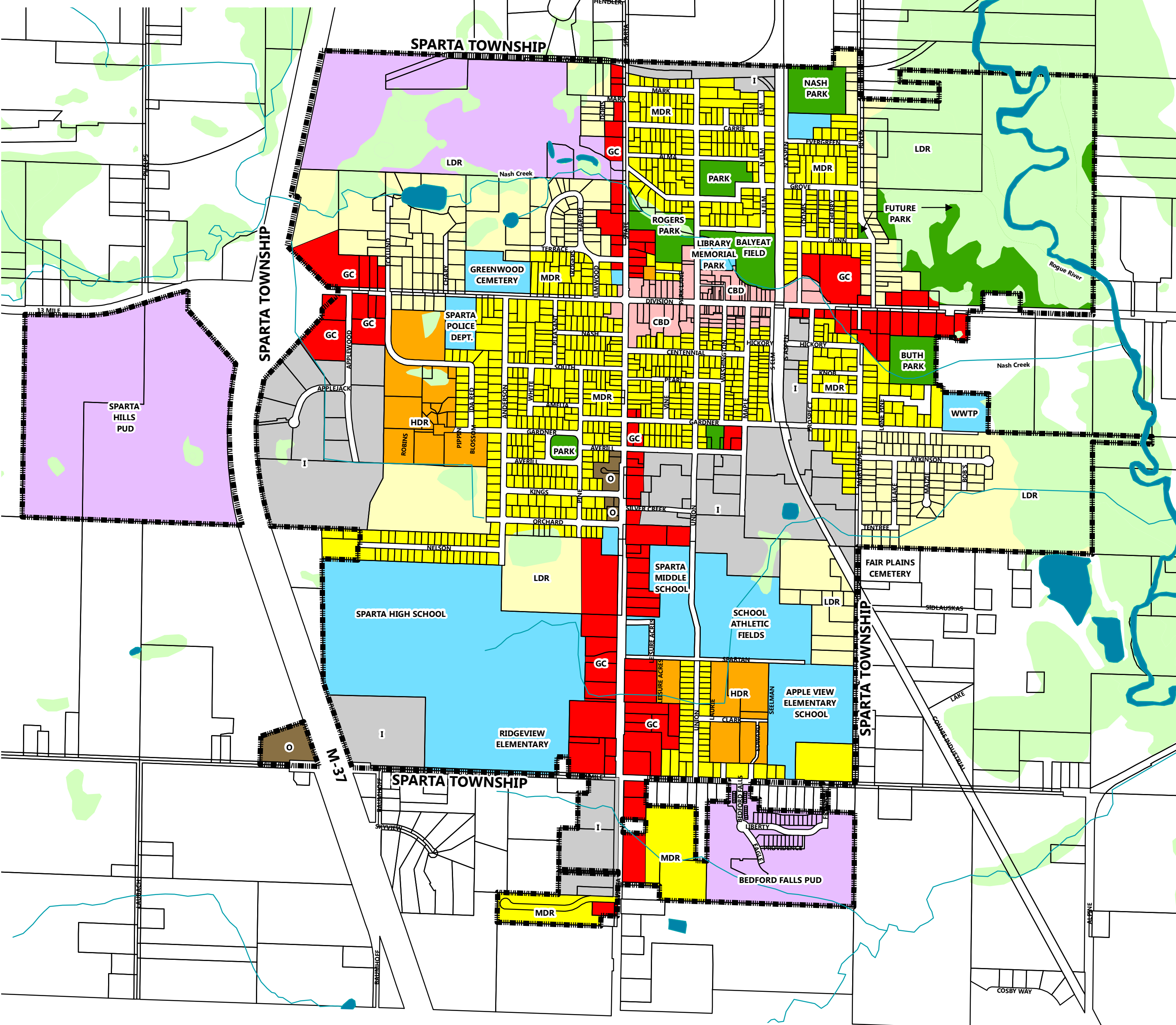


VILLAGE OF SPARTA

FUTURE LAND USE MAP

ADOPTED BY THE SPARTA VILLAGE COUNCIL JUNE 14, 2010.



FUTURE LAND USE CATEGORIES

LOW DENSITY RESIDENTIAL
LDR

This future land use classification is analogous to the R1 Zoning District and is intended for single family dwellings on lot sizes of 12,000 square feet which is a density of 3.63 dwellings per acre. LDR areas are intended to be served by public water and sanitary sewer. The Plan recognizes a few areas of the Village which fit this pattern. These areas are located along the existing streets of Fair Lane, Atkinson, the east side of River Street, and Chary, Ecklund and Harper. A future LDR area is planned in the northwest portion of the Village south of Ostman Street extended. The presence of wetlands and the natural vegetation makes this area ideal for a planned unit development residential neighborhood as it provides flexible design standards which will allow for the preservation of the natural features of the site. This type of design for these areas was strongly supported by respondents in the 2008 Village Survey. Several new areas are proposed for Low Density Residential. The vacant land at the west terminus of Orchard Street which was planned for High Density Residential in the 2004 Plan is now recommended for LDR. A second new LDR area is proposed for the vacant wooded land behind Holy Family Catholic Church and south of the houses along Orchard Street. While this land is part of the Church property it is proposed for LDR use should it ever convert to private use. Both new LDR areas would be more compatible with nearby single family neighborhoods and would support the Village goal of having 80% of all dwellings be owner occupied. The LDR classification was also supported by the Village Survey. The land at the east end of Atkinson and Ten Tree is also proposed for LDR to better match the nearby existing residential lot sizes. A Planned Unit Development approach would provide flexibility in the layout of streets and lots.

MEDIUM DENSITY RESIDENTIAL
MDR

The primary land use in MDR planned areas would be single family dwellings. Certain non-residential uses such as churches and schools which are generally located in residential areas would also be permitted by Special Land Use. Public water and sewer are required for the density permitted which is between six to eight units per acre. The Medium Density Residential areas are a combination of the R2 and R3 Zoning Districts which comprise the majority of the residential land use in the Village. The R2 Zone permits lot sizes of 5500 sq. ft. and 50 feet wide which are located in the older parts of the Village on Washington, Pearl, Centennial and Gardner although larger lot sizes exist among the smaller ones. Other parts of the Village are zoned R2 but have larger lots more reflective of the R3 Zone which permits lots with 7500 sq. ft. and 75 feet of width. Neighborhoods zoned R2 but consisting of these larger lots are west of State Street along Orchard, King, Anderson and Nelson. Such neighborhoods could be considered for rezoning to the R3 category to avoid any vacant parcels from being divided into 5500 sq. ft. lots which would be out of character with the larger lots in these neighborhoods.

HIGH DENSITY RESIDENTIAL
HDR

This category recognizes existing multifamily developments along Ida Red and Heather View which are zoned R4 as well as the apartments and four unit buildings on the Village streets of Laurie, Clark and Edwards and Leisure Acres located south and east of Sparta Middle School. The Plan also illustrates several multi-family buildings at the end of Park Lane and on Union Street south of Silver Creek. With a Master Plan goal of 80% home ownership no new multi-family areas are planned in the Village. The industrial land uses along Prospect and Elm which are zoned R4 should be rezoned to Industrial to reflect the existing viable industries.

OFFICE
O

The Office Future Land Use classification is intended to provide opportunities for small scale office uses to serve the needs of the larger community. Uses within the Office classifications may include insurance sales offices, realtors, banks and offices of businesses and industries. Office uses are encouraged as buffers between residential uses and less aesthetically desirable uses within the community such as industrial uses and railroad tracks. The Plan recommends Office use along the west side of State Street between Averill and Orchard. This frontage is zoned GC, General Commercial with several houses, a church, and an office building fronting on Stated Street. The Office designation is proposed as a means to provide land uses along State Street which will have less of an impact on the single family neighborhood to the west and to encourage land uses which will generate fewer vehicle trips on State Street than retail uses would. In order to accomplish this an Office zoning district will need to be adopted and this area rezoned to Office. The Future Land Use Map illustrates a medical service facility on the northwest corner of M-37 and 12 Mile Road built in 2009 and operated by Spectrum Health. This land became part of the Village through an Act 425 land transfer agreement. Water and sanitary sewer service have been extended to the site.

GENERAL COMMERCIAL
GC

This category recognizes the existing commercial areas in the Village outside of the Central Business District which are zoned GB, General Business and NC, Neighborhood Commercial. The General Commercial category includes generally recognized retail, office and service uses which serve the residents of Sparta Village and Sparta Township as well as passing traffic. The Plan recommends that the GB and NC Zones be combined as there is not a substantial difference between the two zones in terms of uses permitted, district standards and the geographical areas they are intended to serve.

CENTRAL BUSINESS DISTRICT
CBD

The Central Business District category corresponds to the CBD Zoning District which located along Division Street from just west of State Street eastward to Nash Creek. The CBD serves as the older, traditional center of the Village and contains a number of historic two story buildings housing a variety of retail and service uses. In 2009 the Village completed a streetscape project on Division Street within the CBD. Also in 2009 the Village completed the Sparta Downtown Blueprint which made a number of specific recommendations to maximize the potential of the CBD. In particular the Blueprint encouraged the use of the second story in downtown buildings for office and residential uses. A Design Manual developed by the Downtown Development Authority provides explicit design recommendations for restoration of existing buildings and for new buildings as well.

INDUSTRIAL
I

This future land use classification is intended primarily for light industrial (I) uses with limited nuisance characteristics. Manufacturing, production, processing, assembling and packaging from previously prepared materials within an enclosed building are generally acceptable. Uses should be appropriately screened. Outdoor storage of materials should be extremely limited and if permitted should also be appropriately screened. Heavier industrial uses that might process assemble, manufacture or package directly from raw materials will only be considered in locations which are separated from residential uses. The Plan recognizes those lands and buildings zoned Industrial. The Plan recommends that the industrial uses between Elm and Prospect which are zoned R4, be rezoned to Industrial as the industrial uses are viable and are expected to continue. Rezoning will make these uses conforming.

PLANNED UNIT DEVELOPMENT
PUD

There are three existing Planned Unit Developments Zoning Districts in the Village; Spring Hills PUD, Bedford Falls PUD and one on Ostman Drive. The Spring Hills PUD is on the west side of M-37 and is the result of a Circuit Court decision which calls for a mix of single and multi-family dwellings and some commercial. The Bedford PUD south of 12 Mile Road has both detached single family dwellings and multi-family buildings arranged in a neo-traditional development pattern with sidewalks, front porches, garages in the rear and narrow lot and short building setbacks. The Ostman PUD called for single family dwellings.

PUBLIC/INSTITUTIONAL
P/I

This future land use category recognizes those lands and facilities that are owned or operated by a government agency or are supported by public funds and include government buildings, libraries, cemeteries and public schools.

PARKS
P

The Park classification includes both existing and proposed public parks which are illustrated on the Future Land Use Map as described in detail in the Sparta Community Recreation Plan 2007-2012.

ENVIRONMENTALLY SENSITIVE AREAS

This category illustrates lands containing wetlands and/or floodplains. Zoning Ordinance regulations provide protection from encroachment by development.