

# **Spartyville Communitywide Land Policy Design**

## **Introduction**

The Spartyville Communitywide Land Policy Design is a design of the future physical environment based on the vision, goals, and policies developed by gathering community input over the course of the past few months. The planning team has combined the most highly valued characteristics of this input into the Communitywide land use design for the future of the city. The Spartyville vision is to provide sustainable housing, advocate renewable resources, protect and conserve our environment, and increase the economic base.

## **Housing**

No longer can traditional sprawling housing developments be the go-to solution for communities with growing populations. This type of growth eats up farmland, de-densifies the urban center, increases car dependency, and results in a decline of community distinctiveness and cohesion, and above all, it is simply not sustainable. Our citizens have recognized this and are dedicated to seeking a new alternative. Mixed-use development which combines residential and commercial uses is proposed for the Central Business District (CBD) to infill the vacated Industrial zone which moved to the Westgate area. Locating businesses and schools near housing will lessen the need for automobiles, reduce the need to waste valuable space on parking, and ultimately increases the Dwelling Unit/Acre density and thus tax base. The Urban Transition use on the east side of town will provide affordable the missing middle housing with transit support. As the name suggested it is a transition, so near the CBD will be higher densities and higher commercial to residential ratios and this will transition to primarily residential at lower densities. Much of the existing residential areas will be preserved with more infill techniques considered in the future.

## **Employment**

Spartyville works! Our employed population is projected to double by 2025 with the rapidly growing high-tech businesses which make up Spartyville's employment sector. Spartan Medical Equipment, Sparty Wind, Spartyville Solar, and Spartan Electronics as well as other small and mid-sized enterprises are attracted to Spartyville for our diverse and hard-working population of skilled labor and professionals. The industrial sector has plenty of space to grow in their new location near the main highway west of town. By sharing parking with the Westgate shopping area valuable green spaces is conserved. The area will be transit served with several east-west routes extending from the industrial area to the Urban Transition area. The mixed-use zoning areas in the CBD and the Urban Transition will also diversify the economic base by attracting retail, finance and insurance companies, restaurants, and services to the vibrant city center.

## **Conservation**

Spartyville highly values conservation and in response, our plan places over 30% of the township area into the Conservation land use category. This includes parks, nature areas, gardens, and arboretums within the 7800-acre (12.25 sq. mile) planning area. Development that encroaches upon wetlands and forests is strictly prohibited.

## **Sustainability**

Spartyville is committed to sustainability by considering the social, economic, and environmental impacts such that future generations may experience the same. Builders and developers will be rewarded for adhering to best practices and penalized for not. New construction will utilize renewable energy sources, be energy efficient, and use sustainable construction techniques. Water conservation is another community priority and while sewer expansion is planned to serve our growing population, programs to reduce water usage will be implemented. A plant lined, pedestrian only section of the CBD will enhance community identity, foster social interaction, boost the local businesses, and beautify the city.

## **Conclusion**

The future of Spartyville is compact, accessible, green, integrated, inclusive, and alive. We believe the proposed increase in density can be achieved using incremental design techniques (O’Looney 2020) while still maintaining its small-town character. The mixed-use land use will allow commercial and residential activities to coexist, reducing sprawl and increasing community cohesion. Conservation areas will provide recreation and natural beauty for our citizens but also a home for our animal citizens. We hope this plan will provide a sustainable path forward for Spartyville.

## 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.
- 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)