

## Spartyville Areawide Land Policy Plan

The Spartyville Areawide Land Policy Plan is a spatially explicit statement of the community’s land development and environmental policies which build on the goals, objectives, policies, issues, and visions of the state of community report. Our citizens have voiced core values for the future of Spartyville which include promoting an equitable and inclusive community, environmental stewardship, and economic opportunity while using the principles of sustainable development. The districts and policies presented in this plan reflect this vision. Proposed land policy classifications were developed and then mapped as policy districts and finally implementation policies for each classification district were specified.

Map 1 shows the Land Suitability analysis performed in order to identify locations suitable for proposed land policy districts. Map 2 indicates these districts. There are six proposed land district classifications covering the township’s 51, 400 acres; Developed, Urban Transition, Rural, Agriculture, Conservation, and Waters. Table 1 shows the size of each district and their minimum and maximum density requirements in Dwelling Units (DU)/acre. In conforming to the community’s vision of sustainability, all agricultural acreage has been kept to the current 2005 size so there will be no loss of farmland to development. The Conservation district contains all the township’s forested land and will be maintained at the current 2005 level as will the Waters district. The Urban Transition district has been added to accommodate new development as well as expansion to the Developed district.

Land Policy District	Acres	% of Township Acres	Min. Allowable Density (DU/acre)	Max. Allowable Density (DU/acre)
Developed	1,245	2.42	10	80
Urban Transition	537	1.04	1	30
Rural	22,000	42.80	0	5
Agriculture	10,463	20.36	0	0
Conservation	15,505	30.17	0	0
Waters	1,650	3.21	na	na
Total	51,400	100.00		

Table 1: Spartyville Areawide Plan Land Policy Districts

The Spartyville area is on the cusp of significant growth in both population and employment opportunities. The projected 2025 township population is 22,000, which is double the current 2005 population of 11,000. The number of jobs is also expected to double from 5,200 to 10,800. To accommodate our evolving community several modifications have been made to the current zoning districts. The industrial activity currently located in the central business district (CBD) will be relocated to the west side of town, alongside the Westgate Shopping Center western border. This location provides convenient access to the highway, room for growth, and, due to differing peak usage times, shared parking with the shopping center thereby reducing the amount of land needed and impervious surface cover.

Mixed-use development will infill the newly vacated area from the industrial zone in the CBD. This will be composed of commercial, retail, and high-density housing. The development

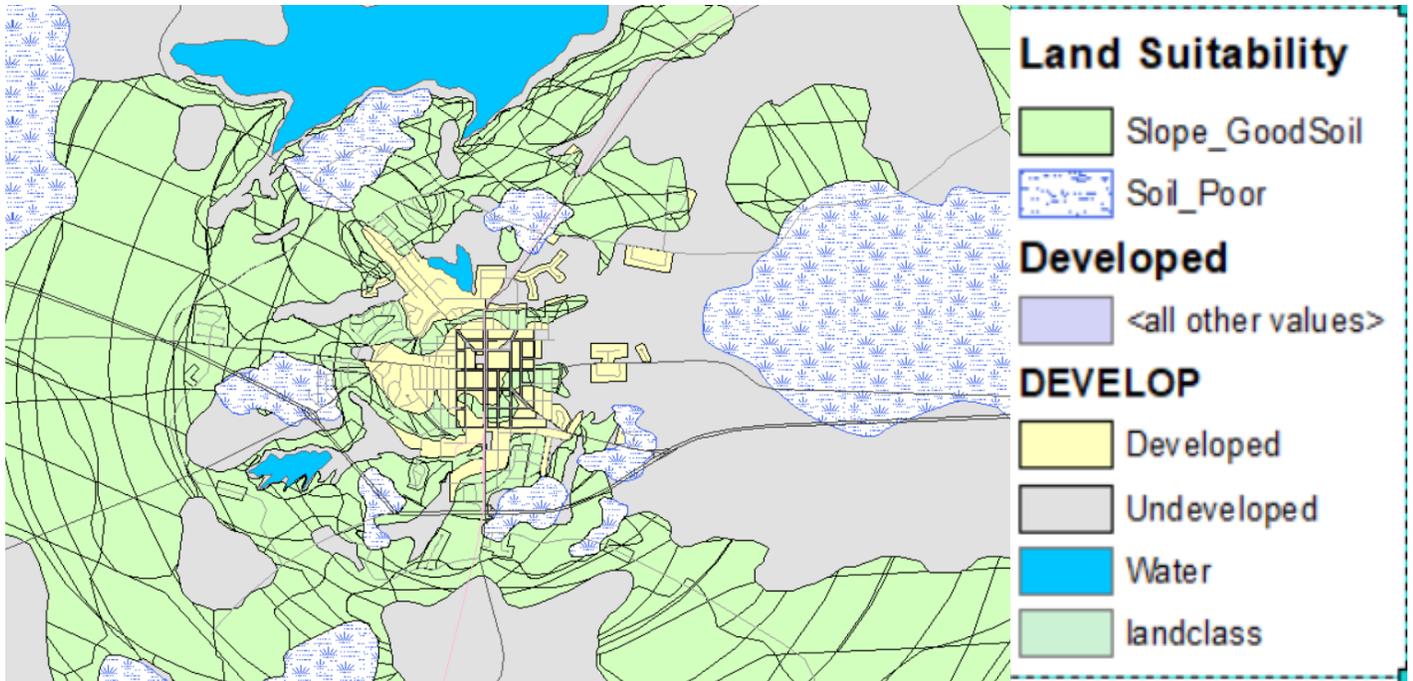
will incorporate active street frontages, connectivity, pedestrian orientation and avoid institutional barriers to community like blank walls, fencing, surface parking. Parking alternatives such as underground lots, parking machines, and enclosed parking will be encouraged where needed. New builds are expected to use sustainable construction methods and to incorporate renewable energy sources in order to meet Spartyville's Renewable Energy Directive of 20% by 2025.

The urban transition will replace the currently zoned low-density residential, converting from traditional zoning to form-based coding. Development in the transition area will range from mixed-use to single family residential with densities of 30 DU/acre at the border with the Developed district to 1 DU/acre at the border with the Rural district providing, as the name suggests, a transition from urban to rural. The district will supply affordable "missing middle" housing such as townhouses, stacked ranches, English basements, 2 over 2's in addition to single family housing. The urban transition zone will be transit supported so as not to impose on residents' mobility choice. Neighborhoods will stress participation and personal investment and ownership regardless of if renting or not.

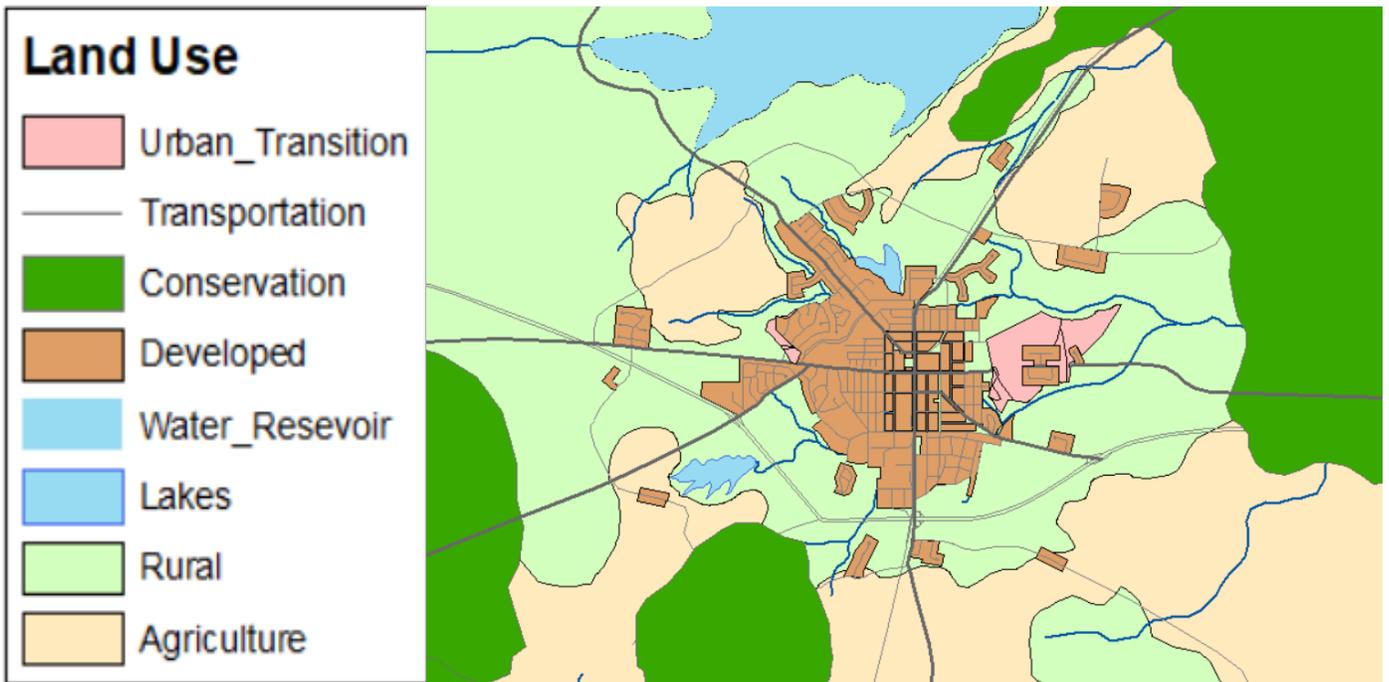
Expansion to community facilities will be required to support the growing population of both residents and workers. Projected community facilities needed include an additional three elementary schools, two junior high schools, and two community recreation facilities. These are placed to serve the new Urban Transition zone and the currently underserved developed area. Wastewater collection and treatment capacity must be expanded. The service districts of both plants will be enlarged in acreage, giving a build out population of 29,200. Following the city's current policy, water and sewer lines may be extended outside city limits "as requested" to new developments with the understanding annexation will follow. The urban transition will use a combination of city sewer on the denser edge and septic systems toward the rural edge. Stormwater storage requirements will be reevaluated, and viable alternatives encouraged. All the rural district will be septic-based sewage. Transportation is another aspect addressed. The current transit system will be upgraded to include rapid bus routes, on-demand shuttles, and park and ride stations. Additionally, bike lanes, sidewalks, urban trails, and redesigned intersections are planned for a meaningful impact on traffic and climate change issues.

Another goal of Spartyville is to diversify the economic base. The additions of mixed-use zoning areas in the CBD and the urban transition will help accomplish this by attracting retail, finance and insurance companies, restaurants, and services to the vibrant city center. In the transition district retail, office, government activities are welcome. Also, the relocation of the large industrial zone from the CBD to the Westgate area will enable manufacturing to expand and allow for the addition of a specialized training center for workforce talent development.

Conservation is an important part of our community vision. All forested, agriculture, and wetlands acreage have been maintained at 2005 levels. Our plan protects wetlands, forbids development from impeding on wildlife access to wetlands. In order to achieved Spartyville's target to increase urban tree canopy by 25% by 2025, a tree ordinance has been enacted dedicated to a zero-net loss of trees, protection of mature growth trees, new plantings, and maintaining diversity of native tree species.



Map 1: Land Suitability



Map 2: Proposed Land Policy Districts

References:

Berke, P. R., Godschalk, D. R., Kaiser, E. J., & Rodriguez, D. (2006). *Urban Land Use Planning, Fifth Edition*. Urbana: University of Illinois Press.

Esnard, A., Berke, P. R., Godschalk, D. R., & Kaiser, E. J. (2006). *Hypothetical City Workbook III: Exercises and GIS Data to Accompany Urban Land Use Planning, Fifth Edition*. Urbana: University of Illinois Press.

American Forests. (2012, Nov. 15). *Benefits of Urban Forests*. YouTube. Retrieved from [https://www.youtube.com/watch?v=jlz\\_rZH11Yk](https://www.youtube.com/watch?v=jlz_rZH11Yk)

O'Looney, Brian. (2020). Increments of Neighborhood [Guest lecture]. Retrieved from [https://mediaspace.msu.edu/media/Brian+O%27Looney+edited/1\\_rtjwnmom](https://mediaspace.msu.edu/media/Brian+O%27Looney+edited/1_rtjwnmom)