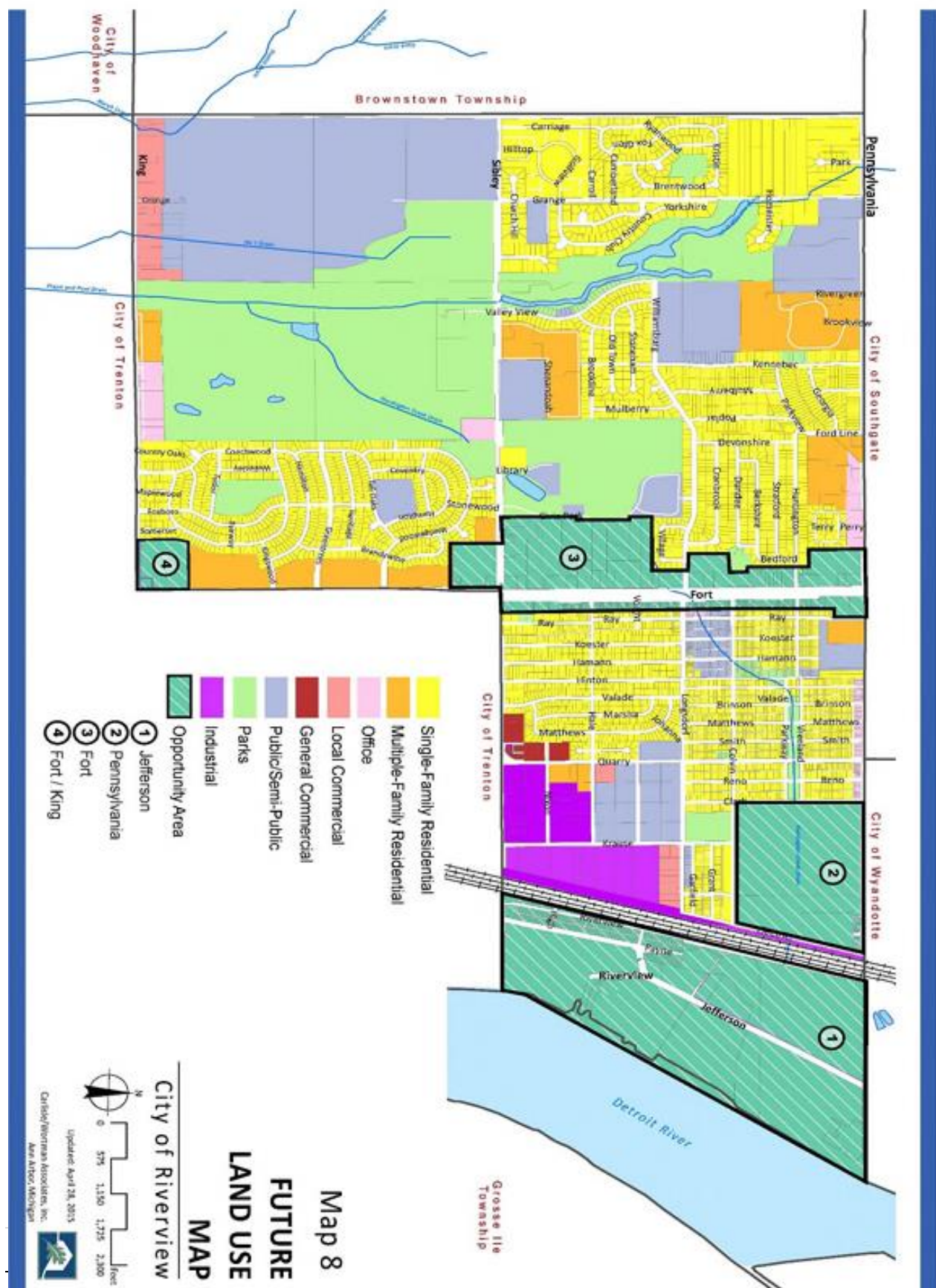
- ... Review and analysis of existing land use conditions;
- ... Infrastructure capabilities;
- ... Analysis of demographic data;
- ... Goals and objectives; and
- ... Public participation.

The City of Riverview Future Land Use Plan consists of the **Future Land Use Map** and the supporting text description found in this chapter. The Future Land Use Plan represents the vision the City of Riverview has established for itself for the next 10 to 20 years. The Plan will be a useful tool on which to base zoning and capital improvement decisions and will allow for consistent and sound planning in the community.

While similar to the 2009 Future Land Use Plan, the 2023 update contains several important modifications:

- **Consolidated Commercial:** The Center Commercial and General Commercial categories have been consolidated. The Planning Commission determined that recent development and zoning changes left no property available for a Center Commercial typology.
- **Consolidated Industrial:** The Light Industrial and Intensive Industrial categories have been consolidated into a single industrial category. This change reflects the Planning Commission's vision to move from intense industry to light manufacturing, research and development, alternative energy, and similar lower-intensity industrial uses. Recreation and supporting commercial uses are considered acceptable.
- **Areas of Interest:** Areas for future planned development have been renamed "Areas of Interest." Areas of Interest are sub-areas of the City which should receive special planning consideration. This plan discusses four Areas of Interest: The West Jefferson Riverfront Corridor, the Golf Course, and a city-wide safety-path system.

Map 4. Future Land Use Map



Residential Areas

Residential areas comprise the largest land use within the City of Riverview (nearly 30%). The dominant residential type is the single-family home, concentrated within numerous single-family neighborhoods. Higher density, multiple-family developments are scattered throughout the City, typically serving as transitional areas along the edges of single-family neighborhoods and along the major thoroughfares.

Map 4 categorizes residential land use according to density, measured as the maximum number of dwelling units per acre (DU/AC). A description of each category is provided below. Residential uses may also be appropriate within the Opportunity areas, which are described later in this chapter.

Single-Family Residential

Areas designated as single-family residential are intended for single-family homes that are located on their own lot or land area. Historically, this housing type is seen in platted subdivisions. Where neighborhoods or subdivisions are already developed, existing densities should be maintained. New development should correspond with the predominant lot size in the neighborhood or immediate area. To protect natural features and open spaces, alternatives to conventional single-family detached development, such as cluster housing and planned open space developments, should be encouraged. Supportive neighborhood uses may include parks, schools, and churches.

Moderate density residential

Moderate density areas are primarily intended for low rise, multiple family dwellings. In practice, moderate density zoning can accommodate a range of residential uses with a higher density than single-family developments. As a multiple-family use, moderate density housing should be limited to two stories. Typically, this category is intended to substantiate

transition areas single-family subdivisions and high traffic or non-residential uses. Therefore, this category is complemented by a variety of supportive uses, including parks, playgrounds, and local businesses. Existing uses that fit the moderate density category include townhomes, single apartment buildings, and apartment complexes.

High Density Residential

High density residential areas are intended for high rise, multiple family dwellings. Currently, this use is limited to the Riverview Towers building on Pennsylvania Road. However, high density housing can fit into the flexible, mixed-use district proposed along West Jefferson Road.

Commercial Areas

The City of Riverview has several commercial areas and several commercial forms. This includes planned office areas along King and Pennsylvania Roads, local commercial uses along the north side of King Road near the City limits and commercial spots in other areas of the City. However, the greatest business concentration, and the largest range of business types, is located along Fort Street. The Future Land Use Plan identifies three commercial land use categories: Office, Local Commercial and General Commercial.

Office

Office uses represent the lowest intensity business category, as they usually do not require large loading areas and have relatively low customer turn-over rates. These characteristics make office uses particularly suitable in areas adjacent to residential areas. This category comprises a range of office types such as professional offices, medical and other health related facilities, banking facilities and personal service establishments. Office uses are planned in numerous areas within the City. Future office uses are envisioned in several locations along Pennsylvania Avenue near Quarry. These properties are located on a major thoroughfare, feature shallow-depth and narrow

lots, and are separated from established single-family neighborhoods by an alley. A nearly developed office area is located on the north side of King Road, west of Fort Street, while smaller concentration of office uses are planned along Pennsylvania Avenue west of Fort Street. Office uses are a key part of the Fort Street Opportunity Area, as discussed later within this chapter.

Local Commercial

Local Commercial uses are the second-lowest intensity of the commercial categories, as they have a very narrow market area and are intended to serve the convenience needs of the City's residents. To do so effectively, it is important that local commercial uses be in close proximity to residential uses. Therefore, the uses allowed in these areas are limited to assure that they do not negatively impact nearby residences. Local commercial uses are planned along the north side of King Road near the City limits and on Krause and Longsdorf adjacent to Riverview High School.

General Commercial

The General Commercial category recognizes the demand for more intensive commercial uses not envisioned for local commercial areas. These properties are not concentrated and serve to support or transition to other land uses. General Commercial uses may be unique and unable to fit into another commercial category. The greatest concentrations of commercial uses are located within Opportunity Areas, with additional concentrations at the corner of Sibley and Quarry. The Industrial category also accepts ancillary commercial uses that support industrial uses.

Industrial Areas

The Plan focuses on replacing contaminating industries and existing sites with clean industry in certain locations. Performance, design and location standards should be adopted in the zoning ordinance to effectuate a clean environment. The inclusion of art studios and showrooms, incubator workshops, museums and recreation and sports facilities can provide

flexible reuse of the existing building stock. The City places great emphasis on transitioning the waterfront away from industrial uses so that the area can be redeveloped for use by the general public.

Fort Street District

The Fort Street area is established to promote a flexible mix of land uses, both horizontally and vertically, with an emphasis on retail, office, and high-density residential. Fort Street encourages quality mixed-use developments, high-quality architecture, gateway features, and pedestrian-friendly design. Form-based provisions and placing greater emphasis on physical development and building form to create a sense of place and contribute to the overall image.

Public/Semi-Public

The public/semi-public category includes all land presently owned by public agencies, including the City of Riverview, Riverview Community School District, county, state and federal government. This category also includes privately owned institutions that are generally accessible to the public such as churches, private schools, and fraternal organizations. The major public and semi-public facilities within the City have been designated as such on **Map 4** while smaller public and semi-public facilities may be shown in a different category, such as single-family residential. New public and semi-public facilities, where necessary to serve the citizens of Riverview, are likely to be appropriate in most of the other future land use categories.

Parks/Golf course

The Parks future land use category includes all land planned for active and passive public recreation use and includes all existing public park facilities. In general, the City's Master Plan for Parks and Recreation serves as the primary document for the planning of recreation space. As such, that document should be the principal planning document for recreation matters and should be viewed as a supplement to this Master Plan.

Areas of Interest

Areas of interest are locations or areas of opportunity within the City that are appropriate for large-scale investment and present a unique opportunity for redevelopment.

While the majority of this Master Plan preserves the existing landscape of Riverview, Areas of Interest, sometimes called Opportunity Sites, highlight places where land decisions are still being made. With a clear vision to back land decisions, opportunity sites can provide significant opportunities for the City to continue to thrive.

By identifying the unique characteristics of each area and applying effective strategies, Areas of Interest can encourage development that provides new jobs or new housing, contributes to community character, and, overall, provides taxable value.

The Future Land Use plan identifies three areas of interest:

- ... The West Jefferson Riverfront Corridor
- ... The Riverview Golf Course
- ... City-Wide Safety Paths

The Jefferson Opportunity Area is a redefinition of a similar area found within the 2009 Master Plan, while the City-Wide Safety Paths, and redevelopment of the City Golf Course are new to this update. The intent of these areas is to allow for land use and design flexibility conditioned upon the detailed visions for each area of interest, provided below.

the west jefferson riverfront corridor

Location: Jefferson Avenue corridor and the riverfront along the Detroit River., including properties to the northeast below the City of Wyandotte.

Existing Land Use Pattern: No single land use defines the area. The corridor is a mix of vacant contaminated property, industry, pre-WWII single-family homes, a public boat launch and access areas to the Grosse Ile Toll Bridge.

Intent: The intent of this Area is to reclaim the vacated industrial parcels for a variety of new uses: parks, residences, commerce, clean industry, alternative energy facilities, and research facilities. A subarea land use plan can provide a clearer definition of land use, location, design standards, and zoning parameters.

Ultimately, the goal for the West Jefferson Riverfront Corridor is to reclaim the land for the enjoyment of Riverview residents. Envisioned land uses include a riverfront park, renovation of an existing neighborhood, a supporting regional non-motorized path system and secondary local commercial uses, such as restaurants and cafes, local grocers, and retailers. Envisioned land uses for the property south of the Grosse Ile Bridge include clean industrial uses and a public riverfront park.

The vision for the west side of the Jefferson Avenue Corridor includes development for clean industry, alternative energy, research and other businesses that can generate high-paying jobs. Ancillary commercial uses are appropriate to support any industrial, residential, and recreational uses that will front Jefferson Avenue. Additionally, the Corridor is an ideal location for a non-motorized pathway. Such a pathway can help re-activate the corridor while unifying its various uses and increasing access to jobs, businesses, and overall well-being.



Design Considerations:

- ... Access and connectivity: Ensure that the riverfront corridor is easily accessible to the community and connected to the existing Iron Belle Trail (regional pathway system), including existing pedestrian and bicycle networks. Providing access points and crossings can help to promote community use of the riverfront corridor. Work with SMART to include a bus stop.
- ... Safety and security: Consider safety measures such as adequate lighting, clear sight lines, and emergency call boxes to ensure that the riverfront corridor is a safe and secure space for community use.
- ... Amenities and programming: Provide amenities such as public restrooms, drinking fountains, seating, shade, and recreational opportunities such as playgrounds, sports fields, and bike paths. Offering community programming such as festivals, concerts, and cultural events can help to attract visitors and create a sense of community.
- ... Environmental considerations: Ensure that the design of the riverfront corridor is environmentally responsible and sustainable. Adopt environmental provisions in the Zoning Ordinance to incorporate green infrastructure into Performance Standards, such as rain gardens, bioswales, and green roofs to manage stormwater runoff and improve water quality.
- ... Cultural and historic preservation: Consider the cultural and historic significance of the riverfront corridor and incorporate elements of local history and culture into the design. This can help to create a sense of place and enhance the community's connection to the riverfront corridor.
- ... Economic considerations: Consider how the design of the riverfront corridor can support economic development and enhance the local economy. This can include opportunities for retail and

commercial development, as well as creating space for food trucks, markets, and other small businesses.

-Public Health: Residences should be buffered from industrial uses through natural greenbelts or transitional uses such as recreation or localized commerce.
-Design should be of a large enough size and scale to brand Riverview to the region.
-Beautification and branding: Use corridor redevelopment as an opportunity to provide a 'gateway' into Riverview. A beautification program or committee can assume responsibility for signs and seasonal displays.

Riverview Highlands

Location: Between the WJR property and the parking lot of Riverview Highlands Golf Course, south of Sibley Road

Existing Land Use Pattern: Vacant.

Intent: The intent of this Area is to create a mixed-use district that rethinks traditional residential developments and offers a range of services and amenities for residents, with an emphasis on recreation, health, and wellbeing, and accessibility. The area is envisioned as a multiple-family residence that is Age in Place friendly, meaning it is designed to accommodate residents as they age by incorporating universal design and offering services that promote independence and quality of life.

Given that the area is located across from a residential subdivision, it is important to mitigate any impact associated with commercial uses, such as signage, to maintain consistency with the predominantly residential character of the neighborhood.

The goal of this Area is to serve an aging population by promoting universal design practices. Universal design is a concept that emphasizes the creation of products and environments that are usable by people of all physical abilities. It differs from barrier-free or accessible design, which is designed to

accommodate people with disabilities. By embracing universal design, this Area aims to create a more inclusive and supportive community that meets the needs of people of all ages and abilities.

Design Considerations:

- Accessible outdoor spaces, such as patios or courtyards, designed to be usable by people of all abilities.
- Protect drainage capacity.
- Provide walking connections to city-wide trail system.



City-wide non-motorized pathways

Location: Throughout the City of Riverview

Existing Land Use Pattern: Primarily single-family residences with steady commercial along Fort Street and Sibley Road.

Intent: The intent safety-paths throughout the City of Riverview is to connect residents to various local and regional amenities, including recreation opportunities, schools, businesses, and neighborhood activities. The plan recognizes the need to rethink neighborhoods and communities to promote sustainable living into the future.

The Metro Detroit Area, including Riverview, was originally designed to prioritize motor vehicles and car-centric transportation. However, with increasing public demand for non-motorized mobility options, the plan proposes the creation of pathways and trail systems to guide land use and transportation-related decisions in the next 10 to 20 years. This

will help to promote walking and other non-motorized transportation options, which will not only benefit individual health but also reduce traffic congestion and promote environmental sustainability. The master plan for community-wide sidewalks in Riverview is an important step towards creating more livable, walkable, and sustainable communities.

Pathway gap analysis

A pathway gap analysis, or sidewalk assessment, is an important tool for improving transportation efficiency and creating whole, healthy, and sustainable communities. The assessment can help make communities more attractive to people who walk, bike, or drive automobiles. By creating or modifying environments to make it easier for people to walk or bike, communities can improve safety, physical fitness, social interaction, and economic development.

Research shows that communities that have made improvements to promote walking and biking, such as adding safer sidewalks, pedestrian crossings, and protected bike lanes, have seen an increase in the number of people who choose to walk or bike. In turn, these improvements have helped to reduce traffic congestion, air pollution, and promote environmental sustainability.

Design Considerations:

-Accessibility: Sidewalks should be designed to be accessible to all users, including people with disabilities, the elderly, and children. This includes ensuring that sidewalks are wide enough to accommodate mobility aids such as wheelchairs, and that curb ramps and crosswalks are properly designed to be accessible to all users.
-Safety: Sidewalks should be designed to be safe for all users, including pedestrians, bicyclists, and drivers. This includes providing proper lighting, ensuring that sidewalks are free of obstacles and hazards, and designing

intersections to be safe and easy to navigate.

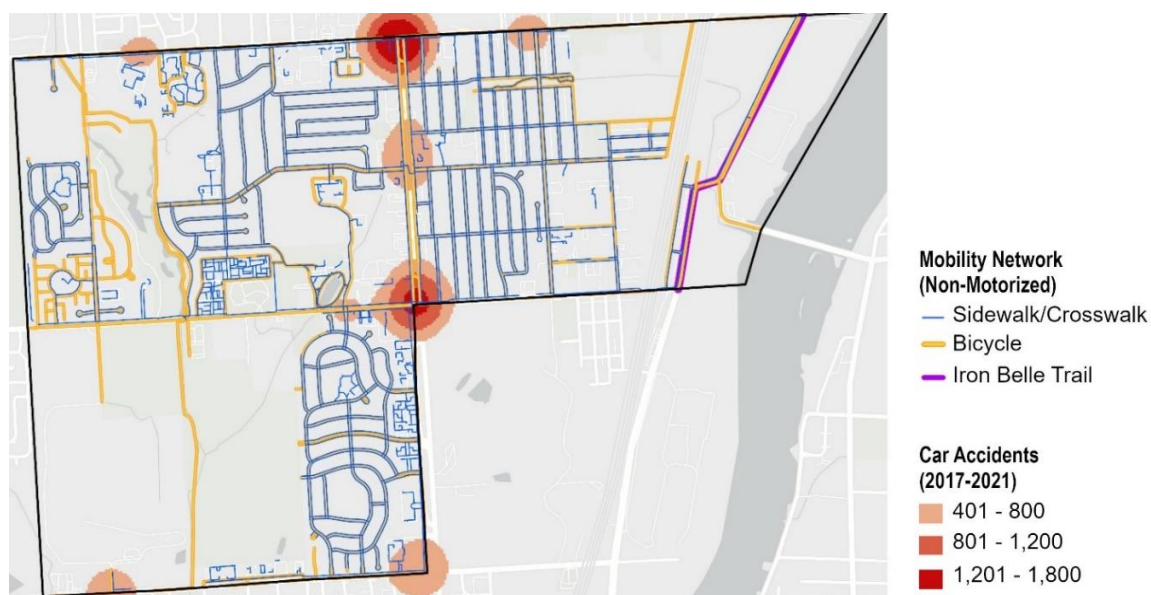
- ... Connectivity: Sidewalks should be designed to connect people to key destinations, such as schools, businesses, parks, and public transportation. This can include designing sidewalks to be part of a larger network of walking and biking paths and ensuring that sidewalks are properly connected to transit stops and other key destinations.
- ... Ensure efficient stormwater design to reduce residential flooding.
- Pedestrian safety buffers. also known as sidewalk buffers or sidewalk

extensions, are an effective way to improve pedestrian safety and comfort by providing additional space between pedestrians and motor vehicles.

- Aesthetic. When greenspace is located next to sidewalks, it can provide additional benefits that enhance the experience of walking and being in nature, including:
- Improved air quality: Trees and other plants in greenspaces help to filter pollutants from the air, improving the air quality along sidewalks and in adjacent neighborhoods.

Figure 10, below, identifies intersections with the highest reported rates of car accidents. To best prioritize pedestrian safety, it is important to implement safety measures such as creating or improving crosswalks, installing traffic lights or stop signs, and adding safety buffers or barriers to separate pedestrians from vehicles. This will offer residents alternate routes to take and potentially reduce accidents at these high-risk intersections. Apart from improving safety, the city-wide pathways can promote physical activity, recreation, and transportation. To ensure accessibility and safety for everyone, the pathways should be well-maintained and designed with factors like lighting, signage, and traffic calming measures in mind.

Figure 10: Existing Non-Motorized Mobility Network in Riverview



ENVIRONMENTAL RESILIENCY

LEADERSHIP

The City of Riverview is a unique riverfront community with a diverse landscape of natural and manufactured resources. It is the responsibility of the citizens and greater community to protect, conserve, and enhance the environment to continue to improve the quality-of-life opportunities for future generations. The City of Riverview can be a leader in environmental stewardship and can implement policies and practices to ensure civic sustainability locally and throughout the broader region.

Riverview is located in Southeastern Wayne County along the shoreline of the Detroit River. As a downriver community the culture and industry of the City has been closely tied, through geography and socioeconomic relationships, to the urban industrial development along the Detroit River. Additionally, because of the close proximity to large job centers in Dearborn and Detroit, the City may be in a position to attract people who are looking for quality and affordable housing. As the community grows and further redevelops the aging industrial waterfront, the availability of prime land may present ideal opportunities to reengage landowners, business leaders, and community stakeholders in conversations and activities to consider the highest and best use of this critical landscape.

With appropriate planning and implementation, local units of government are the front line of environmental protection and natural resource conservation. This chapter establishes the vision for civic leadership through environmental philosophies and themes in Riverview.

Ambitious, well-defined goals provide a direction for long-term, desired outcomes that have been crafted based on the summary and descriptions of the following themes.

- Community
- Climate and Energy
- Land Use and Access
- Resource Management

COMMUNITY

Quality of life indicators and having dependable basic needs and services can empower residents to foster a strong stewardship of our environment. Educating residents, stakeholders, and leaders will help to deepen the social and cultural investment in behaviors and opportunities. Having a city government who leads by example and encourages grass roots efforts to engage citizens will broadly support actions to create a sustainable, proactive culture.

Community Engagement- Local Michigan communities have the opportunity to protect one of the nation's purest and most plentiful natural resources. Residents are critical to environmental protection and conservation. Community buy-in and support creates an

environment of transparency and can provide leadership for other similar neighboring communities.

Economic Development- Environmental considerations and enhancements in development have the ability to enhance economic development opportunities. Using energy saving materials, green building techniques, and low impact development practices ensures that residents are provided with more sustainable developments and greater quality of life benefits within their housing and commercial options.

Incentives- Ordinance regulations protect environmental stewardship activities, but they're not the only defense in ensuring building standards and business practices implement community goals. Encouraging sustainable development techniques can also be done through incentive-based programs.

CLIMATE AND ENERGY

Evaluating the consumption of energy and the impact that high energy usage has on the environment and available resources is key to understanding how sustainable sources of energy will benefit the residents of Riverview. From direct costs and service reliability to fostering greater energy independence, there are numerous short and long-term advantages associated with promoting energy efficient (re)development.

As severe weather continues to increase and affect infrastructure and utility capabilities, alternative sources of energy provision are necessary to ensure residents will have access to the resources they need. Planning for the provision of these accommodations and accessibility to these networks provides leadership to Riverview residents through environmental flexibility and informed planning.

Sustainability- Considering energy requirements and usage to evaluate how to improve immediate and future needs of the City's population, resources, and opportunities.

Energy Planning- Understanding and outlining ways to reduce energy consumption and associated programs and tools available will assist residents and business owners with the ability to identify and analyze their own efficiency, which can in turn, cut costs and increase benefits to the broader community.

LAND USE AND ACCESS

The built environment and how community members live and use this environment determines which sustainability policies and practices will have the greatest impacts. From analyzing transportation, residential, commercial, and industrial data to recommending best practice implementation, environmental leadership is closely linked to the way land is used and accessed.

Urban Form and Neighborhood Design- Ensuring quality of life is improved and protected through cohesive design and planning resources. Implementing form-based design standards helps to protect physical character and ensure cohesive design.

Green Building and Infrastructure- Developing standards to encourage available and innovative techniques to enhance new and redeveloped buildings and properties, both residential and commercial.

Transportation- Improving opportunities for non-motorized, transit-oriented development, mixed use, and advanced automobile products to meet the mobility needs of current and future populations.

Public Safety- Providing a road map to minimize public health and impacts from natural and manmade hazards.

RESOURCE MANAGEMENT

Protecting, conserving, and enhancing our community's access to clean air, clean water, and a viable ecosystem are ways to better manage the resources that Riverview has and is in close relation to. Efforts and policies to cut waste (solid and sewer/sanitary) and reduce water consumption through conservation will provide clear leadership and insight into the realized importance and smart management of Riverview's resources.

Natural Feature Preservation- Protecting the unique landscape of the local community benefits the greater bottom-line. Residential and commercial values are increased when in closer proximity to natural features and other amenities.

Natural Resource Management- Open space, riverfront areas, parks, and water amenities build and sustain a healthier and safer community.

Brownfield Redevelopment- Redeveloping brownfield and other underutilized sites contributes important pieces of the landscape to the community puzzle in the City.

IMPLEMENTATION

EXECUTING THE ZONING PLAN

The Riverview Master Plan is intended to be a policy guide for future land development. As the City grows, it should grow in a manner consistent with this Plan. The primary tools for the implementation of this Plan are the City's Zoning Ordinance and subdivision regulations.

When properly applied, the Zoning Ordinance accepts the realities of existing land uses and gradually, as new development is proposed, directs growth toward achieving the goals and objectives of the Master Plan. As rezonings are considered, they should be compared to the concepts, policies and future land use designations of this Master Plan. If the Planning Commission determines that a proposed land use would be consistent with the goals and objectives of the Master Plan, and therefore a desirable alternative to the Plan, the Plan can be amended accordingly.

Finally, this Master Plan should be a flexible document which changes as the character of the community and its people change over time. This Plan should be periodically reviewed and amended as necessary (at least once every five years), to remain up to date.

It should be remembered that the Master Plan is simply the best estimate of what would be the desirable land use configuration of the community in the future, from a point in time at the present. As time moves on, this concept of a desirable community may change; therefore, the Plan must be flexible to accommodate such change.

Zoning Plan

The current City of Riverview Zoning Ordinance was adopted and became effective in January of 2005, however, has been amended numerous times to reflect changing development patterns and demand. The ordinance is available on the City of Riverview website and is regularly amended to reflect municipal map revisions. This Ordinance established a total of eight residential zoning districts (with the addition of R-5, Single Family Residential in 2021), eight non-residential zoning districts, and one planned development zoning district. The table presented on the next page illustrates the connection between the Future Land Use categories and the current Zoning Districts established in the Zoning Ordinance. Additionally, the suggestions made within this section are intended to align the zoning ordinance with the objectives of this Master Plan. Moreover, proposed amendments to the zoning ordinance are aligned with the Master Plan's objectives.

The Master Plan and Future Land Use Plan are best implemented through the City's Zoning Ordinance and associated Zoning Map

Table 17: Zoning Equivalency Chart

FUTURE LAND USE DESIGNATION	CORRESPONDING ZONING DISTRICT
RESIDENTIAL	
Single-Family (5 DU/AC)	R-1 One-Family Residential (10,400 sq. ft.) R-2 One-Family Residential (8,750 sq. ft.) R-3 One-Family Residential (7,550 sq. ft.)
Single-Family (8 DU/AC)	R-4 One-Family Residential (6,000 sq. ft.) R-5 One-Family Residential (4,000 sq. ft.)
Moderate Density (16 DU/AC)	RM Restricted Multiple-Family Residential District RM-1 Multiple-Family Residential District (Low Rise)
High Density	RM-2 Multiple-Family Residential District (High Rise) FS Fort Street
COMMERCIAL	
Office/Commercial	OS-1 Office Service District B-1 Local Business District B-2 Community Business District B-3 General Business District
Fort Street	Fort Street District
INDUSTRIAL	
Industrial	M-1 Light Industrial District M-2 Intensive Industrial District.
COMMUNITY FACILITIES	
Public/Semi-Public	PSP Public/Semi-Public Services
Parks	PSP Public/Semi-Public Services
AREAS OF INTEREST	
Jefferson	M-1 Light Industrial District
Riverfront	RM-1 Multiple Family Residential District RM-2 Multiple-Family Residential District (High Rise) B-1 Local Business District B-2 Community Business District PSP Public/Semi-Public Services
Golf Course	RM-1 Multiple Family Residential District B-3 General Business District OS-1 Office Service District

Implementation actions

The City of Riverview Master Plan contains many land use recommendations that function as benchmarks and provide basic guidelines for making development decisions. The completion of this Master Plan is but one part of the community planning process. Realization or implementation of the recommendations of the Plan can only be achieved over an extended period of time and only through the cooperative efforts of both the public, private and nonprofit sectors.

Implementation of the Plan may be realized by actively pursuing a myriad of topics. These include, but are not limited to, the following action items:

- Continuing public involvement processes;
- Auditing, analysis, revisions, and adoption of existing or new City ordinances or regulations pertaining to continued development and redevelopment within the City;
- Supporting and ensuring enforcement and consistent administration of in-place policies, ordinances and regulations;
- Providing a program of capital improvements and adequate, economical public services to encourage continued community growth; and,
- Developing and then prioritizing municipal programs and joint public/private partnerships.

Planning Commission

The Master Plan lays the philosophical foundation for the technical and specific implementation measures. The Planning Commission, however, is primarily responsible for many of the implementation actions outlined in this Plan and recommending their approval to City Council. Planning Commission reviews rezoning requests, develops a capital improvements program, and makes periodic course corrections regarding land use plans in consultation with the City Council. Additionally, this Plan makes ambitious recommendations, and its implementation will require the collaboration of varied groups and individuals.

Community Development Department

The Community Development Department is responsible for keeping the Zoning Ordinance and other land use regulations up to date, reviewing site plans and working with building officials to ensure compliance with City codes. The Department also works with developers to explain land use regulations. In a broader role, the Department must focus on gaining high quality development in the City to supplement the City's tax base, with the authority and expertise to undertake the following:

- Assemble and repackage land that has inherent constraints to quality development.
- Prepare a policy and a plan for remediation of contaminated sites and provide assistance to developers.
- Serve as "business ombudsman" to help local businesses cope with City regulations.

City Council

To be successfully implemented, this Plan will require the support of the Council to provide proper financing and proper staffing.

City Programs and Partnerships

Riverview's Master Plan has focused on providing an overall recommended pattern for future land uses in the City. At the same time, it has also identified a number of programs and services that will be important for the successful implementation of the Plan's goals. These programs and services include, but are not limited to, neighborhood beautification programs, marketing of the business district, and access management techniques.

To accomplish these goals, City leaders, in conjunction with City staff, should begin to develop criteria and priorities for such efforts including the provision of technical assistance and coordination of project funding. However, in this time of diminished revenue from local, state, and federal sources, communities such as Riverview can no longer rely solely on these traditional funding sources. Therefore, more regional funding options and public/private partnerships should be pursued. Potential partners may include the Michigan Economic Development Corporation (MEDC), Michigan State Housing Development Authority (MSHDA), Riverview Public Schools, Economic Development Corporation, charitable foundations, regional redevelopment authorities and public investors.

Continuing Planning Education

Planning Commissioners should be encouraged to attend planning and zoning seminars to keep themselves informed of current planning issues and learn how to better carry out their duties and responsibilities as a Planning Commissioner. These seminars are regularly sponsored by the Michigan Association of Planning (MAP), Michigan Municipal League (MML), Michigan Downtown Association, and the Michigan State University Extension Service and are valuable resources to the Riverview Planning Commission.

Revisions to the Plan

The Plan should be updated periodically. Any extension, addition, revision, or other amendment to the Master Plan shall be adopted under the same procedure as the original Plan or a successive part of a Plan as outlined in the Planning Enabling Act, Public Act 33 of 2008.

At least every five years after adoption of the Master Plan, the Planning Commission is required to review the Plan and determine whether to commence the procedure to amend or adopt a new Master Plan. These reviews are necessary in order to be responsive to changes in growth trends and current community attitudes on growth and development within the City.

Zoning Implementation Timetable

The following table indicates an approximate timetable for the recommended zoning modifications. The timetable is split into three schedules: short-term (0-1 year), mid-term (2-4 years), and long-term (5+ years).

Table 18. Implementation Timetable

ACTION PLAN	SCHEDULE FOR IMPLEMENTATION		
	1-2 years	2-3 years	3-5+ years
RESIDENTIAL			
Revise Zoning Ordinance to reflect updates to legislative changes in case law	•	✓	•
COMMERCIAL			
Develop and implement special performance and design standards in areas beyond the Fort Street District to promote sustainable and environmentally friendly design.	✓		
Merge the B-2 Community Business District and B-3 General Business District into a unified General Business District.		✓	
INDUSTRIAL			
Consolidate M-1 Light Industrial District and M-2 Intensive Industrial District into a single Industrial District that prioritizes research and development while allowing for appropriate industrial uses.		✓	
Increase flexibility for adaptive reuse by expanding permitted uses in the Industrial District.		✓	
AREAS OF INTEREST			
West Jefferson Riverfront Corridor			
Establish a Jefferson Corridor Overlay District with specific performance and design standards to guide future development and redevelopment efforts.		✓	
Work in collaboration with local agencies and partnerships to remediate land in the Jefferson Corridor area.			✓
Conduct a gap analysis of the Jefferson Corridor area to determine the best uses for future development.	✓		
Safety Paths			
Develop a comprehensive plan for a City-Wide Non-Motorized Network that enhances safety and accessibility for pedestrians and bicyclists.		✓	
Conduct a gap analysis on the existing non-motorized network to identify areas for improvement and expansion.	✓		
Collaborate with adjacent municipalities to pursue potential grant opportunities aimed at expanding safety paths and creating a comprehensive regional connection.			✓
Golf Course			
Review PD standards to ensure they are effective in attracting the desired development for the City.	✓		
Rezone the golf course area to Fort Street CP or PD to allow for mixed-use development that supports the surrounding community.		✓	