



Livonia Vision 21

Livonia Comprehensive Master Plan
Background and Demographics Analysis

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IVONIA V21
STARTS NOW

Livonia's Comprehensive Master Plan!

Contents:

1. Master Plans, 101
2. The City Today – Demographic Trends
3. Planning History



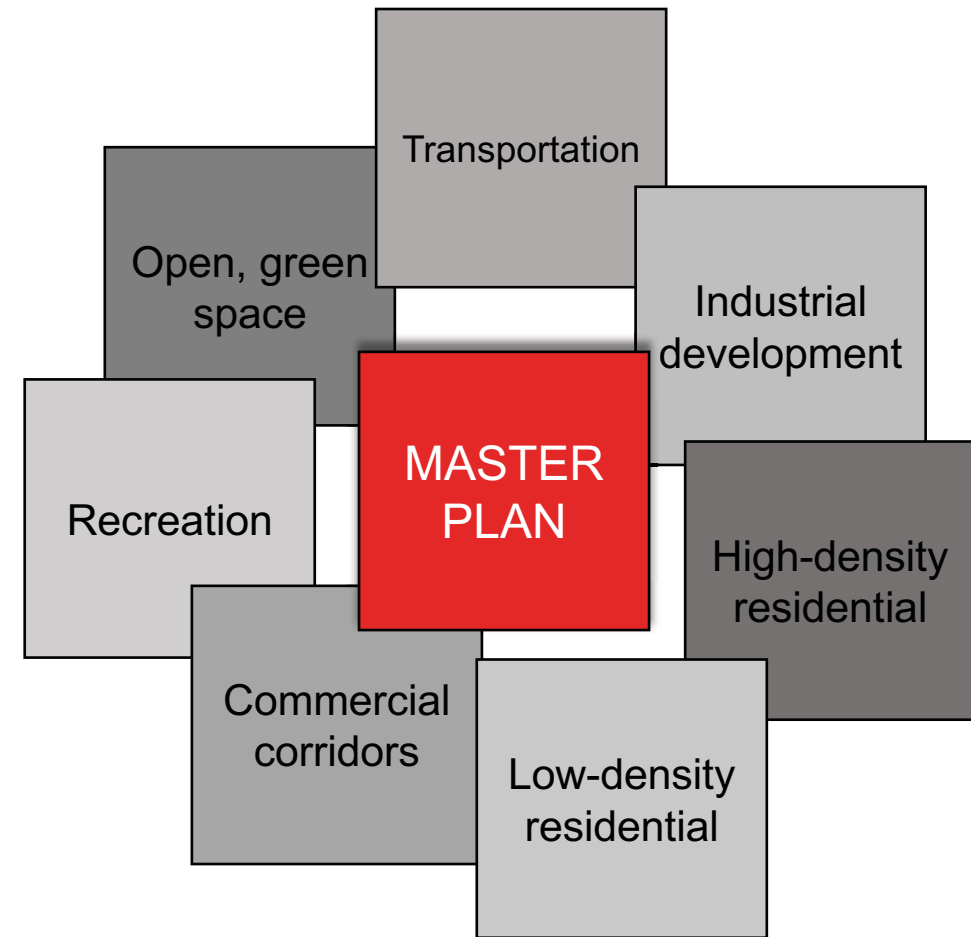


Master Plans, 101

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What is a Master Plan?

- Guide for future growth and development.
- Basis for Zoning.
- Used by property owners, developers, and outside agencies to guide decision making.

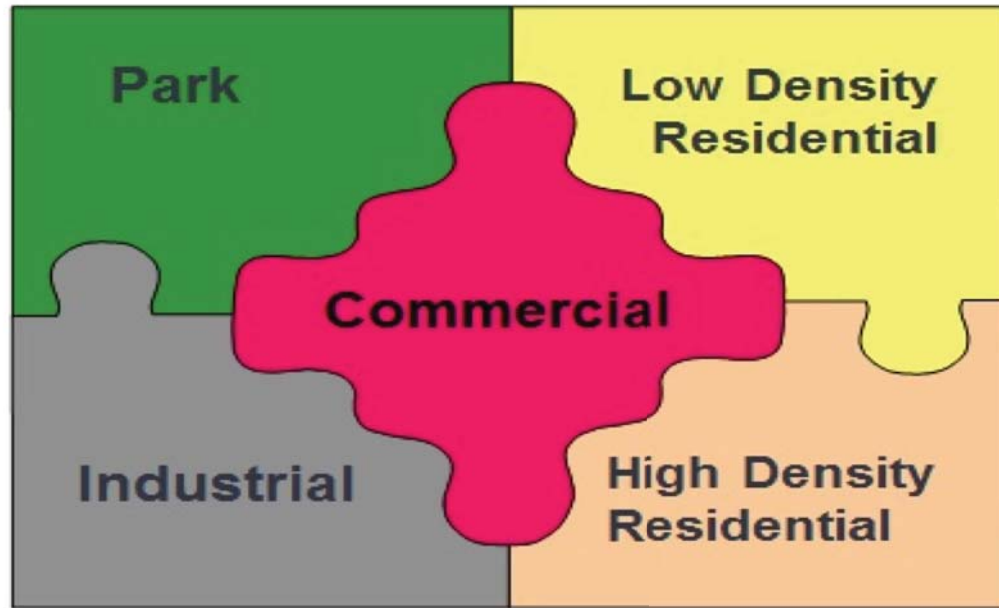


Master Plan and the Zoning Ordinance

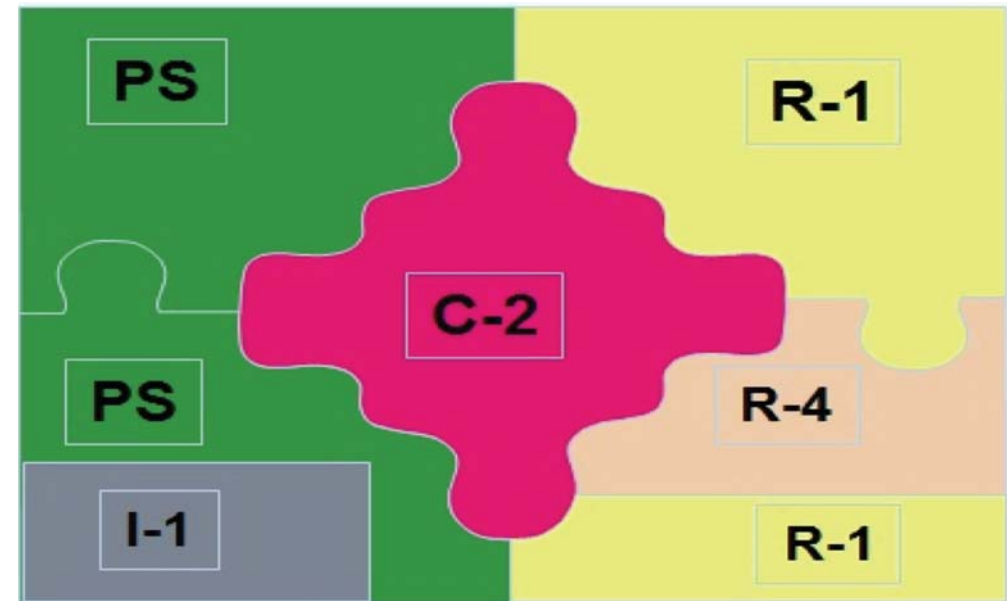
Master Plan	Zoning Ordinance
The Master Plan is Policy .	The Zoning Ordinance is Law .
The Master Plan is adopted by the Planning Commission .	The Zoning Ordinance is adopted by the City Council .
The Master Plan shows how land is to be used in the future .	The Zoning Ordinance shows how land is regulated today .

Master Plan and The Zoning Ordinance

MASTER PLAN FUTURE LAND USE CLASSIFICATIONS



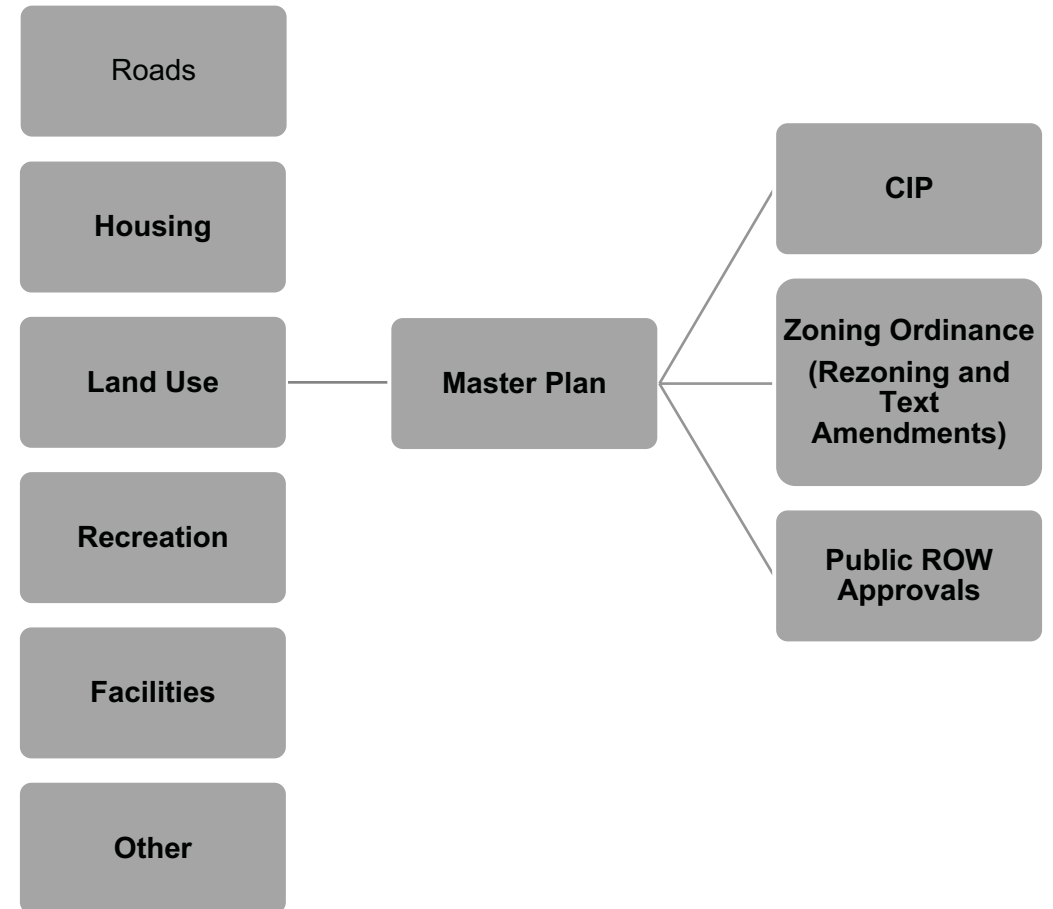
ZONING ORDINANCE DISTRICTS



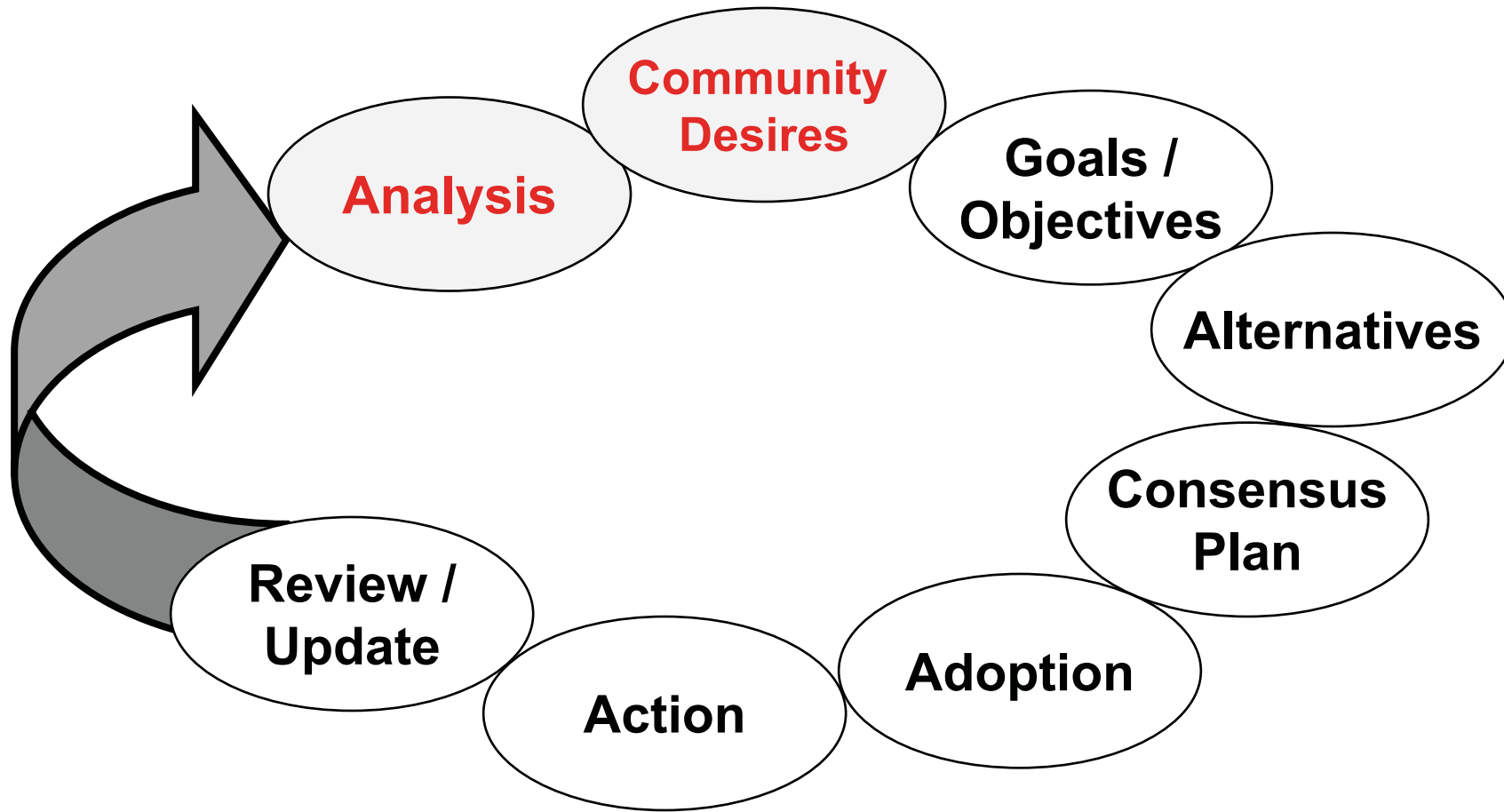
Implementing the Master Plan and Benefits

BENEFITS OF A MASTER PLAN:

- If challenged in court, the City is in a better position to defend land use decisions.
- Guides and accomplishes developments that are coordinated, harmonious, efficient and economical.
- Considers and accounts for trends in land development and population fluctuations.
- In accordance with present and future needs, a Plan promotes public health, safety, order, convenience, prosperity and the general welfare of residents.



Project Process





Livonia Today

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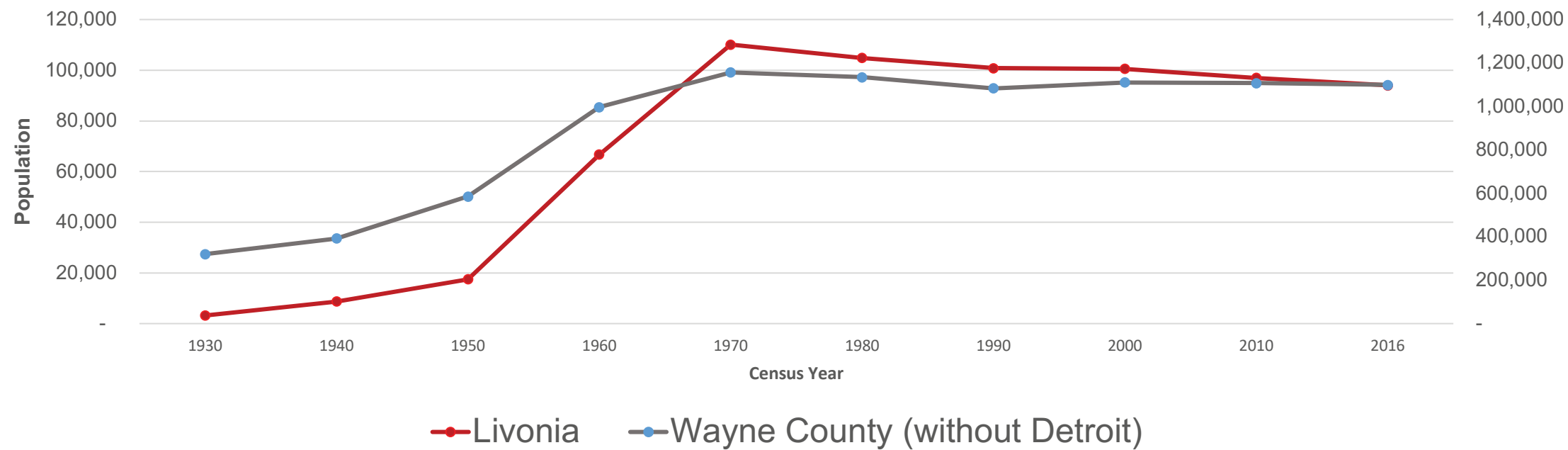
Demographic Trends

- It's important to understand where we are, how we got here and where we are going.
- A basis for development decisions.



Livonia Population Trends

Population Change, 1990-2040



Livonia Population Trends

Population Change, 1990-2017

	1990	2000	2010	2017	CHANGE 2010 - 2017	
					NUMBER	PERCENT
LIVONIA	100,850	100,545	96,942	94,195	-2,747	-2.8%
PLYMOUTH TOWNSHIP	23,648	27,798	27,524	27,566	42	0.2%
NORTHVILLE TOWNSHIP	17,313	21,036	28,497	30,750	2,253	7.9%
CANTON TOWNSHIP	57,040	76,366	90,173	93,791	3,618	4.0%
FARMINGTON HILLS	74,614	82,111	79,740	79,497	-243	-0.3%
LYON TOWNSHIP	8,828	11,041	14,545	18,708	4,163	28.6%

Livonia Household Trends

Household Change, 2010-2017

	2000	2010	2017	CHANGE 2010 - 2017	
				NUMBER	PERCENT
LIVONIA	38,089	38,714	37,972	-742	-1.9%
PLYMOUTH TOWNSHIP	10,757	11,203	11,351	148	1.3%
NORTHVILLE TOWNSHIP	8,119	11,520	11,924	404	3.5%
CANTON TOWNSHIP	27,490	32,771	34,317	1,546	4.7%
FARMINGTON HILLS	33,559	33,559	34,185	626	1.9%
LYON TOWNSHIP	3,887	5,226	7,199	1,973	37.8%

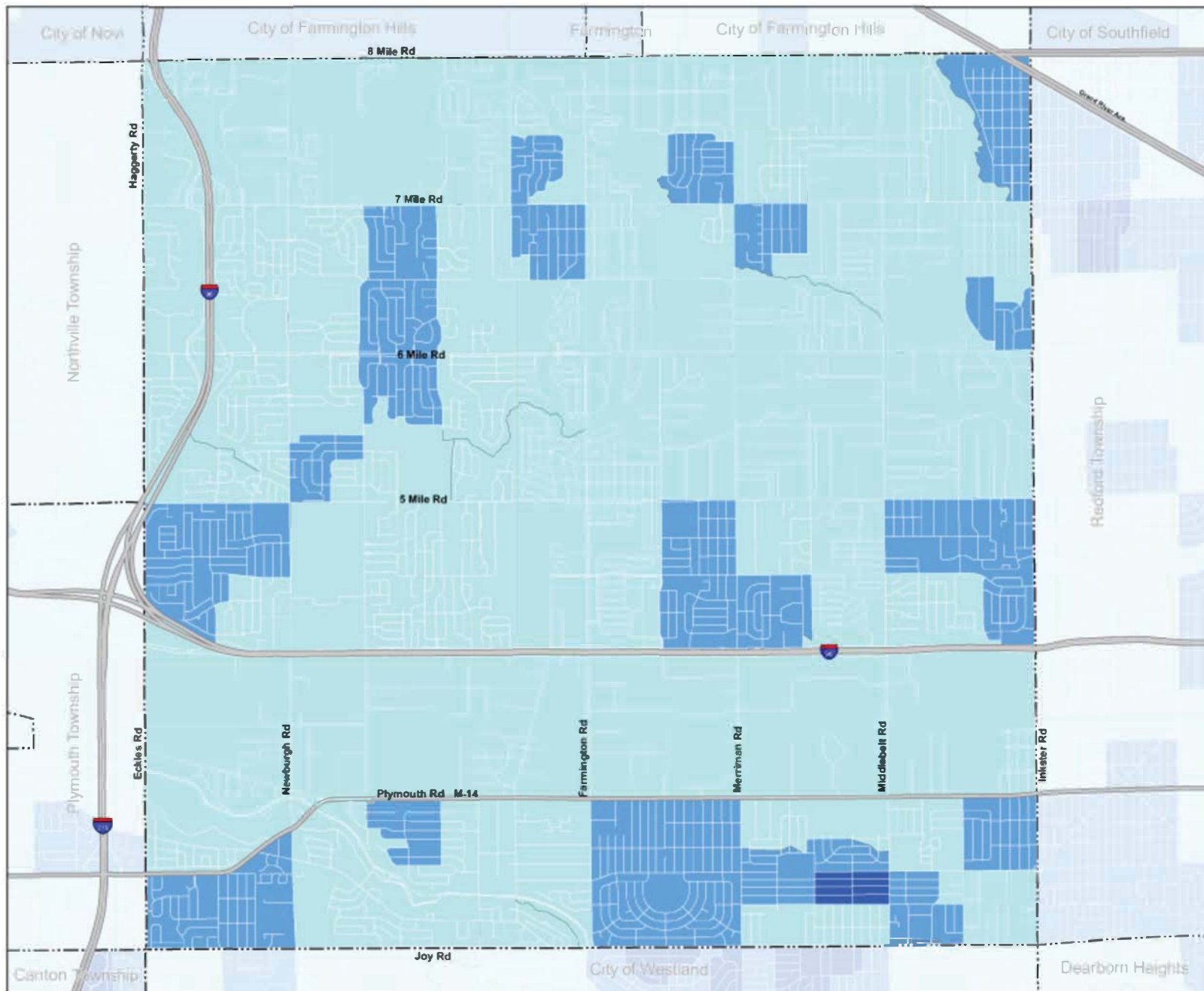
Source: SEMCOG Community Profile, 2017; US Census Bureau, 2000, 2010

Livonia Average Household Trends

Average Household Size Change, 2010-2017

	2000	2010	2017	PERCENT CHANGE 2010-2017
LIVONIA	2.59	2.47	2.44	-1.2%
PLYMOUTH TOWNSHIP	2.41	2.45	2.43	-0.8%
NORTHVILLE TOWNSHIP	2.39	2.47	2.54	2.8%
CANTON TOWNSHIP	2.78	2.75	2.72	-1.1%
FARMINGTON HILLS	2.41	2.36	2.30	-2.5%
LYON TOWNSHIP	2.84	2.78	2.58	-7.2%

Source: SEMCOG Community Profile, 2017; US Census Bureau, 2000, 2010



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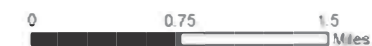
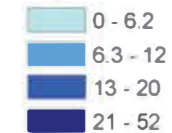
Population Density

City of Livonia, Michigan

December 2017

LEGEND

Population /Acre



Data Source: City of Livonia, 2015, Michigan Center for Geographic Information, Version 10a, American Community Survey (201216)

Livonia Population Trends

Age Structure, 2016

AGE	2016		2010 to 2016 % Change
	Number	Percent	
Under 10	10,815	11.5%	12%
10 to 19	10,063	10.7%	-22%
20 to 29	11,285	12.0%	12%
30 to 39	9,875	10.5%	-2%
40 to 49	11,661	12.4%	-20%
50 to 59	15,893	16.9%	-5%
60 to 69	12,226	13.0%	23%
70 to 79	6,677	7.1%	-2%
Over 80	5,549	5.9%	-11%

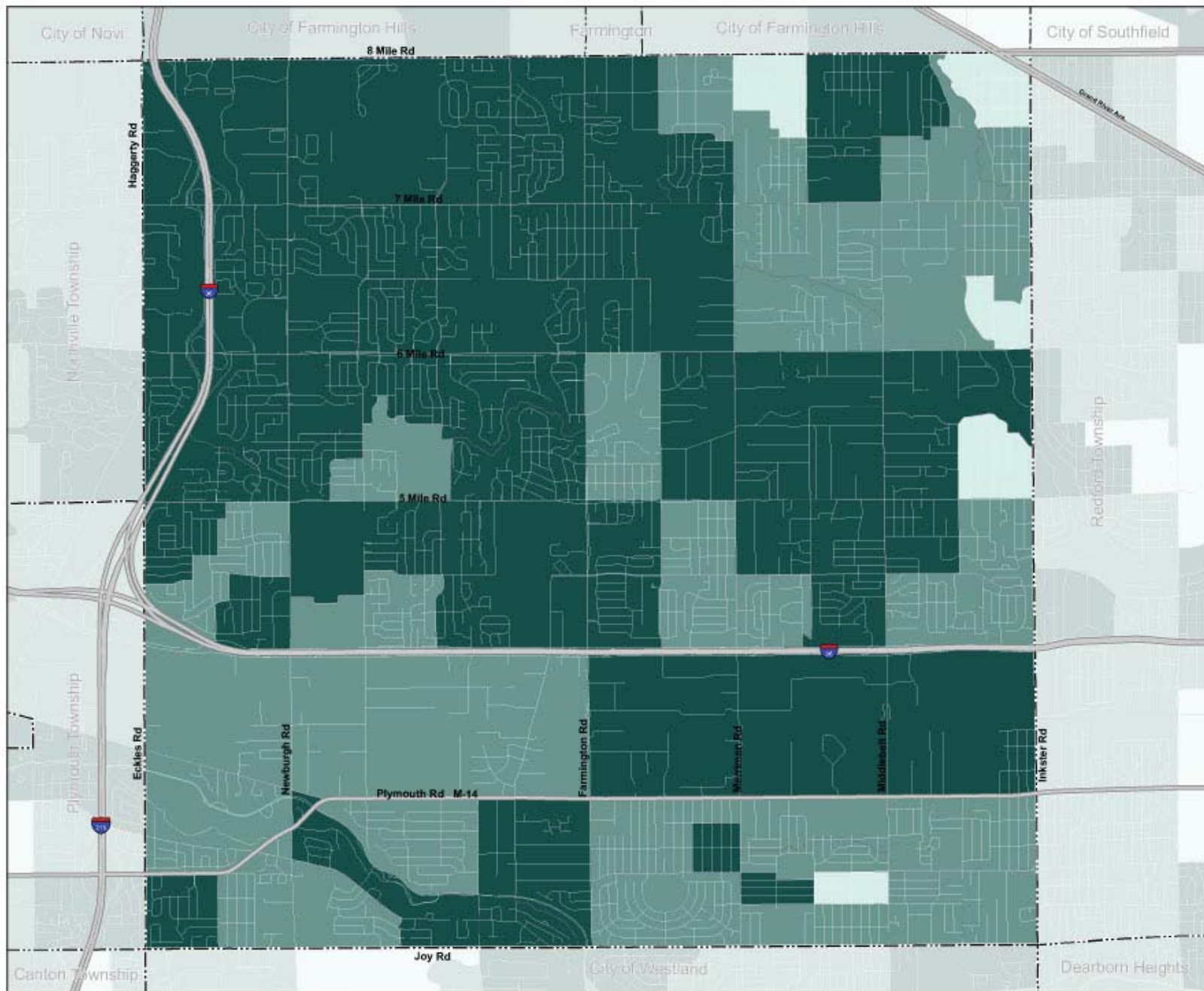
Source: US Census Bureau, 2010, American Community Survey (2016 1-year estimates)

Findings

- Increase of young adults and respective increase in the number of young children.
- Large decrease in school age children.
- Increase in percentage of individuals who are retired/expected to retire.

Planning Implications

- Potential impact on school enrollment.
- Change in housing options demanded (condos, small housing, rentals, senior living).
- Increased demand on recreation services (children & seniors).



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Median Age

City of Livonia, Michigan

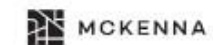
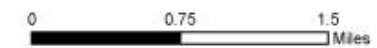
December 2017

LEGEND

Median Age (years)



City Median Age- 44.7



Data Source: City of Livonia, 2015, Michigan Center for Geographic Information,
Version: 10a, American Community Survey (2012-16)

Housing Trends

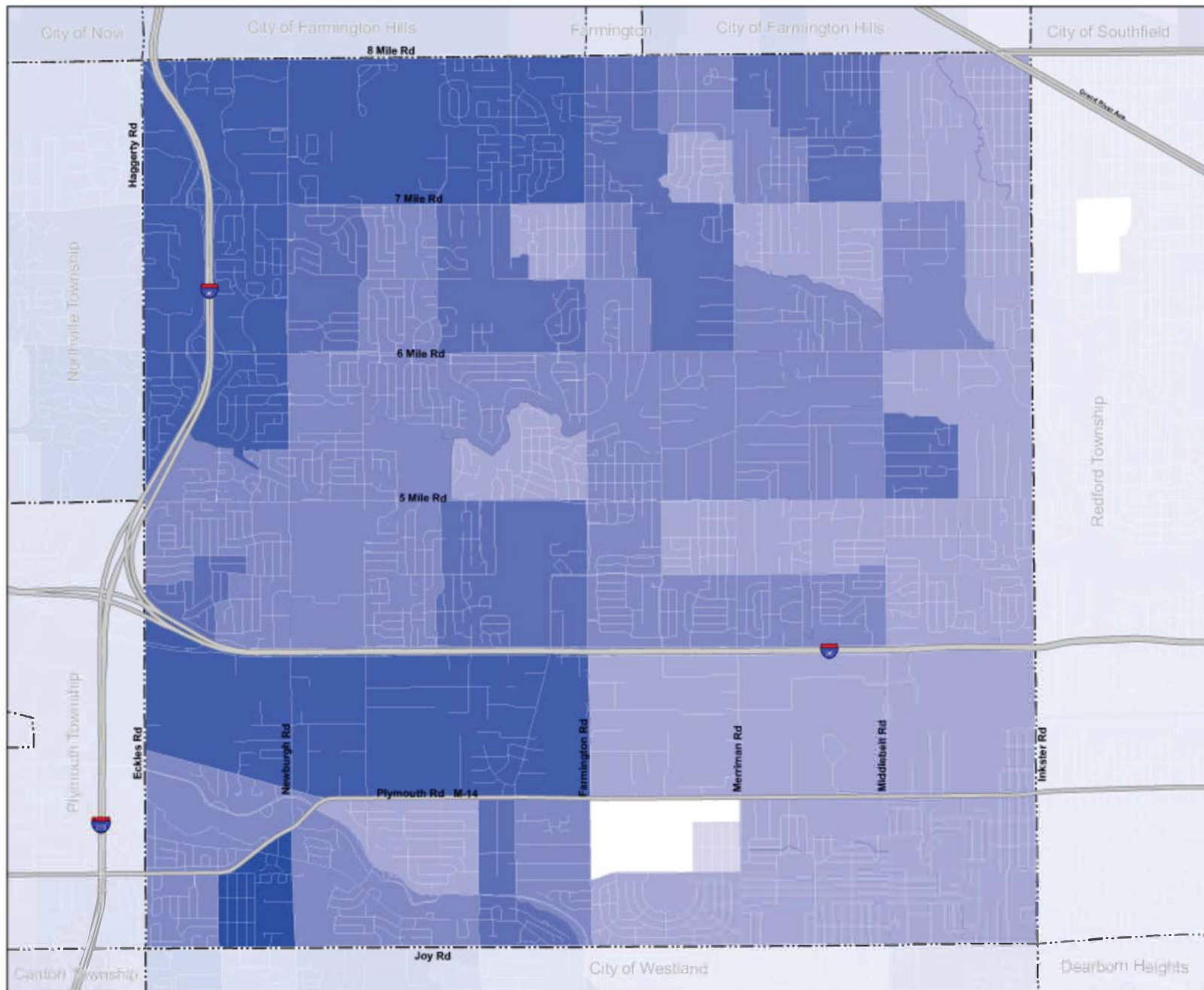
Finding

- Majority of housing is owner-occupied and 1-unit, single family (83.6% and 90.1%).
- 70% of the housing stock was built between 1950 -1980.

Planning Implications

- Little diversity in housing options in terms of size and functionality, specifically for young and aging adults.
- Aging housing may require reinvestment.





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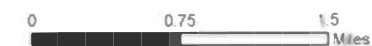
Housing Age

City of Livonia, Michigan

December 2017

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Median Year the Structure Was Built



Data Source: City of Livonia, 2015; Michigan Center for Geographic Information, Version 10a, American Community Survey (2012-16)

Housing Trends

Moved within the last year, 2016

AGE (YEARS)	LIVONIA	WAYNE COUNTY
1 - 4	15.5%	19.9%
5 - 17	9.1%	13.5%
18 - 24	17.1%	23.6%
25 - 34	21.1%	23.2%
35 - 44	8.1%	13.1%
45 - 54	4.9%	10.0%
55 - 64	5.3%	8.9%
65 - 74	2.4%	5.1%
75+	6.4%	6.3%

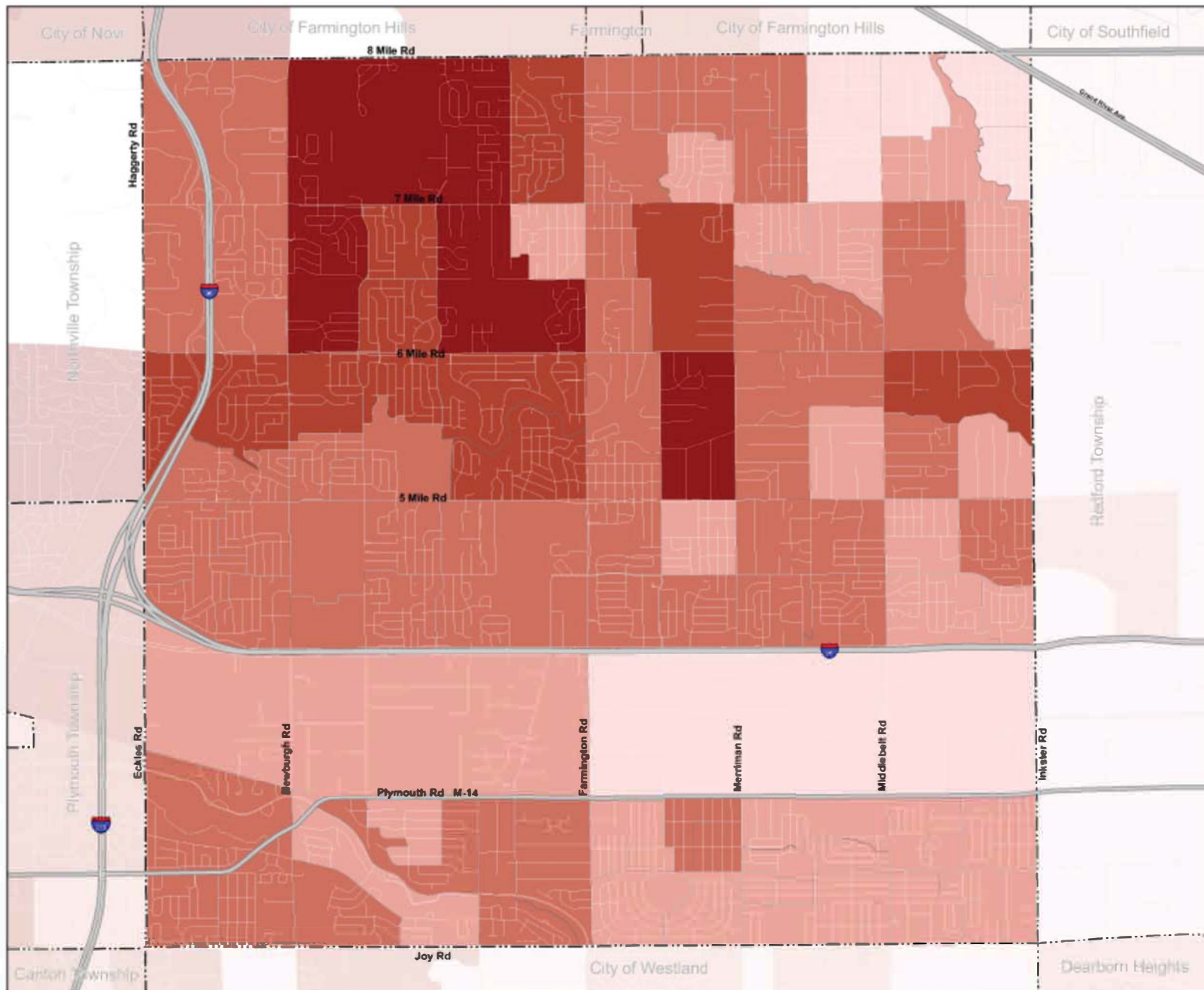
Source: American Community Survey (2016 1-year estimates)

Findings

- Very low vacancy rate (2.6% compared to Wayne County, 16.8%).
- Median housing value is \$175,600 compared to \$105,300 – Wayne County and \$147,000 - State.
- Residents in the age groups 18-24 and 25-34 had the highest percentage of individuals who had moved to Livonia within the past year.

Planning Implications

- Likely an increase of first time homeowners.
- Low vacancy rate may suggest need for new housing /types of housing.



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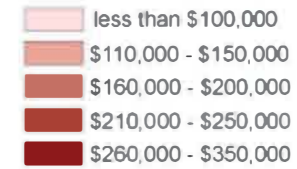
Median Housing Value

City of Livonia, Michigan

December 2017

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Median Housing Value



Data Source: City of Livonia, 2015, Michigan Center for Geographic Information, Version 10a, American Community Survey (2012-16)

Income Trends

Median Income (2011/15)

Livonia \$70,125

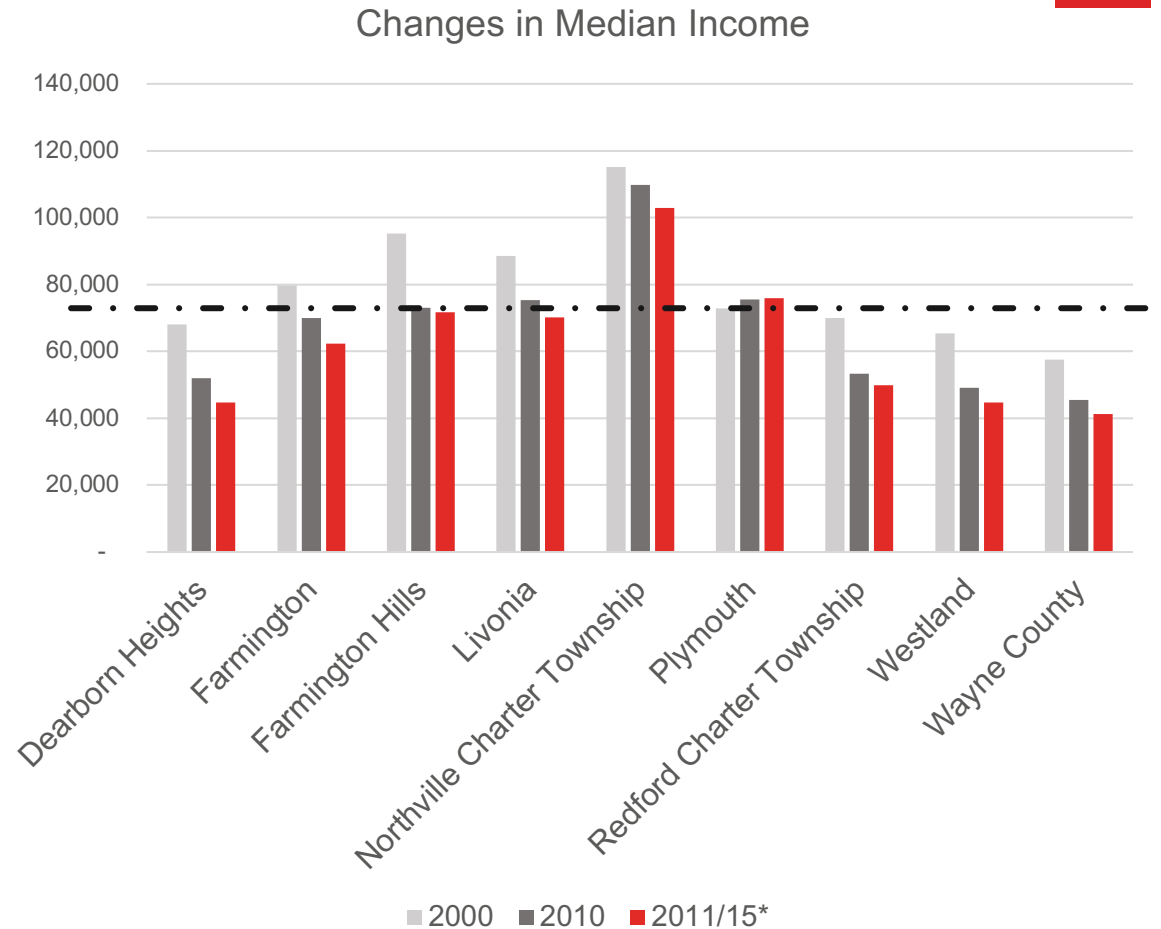
Wayne County \$41,210

Findings

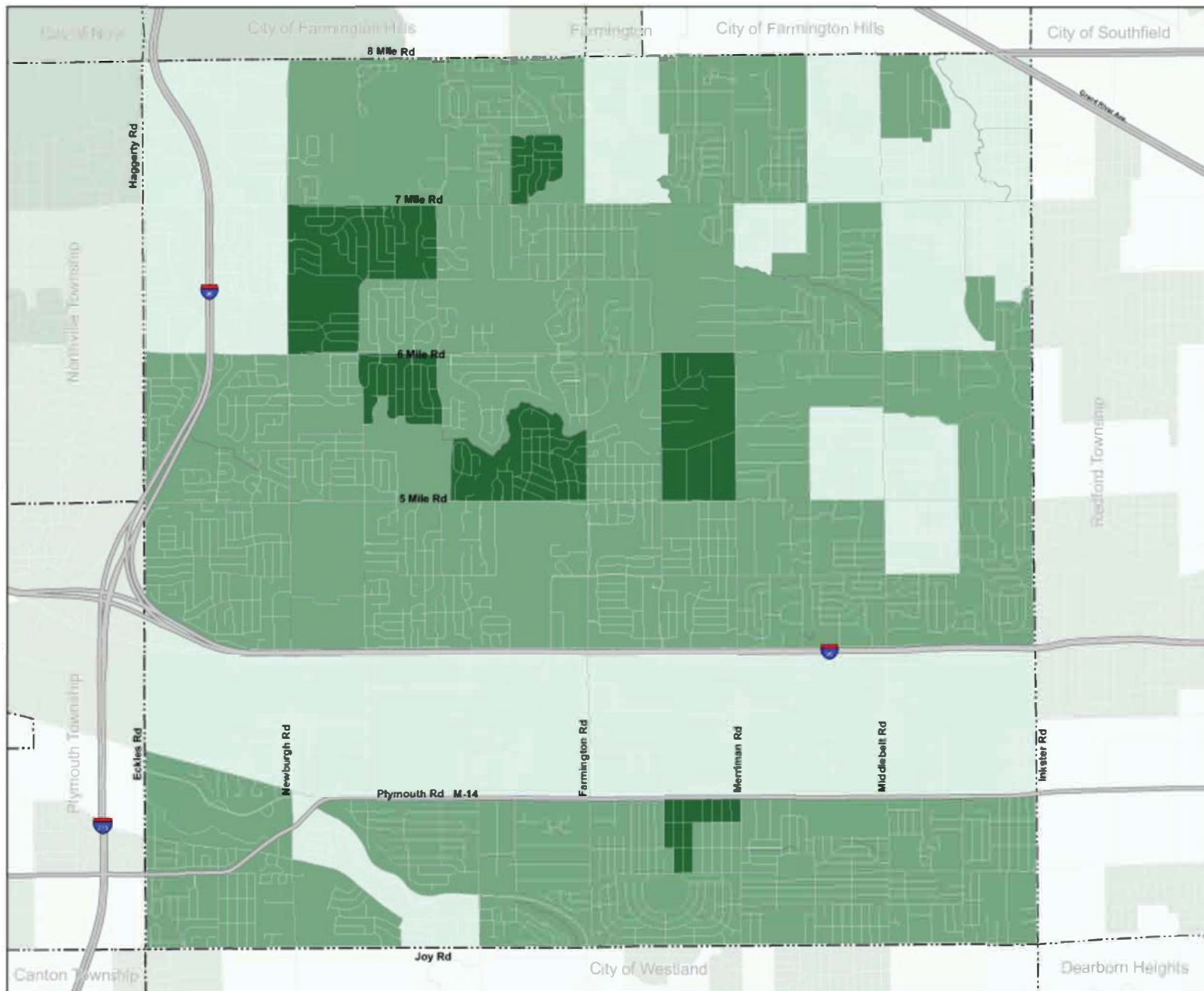
- Declining median income regionally.
- Livonia's median income third highest in the region.

Planning Implications

- Stable neighborhoods.
- Equity among lowest earners.



Source: US Census Bureau, 2000, 2010, American Community Survey (2011/15 5-year estimates)



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Median Household Income

City of Livonia, Michigan

December 2017

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Median Household Income

- Less than \$55,000
- \$56,000 - \$100,000
- \$110,000 - \$170,000

0 0.75 1.5 Miles



Data Source: City of Livonia, 2015, Michigan Center for Geographic Information, Version 10a, American Community Survey (2012-16)

Education

Findings

- Public school enrollment declining (state-wide trend)
- Livonia has the lowest rates of individuals with less than a high school diploma and the highest rates of individuals with a bachelor degree or higher

Planning Implications

- An educated work force attracts employers
- Vacant school sites present opportunity for redevelopment.



Employment/Commuting Trends

- Average commute time = 23.1 minutes
- Major mode of transportation to work = personal vehicle, drive alone (90.8%)

Where Residents Work	Percentage of Workers
Livonia	26.7%
Detroit	10.6%
Dearborn	6.5%
Farmington Hills	6.3%
Southfield	5.3%
Elsewhere	44.6%

Where Workers Commute From	Percentage of Workers
Detroit	14.1%
Westland	8.5%
Canton Township	6.8%
Redford Township	5.5%
Farmington Hills	4.1%
Elsewhere	60.9%

Source: American Community Survey (2016 1-year estimates)

Snapshot Summary



Leveling out of population decline.

Restructuring age demographics (young families and older adults).

Competitive median income throughout the region.

Improving educational attainment.

Strong connection to Detroit and southern cities in Wayne County.



Livonia – Planning History

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Continuing Our Planning History

Studies that Inform the Plan

Livonia Zoning Ordinance (1963)
Livonia Subdivision Rules (1964)
Proposed Development Policies for Growth (1965)
Project Legacy (1985)
Livonia 2000 (1986)
Livonia Economic Development Partnership (1997)
Livonia Stormwater Management Plan (2001)
Master Thoroughfare Plan (2001)
Future Land Use Map (2009)
Parks and Recreation Master Plan (2013)
Greenleaf Commission – Creating a Sustainable Livonia (2013)
Livonia Tomorrow Vision Plan – Outreach Summary (2014)
Livonia Tomorrow – Vision Goals, and Objectives (2015)



Plan Summaries

Themes

1950s-1970s

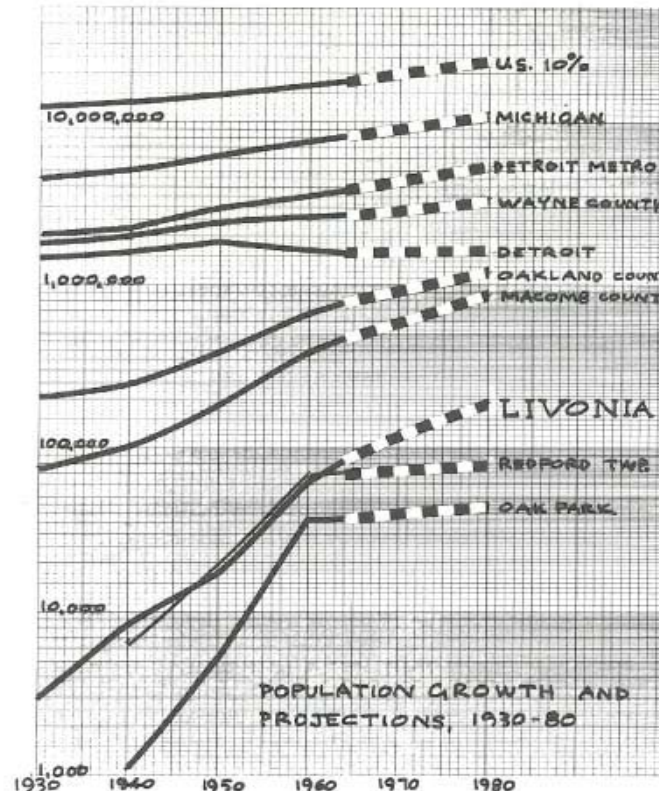
Preparing for Growth

1980s-2000s

Promoting Industry
and Fiscal Responsibility

2000s +

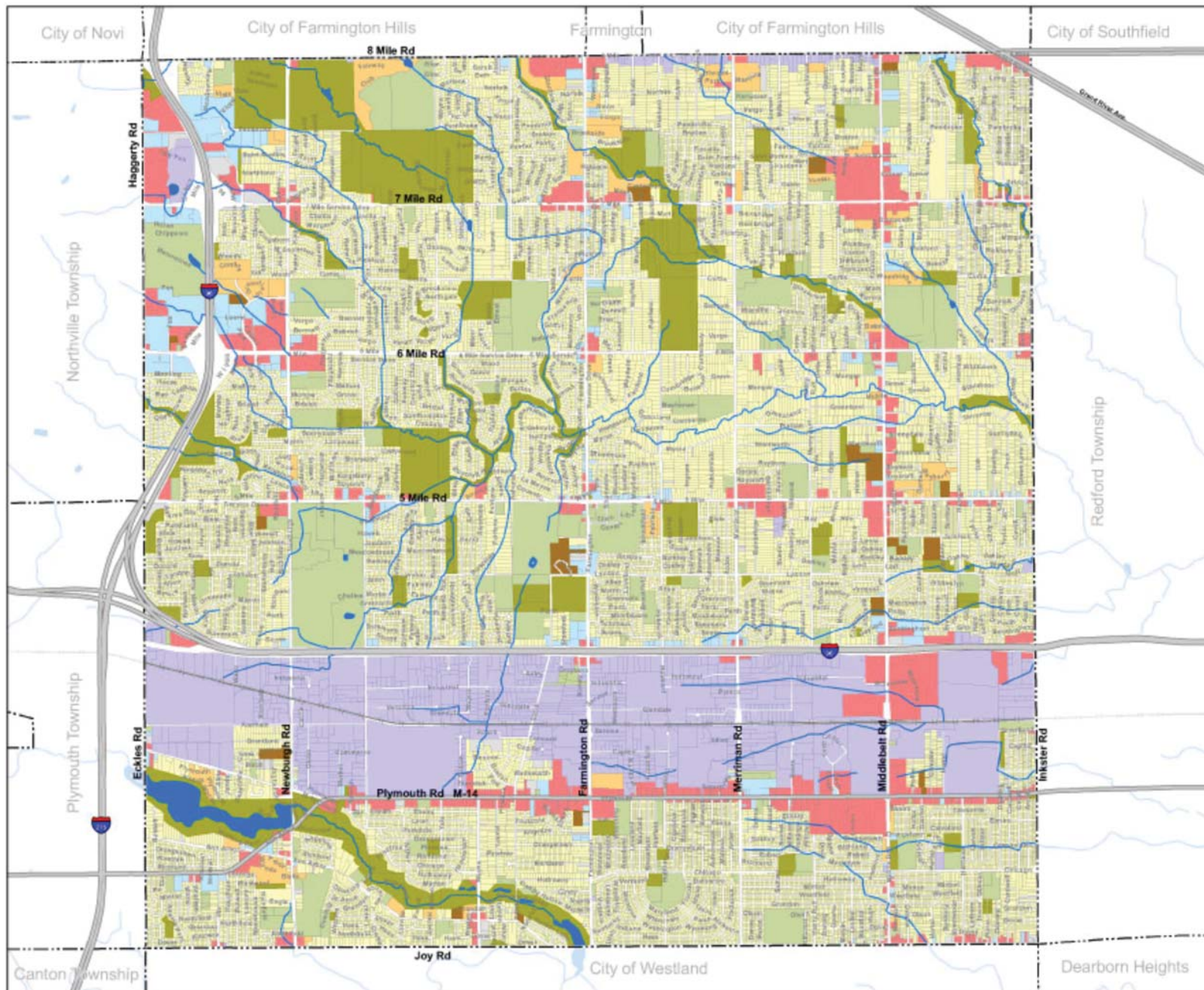
Sustainable Livonia



Population Project,
Proposed Development Policies, 1965

*"With the aid of a **steadily evolving Master Plan**, the city Planning Commission keeps tab on the future. Each new expansion phase is carefully outlined well in advance of actual development. Significantly, the Master Plan itself is a **completely flexible instrument**. It is not intended to lay down rigid requirements for the future. Sections are being continually modified in accordance with the **evolving needs of the community**."*

LIVONIA USA, 1954



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Existing Land Use

City of Livonia, Michigan

December 2017

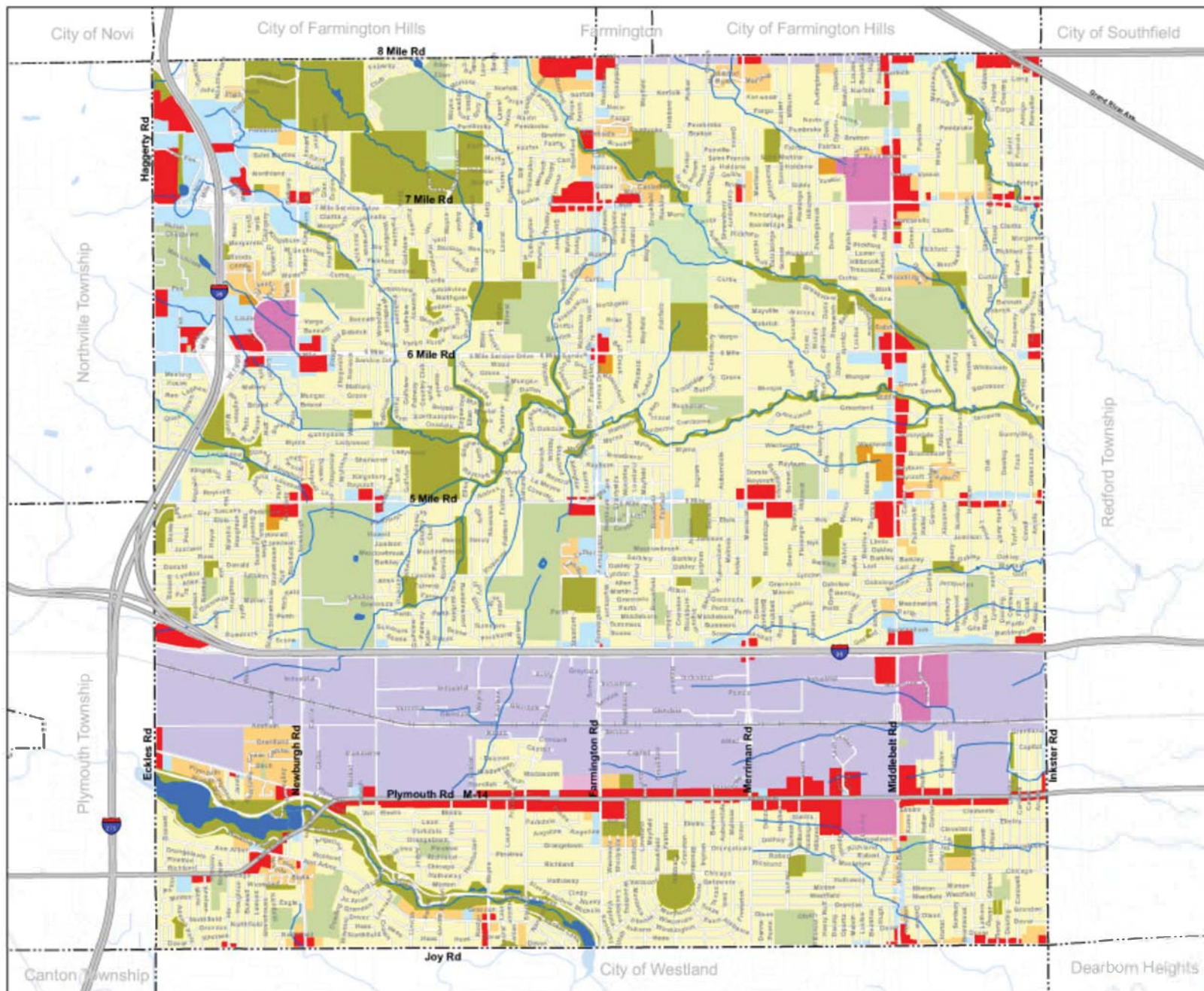
LEGEND

- Single Family Residential
- Multiple Family
- Elderly Housing
- Commercial
- Office
- Industrial/Utility
- Community Service
- Recreation-Open Space
- Vacant Land

0 0.75 1.5 Miles



Data Source: City of Livonia, 2015, Michigan Geographic Framework
Michigan Center for Geographic Information, Version 10a



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Future Land Use

City of Livonia, Michigan

December 2017

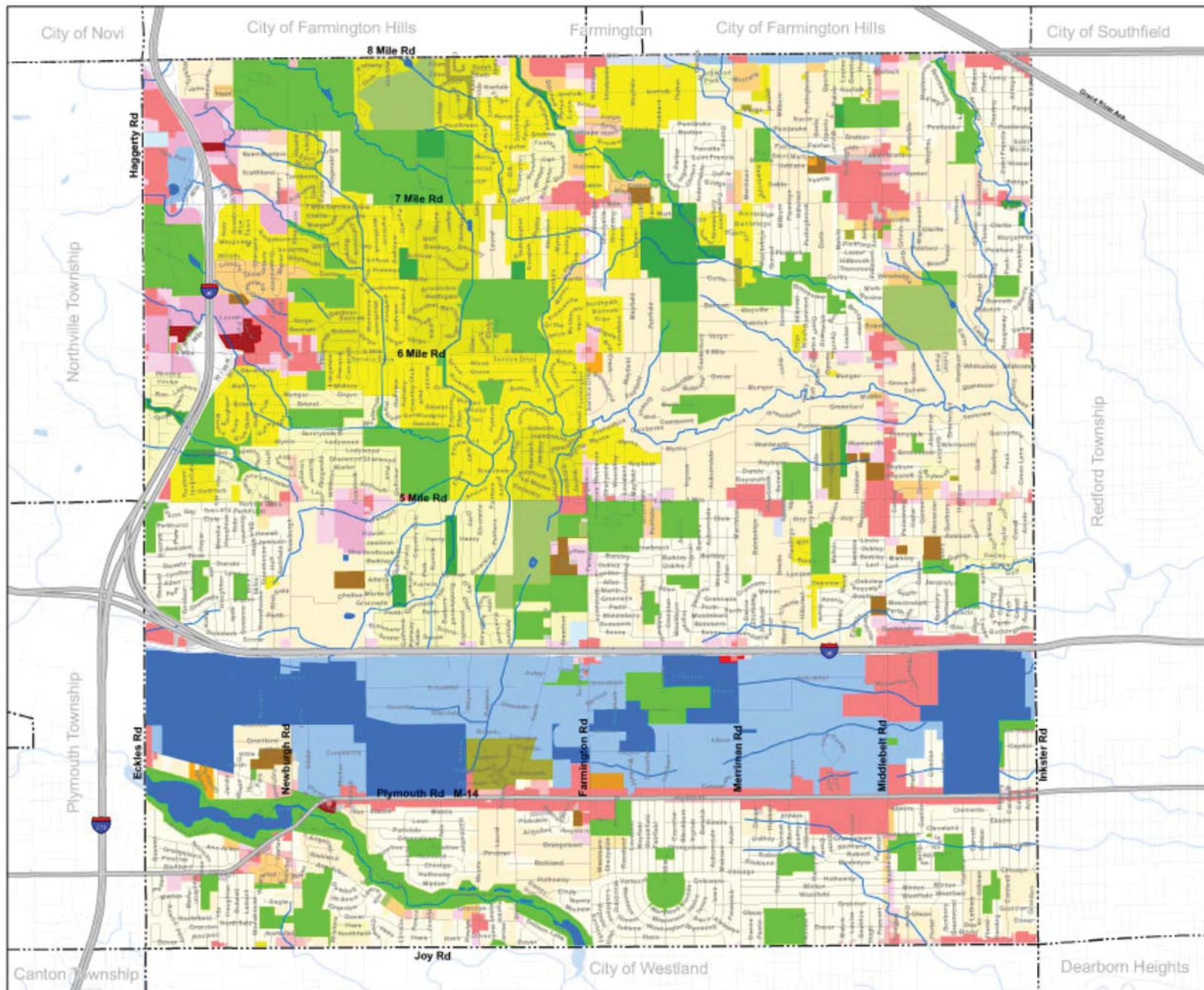
LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Regional Shopping
- General Commercial
- Mixed Use
- Office
- Industrial
- Community Service
- Recreation-Open Space
- Nature Preserves

0 0.75 1.5 Miles



Data Source: City of Livonia, 2015, Michigan Geographic Framework
Michigan Center for Geographic Information, Version 10a



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Zoning Map

City of Livonia, Michigan

December 2017

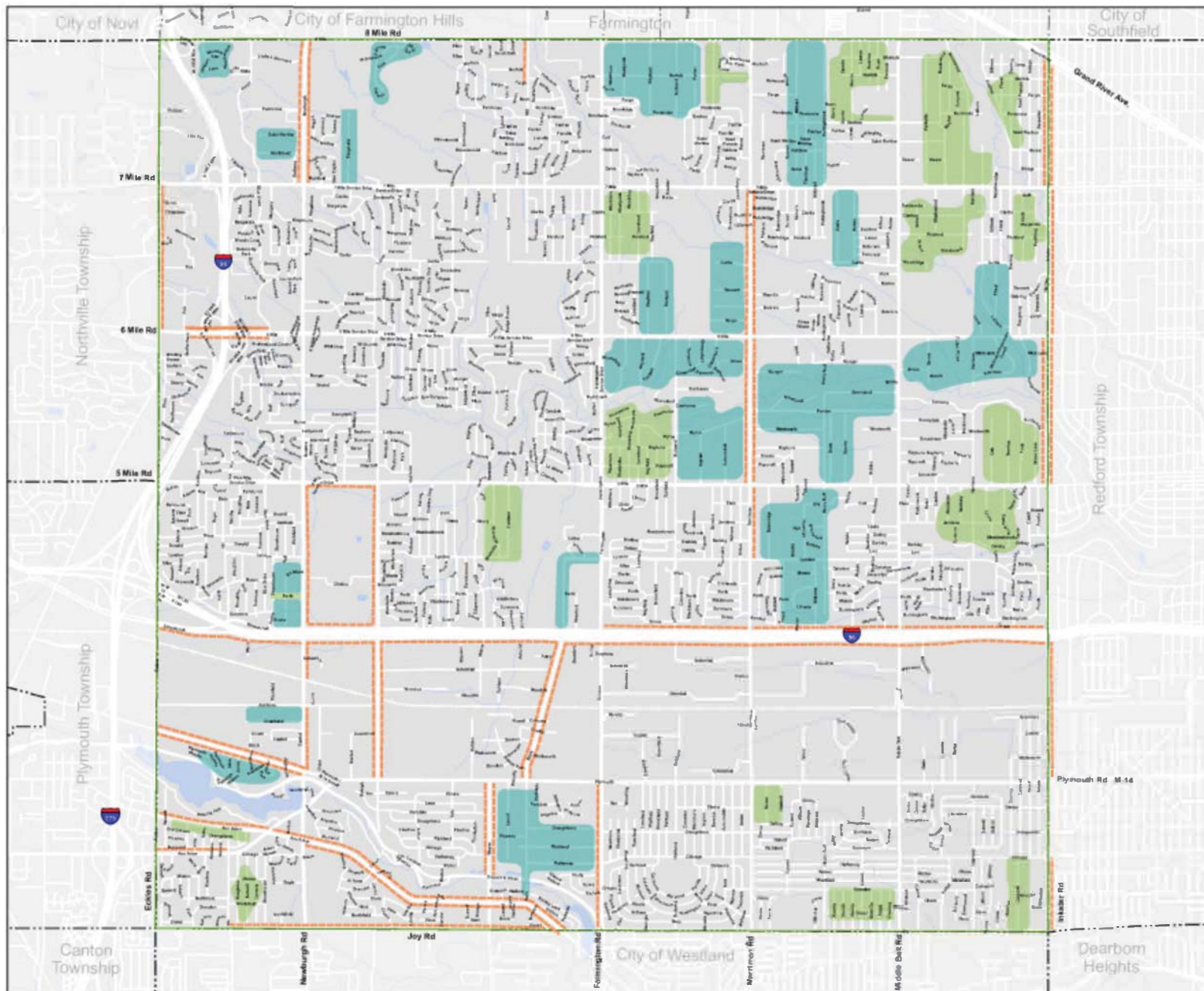
LEGEND

- AG General Agriculture
- C-1 Local Business
- C-2 General Business
- C-3 Highway services
- C-4 High-Rise Commercial
- M-1 Light Manufacturing
- M-2 General Manufacturing
- ML Manufacturing Limited
- NP Nature Preserve
- OS Office Services
- P Parking
- PL Public Lands
- PO High-Rise Professional Office
- R-1 One Family Residential (60' x 120' Lots)
- R-2 One Family Residential (70' x 120' Lots)
- R-3 One Family Residential (80' x 120' Lots)
- R-4 One Family Residential (90' x 130' Lots)
- R-5 One Family Residential (100' x 150' Lots)
- R-6 Two Family Residential
- R-7 Multiple Family Residential
- R-8 High Rise Multiple Family Residential
- R-8C Condominium High Rise Multiple Family Residential
- R-9 Housing for the Elderly
- R-C Condominium Residential
- RE Research, Engineering
- RUF Rural Urban Farm

0 0.75 1.5 Miles



Data Source: City of Livonia, 2015, Michigan Geographic Framework, Michigan Center for Geographic Information, Version 10a



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Pedestrian Network

City of Livonia, Michigan

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----- Arterial Sidewalk System Gaps

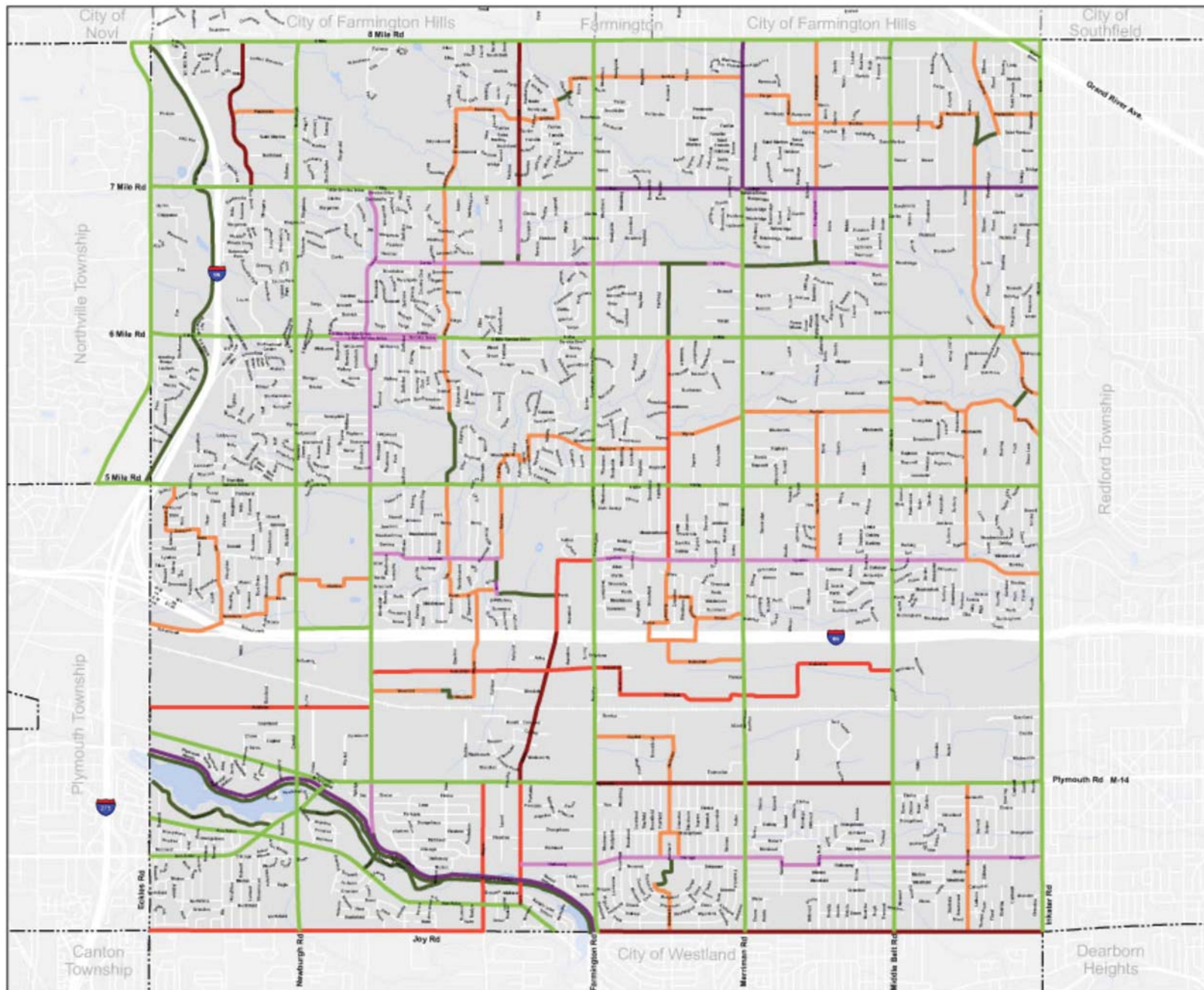
Traffic Calming for Shared Streets

-  Shared Streets
(Traffic Calming Recommended)
-  Sidewalk Gaps
(Sidewalks Recommended)

0 0.75 1.5
Miles



Data Source: City of Livonia, 2015; Michigan Geographic Framework,
Michigan Center for Geographic Information, Version 10a



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Bikeways Preferred Facility

City of Livonia, Michigan

December 2017

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Preferred Bikeway Treatment

- Bike Lane / Paved Shoulder
- Bike Lane / Road Diet
- Bike Route
- Marked Shared Lane
- Buffered/ Protected Bike Lane
- Shared Use Path
- Trail

0 0.75 1.5
Miles



Data Source: City of Livonia, 2015; Michigan Geographic Framework, Michigan Center for Geographic Information, Version 10a



Livonia Vision 21

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