

Community Master Plan Amendment and Land Development Code
- Process and Schedule -



PROPOSED PUBLIC OUTREACH and REMAINING PROJECT SCHEDULE

- October 2:** Planning Commission voted to recommend forwarding the Draft CMP Amendment to the City Commission for comment and review.
- October 4:** Joint Work Session of Planning Commission (PC) and City Commission, to discuss planning work to date on the Draft Land Development Code (LDC) and CMP Amendment, 5:15 p.m. at Lakeview Arena/Citizens Forum.
- October 9:** CC acts on the proposed CMP amendment – approving it for distribution and a public comment period (42 days) or requesting changes by the Planning Commission.
- October 9:** Public Release of the Draft Land Development Code.
- October 15:** City Planner initiates 42-day public comment period for CMP amendment (Oct. 15 – Nov. 25).
- October 23:** Open House for Draft LDC – presentation and Q & A for Planning Commission and staff.
- November 13:** Planning Commission work session on Draft LDC.
- November 20:** Final PC work session on Draft LDC.
- November 21st-29th:** Joint Work Session of Planning Commission and City Commission to discuss the Draft LDC and CMP Amendment status (date, time, location TBD).
- December 4:** Planning Commission public hearings for 1) CMP Amendment and, and 2) adoption of Draft LDC.
- December 17:** City Commission public hearing and vote on Land Development Code. The LDC would go into effect 10 days after an affirmative vote to adopt the LDC. There is no need for a vote on the CMP Amendment, unless it were to reject the PC’s adoption of it, which would then be on the agenda instead of the LDC hearing.

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UPDATE of the COMMUNITY MASTER PLAN (CMP)

Marquette adopted its most recent Community Master Plan (CMP) on 8/18/2015. The Michigan Planning Enabling Act recommends that a CMP be reviewed every five years, but the Planning Commission acted to provide an intermediate update to the CMP, per its recommendation of the 2015 CMP to review the CMP for appropriate updates annually. In December 2016 the Planning Commission notified adjoining jurisdictions and other relevant organizations of an intent to conduct an update to the Community Master Plan.

THE LAND DEVELOPMENT CODE (LDC) CONNECTION TO THE CMP

In the City’s 2015-2016 budget, \$50,000 in funding was approved for the preparation of new land-use codes, and shortly after the CMP process was initiated in December of 2016, staff applied for and received a grant of up to \$35,000 to augment the budgeted funds for the creation of a Land Development Code (LDC). The LDC project has been a goal of the Community Development Department for many years. The grant funding was the catalyst to begin the LDC project, which was kicked off on June 20, 2017 after consultant McKenna Associates was hired and concluded a diagnostic review of the City’s existing land-use codes, CMP, and other codes and relevant planning documents.

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The undertaking of the LDC project necessitated that the CMP update be coordinated with the LDC project, as the Code must be informed by and based on the Plan, while the Plan includes the Land Use Map and Proposed Zoning Map that should be exactly what the City wants when the LDC is adopted so that the zoning and form-based code districts adopted into the LDC conforms with those recommended in the CMP. The coordination of the CMP update and the LDC project are being managed by the City Planner-Zoning Administrator, while the Planning Commission is the adopting body of the Community Master Plan and amendments of the CMP document. The Planning Commission is also charged with recommending a final draft LDC to the City Commission and has to date conducted 28 work sessions on the project at its regular meetings. An ad-hoc Advisory Committee was formed to oversee the process of developing the LDC, and that committee completed its designated period of duty in August of 2018.

LAND DEVELOPMENT CODE

The Land Development Code has been created for several reasons, including to modernize our land-use codes, and provide a more user-friendly document that combines various ordinance/code standards that at present are found in separate documents. The intended impacts of the LDC project are:

- to reduce the overall complexity of the current land-use ordinances (zoning, subdivision, sign, fence, form codes)
- to reduce the number of variance cases caused by outdated lot size, setback, and accessory building standards
- to update zoning districts and associated standards for contemporary land use needs and the local context
- incorporate new standards for increased environmental protection and preservation
- reduce the negative impacts of urbanization and population growth over time

The Zoning Ordinance currently in effect was adopted in 1978. At the time a much different view of community development was held by public officials, the local and national economies were dependent on heavy industries, and the relationship between land use and transportation was still operating on a model of building as many roads as possible to accommodate more motorized traffic and encourage sprawling development along new roads. Zoning ordinances of that era tended to be a copy of an ordinance from another city, with only superficial considerations of community plans. More recent additions and amendments to the Zoning Ordinance, particularly the Waterfront Form-based Codes, have been built on local and modern contexts. The City's Subdivision, Sign, and Fence ordinances are similarly in need of updating, and the Sign Ordinance has been amended many times to attempt to provide improvements that will satisfy local needs.

The draft Code document is designed to assist in implementing the City's vision to become a premiere sustainable community with a strong sense of place, which provides unique opportunities for living, learning, and business. The City of Marquette is growing, and development is currently tremendous, but residents of Marquette have expressed their concern for protecting the high quality and access to Lake Superior that currently exists. While there is natural tension between development and conservation/preservation of natural resources, the City is in a good position to now implement policies and codes that will create a more sustainable future and a legacy of a world-class natural environment. This project is intended to contribute to the achievement of that future.