

### **Introduction**

The Land Use Development Plan as presented in this section uses statistics, percentages and numbers to describe the future estimated needs of the Township. It must be stressed here that these figures are to be used as guidelines, not as binding hard facts regarding the growth of the Township. The numbers used are based upon standards and criteria that have been established as guides by national surveys, planning agencies and three state universities.

### **Land Use Requirements**

Land use requirements can be determined on the basis of population projections and established planning standards. The result is the approximate number of acres that should be devoted to each land use type, throughout the planning area.

Residential acreage needed can vary depending upon the population projection utilized and the desired density of residential development. With the availability of large tracts of undeveloped land in the Township, several alternative choices for growth are available.

Regarding nonresidential uses, planning standards have been established for the amounts of industrial and commercial land uses desired for a typical community. These Standards are only approximations and can be adjusted to suit a particular community's needs and conditions. Using these standards, population projections, community input, and common sense appear to be the most reasonable way to determine land use requirements.

### **Residential Requirements**

Population projections to the year 2010 for Beaver Creek Township were presented in the Social Features Section. The projection determined to be most realistic and therefore used in this Plan estimates 1,722 people will be living in the Township by 2010, an increase of 547 people from 1990. This method yielded a derived demand for 206 new housing units to accommodate the permanent population growth in the Township. Seasonal population is also expected to expand proportionately during the plan period.

It is now important to consider the density at which these new units will be developed to determine the amount of land necessary to accommodate this growth. For instance, if each new unit were

constructed on individual five acre lots, it would require about 1,030 acres of buildable land. However, if the development of the new housing units was on much smaller parcels such as a one-half acre and was in the form of multi-family, or clustered development, it would require about 103 acres of land. This points out the advantages of medium densities and clustered development while continuing preservation of the natural environment. Not only do higher densities and clustered development, if properly located, retain more open land but they also allow for a more economical means to provide services such as utilities, roads, police and fire protection. Future development will likely follow a "mix" of development densities, dictated by zoning regulations, economics and housing characteristics in county and state trends.

### **Commercial Requirements**

If the generally accepted rule of one to two acres of commercial land is used for every 1,000 residents, under this formula by the year 2010 then only an additional two acres of commercial land would be required in Beaver Creek Township, which is too low a standard to be meaningful in the Township. Currently there are several commercial businesses in the Township with highway access at three interchanges. The areas of commercial development planned to be allowed in the Township are based on the following factors: Commercial development should be located in areas, central to the Township residents, easily accessible to travelers on US-27 and I-75, and accessible to the regional market. This development should be concentrated around the exits along US-27 and I-75 in both the northern and southern portions of the Township. As an example, the 200+ acres identified in the Plan along Old 27 between W. Four Mile Road and W. Five Mile Road, which is called out for commercial, should be reserved as a regional shopping facility serving a bigger market area beyond Beaver Creek Township. The actual amount of land necessary for further commercial development should be based on the needs of the regional residents, and the amount of land needed to support commercial service businesses in the future beyond the areas identified above.

### **Industrial Requirements**

While standards call for some 12 acres of industrial land use per 1,000 residents, the need of additional land for industrial development in Beaver Creek Township is really based on regional demand, and availability of sewer and water service to existing and



future industry to allow them to grow and expand their facilities. Currently, 100 of the nearly 500 acres are utilized by Weyerhaeuser and Georgia Pacific for their milling operations, leaving 400 or so acres for future industrial use. Any additional land which is designated for industrial use should preferably be adjacent to existing industrial areas, away from incompatible land uses, such as residential areas.

### **Recreational Requirements**

The Michigan Recreation Plan standards suggest some 12 acres of various uses should be devoted to recreation per 1,000 residents. With 350+ acres of recreational land and vast amount of open space and forested land in the Township, residents are already provided with a wide variety of outdoor recreational activities. The need for additional outdoor recreation facilities is not significant, although the existing facilities should be enhanced or improved. Indoor recreation facilities are limited and additional indoor facilities should be considered. It is possible the North Higgins Lake State Park can expand in the future, through the transfer of land adjacent to the existing park which is controlled by the State.

### **Community Facilities Requirements**

The only existing community facility within the Township is the Beaver Creek Community Center.

### **Agricultural and Natural Land Related Requirements**

Although there are no standards for this use, it has been emphasized that retention of natural land, which might be tree stands, horse farms, or other agricultural related uses, is a valuable and proper goal for the Township and its residents. It is expected that some of this land will be lost as a result of other development forms, however, it is recommended that the loss of these lands, especially "prime areas" be minimized to the greatest possible extent.

### **Future Land Use**

Map 6-1 depicts the Township's desired distribution of land uses by the year 2010. This map is intended as a broad guide for the Township's future land use pattern and is not intended to be a depiction of specific zones or districts that contain regulations as does a zoning ordinance. The following briefly describes the designation of land uses depicted in Map 6-1.

**(See Section 7, map 7-9)**

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**Rural Residential** - Development in this category is limited. Essentially the land remains the same with large 40 to 80 acre parcels where agricultural practices continue or forested land remains and housing density is extremely low.

**Low Density Residential** - Parcels in this category would consist of five to ten acres and contain a mix of forested areas or open spaces, as well as single-family residential units.

**Medium Density Residential** - This proposed use comprises the majority of the Townships land set for future development. Residential dwellings in these areas would consist of single-family as well as multiple-family units at densities of less than five acres per dwelling unit.

**Commercial Land Use** - These areas are intended to serve highway oriented and commercial traffic and the residents of Beaver Creek Township. This area should be limited to commercial services only and their location should be limited to the exits along both US-27 and I-75, and adjacent to the railroad tracks in the southeast corner of the Township.

**Industrial Land Use** - Industrial activity should be located along the northern most boundary of the Township, east of I-75 between W. Four Mile Road and W. Five Mile Road. This area has access to both railroad and I-75 and is close to the City of Grayling and Grayling Township Industrial Parks, which will encourage additional industrial development in the area. Sewer and water facilities to serve the industrial development in the northern portion of the Township should be constructed in the future.

**Public** - Land classified as public would essentially be retained as it currently exists. This consists of the fire station, a 36 acre park and township hall, two cemeteries, the North Higgins Lake State Park and R.A. MacMullan Conference Center. Sewer and water facilities to serve the industrial and residential development in the northern portion of the Township should be constructed.

**Open Space, Vacant, Agricultural and Forest Land** - This planned use comprises the majority of the Township's land area. Any development allowed in this category should be



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extremely limited. Much of this area is unsuitable for development due to the topography or the presence of wetlands or hydric soils. Federal or State owned land comprised much of this category.

These proposed land uses are intended to accommodate expected population and economic growth through 2010 while retaining the Township's existing low density rural character. Through the implementation of zoning and other development controls, along with a commitment to adhere to this plan, Beaver Creek Township officials and residents can achieve the goals defined in this document.

TABLE 6-1 FUTURE LAND USE IN BEAVER CREEK TOWNSHIP

	Acres	% of Beaver Creek Township
Rural Residential	14,650	31.8
Low Density Residential	3,370	7.3
Medium Density Residential	6,140	13.3
Commercial	980	2.1
Industrial	1,109	2.4
Public	894	1.9
Open Space, Vacant, Agricultural and Forested	17,230	37.39

Source: Gove Associates 1999