

STATE ROUTE 28 LAND USE

The Link Between Land-Use and Transportation

The design of transportation facilities has a major impact on the community character of Miami Township and Goshen Township. These facilities are the result of land use decisions. This study will provide planning and analysis on linking land use decisions with transportation facilities planning, funding and development.

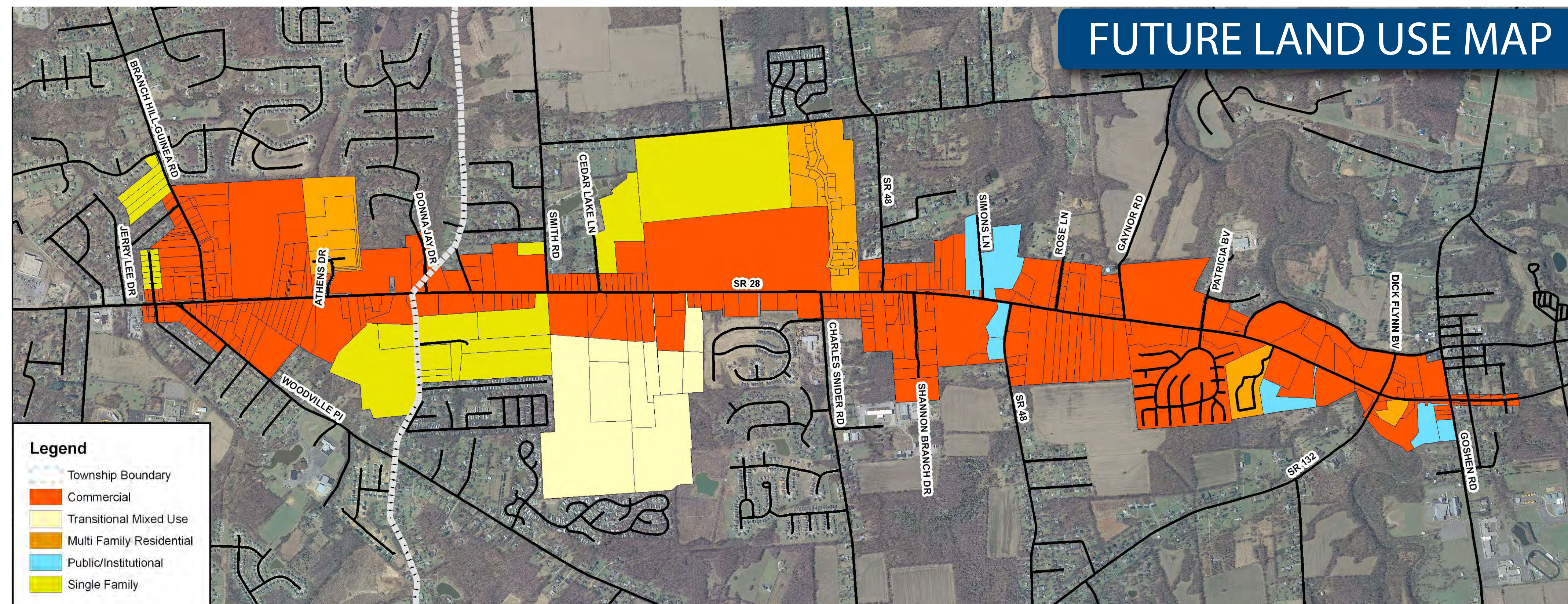
Future Land Use Map

This map serves to integrate and enhance the local master planning and corridor planning efforts of both Miami Township and Goshen Township to further their development and transportation goals and objectives.

Planning for Controlled Development Patterns

Taking direction from both the Miami Township Vision 2025 Plan and the Goshen Township State Route 28 Corridor Development Plan, the future land use pattern for most of this Study Area is a mix of commercial, office and professional service uses. This land use pattern maximizes the value of the SR 28 frontage areas in seeking business uses that will produce tax revenues and create new jobs.

FUTURE LAND USE MAP



Promoting a Nodal Development Pattern

What are Nodal Development Patterns?

The concept of Nodal Development Patterns concentrates development (e.g., creates concentrated and planned activity centers) to encourage higher density development around planned roadway and intersection improvements so that land between nodes can be used for lower density, lower traffic land uses.

Advantages of Nodal Development:

- The avoidance of scattered sprawl.
- Concentration of uses allows the communities to focus development-infrastructure dollars in one or two areas at a time.
- Unified development is more easily achieved including...
 - consistent design themes;
 - greater potential for mixed-use development; and
 - better control of traffic and preservation of roadway capacity.

Local Zoning Strategies to Consider

Both Miami Township and Goshen Township may consider zoning strategies to assist in the development that will both generate tax revenues while preserving the corridor's access flow.

Zoning Overlay Districts

The adoption of zoning overlay districts create a specific set of land use and design regulations for a defined "district" which is tailored to the types of business and the look and feel of the development desired for the particular district.

Mixed-Use Planned Developments

The use of Planned Unit Development (PUD) zoning provides valuable flexibility to the Townships when planning future development nodes.

STATE ROUTE 28 DEVELOPMENT NODES

