



A2. EXISTING LAND USE INVENTORY

The City of Adrian’s 2004 existing land use inventory provides a base from which current and long-range planning recommendations and decisions can be made. By updating the parcel-by-parcel inventory of land use, the City is able to analyze current conditions and make comparisons with past studies to identify changes and trends in the City’s land use. This data will also be useful during future planning efforts to identify changes that have occurred since the 2004 survey.

A field survey of existing land use in the City of Adrian was carried out in May of 2004. A team of Adrian staff conducted a “windshield survey” by driving all of the streets in the City. The use of each parcel was recorded on a base map. Once the land uses for all of the parcels in the City were identified, Geographic Information Systems (GIS) software was used to create a land use database. Map A2-1, the result of this process, illustrates the land use of each individual parcel, as well as the overall land use pattern throughout the City.

It is important to note that an Existing Land Use map is intended to reflect the actual current use of the land, not the zoning classification or the Master Plan designation.

LAND USE CLASSIFICATIONS

The following is a description of the various land use classifications used in the survey.

Single Family Residential

This category includes single family dwelling units and accessory structures. There are many types of single family neighborhoods in the City of Adrian, from older, dense neighborhoods with historic homes near the downtown, to neighborhoods with smaller houses near the industrial districts, to new subdivisions which have yet to be completed. Single family homes comprise 33 percent of the total land area of the City.



Two Family Residential

This category includes structures built as duplexes, single family homes that have been converted to two units, and accessory structures. In the City of Adrian, many two-family residences are located in large, older homes that have been converted into



duplexes. The surveyors looked for evidence of conversion such as double mailboxes, doorbells, and utility meters. Two-family residences are still being built in the City of Adrian, such as the one pictured on the preceding page. This use makes up approximately one percent of the total land area of the City.

Multiple Family Residential



This category includes all apartments or multi-plex units where three or more separate dwelling units occupy one or more buildings on a lot. As with two-family residences, described above, many multiple family uses occur in buildings that have been converted from single-family residences. Other multiple family uses include condominiums with three or more attached units, and traditional apartment buildings and developments such as the Woodbury Apartments (pictured at left) and the Cornerstone Apartments on Main Street. Multiple-family residential uses make up approximately four percent of the City's total acreage.

Mobile Home Park

This category includes mobile home parks and their related accessory buildings and recreational areas. There are four mobile home parks within the City of Adrian. In total, they occupy about three percent of the total land area of the City.

Downtown Mixed Use

This category primarily includes buildings along Main and Maumee Streets that make up the "traditional downtown" of the City of Adrian. Typically, these buildings contain a retail or service use on the first floor and office or residential uses on the second and/or third floors. This unique commercial area makes up approximately 19 acres, less than one percent of the City's total land area.



Neighborhood Commercial

This category includes retail sales and service establishments that are not located within the traditional downtown area, and that typically serve the immediate neighborhood in which they are located. Neighborhood Commercial uses make up approximately one percent of the City's land area.

General Commercial

General Commercial uses are those that are intended to serve the needs of a wider population, such as big box stores, larger restaurants, larger shopping centers, and regional malls. General Commercial uses make up about six percent of the City's land area.



Automotive Commercial

This category includes auto service businesses such as gas stations; quick oil change facilities; and brakes, muffler, and tire shops. Auto body repair and collision shops are excluded. This use makes up about 27 acres, which is approximately one percent of the City's total land area.



Office

This category includes office uses such as doctors and dentists, banks and other financial institutions, legal, accounting and similar professions, real estate, insurance, and sales and business offices. The Office category includes single and multi-tenant office buildings as well as other structures that have been converted to office uses. About three percent of the City's land area is devoted to office uses.



Light Industrial

This category, which makes up about four percent of Adrian's land area, includes light assembly and warehouse uses with little or no outdoor storage.

General Industrial



This category includes manufacturing plants and industrial uses with outdoor storage. Auto body and collision repair shops are included in this category. General Industrial uses account for about five percent of the City's total land area.

Public

This category includes public uses such as city and county government buildings and public cemeteries. Public uses make up approximately four percent of the City's total land area.



Quasi-Public

This category includes uses owned by private, non-profit, or religious entities that provide public services. Churches are an example of a quasi-public use, as are properties owned by service organizations and clubs such as the American Legion or the Knights of Columbus. Quasi-public uses make up approximately nine percent of Adrian's land area.



Public School



This category includes public elementary, middle, and high school buildings and grounds. Public schools make up about two percent of the City's total land area.

College

This category includes all buildings and grounds associated with Adrian College, Siena Heights University, and Jackson Community College. The colleges make up about six percent of the City's land area.



Recreation



Recreational uses, which make up two percent of the City's land area, include public and private outdoor recreation areas such as playgrounds, picnic areas, camps, sports fields, and the like.

Public Parking

This category, which makes up about 17 acres, less than one percent of the City's land area, includes public parking areas not associated with a single building or use.



Vacant

Included in this category are woodlands, permanent open space, agricultural and temporarily vacant land. Fifteen percent of the City of Adrian's land was categorized as vacant or open space.

CURRENT LAND USE INVENTORY

The acreages and percentages mentioned above were calculated for the different land use categories using GIS. The following table summarizes the categories of land use in the City. Please note that acreage figures are approximate, since at this time the City does not have an official parcel polygon shapefile.

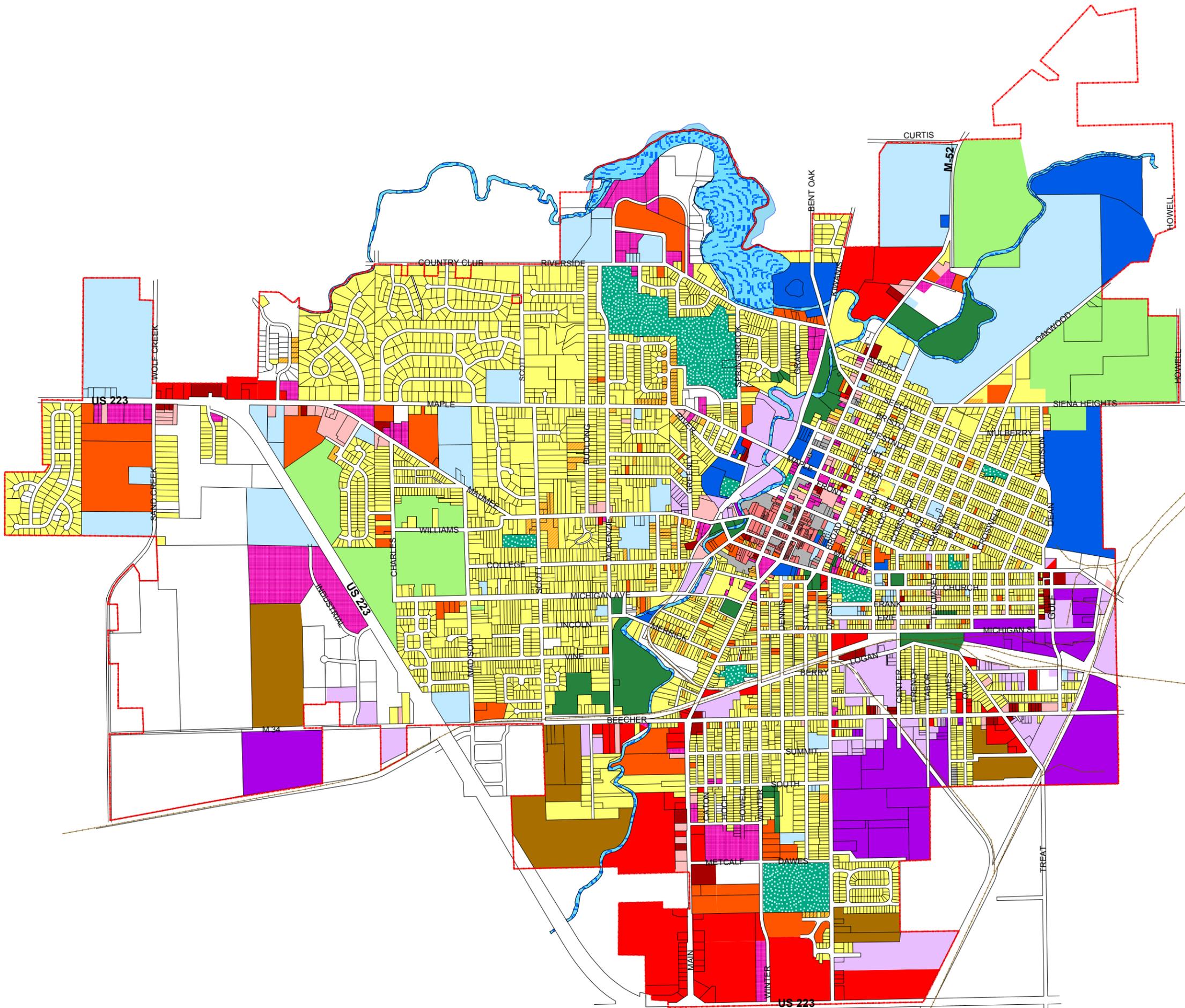
Table A1-1
Existing Land Use, City of Adrian, 2004

Land Use Category	Total Acreage (Approximate)	Percent of Total Land Area
Single Family	1,409	33%
Two Family	49	1%
Multiple Family	181	4%
Mobile Home Park	148	3%
Residential Subtotal	1,787	41%
Neighborhood Commercial	46	1%
Downtown Mixed Use	19	0%*
Office	123	3%
General Commercial	254	6%
Automotive Commercial	27	1%
Commercial Subtotal	469	11%
Light Industrial	152	4%
General Industrial	203	5%
Industrial Subtotal	355	9%
Public	152	4%
Quasi Public	400	9%
Public School	107	2%
College	278	6%
Recreation	94	2%
Vacant	646	15%
Parking	17	0%*

* Less than 1% of total land area

CONCLUSION

The 2004 existing land use analysis documents the predominance of Single-Family Residential uses in the City. Vacant land makes up about 15 percent of Adrian's land area, while Quasi-Public uses make up about 9 percent of the City's land. The other significant land uses are College, General Commercial, and General Industrial, although together they only account for about 17 percent of the City's land.



- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- NEIGHBORHOOD COMMERCIAL
- DOWNTOWN MIXED USE
- OFFICE
- GENERAL COMMERCIAL
- AUTOMOTIVE COMMERCIAL
- LIGHT INDUSTRIAL
- GENERAL INDUSTRIAL
- PUBLIC
- QUASI PUBLIC
- PUBLIC SCHOOL
- COLLEGE
- RECREATION
- VACANT
- PARKING
- WATER

EXISTING LAND USE, 2004
 CITY OF ADRIAN
 LENAWEЕ COUNTY, MICHIGAN

MAP A2-1

