

CHAPTER VII PROJECTED POPULATION AND FUTURE LAND USE

Projected Population Growth to the Year 2020

An important factor which will affect the future physical development of Ada Township is the future population growth of the Township and West Michigan in general. Past population growth in the Township and the region is an indicator, but not an absolute determinant, of future population growth. Future population growth will be determined by many factors, including the rate of economic growth and job creation in the metropolitan area, trends in family sizes and the availability of land suitable for development.

A range of projected population for the Township in the years 2010 and 2020 is depicted on the graph shown in Figure 3. Three alternative projection methods result in a projected 2020 population ranging from 15,962 to 19,849. Projected year 2010 population ranges from 13,162 to 14,003. The methods used in preparing these projections were as follows:

- The method yielding the lowest projected population growth is based on a continuation of the average annual increase of 280 persons per year experienced between 1990 and 2005.
- The middle range of projections is based on assumed annual growth of 376 persons per year, which is the average annual increased experienced in the more recent 2000 to 2005 period.
- The highest projected population for 2010 and 2020 is based on a geometric growth rate of 3.55% per year, which is the growth rate from 2000-2005.

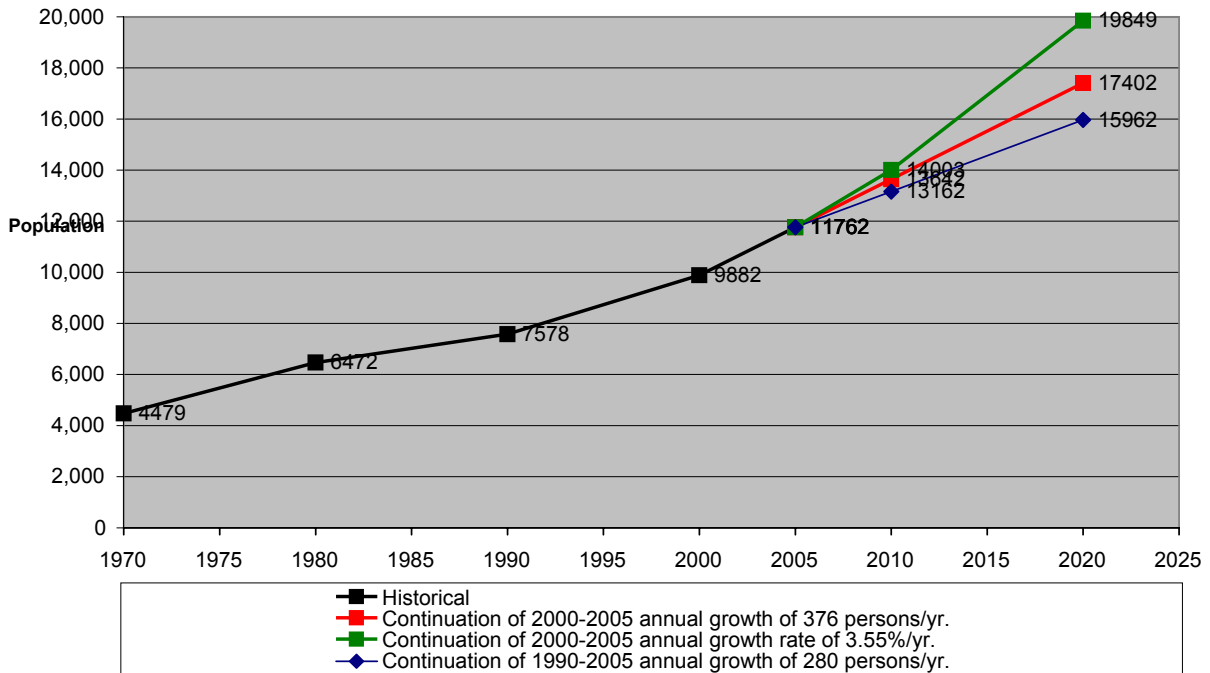
While efforts to project future population growth for relatively small areas are notorious for being inexact, circumstances exist to suggest that the growth rate experienced in Ada Township since 2000 may not continue in the next few years. The high rate of growth in the last 7 years took place while 3 relatively large residential developments were being built out simultaneously:

- Ada Moorings/Ada Moorings North, with over 180 single family homes.
- Clements Mill, with approximately 280 single family homes and 100 attached condominiums.
- West Village, with 150 single family homes. These 3 developments account for a large percentage of the Township's total population growth in the last 10 years.

Although there remain to be developed approximately 280 multiple family dwelling units in the final phase of Clements Mill, at the time of preparation of this plan there are no other approved and un-built developments of such a scale in the Township, and there is not a large inventory of un-built, vacant lots in recorded subdivision plats or condominium subdivisions.

This circumstance, when considered along with the current economic downturn being experienced in Michigan, suggest that the low end of the population projections shown in Figure 4 may be more likely to occur than the upper end. Analysis of future land needs contained in this Plan are based on a 2020 population projection of 15,962 persons.

**Figure 6 -
Historical and Projected Population
in Ada Township, 1970-2020**



It should be noted that no single method of those presented above can be concluded to be the most likely projection. These methods also do not take into consideration the impact of Township planning goals and policies on its future population. Planning efforts of the Township should recognize the uncertainty inherent in projecting future conditions.

Residential Land Needs

The amount of residential land needed in Ada Township between now and the year 2020 can be approximated by apportioning the projected growth in population to three residential land use categories, each with an assumed average dwelling unit density. Based on assumptions concerning the proportion of total housing unit growth in each density range, land area needs for rural, low and medium density residential land uses can be developed.

First, the projected population increase is converted to a projected number of households. Based on an estimated 2005 population of 11,762, the Township's population is projected to grow by about 4,200 persons, to 15,962 in 2020. The following assumptions concerning the mix of future new housing types, densities and household size are also made:

<u>Category:</u>	<u>Assumed Density:</u>	<u>Assumed Household Size</u>	<u>% of New Homes:</u>
Rural Density:	1 home per 3 acres	3.2 persons	32%
Urban Low Density:	2.5 homes per acre	2.8 persons	48%
Urban Medium Density:	6 units per acre	2.25 persons	20%

Based on the above assumptions, the number of new homes constructed, number of new residents and acres of land consumed by the year 2020 in each density category would be as follows:

Rural Density:	477 units on 1,431 acres, housing 1,525 people
Urban Low Density:	715 units on 286 acres, housing 2,000 persons
Urban Medium Density:	298 units on 50 acres, housing 670 persons.

Total New Dwelling Units: 1,489 units on 1,767 acres, housing 4,195 persons.

(Note: The density categories used in the above analysis are defined solely for use in approximating future land needs, and do not correspond to the Master Plan future land use categories used in the Future Land Use Map.)

The average household size of new households in the Township, based on the above assumptions, would be 2.8 persons/unit, which is only slightly less than the overall average household size of 3.03 estimated in the Township in the 2000 Census.

The housing style and location choices of future entrants into the Ada Township housing market will have a major impact on the land consumed by development in the future. Of particular note is the very high amount of land consumed in relation to housing units provided, for rural-character development, in relation to the other land use categories.

The above analysis assumes that a relatively high proportion (20%) of new housing units will be in the urban medium density category, which includes attached condominiums, apartments or town homes. It also assumes that over 65% of future new home construction will occur in the urban-character portion of the Township, where public utilities are available. Growth and development policies which encourage more urban-character development in the Township, in locations served by the Township's utility system, would be desirable, in the interest of minimizing a sprawling development pattern, encouraging more efficient provision of public services, and minimizing the amount of land consumed for new development.

Planned Future Land Use Pattern

The Future Land Use map, included in the Appendix, depicts the desired future pattern of development in the Township. The planned land use pattern largely reflects a continuation of the goals expressed in the 1995 Master Plan, with minor modifications made to the Future Land Use Map. It is also a response to the preferences expressed by residents of the Township in the survey conducted in 2004. A description of the planned future land use pattern and its rationale is presented below, organized by major geographic subsections of the Township. Significant changes from the 1995 Master Plan are also highlighted. Residential densities are expressed on a net basis, after exclusion of land devoted to public or private road rights-of-way.

The following land use categories are used to depict the desired future growth pattern of the Township:

Agricultural Preservation Area:

The area designated on the 1995 Master Plan as "Rural/Agricultural Preservation" area in the 1995 Master Plan has been divided into two different categories in this updated plan – separate "Agricultural Preservation" and "Rural Preservation" areas, with planned densities for each that are reduced from the planned density in the 1995 Plan.

Land in the far northeast quadrant of the Township, generally north of 2 Mile Rd. and east of the Cannonsburg State Game Area, is designated in the Agricultural Preservation category. Land included in this category is discouraged from being converted to more intensive uses, due to one or more of the following factors: 1) remoteness from employment and service centers, 2) status as prime agricultural land, 3) proximity to land being actively farmed, 4) soil characteristics that are poorly-suited for development and 5) lack of public utilities. The Township's intent within this area is to maintain a predominantly rural environment, and protect agricultural lands from encroachment by residential uses. Low development densities, no greater than 1 dwelling unit per 10 acres of land, are encouraged in this area, as a means of accomplishing this protection. In addition, use of home site "clustering" and open space development design techniques using the Township's PUD regulations or a newly-developed zoning classification described below are encouraged, to limit fragmentation of large agricultural parcels and minimize conflict between residential use and nearby agricultural lands. It is anticipated that land in this use category will be placed in the Agricultural (AG) Zoning District, with new zoning rules developed for this district that establish both a minimum and maximum lot size for new parcel divisions in this area, subject to an overall density limit of 1 dwelling per 10 acres, for existing parcels of record. It is also contemplated that this area would be a priority area for use of any Township funds as local match toward the acquisition of development rights on agricultural land through the Kent County Purchase of Development Rights Program.

Rural Preservation Area (with Subareas 1 and 2):

The boundary of this land use category is largely unchanged from the boundary of the Rural/Agricultural Preservation area shown on the 1995 Master Plan. It includes most of the northern half and far eastern portion of the Township, with the exception of the removal of the area in the far northeast portion of the Township that is now designated in the "Agricultural Preservation" category.

In the Rural Preservation Area, it is acknowledged that the existing pattern of very low density residential development, on either large lots of 3-5 acres or more, or on smaller lots within planned "open space" developments, is likely to continue. With the exception of the existing service area of the Grand Valley Estates water service area, there are no plans for provision of public water and sewer services to this area.

With respect to planned density of residential development, this area is further subdivided into two subareas. The land located west of the Grand River (designated Rural Preservation—1 on the Future Land Use Map) is planned for a maximum density of 1 unit per 3 acres. This low density target takes into consideration the development limitations of the steep, wooded terrain located west of Grand River Dr., and the constraints of the Grand River floodplain between Grand River Dr. and the river.

On the east side of the Grand River, a large area of the northern and eastern portion of the Township is designated Rural Preservation Area – 2, and planned for residential development at a density no greater than 1 unit per 5 acres. As in the case of Subarea 1, this density target recognizes the current and planned future absence of public utility services in this area. It also is based on the limitations placed on the capacity of the area's road network by the Grand River; i.e. the limited number of existing bridges that connect this area to the employment and service centers located to the west, and the Township's desire to discourage development that would result in the need for the expense and environmental disruption that construction of a new bridge would entail. This area also includes land situated between Pettis Ave. and the Grand River, much of which is located in the 100-year floodplain of the Grand River. An exception to this designation is an area located immediately south of the Grand Valley Estates Subdivision, which is designated Rural Preservation-1, with a planned maximum density of 1 unit per 3 acres. This designation recognizes the terms of a settlement agreement that resolved litigation concerning mining of this

property. It also recognizes the adjacency of this land to existing residential development.

The Rural Preservation Area 2 includes land along the east side of Pettis Ave., south of Knapp St., that was designated in the Rural Development category in the 1995 Master Plan. Most of this land is currently in the Agricultural (AG) zoning district. The reduction in planned density that is provided in this Plan, to 1 unit per 5 acres maximum, is in recognition of this area's location on the east side of the river, with limited road crossings to metropolitan employment and service centers, and the absence of plans for public water and sanitary sewer service.

Rural Development Area:

The Rural Development Area is intended to accommodate new residential development and population growth in a rural setting. In this area, a premium is placed on designing new development to minimize impacts on site natural features, and be harmonious with a rural environment. Development density designated for this area is a maximum of 1 unit per 2 acres of land, as provided in both the Rural Residential (RR) Zoning District and the Planned Development (P-1A) District. The boundaries delimited on the Future Land Use Map for this category coincide in most respects with the boundaries of the RR and P-1A zoning districts on the zoning map. As discussed above, land on the east side of Pettis Ave., south of Knapp St. that was designated in this category in the 1995 Plan has been changed to the Rural Preservation 2 category in the current Plan.

Low Density Residential:

The Low Density Residential development category accommodates residential development of an urban character, in areas which are served by public water and sewer services, and which are conveniently located with respect to metropolitan area employment centers, commercial services, schools and other services. Single-family residences are the predominant form of housing in this land use category. However, attached residential development designs may also be appropriate in areas with this land use designation, in order to meet needs for greater diversity in the Township's housing mix, and a lesser emphasis on strict segregation and wide separation between different styles of housing.

Development density in this category is up to 2 units per acre under the conventional zoning provisions of the R-2 and R-3 districts. Attached housing and compact detached single-family development designs of slightly higher density, up to 4 units per acre, could be considered under the Township's Planned Unit Development regulations.

Other uses which are compatible with residential surroundings, such as schools, churches, day care homes and utility facilities may also be located in this area.

All of the land located in this land use category is located south of M-21 and west of the Grand River.

It should be noted that in the course of developing this plan, consideration was given to accommodating in the Plan the possible major redevelopment of the residential neighborhood on Patterson Ave., Argo Ave. and Sarasota Ave., between Cascade Rd. and Ada Dr. Potential redevelopment of the area could include new housing of multiple types based on "Traditional Neighborhood Development," or "TND" principles. This was considered in part based on the proposed Grand Rapids Township Master Plan's anticipation of redevelopment on adjoining land west of Patterson Ave., which is the Township boundary.

Accommodating such redevelopment east of Patterson Ave. is not provided in the Master Plan at this time, however, based on the fact that, at the time of preparation of this Plan, the homes in the

neighborhood had a very high (over 90%) owner-occupancy rate. In addition, the homes in this neighborhood provide a needed supply of moderately-priced housing in the area. The quality and stability of the neighborhood should continue to be monitored. If changed conditions warrant, modification of the Plan could occur in the future.

In the event redevelopment were to be proposed for this area, it should take place within the following general framework:

1. Redevelopment should not occur on a parcel-by-parcel, piecemeal basis. Redevelopment plans should only be considered for a significant assemblage of land, consisting of all of the lots fronting on both sides of one or more of the north-south streets in this area. It would also be preferable for any redevelopment in this area to occur concurrently with or after similar redevelopment of adjoining land in Grand Rapids Township.
2. Redevelopment should produce a walkable neighborhood, with strong pedestrian facility connections to the Cascade Rd. corridor, the Ada Drive non-motorized trail, the civic uses located north of Ada Dr. and to the Forest Hills Ave. business district.
3. Redevelopment should include a mix of housing styles and prices, to meet the needs of a broad spectrum of the housing market. Residential density in the area is targeted to be no greater than 6 dwelling units per acre.
4. The scale and form of new residential development in the area should be urban in character. Both Townships should establish form-based zoning regulations that would apply to any redevelopment efforts.
5. It would be desirable for Ada Township and Grand Rapids Charter Township to jointly sponsor a professionally-facilitated design charrette for the area in the future, prior to any redevelopment being undertaken.

Medium Density Residential:

This category is intended to provide land for multiple-family residential use, compact single family development designs, or mixed single- and multiple-family development at higher densities up to 6 units per acre. Land is provided for this use category in areas where land characteristics are not suitable for conventional single-family development, such as areas which have been formerly mined, sites with odd physical shape that make conventional development difficult. In all cases, this use category should have access to public utility services. It is anticipated that most development in areas designated Medium Density Residential will occur under the PUD provisions of the Zoning Ordinance.

Office-Service:

This category designates areas allocated for professional and business offices, business service uses, and other non-retail uses which do not have high traffic generation rates. This land use category often serves as a transitional use between residential areas and major thoroughfares. It is also intended to permit conversion of residences along major thoroughfares to non-residential use, in areas which are no longer well-suited for residential use due to high traffic volumes on the adjacent street. The Cascade Rd. corridor has all of these characteristics, and is the primary location of land designated for office-service use in the Township. Appropriate zoning for this land use category is the Professional Office (PO) Zoning District.

Future development in the office-service planned area along Cascade Rd. is likely to be in the form of redevelopment of existing built sites, since there are few vacant sites along the corridor,

but many sites with small former homes that have been converted to office uses. The existing Professional Office (PO) district regulations require a minimum 75-foot front building setback and minimum 40 foot rear yard setback. Because of the proximity of residential neighborhoods behind the PO-zoned frontage on both sides of Cascade Rd., consideration should be given to modifying the building setback provisions, to provide for greater building separation from the adjacent residential district, while allowing buildings to be set closer to Cascade Rd. This would also be consistent with the preferred site design approach of placing parking to the side or rear of buildings instead of in front of buildings adjacent to the road. Requirements for appropriate screening between the office frontage and adjacent home sites should also be examined to ensure that office development along the corridor is compatible with the adjacent neighborhood.

Development and redevelopment of property in this land use category should be carried out under PUD zoning provisions, to give the Township a greater degree of discretion regarding appropriate building form and character, in relation to the surrounding area.

General Commercial:

Ada Township does not currently serve as a regional retail center, and is not expected to do so in the future. General commercial uses in the Township will continue to meet the retail and service needs of the local population and those traveling on M-21. The intent of the Master Plan is to provide a very limited amount of land for general commercial uses in the Township, to maintain the primary focus of the Township's commercial activity on the Village area and land adjacent to the Village core. In particular, uses which generate high customer turnover rates with high vehicle trip generation rates are discouraged on M-21, to aid in maintaining a safe travel environment on this major roadway. The General Business (C-2) District is the anticipated zoning classification of land designated in this land use category.

The lands designated in this category are changed very little from the 1995 Master Plan. One area of change that should be noted, however, is land on the Pettis Ave. corridor, from Honey Creek Ave. east to Vergennes St. The proposed plan designates land on both sides of Pettis Ave. in this area for commercial use. The 1995 Plan designated existing commercially-used land on the north side of the street for Office use, while designating land on the south side of the street in the park/recreation category, as part of a planned Grand River corridor greenbelt. Since that time, two new commercial sites have been developed on the south side of the street. Some efforts have also been made to re-develop a former industrial facility on the north side of the street for commercial use, though without being brought to successful completion.

This Plan accommodates the likely continuation of existing commercial uses along Pettis Ave., and modest expansion of commercial uses to include two existing residential sites on the north side of the street, just west of Vergennes St. If either or both of these sites were to change to commercial use, it should be carried out under Planned Unit Development (PUD) zoning provisions. Commercial use of the corner site in a way that re-uses the existing residence and garage building should be encouraged, given the unique architectural character of both the residence and the accessory building on the property.

Ada Village Area:

Land use and appropriate development scale and form within the Ada Village area were recently addressed in the Ada Village Design Charrette process, the outcomes of which are documented in the Ada Village Design Charrette Final Report, dated January, 2007. A "Regulating Plan" for the Village area that was developed as part of the Charrette process identifies 4 distinct zones applied to the geography of the Village area, each having a unique urban character comprised of building form, building relationship to the street and street type. The four zones include the following:

- Village Core
- Village Center
- Village Proper
- Village Edge

These areas are shown on an inset map of the Village area on the Future Land Use map. They are described in greater detail in the Village Design Charrette Final Report, which is hereby adopted by reference as a part of this Plan.

Office/Service/Light Warehouse:

This is a newly-created land use designation that is applied to the existing Industrially-zoned lands on the south side of Fulton St., from Kulross Ave. west to Alta Dale Ave. This area was designated Light Industrial in the 1995 Master Plan. This new land use designation is intended to recognize the increasingly non-industrial nature of the land uses that are located in this corridor, and the Township's desire to encourage uses that are least likely to create conflicts with the adjoining residential neighborhood located directly to the south, across the rail line. A transition to new zoning regulations for this area which classify manufacturing as a special land use is anticipated. In addition, the Township does not wish for this segment of the M-21 corridor to become a linear retail commercial strip.

Appropriate land uses in this area include professional and administrative offices, health care services, child care centers, small warehouse and distribution facilities, light fabrication, assembly and packaging operations, places of worship. Another potential use in this area, subject to consideration of site-specific factors such as location and adjacent uses, is animal boarding and day care. New or expanded light manufacturing may also be located in this area, subject to special use approval as discussed above.

Light Industrial:

The Light Industrial land use category designates a large area of vacant land located west of Spaulding Ave., and south of M-21, in addition to the existing Alticor Catalog Distribution Facility on Spaulding Ave., south of the railroad. This area is suited to light industrial uses by virtue of the open and moderately sloped land in the area, availability of public utilities, proximity to the State trunk line highway, and proximity to I-96 to the west.

The intent of the Light Industrial category is to provide for industrial uses that do not involve operations likely to create objectionable noise or odors or are visually objectionable. Given the large size of properties in this area and relatively large distance from surrounding residential uses, the area could also accommodate material re-processing and recycling uses, provided strict environmental performance standards are adhered to. This land use category corresponds to the Light Industrial (LI) Zoning District on the Zoning Map.

Industrial:

The Industrial land use category designates existing, large manufacturing facilities which are not in close proximity to residential areas. Alticor Corp's manufacturing facilities between M-21 and the Grand River is the only property designated in the Industrial category. Appropriate zoning is the Industrial (I) District for this area.

Public/Semipublic:

Includes governmental facilities such as Post Office, Township offices and utility facilities, major overhead transmission lines, churches, schools, and cemeteries. Land in this category may be

located in any Zoning District.

Park/Recreation:

The Recreation land use category designates public and private park and recreation facilities in the Township. These uses, particularly those in private ownership, are not necessarily committed permanently to the existing use.

Open Space:

Land that is permanently preserved in an undeveloped, open space use, through a legal means such as a conservation easement or designation as general common element in a condominium subdivision plan.