

# Future Land Use Map

## Future Commercial Land Use

**The Township's Approach:** Confine pure commercial uses to areas already zoned commercial or to infill commercial sites and accommodate new commercial development in areas requiring rezoning to be part of mixed use developments. (Master Plan, Policy #4 on pages 11-12)

**Advantages:** Commercial uses are permitted as part of planned unit developments which may occur in any residential district. If they are provided this way, they will be planned developments and the planning commission will consider connections and aesthetics in the site plan review and special use process. The system is in place to create great designs and provide neighborhood services closer to neighborhoods.

**The Issue:** There are concentrated areas of residential development occurring at a significant distance from any commercial services. Some residents on the west side of the township and in the southwest part of the township may find themselves driving 6-10 miles one-way to reach basic commercial services. There are currently no pedestrian or other non-motorized connections as an alternative. There is the option to provide neighborhood commercial services in all residential zones as part of a PUD.

**Please apply a sticker to the statement(s) that best represent(s) your view about commercial development in residential areas:**

*I would like to walk or ride my bike to get to the current commercial corridor—it's not too far.*

*I would like to be able to walk or ride my bike to a neighborhood store close to my house for a gallon or milk or a newspaper or walk to a neighborhood coffee shop. That's a good idea.*

*I would like to have neighborhood stores closer to me (1-2 miles) but not right in my neighborhood.*

*I would strongly object to any commercial development near my residential area. That's why I moved here in the first place.*

*I like the idea of a neighborhood shop or restaurant but I'm afraid it would be unattractive.*

*I like the idea of a neighborhood shop or restaurant but I'm afraid it would disrupt the peace and quiet of my neighborhood.*

**Please tell us more! Use the yellow highlighter to show us where you would like to see future neighborhood commercial development.**