

Approved Amendments to the City of Holland Master Plan

(Please note that the approved amendments are denoted in *italics*. The other language is meant to describe the amendments.)

A. New TRN Traditional Residential Neighborhood planning district: The new TRN Traditional Residential Neighborhood planning district is intended to take the place of the four existing residential planning districts that cover the Central Neighborhoods area. The Central Neighborhoods Plan includes the following policy statement regarding the TRN Traditional Residential Neighborhood planning district:

“Proposed changes (to the Land Use Plan Map) also include the creation of a new Traditional Neighborhood planning designation that encourages a mixture of different residential types and ownership. It is envisioned that a large portion of the Central Neighborhood area will be re-designated to this new Traditional Residential Neighborhood planning designation.”

The Planning Commission recommends approval of the following narrative for this new TRN Traditional Residential Neighborhood planning district:

TRN Traditional Residential Neighborhood planning district - This planning district generally includes all of the residential properties in the Central Neighborhoods area located north of 24th Street; south of 8th Street; east of Ottawa Avenue; and west of a line connecting the centerlines of Fairbanks Avenue, 16th Street, and Lincoln Avenue. This area was developed prior to World War II and includes a variety of housing ranging from historic and stately homes found in the historic district to the more functional yet charming working class homes throughout this area. The manner in which these homes were built and oriented to the streets, and the treatment and expectations of the public realm create an urban form that is a clearly recognizable pattern, and is traditional here in this community.

While this planning district will be found primarily in the Central Neighborhoods area, this district and its inherent urban design characteristics should also be suitable for the residential portions of the developing South End area as well as some other developing residential areas of the City where it is deemed that these design characteristics should be extended to.

This planning district places a high emphasis on the preservation, maintenance, and continuation of the existing urban forms, building scale and types, residential densities, historic architectural qualities, land uses, and the general neighborhood character found throughout the Traditional Residential Neighborhood areas. General characteristics of this planning district include:

- *A grid street and avenue network.*
- *Relatively narrow residential lots.*
- *Remnant rear lanes/alleys that continue to provide access to each lot for garages located to the rear.*

- *Porch spaces (open and enclosed) on the public/street side of the homes that encourages interaction with one's neighbors and passersby.*
- *Private spaces in rear yard areas where one may retreat from the prevalence of public space in the neighborhood.*
- *Sidewalks in front of virtually every home and their connection to the extensive City-wide sidewalk system that allows safe walking to almost anywhere in the Central Neighborhoods and the City at large.*
- *A variety of residential building types ranging from single family detached homes to higher density apartments and condominiums in townhouse and compatible multi-family structures along with civic and institutional type buildings such as schools, libraries, and places of worship.*
- *Numerous park areas for active and passive recreational activities, social gatherings, and celebrations at the block, neighborhood, and community wide level.*
- *And the integration or close proximity of neighborhood commercial centers to all of the residences.*

If/when the time arrives for the proper redevelopment of a lot, series of lots, or even a block, it is imperative that careful private and public planning occur prior to any redevelopment efforts to insure that the qualities and characteristics of this area as noted above are not compromised. To help insure that these Traditional Residential Neighborhood areas in whole and/or in part are preserved, maintained, and redeveloped in a proper manner, this plan district calls for the writing and adoption of a new Traditional Residential Neighborhood Zone District that would function as a better regulatory tool for the preservation, maintenance and redevelopment when need be of individual lots and even a series of lots, while the potential redevelopment of a larger number of lots may be better permitted through the PRD Planned Residential Development District.

B. New SPA Special Planning Area districts: The new SPA Special Planning Area districts are intended to apply to areas where the Planning Commission has undertaken a special study, such as the Center of Centers Plan, and/or where existing and proposed buildings, land uses, and development plans are complex and possibly mixed use in nature, which belies the more typical land use categorization process.

These SPA districts will be noted on the Land Use Plan Map in a sequential numbered format with SPA 1 for the Holland Public Schools Administration and Community Education properties and SPA 2 for the Baker Furniture properties. People that are interested in SPA 1 could then refer to the Planning Commission approved "Center of Centers Plan" for specifics regarding the Holland Public School's Administration property so any subsequent use and/or redevelopment of that property would be done in conformance with the "Center of Centers Plan". The new SPA 2 district for the Baker Furniture property is included so the Planning Commission will be able to react much more quickly to a potential redevelopment plan for that property given the apparent plans to close down the Baker Furniture operation in the near future.

The Planning Commission recommends approval of the following narrative for these new SPA Special Planning Area districts:

SPA Special Planning Area districts - Special Planning Area districts are intended to apply to areas where the Planning Commission has undertaken a special study, such as the Center of Centers Plan, and/or where the existing and proposed buildings, land uses, and development plans are complex and mixed use in nature, which belies the more typical land use categorization process.

Special Planning Area districts shall be noted on the Land Use Plan Map in a sequential numbered format and shall direct interested readers to the correct plans and reference materials that will help them better understand the particulars of the special area so any subsequent uses and/or development of the properties will be done in conformance with said plans and reference materials.

Currently, there are two proposed SPA districts as follows:

1. SPA 1 for the Holland Public Schools Administration and Community Education properties located between 15th and 16th Streets and Pine and River Avenues. Any re-use or redevelopment plans for these properties that requires a rezoning and/or site/development plan approval shall be done in a manner that conforms to the “Center of Centers” Plan that was accepted by the Planning Commission on October 14, 2003.

2. SPA 2 for the Baker Furniture property located at 24th Street and Columbia Avenue. The parent corporation of Baker Furniture announced that operations will cease by the end of 2004 and presumably thereafter they will place the property and holdings up for sale. Baker Furniture has been operating and producing fine furniture at this location since the 1930's, and while this property and the wonderful old industrial buildings located thereon have a rich industrial history and story to tell, the property and buildings may be uniquely suited to a new life as a neighborhood mixed use center should the owner, the real estate market, and the City decide that there is more value to the owner, the neighborhood, and the larger community as a mixed use center, instead of maintaining the current industrial use.

This SPA 2 district shall then be interpreted on the land use policy level as providing for the existing and continued industrial use of this property, as well as a neighborhood mixed use center that may include a wide range of uses such as: residential apartments and condominiums; residential live/work units; commercial retail, office, and service uses including restaurants and places of public assemblage; and institutional uses such as a school, library, and place of worship.

C. Revision of the NC Neighborhood Commercial planning district narrative: The Planning Commission recommends approval of the following revised narrative for the Neighborhood Commercial planning district:

NC Neighborhood Commercial planning district - There are quite a few neighborhood commercial areas in the City, but most of them are located in the Central Neighborhoods area due to historical reasons associated with economics, transportation, and the level of technology available at the time of original development. While the role and place of these neighborhood commercial areas has changed over the years within the local economy, they do have the ability to add a tremendous level of value and quality of life to their surrounding residential areas. They also provide important business development and ownership opportunities for entrepreneurs and employment opportunities for residents of the surrounding neighborhoods and the larger community.

These neighborhood commercial areas are distinct from the larger highway and strip commercial centers in that they possess the following characteristics:

- *They are compact and walkable with sidewalks in front of all buildings.*
- *The buildings are usually built “shoulder to shoulder” and are sited right up to the sidewalk creating a pleasing environment for walking, sitting, and gatherings.*
- *The areas are located in the middle of residential areas or along busier arterial streets at the entrance to residential neighborhoods, providing convenience for all types of shoppers, including the elderly and children.*
- *They have the ability to be the heart and soul of the surrounding neighborhood by providing a homegrown sense of identity.*
- *The storefronts are usually small and are owned and operated by locals that have the ability to cater to local/regional tastes when it comes to the provision of goods and services. There are no homogeneous corporately owned big box businesses in these neighborhood commercial settings.*
- *Mixed land uses are typically the norm for these areas with even many of the buildings having a mixture of uses, such as retail or offices on the ground floor with residential dwelling units being located above the commercial spaces.*

Similar to the TRN Traditional Residential Neighborhood planning district, this planning district places a high emphasis on the continuation of the existing urban building forms found in these neighborhood commercial areas. These areas need to be nurtured by business owners, the residents of the surrounding neighborhood areas, and the public sector due to the fact that the national “big boxes” and franchise businesses on the highway strips have the economic wherewithal to make business life difficult for the small neighborhood based businesses, if the neighborhood businesses fail to capitalize on the characteristics noted above.

When the time arrives for the remodeling or redevelopment of a neighborhood commercial property, it is imperative that careful private and public planning occur prior to any remodeling or redevelopment efforts to insure that the qualities and characteristics of this area as noted above are not compromised. This plan calls for revisions to the C-1 Neighborhood Commercial Zone District to provide an even greater mixture of uses, such as allowing additional residential densities, and creating infill standards and guidelines for the redevelopment of properties.

D. Revisions to the Central Neighborhoods Area of the Master Plan's Land Use Plan Map: Proposed revisions to the Central Neighborhoods Area of the Land Use Plan Map include, but may not necessarily be limited to the following:

- Re-designate almost all of the existing residential planning designations in the central neighborhoods to the new **TRN Traditional Residential Neighborhood** planning designation.
- Expansion of some existing **NC Neighborhood Commercial** planning areas and the creation of new areas.
- Expansion of the **P Park** planning designation in the vicinity of Kollen Park Drive and 16th Street.
- Designate the Holland Public Schools Administration and old Community Education property in the vicinity of River Avenue and 16th Street to the new **SPA 1** planning designation, and designate the Baker Furniture property in the vicinity of Lincoln Avenue and 24th Street to the new **SPA 2** planning designation.
- Other proposed revisions as noted on the Land Use Plan Map.

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City of Holland

Approved Land Use Plan Map Central Neighborhoods Area

900 0 900 Feet

Legend

- Parcel
- Street Right of Way Names
- Landuse, Trn, shp
- OFR - One Family Residential
- OTF - One and Two Family Residential
- NC - Neighborhood Commercial
- CC - Community Commercial
- GI - General Industrial
- IP - Industrial Park
- MFR - Multiple Family Residential (High Density)
- MFM - Multiple Family Residential (Medium Density)
- OFF - Offices
- P - Public Parks
- PQP - Public/Quasi - Public Use
- AG - Agriculture
- TRN - Traditional Residential Neighborhood
- SPA 1 - Special Planning Area 1 - Center of Centes Plan
- SPA 2 - Special Planning Area 2 - Baker Furniture Property



ArcView 3.1
6/14/2004 ArcView User

