

FUTURE LAND USE

FUTURE LAND USE DESCRIPTION

The Future Land Use Map is the physical result of the Master Plan development process. In a workshop on June 9, 2004, Larkin Township residents worked with Planning Commissioners, business owners, and other community stakeholders to develop a series of draft recommendations to be used in the development of the Future Land Use Map. The workshop consisted of an activity where small groups were asked to debate the positive and negative elements of two alternative draft Future Land Use Maps. The results were then presented to the group and synthesized into a single Draft Future Land Use Map. On July 14, 2004, the Planning Commission invited the Planning Commission and Planning Department of the City of Midland to attend a special Master Plan meeting to review and comment on the Draft Map. With only minor comments, the Draft Plan was well accepted by the representatives of the City of Midland, who noted that the land use decisions being made within Larkin Township were generally complementary to those planned for the north end of the City of Midland.

The Future Land Use Map equips Larkin Township Planning Commissioners and elected officials with a literal depiction of the desired land uses throughout the community. The Future Land Use Map, derived from the Goals and Objectives and created through public comment, represents the vision Larkin Township has established for itself. The Map will be a useful tool on which to base zoning and capital improvements decisions, and will allow for consistent and sound planning in the community. The following text describes the categories found on the Future Land Use Map.

Table 20
Future Land Use Acreage

Category	Acres	% of Total
Agricultural/Rural Residential	12,153	60.3%
Single-Family Residential	6,224	30.9%
Townhouse	250	1.2%
Commercial	492	2.4%
Industrial	308	1.5%
Public/Semi-Public	712	3.5%
Total	20,139	100.0%

FUTURE LAND USE CATEGORIES

AGRICULTURAL/RURAL RESIDENTIAL:

The agricultural/rural residential future land use classification is used to represent those areas intended to be used exclusively for agriculture, horticulture, or agribusiness support uses, as well as farmsteads and related agricultural buildings located near the principal dwellings on those farmsteads. This category also includes large lot single family residential uses, isolated single family residences in agricultural or wooded areas, and golf courses.

The vast majority of the Township north of Monroe Road is categorized as agricultural/rural residential. A total of 12,153 acres, or 60.3% of the Township, is planned for agricultural/rural residential.

SINGLE-FAMILY RESIDENTIAL:

This category includes single-family detached structures including permanent dwellings and accessory structures, such as garages, that are related to these units. This future land use type is clustered within the Township's already established neighborhood areas, all areas south of the MUGA line not planned for townhouses or a nonresidential use, and a general area south of Siebert Road between Sturgeon Road and the east limit of the existing subdivisions along Swede Road. A total of 6,224 acres, or 30.9% of the Township, is planned for single-family residential.

TOWNHOUSE RESIDENTIAL:

Traditional attached single-family development types including townhouses and duplexes characterize this land use category. Residential development at this density provides not only additional residential choice, but a distinct transition between generally non-compatible land uses (ex. commercial areas and single-family residential).

This category for future development caters to an emerging development trend in Midland County and throughout the State of Michigan. The increased diversity in the residential housing stock statewide provides additional choice for new homebuyers and strengthens the community's image as a venue for lifelong residency. A total of 250 acres, or 1.2% of the Township, is planned for townhouse residential.

COMMERCIAL:

This land use includes the land area that is or is planned to be occupied by retail and service facilities that accommodate the commercial, day-to-day, convenience, and comparison shopping and service needs. These commercial areas, thoughtfully designed and oriented, will accommodate the commercial needs of established residential areas within Larkin Township and will provide for the logical expansion of the commercial areas located within the City of Midland to the south.

Commercial land uses include, but are not limited to: groceries, bakeries, banks, drugstores, hardware stores, gas stations, larger retail strip developments, and supermarkets. Some examples of these uses are apparel stores, furniture and appliance stores, jewelry stores, general merchandise outlets, and others. Planned shopping centers and commercial concentration which are felt to draw from beyond the adjacent residential areas have also been included in this definition.

Dedicated commercial areas are traditionally dependent upon, and are planned along, major thoroughfare traffic. Larkin Township is no different; commercially planned areas are located exclusively along Monroe Road and Eastman Road. A total of 492 acres, or 2.4% of the Township, is planned for commercial development.

INDUSTRIAL:

This use type is characterized by a campus-type environment that enables the development of properties with high tech uses and functions, including light-manufacturing, telecommunications, and offices. In addition, industrial land use areas are categorized by the existence of wholly enclosed wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the site and do not have a detrimental effect on the surrounding areas. It is not the intent of this land use category to encourage manufacturing, assembling, and fabrication activity areas whose physical effects could potentially impact surrounding development.

The only areas planned for industrial land use are two existing industrially zoned or used properties; one at the intersection of Eastman Road and East Bombay Road, and another west of Waldo Road, abutting the City of Midland boundary. A total of 308 acres, or 1.5% of the Township, is planned for industrial use.

PUBLIC/SEMI-PUBLIC:

This category was established to embrace all developed or undeveloped lands owned by various governmental and public agencies and institutions (including municipal services, religious uses, and park space). This category includes State-owned forest land. A total of 712 acres, or 3.5% of the Township, is planned for public or semi-public use.

SUMMARY

The distribution of land, as delineated in the Future Land Use Map, helps to more clearly define the development vision and goals for Larkin Township by working toward the following:

- The Future Land Use Map ensures stability and balance of land uses: residential areas, natural and recreational areas, community facilities, and commercial and industrial land uses.
- Promotes and encourages single-family developments and homeownership through the encouragement of different residential types and densities.
- Facilitates safe and efficient access to all areas, essential services, and amenities of the Township.
- Facilitates continued local economic development through controlled residential and nonresidential growth.
- Solidifies and protects the Township's identity.