



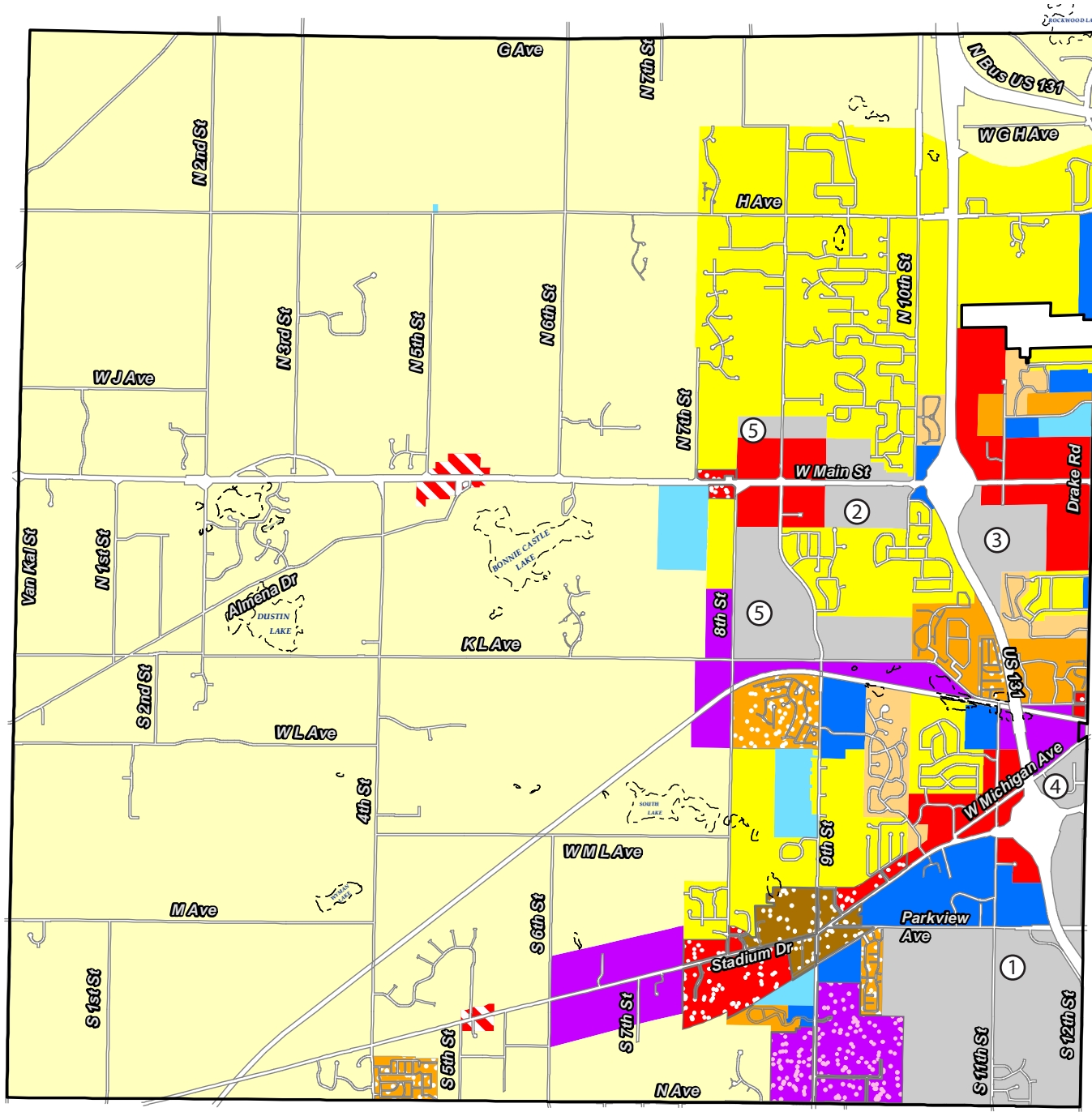
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Future Land Use

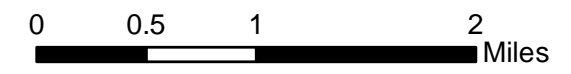
The Future Land Use Plan and Map (**Map 18**) defines the vision for land development in Oshtemo Township based on sound planning principles and community input, which guided this desired future. It builds on the historic development patterns of the community, factoring in the objective to preserve unique environmental features and to protect the rural character of the community. At the same time, it provides for anticipated development within the Township in appropriate places for growth.

As an update to the 2011 Master Plan, only minor modifications were made to the Future Land Use Plan and Map. These modifications reflect the desired future land use patterns for areas of the Township that have either experienced some transition of land uses since the adoption of the 2011 Plan or are areas where a new direction is warranted.

Map 18 Oshtemo Township Future Land Use Map 2017 Update



- Water Body
Classifications:
 Rural Residential
 Low Density Residential
 Medium Density Residential
 High Density Residential
 Manufactured Residential
 Village Core
 Transitional Office
 Neighborhood Commercial
 Local Commercial
 General Commercial
 Research Office
 General Industrial
 Public/Government
 Sub-Areas:
1 Genesee Prairie
2 West Main Street
3 Maple Hill Drive South
4 Century Highfield
5 9th Street



Future Land Use Designations

Thirteen future land use categories have been created to designate the desired land use pattern for the Township. Each of the districts is described in more detail in the Plan, and are summarized in the following Future Land Use Matrix. The Future Land Use Matrix compares each of the designations based on several criteria of concern to this Plan.

Rural Residential (14,467 acres)

Development Intensity: Low

The Rural Residential land use designation is the largest designation in the Township. In many ways, it is also the most diverse and the most important.

The current land use pattern within the Rural Residential designation includes residential, agricultural, and some limited commercial land uses. Low density subdivision / neighborhood development is permitted and is encouraged to utilize open space cluster development practices in order to protect and preserve the natural features in this area and the rural character it defines. Other residential uses consist of scattered-site development at low density. Units typically are served by private wells and septic systems. (Although public utilities have been extended west into portions of the Rural Residential area, this was done to address environmental concerns and not to facilitate development.)

Rural Residential Desired Future Development Pattern

- Low density residential development
- Utilization of Rural Character Preservation Strategies, such as:
 - Utilization of conservation / open space subdivisions to protect sensitive landscapes
 - Utilization of programs available – purchase of development rights, transfer of development rights, conservation easements – to protect natural features
 - Setback from natural features (surface waters, wetlands)
 - Building pad site selection based on minimal disturbance to natural features
 - Tree lines and other vegetation along road frontages selectively cleared if at all to minimize impact on rural character along County Roads

Small agricultural uses are scattered throughout this area and are an important part of the rural character of the community. These include family farms, orchards, fruit farms, and other similar operations. Because the Township does not have many significantly sized parcels and due to the value of the land, agriculture will not expand significantly in the future. However, it is an important part of the Township's history and rural character, and pre-existing farms are encouraged to continue. In addition, supporting the rural character through the allowance of agri-businesses and agri-tainment uses should be considered.



Low density residential development sensitive to natural features may occur in the rural residential designation.

There are also a number of small commercial properties scattered throughout this area that are well-established and have been located at these sites for many years. They are important to the community, many are zoned appropriately, and the Plan does not desire to remove them. These include farm stands as well as commercial uses serving the local and regional market. Besides these pre-existing uses however, the Plan does not call for any additional commercial uses in this area outside of the Neighborhood Commercial District.

Low Density Residential (2,630 acres)

Development Intensity: Low

This designation represents the majority of the neighborhoods in the Township as well as those areas planned for future neighborhood development, which will be single-family residential in nature. In time, it is envisioned that all portions of this designation will be served by public water and sewer service. Presently, portions of this area are provided with such services while other areas are served with private well and/or septic systems.

In addition to new Low Density Residential (LDR) developments, many LDR areas were developed quite a few years ago. In some instances, new development has occurred around these neighborhoods that is not consistent with single-family development. When this occurs, it is essential that adequate buffers and protection are provided to ensure the neighborhood is insulated from the effects of the adjacent uses. Examples of such buffers include enhanced setbacks, berms, landscaped green space, natural or artificial screening, or a more moderate intensity development / land use serving as a transition (such as an office or senior housing).

Of course, where the adjacent new development is a LDR neighborhood, such measures are not necessary. In other instances of older LDR areas, housing and property maintenance must be monitored and enforced so as to maintain property values in the neighborhood and not detract from the quality of the surrounding community.

Low Density Residential Desired Future Development Pattern

- Low density residential development
- Single-family residential development in connected, coordinated neighborhoods
- Preservation and protection of existing neighborhoods and residential developments from incompatible land uses
- Integration of new development into an interconnected street network
- Residential areas connected with trails and walkways
- Parks and open space included with neighborhood development to provide small recreation areas for residents

As development continues in the Township and neighborhoods are built on the available parcels in and amongst the existing neighborhoods, an interconnected street network should be established and/or maintained. Many of the existing developments have stub streets or outlots extending to undeveloped parcels providing opportunities for such a network to be established. By using these stub streets and outlots, providing for additional access points, and applying the street connectivity index (found in Chapter 5, Transportation & Community Services, of the 2012 Master Plan), the Township will ensure a safer, more efficient transportation system for its residents. As these neighborhoods connect and a street network is created, the Township's responsibility will be to ensure the network design is safe for neighborhood residents and does not become a popular, high-speed bypass, or convenient short-cut for the general population. This is accomplished through site layout, transportation planning, and as necessary, traffic calming measures (i.e. speed bumps, bump-outs, traffic circles, etc.).

Medium Density Residential (215 acres)

Development Intensity: Medium

The Medium Density Residential designation is very similar to the Low Density Residential designation. It is intended for residential development and includes areas of existing and potential future development. Development will be served by public water and sewer. The primary differences between the Low Density Residential designation and the Medium Density Residential designation is the increased density and the inclusion of two-family to four-family dwelling units and senior-oriented housing.

Like the Low Density Residential designation, concerns about adjacent development and interconnectivity within and between developments remain important. In many instances, Medium Density Residential is used as a buffer between higher intensity development and lower density residential neighborhoods. This only increases the need for sufficient buffers between uses to minimize impacts. Also, with increased density comes increased traffic. Providing and maintaining connections within and between neighborhoods is therefore a key priority here as well.

Medium Density Residential Desired Future Development Pattern

- Medium density residential development
- Two to four family residential development in coordinated communities
- Senior-oriented housing
- Preservation and protection of existing neighborhoods and residential developments
- Integration of new development into an interconnected street network
- Residential areas to be connected with trails and walkways
- Parks and open space included with neighborhood development to provide small recreation areas for residents



Duplex condominium units provide alternative residential options for township residents.

High Density Residential (248 acres)

Development Intensity: High

High Density Residential development in Oshtemo Township includes primarily apartment complexes of various configurations and sizes. All areas are on public water and sewer. Although these complexes vary in age, there was a substantial increase in the number of units in the past 10 years. Due to the significant amount of this development already present in the community, little additional land is set aside for this designation. Redevelopment and rehabilitation of the existing High Density Residential areas is envisioned.

For some of the older complexes, property maintenance is an issue that the Township needs to continue to monitor closely. These properties shall be maintained so as not to become blighting influences and detract from the quality of the community. (This is a priority for all areas in the Township but is of greatest concern where there is a high concentration of renters.) In addition, this ensures that the housing units remain compliant with code standards and provide quality housing conditions as residents move in and out.

Where new development encroaches on lower density residential developments, adequate buffers must be provided to ensure any impacts from the proposed development is not a detriment to the adjacent properties.

High Density Residential Desired Future Development Pattern

- High density residential development
- Apartment complexes, duplexes, townhomes, and similar developments in well-designed, coordinated communities
- Complexes buffered from adjacent development to prevent impacts from adjacent properties
- Well maintained and monitored properties providing quality housing options to residents of community
- Open space, parks, and community amenities providing recreational opportunities to residents
- Connections to pedestrian and trail network as well as to public transit system

High density residential units in the township provide living options predominantly for students and seniors.



Manufactured Residential (215 acres)

Development Intensity: High

The Manufactured Residential designation represents the existing Manufactured Home Parks in the Township. Four such parks currently exist; two are fully developed and two have not built the entire facility that was originally proposed and approved. But, none of the four parks are at full capacity and therefore no additional land has been designated for this use type.

Public/Government District (206 acres)

Development Intensity: Medium

The primary uses found in this district are publicly owned properties like Township parks, libraries, cemeteries and governmental buildings. The placement of this district within the Future Land Use Map is to identify those areas of the Township where these types of uses are expected to continue well into the future.

Manufactured Residential Desired Future Development Pattern

- Continued maintenance and upkeep of parks consistent with original approvals and Michigan Manufactured Housing Commission standards
- Open space, parks, and community amenities providing recreational opportunities to residents
- Connections to pedestrian and trail network, as well as to public transit system, as available

Public/Government Desired Future Development Pattern

- Connections to pedestrian and trail networks, as well as to public transit system, for easy access to these public uses.
- Consider new locations for park facilities in the eastern portion of the Township to provide access to underserved residential populations.

Transitional Office (417 acres)

Development Intensity: Medium

There are several areas in the Township that could benefit from a district that serves as a buffer between existing commercial uses and/or transportation networks and adjacent residential uses. The use of a Transitional Office District is intended to mitigate the compatibility issues that often arise between higher intensity development and residential uses.

Development envisioned for the Transitional Office District include primarily office and institutional uses. Office uses include financial institutions, professional service firms, medical facilities, and personal service establishments. This category may include buildings occupied by single professional business or a larger multi-tenant office building. Institutional uses include churches, schools, daycare centers, libraries, post offices and other public buildings, and public recreation. The District would also include medium density residential uses, such as duplexes and senior-oriented complexes.

For all areas carrying this designation, access management will be a high priority, especially along the primary roadways of the Township. In addition, regulations will need to be considered relating to size of construction and site development to ensure compatibility with adjacent residential uses and in keeping with the intent of the District as a buffer from higher intensity uses. Ensuring that development is coordinated and consistent, such as through the Planned Unit Development (PUD) process, will assist with quality, design, and function that is desired for these areas.

Transitional Office Desired Future Development Pattern

- Office, institutional, and/or medium density residential located in well-planned developments
- Protection of the existing character of the area in which it is located through design, layout, and operation
- Incorporation of access management standards
- Successful buffers and/or transitions between adjacent land uses

Village Core (119 acres)

Development Intensity: High

The Village Core designation is located within the boundary of the Downtown Development Authority (DDA) for Oshtemo Township and where the historic “village” of Oshtemo used to reside. This area was the site of the original settlement in the Township and served for many years as the heart of the community.

The Village Core has been the subject of a considerable amount of evaluation and analysis over the past 15 years. In that time, the DDA was created and a Development Plan prepared; a Character Plan crafted to establish a vision for the future built environment, and a Form Based Code prepared to implement that vision; and a Streetscape Plan prepared for aesthetic and pedestrian right-of-way improvements within the district.

The work of the DDA has just begun. It is their hope, as well as the Township’s, that properties in this area will redevelop, and the Village will become a unique place, identifiable within Oshtemo. By creating a walkable, mixed use, compact village center, it is desired for this area to once again serve this role.

The Master Plan supports the findings and conclusions of the plans prepared for the Village Core and incorporates them by reference. It is envisioned that as sites redevelop within this area, it will be done consistent with these documents.

Village Core Desired Future Development Pattern

- Development consistent with the goals and requirements of the Village Theme Development Plan, as amended over time and any supporting guidelines or regulations
- Mixed uses with higher density residential, commercial, and retail uses
- High-quality architectural design standards, consistent with the unique character of the village
- Convenient and safe pedestrian routes between activity centers
- Uniform streetscape improvements and sidewalks



The Village Core classification seeks higher density, mixed-use, pedestrian-oriented development with uniform streetscape amenities.

Neighborhood Commercial (51 acres)

Development Intensity: Low

In support of the Rural Character Preservation Strategy, neighborhood commercial areas will be in strategic locations within the western portion of the Township. Low intensity commercial and retail establishments are permitted that would accommodate a planned mixture of farm service business and other locally oriented service establishments. The intent is to provide services, like a small convenience store, that will support and be compatible with nearby residential development.

Neighborhood Commercial Desired Future Development Pattern

- Be located on an arterial or a major collector street
- Be located in the rural portion of the Township to serve rural residents
- Designed to be compatible with adjacent land uses in building scale and site development
- Utilize access management techniques like shared curb cuts to reduce impact on road system

Local Commercial (186 acres)

Development Intensity: Medium

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. The desire to curb commercial sprawl was identified through the public input process. In order to differentiate between the types of commercial development present in the Township, two specific commercial designations were created, including the Local Commercial designation.

The purpose of the Local Commercial designation is to provide low volume commercial businesses that mix well with a variety of land uses including residential, industrial, and general commercial. These uses are not high-volume / high-traffic uses with a significant number of cars

Local Commercial Desired Future Development Pattern

- Low intensity, small scale commercial uses such as offices or specialty/destination stores
- Shared parking and access, particularly along primary roads and highways
- Adequate buffers and screening from adjacent development, as necessary to protect adjacent properties

coming and going, drive-through service, and/or automobile service. (These elements or characteristics can detract from the residential character or pedestrian orientation of the surrounding area and are therefore not present in the Local Commercial designation). Examples of uses that could be found in a Local Commercial designation include professional offices, unique shops such as antique shops and specialty food shops, and generally low volume enterprises that do not operate 24 hours a day.

General Commercial (564 acres)

Development Intensity: High

The intent of the General Commercial areas is to serve both the residents of the community as well as the regional market and transient customers. Uses like big box retail, shopping centers, and auto-oriented uses would be permitted in this district.

Despite the very high intensity of existing uses present throughout this designation, the sites have been well managed and maintained to minimize the impacts of that intensity. Maintenance of these sites is paramount. Maintaining and improving on existing access management issues are also a primary concern due to the high traffic volumes and turning conflicts created by the multiple driveways onto the abutting roads. As sites develop and redevelop, opportunities to improve access situations and address other site issues of concern must be considered.



General Commercial areas in the township serve both the local and regional markets.

General Commercial Desired Future Development Pattern

- Commercial uses serving local and regional markets
- Use of the Planned Unit Development (PUD) technique to ensure consistent, cohesive development
- Implementation of the Access Management Plan as sites are developed and redeveloped
- Sidewalks, pathways, and other considerations for pedestrians internal to sites
- Use of creative/innovative stormwater management techniques and practices

As the Township works to become more pedestrian friendly, convenient, and accessible, these are areas that fall short and require attention. As possible and practical, the Township should work with property owners and developers to integrate sidewalks, pathways, and other pedestrian friendly measures into plans for these designated areas in order to better balance the needs of the pedestrian with those of the motorist.

Use of the Planned Unit Development (PUD) mechanism shall be encouraged in this area to ensure coordinated and integrated developments.

Research Office (243 acres)

Development Intensity: Medium

The Research Office designation is located on 9th Street at the southern gateway to the Township and has traditionally served as an important job center. The Future Land Use Plan encourages the continued evolution of this area as an employment hub that provides high quality job opportunities to residents. Uses might include offices, research and development, life science, corporate center, light industrial with limited impact outside the building, indoor recreation facilities, public or quasi-public institutions, financial institutions, and health care facilities.

As large parcels are developed, it is encouraged that the Planned Unit Development (PUD) tool be used. This will result in coordinated, consistent development addressing issues such as site layout, drainage, access, parking, utilities, lighting, design, signage, screening, and landscaping consistent with the desires for premier development as expressed during the public input process. Because the South 9th Street corridor is both an important gateway into the Township and also leads into the Village Core from the south, special attention should be paid to the design and layout of properties adjacent to 9th Street.

Access management principles should be applied along 9th Street as well to limit access points and encourage shared driveways and development of service drives and a local street network.

Research Office Desired Future Development Pattern

- Low intensity development of employment centers including of-fices, research and development, life science, corporate centers, light industrial uses with limited impact outside the building, indoor recreation facilities, public and quasi-public institutions, financial institutions, and health care facilities
- Use of the Planned Unit Development (PUD) technique on larger sites ensure consistent, cohesive development
- Enhanced setbacks, landscaping, and design along 9th Street frontage
- Use of shared access points and service drives to limit driveways on 9th Street and other primary roads, as applicable
- Screening and/or buffers provided to prevent impacts on adjacent residences



A mix of technology, research, office, recreation, and industrial uses exist in the Research Office designation.

General Industrial (464 acres)

Development Intensity: Medium

The General Industrial designation is the primary designation for industrial development in the Township and a source for many important higher wage jobs in the community. The designation includes both light and general industrial uses (including those industrial uses described in the Research Office Industrial designation above), warehouse and distribution facilities, heavy commercial, and storage facilities. They are in various locations around the Township where such development has already occurred, such as along KL Avenue, Stadium Drive, and 8th Street. It is intended that future development be consistent with the development that already exists. Heavy industrial uses should be located on large parcels where significant setbacks from property lines, particularly from street rights-of-way and residential properties can be achieved to effectively screen these uses from view.

General Industrial Desired Future Development Pattern

- Industrial development at a low to moderate intensity consistent with surrounding character and uses bringing jobs and employees to the community
- Heavy commercial (such as auto repair and contractor yards) and industrial uses on large lots with generous setbacks to maintain the rural character
- Where large parcels are developed into multiple uses, use of the PUD technique to ensure coordinated development and application of access management standards
- Providing sufficient buffers and screening to prevent impacts on adjacent property owners

Sub-Areas

The Future Land Use Map also identifies several sub-areas that have been identified for more detailed analysis. In total, five sub-areas have been identified, as follows:

1. Genesee Prairie
2. West Main between 9th Street and US-131
3. Maple Hill Drive South
4. Century Highfield
5. 9th Street

The Maple Hill Drive South Sub-Area Plan is included in this 2017 Master Plan Update report. The other four sub-area plans were prepared and included as part of the 2011 Master Plan; these sub-area plans are unchanged and remain as an integral component of the Township's Future Land Use Plan.

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