

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

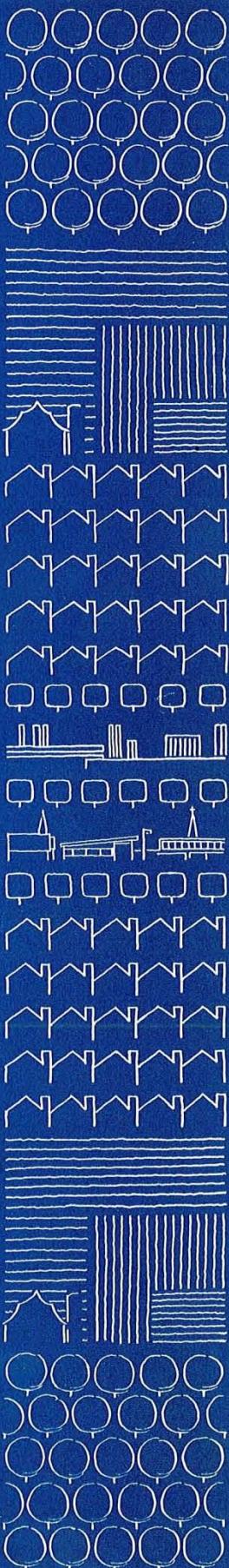
1956

walker
township
plans
for its
future

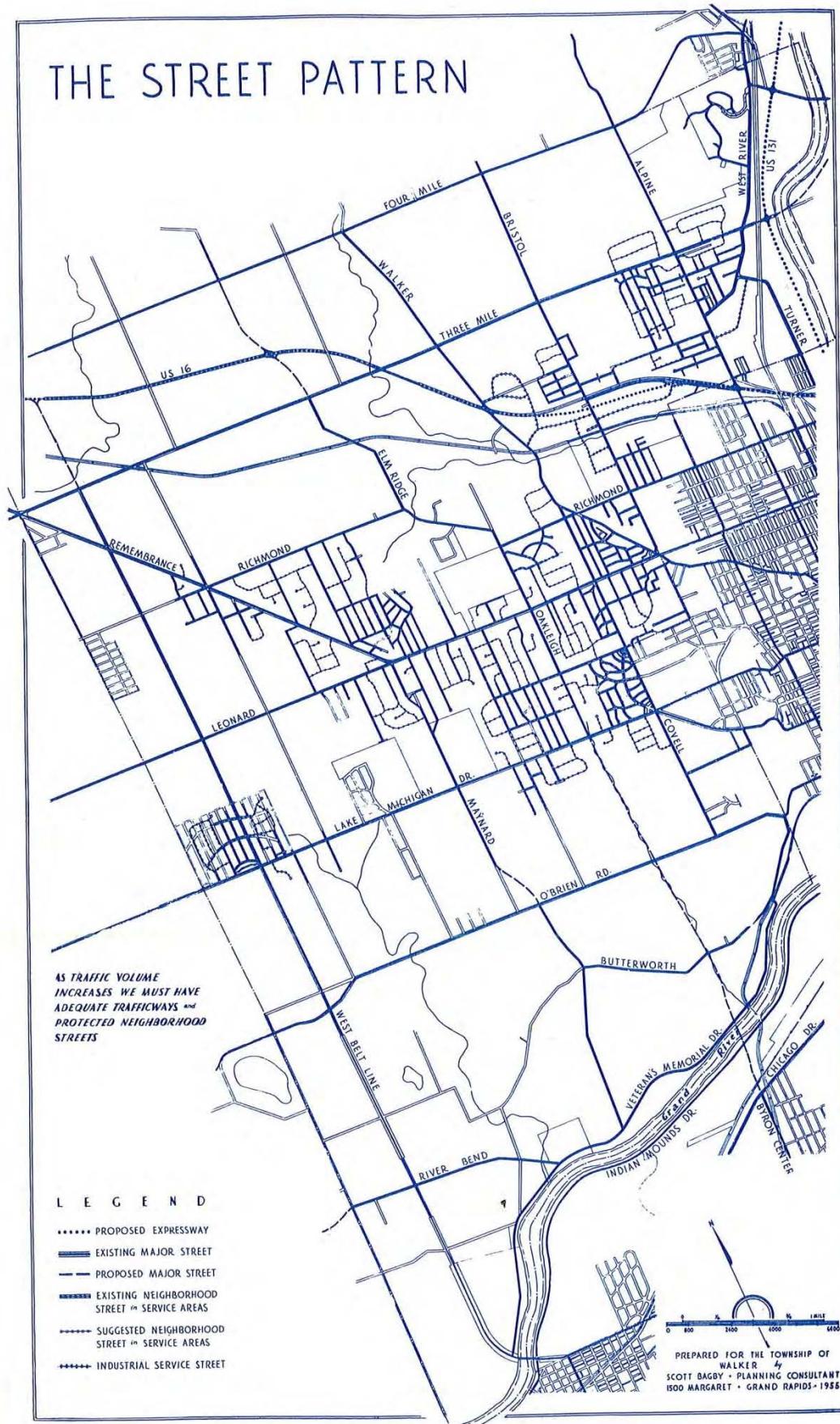
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A LONG RANGE GUIDE *for* SOUND DEVELOPMENT
PREPARED *by* SCOTT BAGBY, PLANNING CONSULTANT

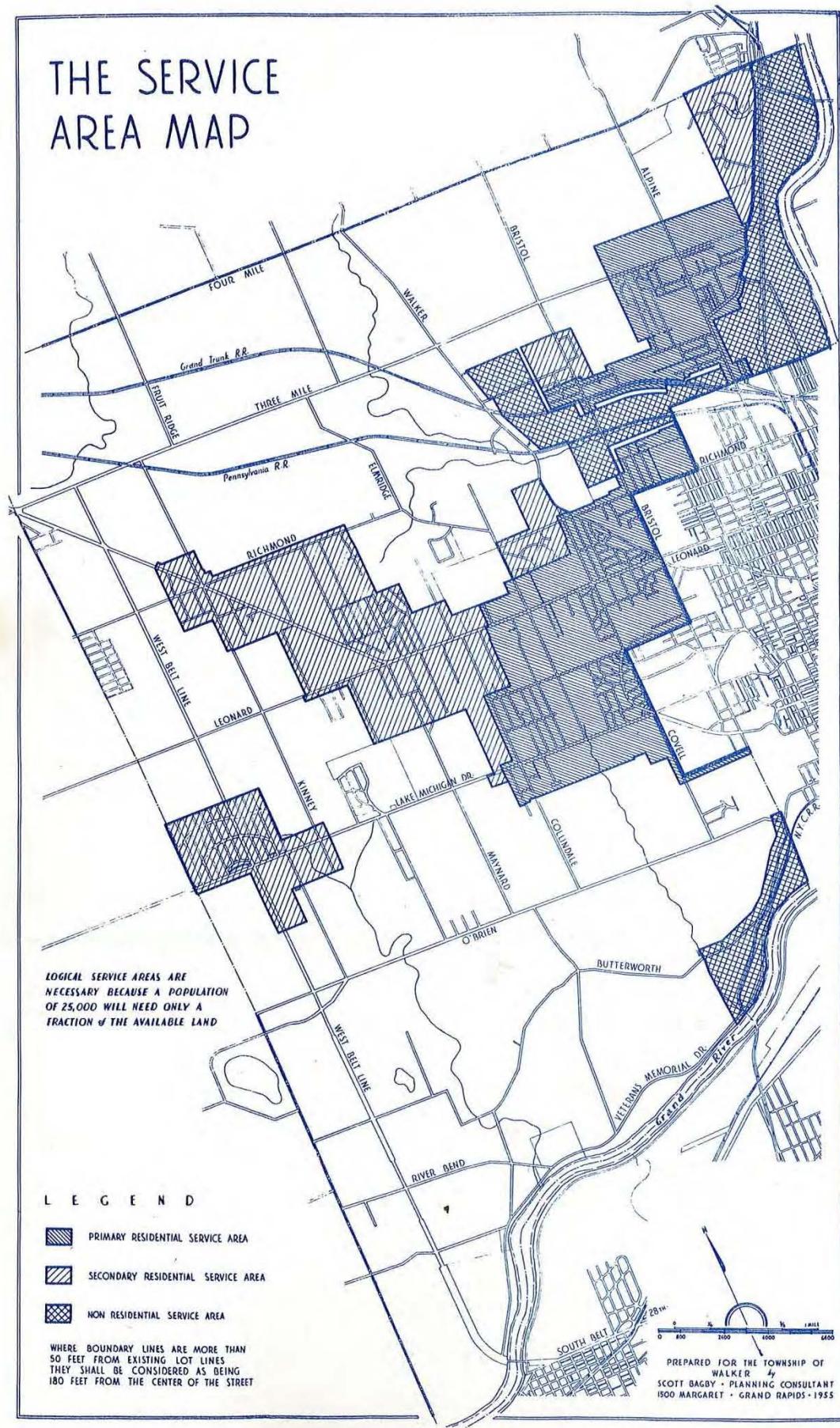
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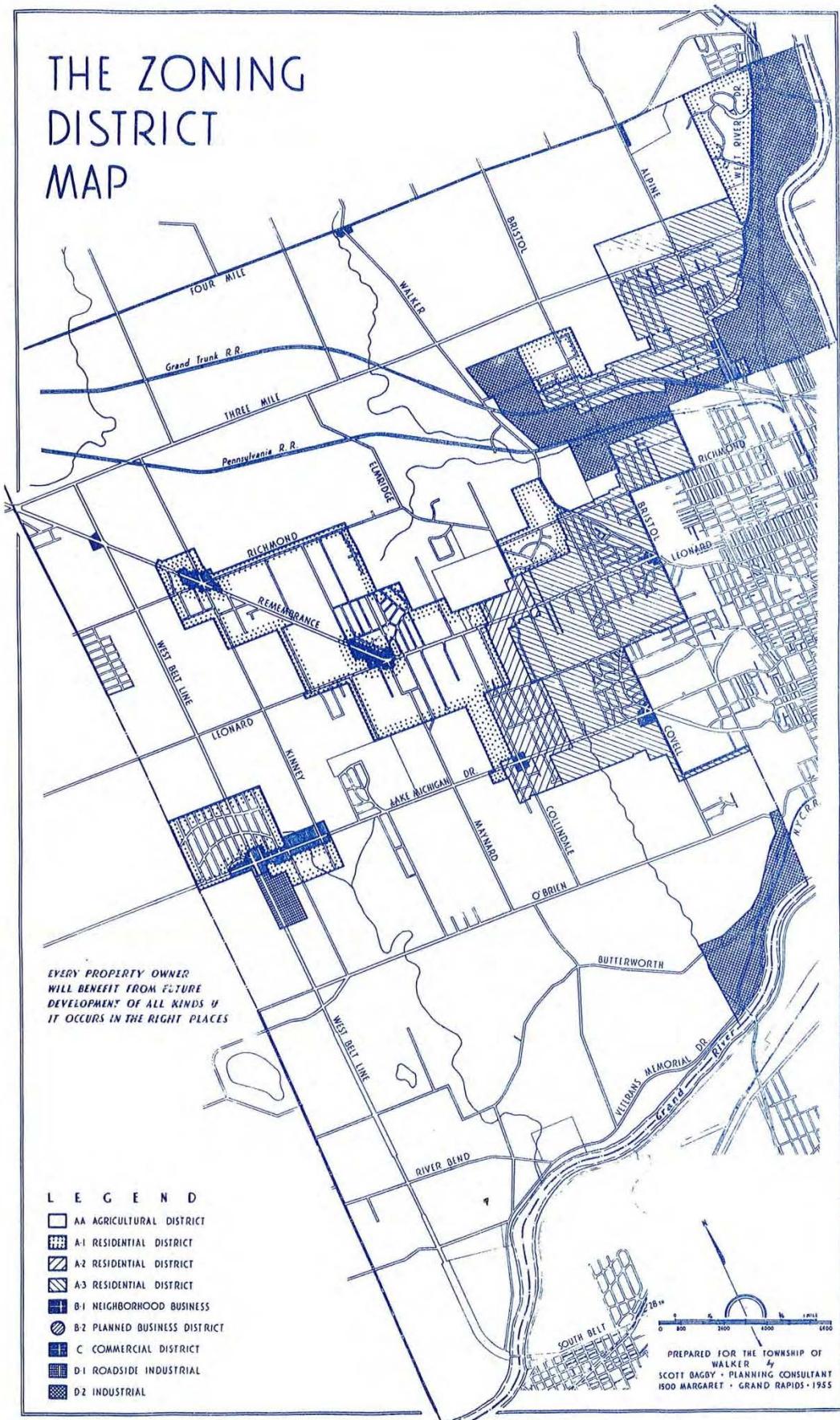
THE STREET PATTERN



THE SERVICE AREA MAP



THE ZONING DISTRICT MAP



LONG RANGE DEVELOPMENT PLAN

SOUND POLICIES ADOPTED NOW
AND CARRIED OUT CONSISTENTLY
CAN INSURE THAT THE TOWNSHIP
WILL BE LIVABLE & ECONOMICAL

T S C E N D

LEGEND

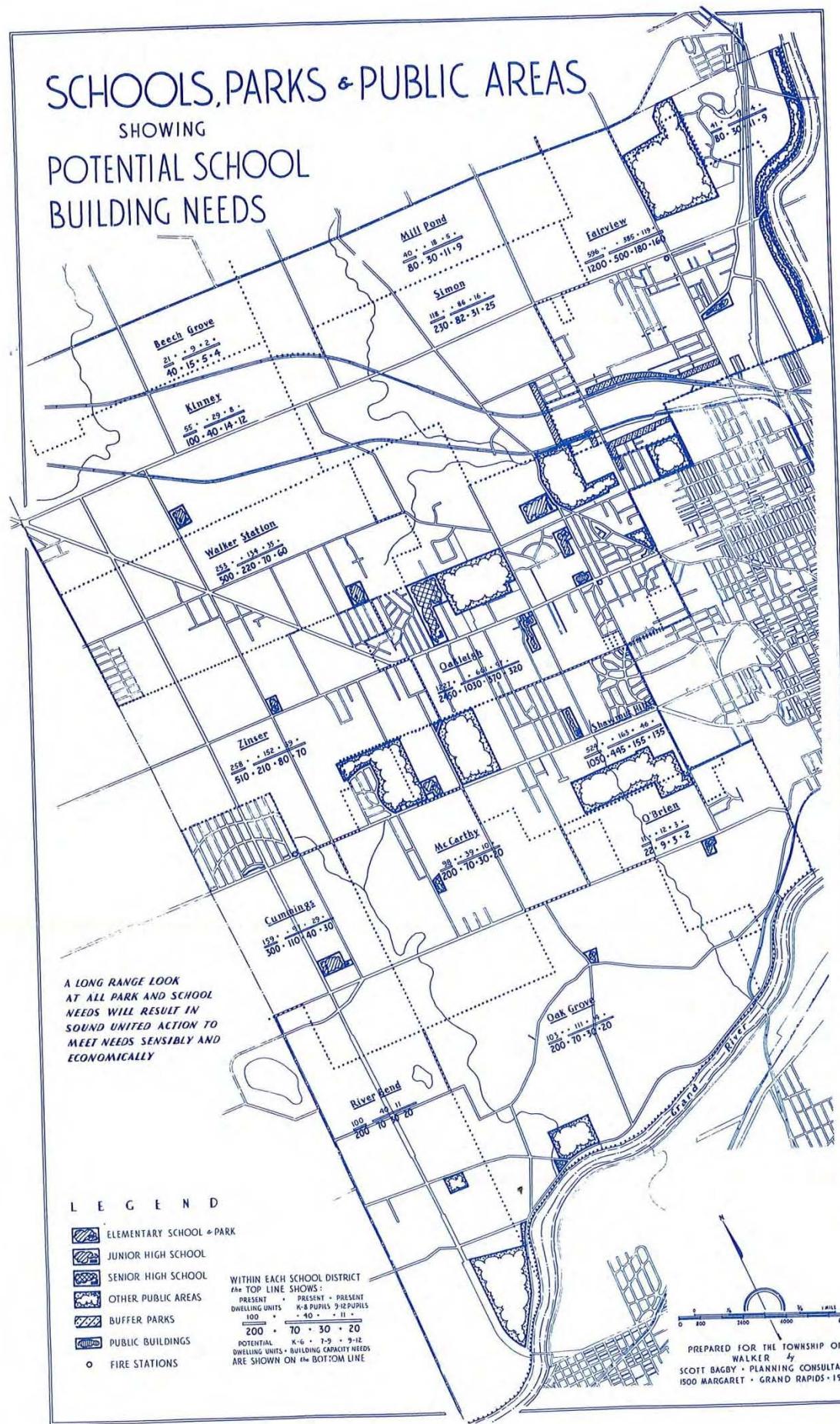
- MAJOR TRAFFIC STREETS
- [grid] INDUSTRIAL SERVICE AREAS
- [grid] ROADSIDE INDUSTRIAL
- [+/-] BUSINESS AREAS
- [circle] PLANNED BUSINESS AREAS
- [diagonal lines] PRIMARY RESIDENTIAL SERVICE AREAS
- [dots] SECONDARY SERVICE AREAS
- [grid] BUFFER PARK AREAS
- [grid] OPEN LAND RESERVES
- [grid] SCHOOLS • PARKS
- [dots] TOWNSHIP
- FIRE STATIONS

PREPARED FOR THE TOWNSHIP OF
WALKER by
SCOTT BAGBY • PLANNING CONSULTANT
1500 MARGARET • GRAND RAPIDS • 1955

SCHOOLS, PARKS & PUBLIC AREAS

SHOWING

POTENTIAL SCHOOL BUILDING NEEDS



1969 Master Plan

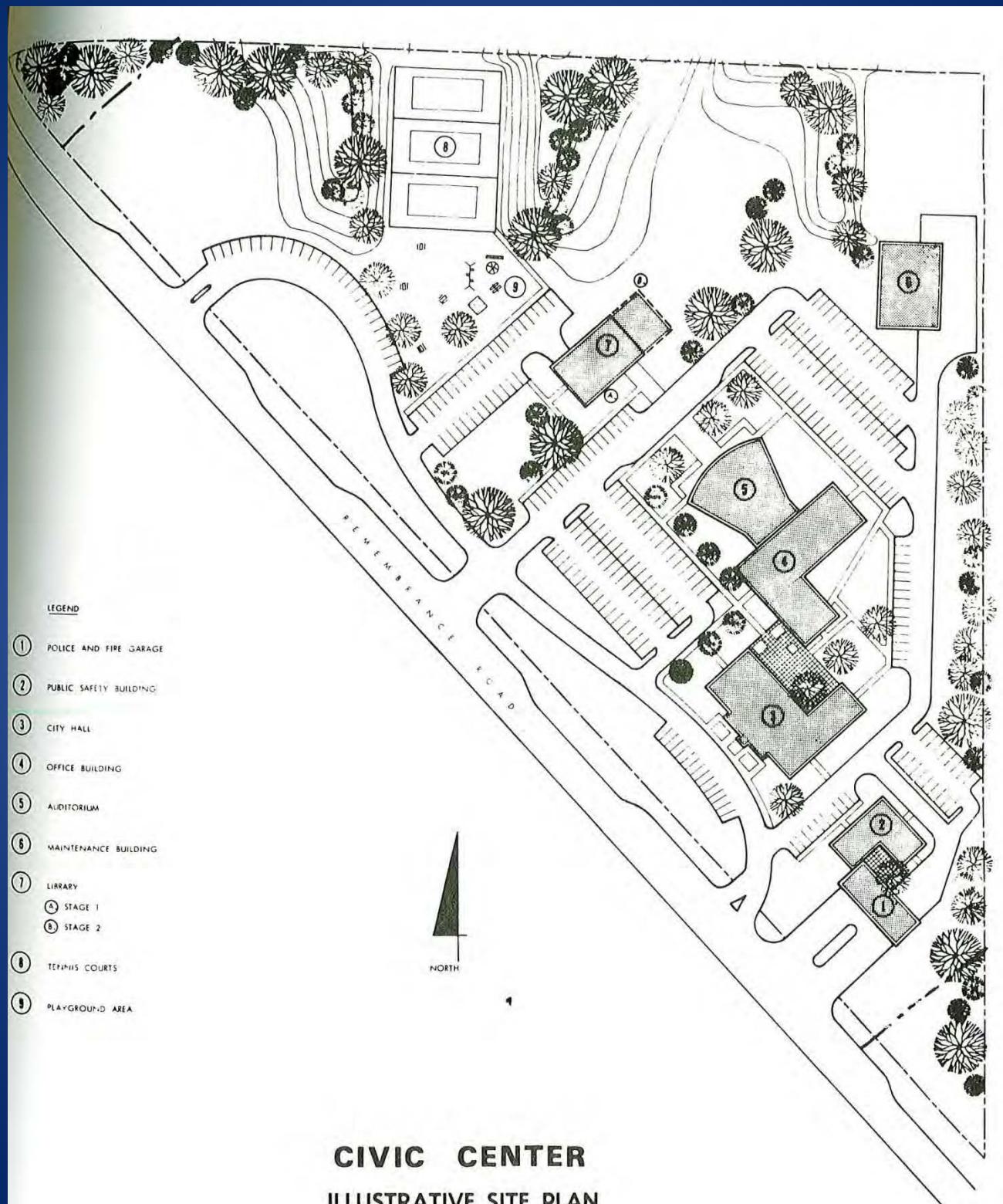
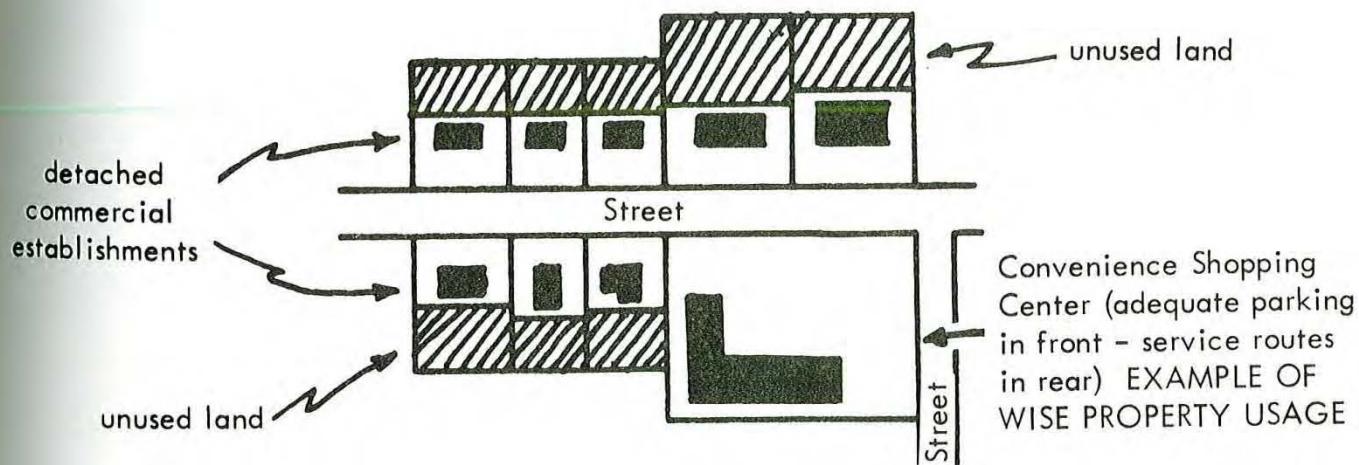


Table IV

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

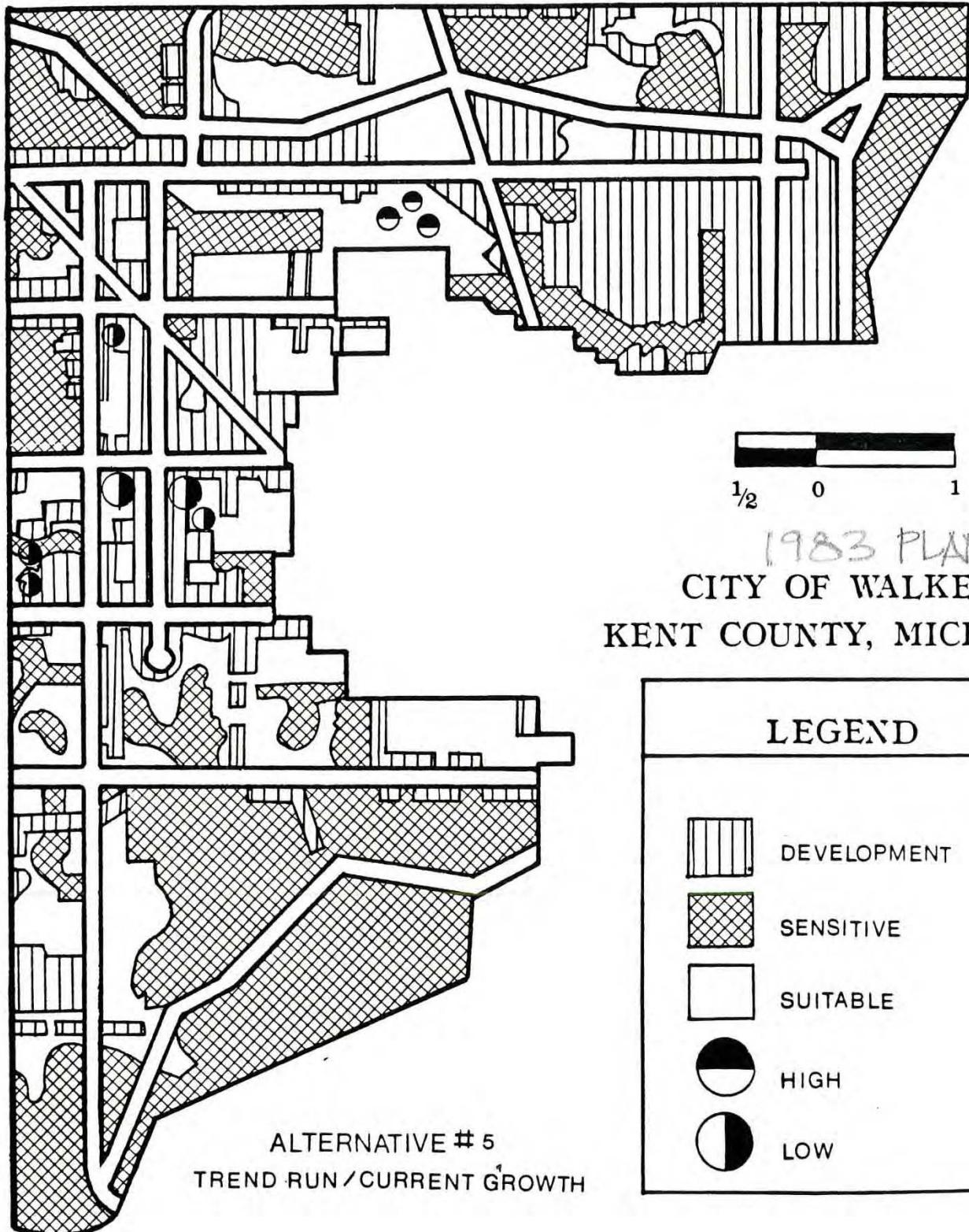
Land Use	EXISTING		PROPOSED	
	Acres	% of Total	Acres	% of Total
Single Family Residential	1,094	6.6	7,100	42.6
Multiple Family Residential	7	0.04	374	2.3
Education-Research-Office	56	0.4	238	1.4
Commercial	115	0.7	378	2.3
Public and Semipublic	597	3.5	1,596	9.6
Industry	611	3.6	2,798	16.8
Undeveloped 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



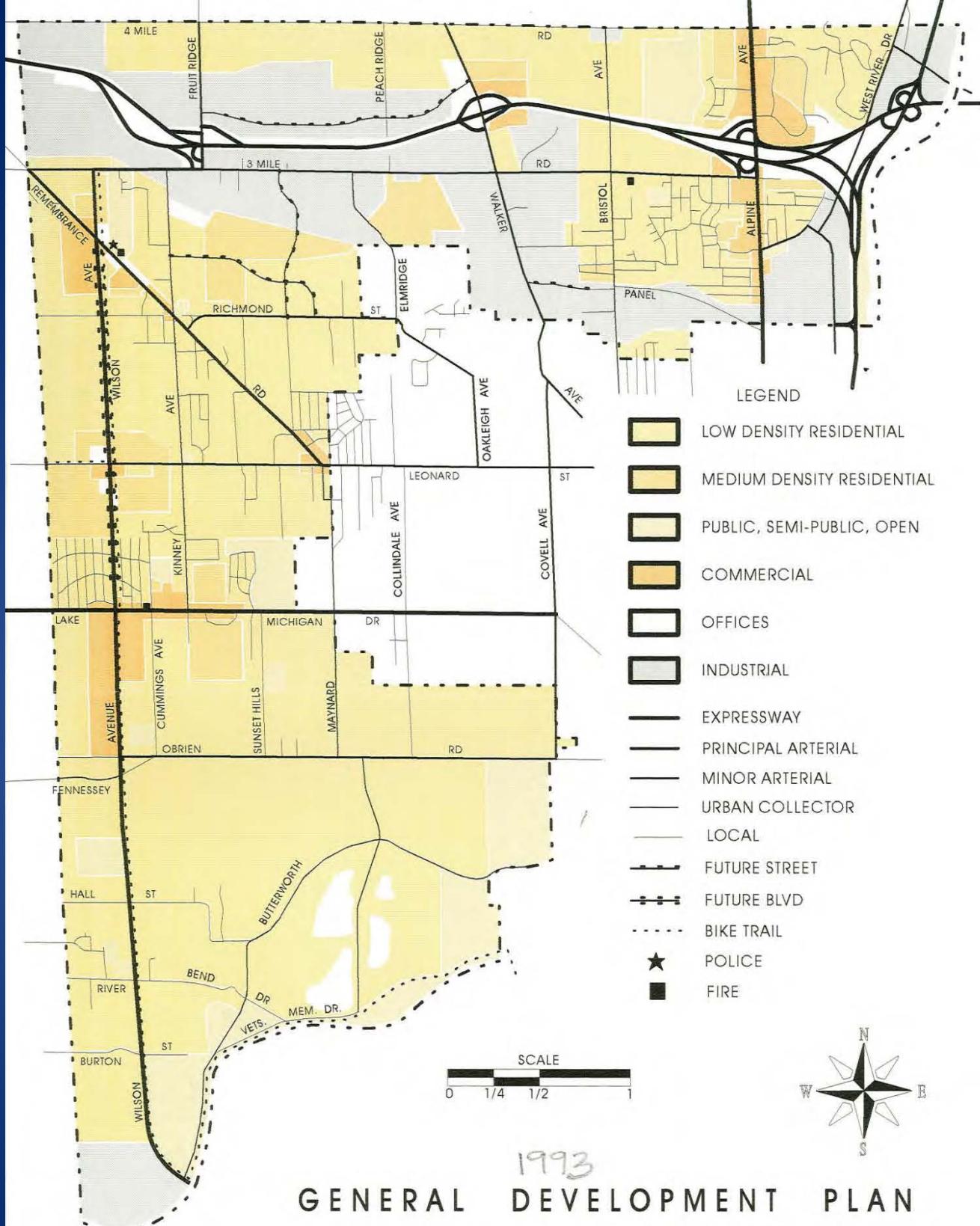
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1983 PLAN
CITY OF WALKER
KENT COUNTY, MICHIGAN

LEGEND

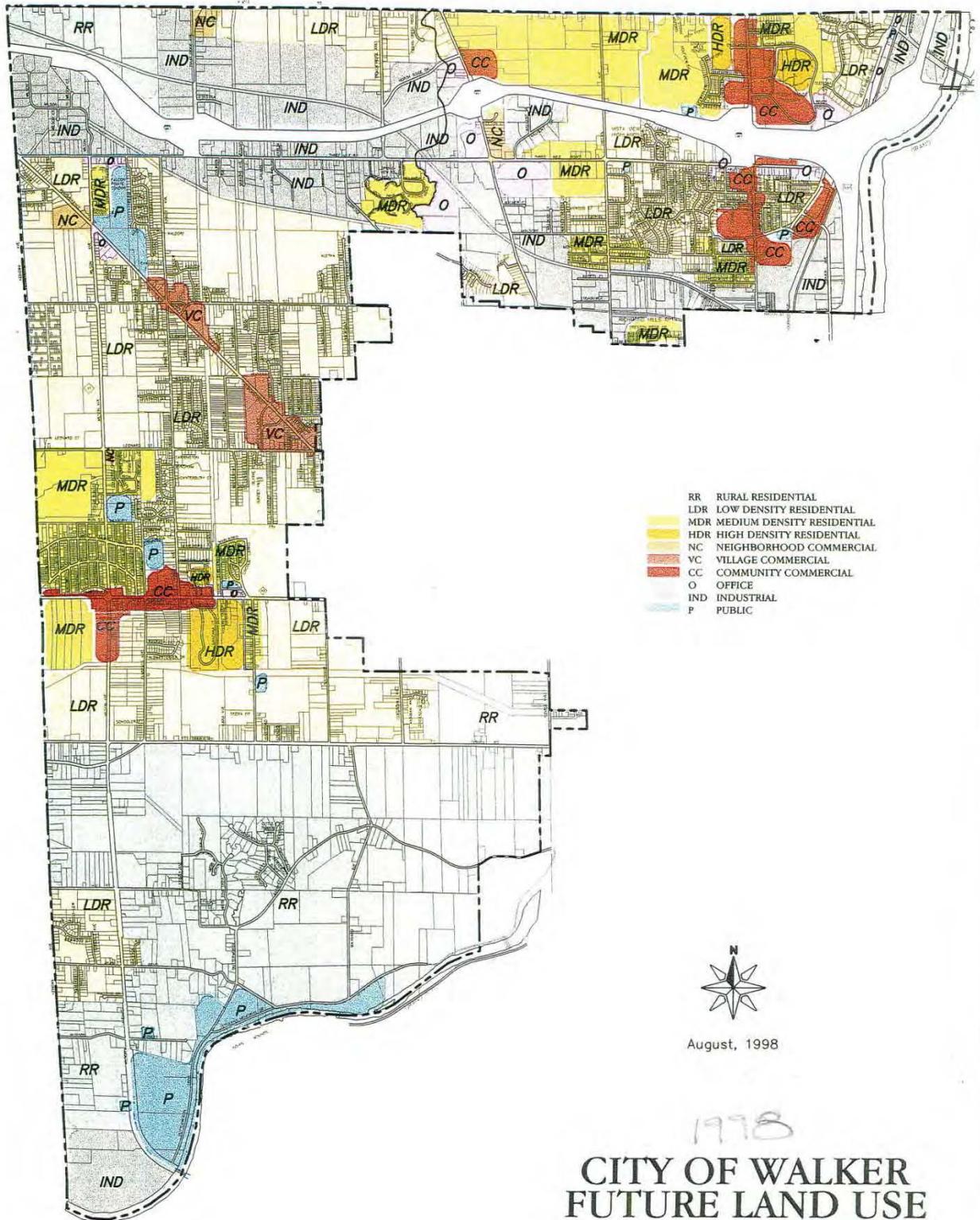
	DEVELOPMENT
	SENSITIVE
	SUITABLE
	HIGH
	LOW

ALTERNATIVE # 5
TREND RUN/CURRENT GROWTH



GENERAL DEVELOPMENT PLAN
CITY OF WALKER
KENT COUNTY, MICHIGAN

JANUARY 1993
MOORE & BRUGGINK

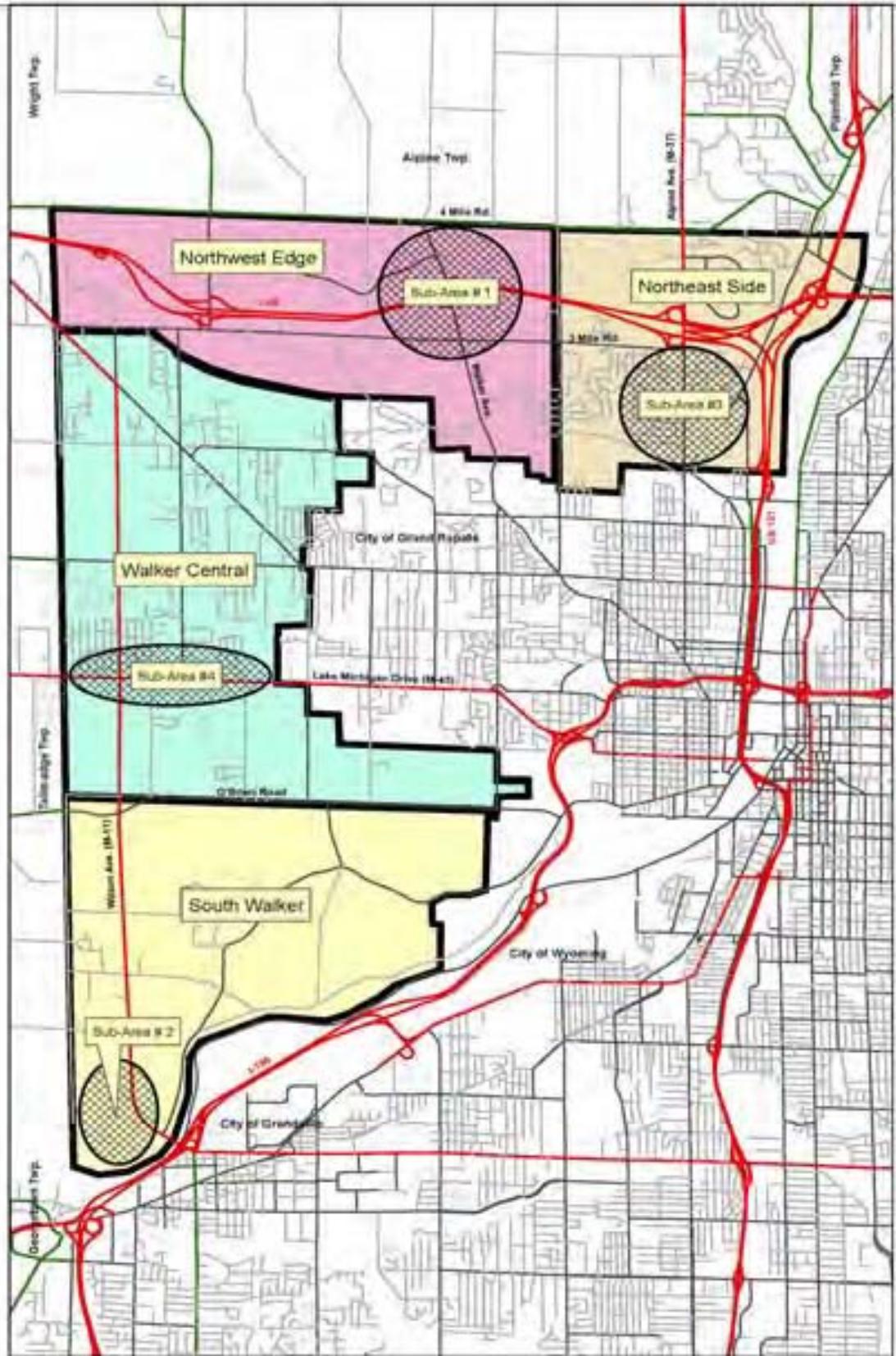


CITY OF WALKER FUTURE LAND USE



Langworthy LeBlanc, Inc.
COMMUNITY PLANNING CONSULTANTS

MOORE & BRUGGINK, INC.
Consulting Engineers
2020 Monroe Avenue N.W.
Grand Rapids, Michigan 49505-6298
Phone: (616) 363-9801



**City of Walker Neighborhood Map:
Master Plan Update 2005**