

PART II. PLANNING DIMENSIONS

Planning dimensions are guidelines which become the basic framework for the development of the Comprehensive Plan. For plans to be meaningful and valuable in guiding future growth and development, they must first represent the needs and aspirations of the community's citizenry and, second, they must be realistic and within the community's financial capability. This is assured by the use of planning dimensions which set forth both the qualitative and quantitative requirements of the community within the planning period.

Planning dimensions include a General Growth Policy, Goals and Objectives, Population Projections and an estimate of Future Land Needs. In preparing these Planning Dimensions, the Hampton Township Planning Commission has relied on several types of information. The Commission has undertaken a number of basic studies which, together, provide a factual background relating to the past and present development of the Township. These studies also are of value in determining the physical limits and opportunities of future development. In addition, questionnaires were mailed to every household, including single-family homes, apartments and mobile homes and to every business in the Township. The opinions expressed in these surveys were carefully considered by the Planning Commission and many of them are reflected in the final plan proposals.

GENERAL GROWTH POLICY

It is recognized that Hampton Township is an integral part of the Bay County Metropolitan Area. Many interrelationships exist and these, most importantly, include land use, transportation, recreation, public utilities and employment centers. Past and future development of the Township has been and will continue to be greatly influenced by these various relationships. Hampton Township, therefore, realizes that it cannot plan for its future development in complete isolation of the needs and growth trends of the balance of the metropolitan area. Within this general framework, however, the Township also realizes that it is a separate community and, therefore, is obligated to plan for its future in accordance with the needs and desires of the local residents. The following brief statements that form the Overall Growth Policy are based on recognition of both the Township's areawide responsibilities as well as responsibilities to the residents and landowners within the Township.

- * Economic development and improvement of economic conditions is of prime importance to local residents. The Township is committed to plans, programs and policies that will contribute to job retention and job creation both within the Township and the Bay County Metropolitan Area.
- * All development should be provided with the necessary services and facilities to assure the continual protection of the public health, safety and welfare of all Township residents.

- * Expansion of the local tax base is necessary for the continual provision of a high level of public services at minimal cost to Township residents.
- * Efforts should be directed towards expansion of all major economic sectors including business, industrial, agricultural and recreational development.
- * In addition to balanced economic development, the Township recognizes the need to continue to provide for a variety of housing types including single-family homes, apartments, condominiums and mobile homes.
- * All future development should be in accordance with the goals and long-range plan for the Township.

PLANNING GOALS

Planning goals are statements that express the community's long-range desires and, therefore, provide direction for planning activity. In the preparation of the Comprehensive Development Plan, various plan alternatives were evaluated on the basis of how well they could contribute to the achievement of these goals. The goals that are considered most important include the following:

Transportation:

It is the goal of Hampton Township to provide a functional network of transportation facilities to safely, efficiently and adequately serve the needs of Township residents, businesses and industries.

The primary function of major thoroughfares such as Center Avenue (M-25) and Tuscola Road (M-15) should be to safely and efficiently move large volumes of through traffic. A secondary function should be to provide access to adjacent properties, which often conflicts with the primary function. These conflicts can be minimized, however, by regulation of such things as building setbacks and the number of curb cuts or by requiring service roads.

The primary function of local or residential streets should be to provide access to adjacent properties with a secondary function of moving traffic. These streets should, therefore, be designed to discourage through traffic by the use of cul-de-sacs or a curvilinear street pattern.

Commercial Land Use:

It is the goal of Hampton Township to encourage commercial development in planned, logical areas and which are intended to primarily serve residents of the surrounding area.

It is the goal of Hampton Township to implement programs that will eliminate or prevent traffic conflicts, improve the attractiveness of the area or will make additional land available for future business development.

It is the goal of Hampton Township to encourage the reuse, reconstruction or redevelopment of businesses and lands which are obsolete or non-conforming and detract from the desirability of the shopping areas.

It is the goal of Hampton Township to limit commercial development to a few concentrated areas which are best suited to satisfying the shopping needs of local residents.

It is the goal of Hampton Township to protect designated commercial areas from encroachment by incompatible, non-commercial land uses.

It is the goal of Hampton Township to provide separation between major commercial areas and low density residential uses by requiring greenbelts or buffer areas and by permitting transitional uses such as offices and/or higher density residential uses.

It is the goal of Hampton Township to encourage the development of new businesses that will compliment existing businesses and help increase the drawing power of the shopping district.

Industrial Land Use:

Encourage the expansion of the present industrial base of the community by actively pursuing new industrial development.

Separate industrial lands from other, incompatible land use types.

Provide industrial sites that are reasonably level, flood free, well drained and capable of bearing heavy loads.

Provide industrial areas that are served by or capable of being provided with all necessary utilities including storm drainage, sanitary sewers, water, natural gas, telephone and electric power.

Locate industrial sites so that prevailing winds will not carry odor, smoke or dust to other developed portions of the community.

Provide industrial lands that are free of encumbrances and conflicting easements and protected by zoning from encroachment of incompatible land use types.

Provide a readily available and accessible area for light manufacturing, warehousing, distribution centers, data processing centers etc..

Encourage areawide industrial development that will create new jobs or will assure the retention of existing jobs.

Residential Land Use:

It is the goal of Hampton Township to generally continue a low density residential pattern compatible with the existing pattern of development. Higher den-

sity residential uses should be limited to the specific areas that have been planned for higher density use or are in transitional use areas.

Residential uses that will initially or ultimately require public utilities or facilities should be located where these services can be economically and efficiently provided.

Future residential development should conform to existing topography, thereby minimizing flooding, erosion, tree removal, etc..

Public Facilities:

It is the goal of Hampton Township to provide an adequate level of public services and facilities to protect the public health, safety and welfare. An orderly land use pattern should be developed which will permit the economic and efficient provision of police protection, fire protection and public sewer, water and storm drainage systems.

It is the goal of Hampton Township to make a wide range of active and passive recreational facilities available for use by Township residents. Private developers should be encouraged to reserve a portion of their sites for the development of private or semi-public recreational facilities.

Sites for recreational use should be acquired by the Township in advance of actual need to minimize public expenditures and to assure that sites will be available as the need for additional facilities arise.

Make recreational use of the Saginaw Bay shoreline more readily available while at the same time preserving the natural assets of the area to the fullest extent possible.

Encourage the maximum use of all public facilities by ensuring proper operation and maintenance.

The Township should cooperate and work with the Bay County Parks Commission and the Bay City and Essexville-Hampton school districts in providing recreational facilities that will serve the residents of Hampton Township and the entire County.

Encourage the development of privately owned recreation facilities to help satisfy the needs of Township residents.

POPULATION PROJECTIONS

Projections of future population are an important part of the Plan. They provide insight concerning the magnitude of potential growth and allow the Township to determine land requirements and needed improvements to accommodate the increased population. Population projections should not, however, be viewed as precise predictions of what the population will be at a certain point in time.

Population increases or decreases are the result of numerous external and internal factors over which the Township has relatively little control. In a metropolitan area, such as Bay County, the external forces of areawide economic conditions are most important. If the economy is strong and growing and many persons are in-migrating into Bay County, the Township will likely grow very rapidly. Internally, the Townships growth policy, availability of public utilities and services, quality of schools, land values and general attitudes toward different types of development all affect the rate of population growth.

TABLE 25

HISTORIC POPULATION GROWTH

	1960 - 1970		1970 - 1980		1980 - 1985	
	Numeric Incr.	%	Numeric Incr.	%	Numeric Incr.	%
Michigan	1,051,889	13.4	386,995	4.2	-91,778	-1.0
Bay County	10,297	9.6	2,542	2.2	- 2,582	-2.2
Hampton Township	1,481	27.0	3,550	51.7	528	5.1

Source: U.S. Census of Population

During the 1960's, economic conditions were generally good throughout the state as well as Bay County. Internal factors, however, allowed the Township to grow at a much faster rate than the County. During this period the Township developed extensive sanitary sewer and water systems, had low taxes and generally had a positive attitude towards growth.

The rate of growth in the Township nearly doubled in the 1970's while it was relatively stagnant in both the County and the State. During this period the Township constructed a storm drainage system, established a Township police department and made numerous park improvements. While all of these factors contributed to the high rate of growth, the primary factor was a positive attitude on the part of Township Officials with respect to the development of apartments, mobile home parks and businesses.

The early 1980's was a period of economic recession throughout the state and there was little construction activity any place, including Hampton Township. The Township did show a slight increase, however, as compared to actual losses for both the County and the State.

Projections of the future population of the State, County and Hampton have been prepared by the Michigan Department of Management and Budget and the East Central Michigan Planning and Development Region and are as follows.

TABLE 26

POPULATION PROJECTIONS

	1990	2000	2010
State of Michigan	9,387,700	9,775,100	10,044,300
Bay County	117,300	115,003	109,799
Hampton Township	10,666	10,894	10,765

Source: ECHDDR

Between 1990 and 2010, the population is projected to increase by 7 percent in the entire state, decrease by 6 percent in the County and increase by 0.1 percent in Hampton Township. This rate of population increase/decrease is much less than it was for the previous 20 year period. It should also be pointed out that the projections for the Township are derived from somewhat general allocations based on a population decline for Bay County and do not consider numerous factors within the Township that affect the rate of growth.

The 1970 Township Plan projected a growth rate of about 200 dwelling units per year consisting of 75 percent single-family homes and 25 percent apartments and mobile homes. The actual increase of 186 dwelling units per year was quite accurate, however, the mix was 33 percent single-family homes and 67 percent apartments and mobile homes. Between 1980 and 1986, the rate of growth greatly declined but the rates of single-family homes to apartments and mobile homes stayed about the same.

In terms of the future, it is unlikely that the rate of growth will be as great as it was during the 1970's or as low as it was during the first half of the 1980's. Because Bay County is not expected to have a population gain during the next twenty years, most future growth in the Township will be the result of shifts in the County population (persons moving to Hampton Township from some other part of the County); older persons moving from large, family homes to new, smaller apartments and condominiums and a greater number of births than deaths within the Township.

Based on the progressive attitude of the Township, the availability of a high level of public utilities and services, excellent schools, relatively low taxes, and an ample supply of improved, undeveloped land it is projected that approximately 125 new dwelling units will be constructed each year as follows.

TABLE 27

HAMPTON TOWNSHIP GROWTH PROJECTIONS
1989 - 2010

	Number of Dwelling Units	Persons/Dwelling Units	Population Increase	Population Incr. Per Year
Single-family Homes	1,200	2.3	2,760	131
Apartments/Condominiums	1,050	1.3	1,365	65
Mobile Homes	375	1.7	640	30
Total	2,625	1.8	4,765	226

Based on the above estimates the population projections for Hampton Township are as follows:

TABLE 28

**HAMPTON TOWNSHIP
POPULATION PROJECTIONS
1986-2010**

1986	10,670
1990	11,574
2000	13,834
2010	16,094

FUTURE LAND NEEDS

The following table summarizes the amount of residential land that will be needed to satisfy the 1989 - 2010 needs based on preceding projections

TABLE 29

**RESIDENTIAL LAND NEEDS
1989 - 2010**

Housing Type	Total O.U. 's 1980	1989-2010 D.U. 's	Density D.U. 's/A	Net Add't. Acres Required	Gross Add't Acres Required
Single-family Homes	2,278	1,200	1.2/A	1,000	1,500
Apartments/Condominiums	1,562	1,050	6.0/A	175	350
Mobile Homes	4BR	375	4.0/A	95	200
Total	4,288	2,625	3.7/A	1,270	2,050

In the above table, Net Additional Acres Required is the amount of land actually required for development based on the average densities provided. Gross Additional Acres Required is the amount of land that should be planned for each use and provides allowances for streets, schools, parks, utility easements and land that will not be made available or is undevelopable. It also provides for some variety, in the selection of individual sites for development

MAJOR PLAN CONCEPTS

Based on the updated population projections and estimates of the amount of land required to satisfy these projections, a relatively small percentage of the to-

tal land available within the Township will be developed for urban types of land uses such as residential, commercial, industrial and public facilities. Therefore, it is necessary to establish development priorities for various lands within the Township. This will help to prevent random, scattered development or sprawl throughout the rural area which would be expensive to serve with community facilities and public utilities. The proposed land uses illustrated on the Comprehensive Plan Map have been planned to utilize existing facilities and public utilities or logical and cost effective extensions of these utility systems.

A second major concept is to provide for the continuation of the present pattern of development to the fullest extent possible. Recent development has taken place in a well-planned and orderly manner and major changes have not been proposed for the sake of change alone. Major deviations are limited to waterfront and industrial development in an effort to help strengthen those sectors of the local economy and reductions in the area of certain uses resulting from a modest decrease in the anticipated future rate of growth.

A final major concept is to provide for balanced growth of the Township. Many suburban townships attempt to limit development to very low-density, single-family homes and strive to become a bedroom community to a larger central city. The proposed plan provides for a wide variety of housing types and densities as well as providing areas to encourage both commercial and industrial development. This is in part a continuation of past Township goals and also reflects the present desires of Township residents to strengthen the local tax base and encourage job retention and creation.