

# A Brief History of Master Planning in Walker

1956 - 2007

# Past Master Plans

- 1956 – Walker Township
- 1969 – First City of Walker Master Plan
- 1983
- 1993???
- 1998
- 2007
- 2012

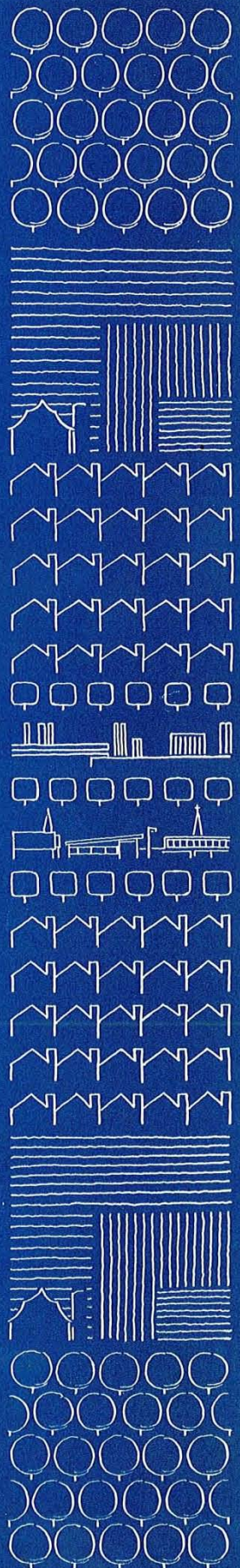
 **Change**

E. G. 1956

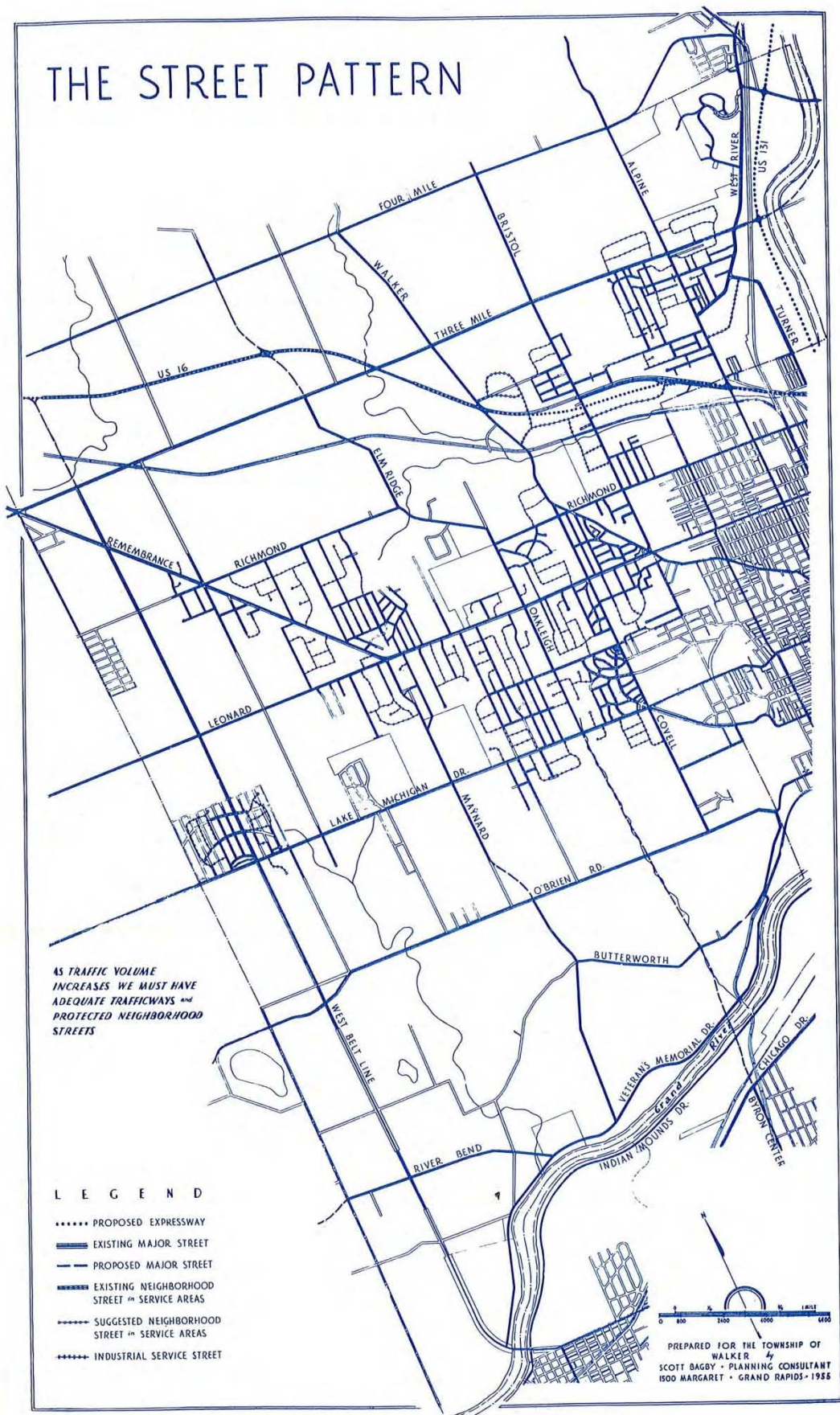
# walker township *plans* for its *future*



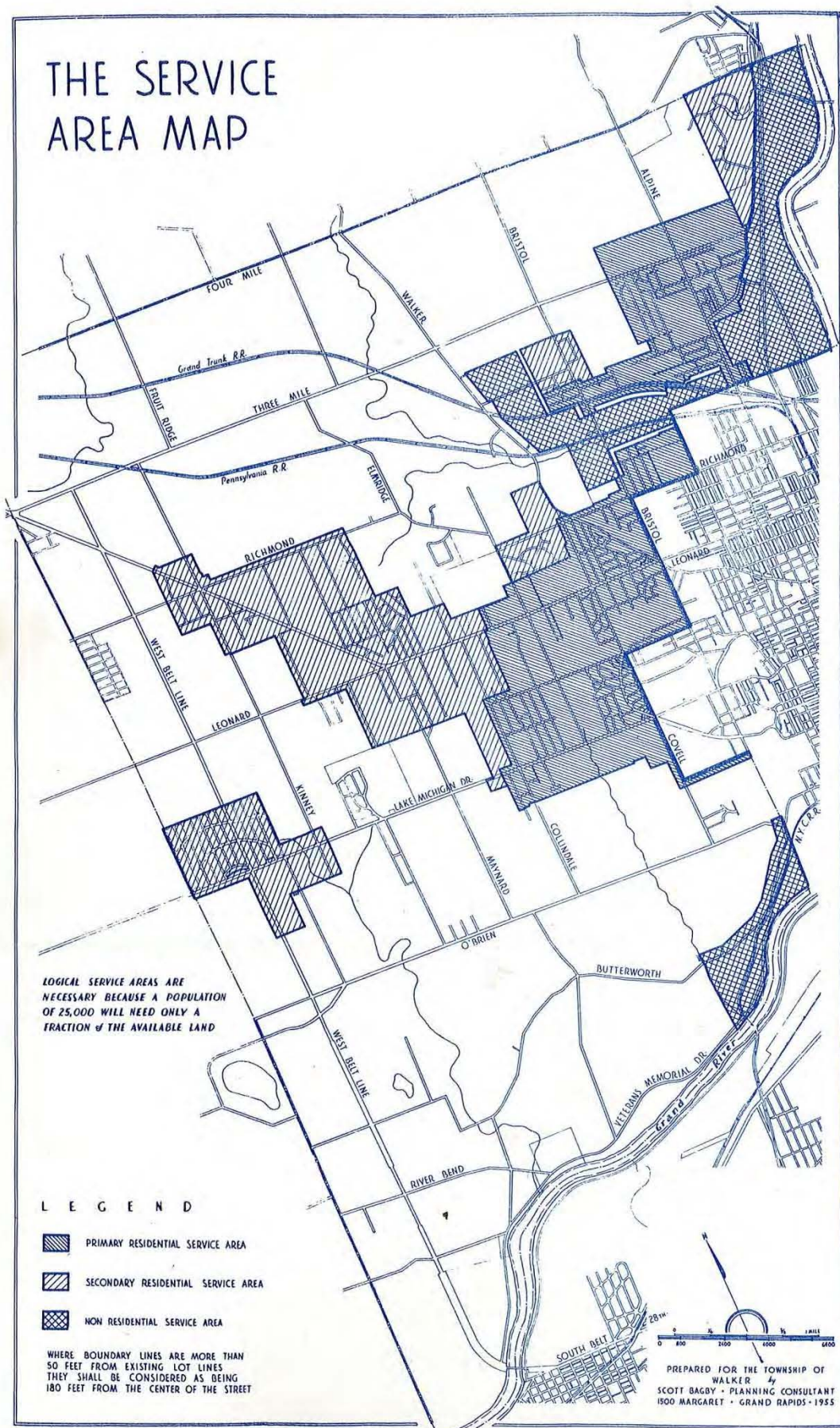
A LONG RANGE GUIDE *for* SOUND DEVELOPMENT  
PREPARED *by* SCOTT BAGBY, PLANNING CONSULTANT



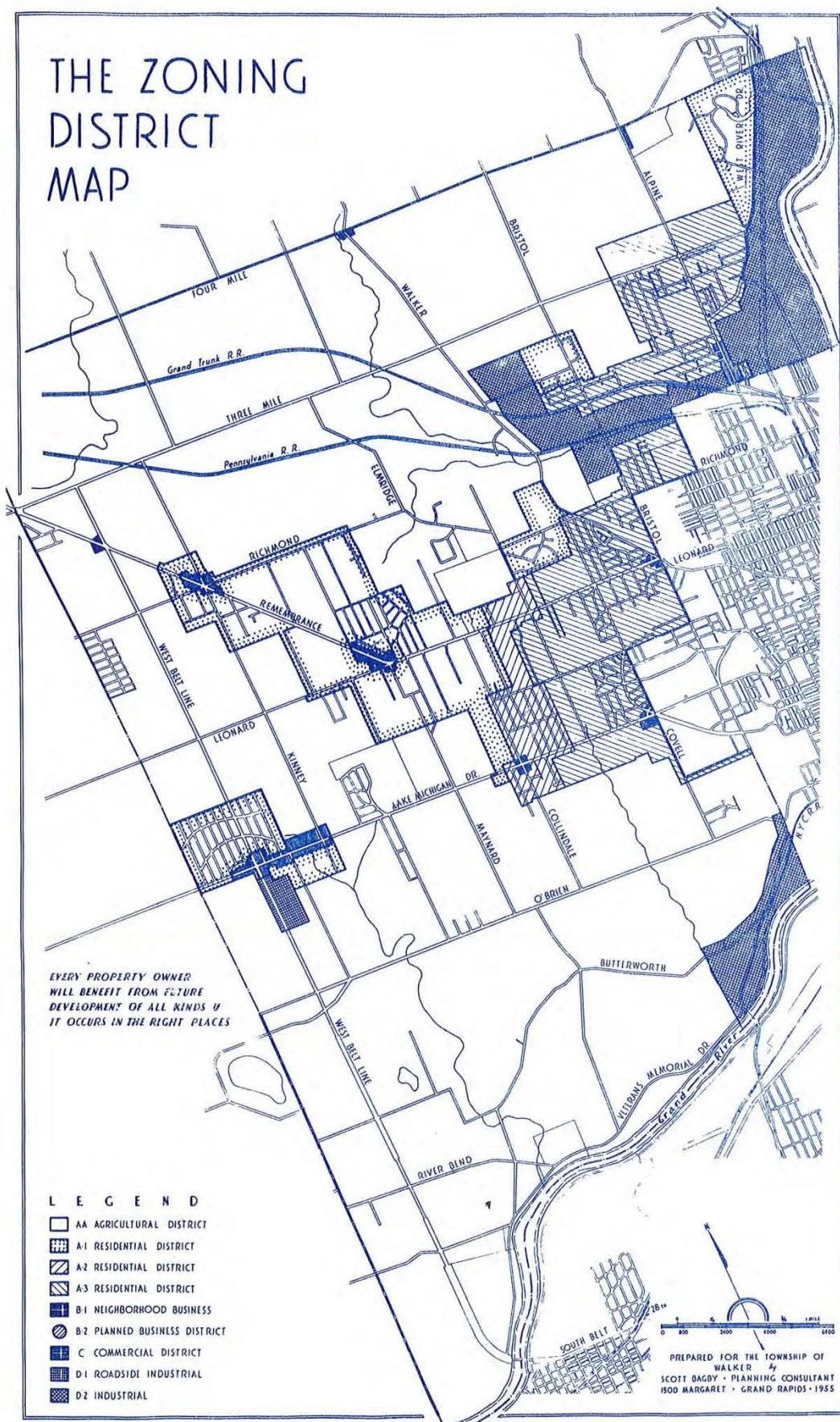
# THE STREET PATTERN



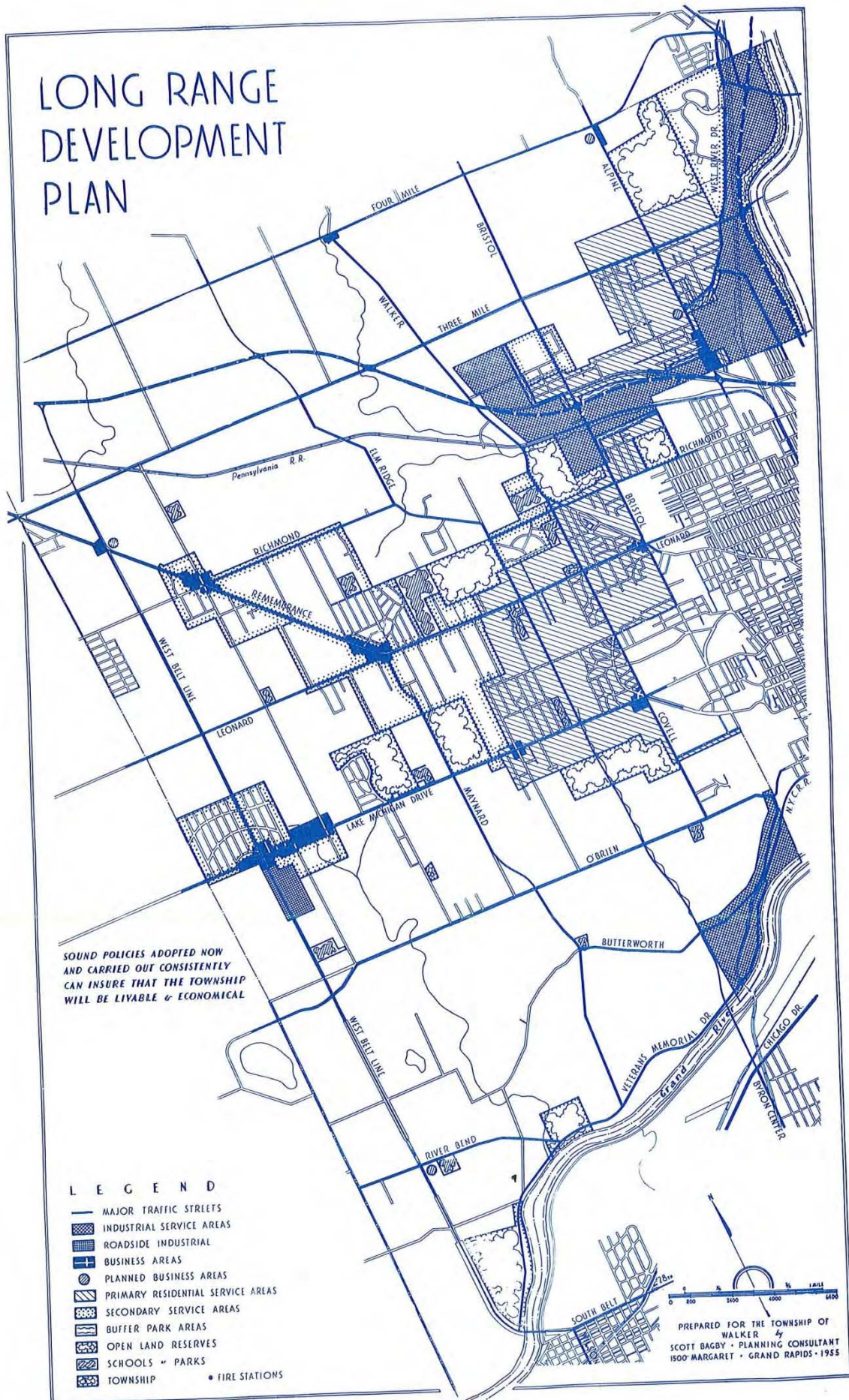
# THE SERVICE AREA MAP



# THE ZONING DISTRICT MAP

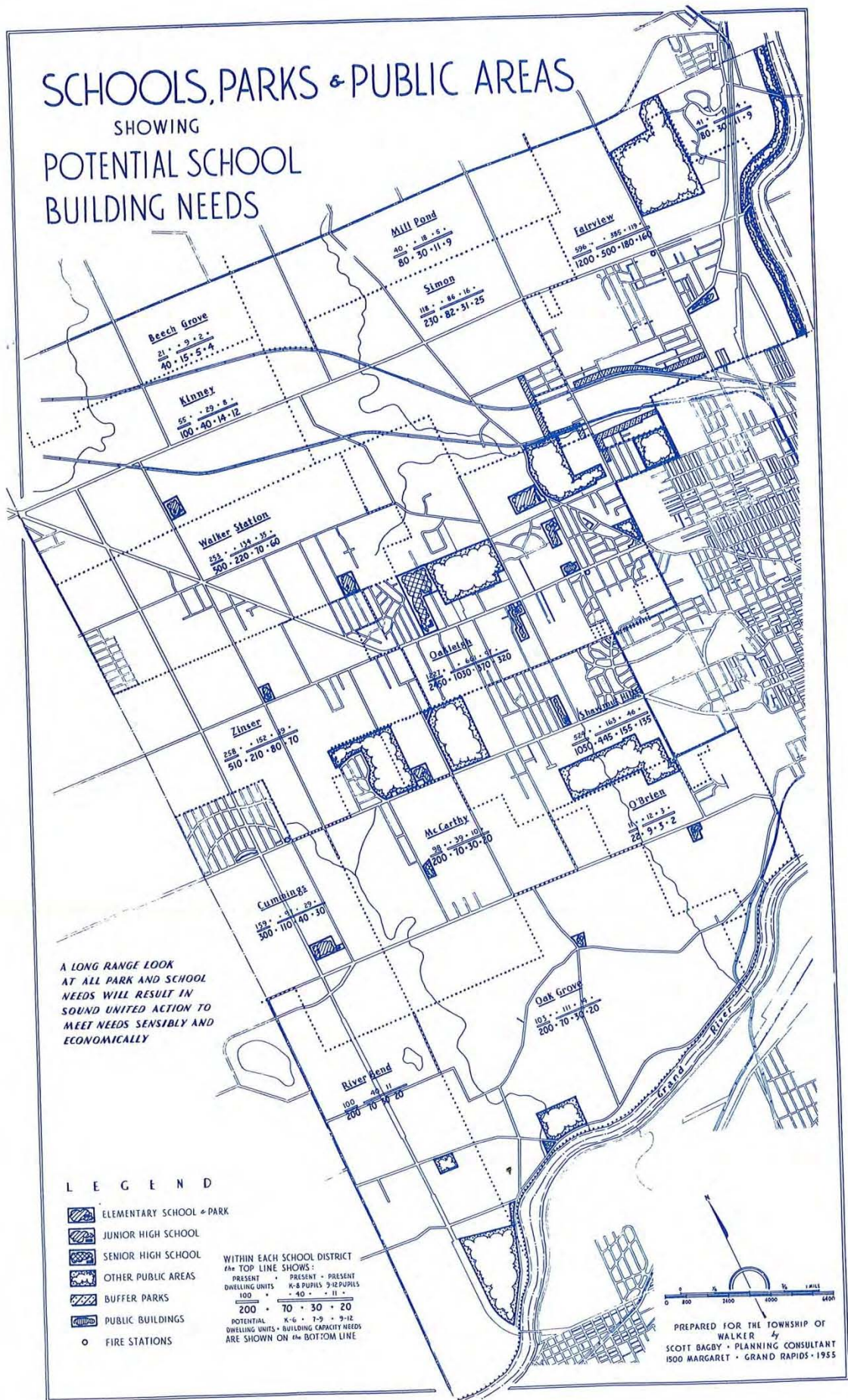


# LONG RANGE DEVELOPMENT PLAN

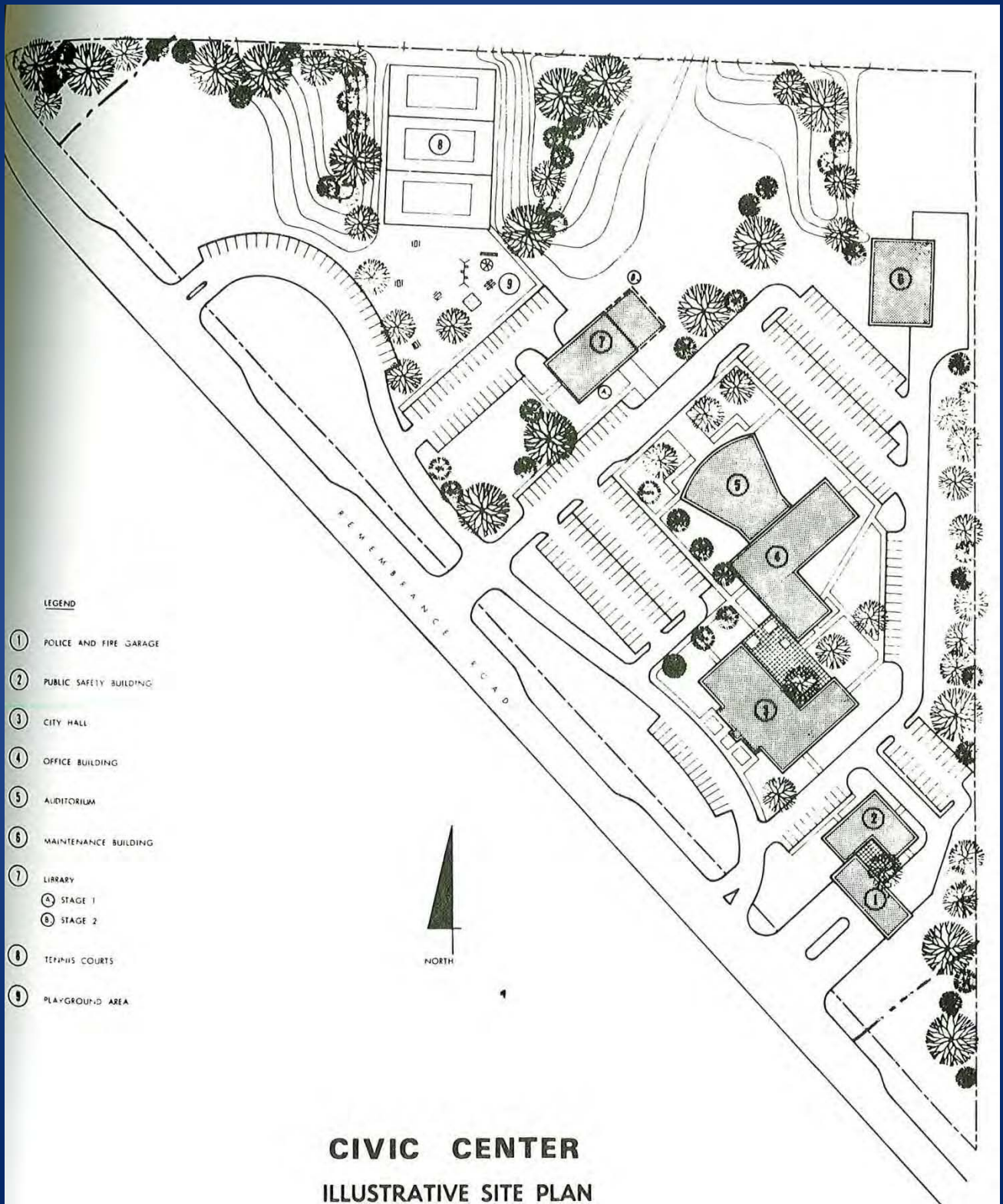


# SCHOOLS, PARKS & PUBLIC AREAS

## SHOWING POTENTIAL SCHOOL BUILDING NEEDS



# 1969 Master Plan



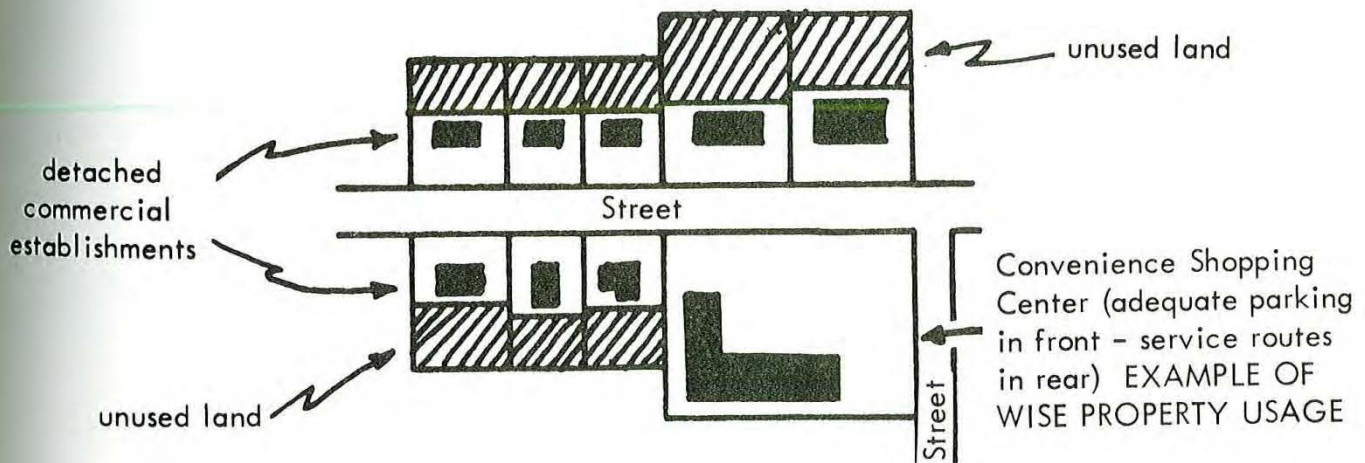
**CIVIC CENTER**  
**ILLUSTRATIVE SITE PLAN**  
**CITY OF WALKER, MICHIGAN**

Table IV

## PROJECTED LOCAL COMMERCIAL LAND AREA NEEDS, 1985

Business Group	Floor Area Need(sq.ft)	Parking and Excess Land Area Need Ratio	Parking and Other Land Need(sq.ft.)	Total Land Need (sq.ft)	Total Land Need (acres)
Convenience & Service	89,440	3:1	268,320	357,760	8.21
Comparison	155,029	3:1	465,087	620,116	14.24
Automotive	354,351	4:1	1,417,404	1,771,755	40.67
General	99,661	3:1	298,983	398,664	9.15
TOTALS	698,481		2,449,794	3,148,295	72.27

# Stormwater???



CONSOLIDATED SHOPPING CENTERS USE LAND

MORE EFFICIENTLY THAN STRIP COMMERCIAL


By contrast with Walker, the terrain of Warren is very flat; and it is becoming a highly urbanized area. It should also be noted that Warren's industrial category includes the General Motors Technical Center and other technical and office related uses of industrial establishments, to the extent of about one thousand acres.

Flint, a highly industrialized and highly urbanized area, has in its Comprehensive Master Plan, a planned requirement of 5,500 acres in industrial land use for the Flint urbanized area out of a total of 54,000 acres, slightly more than 10 percent.

Table V

CITY OF WALKER

EXISTING AND PROPOSED LAND USE

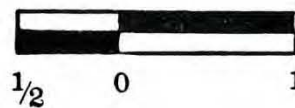
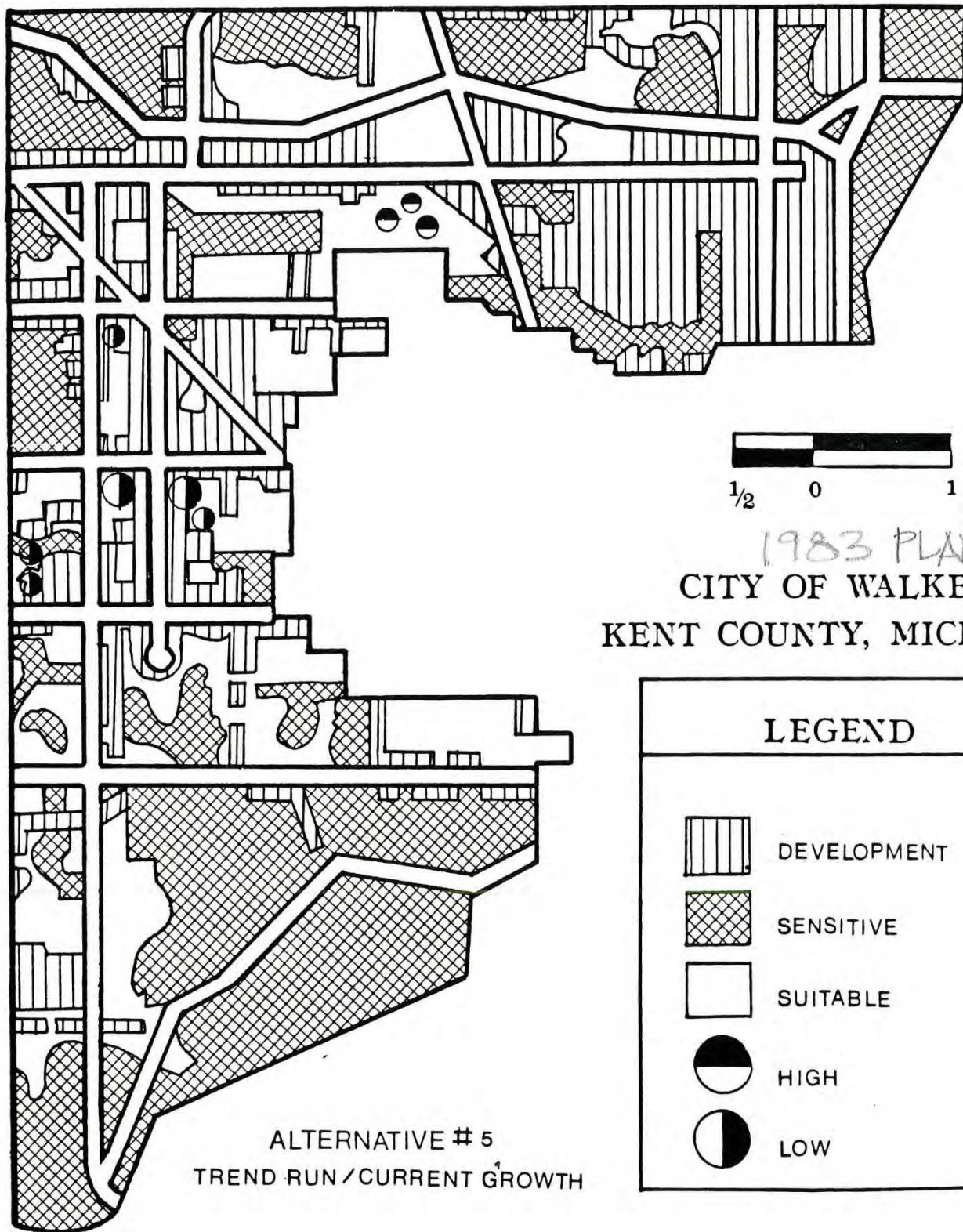
Land Use	EXISTING		PROPOSED	
	Acres	% of Total	Acres	% of Total
Single Family Residential	1,094	6.6	7,100	42.6
Multiple Family Residential	7	0.04	374	2.3
Education-Research-Office	56	0.4	238	1.4
Commercial	115	0.7	378	2.3
Public and Semipublic	597	3.5	1,596	9.6
Industry	611	3.6	2,798	16.8
Undeveloped Land 	12,362	74.3	0	0%
Vehicular Rights-of-way and Railroad	1,773	10.7	4,131	24.8
Water	25	0.2	25	0.2
TOTAL	16,640	100%	16,640	100%

# 1983






1983 PLAN

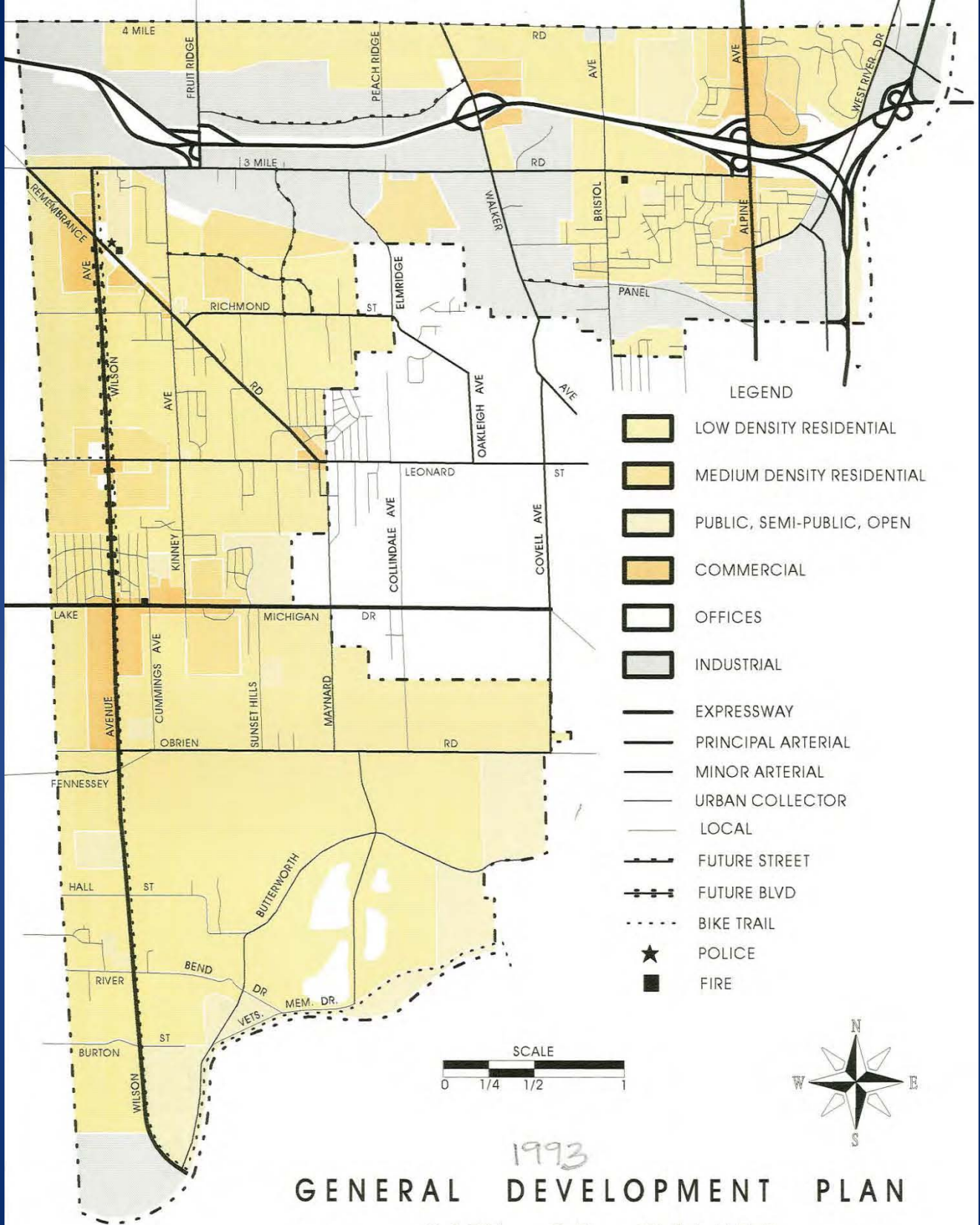
## TOP EIGHT ISSUES OF NGT GROUP IN ORDER OF IMPORTANCE

1. Attract more industry / more industrial development
2. More recreational facilities: parks, pools, trees, picnic tables, etc.
3. Zoning for the good of the community, not individuals
4. Maintain a rural atmosphere
5. Provide the best possible school system
6. Keep commercial and industrial development in general locations
7. Keep wide open spaces and large lots in residential areas
8. More community spirit

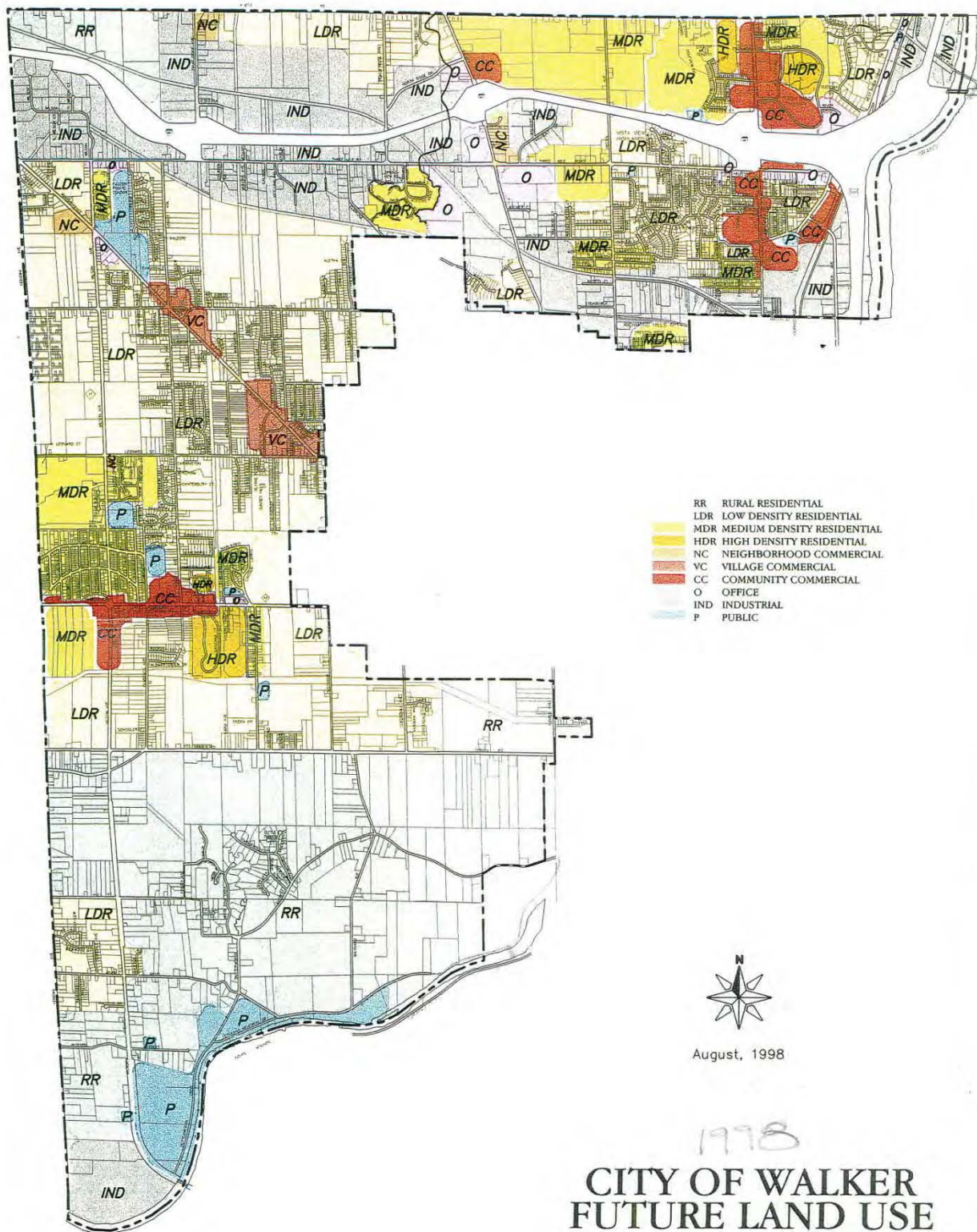


### LEGEND

-  DEVELOPMENT
-  SENSITIVE
-  SUITABLE
-  HIGH
-  LOW

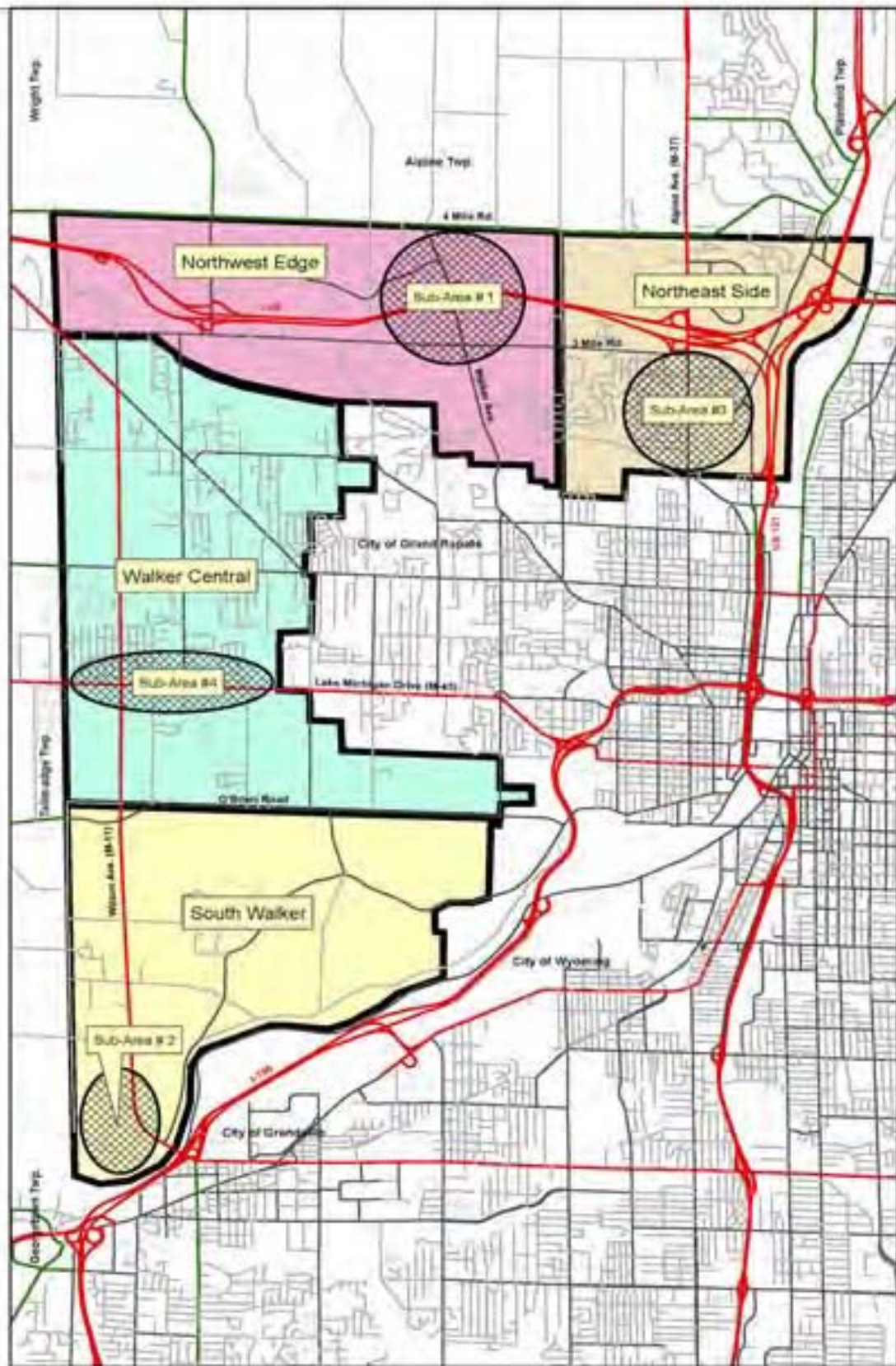


1993  
**GENERAL DEVELOPMENT PLAN**  
**CITY OF WALKER**  
**KENT COUNTY, MICHIGAN**



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City of Walker Neighborhood Map:  
Master Plan Update 2005

Map created by Walker Planning using RGSIS Arc/Info