

CROCKERY TOWNSHIP

Southwest Quadrant Sub Plan

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CHAPTER 1

FORWARD

Introduction – On February 20, 2018, the Crockery Township Planning Commission, by majority vote, adopted a resolution to prepare a Sub Plan for the southwest quadrant of the Township. According to Section 35 of Public Act 33 of 2008, Eff. Sept. 1, 2008, a Planning Commission may, by a majority vote of the members, adopt a Sub Plan for a geographic area less than the entire planning jurisdiction, if, because of the unique physical characteristics of that area, more intensive planning is necessary.

In accordance with this decision, the Sub Plan will include an area west of M-231 and south of M-104, including sections, 19 through 21, and 28 through 33, which constitutes a geographic area having unique physical characteristics. The Grand River constitutes the southern boundary of the Township and the influence of the river is evidenced by its many tributaries and extensive bayous. The purpose of the Sub Plan is to guide development that satisfies all of the following criteria:

1. Is coordinated, adjusted, harmonious, efficient, and economical
2. Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development
3. Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare
4. Includes, among other things, promotion of or adequate provision for 1 or more of the following:
 - a) A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users
 - b) Safety from fire and other dangers

- c) Light and air
- d) Healthful and convenient distribution of population
- e) Good civic design and arrangement and wise and efficient expenditure of public funds
- f) Public utilities such as sewage disposal and water supply and other public improvements
- g) Recreation
- h) The use of resources in accordance with their character and adaptability

Attractive and desirable communities are difficult to achieve and even harder to maintain. Conscientious and deliberate long-range planning is required. It is this basic premise that has prompted the Crockery Township Planning Commission to update its Comprehensive Plan, also known as the “Master Plan”.

Crockery Township has many attributes and opportunities which continue to make the community an attractive and desirable place to live. However, the Township is also faced with numerous challenges. The responsibility of making various policies and decisions regarding growth and development is therefore an important one. The on-going need for such things as public utilities, new and improved streets, parks and recreation areas and community facilities are generally recognized, but fulfilling these needs requires hard work and effort.

Equally important are the decisions made regarding the various spatial relationships between the major land use types: residential, agricultural, public, commercial, and industrial. These are important in providing a harmonious pattern of land use and in the economics of providing community services.

The following statements, questions, and observations summarize the assets, problems, and issues inherent to the community. Their enumeration helps to provide focus in the process of developing and implementing the Sub Plan. The Plan is an official advisory statement for

encouraging orderly and efficient use of land for residences, business, industry, community facilities, parks and recreational areas, and for coordinating these uses with each other and with the development and use of streets, utilities and other public facilities and services. The Comprehensive Plan is intended to serve the needs of Township residents in accordance with present and future needs. The Comprehensive Plan should promote the public health, safety, morals, order, convenience, prosperity, and general welfare. As such, the Plan contains goals and recommendations for the physical development of the Township and is designed to provide direction for growth and development in accordance with these goals and recommendations. This Sub Plan also includes the following subjects that are considered pertinent to the future development of Crockery Township. The Plan contains a classification and allocation of land for:

- agriculture
- residences
- commerce
- industry
- recreation
- thoroughfares
- public buildings and public property
- schools
- soil conservation
- forests
- woodlots
- open space
- wildlife refuges
- other uses and purposes

The Plan also includes the general location, character, and extent of:

- streets
- airports
- bicycle paths
- pedestrian ways
- bridges

- waterways, and waterfront developments
- sanitary sewers and water supply systems
- facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels
- public utilities and structures

The physical features of Crockery Township are characterized as having a high ground water table, heavy soils, floodplains, wetlands, and numerous streams and creeks flowing to the Grand River. The Plan includes recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities.

It is the Township's intent to implement the Plan's recommendations until specific modifications or deviations are deemed appropriate and the Plan is amended because of the Township's on-going long-range planning program.

- **The Sub Plan is general in scope and therefore not intended to establish precise boundaries of land use areas or exact locations of future shopping centers, school sites, or other projected development. Its function is to guide growth toward long-range, broad goals. It establishes the framework required to assure that decisions that are more detailed could be related to the broader scene.**
- **This is not a zoning document but is intended to guide decision-making regarding zoning.**
- **As required by law, the Plan will include a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan will include an explanation of how the land use categories on the Future Land Use map relate to the districts on the zoning map within each planning category designated in this plan.**

Mission Statement - The purpose of this Sub Plan is to serve as a guide for development in Crockery Township and its environs by promoting the health, safety, and general welfare of its

citizens. Long-term planning is achieved through the study of past and present conditions, yielding a vision of the future. The Plan must remain flexible enough to accommodate a myriad of particulars in an ever-changing world. The Sub Plan seeks the highest quality of life in Crockery Township.

The mission of Crockery Township is to promote land use development which:

- Enhances the quality of life
- Promotes a clean safe environment
- Preserves and maintains Crockery's unique qualities
- Achieves a balance between development and rural living
- Provides for continuation of farming while guiding probable growth

The success of the plan will be measured by its ability to retain the good character and qualities of the community while encouraging growth that benefits all its residents.

Plan Purpose - Through the study of past and present features and conditions of the local geography, environment, economy, society, public need, and individual desire, a vision of the future unfolds. The Sub Plan is to serve as a guide in developing policies concerning such factors as trends in land use, population, development, transportation, recreation, public utilities, the wise use of resources, good civic design, and wise and efficient expenditure of public funds. The Plan must remain flexible enough to accommodate a myriad of particulars in an ever-changing world. The Sub Plan seeks to achieve the highest quality of life in Crockery Township.

The general purpose of the Sub Plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:

1. Is coordinated, adjusted, harmonious, efficient, and economical.
2. Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.
3. Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.

4. Includes, among other things, promotion of or adequate provision for 1 or more of the following:
 - a. A system of transportation to lessen congestion on streets
 - b. Safety from fire and other dangers
 - c. Air and Water Quality
 - d. Healthful and convenient distribution of population
 - e. Good civic design and arrangement and wise and efficient expenditure of public funds
 - f. Public utilities such as sewage disposal and water supply and other public improvements
 - g. Recreation.
 - h. The use of resources in accordance with their character and adaptability

In the preparation of the Sub Plan, a Planning Commission shall do all of the following, as applicable:

1. Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions.
2. Consult with representatives of adjacent local units of government in respect to their planning so that conflicts in master plans and zoning may be avoided.
3. Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek the maximum coordination of the local unit of government's programs with these agencies.

In general, a Planning Commission has such lawful powers as may be necessary to enable it to promote local planning and otherwise carry out the purposes of Public Act 33 of 2008, as amended. The Sub Plan addresses land use and infrastructure issues and may project 20 years or more into the future. The Sub Plan shall include maps, plats, charts, and descriptive,

explanatory, and other related matter and shall show the Planning Commission's recommendations for the physical development of the planning jurisdiction.

The Sub Plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:

1. A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.
2. The general location, character, and extent of streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and waterfront developments; sanitary sewers and water supply systems; facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels; and public utilities and structures.
3. Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities.
4. For a local unit of government that has adopted a zoning ordinance, a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.
5. Recommendations for implementing any of the Sub Plan's proposals.

The Sub Plan is designed to:

1. Promote the public health, safety, and general welfare
2. Encourage the use of lands in accordance with their character and adaptability

3. Promote the best use of land
4. Conserve natural resources and energy
5. Meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land
6. Insure that uses of the land shall be situated in appropriate locations and relationships
7. Avoid the overcrowding of population
8. Avoid degradation of light and air
9. Lessen congestion on the public roads and streets
10. Reduce hazards to life and property
11. Facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements
12. Conserve the expenditure of funds for public improvements and services Conform to the most advantageous uses of land, resources, and properties

CHAPTER 2

DESCRIPTION OF STUDY AREA

Current Conditions

This part of the Township contains 527 parcels, 403 of which are developed and 124 of which are undeveloped (vacant). There are 326 parcels (61.86%) that are less than 5 acres in size. Of these, 91 are between one and two acres and 119 are less than 1 acre in size. This represents a significant amount (39.85%) of small parcels less than 2 acres in size.

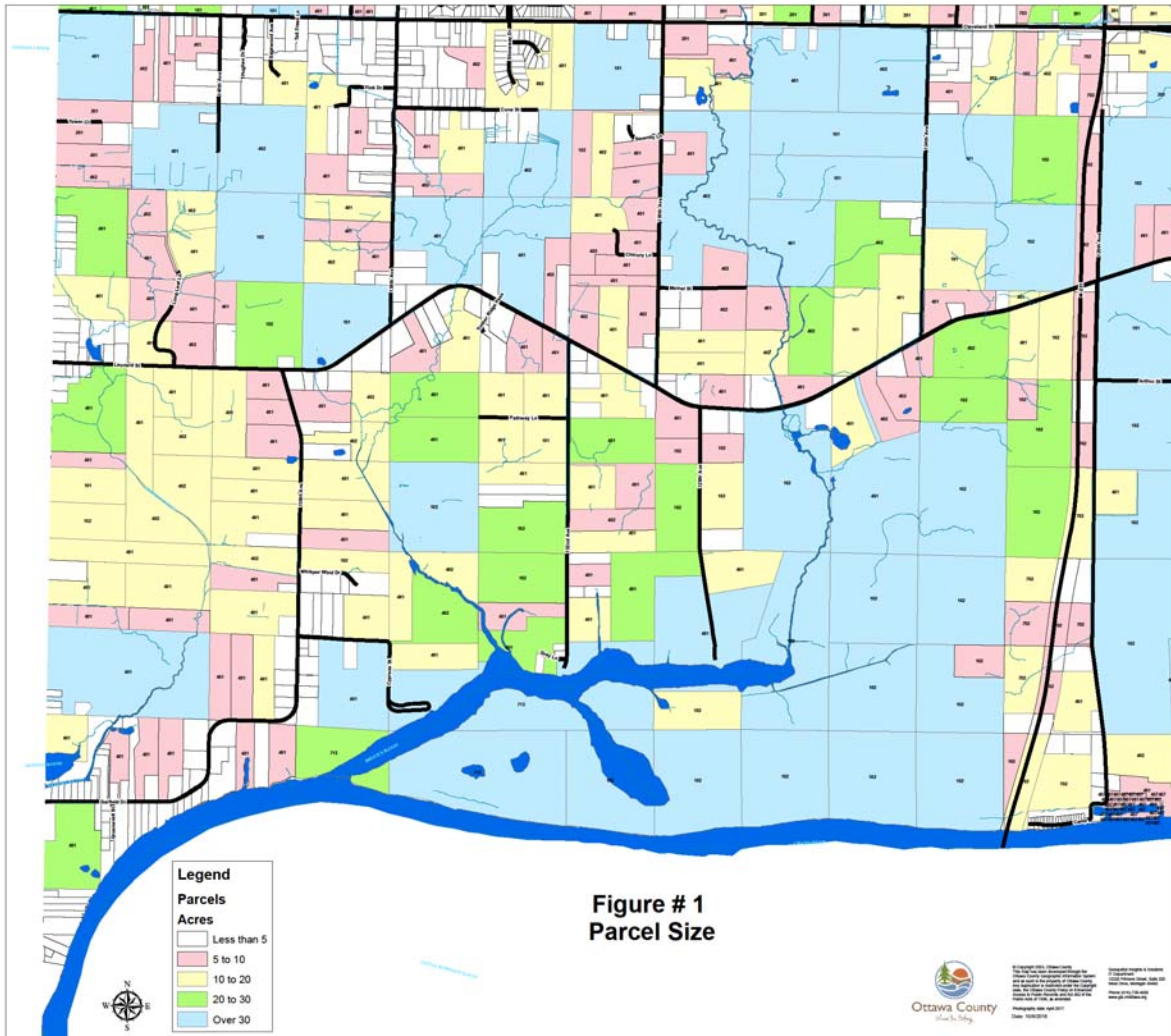
As illustrated in Figure 1, the study area contains a wide range of parcel sizes and a variety of land uses. The range of parcel sizes and land uses was analyzed with the assistance of the Ottawa County GIS Department and were initially obtained through the use of assessment records.

Much of the land along the major roads has been divided into small parcels while some large parcels predominate between the M-231 Bypass and the Grand River bayous and tributary floodplains. There are 25 parcels greater than 40 acres in size. These are primarily located in section 28 and in the proximity of the Bark Creek floodplain. There are 120 parcels within or partially within the 100-year Floodplain and 129 parcels within or partially within the 500-year Floodplain. Many of these parcels are owned by the Spoonville Gun Club.

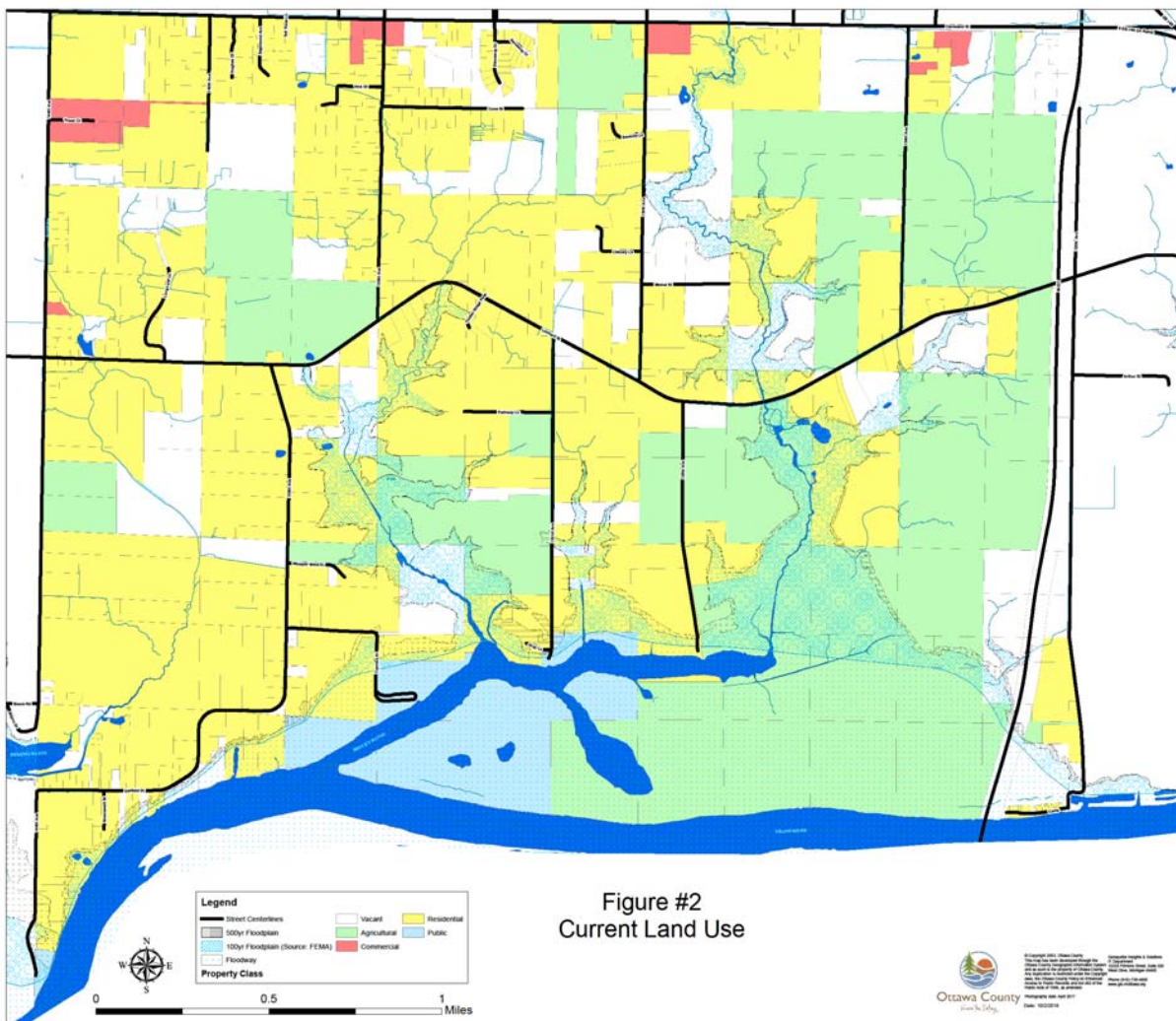
Residentially developed property is the predominant land use in this part of the Township. Nearly two-thirds of all parcels are used as permanent primary residences. Nearly 82 percent of these are zoned residential R-1 (59 parcels) or R-2 (223 parcels). The other 18 percent are primarily zoned agricultural. A few in the vicinity of M-104 are zoned commercial.

C-2 Commercial zoning is applied to 19 parcels along M-104. Approximately one-half of these are vacant as only 12 are currently used for commercial purposes. Three parcels at the intersection of 130th Avenue and M-104 are C-1 Commercial. The fact that there is so much unused land is one of the key reasons that further study of this area is important. How will these vacant commercial properties be developed? Is the current Euclidean zoning the most appropriate framework?

**Figure 1
Parcel sizes**



**Figure 2
Current Land Use**



Parcels that are zoned for agriculture far exceed the number actually assessed as agricultural. Only 4.7% of those zoned agricultural are actually assessed (used) as agricultural. The other 95% could be reasonably assumed to be either vacant or used as residences.

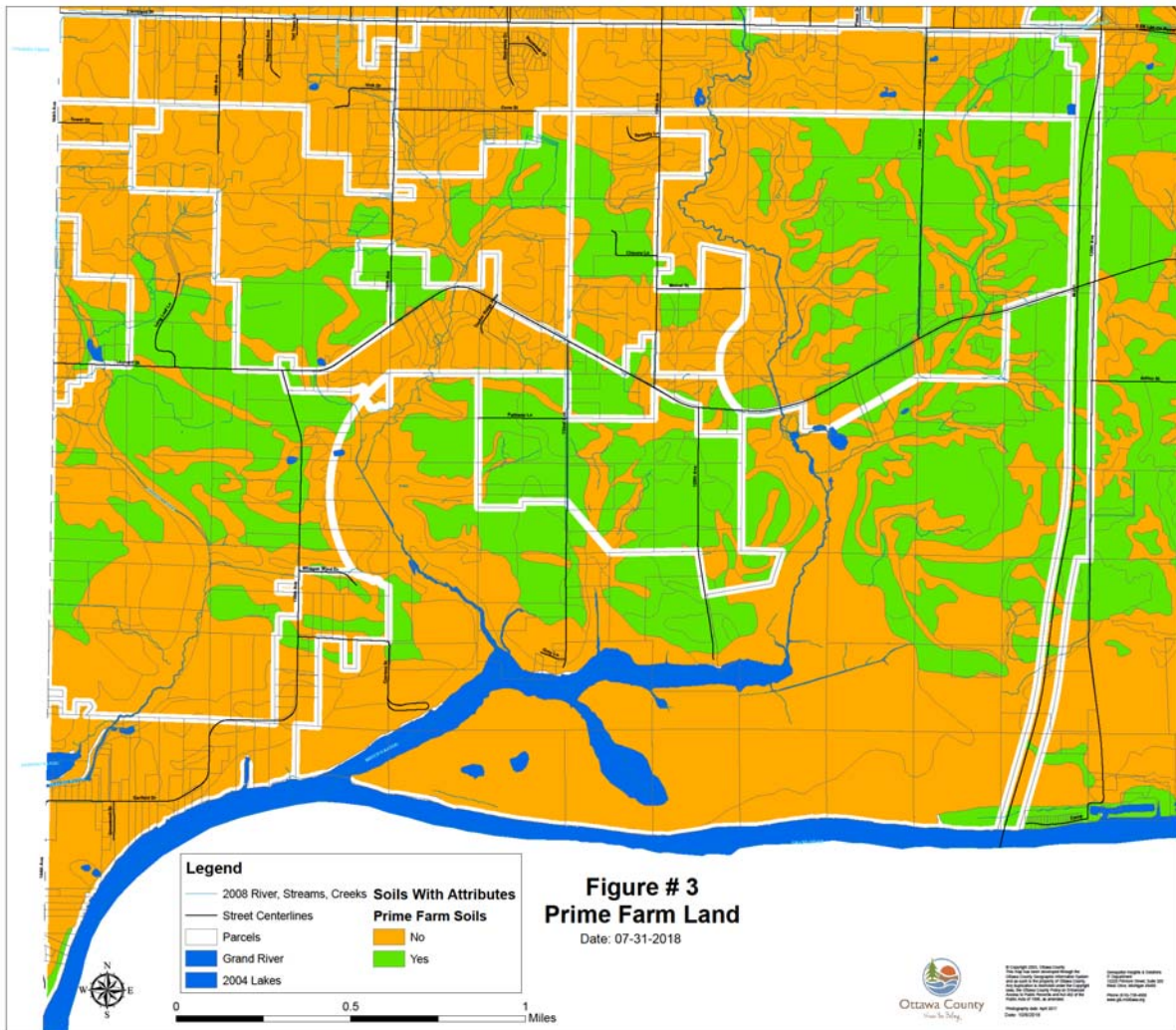
Table 1 - Land Use

Use Class Size	Avg. Acres	Total Acres	# of Parcels	Minimum Zoning
AG-1	13.7	851.24	62	40
Ag-2	14.4	1064.28	74	10
C-2	7.6	266.50	35	
IND	5.4	21.64	4	
R-A	2.5	549.98	220	
R-3	1.6	118.90	74	
RE	9.8	773.07	79	

Prime farmland soils

Prime farmland Soils are soils that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. Prime farmland has the quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

Figure 3
Prime Farmland



CHAPTER 3

PLANNING DIMENSIONS

For plans to be meaningful in guiding future growth and development, they must represent the needs and aspirations of the communities' citizenry and, be realistic within a communities' financial capability. This is best accomplished through the use of planning dimensions which set forth both the qualitative and quantitative requirements of the community for the planning period.

Planning dimensions include a general growth policy, planning goals, trends, and anticipated future needs. In preparing these planning dimensions, the Planning Commission has relied on fundamental resources that provide a factual background relating the past development of the Township. Well thought out policies will be of value in determining the physical limits and opportunities of future development.

Location - Crockery Township's proximity to Grand Rapids, Muskegon, Holland, Lake Michigan, Grand Valley State University and the Grand Haven/Ferrysburg/Spring Lake Area communities offer residents easy access to a diversity of educational, cultural, social, employment and recreational opportunities seldom available to most rural communities. Proximity to Lake Michigan is an asset.

The Grand River: The Grand River and its floodplain offer residents scenic and recreational opportunities.

Room for Growth - The Township's rural openness is highly valued by residents and intended to be preserved. However, there is also ample room to accommodate diverse types of future growth and development.

Existing Utilities - The Township has a public water system that presently serves nearly one-third of its residents and a limited sanitary sewer system that could be expanded.

M-104 Corridor - The M-104 corridor can be considered a "Commercial Corridor", an "Employment Corridor", and a "Residential Corridor".

Commercial Corridors are typically located along arterial transportation facilities where the primary orientation is toward the roadway, providing easy accessibility for the automobile. There is often little connectivity between the commercial uses along the arterial facility and the adjacent neighborhoods. The “strip” development within these corridors typically consists of surface parking in front of one or two-story commercial establishments. A commercial corridor generally serves a larger trade area than the immediate neighborhood. Apartment complexes may also be found along these corridors interspersed among the nonresidential uses. The “big box” national chains are often located within these corridors.

An **Employment Corridor** is distinguished from commercial corridors in that they also include a significant number of jobs that are typically found in employment centers. Along M-104, the potential employment centers are linearly oriented with the potential for employment “nodes” at intersections with section line roads. Development along other parts of M-104 to the west in Spring Lake Township contain a substantial quantity of retail and personal services typically found within a commercial corridor.

A **Residential Corridor** is formed when residential development (single-family and multi-family) is adjacent to an arterial roadway and has direct access onto that roadway. In some cases, the residential structures are constructed prior to the roadway being upgraded to a larger facility (e.g. from a two-lane to a four-lane facility).

It is evident over time, however, that portions of the M-104 corridor have become obsolete due to changes in demographics and shopping patterns, dysfunctional lot layout and depth from the roadway, inadequate public infrastructure, and problems with the road network itself. For whatever reason, investment has failed to materialize. The result is underutilized properties and a distressed appearance that can have a negative impact on the surrounding community and the local economy.

Continuations of commercial strips, while not optimum, have the advantage of accessibility and visibility. The community can benefit from the commercial strip because residents in adjacent neighborhoods are in close proximity to the goods, services, and jobs provided by businesses located along there.

Options to commercial corridors are increasing in number and variety, and include resurgent downtowns and town centers, big box standalone stores, transformed regional malls, lifestyle centers, and emerging town centers that include residences, employment, and retail. Because commercial corridors are busy roadways, they are most visible landmarks to residents and visitors. The visual condition and success of the commercial corridor will help determine the actual and perceived quality of the Township. As Crockery Township continues to mature, the public and private sectors will need to identify the critical issues and challenges facing the M-104 corridors, and determine the most effective solutions for ensuring the long-term viability of the corridor and its contribution to making the community more livable.

It is perhaps time to recognize that high quality low impact light industrial uses can be compatible with other high-end commercial and residential uses. A mixed-use commercial corridor could allow the introduction of research and development and light intensity manufacturing and assembly uses as long as specific criteria in the Zoning Code are met. The Township's Zoning Ordinance could be amended to permit these types of light intensity industrial and research uses to be intermixed with more traditional commercial, residential, office, and retail categories through the use of performance standards. It should be recognized that, the M-104 corridor could be an appropriate location for a broader range of economic activity than the retail and service establishments typically found within these corridors. This provides just one potential approach to help retain the viability of the M-104 corridor and at the same time expand opportunities for higher paying knowledge-based jobs.

It is hoped that with creative zoning techniques, not only can the integrity of new development be preserved, but the entire area be revitalized through implementation of plans that involve the expenditure of public funds to upgrade the public infrastructure and amenities, and support improvements to properties within the corridor.

Access Drives – Access drives provide contiguity between land uses on the same side of the street while maintaining safe vehicular movements. The Crockery Township Zoning Ordinance contains the M-104 Corridor Overlay Zoning District. The concept of the Overlay District is based upon recommendations from the M-104 Access Management and Corridor Study (the "Study") which was completed in September 2004. The Study recommended adoption of a zoning ordinance amendment to implement Access Management techniques. Access Management is accomplished using Service Drives, Parking lot Connections, and Shared

Driveways in conjunction with Driveway Spacing standards, Access Management is intended to maintain a safe and efficient flow of vehicular traffic while retaining Reasonable Access to the property.

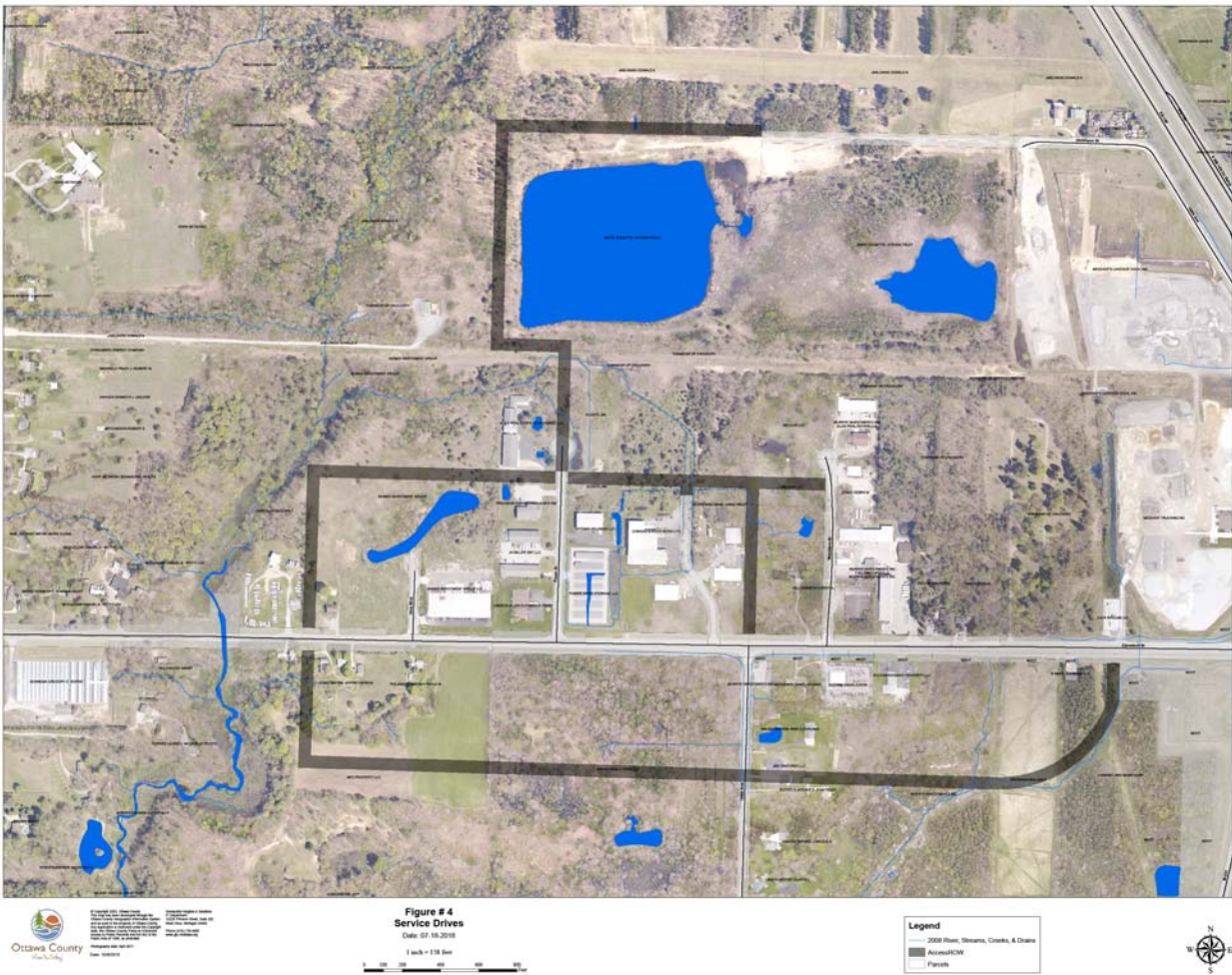
In addition to incorporating Access Management techniques into the zoning ordinance, a secondary goal of the Overlay District is to maintain and preserve the aesthetic quality of the Corridor. Specific regulations pertaining to signage and natural feature preservation have been incorporated into the Overlay District. Finally, the requirements of the Overlay District help to ensure that the public investment in the road system is maintained and the need for additional capital improvements is postponed to the greatest extent possible.

The standards required by the Overlay District are based upon considerable research and guidelines provided by the Michigan Department of Transportation (MDOT). Significant public input was obtained as the M-104 Overlay District Ordinance was being prepared.

There are basically two types of service drives, **connected parking lots** and **rear service drives**. The use of rear service drives and connected parking lots ensures that traffic is able to safely and efficiently and provides alternative means of access to properties along the Corridor. Rear service drives and connected parking lots are required in all situations within the Overlay District.

1. **General** - Multi-Family, commercial, office, and industrial properties may be required to install Access for a connection to adjacent lots that are zoned or planned for Multi-Family, commercial, office, or industrial uses.
2. **Parking** - Front and Rear Service Drives, Parking lot Connections, and Shared Drives are intended, and shall be designed for use exclusively for circulation, not as a parking-maneuvering aisle. The Planning Commission may require the posting of "no parking" signs.
3. **Maintenance** - Front and Rear Service Drives, Parking lot Connections, and Shared Driveways shall be privately controlled and maintained by adjoining property owners or other persons who enter into a formal legal agreement together to provide joint maintenance.

**Figure 4
Proposed Service Drives**



4. **Front and Rear Service Drives** -
 - a) Parking lot Connections and Rear Service Drives are required as shown in Figure 4.
 - b) If a Rear Service Drive is proposed, the Planning Commission may allow a decrease in the minimum Setback to the rear service drive.
 - c) If two (2) or more existing continuous lots remain undeveloped, the completion of the connected parking lot to the property line may not be required until such time the adjacent contiguous lots develop.
 - d) Parking lot Connections and Rear Service Drives shall be approved in accordance with the Crockery Township Design and Construction Standards for Private Streets.
 - e) In cases where Parking lot Connections and Rear Service Drives exist, or are proposed on an approved site plan for an adjoining lot, Access may be required via such Street, rather than by direct connection to the Corridor.

5. **Identification** - Rear Service Drives must have a designated name on a sign meeting the requirements of the Crockery Township Addressing and Street Naming Ordinance.

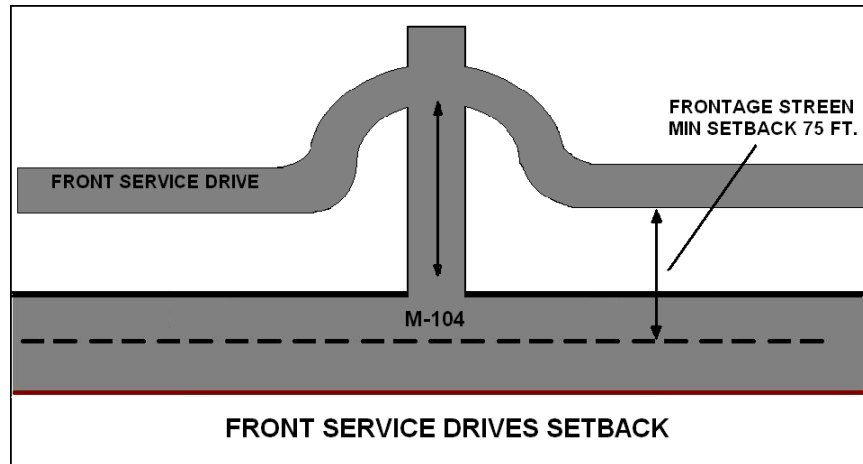
6. **Location** - In considering the most appropriate location for a Rear Service Drive, the Planning Commission shall consider the Setbacks of the existing and/or proposed Buildings and anticipated traffic flow for the site. MDOT shall be encouraged to make reasonable allowance of its Right-of-Way for Parking lot Connections when existing Buildings, Structures and conditions warrant.

7. **Design** - Parking lot Connections and Rear Service Drives, that are not public streets, shall comply with the Crockery Township Design and Construction Standards for Private Streets. Provisions must be made for adequate snow storage.

8. **Directional Signs and pavement markings** - Directional Signs and pavement markings may be required to help promote safe and efficient circulation. The property owner(s) shall be required to maintain all pavement markings and signs. All Directional Signs and pavement markings shall conform to the standards contained in the current "Michigan Manual of Uniform Traffic Control Devices."

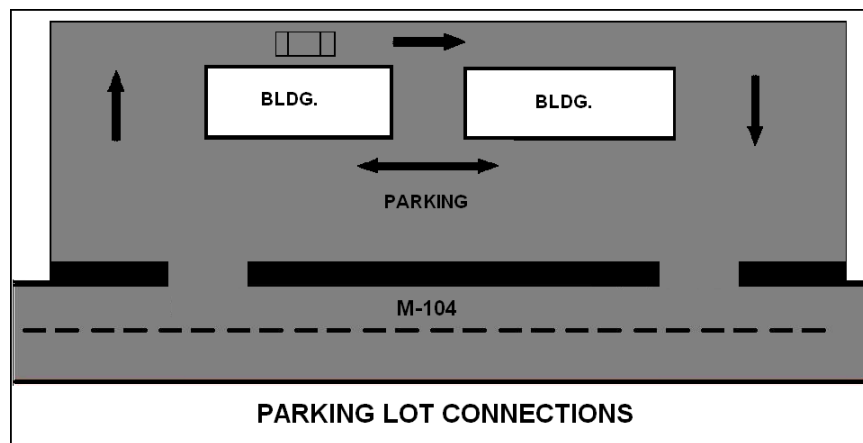
9. **Setback** - Parking lot Connections shall have a minimum setback of seventy-five (75) feet, measured from the centerline of the Corridor to the nearest edge of pavement on the Parking lot Connections, as depicted in Figure 7.

Figure 5 – Parking lot Connections Setback



10. **Access Points** - The Planning Commission shall recommend the appropriate location for all Parking lot Connections and Rear Service Drives. The Planning Commission, in conjunction with MDOT, shall make the final approval of all Parking lot Connections and Rear Service Drives.

Figure 6 – Parking Lot Connections



11. **Parking lot Connections** - Where a proposed Parking lot is adjacent to an existing Parking lot of a similar use, providing vehicular connections between the two (2) Parking lots is required. All separate Parking Areas shall use no more than one (1) Access Point or Driveway to all Parking lot Connections. In areas where Parking lot Connections are required, but adjacent properties have not yet developed, the site shall be designed to accommodate the Parking lot Connections.

12. **Location** - Parking lot Connections may be required to be located where physically feasible, or as recommended by the Planning Commission.

13. Developments adjacent to vacant properties may be required to provide easements for future Parking lot Connection(s).

Operating and Maintenance Agreements - Operating and maintenance agreements shall be required for all Parking lot Connections. The agreements shall specify who is responsible for enforcing speed limits, parking, repairs, snow removal, and other related vehicular activity. The owners shall also file documentation for any future Buildings or lots subject to the maintenance agreements. Lastly, the maintenance agreements must state that the cost of maintenance is solely the responsibility of the property owners named in the Access Easement.

Airport Vicinity - Municipalities located by the Grand Haven Memorial Airpark (Airport) should be aware and/or include requirements of various restrictions, which are imposed on property and/or construction that is located by the airport. Other items effecting airspace around the airport also must be noted. Of course, the main two entities which are most affected are the City of Grand Haven and Grand Haven Charter Township (areas within one mile of the airport). To a lesser extent, the area included does go out from the airport 50,000 feet or about 10 miles. Other items of note are at a 2, 3.7, and 5 mile radius from the airport. A synopsis is included in the "Municipality Letter". Crockery Township is officially within the 3.7 mile radius. However, the limitations at that distance are primarily height and not land use issues. Height limitations are regulated by the "Tall Structures Act" and require that any structure over 200 feet in height to obtain FAA approval.

An additional related issue concerns the advent of drone operation by individuals. Any drone reaching a height of 400 feet or more requires FAA approval. Any drone within 5 miles of an airport requires airport notification.

Summary – particulars to be considered when located by an airport:

- (1) Airspace, landing and take-off zones, and Zoning within 10 miles
- (2) Tall Structures and Construction within 3.7 miles (over 200 feet high everywhere)
- (3) Drones and Model Airplanes operating near airport within 5 miles
- (4) Electrical and/or visual Interference
- (5) Seller Disclosure (buying or selling property near airport)

Growth Policy - It is recognized that Crockery Township is an integral part of northwest Ottawa County. Intergovernmental relationships involving utilities, transportation (including the freeway system and major highways) recreation, and employment centers are interwoven and interdependent. Past and future development of the Township has been and will continue to be greatly influenced by these various relationships. The 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 area. Within this general framework, however, the Township also realizes that it is obligated to plan for its future in accordance with the needs and desires of local residents. The following brief statements represent the growth policy as determined by the Planning Commission for the southwest quadrant.

- The Planning Commission recognizes that the potential loss of truly valuable farmland and unique natural resources to development is an irreversible loss not only to local residents but the region, state, nation and future generations. However, there are also instances where historical patterns of nonagricultural activities have interfered with the conservation of truly valuable farmland. It is therefore the intent of the Planning Commission to promote the preservation of truly valuable farmland where parcel sizes exceed 20 or 30 acres, and the conservation of unique natural resource areas such as bayous, wetlands and floodplains. In so doing, thereby directing growth and land uses considered incompatible with these resources, to those areas of the Township, where parcel sizes are smaller, and existing or potential infrastructure supports a higher sustainability for such development.

- Continued development should be allowed in consideration of the natural capabilities of the land to support development and the available services and facilities necessary to assure the continued protection of the public health safety and welfare of all Township residents.

Vision Statements -

Crockery Township is a place where open space is valued and where there continues to be the physical beauty of undeveloped lands. Residents enjoy a rural atmosphere and appreciate the agricultural community. Residents also value the benefits of country living but recognize that controlled change may be necessary. It is important that Crockery Township have a plan for growth. The Township needs to ensure that infrastructure needs coincide with specific areas of growth and development.

Goal Statements -

Housing – provide environment for investment
Economic Development - provide environment for investment and the availability of commercial services
Circulation – improve quality of roads, sidewalks and trails
Community Services – maintain high level of fire protection services
Community Facilities – expand sanitary sewer and public water services
Community Design and Land Use – encourage creativity in residential areas
Natural Resources – preserve bayous, wetlands and floodplains
Cultural and Historic Resources – preserve historic sites and buildings
Open Space and Recreation - promote a comprehensive park system
Active Farming – maintain agriculture and the importance of generally accepted farming methodology and practices and operations

Planning Goals -

- 1. Encourage the majority of new development to locate in areas where public utilities can be most efficiently provided.**

- Maintain the primary residential zoning in the Leonard Road corridor, along 144th Avenue, and on Garfield Drive/138th Avenue.
- Maintain larger parcel sizes and Agricultural zoning in the truly valuable agriculturally areas and the Spoonville Gun Club.
- Encourage appropriate residential densities in specific areas depending on availability of utilities, road conditions, and environmental characteristics.
- Encourage higher density mixed-use development along the M-104 corridor.

2. Accommodate commercial and mixed-use commercial and residential land uses along the M-104 (Cleveland St.) corridor.

- Continue to implement the M-104 Overlay Zoning District provisions and maintain close cooperation with MDOT officials on any development which affects the M-104 corridor.
- Consider adding new mixed-use industrial/commercial/residential performance standards in the Planned Unit Development (PUD) section of the zoning ordinance to allow greater flexibility in the use of large parcels on the south side of M-104 in the C-2 zoning district.
- Encourage expanded community services and infrastructure to serve the commercial and residential development in this area.

3. Promote the preservation of unique natural resources and truly valuable agricultural land uses.

- Implement policies in Agricultural areas to discourage residential incursion.
- Preserve truly beneficial agricultural lands.

4. Limit development in areas with high water tables or in ecologically sensitive areas.

- Identify ecologically sensitive areas and those areas with high water tables and retain zoning which would prevent over development.
- Cooperate with the MDEQ and Ottawa County Water Resources Commission, to identify and limit development in ecologically sensitive areas.
- Protect and preserve natural features, areas with high water tables and ecologically sensitive areas.

5. Public participation

- Routinely provide residents with the opportunity for input into the decision-making process through public meetings.
- Maintain cooperation with neighboring units of government for the provisions of utilities, the sharing of services, and the addressing of common issues and problems as a means of holding down overall costs and expense to the taxpayer while at the same time maintaining local control over the decision-making processes.

Accomplishing these goals will require appropriate land use policies and perseverance. The implementation of these policies is the responsibility of the Planning Commission and Township Board.

1. *Agricultural Preservation Policy* -

- Promote the enrollment of truly valuable agricultural land into the Farmland and Open Space Preservation Act (Michigan Public Act 116).
- Discourage nonagricultural activities within areas having truly valuable agricultural land.

- Avoid the extension of water and sewer utilities within agricultural areas as a means of discouraging non-farm uses in such areas.
- Discourage the fractionalization of farmland brought about by scattered rural housing development.
- Strive to have all parcels of 20 acres or more acres actively involved in farming be zoned agricultural.
- Promote coordination between zoning and other land use controls relative to farmland and property tax assessing measures.

2. ***Residential Land Use Policy*** -

- Protect residential areas from the encroachment of incompatible land uses.
- Discourage the process of scattered, rural housing in areas of important and prime farmland.
- Encourage residential development in areas nearest existing or proposed utilities.
- Ensure that the areas intended to support the highest densities of residential development are within reach of existing or planned public utility extensions.
- Limit the density of future residential developments that locate in areas that cannot be economically provided with public utilities and consider the natural limitations of soils to accommodate on-site septic systems and the potential pollution of groundwater supplies.

3. ***Commercial Land Use Policy*** -

- Accommodate a mix of commercial establishments which offer a variety of goods and services to meet the needs of the area's population, the traveling public and regional trade.

- Encourage pedestrian facilities, sufficient parking and attractive appearances for commercial development.
- Discourage commercial sprawl and strip development.

4. ***Environmental Policy -***

- Promote the conservation and wise use of the Township's natural resources, including woodlands, water features, wetlands and open spaces.
- Prohibit development in floodplains and discourage development in other environmentally sensitive areas of the Township in order to minimize the potential for property damage and public health hazards.
- Minimize air, water, and noise pollution.

5. ***Recreational Facilities Policy-***

- Encourage open space areas and recreational facilities as part of future subdivisions, planned unit development, and other major residential developments.
- Give priority to recreation development in pathways, trails, walking networks and scenic areas.
- Encourage cooperation with other units of government and area schools to develop and expand recreational facilities and programs for public uses.

6. ***Transportation Systems Policy-***

- Direct road improvements toward areas where growth is desired.
- Ensure that growth areas are adequately served by access to major collector streets and thoroughfares.

- Direct road improvements to the worst situations first.
- Assess the traffic impacts of all proposed developments or the location of future streets.
- Discourage dead-end streets.
- Ensure the functional capacity of existing roads, minimizing conflicts between through traffic and local traffic by regulating land uses, building setbacks, driveway openings, and where appropriate, encouraging the development of front or rear access service drives.
- Cooperate with the Ottawa County Road Commission and the Michigan Department of Transportation. Crockery Township will encourage these agencies to undertake the necessary studies and to take the necessary steps to ensure that problem areas within their jurisdiction are dealt with in a timely and efficient manner.
- See Figure 4 that illustrates the proposed service drives adjacent to M-104 and new roads to connect the proposed industrial area north of M-104.

7. *Public Utilities, Facilities, and Services Policy* -

- Provide the necessary public utilities and services to accommodate the growth of the area's population while minimizing costs to the taxpayer through proper planning.
- Support the expansion of sanitary sewer and public water within the M-104 Corridor.

CHAPTER 4

ZONING PLAN

The Future land use and zoning plan for the southwest quadrant contains several components. There are basically 6 different land uses classifications. They are:

AG-1 Agricultural Open Space
AG-2 Rural/Agricultural Preservation
C-2 General Commercial
I-1 Light Industrial
R-2A Low Density Residential
RE Rural Estates

AGRICULTURAL PRESERVATION (Agricultural 1)

The agricultural preservation district (AG-1) includes the rural areas of the Township which contain primarily USDA designated prime or unique farmlands, capable of producing high yields of crops or specific high value crops. Establishment of the agricultural preservation district is intended to promote agricultural activity as the priority land use within this area and to promote the conservation of rural qualities such as wood lots, wetlands, and meadows. AG-1 areas also include the Spoonville Gun Club which is currently allowed in the AG-1 zoning district. Approximately 50% of the area designated AG-1 consists of property owned by the Gun Club. Through the implementation of a 40-acre minimum lot size, this classification is also intended to lessen the adverse effects of residential sprawl development along rural roadways.

Implementation Measures

1. Encourage the enrollment of farmlands in the Farm Land and Open Space Preservation Program and the dedication of conservation easements to land trusts (P.A. 116).
2. Through zoning regulations, discourage residential development that does not directly serve farm families and farm workers.
3. Encourage the majority of residential development to occur in areas least suitable for farming activities and closer to public services and utilities.

4. Large lot zoning is intended to discourage residential uses in favor of agricultural uses, and valuable natural resources. Requiring large lots for individual homes can have a detrimental effect by increasing the cost of services per home site and taking large parcels out of agricultural production. However, large lot zoning has been in effect for many years in the Township. It is recommended that the minimum lot area not be reduced to less than 40 acres per lot. The principal purpose of large lots is to provide some land in the community for a permanent rural residential lifestyle. This lifestyle is just one of a full range of lifestyles offered in a community through development codes balanced with other lifestyles necessary for the full economic functioning of the locality.
5. Quality farmland on high ground should be retained in the Agricultural Preservation Zoning District and not purchased by public entities for parkland, preserves, or recreation areas. It should be used as agriculture or for extremely low-density residential development.

MODERATE AGRICULTURAL (Agricultural 2)

As a means of promoting the preservation of the Township rural qualities, this plan proposes the designation of a moderate agricultural district in certain parts of the planning area. Extensive development would be discouraged and rural land uses such as a very low-density single-family homes and farming would be promoted. The moderate agricultural district provides valuable benefits in terms of natural drainage, aesthetic and natural wildlife habitat. Several areas are typified by wetlands and/or soils ill-suited for intensive development.

While the use of land for agriculture is valued in this area, it is not as heavily emphasized as in the agricultural preservation district. Low-density residential uses not related to farm uses and farming is therefore regarded as compatible. The development desired is rural in character with an approximate average density of one dwelling unit per ten acres.

Implementation Measures

1. Provide for very low-density development while maintaining and protecting the natural and rural character of the Township.

2. Minimize the potential for environmental degradation that could occur should intensive development be allowed in areas requiring extensive earthwork or on soils with limited ability to handle on-site septic systems.
3. Maintain the use of zoning regulations such as the existing *Agricultural 2*, and requirements relative to permitted and special uses as well as the current minimum lot area requirement of ten acres.
4. Because of the expense and loss of land for lots, most private streets use dead-ends instead of creating a second entrance. Dead-end streets should be discouraged but not prohibited. Future access to adjacent vacant land should be required for all residential developments greater than six (6) lots.
5. Parcels of 10 acres or more but less than 40 acres should all be zoned in the Moderate Agricultural District (AG-2).

RESIDENTIAL DEVELOPMENT AREAS

As is typically the case in a growing community, residential land uses account for the largest land use category. This land use has been broken into five distinct categories: (1) Rural Estate Residential, (2) Low Density Residential, (3) Moderate Density Residential, (4) Village Mixed Use, and (5) Multiple Family Mixed Use Residential. Each category of residential land use is differentiated by its location, permitted density, and relationship to other land uses.

RURAL ESTATE (Single-Family) – (R-1A)

The categorization of land as Rural Estate Residential closely follows the current pattern of development within the Township. This land use classification has a dwelling unit density of one (1) dwelling unit per five (5) acres. Much of this area has been formerly designated in the AG-2 zoning district classification. Public sanitary sewer is generally not available in this designation nor is it planned at this time, which should limit dense development. Public water is available in some of this area. Much of this area has evidence of wetlands, high water tables or hydric soils creating general limitations on development.

Implementation Measures

1. Lot sizes should be a minimum of 5.0 acres with a minimum lot width of 330 feet.

LOW DENSITY SINGLE-FAMILY – (R-2A)

The Low-Density Residential Development areas are typically found in the west one-half of the Township. Residential densities should be approximately one (1) dwelling unit per acre, which provide the landowner with the flexibility to design with the natural terrain and features where there might be sensitive environmental areas. The use of cluster housing and open space subdivisions is possible to provide the utmost flexibility for site and building layout. Steep slopes should be protected and natural feature buffers put in place where resources exist.

Implementation Measures

1. Develop and maintain restrictive zoning regulations for the low-density residential district which would limit conflicting uses.
2. Some of the land ultimately intended for low-density residential use is presently zoned within the AG-2 Rural Agricultural Preservation District. It is recommended that necessary rezoning be done incrementally based on the demand for home-sites of the size permitted within the district. Further, the priority would be to convert land in rural estates to this higher density land use before rezoning agriculturally zoned lands.
3. In Low Density Residential areas, dead-end streets should be limited to serving ten parcels or less. Low Density Residential developments serving more than ten parcels would need to have secondary access or provide easements for future connections to vacant adjacent parcels, except where topography or previous land divisions or other circumstances make extensions of streets impractical. This should have the effect of reducing the density of development and maintaining the character of these areas.
4. Lot sizes should be a minimum of 1.0 acres with a minimum lot width of 150 feet.

MODERATE DENSITY SINGLE-FAMILY – (R-3)

This classification reflects the development pattern of residential neighborhoods where development patterns have occurred on small lots. The use of Planned Unit Development provisions can accommodate a variety of housing types could be permitted including single family homes, and perhaps duplexes.

This planned area assumes single-family homes, generally within the range of 2 to 4 dwellings per acre. As is often the case, the availability of infrastructure is a significant determinant of where new residential land uses will be located. Much of that portion of the township currently served by public water is planned for this use, as well as those areas where sanitary sewer and water could potentially become available. Residents would have access to services and amenities, such as schools, parks, and neighborhood retail shops, within a short drive from home.

Similar in intent to the existing R-2 Medium Density Residential District, these proposed higher density areas are envisioned to accommodate logical extensions of existing higher density types of residential growth as well as development near and around the settlement of Nunica. The areas designated are inclusive of soils that for the most part appear capable of supporting higher densities of development with septic systems. To insure public health, only those areas that appear the most cost effective to serve with future extensions have been designated for this category of uses.

Soils in these areas are generally capable of supporting these densities, but the need for the eventual extension of public sewer should be taken into account. As a result, only those areas presently served by public water or which are within easy reach of eventual water/sewer connections are included. The rezoning of land to moderate density single family residential should be predicated on the availability of public water, public sewer or high perk of soils. Varying standards for parcel sizes could be distinguished based on (1) not having sanitary sewer, or (2) being served by sanitary sewer.

Implementation Measures

1. Develop and Implement Open Space and Planned Unit Development Zoning provisions that would allow flexibility in the design of higher density developments.

2. Limit the density for areas designated as Moderate Density Residential to no more than four units per acre unless provisions for public sewer and water are made.
3. Defer the rezoning of identified Moderate Density Residential lands until specific applications are made.
4. Dead-end streets could be prohibited in the Moderate Density Residential areas except in cases of extraordinary circumstances. However, in these areas, private streets should be limited. This should have the effect of creating interconnected streets and compact neighborhoods in keeping with the intended density of development in these areas.
5. Designate adequate land in the Sub Plan to accommodate Moderate Density Single Family Residential development.
6. Lot sizes should be a minimum of 10,000 square feet with a minimum lot width of 70 feet for parcels not served by sanitary sewer and 6,500 square feet with a minimum lot width of 60 feet for parcels that are served by sanitary sewer.

COMMERCIAL DEVELOPMENT AREAS

Controlling the pattern of commercial development is a critical step toward eliminating the sprawling tendencies of many commercial strip malls and “big-box” retail establishments. In order to differentiate the different types of commercial development recommended in the plan, this land use was broken into three sub-categories: Neighborhood Commercial, General Commercial, and Highway Commercial. Access management should be implemented to control site design issues relating to access and driveway placement, signage, and setbacks.

GENERAL COMMERCIAL – (C-2)

The intent of the General Commercial areas is to serve larger residential neighborhoods and transient customers. These areas should balance the needs of vehicular traffic and pedestrians, and be developed based on the type and intensity of the land use. General Commercial districts would consist of compact retail business and would include retail, convenience stores, eating and drinking establishments including fast-food restaurants, sales or service of new and used automobiles, private recreation uses such as miniature golf courses and golf driving ranges,

hotels, and businesses including drive-up or drive-thru banks, professional offices, golf courses, gas stations and multiple commercial facilities (strip malls), and complementing uses defined within the Township's C-2 zoning district. It is envisioned that over time General Commercial districts could be converted more toward professional businesses and service uses such as financial, health and medical facilities.

Implementation Measures

1. Lot sizes should be a minimum of 20,000 with a minimum lot width of 100 feet.
2. Moderate front setbacks of 20 to 30 feet and.
3. Generous side yard setbacks and buffering should be required when adjacent to a residential use.
4. Additional site design issues to be determined by site plan review.
5. Incorporate access control measures similar to the M-104 Overlay Zoning.

LIGHT INDUSTRIAL DISTRICT - (I-1)

Future industrial areas must be situated for easy highway access and to minimize potential conflicts with residential uses. Industrial development should also be supported by the provision of adequate sewer and water. The objectives of the Industrial district are to accommodate limited, high quality, environmentally compatible ("light") industrial development. The Township should encourage industries to locate in well-planned industrial park settings thereby maximizing the efficiency of providing for the necessary infrastructure and minimizing environmental and land uses conflicts. Examples of light industry are assembly of pre-manufactured components, and manufacturing of clothes, shoes, consumer electronics and home appliances, or the use of machinery that does not produce noise or vibrations outside of the building in which it is located.

Implementation Measures

1. Incrementally expand the availability of industrially zoned properties based on demonstrated needs over the planning period and the availability of appropriate utilities. The zoning of land for industrial purposes that is not served by public sewer and water utilities should be held to a minimum and industrial development that occurs without such utilities should be carefully monitored.
2. Lot sizes should be a minimum of 40,000 with a minimum lot width of 140 feet.
3. Improve Site Plan Review standards relative to industrial uses to ensure building and site design quality and that those industries being proposed without public sewer facilities will not jeopardize environmental qualities.
4. Encourage the creation of industrial subdivisions rather than piecemeal development to help ensure the construction and collective use of necessary access roads, drainage improvements and other public facilities.
5. Incorporate provisions in the zoning ordinance that would discourage extensive outdoor storage areas and other un-enclosed areas that may detract from the character of the Township, and harm the values of surrounding properties.
6. Encourage the landscaping of industries through Site Plan Review.
7. Discourage the development of “heavy” industries which because of their scale or type of operation could have environmental implications or overburden public services.
8. Incorporate access control mechanism similar to those discussed in the commercial land use element into zoning provisions relative to the industrial districts.

OVERLAY DISTRICTS

Overlay zoning districts are designated on the Zoning Map. The provisions, conditions, and restrictions of overlay zoned areas apply in addition to, and where applicable may take precedence over the provisions, conditions, and restrictions of the base or underlying zoning districts.

M-104 CORRIDOR OVERLAY - (MCO)

The M-104 corridor serves as a primary east-west thoroughfare in Crockery Township. The principal function of M-104 is to accommodate relatively high volumes of traffic, and to provide a link between I-96 and the lakeshore communities to the west. It is proposed that an Overlay District consist of approximately 3.25 miles of roadway between 144th Avenue and I-96.

In addition to incorporating Access Management techniques into the zoning ordinance, a secondary goal of the Overlay District is to maintain and preserve the aesthetic quality of the corridor. Specific regulations pertaining to signage and natural feature preservation have been incorporated into the Overlay District.

The standards contained in the Overlay District are based upon recommendations and guidelines provided by the Michigan Department of Transportation (MDOT) "Access Management and Corridor Study" completed in 2004. Significant public input was obtained as the M-104 Overlay District Ordinance was being prepared. The Study recommended adoption of a zoning ordinance amendment to implement Access Management techniques. Access Management is accomplished using service drives, parking lot connections, and shared driveways in conjunction with driveway spacing standards. Access Management is intended to maintain a safe and efficient flow of vehicular traffic while retaining reasonable access to the property. Finally, the requirements of the Overlay District will help to ensure that the public investment in the road system is maintained and the need for additional capital improvements is postponed to the greatest extent possible.

The standards of the Overlay District apply to the lots and parcels of land having frontage on M-104 or any parcel of land gaining access to the Corridor. The Overlay District is applicable to all uses for which site plan review and approval is required. Single and Two-Family Residential and Agricultural uses shall comply with the setbacks but are exempt from most other standards.

The applicable standards of the underlying zoning district shall also apply. Where a conflict exists between the regulations of the Overlay District and the underlying zoning, the regulations of the Overlay District shall apply.

Implementation Measures

1. Establish consistent setbacks for all uses.

FLOODPLAIN OVERLAY - (FPO)

Sensitive Areas are designated on the Future Land Use map and include floodplain areas of the Grand River and Crockery Creek. Emphasis for these areas should be green belts and park areas with a minimum of development. It is the intent of this Plan to support, encourage, and provide for the conservation of necessary natural resources of the Township and to allow for the development thereof preventing substantial, immeasurable, permanent and irreparable damage to the property and inhabitants of the Township. Floodplain regulations are intended to conserve, protect and enhance the natural resources, amenities, wildlife habitats, and watershed of the Township; to prevent loss of life and damage to property as a result of flooding; to enhance agricultural capabilities, recreational opportunities, and general economic activities in the interest of the health, safety and general welfare of the residents and property owners of the Township and the people of the State of Michigan.

Implementation measures

1. Limit development in sensitive areas and preserve as parkland, greenbelts, and open space uses.
2. Prevention of conditions that increase susceptibility to dangers of flooding and pollution.
3. Protection of soils capable of providing necessary infiltration for the maintenance of aquifer stability.
4. Prevention of damage to waterways caused by erosion, scarification, sedimentation, turbidity, or siltation.
5. Protection against the loss of wildlife, fish, or other beneficial aquatic organisms, vegetation; and protection against the destruction of the natural habitat thereof.
6. Maintain generous setbacks from water resources.

PLANNED UNIT DEVELOPMENT – PUD

It is recognized that a variety of land uses may be desirable along the M-104 corridor. Mixed uses allowed by requiring performance and design criteria are becoming a more widely accepted zoning technique. It has been determined through analysis of these standards in general that utilizing design guidelines and performance standards would be an effective way of managing growth along the south side of M-104. This method was preferred over allowing mixed uses through the Special Land Use permitting process or allowing certain mixed uses outright.

Each of these types of uses is intended to complement rather than conflict with the intended uses of the C-2 zoning district, and is required to achieve specific visual, architectural or site plan characteristics. The prescribed standards for approval would be intended to accommodate light industrial and residential facilities that contribute to economic vitality while protecting surrounding uses through site design, buffering, and compatibility standards.

Typical light industrial land uses would be highly specialized and technological industries, industrial support facilities, research and experimental institutions, and administrative facilities all of which are developed within a planned unified whole. The PUD is prepared at the developer's option with a land use mix that is unique to the site and is implemented through a master site plan. The PUD is a land planning option that may be used as an alternative to other zoning districts. The PUD standards are intended for lower intensity light industrial and higher density residential facilities by limiting uses, regulating intensities, and imposing certain site design standards to ensure compatibility with adjacent residential and commercial land uses. The standards would recognize and accommodate facilities that contribute to the overall vitality of the corridor area.

Properly administered performance standards would include such things as floor area ratios, building orientation standards, site layout and parking standards, pedestrian circulation, and architectural design standards. These components of the PUD standards allow the flexibility and ensure compatibility of mixed uses.

Figure 7
Future Land Use

