

A STATEMENT OF GOALS AND POLICIES

GENERAL GOALS

1. To maintain and enhance the Pinckney Neighborhood as a viable residential unit while providing non-residential uses that are vital to the neighborhood and accommodating those non-residential uses necessary to the community at large.
2. Encourage participation in the planning and land use development of the Pinckney Neighborhood by residents and property owners of the neighborhood.

GENERAL POLICIES

1. Take into consideration in the land use policies of this Plan and future revisions thereto the location, size, topography and nature of the surrounding properties, the existing zoning, the existing land use and the policies of Plan '95.
2. Update the Pinckney Neighborhood Plan in a timely manner as indicated by changes in actual conditions, land use, or the pressures of the community at large.
3. Review the Plan for update at the request of the Neighborhood Association, provided that one year has elapsed since the last update.
4. Transmit information about proposed zoning changes to the Neighborhood Association and provide for comments from the Association at Planning Commission meetings.
5. Encourage potential developers to discuss planned development with the Pinckney Neighborhood Association before it is submitted to the Planning Commission.

LAND USE: GENERAL

Goals:

1. Provide a pleasant living, working and leisure environment with a sense of community and common identity.

2. Lessen the impact of high and medium intensity land uses (commercial, medical facilities, offices, mobile home parks, and apartments) on low intensity land uses (single family and duplex residential).
3. Locate each land use intensity in an area which is capable of physically supporting it.

Policies:

1. Locate additional high intensity land uses (commercial, industrial, and office) in areas so designated by the Pinckney Land Use Guide Plan or in those areas presently zoned for such uses.
2. Evaluate present zoning classifications of land in light of the Pinckney Neighborhood Plan and their potential for development to determine if it is desirable for the Planning Commission or City Commission to initiate a change in zoning.
3. Plan development in such a way that drainage and flooding problems are neither caused nor aggravated, and, whenever possible, so that existing drainage and flooding problems are alleviated.

RESIDENTIAL

Goals:

1. Provide quality, stable and safe residential areas within the neighborhood.
2. Encourage preservation of existing housing stock, especially housing stock of historical significance.

Policies:

1. Reduce undesirable effects of adjacent incompatible land use through buffering.
2. Protect residential areas from undue pollution from traffic, noise, light and airborne particles.
3. Locate multi-family areas where they can be served by public facilities, utilities, and transportation systems.
4. Consider historic homes, sites, and districts as appropriate for preservation and rehabilitation rather than redevelopment.
5. Evaluate off-street parking requirements of multi-family developments for realistic conformance with the Pinckney Neighborhood lifestyles and the large percentage of university oriented renters.

NON-RESIDENTIALGoal:

1. Enhance the quality of life of the Pinckney Neighborhood and the surrounding community by providing diversified and convenient non-residential facilities while minimizing adverse impacts on residential areas.

Policies:

1. To locate commercial areas along major arterial streets adjacent to existing commercial land uses and in areas indicated by the Pinckney Land Use Guide Plan.
2. Avoid "spot" and "strip" commercial zoning in areas that were previously not developed for commercial use.

3. Prevent or reduce adverse effects of commercial and office areas upon adjacent residential areas, parks and schools by appropriate screening and buffering.
4. Enhance the appearance of existing commercial and office development by encouraging owner/tenant beautification programs, sign restriction, and landscaping according to existing and recommended city codes.
5. Allow sufficient depth for commercial and office development along 6th Street to provide adequate off-street parking and internal circulation.

#### TRANSPORTATION:

##### Goal:

1. Provide an economical, convenient, and safe circulation system capable of efficiently moving people, goods, and services throughout the neighborhood with a minimum negative impact on the residential character of the neighborhood.

##### Policies:

1. Minimize the amount of through traffic in residential areas.
2. Space curb cuts along 6th Street at distances great enough to provide smooth traffic flow and internal circulation.
3. Preserve, as historically significant, brick streets and street curbs of cut stone.

##### Pedestrian and Bike Ways:

##### Goal:

1. Provide an aesthetically pleasing and safe pedestrian and bicycle pathway system throughout the neighborhood.

Policies:

1. Develop a system of pedestrian paths throughout the neighborhood with emphasis placed on sites along arterial and collector streets.
2. Develop grade-separated pedestrian and bicycle ways linking Central Park with Tommy Constant Park and across the railroad tracks to Burcham Park.
3. Expand the bicycle ways proposed in the Lawrence Pedal Plan to connect the hospital with the residential pockets of the neighborhood.
4. Use drainage easements, parkland, and existing street rights-of-way to form the neighborhood's bicycle system.

PUBLIC FACILITIESGoal:

1. Locate neighborhood scale public facilities convenient to all residents of the neighborhood.

Policies:

1. To develop community recreation facilities (active and passive) centrally located within the Pinckney neighborhood.
2. To acquire and develop one or more sub-neighborhood parks (0.5 to 1 acre) in the area west of Michigan Street.

## CHAPTER 3

### AN INVENTORY OF EXISTING CONDITIONS

#### INTRODUCTION

The following chapter consists mostly of information about the neighborhood in graphic form. It is included in this reference draft of the Plan as an information base with which to evaluate the proposals found in Chapter 4. Also, should an update of the Plan be undertaken, the information included in this chapter provides a data base that can be compared to future information surveys to detect significant trends.

The Pinckney neighborhood was divided into seven "sub-neighborhood" areas with common characteristics. These characteristics include the quality of housing, the existing land use, and the zoning district configurations. A brief verbal description of some of the characteristics within these areas is included in this chapter.

The inventory of existing conditions includes information about housing conditions, the transportation system, and land use characteristics. Most of the information is the result of field surveys completed in the fall of 1977.