

City of Flushing Land Use Plan

FLUSHING

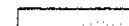











City of Flushing, Genesee County, Michigan

FUTURE LAND USE

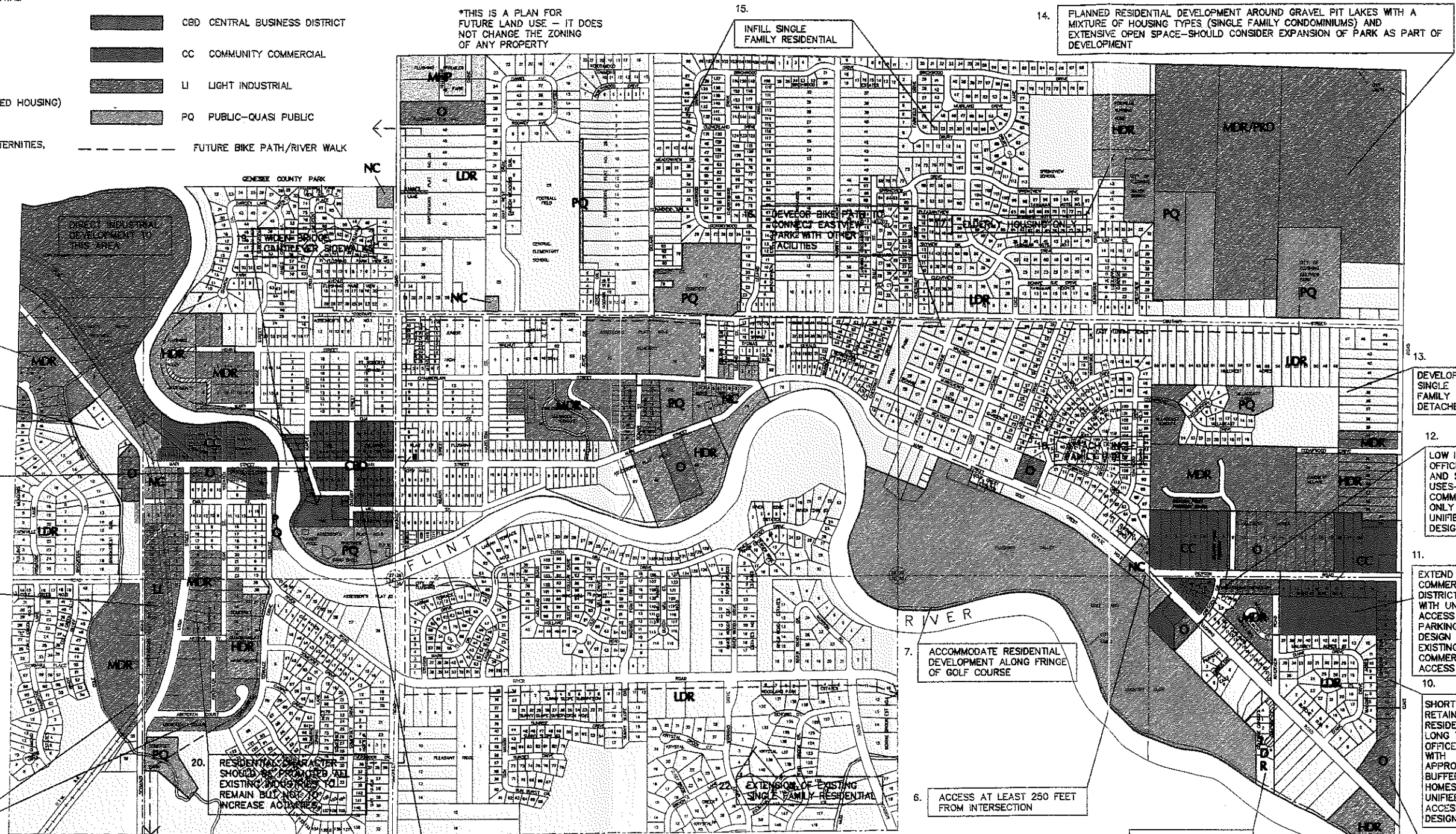
(MAP UPDATED 9/98 FROM
6/98 REVISION)

LEGEND (JUNE 1992)

(REFER TO TEXT FOR DETAILED DEFINITIONS)

- | | | | |
|---|--|---|-------------------------------|
|  | LDR SINGLE FAMILY/LOW DENSITY RESIDENTIAL
UP TO 3 UPA |  | O OFFICE |
|  | TFR TWO FAMILY RESIDENTIAL |  | CBD CENTRAL BUSINESS DISTRICT |
|  | MHP MANUFACTURED HOUSING PARK
UP TO 6 UPA |  | CC COMMUNITY COMMERCIAL |
|  | MDR MEDIUM DENSITY RESIDENTIAL
(ATTACHED, DETACHED AND CLUSTERED HOUSING)
UP TO 6 UPA |  | LI LIGHT INDUSTRIAL |
|  | HDR HIGH DENSITY RESIDENTIAL
(APARTMENTS, NURSING HOMES, FRATERNITIES,
HIGH DENSITY CONDOMINIUMS)
UP TO 6 UPA |  | PQ PUBLIC-QUASI PUBLIC |
|  | NC NEIGHBORHOOD COMMERCIAL SERVICE |  | FUTURE BIKE PATH/RIVER WALK |

*THIS IS A PLAN FOR
FUTURE LAND USE - IT DOES
NOT CHANGE THE ZONING
OF ANY PROPERTY



1. DUPLEX CLUSTER HOUSING

2. EXTEND EXISTING SINGLE FAMILY DEVELOPMENT

3. ALLOW OFFICE CONVERSIONS OF EXISTING SINGLE FAMILY HOMES AND DEVELOP OFFICE SERVICE CENTER

4. SMALL, LOW INTENSITY INDUSTRIAL USES - BUFFER FROM RESIDENTIAL

5. CONSIDER CLUSTERED HOUSING TO PRESERVE OPEN SPACE AND NATURAL FEATURES

20. RESIDENTIAL CHARACTER SHOULD REMAIN BUT INCREASE ACTIVITY

21. TO SEYMOUR ELEMENTARY SCHOOL

REPLACE WATERLINES. EXPAND SOUTH PARKING LOT. ADD TURN LANE AT BRIDGE. CONSIDER FARMERS MARKET. ADD STREET TREES. IMPROVE FACADES. PROMOTE CONSTRUCTION OF ADDITIONAL BUILDING. REVISE ZONING FOR CONSISTENT SETBACKS

15. INFILL SINGLE FAMILY RESIDENTIAL

14. PLANNED RESIDENTIAL DEVELOPMENT AROUND GRAVEL PIT LAKES WITH A MIXTURE OF HOUSING TYPES (SINGLE FAMILY CONDOMINIUMS) AND EXTENSIVE OPEN SPACE-SHOULD CONSIDER EXPANSION OF PARK AS PART OF DEVELOPMENT

13. DEVELOP WITH SINGLE FAMILY DETACHED

12. LOW INTENSITY OFFICE AND SERVICE USES-CONSIDER COMMERCIAL ONLY FOR A UNIFIED, WELL DESIGNED CENTER

11. EXTEND COMMERCIAL DISTRICT WITH UNIFIED ACCESS PARKING DESIGN EXISTING COMMERCIAL ACCESS

10. SHORT TERM: RETAIN RESIDENTIAL LONG TERM: OFFICE WITH APPROPRIATE BUFFER FROM HOMES AND UNIFIED ACCESS/PARKING DESIGN

7. ACCOMMODATE RESIDENTIAL DEVELOPMENT ALONG FRINGE OF GOLF COURSE

6. ACCESS AT LEAST 250 FEET FROM INTERSECTION

8. CONSIDER CLUSTERED SINGLE FAMILY UNITS TO PRESERVE TREES AND FLOODPLAIN

9. OFFICE OR ATTACHED RESIDENTIAL DEVELOPMENT TO COMPLIMENT USES IN TOWNSHIP AND TO WEST. SHOULD INCLUDE TREATMENT AT CORNER AND RETAIN EXISTING TREES AND CREEK.

