

## Chapter 7: Land Use

Land use is the heart of community planning. It is the attempt to coordinate demographic projections, community input, and economic transitions with development trajectories and community expectations to enable a municipality to reasonably adapt to an ever-changing context. A land use review and update is especially important in Calumet as the Village is completely built out; however, there are several vacant lots available for infill development, or to accommodate parking and other public amenities for the redevelopment of adjoining or nearby properties. Capitalizing on any potential redevelopment opportunity is crucial to address the changing housing, economic, and social needs and preferences of the residents and businesses in the Village.

The corporate planning results of an inventory and analysis of land use in the Village of Calumet carried out by the Calumet and Hecla Company continues to be in evidence and the areas established for various types of land uses remain intact.

This chapter discusses the existing land use patterns in the Village, details future land use categories and patterns, and provides a Zoning Plan describing needed changes to the zoning ordinance. This chapter was updated in 2022 to remain consistent with the newly adopted Zoning Ordinance.

### Existing Land Use

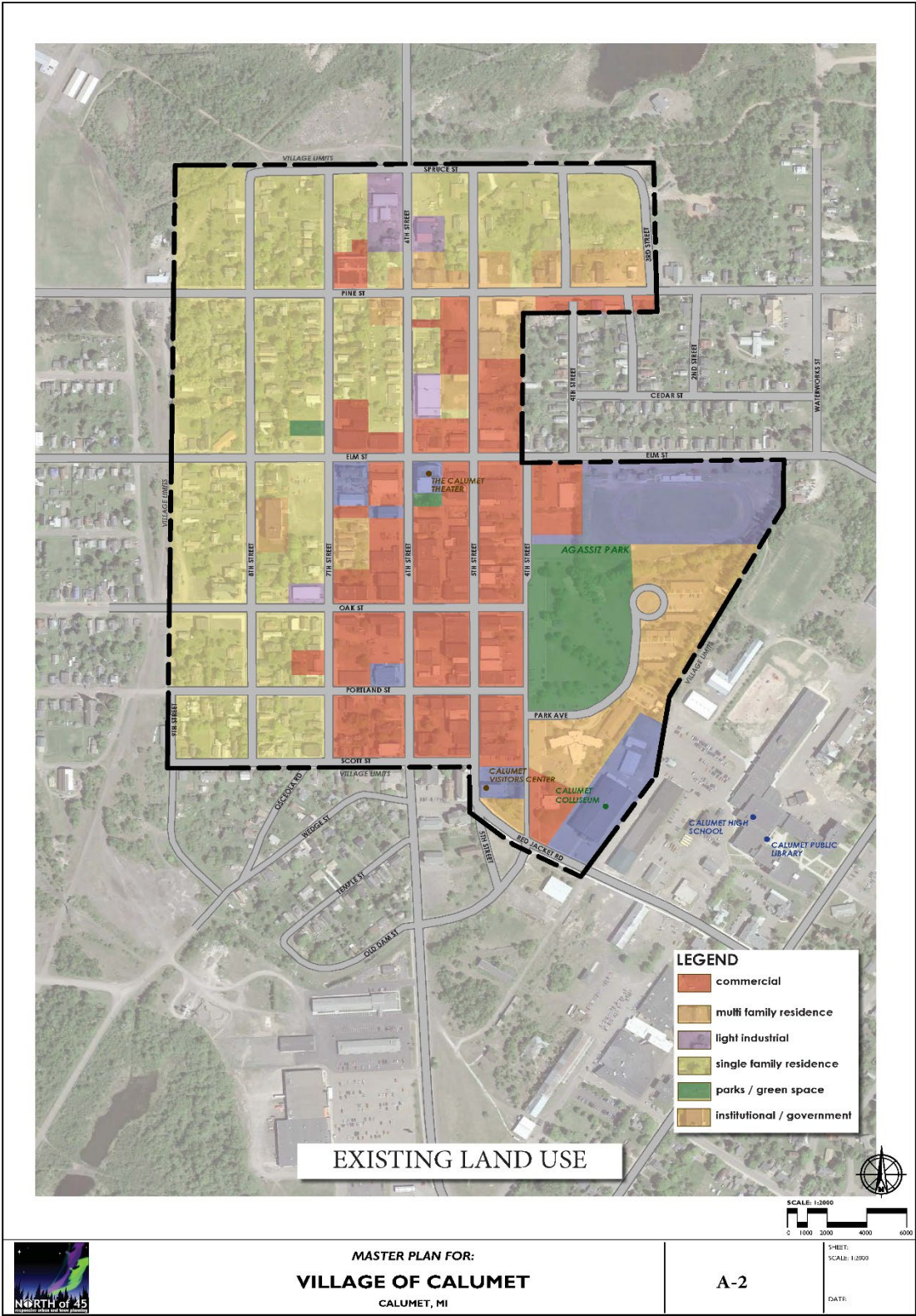
There are three predominant existing land use categories in the Village of Calumet: Residential, Commercial, and Industrial, and the existing land use map visualizes these land uses geographically. Each of these three land use categories are analyzed below and serves as a basis for developing land use recommendation to inform future land use patterns.

## Residential

The residential area west and north of downtown includes a mix of residential densities. Single-family, duplexes, and multi-family housing units are scattered throughout the neighborhood.

Multi-family housing consists of the conversion of some of the large older homes present in the Village, downtown apartments on the second and third floors of mixed use and commercial structures, the Morrison School housing development, and the housing units operated by the Calumet Housing Commission.





Many units have been rehabilitated using MSHDA funding; however, some units remain vacant and in need of rehabilitation.

***Recommendations for Future Land Use:***

1. Future land use should allow a mix of residential densities to improve housing diversity. Since limited areas exist in the Village for construction of new housing additional density maybe be necessary for existing residential units. Vacant land at the north end of the Village could accommodate new housing units. Rehabilitation of existing housing stock should also be encouraged.
2. The development of commercial land uses in the residential area should be limited. Exceptions would include certain home occupations, where the business is conducted entirely within the home; vacation rentals by owner and bed and breakfast establishments, which are generally compatible with, and desirable in an historic community; and neighborhood-scale commercial uses intended to serve the daily needs of the surrounding residents while blending with the character of the district may be allowed. The zoning ordinance should regulate standards for all permitted uses in a residential district.
3. One of the main issues affecting the residential neighborhoods is the lack of off-street parking. The high density of the neighborhood results in limited areas for garages and parking areas. This, combined with the amount of snowfall experienced in Calumet, is a major constraint to the livability of the neighborhood. Community parking areas are a possibility to overcome this problem. Another solution is to examine the feasibility of using existing alley easements and rights-of-way for access to garage sites and parking areas.

**Commercial**

Following residential, commercial is the second-largest land use. Commercial land use in the Village is concentrated in the center, extending from 4<sup>th</sup> street in the east to 7<sup>th</sup> Street in the West and Elm Street in the North and Scott Street in the South. Some commercial uses also spill over to the north of Elm Street. While a central commercial area is beneficial, the current land use pattern isolates the single-family residential neighborhoods from all other uses. Integrating compatible land uses, such as residential and commercial, has proved to be an effective method to improve a community's social and economic wellbeing, and should be an important consideration in future land use decisions.

Significant capacity for new business is present in the downtown, primarily in the form of existing vacant or underutilized historic buildings and vacant lots. Despite revitalization efforts, buildings remain vacant and are of a variety of sizes to accommodate almost any reuse. Additionally, the future land use plan should explore the possibility of establishing a bustling commercial and leisure area along 4<sup>th</sup> Street across Agassiz Park.



**Recommendations for Future Land Use:**

1. The land use plan should promote the continued revitalization of downtown Calumet. Mixed use development is strongly encouraged, with retail on the main floor, office and/or residential units above. Additionally, repurposing existing vacant buildings and selective infill development should be advocated.
2. Downtown should be oriented to general and specialty retail and service businesses. Ample parking should be available on-street or in designated public parking areas.
3. Preserving and enhancing the character of downtown Calumet should be a priority. Therefore, demolition of existing buildings to create development sites and off-street parking areas will be discouraged in the downtown.
4. Auto-oriented and convenience stores should be directed to sites on Pine Street (M203) between Third and Fifth Streets.

**Industrial**

There are several industrial land uses within the Village; Calumet Machine, north of Elm on 6<sup>th</sup>; Williams Parts and Supply on Oak and 7<sup>th</sup>; and Rowe Oil Company north of Pine Street on 6<sup>th</sup>. These businesses have been in the Village for many years and provide job opportunities and a tax base for the Village.

With an extremely limited land base and no large open sites, the Village of Calumet cannot accommodate significant new industrial land uses. The development of additional industrial land use needs to consider impacts on the outstanding historical resources, which are the focus of the Village's economic development strategy.

**Recommendations for Future Land Use:**

1. The future land use plan can permit wholesale activities, warehousing, technology, research, and industrial operations, which do not have a detrimental effect on the surrounding district.
2. Office uses and limited commercial uses may also be accommodated in this district.
3. Future small-scale light industrial type uses could be directed to the area north of Pine Street on 6<sup>th</sup> Street, or to the Calumet Township Industrial Park.

### Smart Growth Tenets

- Create a range of housing opportunities and choices
- Integrate compatible land uses and promote mixed use development
- Improve public transit and provide a variety of transportation choices
- Build/enhance walkable neighborhoods
- Foster a distinctive, attractive community with a strong sense of place
- Preserve open space, farmland, natural features, and critical environmental areas
- Take advantage of compact design.
- Encourage community and stakeholder collaboration
- Make development decisions predictable, fair, and cost-effective
- Strengthen and direct development towards existing communities

### Connection to the Future Land Use Map & Zoning Plan

The map “Existing Land Use” is the basis for creating a Future Land Use Map (FLUM). Once areas of the Village are classified based on the above land use recommendation the FLUM can explain possible changes to the Zoning Ordinance for implementation. It is a general framework, a land-use visualization of intended future uses, to guide land use and policy decisions within the Village over the next 15-20 years. It should drive changes to the Zoning Ordinance and inform development review decisions. Unlike the zoning map, the land use categories in the FLUM allow the community to identify where certain development should expand or contract without committing it to by law. If the Planning Commission and staff are not consulting the FLUM for such purposes, then the map should be re-evaluated and updated to reflect the development desires of the community.

In accordance with the Michigan Planning Enabling Act, P.A. 33 of 2008, the Master Plan includes a Zoning Plan that takes note of areas where the zoning ordinance no longer matches the future land use map and describes how the zoning ordinance should be updated to reflect the goals and strategies of the Master Plan.

A complete re-write of the Zoning Ordinance occurred in an effort to move toward becoming MEDC Redevelopment Ready Community. The new Ordinance is easy to navigate, utilizing charts and images to detail the Village’s desires. The Zoning Ordinance is divided into six zoning districts. Uses are listed as permitted use and special land uses. Special land uses are those uses similar in character to permitted uses, but deemed to require additional review and consideration. The ordinance has a separate section for a

Zoning Board of Appeals that provides for appeals and variances from the requirements of the ordinance.

### General Description of the Future Land Use Map

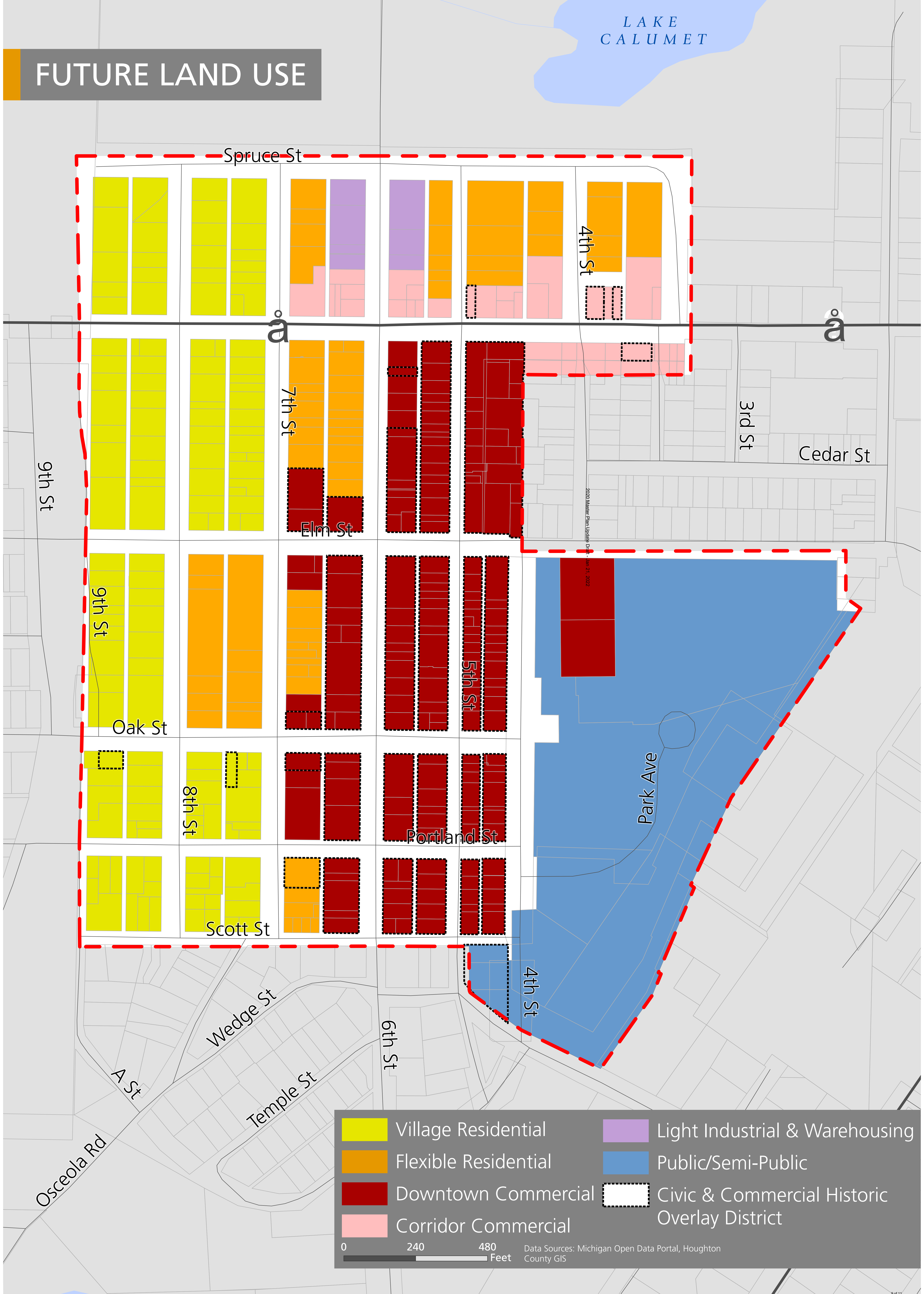
Proposed Future Land Use Zone	Description of Proposed Zone	Examples of Use	Corresponding Current Zoning Zone	Corresponding 2022 Zoning Zone
Village Residential	This zone would permit low- to medium-density residential development, primarily in the form of single-family homes but also extends to few other housing densities and accessory uses.	Single family detached dwelling units, duplexes, triplexes, quadplexes, commercial assembly facilities	R-1 Residential	Village Residential
Flexible Residential	This zone would provide a location for diverse housing options and densities, and is intended to function as a transitioning zone between the more regulated village residential zone and commercial zone. The zone will still maintain all the characteristics of a residential neighborhood. Limited neighborhood-scale commercial uses may be allowed.	Compact single-family homes, multiplexes, row houses, stacked flats, apartment buildings, neighborhood commercial establishments	New	Flexible Residential
Downtown Commercial	This district would serve as the economic center of the Village, and would house a wide-array of commercial uses and accommodate compact mixture of land uses. Residential and office use maybe permitted above 1 <sup>st</sup> floor commercial uses. This district would also promote walkability through increase pedestrian safety and	Restaurants, bars, small breweries and distilleries, theaters, retail, health care facilities, mixed-uses	C-2 Downtown Commercial	Downtown Commercial

	amenities. The historic builds and architecture would be preserved to the maximum extent possible and adaptive reuse highly encouraged.			
Corridor Commercial	This zone would permit intensive commercial development offering a broad range of goods and services, marketed to the local and regional population. The development would be more auto-centric and hence require impact assessments on adjacent uses, especially residential. Some residential uses may also be permitted.	Drive-thrus, big box stores, light manufacturing, retail, restaurants, bars, breweries, theaters, health care facilities, mixed uses	C-1 General Commercial	Corridor Commercial
Light Industrial and Warehousing	This zone would allow accommodate light industrial and warehousing uses, but is restricted to only the manufacturing, processing, packaging, assembly, and/or treatment of finished or semifinished products from previously prepared materials. Supporting commercial and office uses would be permitted.	wholesale activities, warehousing, technology, research, and industrial operations	L-1 Light Industry	Light Industrial and Warehousing
Public/Semi-Public	This zone would house public, semi-public, and non-profit uses that support the residents and businesses.	Community recreation areas, governmental facilities, institutional uses	C-2 Downtown Commercial	Public/Semi-Public



# FUTURE LAND USE

LAKE  
CALUMET



- Village Residential
- Flexible Residential
- Downtown Commercial
- Corridor Commercial
- Light Industrial & Warehousing
- Public/Semi-Public
- Civic & Commercial Historic Overlay District

0 240 480 Feet

Data Sources: Michigan Open Data Portal, Houghton County GIS

## Land Use Goals and Strategies

### Goal 1

Ensure that new development is compatible with the historic district and follows Smart Growth tenets, such as prioritizing compact development and channeling new development to make the best use of existing infrastructure. This will enhance efficiency in public service provision and infrastructure maintenance and help preserve natural resource lands.

#### **Strategy 1.1**

Provide incentives for ground-floor retail combined with upper-level residential uses, including the use of tax increment financing, low-income tax credits (affordable housing), and façade improvement funds, and reduced land cost.

#### **Strategy 1.2**

Prioritize the rehabilitation or reuse of vacant and underutilized properties or the conversion of single uses into mixed-use developments as a preferred strategy over new development.

### Goal 2

#### **Goals and Strategies**

The goals and policies on this page support the vision and guiding principles of the plan and should be used to inform future decision-making and action.

**Goals** are broad statements that describe a desired outcome. Goals are often long-term in scope.

**Strategies** describe a specific course, action or way in which programs and activities are conducted to achieve a stated goal, and are often place-specific.

Foster a distinctive, attractive community with a strong sense of place.

#### **Strategy 2.1**

Encourage new development or redevelopment that is compatible with the scale and architecture of existing properties (especially in the traditional, historic neighborhoods and downtown) while preserving existing natural features as much as possible.

**Strategy 2.2**

Require landscaping or public art or other such aesthetic treatment along long, blank walls to improve community aesthetics, and encourage pedestrian activity.

**Strategy 2.3**

Pursue streetscaping and aesthetic enhancements for Sixth Street through the Village, including pedestrian scale lighting, street trees, bicycle amenities such as parking facilities, bicycle lanes, and wayfinding and gateway signage.

**Goal 3**

Improve residential neighborhoods.

**Strategy 3.1**

Adopt and enforce appropriate blight and rental-inspection ordinances and utilize Municipal Civil Infractions methodology for enforcement.

**Strategy 3.2**

Encourage maintenance/upkeep of properties with incentives and volunteer efforts.

**Strategy 3.3**

Improve maintenance and reconstruction of infrastructure/streets in the neighborhoods to encourage private investment.

**Strategy 3.4**

Add small neighborhood parks, gathering areas, trails and trail connections, and community gardens as needed or desired within neighborhoods.

**Strategy 3.5**

Study the potential with community input, for use of existing alleys/rights of way and develop a Village policy for alley development.