

# CITY OF ADRIAN COMPREHENSIVE PLAN

*Prepared by*  
City of Adrian Planning Commission  
2006

*Assisted by*  
Birchler Arroyo Associates, Inc.  
Planning Communities & Transportation Systems  
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# 1. INTRODUCTION

**T**he City of Adrian's Comprehensive Plan represents an opportunity to set the course for new development and redevelopment of the City through the establishment of goals, objectives, strategies, and plans. Because it is comprehensive, the plan provides for future land use, housing, transportation, and community development and other community features in a coordinated fashion. It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes plans to achieve the vision. If followed carefully, the Comprehensive Plan will have a lasting impact on the built and natural environment. Decisions made when the Plan is developed will likely be implemented over many years.

The Comprehensive Plan is long-range in its view and intended to guide development in the City over a period of 10 to 20 years. The information and concepts presented in the Comprehensive Plan are used to guide local decisions on public and private uses of land and the provision of public facilities and services. A sound Comprehensive Plan promotes a land use pattern that is consistent with a community's goals.

## **WHY DO WE PREPARE A COMPREHENSIVE PLAN?**

The Municipal Planning Act of 1931 states that the planning commission shall "make, adopt, amend, extend, add to, or carry out a municipal plan as provided in this act." In addition, the City and Village Zoning Act of 1921 requires that the zoning ordinance be in accordance with an adopted plan designed to promote and accomplish the following objectives:

- Meet the needs of residents for food, fiber, energy and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land.
- Insure that uses of land be situated in appropriate locations and relationships.
- Limit the overcrowding of land and congestion of population, transportation systems, and other public facilities.
- Facilitate provision for a system of transportation, sewage disposal, water supply, recreation, and other public improvements.
- Promote public health, safety and general welfare.

## RELATIONSHIP BETWEEN THE COMPREHENSIVE PLAN AND ZONING ORDINANCE

Zoning is a regulatory mechanism for controlling the classification and regulation of land use. It has the force of law. The Zoning Ordinance controls land uses based on today's conditions.

The Comprehensive Plan is not an ordinance, it does not change the zoning of anyone's property, and it does not have the force of law. It is a set of policies, strategies and plans to enhance and improve a community over a long planning horizon. While the Zoning Ordinance and Zoning Map regulate current and proposed land use, the Comprehensive Plan and its maps and policy statements are intended to guide land use decision-making for 10-20 years. The Comprehensive Plan is a community's "vision", while the zoning ordinance governs the path to that vision. **State law requires that the zoning ordinance be based on a plan.** Therefore, the Comprehensive Plan forms the basis upon which zoning decisions are made. With a valid Comprehensive Plan in place, zoning decisions consistent with the plan and ordinance are presumed by the courts to be valid.



*Comprehensive Plan*  
= Guide



*Zoning Ordinance*  
= Law

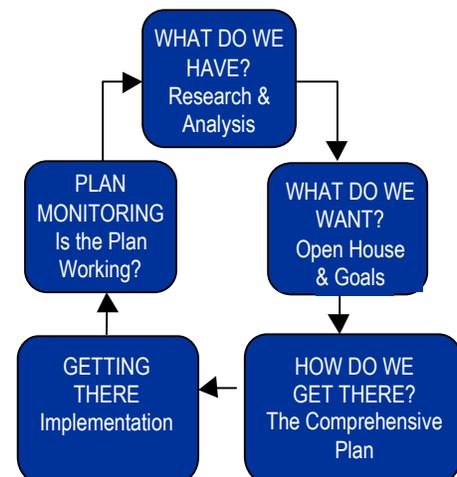
## THE PLANNING PROCESS

The Comprehensive Plan process began with an inventory and analysis of existing conditions. In this case, the Planning Commission was able to draw upon the Adrian Downtown Blueprint 2003 for background data and analysis. The Planning Commission also reviewed the City's regional setting, development history, existing land use, natural resources and features, and population characteristics. Problems, opportunities, and community assets were identified. The complete findings of the existing conditions analysis are provided in the Appendix of this document.

Upon completion of the existing conditions analysis, the Planning Commission reached out to the public for input through a *Community Open House* and *Visioning Session*. Representatives from a variety of interests within the community came together on October 12, 2004 to discuss planning issues in the City.

Using public opinion from the Open House and Visioning and the experience of City officials, goals and objectives were formulated to guide the "Plan" elements of the Comprehensive Plan.

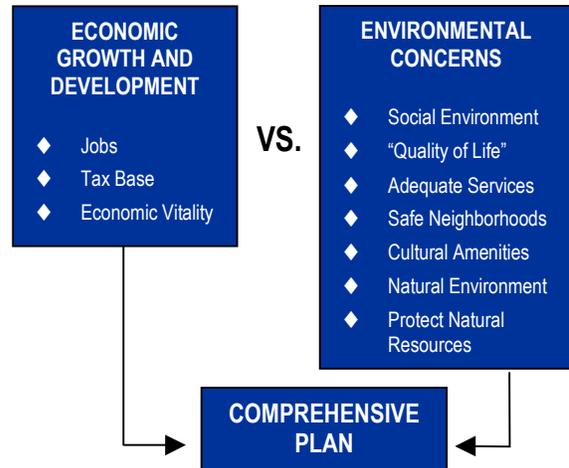
Finally, the Planning Commission developed a plan for Land Use, Thoroughfares, Housing, and Downtown Adrian. In addition, the Comprehensive Plan includes recommendations regarding Economic Development, Brownfield Redevelopment, and Natural Features Protection. Recommendations for plan implementation are included in each of the Plan chapters. The Future Land Use Plan Map shows generalized land use and does not indicate



precise size, shape or dimension of parcels of land. In addition, the recommendations of the Land Use Plan have a long-range planning horizon and do not necessarily imply that short-range rezoning is appropriate.

The final task in the planning process was to obtain additional public opinion through a public hearing, which is required by the Municipal Planning Act, prior to the adoption of the plan.

By working closely with the residents, business owners, planning experts, and surrounding communities, the City of Adrian has developed a plan that attempts to balance the competing interests that affect land use decisions. These include jobs and tax base on one side and protection of quality of life and natural resources on the other. Through careful implementation of the plan, the City can build on its tax base and provide for high-quality new growth, while preserving important environmental assets and protecting the overall health, safety and welfare of its citizens.



A Comprehensive Plan can help a community strike a balance between the often competing interests of the public at large, individual property owners, and the natural environment.



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