

Future Land Use Map

Additional High Density Residential Areas

The Township's Approach:

6. *Housing.* To encourage a variety of housing, including affordable housing, to satisfy the lifecycle needs of Township residents. (Master Plan, Goal Statements, page 7)
- Create development patterns that tightly mix uses for the sake of convenience and reductions in travel demand. (Master Plan, Policies section, page 11)
 - Establish increasingly compact districts rather than allowing development to strip along roadways. (Master Plan, Policies section, page 12)
 - Provide opportunities for a wide range of housing types to satisfy the lifecycle needs of Township residents of all income levels. (Master Plan, Policies section, page 13)

Advantages: On the Future Land Use Map, the area currently designated for Urban Residential is already developed or not available for development (i.e. school property). Other development densities are one house per 10 acres (forest residential), one house per 5 acres (agricultural), or two homes per acre without sewer/ three homes per acre with sewer (medium density residential zone).

If the Township wants to support and achieve its goal and policy statements regarding having a range of housing choices and prices, additional areas for future high density residential development in the Township will need to be added to the Future Land Use Map.

What does this mean? This means making a place for smaller starter homes, apartments, senior housing, townhomes for moderate-income, working families and other types of development that cannot occur at a density of two homes per acre.

Location: There are several location issues to consider when locating high-density residential development. It should be near the commercial corridor area already planned for sewer service, near commercial and service areas so pedestrian connections can be made and near the public transit route along US-31.

Please apply a sticker to the statement(s) that best represent(s) your view about planning on future areas for high density residential development:

I would like to see a few more areas like the Filer City and Oak Hill neighborhoods that are compact and walkable neighborhoods.

I would NOT like to see any more areas like the Filer City and Oak Hill neighborhoods because it is doesn't have the rural character that is so important to our community.

I would like to have more housing options in Filer Township where regular people and families can afford to live.

I would like to see more housing choices in Filer Township besides single-family homes.

I would like to see senior housing or an assisted living facility in Filer Township.

Please tell us more! Use the orange highlighter to show us where you would like to see future high density residential development.