



Future Land Use

Low Density Residential

Area where single family uses are the principal use and other incompatible uses are excluded or regulated.

Medium Density Residential

Areas where residential uses typified by single-family residential development, along with higher density residential development like duplexes or small apartment buildings with less than 4 units.

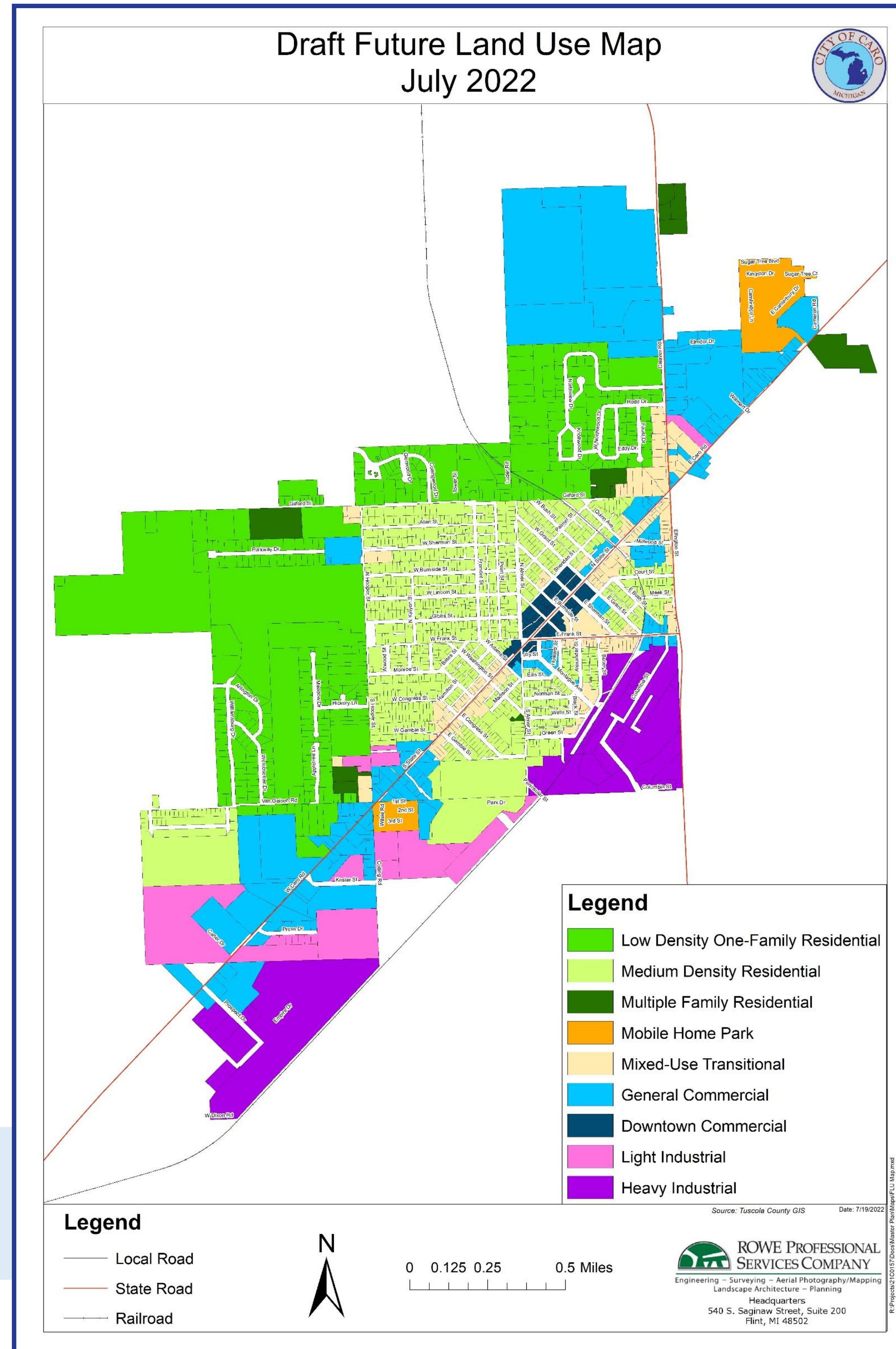
High Density Residential

To provide for residential development at a higher density than single family residential neighborhoods.

Mobile Home Residential

Provides for alternative residential development at a higher density than single-family residential neighborhoods.

The map to the right represents a general arrangement of the proposed land uses as identified by their locational criteria. It is not intended to be the zoning map. This map is one possible outline of what the community could strive for.



Mixed-Use Transition Areas

Provide areas for a mix of less intense service establishments and residential uses between the downtown area and existing medium density residential neighborhoods.

General Commercial

Provide locations for uses which generate significant automobile traffic or require parking, storage or building space not otherwise available in the downtown.

Downtown Commercial

Provide for a mix of uses including commercial retail and service businesses to service the City of Caro and Tuscola County

Light Industrial

Provide for wholesale, warehouses, and industrial opportunities

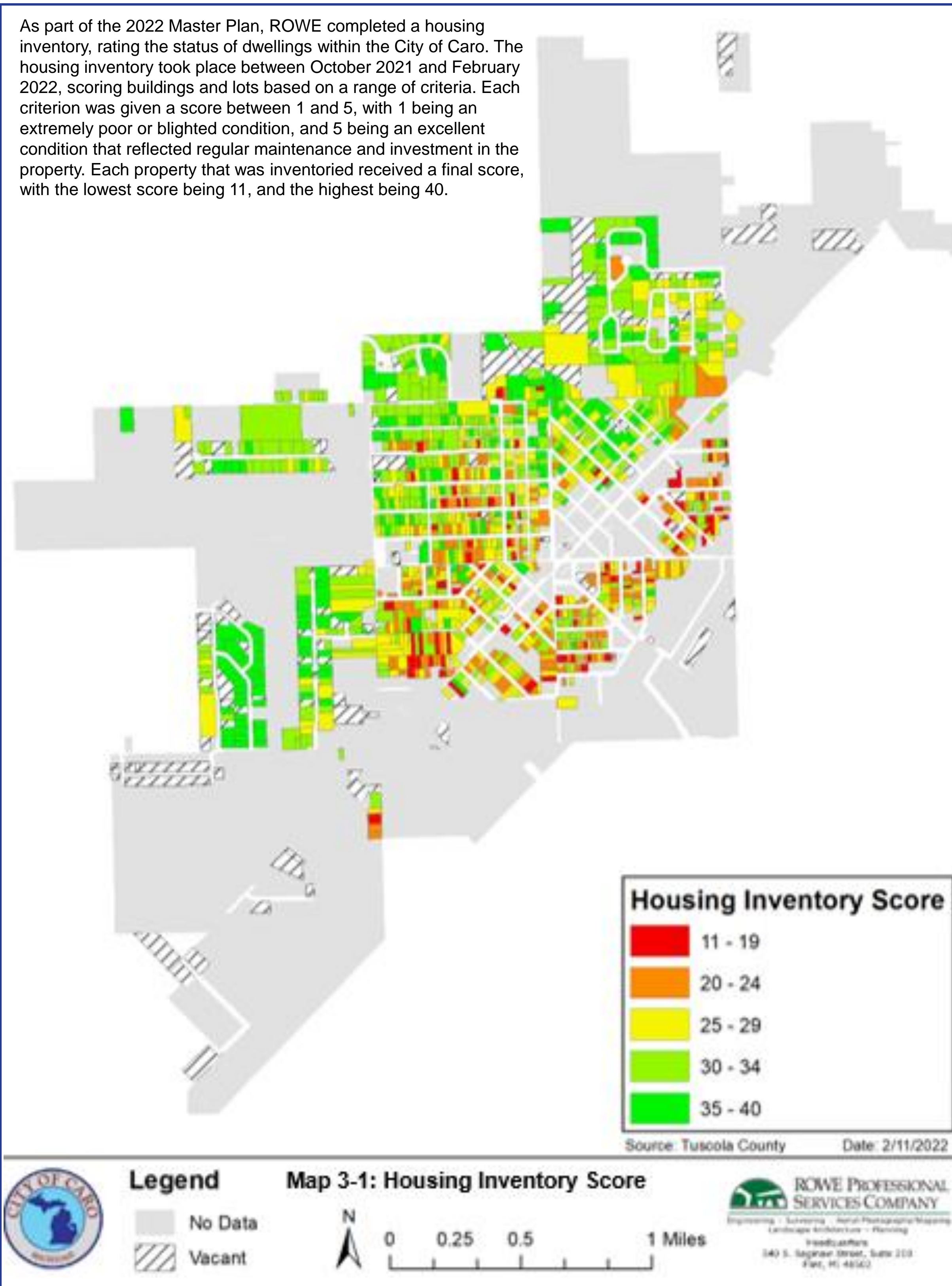
Heavy Industrial

Provide for more intense industrial development like manufacturing, assembly and fabrication.



Housing

As part of the 2022 Master Plan, ROWE completed a housing inventory, rating the status of dwellings within the City of Caro. The housing inventory took place between October 2021 and February 2022, scoring buildings and lots based on a range of criteria. Each criterion was given a score between 1 and 5, with 1 being an extremely poor or blighted condition, and 5 being an excellent condition that reflected regular maintenance and investment in the property. Each property that was inventoried received a final score, with the lowest score being 11, and the highest being 40.

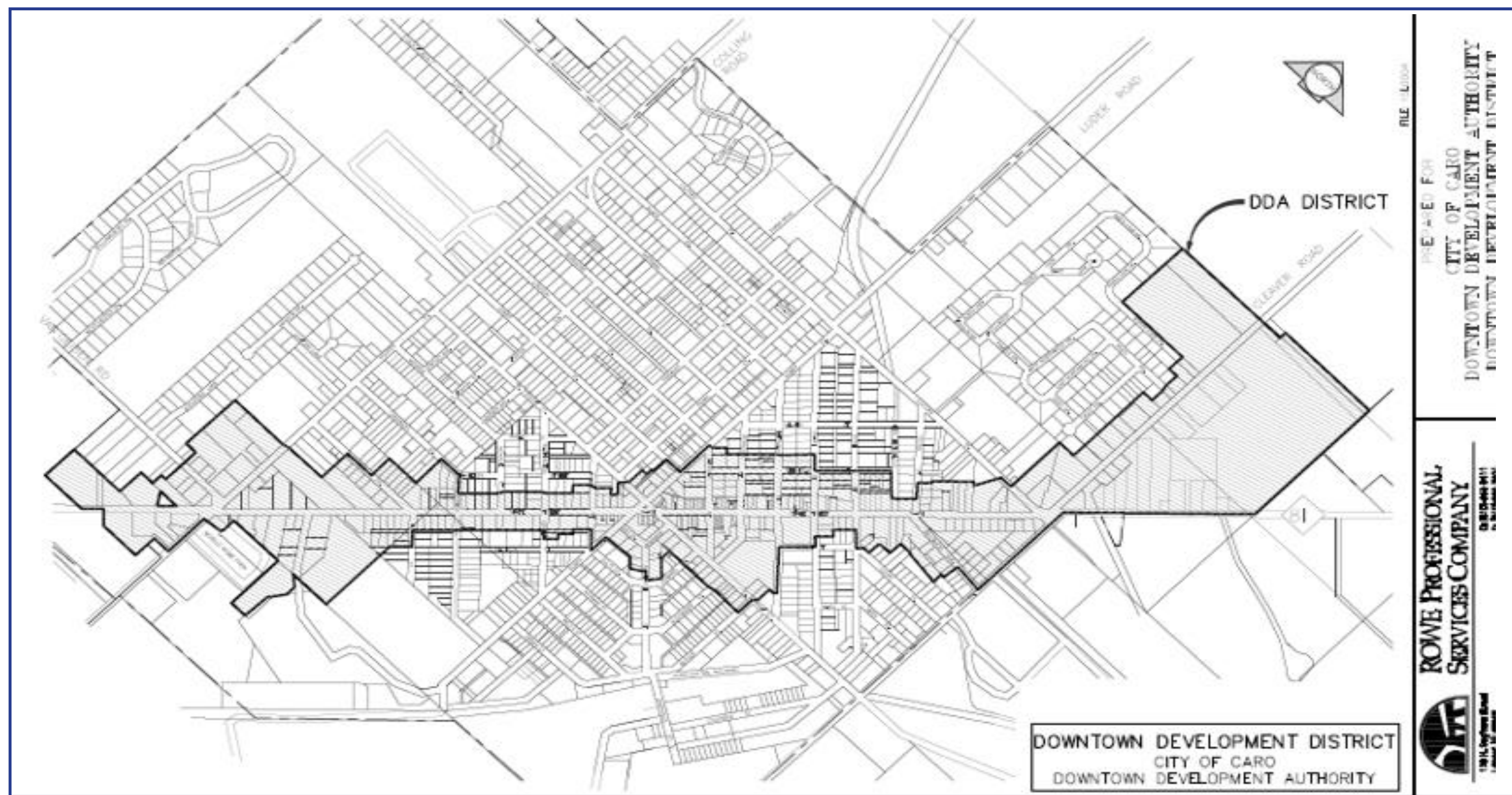


Goal 1: Enhance Housing Stock and Provide More Housing Choices

- 1) **Strategy: Create a list of sites** available for redevelopment that is regularly updated and promoted to local realtors, developers, business owners and residents.
- 2) **Strategy: Prioritize enforcement of the city's blight ordinance** by taking a more proactive approach to forcing compliance by repeat violators.
- 3) **Strategy: Proactively identify state grants and programs** that can address funding gaps for potential housing developers.
- 4) **Strategy: Maintain the city's Capital Improvement Plan.**
- 5) **Strategy: Explore establishment of a rental licensing ordinance** and associated enforcement to address substandard rental properties.
- 6) **Strategy: Evaluate the feasibility of programs to engage local youth to address blight** and maintenance needs in the community.
- 7) **Strategy: Pursue new partnerships** with organizations like the Human Development Commission and Lapeer-Tuscola Habitat for Humanity to help homeowners and landlords make improvements to their properties.
- 8) **Strategy: Identify priority neighborhoods** and areas for investment in public improvements like sidewalks, road maintenance, and recreational facilities.
- 9) **Strategy: Continue to invest resources in maintenance and upgrades to parks and recreational facilities** throughout the city through a regularly maintained Parks and Recreational Master Plan.



Downtown Development

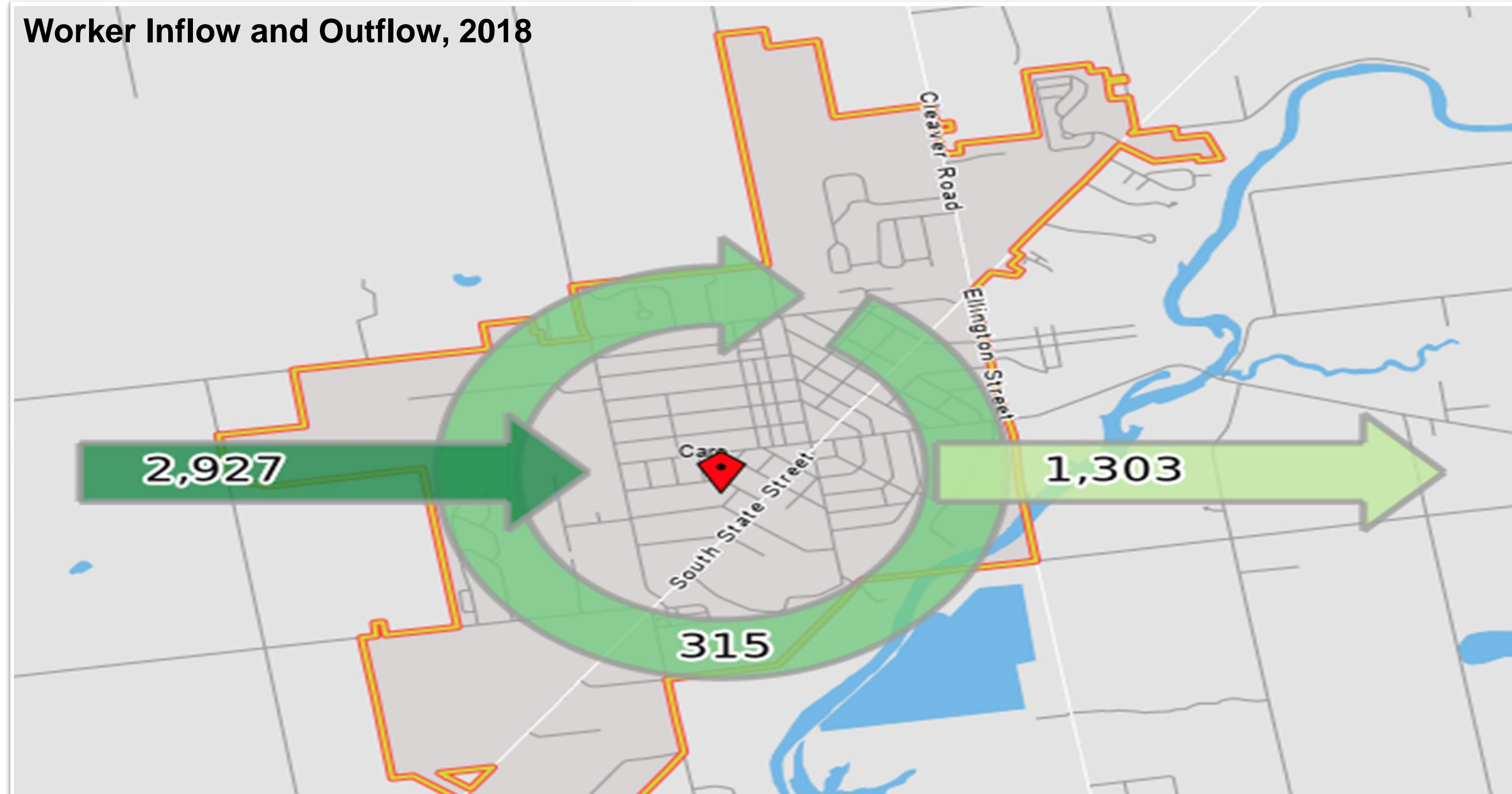


Goal 2: Enhance Caro's Downtown and Make the Area a Regional Destination

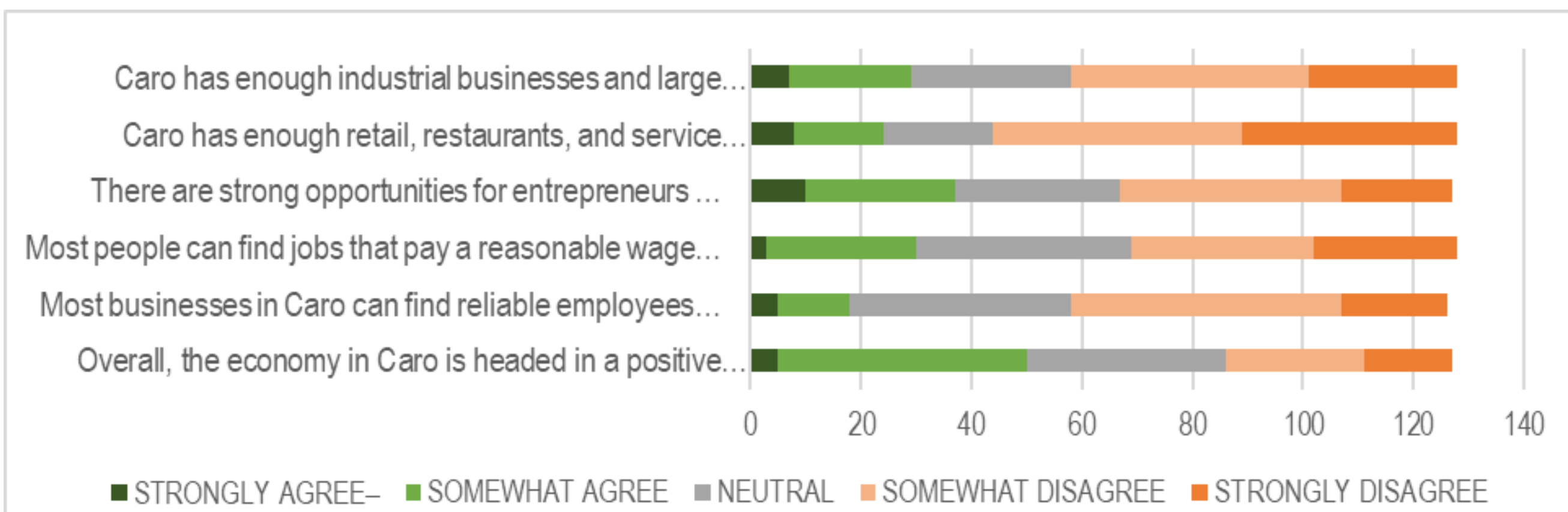
- 1) **Strategy: Create a calendar of existing events and activities** and add at least one new event or activity annually in partnership with the Chamber of Commerce and other local business and service organizations
- 2) **Strategy: Determine whether conducting a market study to identify potential business opportunities would be helpful** and then pursue funds to conduct the study if so.
- 3) **Strategy: Achieve Redevelopment Ready Communities certification** with the Michigan Economic Development Corporation.
- 4) **Strategy: Review the zoning ordinance** to identify any provisions that discourage development and investment in downtown and make amendments, as necessary.
- 5) **Strategy: Explore options to further improve Almer Steet to provide a connection between downtown and the fairgrounds.** Once options are identified, pursue or prioritize funding for improvements.
- 6) **Strategy: Examine options to create new access to the Cass River** in the area around the fairgrounds.
- 7) **Strategy: Enhance the pathway that connects Downtown Caro to the pedestrian bridge that links to Chippewa Landing Park** through additional signage, and other potential improvements.



Economic Development



This image shows the Inflow-Outflow of Caro's workers. There is a large number of workers who live outside of Caro who work in Caro (2,927) and also a large number of those who live within Caro but do not work within Caro (1,303).



The above chart displays results of Caro Master Plan Community Survey questions related to the economy. Of 129 responses, just 18 (14%) agreed with the statement, "Most businesses in Caro can find reliable employees in a reasonable amount of time." Further, only 24 (19%) of respondents agreed with the statement, "Caro has enough retail, restaurant, and service businesses to meet the community's needs."

Goal 3: Increase Wages and Disposable Income

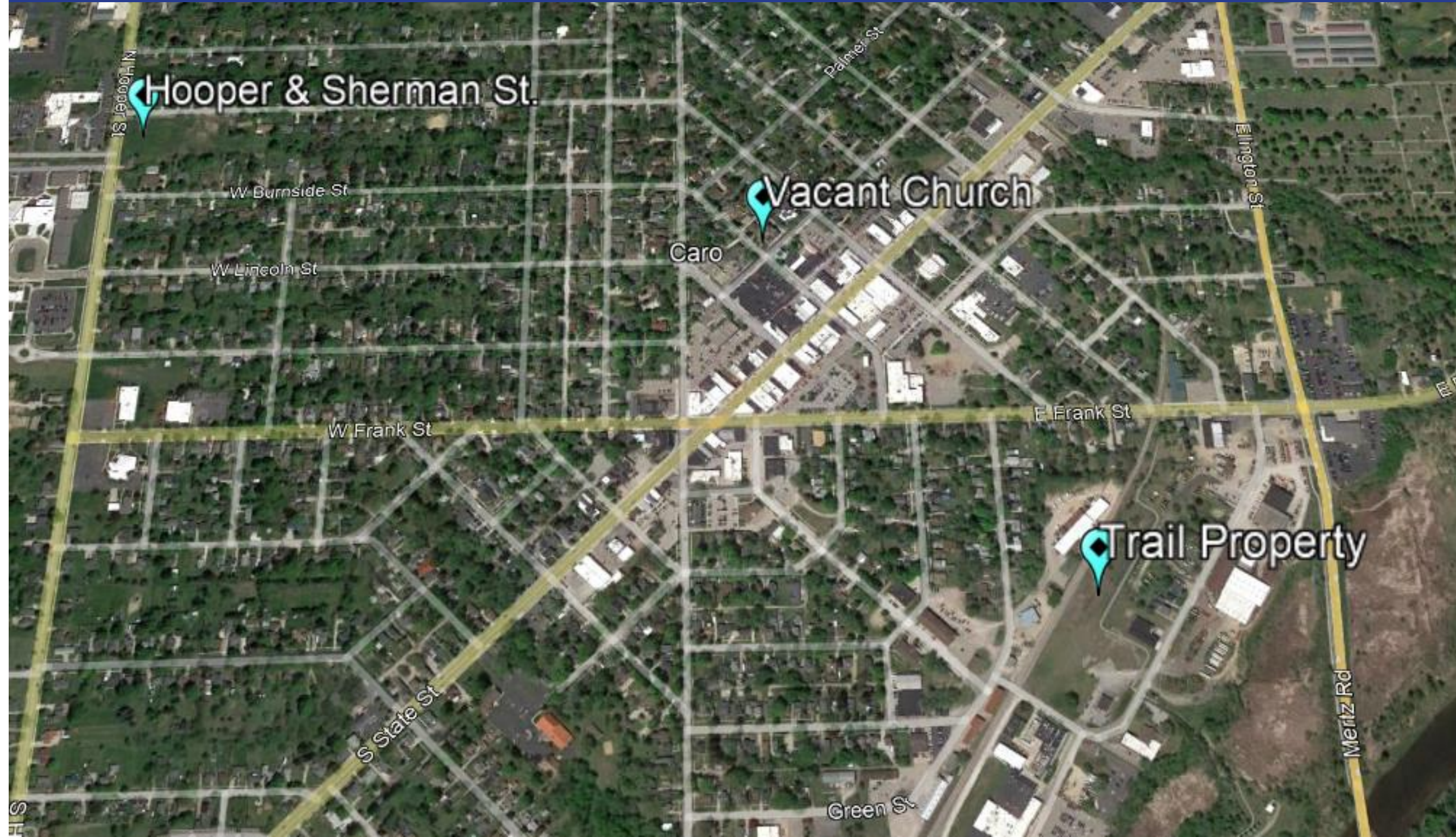
- 1) **Strategy: Create a local healthcare industry working group** composed of healthcare business leaders and executives, city officials, workforce development representatives and others as appropriate to identify opportunities to attract new healthcare opportunities to Caro and the surrounding area.
- 2) **Strategy: Create a local agricultural processing working group** composed of farmers, business leaders and executives, city officials, workforce development representatives and others as appropriate to identify opportunities to attract new agricultural processing opportunities to Caro and the surrounding area.
- 3) **Strategy: Identify sites in the City of Caro suitable for development**, particularly related to priority industries, and identify resources and incentives that encourage new businesses to locate there.
- 4) **Strategy: Review existing city and county permitting requirements** and identify opportunities to shorten the process and reduce costs for new businesses.
- 5) **Strategy: Achieve Redevelopment Ready Communities Certification** through the Michigan Economic Development Corporation.
- 6) **Strategy: Increase awareness of resources available to entrepreneurs** considering starting a business in Caro, including technical assistance through Delta College, funding resources through the Economic Development Corporation, and training and support services offered by the Tuscola Intermediate School District.



Redevelopment Sites

The City of Caro Planning Commission has identified a few sites for potential redevelopment. These sites are all privately owned and there are no current plans for redevelopment to the city's knowledge. The Planning Commission has identified the sites based on master plan goals for providing more housing stock, redevelopment in the downtown, and providing new opportunities for employment. Identification of redevelopment sites is a requirement of the Michigan Economic Development Corporation's Redevelopment Ready Communities Program.

Potential redevelopment sites identified by the Planning Commission.



Hooper & Sherman St.

Address: West Sherman Street
Size: 1.2 acres
Current Zoning: OS-1 Office Service District
Proposed Future Land Use: Mixed-Use Transitional
Current Use: Vacant, utilized for helicopter landing for hospital.



Redevelopment Options

The site is between a strong, established residential neighborhood to the East, and institutional uses (Hospital, School) to the West. A need for more housing options, particularly for young families was identified during the Master Plan, and this site presents potential for housing or mixed-use development with commercial services for residences to the East and major employers and activity centers to the West.

Vacant Church

Address: 202 West Burnside Street
Size: .22 acres
Current Zoning: RA-2 One Family Residential
Proposed Future Land Use: Mixed-Use Transitional
Current Use: Vacant



Redevelopment Options

The site is adjacent to downtown Caro, a large funeral home, residential, and commercial uses. Repurposing this building or re-using the site for multi-family housing, office space, a bed and breakfast, or other uses appropriate for the site would support Master Plan goals for adding housing options and encouraging new development in and around downtown Caro.

Trail Property

Address: Montague Street
Size: 3.3 acres
Current Zoning: I-2 General Industrial
Proposed Future Land Use: Heavy Industrial
Current Use: Vacant, includes a city trail that connects to Chippewa Landing Park.

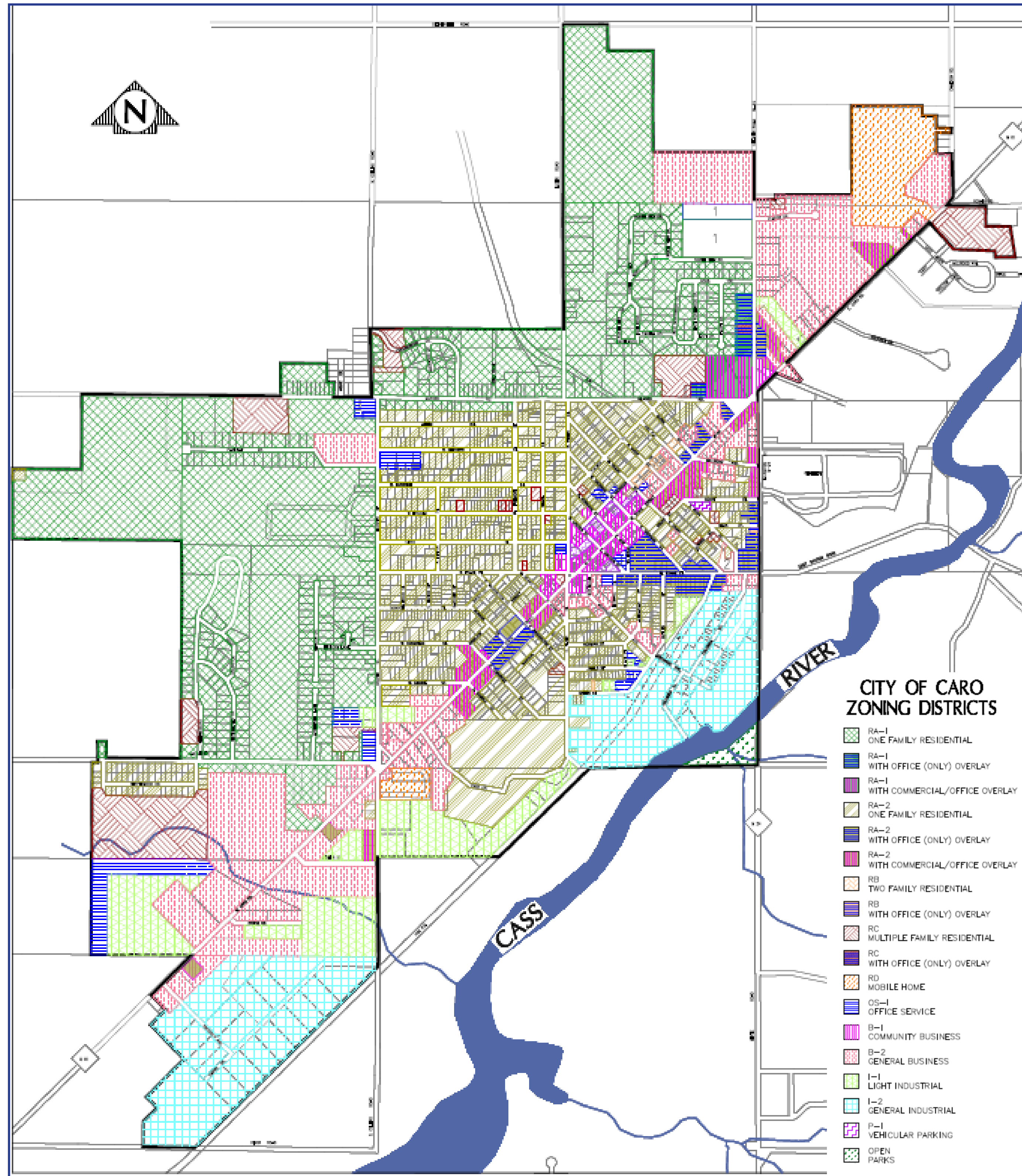


Redevelopment Options

The site is located adjacent to a railroad and other existing light-industrial uses but is relatively isolated. The City's trail easement provides opportunities for re-use of the site for recreational purposes, or an industrial or warehousing use that generates employment opportunities, with the potential relocation of the city trail.



Proposed Zoning Ordinance Changes



- 1) **Provide additional areas for residential development** (especially for alternate housing types) in areas which are already residentially developed by amending the zoning ordinance to allow for a wider range of housing types while ensuring aesthetic compatibility with existing residences.
- 2) **Encourage preservation and rehabilitation of quality older homes** by increasing flexibility in the treatment of legal nonconforming structures.
- 3) **Enhance the aesthetic quality of commercial establishments** in the Caro area by the establishment of commercial development design standards.
- 4) **Enhance the aesthetic quality of residential neighborhoods by adopting simple design standards for duplexes and rental properties**, including standards for parking and property maintenance.
- 5) **Enhance the Cass River as an asset for the community by promoting improved public access.** Add the standard to the site plan review requirements that redevelopment of areas adjacent to the Cass River should provide enhanced views of the river.
- 6) **Reduce the number of zoning districts** by eliminating overlay districts and expanding allowable uses within the existing non-overlay districts.
- 7) **Create a mixed-use zoning district** to provide for a range of uses as a transition between intense commercial areas, downtown, and residential neighborhoods.