

Future Land Use

DESCRIPTION:

The Future Land Use Map is a graphic illustration of the community's vision for the future. It defines, in a general sense, the desired development pattern for the Township. The map uses the results of the Growth Management Analysis and input from thousands of stakeholders, including the Citizen Advisory Panel members. This is not a zoning map; rather it provides an overall plan for land use and sets a benchmark for future zoning changes.

The following goals are illustrated by the map:

- Diverse housing types.
- Accommodate a wide variety of land uses, both residential and non-residential.
- Promote concentrated pockets of development around core infrastructure.
- Provide pedestrian accessibility.
- Mixed-use development, modeled after Traditional Neighborhood Design standards.(1)
- Contain single-use retail development to existing retail areas and areas along Route 19, south of North Boundary Road.
- Conserve open space.
- Enhance the Township's identity by increasing the visibility of municipal boundaries.
- Streetscape improvements along major road corridors improve aesthetics, increase pedestrian accessibility, and enhance the Township's identity.

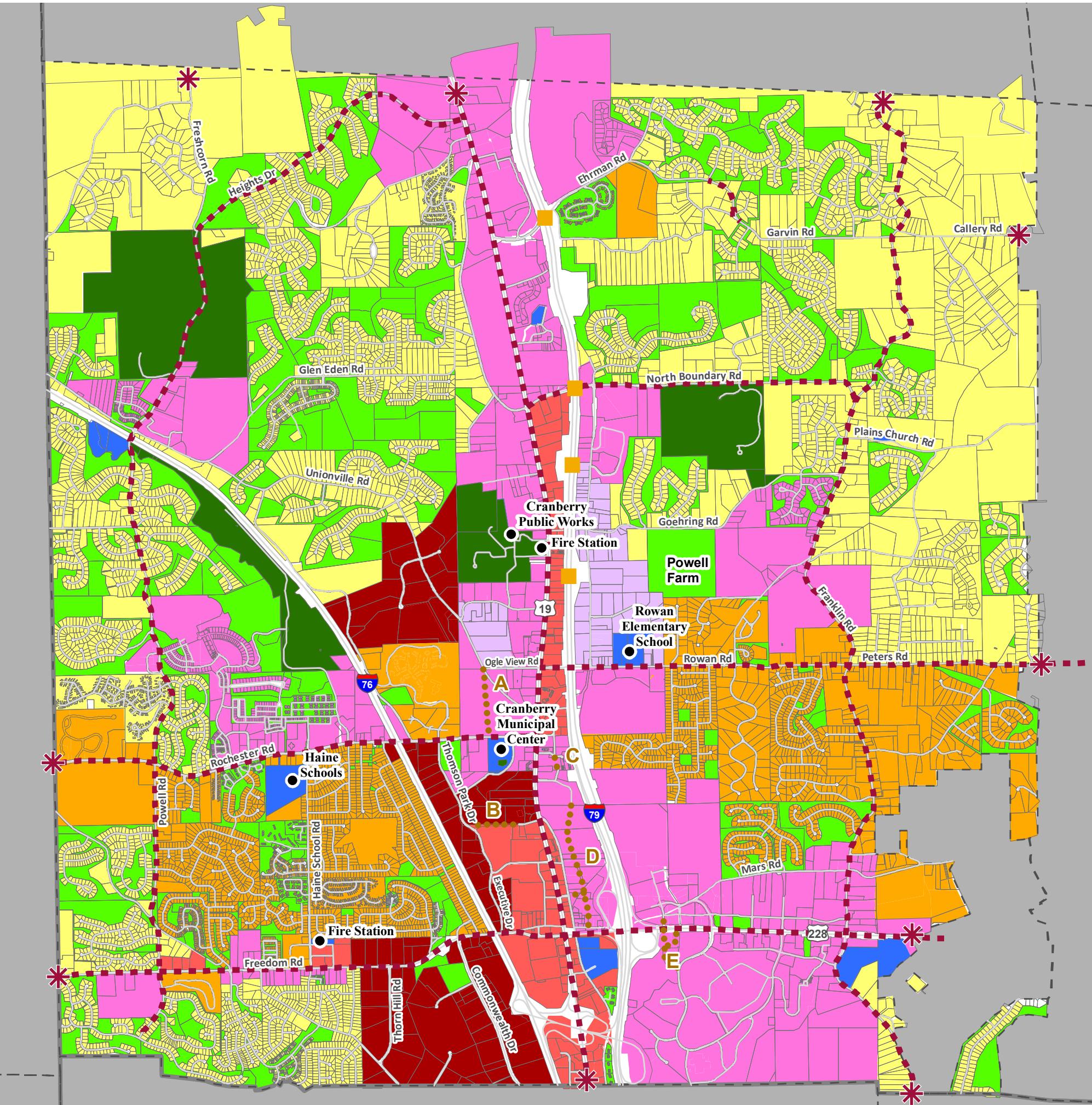
(1) Mixed Use/TND land use combines two or more compatible land uses in pedestrian-oriented development that is patterned around an interconnected system of streets and sidewalks.

Future Roadway Connections

Label	Future Roadway Connections
A	Unionville Road Realignment
B	Brandt Drive Extension
C	National Way/Wisconsin Ave Connector
D	Harmony Line Way
E	MSA Thruway

LEGEND:

- Conceptual Connection to I-79
- Gateways
- Proposed Future Roadway Connections
- Streetscape Enhancements
- Township Park
- Open Space
- MixedUse
- Public/Institutional
- High/Medium Density Res.
- Low Density Res./Open Space Conservation
- Office/Industrial
- Mixed Use/TND
- Office
- Retail



UPDATE2015

Plot Date: February 5th, 2018