

## Land Use

Municipal land use is a key part of this Master Plan, describing an optimum arrangement of future land uses. A subsequent chapter will deal with design issues in terms of architectural styles and other elements that help to define community character. In essence this division between land use and urban design can be thought of in terms of **what** is built (land use) and **how** it is built (urban design).

### Existing Land Use Overview

Existing land use is shown on Map 3-1. This map illustrates the fact that Luna Pier is largely residential in nature, which is largely because of its lakefront resort community origins. Typically, residential units are on relatively small lots, especially toward the shoreline. The commercial core of the City is along Luna Pier Road and this area extends to the south somewhat. Another large commercial use is the marina located east of Harold Drive. A modest amount of industrial and public utility land uses are found along the west side of Harold Drive. Toward the south, one of the largest single land uses in the City is Consumers Power. This property includes a large coal-fired power plant, surrounded by wetlands and woodlands. To the north, the Erie State Game Area represents a substantial amount of wetland acres.

### Single-Family Residential Land Uses

Residential areas represent the bulk of the developed land in Luna Pier and detached single-family units are the dominant type of residential land uses. These homes are typically smaller units built many years ago on smaller lots. Because of the small lots, residential structures typically have small front, side and rear setbacks, and the structures themselves occupy a large percentage of the lot. The relevant zoning categories for these areas are R-1 and R-2 and densities are typically in the range of 5-7 dwelling units per acre. Typically, larger and more costly residential structures are found near the shoreline.

### Multi-Family Residential Land Uses

Luna Pier has two primary multi-family residential areas. Evans Landing Condominiums are located on the west side of Harold Drive. This development contains 64 units in several separate buildings. The other larger multi-family development is located to the west of Evans Landing and is owned by the Luna Pier Housing Commission. It contains 102 units. Sixty units are occupied by seniors or disabled residents and 42 are occupied by families.

### Waterfront Marina

The Luna Pier Harbour Club is a private marina with access to Lake Erie via LaPointe Drain. This facility is 23 acres in size and provides launching facilities, dockage for boats up to 40' in length, and winter storage. It was built in 1987 and is home to several professional fishing charters.



### Commercial Areas

Luna Pier Road is the center of commercial activity for the City. This corridor stretches from Lake Erie westward to I-75. The western side of this corridor is primarily an auto-oriented corridor, while the eastern side looks and feels more like a downtown with buildings built near the road right-of-way.

### Industrial Areas

Luna Pier's primary industrial area is found in the southern one third of the City. Land south of LaPointe Drain is largely owned by Consumers Power. This property is the site of a large coal-fired power plant, known as the Whiting Plant. Land around this site includes property used to store fly ash, and supportive facilities and equipment. According to company literature, this plant has three coal-fired units and each year the plant uses about 1.4 million tons of coal, which is delivered to the site by rail. To produce electricity, water is pumped through steel tubes and the boiler turns the water to steam which turns turbine blades and produces electricity. Power generated is sent through a transmission and distribution system.

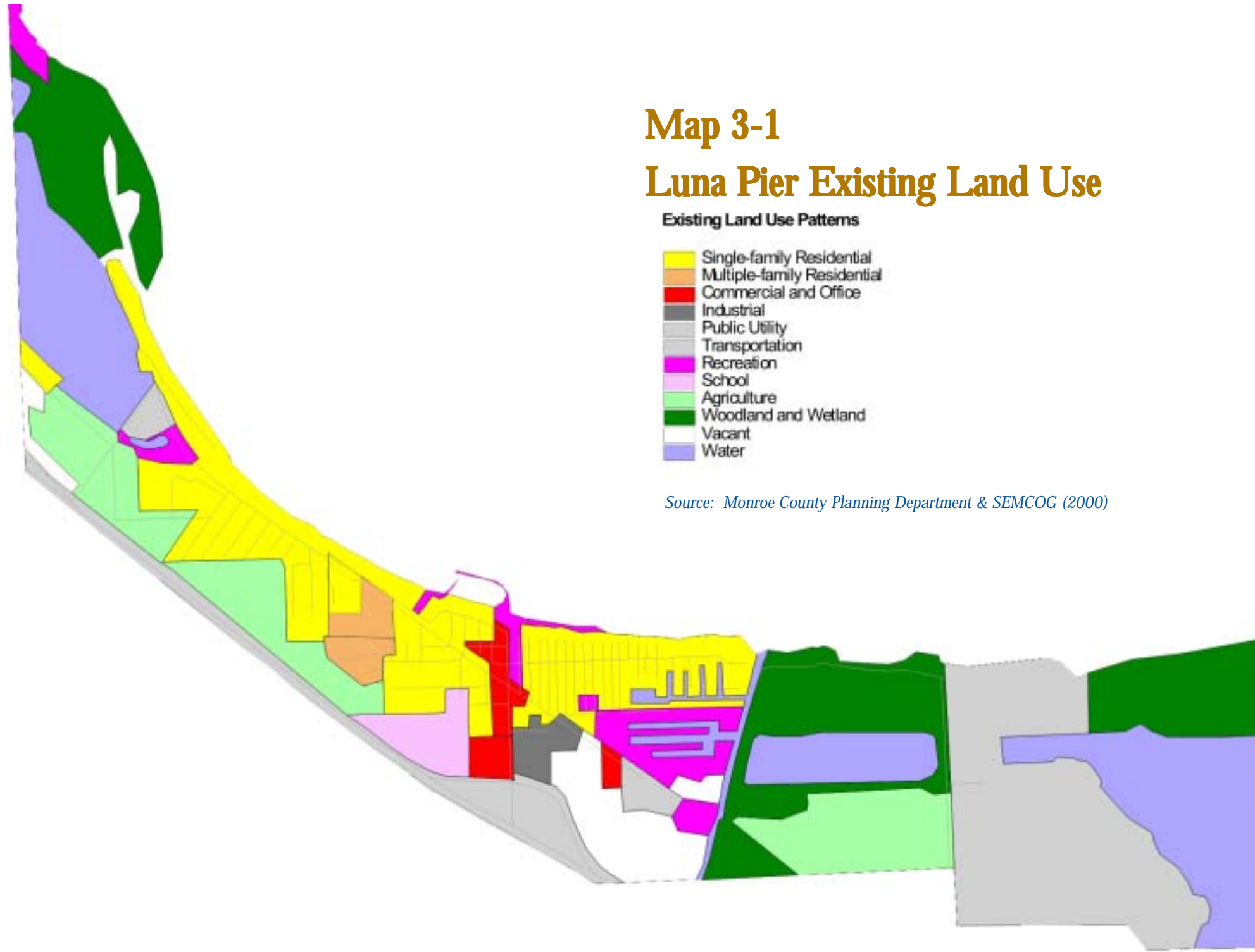
Other industrial space in Luna Pier includes light industrial uses south of Luna Pier Road and west of Harold Drive. In this area, several light industrial uses are blended in with some commercial activity.

### Public Parks and Public Open Space

There are three large areas that represent public parks and public open space in Luna Pier. These places include the Erie State Game Area to the North, the Luna Pier Elementary School Park property just east of I-75 and north of Luna Pier Road, and Luna Pier Memorial Park along Luna Pier Road near Lake Erie.

### Other Public Uses

The City of Luna Pier owns several facilities along Harold Drive near LaPointe Drain. This property is the site of the Department of Public Works building and sewage treatment plant. Two other major areas of public use include the former Mason Elementary School and the current City Hall property.



**Map 3-1**  
**Luna Pier Existing Land Use**

- Existing Land Use Patterns**
- Single-family Residential
  - Multiple-family Residential
  - Commercial and Office
  - Industrial
  - Public Utility
  - Transportation
  - Recreation
  - School
  - Agriculture
  - Woodland and Wetland
  - Vacant
  - Water

Source: Monroe County Planning Department & SEMCOG (2000)

## Future Land Use

Individuals and businesses almost instinctively plan for their future. Typically, they try to anticipate change and they strive to achieve a vision. Communities plan for their futures for similar reasons, and the most noticeable feature of any community is how land uses are arranged and how they relate to each other. Considering future land use in any community has huge implications for many dimensions of community life. Even simple questions relating to where new homes will be built and where residents will work and shop profoundly impact the character of any town.

In Luna Pier, future land use planning is taking place in light of the fact that the community is mostly “built out.” In other words, there is little available land for development that would take place on previously undeveloped land. That being said, it might be assumed that future land use planning would be simple, since what exists today may remain indefinitely. However, such an assumption is untrue because land uses often change – especially in terms of non-residential activity. Structures are remodeled, enlarged, demolished, and the actual use of property can change frequently. It can also be said that when redevelopment occurs in an area that is already developed, the land use issues are more complex as the likelihood that adjacent property will be impacted is much greater than if surrounding areas are vacant.

*The Context for Future Land Use Planning: Future land use planning is one element of this Master Plan and is discussed in the following context:*

- While current land ownership is important, it should be recognized that property can be bought and sold frequently. The planning issues addressed in this Master Plan focus on the specific type of land use and how it relates to adjoining property and the community as a whole.
- Land use is described in terms of actual use of land, along with the intensity of that use. Intensity refers to considerations such as the numbers of housing units per acre, numbers of stories and ratios of building floor area to lot area. This is important because many land uses can represent very different things depending on size and intensity. A grocery store can be everything from a small neighborhood market to a “big box” retail center 100,000 to 250,000 square feet in size.
- Apart from type of use and intensity, urban design issues are also important. Urban design issues speak to architectural elements and the relationship of building spaces to the site and surrounding area. These issues are discussed in the following Chapter.

## Key Land Use Issues

While many considerations went into the development of this Future Land Use Map, three key land use issues emerged as being fundamental to the future. These are as follows:

**Consumers Power Land:** Apart from economic considerations, the future of the Consumers Power Plant is a significant land use issue for the City of Luna Pier. Consumers Power is the single largest land owner in the City with holdings that involve hundreds of acres. This coal-burning plant has not been significantly upgraded in recent years and absent a decision to reinvest significantly in this facility, some type of redevelopment is expected. Future reuse of this property (if other than a power plant) presents a local opportunity and challenge at several levels. Many redevelopment options exist and local leaders are open to possibilities that may present themselves in the future and are not necessarily inclined to establish a rigid set of planning and regulatory polices that limit options. However, at the same time, the City recognizes that future redevelopment should be consistent with City-wide interests and local planning policies. As applied to this property, these include the following:

1. The City of Luna Pier has relied on the tax revenue from the power plant for many years. Redevelopment of this site should attempt to maintain tax base as much as possible.
2. Redevelopment and reuse of this site should include site clean-up and remediation in a manner that is consistent with state and federal regulations.



3. Environmental assets of this property, such as the lake shore and wildlife habitat, should be protected and preserved for the benefit of the whole community.
4. If redevelopment includes a substantial increase in transportation demand, consideration should be given to enhancing access to this area as Erie Road represents the only existing point of ingress or egress. This concern is described further in Chapter 7.

**Luna Pier Road Corridor:** The Luna Pier Road Corridor is the heart and front door of the City. Visitors form first impressions here and this area should be a place that offers compelling reasons to stay and return. Future chapters of this Master Plan address the need for this corridor to become a more vibrant center of commercial activity oriented toward visitors. From a land use perspective, this is planned to occur in the following way:

- Land uses along Luna Pier Road (east of the Fire Station) should be retail establishments, restaurants that can take full advantage of the draw created by Lake Erie, a new pier and new lighthouse. Retail establishments should include artist studios, craft stores and specialty shops. The intensity of uses should include structures that are 2-3 stories and may cover the majority of the lot and rely on on-street parking or public parking. After parking a vehicle, people should feel drawn to visit multiple destinations as a pedestrian. Mixed uses are encouraged in this area to help make properties more economically viable with residential or office uses assigned to upper floor spaces. As will be discussed in more detail in the next chapter, the design of new or renovated buildings should include 2-3 story structures with nautical architectural influences, a downtown look and feel and an inviting pedestrian realm.

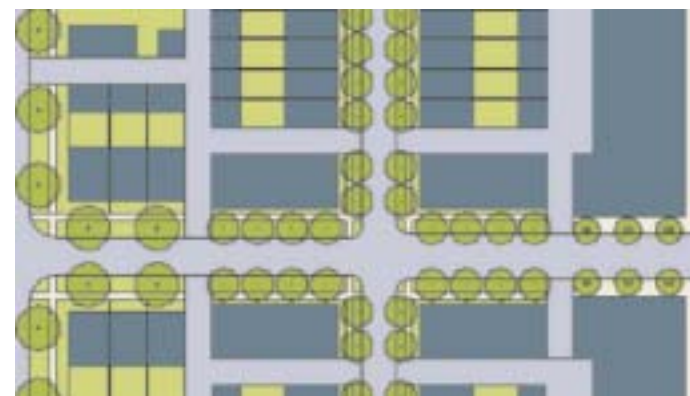


Illustration of future building footprints on the east side of Luna Pier Road (Graphic Source: Smart Code)

- West of the Fire Station, Luna Pier Road is generally more auto-oriented. Off-street parking is required and found in front of buildings, or along the sides of buildings. This area provides a more general commercial environment consisting of stand-alone single use commercial structures typically occupying less than half of the lot. and uses in this area cater to both highway-oriented commercial activity and tourist-related commerce.



Illustration of building footprints on the west side of Luna Pier Road (Graphic Source: Smart Code)

## Preserving Quiet Neighborhoods and Atmosphere of Casual Lake Living.

Subsequent chapters of this Master Plan address the need for economic development and the creation of a viable commercial center to attract commerce. There is substantial support for this, but at the same time it is also recognized that traffic, congestion and noise generated by greater commercial activity would be unwelcome and would diminish some of the charm and character that drew residents to live here in the first place. Poor land use decisions could impact neighborhoods with the following measures:

- The Future Land Use Plan intentionally limits commercial development to existing underutilized commercial areas. Encroachment of commercial activity into adjacent residential areas is not desirable, not only because of impacts on residential areas, but also because it may reduce demand for commercial space in areas targeted for redevelopment.
- To help provide a smoother transition between existing residential and commercial areas, transitional uses will be allowed under specific circumstances. Transitional uses include bed and breakfasts, home craft and art studios, and home offices.



## Future Land Use Table

Name	Description	Existing Zoning	Residential Density/Land Use Intensity
<b>Single-Family Residential</b>	Typically residential uses, including mostly one-family homes & manufactured homes. This category may include some open space within or adjacent to related to residential development.	R-1, R-2	Residential densities are typically 5-7 dwelling units per acre (exclusive of road right-of-way).
<b>Multi-Family Residential</b>	Typically residential uses, including duplexes, triplexes, town homes, apartment buildings and condominiums. May include open space within or adjacent to the property in residential areas	RM	Residential densities are typically 10-21 dwelling units per acre (exclusive of road right-of-way).
<b>Downtown Mixed Use</b>	Provision of goods or services of the first floor and office/residential uses on upper floors	None (new zoning parking to be created -see recommendations)	Permit up to 3 story structures with no on-site requirements.
<b>Business</b>	Provision of local goods and services and office uses.	B-1	No existing limits on land use intensity (see recommendations to limit building size to 10,000 square feet)
	Provision of general goods and services and office uses.	B-2, ES	No existing limits on land use intensity (see recommendations to limit building size to 100,000 sq. ft.)
<b>Industrial</b>	Light manufacturing and/or processing of products, including office uses and warehousing.	I-1, OI-1	No existing limits on land use intensity (see recommendations to limit building size to 50,000 sq. ft.)
	General manufacturing and/or processing of products, including office uses and warehousing.	I-2	No existing limits on land use intensity.
<b>General Mixed Use</b>	Commercial, office, institutional and light industrial.	B-1, B-2, ES, I-1	Same as above.
<b>Waterfront Marina</b>	Recreational boating & associated uses.	WM	N/A
<b>Public Parks / Open Space</b>	City and State parks & other public open space.	N/A	N/A
<b>Public Facilities</b>	Public and semi-public buildings and uses.	N/A	N/A

## Supporting Land Use Plan Themes

Apart from the key land use issues discussed earlier, the following supporting land use planning themes are expressed in the Future Land Use Plan.

1. The City of Luna Pier was originally built as a resort community with higher-density detached residential units. Much of the City is built in this manner, but there are opportunities for infill development of several vacant tracts of land. Continued development with higher-density detached residential units to reflect current character is desired.
2. Luna Pier has three major centers of publicly-owned open space (Water Tower Park, the park facilities north of Luna Pier Road and east of I-75, and Luna Pier Memorial Park next to Lake Erie). These places are dispersed throughout the City and provide residents with convenient recreational access. Further, it is intended that the all parks will eventually be connected – if not physically, then with bike and walking trails in the public right-of-way, or along dedicated separate paths. Notably, Water Tower Park and the park property north of Luna Pier Road and east of I-75 will someday be connected with green space and a bike/walking path.

## Future Land Use Plan

The plan for future land is illustrated on the following page. This map utilizes the land use categories described previously and provides an illustration of a general arrangement of land uses in the future. Subsequent Chapters of this Master Plan build on this foundation of land uses and address urban design, environmental issues, housing, infrastructure and economics in greater detail.

**Map 3-2  
Future Land Use Plan**



## The Downtown Area

A substantial amount of effort was placed on land use planning in the downtown area for several reasons. First, it was widely recognized that the downtown area has tremendous untapped potential for redevelopment. This was brought to light during early visioning sessions, in the public survey and during subsequent research and investigation. Community leaders view the redevelopment of this area as being critical to the future of the City in terms of economic development, community pride and local efforts to create a renewed sense of place. The economic development aspects of this are explored more extensively in Chapter 6. From a physical development standpoint however, very specific design concepts are called for in the downtown as illustrated and described in the following material.

As noted previously, Luna Pier Road east of Harold Drive is planned to be a highly appealing pedestrian-oriented and human-scale environment. The area is to be anchored by several key destinations near Lake Erie that include a reconstructed Turtle Island Lighthouse and highly desirable commercial activity centers. In the future, a rebuilt pier/boardwalk (and the possibility of ferry services to Lake Erie destinations) also provides compelling draws to this area. As will be discussed in more detail in subsequent chapters, a reconstructed Turtle Island Lighthouse is intended to serve as a welcome center, functional place of programmed activities and important “place-making” feature.

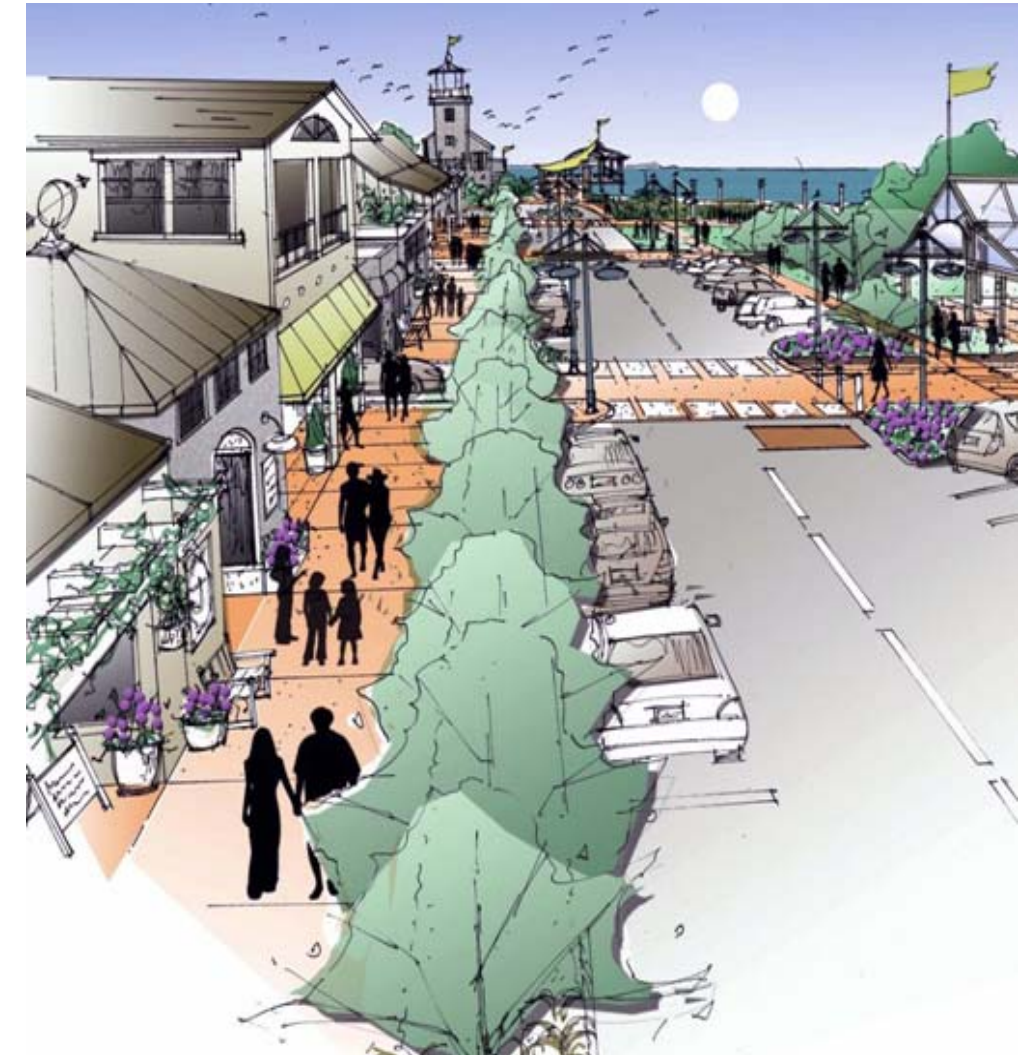
Buildings along Luna Pier Road toward the east are two or three stories with balconies that provide views of the Luna Pier Memorial Park and Lake Erie. Typically, upper floor uses are office spaces or residences. It is anticipated that in cases where the first floor is used for retail sale of art, such as paintings, crafts and pottery, corresponding upper floors might be occupied by artisans, or shop owners intimately connected to retail sales on the first floor. Upper floors might also be used as office spaces and general residences of empty-nesters or young adults who wish to live in a more urban and active setting.

The streetscape provides a welcoming pedestrian environment. First floor retail establishments have large windows that provide clear views of inside spaces. Landscaping and street furnishings help provide a comfortable, safe and accommodating pedestrian realm that supports and encourages leisurely strolls to or from the lake shore.

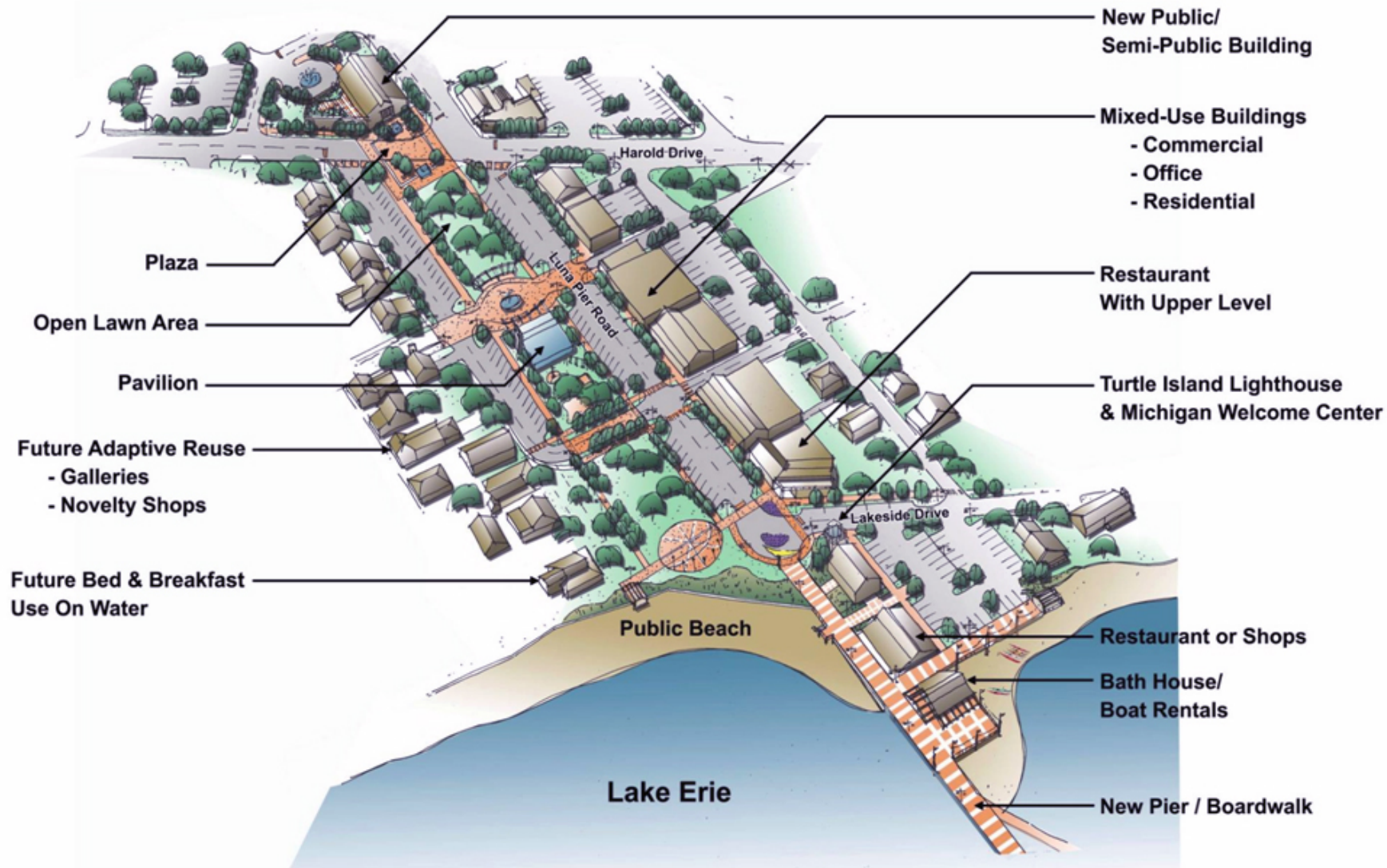
The downtown area draws energy from future improvements and programmed activities at Luna Pier Memorial Park. This park is currently underutilized and will be enhanced with a wide range of physical improvements that help to draw people to this area and help create a unique experience near the lake shore. These specific improvements are discussed in more detail in Chapter 7.



*Illustration of Key Land Use Attractions Near Lake Erie Along Luna Pier Road.*



*Future view along Luna Pier Road East of Harold Drive Looking Toward Lake Erie.*



### Pedestrian Circulation Patterns

Along with the fact that Luna Pier Road is planned to have a significant pedestrian environment, strong pedestrian linkages are also planned to connect with adjacent areas. These include strong linkages to Luna Pier Memorial Park and to adjacent residential areas. Also, as discussed in Chapter 7, Harold Drive is planned to represent the spine of a city-wide non-motorized trail system thereby connecting the whole City to the downtown area with a non-motorized transportation linkage.

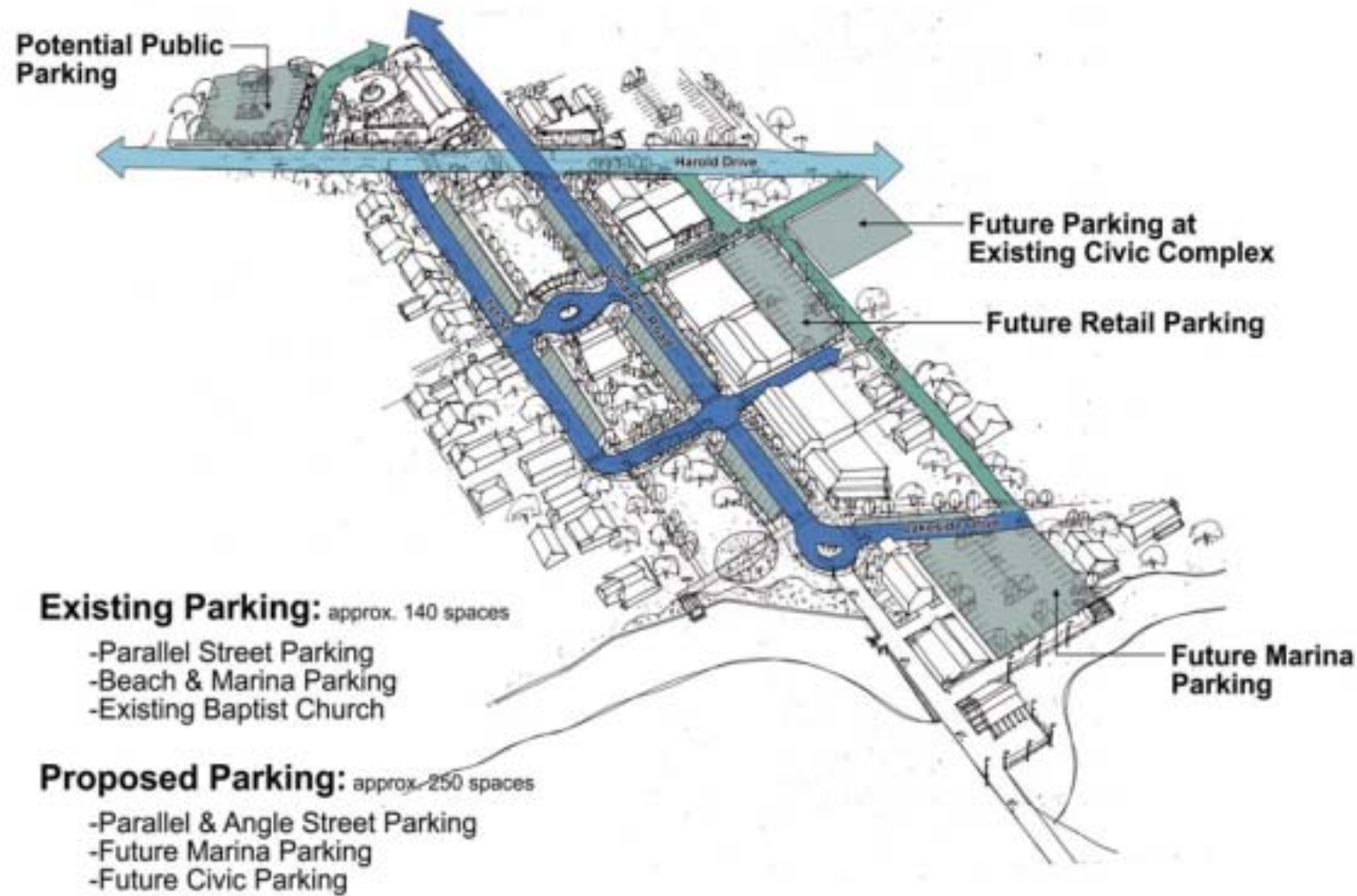


Land Use Concept for Luna Pier Road east of Harold Drive.



## Vehicular Circulation Patterns

It is intended that vehicular traffic to and from the downtown area be confined mainly to Luna Pier Road. Plans for the terminus of Luna Pier Road near Lake Erie illustrate a cul-de-sac so that vehicular movement can effectively return westward or utilize parking. Secondly, Elm Street, 1st Street and Lakewood Drive are identified as roads that would serve as supporting routes to access parking. This vehicular circulation pattern is intended to help confine traffic volumes to Luna Pier Road and avoid impacts on adjacent residential areas.



## Public/Semi Public Uses

Downtowns are almost universally considered to be the heart of a City and the logical site of public buildings and centers of civic activity. The planned redevelopment of Luna Pier Road, coupled with the plans to substantially redevelop Luna Pier Memorial Park, help to create opportunities at the southwest corner of Harold Drive and Luna Pier Road. This property is currently the site of a Church, but future redevelopment of this site could well take advantage of dramatic views of Luna Pier Memorial Park as it is planned to be redeveloped and reprogrammed with activities. If the opportunity presented itself this property would make a good site for a new municipal complex, with meeting rooms overlooking the park and Lake Erie.

