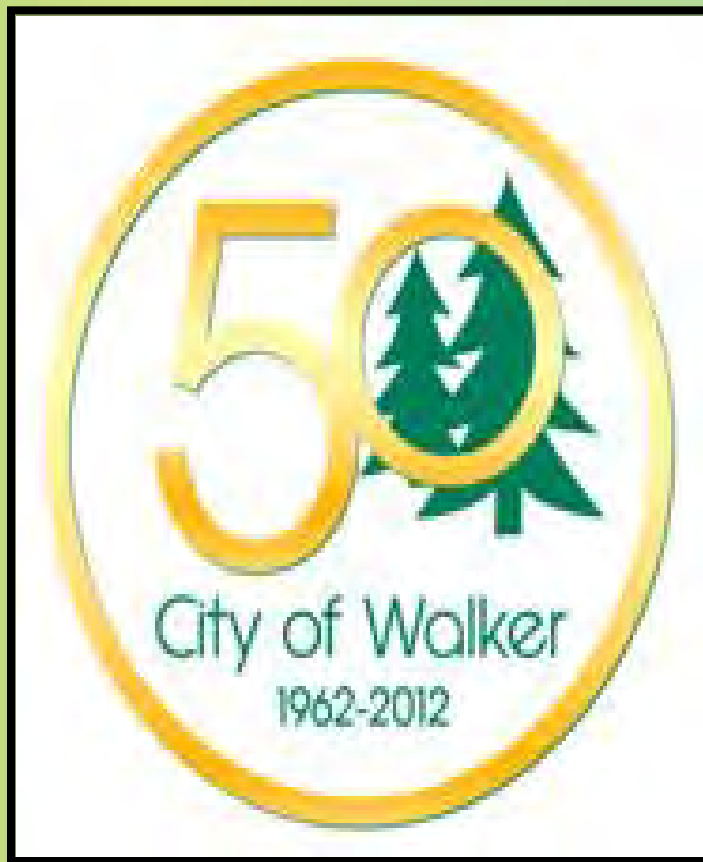


City of Walker Master Plan 2012: The Remembrance & Wilson *Gateways*




Date: 2-15-12



[Community Development > Community Planning Services > Master Plan Information](#)

[2011/12 Master Plan Update](#) | [2006/07 Master Plan Update](#) | [1998 Master Plan](#)
[Wilson Avenue / M-11 Access Management Plan](#)

2011- 2012 Master Plan Update

 All files on this page are available to view in PDF format.

[May 18, 2011 Master Plan Meeting Agenda](#)

[Thoughts on Leadership](#)

[A Historical Outline of Walker Master Plans](#)

[Master Plan Approval Process Outline](#)

[Why Do We Create A Master Plan?](#)

[A Brief History of Walker Master Plans](#)

Remembrance – Wilson Gateways Information

[December 7, 2011 Master Plan Steering Committee Staff Reports](#)

[Remembrance Road Building Occupancy Survey, October 2011](#)

[2011 Sub Area Zoning Map](#)

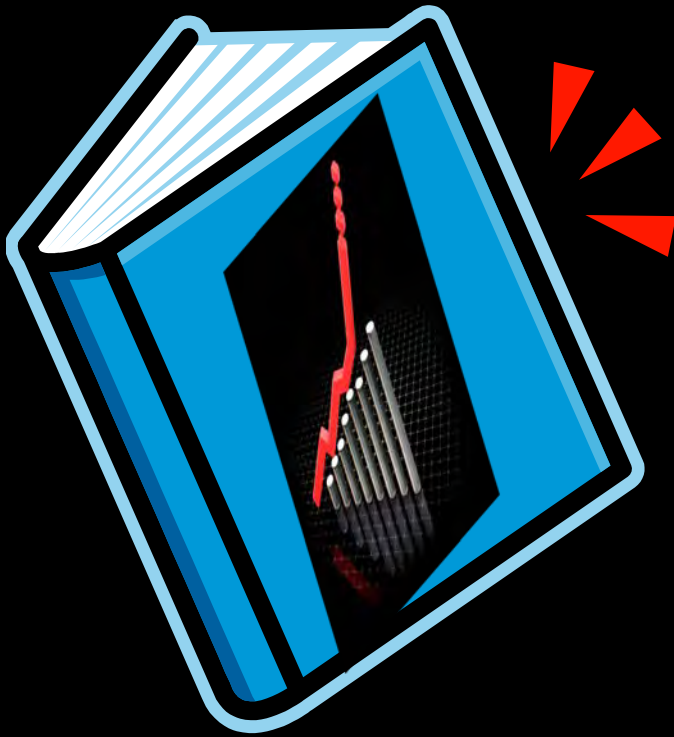
[1998 Future Land Use Map](#)

[2009 Aerial Photo](#)

[Public Engagement and Problem Solving](#)

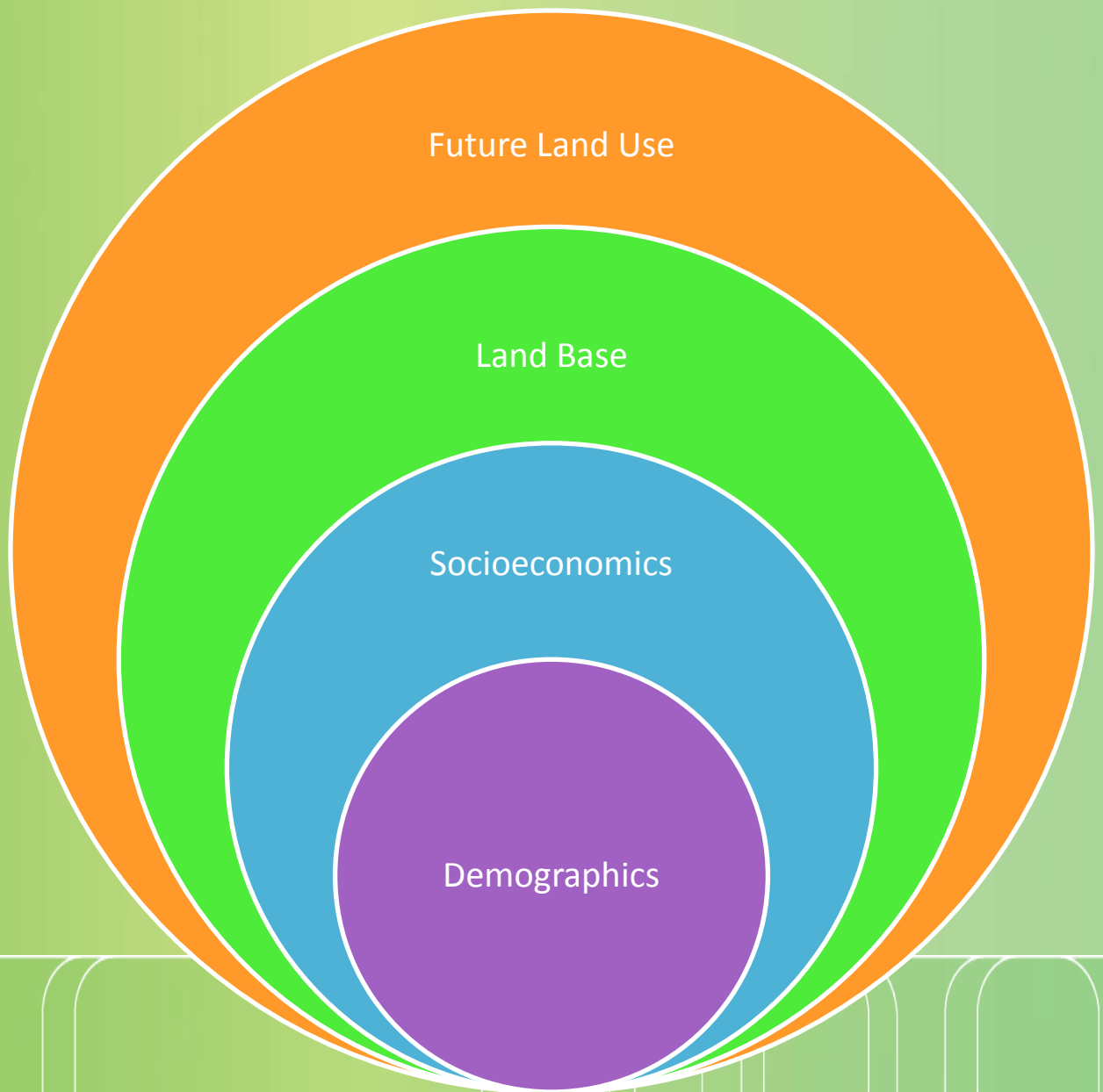
Planning and Zoning

- The Walker Master Plan is a reference book and a guide for future zoning decisions
- The Walker Zoning Ordinance is the law.



Master Plan leads to Implementation...

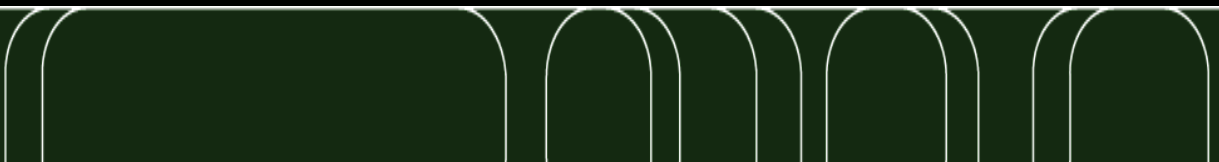
Planning leads to doing.



Master Planning Mindset

“The best results are co-produced by citizens and their government. We’ve lost sight of the fact that government is much more a barn raising than it is a vending machine. It’s time to get that vision back.”

Dr. Mark Funkhouser – former Mayor of Kansas City



Knowledge Economy

Engineering

Public Health

Culture /
Arts

Information
Technology

R&D

Landscapes /
Architecture

Manufacturing Economy

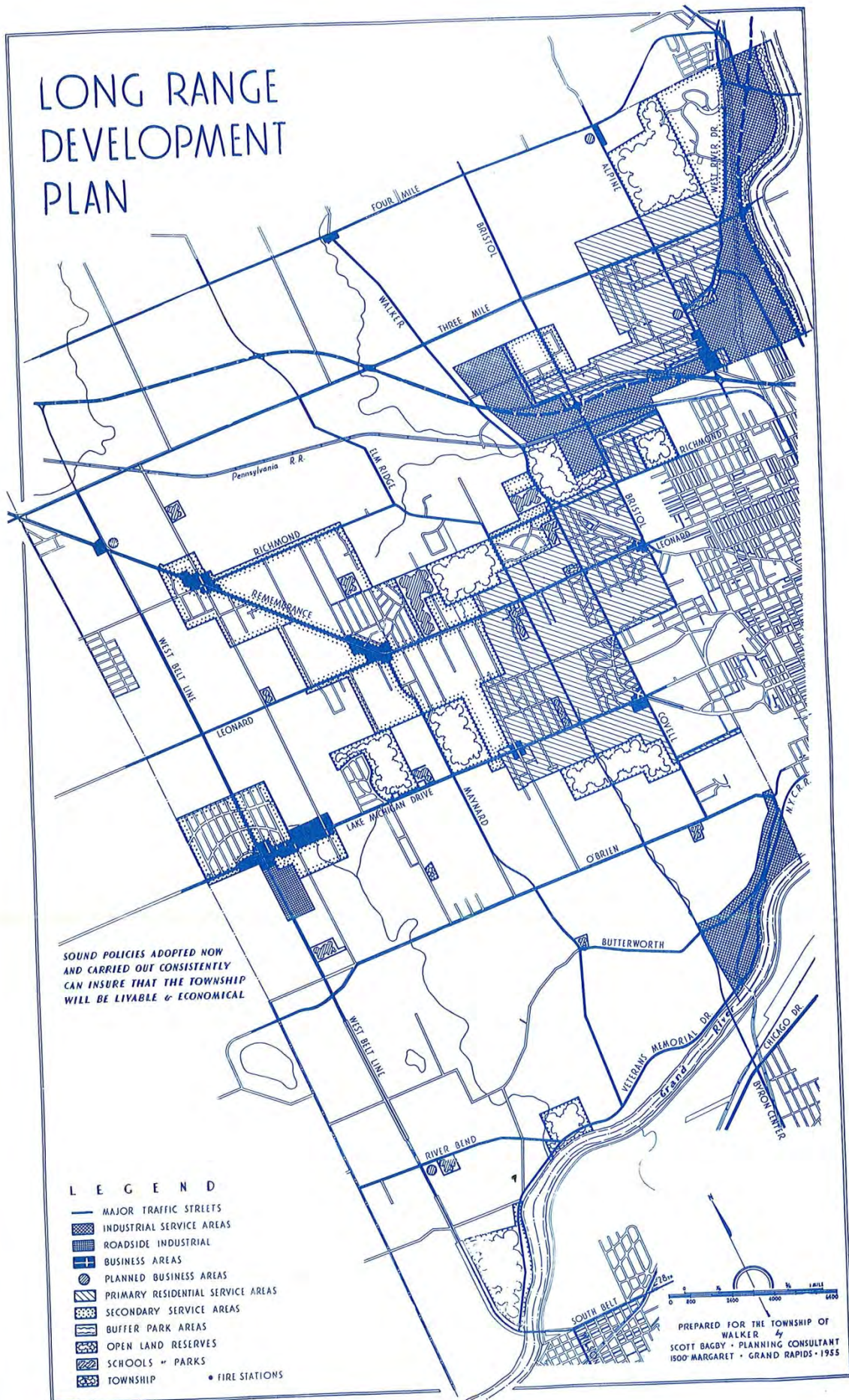
Pointillism – Seurat



Past Master Plans

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

LONG RANGE DEVELOPMENT PLAN



1969 Master Plan

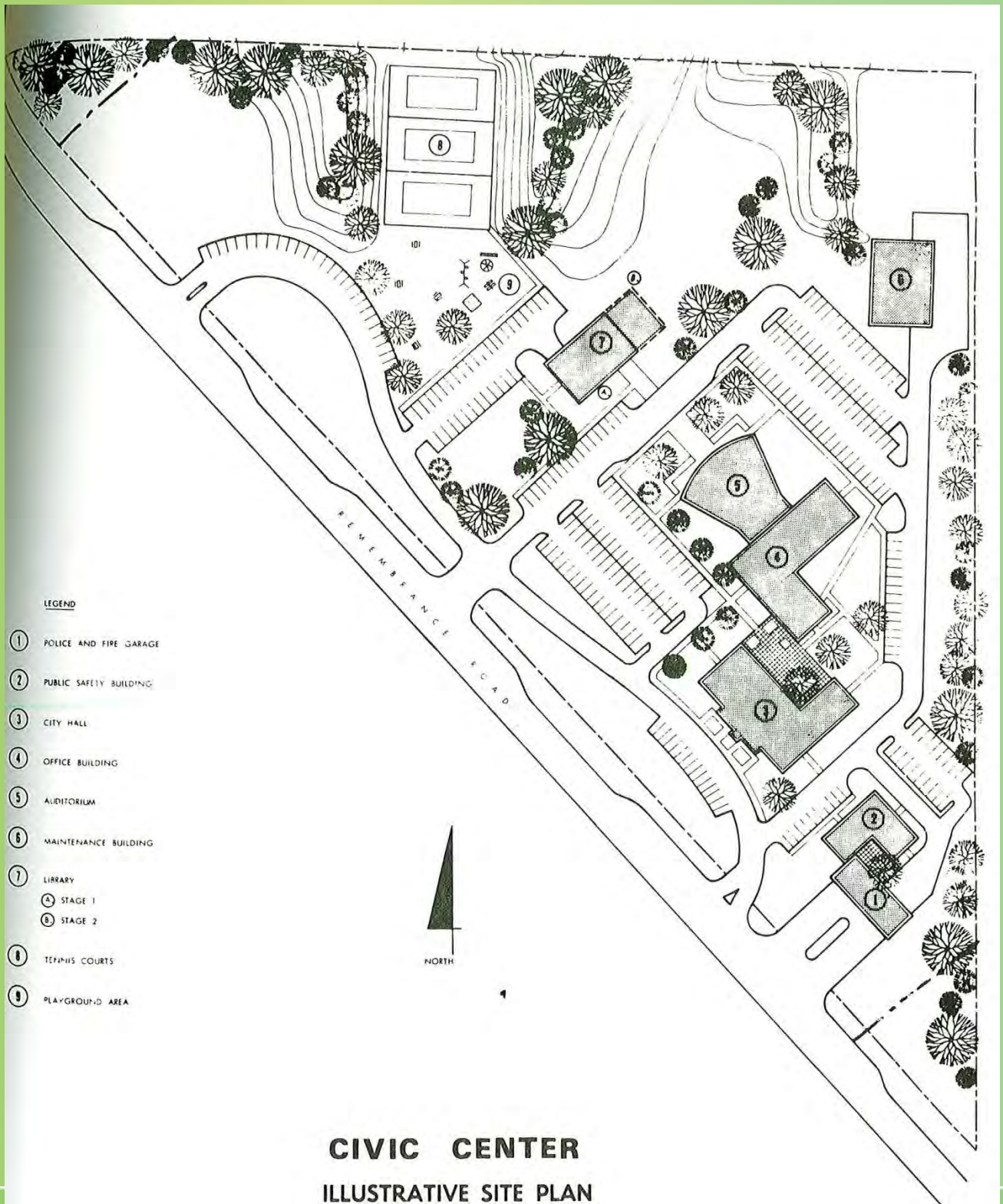
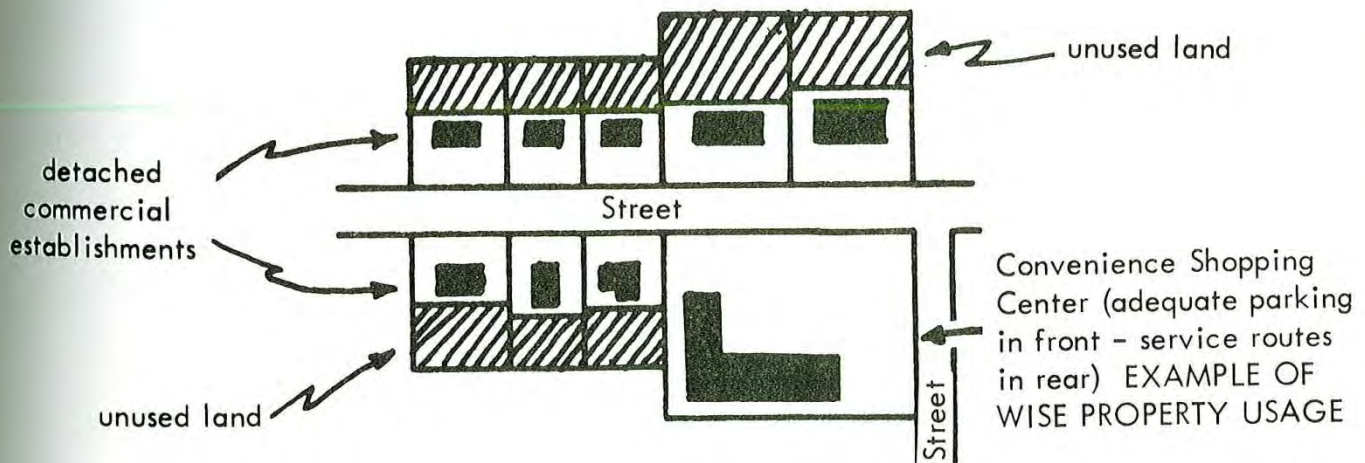


Table IV

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

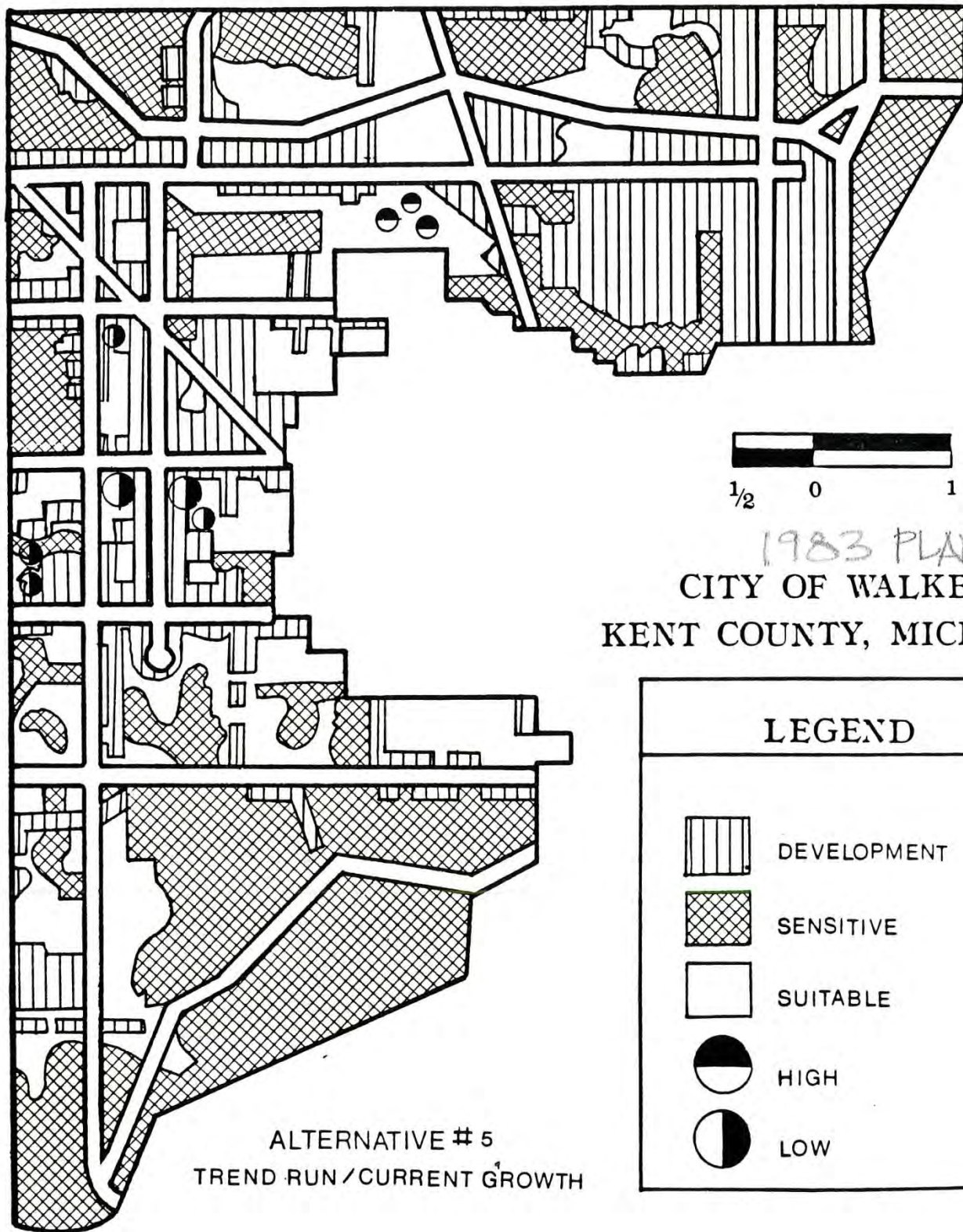
EXISTING AND PROPOSED LAND USE

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%

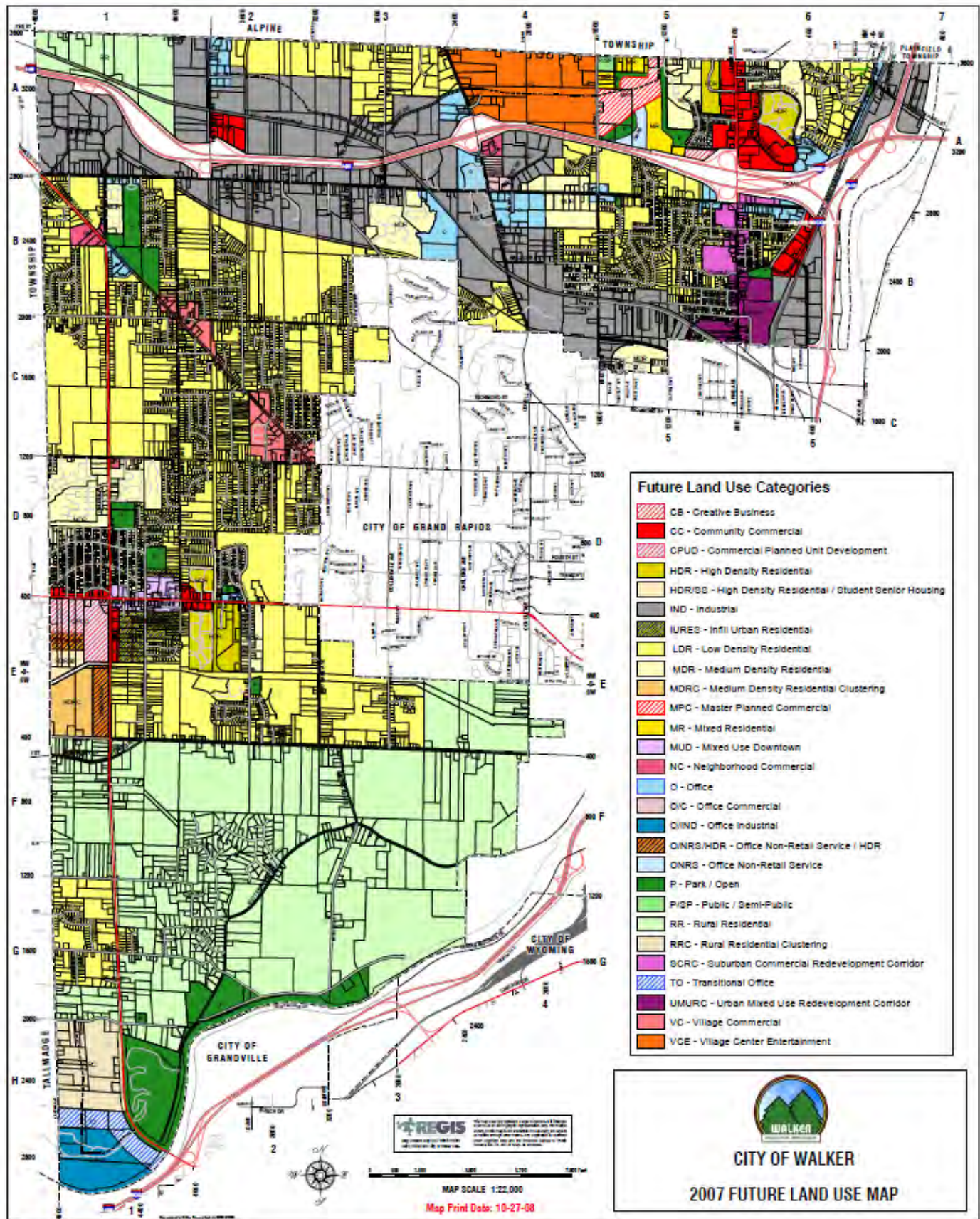
1983

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

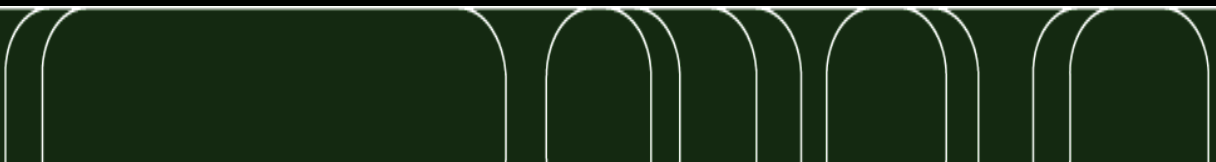


"Modern Era" Master Planning



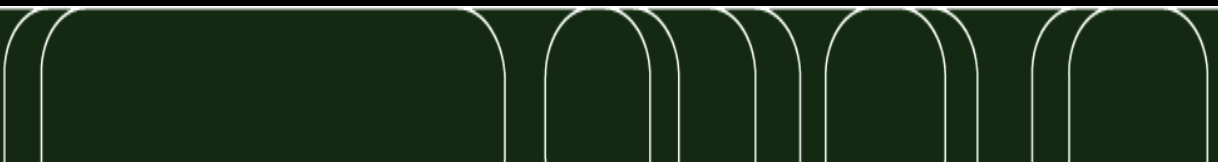
2012 Master Plan Update

- Sub Area Planning (Neighborhood Level)
- Remembrance Road Wilson Avenue
GATEWAYS
 - Future land use
 - Future transportation issues
 - Context Sensitive / Complete Streets
 - Vehicles
 - Buses
 - Bikes
 - Pedestrians
 - Economic redevelopment
 - Corridor “branding”



GATEWAYS: From 3 Mile Road to Leonard Street along the Wilson Avenue (M-11) and Remembrance Road Corridors

- Two different roads
- Two different service areas
- Two different neighborhoods
- Two different scales
- Potential for city-wide impacts



Historical Perspectives..

- Wilson Avenue = West Beltline
- Remembrance Road = US-16 and Inter-Urban Train Line



Reference Documents

D&W Commercial Area Vacancy Analysis – REGIS and City Assessor as data sources – 12-8-11

Geographical Scope of Study

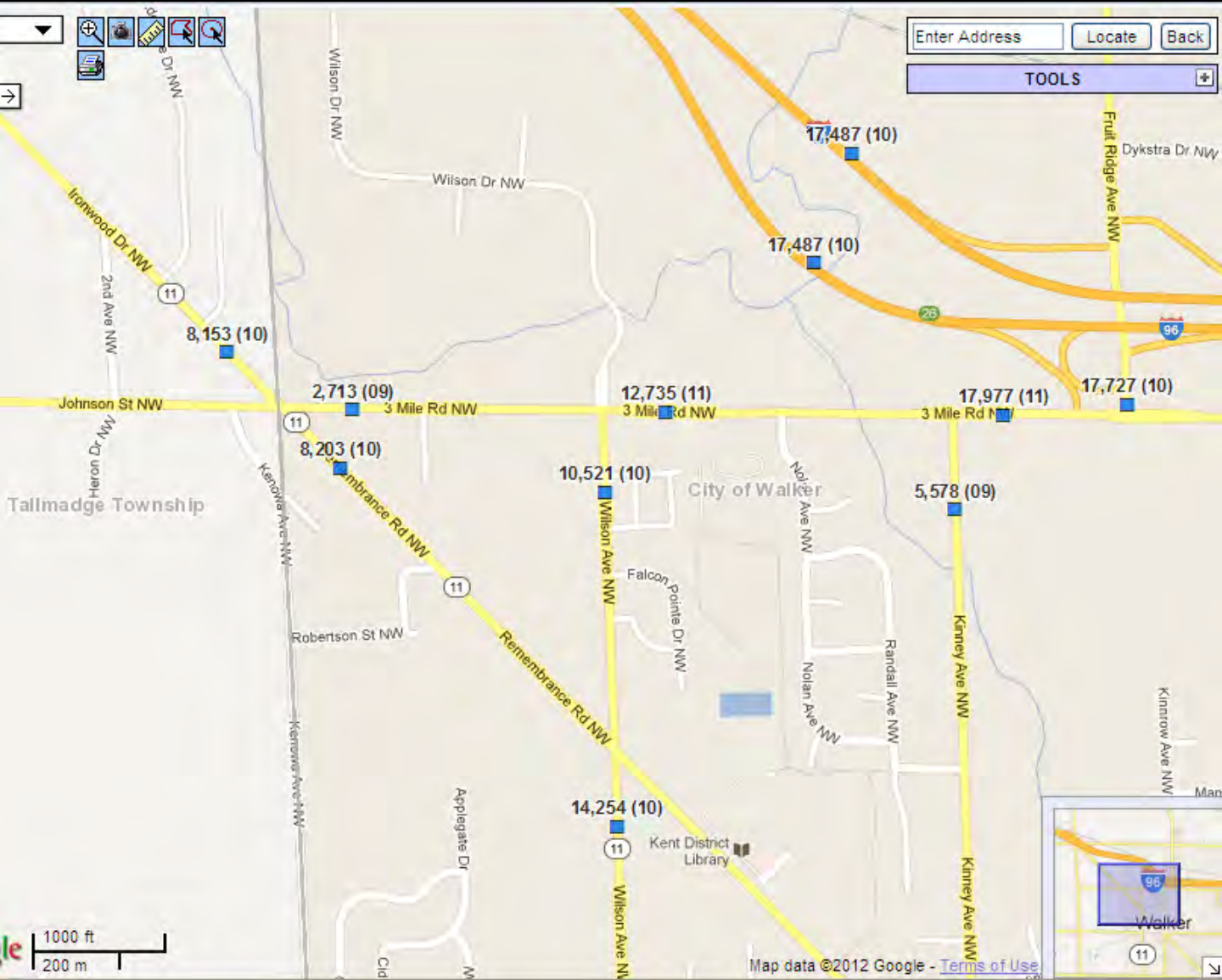


Site	Bldg. Area	Occupancy Status	Vacant Area	
Dollar General	9,170 sq. ft.	Full	0	
"Movie Gallery" Strip Mall	15,906 sq. ft.	75% vacant	11,930 sq. ft.	
Sobie's Meats	8,080 sq. ft.	Full	0	
Alfano's Pizza Mall	4,768 sq. ft.	50% vacant	2,384 sq. ft.	
Marathon Station	2,414 sq. ft.	Full	0	
Car Wash	3,067 sq. ft.	Full	0	
DeBartolo Realty	2,249 sq. ft.	Full	0	
"Pops" Strip Mall	12,160 sq. ft.	25% vacant	3,040 sq. ft.	
D&W	54,995 sq. ft.	Empty	54,995 sq. ft.	Vacancy Ratio
TOTALS	112,809 sq. ft.		72,349 sq. ft.	56%

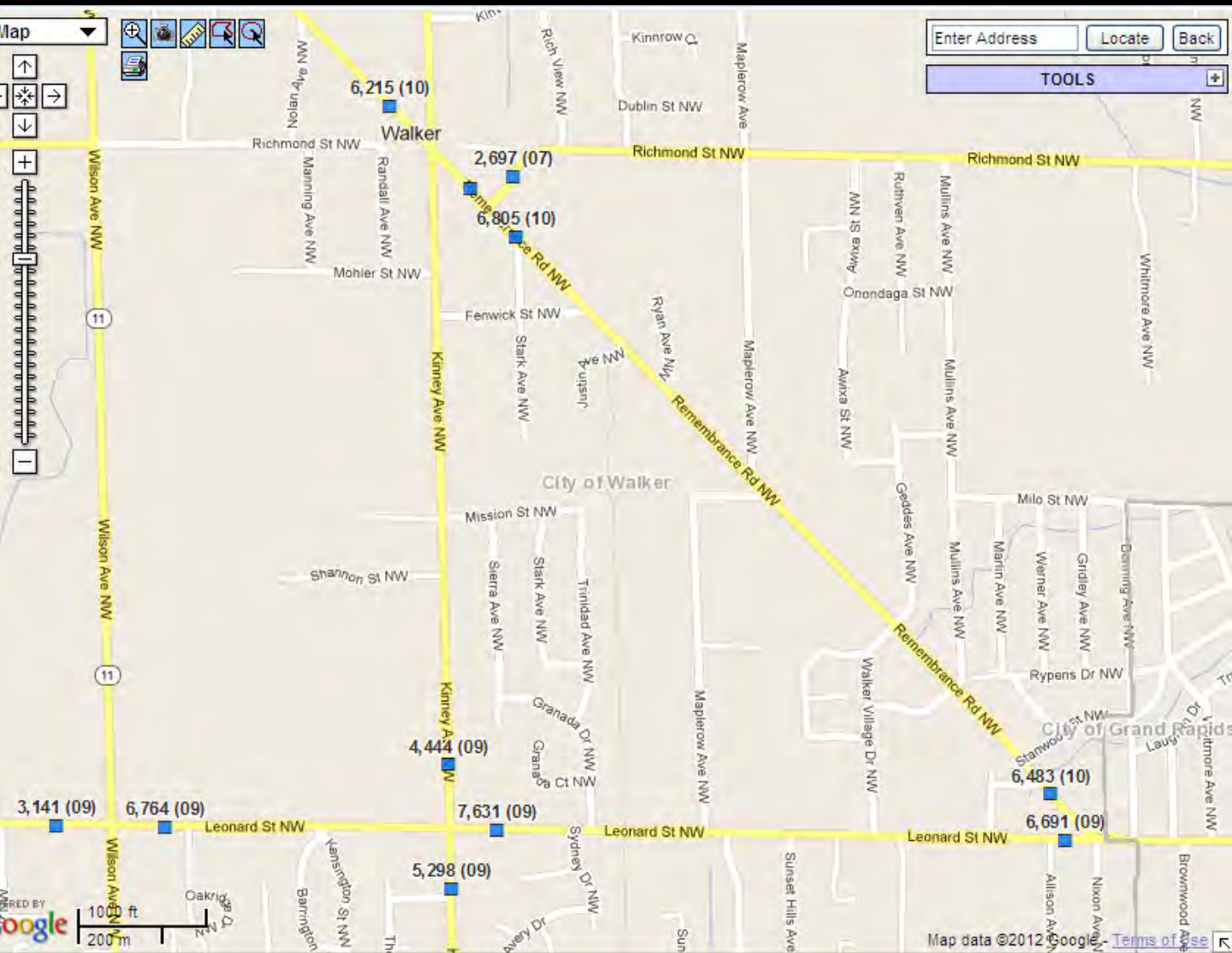
Reference Documents

Photo:	Address:	Street	Parcel:	Business:	Vacant
	3260	Remembrance	41-13-17-479-010	ABBA	YES
	3271	Remembrance	41-13-17-480-034	Master Shift	NO
	3272	Remembrance	41-13-17-479-015	Walker Roadhouse	NO
	3280	Remembrance	41-13-17-479-017	4J'S	YES
	3284	Remembrance	41-13-17-479-016	Double Dip Depot Ice Cream	SEASONAL
	3285	Remembrance	41-13-17-480-033	WALKER CAR WASH	NO
	3313	Remembrance	41-13-17-480-025	SUITES 1-2-3 USES ADDRESS 3303 ALSO	PARTIAL
	3303	Remembrance	SUITE 1	Hairlines	NO
	3303	Remembrance	SUITE 3	West Michigan Tool	YES
	3303	Remembrance	SUITE 2	Richmond Interior Systmes	NO
	3305	Remembrance	41-13-17-480-021	Castor Holdings	PARTIAL
	3305	Remembrance		G E M Wood Products	NO

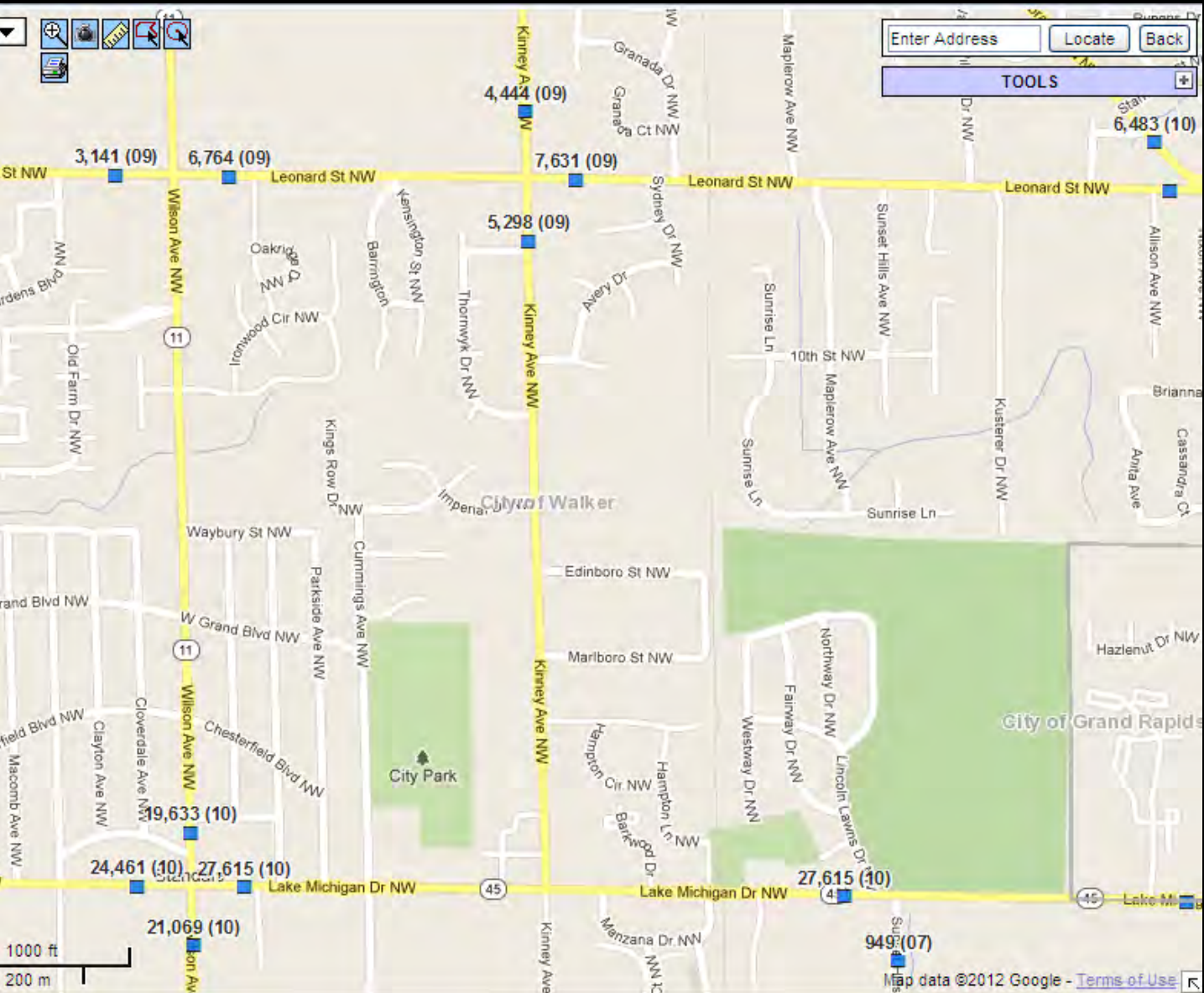
Reference Documents: Traffic Counts



Reference Documents: Traffic Counts



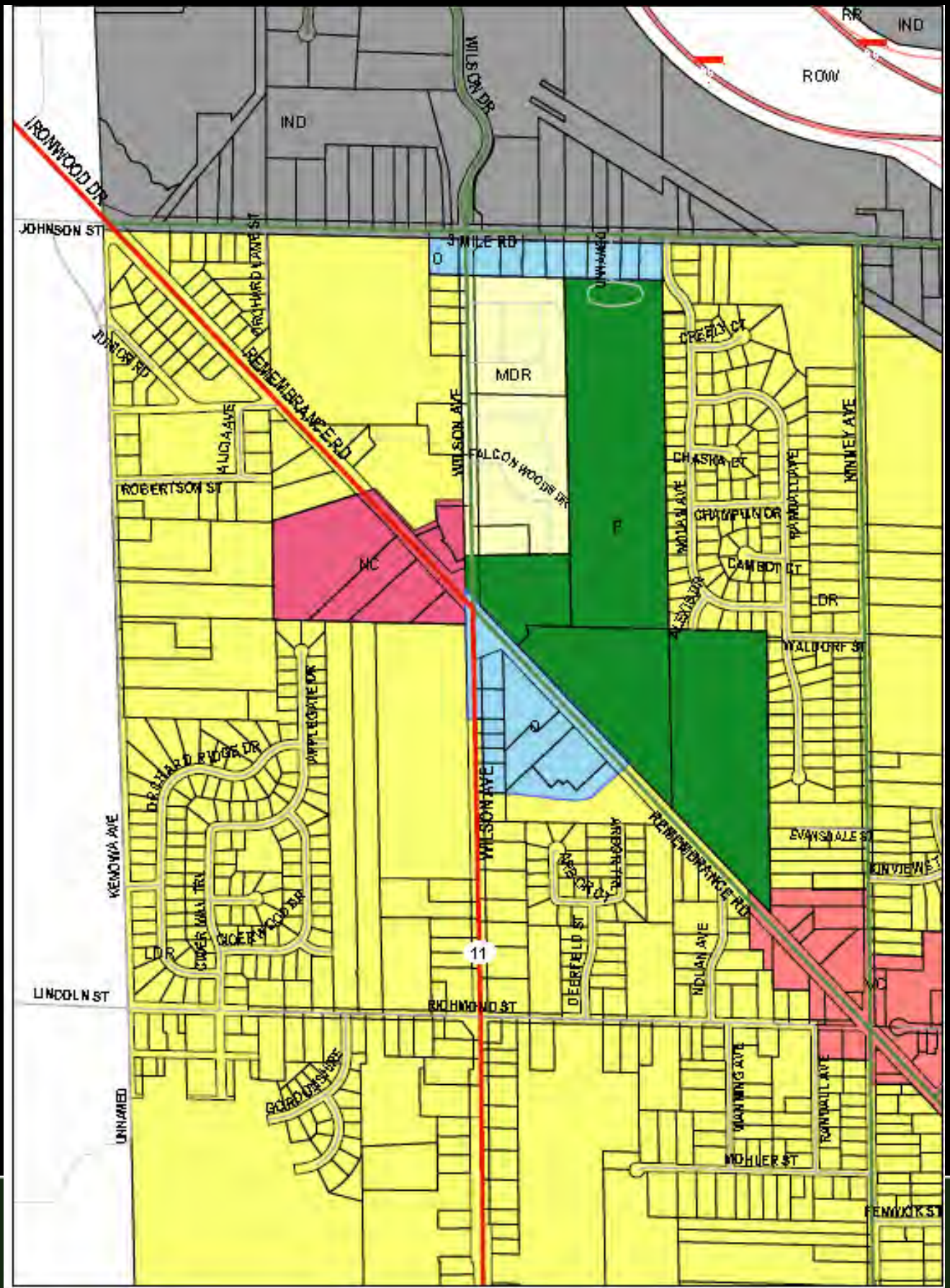
Reference Documents: Traffic Counts



GATEWAYS: North



GATEWAYS North – Master Plan



GATEWAYS North - Issues

- Transportation
 - The **Fruit Ridge Avenue overpass** at I-96 needs replacement.
 - A sidewalk / bike lane should be part of the project, given the trail connector to the north.
 - Dual right-hand turning lanes from southbound **Fruit Ridge Avenue** to westbound 3 Mile Road should be considered.
 - The eastbound **I-96 off-ramp** onto eastbound 3 Mile Road creates congestion.
 - The intersection geometry at **3 Mile Road and Remembrance Road / Ironwood** should be updated.
 - A traffic study (details to be determined) will likely be needed.
 - Average daily traffic volumes should be compiled.

GATEWAYS North - Issues

- Transportation
 - Key Issue for the Sub Area: The intersection at Wilson Avenue and Remembrance Road requires a thorough traffic study to determine upgrade / reconstruction options and a preferred solution.
 - Is this a good location for a **modern roundabout** or other reconstruction options?
 - The **M-11 Access Management Plan** (2006) should be formally adopted as part of the 2012 Walker Master Plan.
 - See Walker website / Master Plan Information page for this study.
 - Traffic count trends should be part of the new Master Plan.

GATEWAYS North - Issues

- Land Use
 - Key Issue for the Sub Area: The area around the intersection of Wilson Avenue and Remembrance Road.
 - Should the “NW Corner” lots all be changed to future “Industrial PUD”?
 - Should the large, vacant and commercially-zoned lots west of Wilson Avenue and north of Richmond Street remain master planned for “LDR – Low Density Residential” uses?
 - What other future land use ideas are reasonable?
 - Should the current “commercial” zoning of these lots be changed? Why or why not?
 - The “NE Corner” lots, including city-owned property, should not be zoned commercial, and therefore not planned for commercial uses in the future.

GATEWAYS: North



GATEWAYS: North



GATEWAYS: North



GATEWAYS North - Concepts

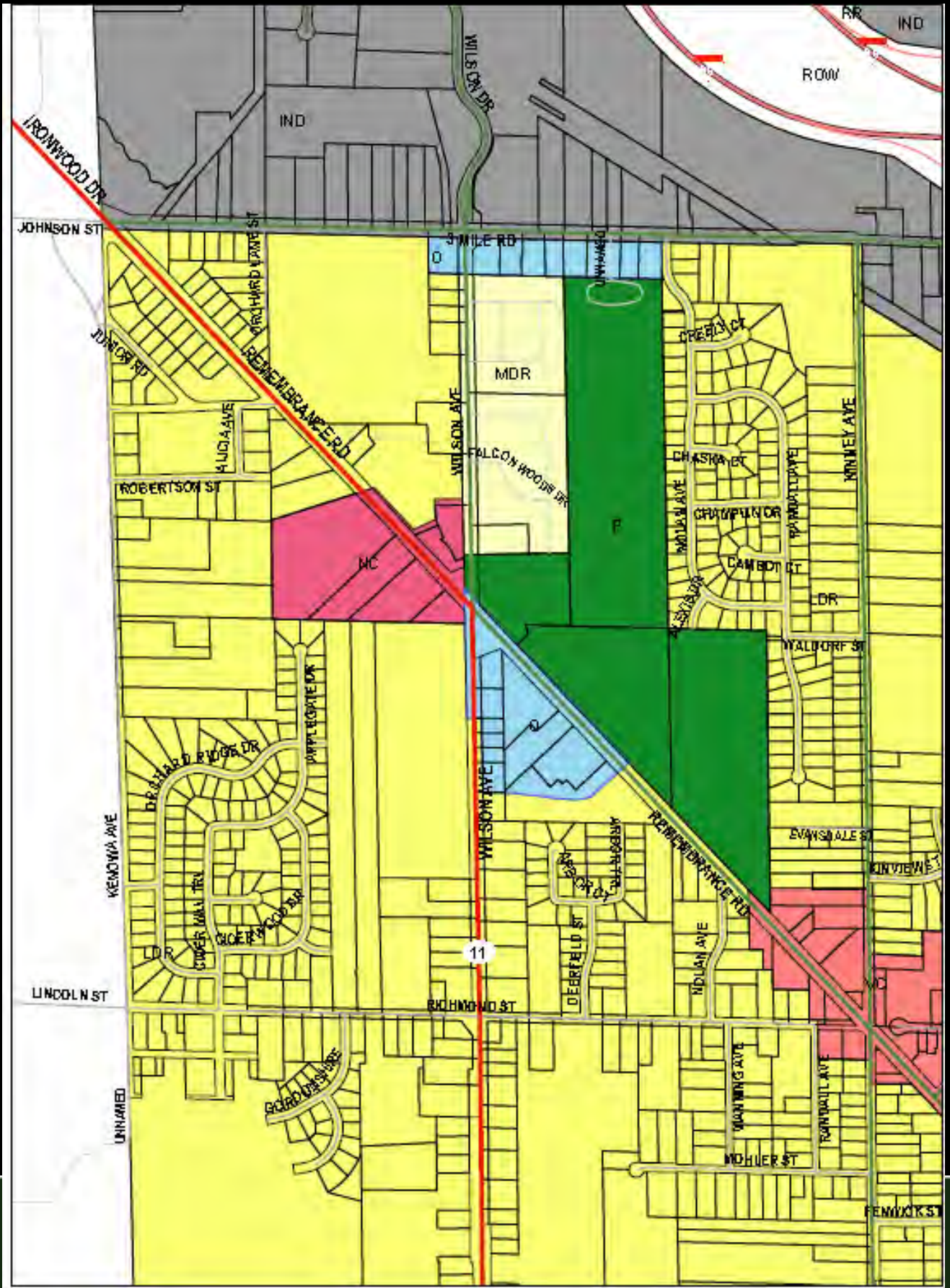
- No change in future land use from 3 Mile Road to Michigan Creditors.
- Change future land use at NW corner to **Planned Light Industrial**.
- Change future land use at NE corner to **Neighborhood / Non-Outdoor Commercial**.
- Change SE corner to **Public / Semi-Public**
- No change in future land use from Riviera Motel to vacant land south of Riley's Ace...keep **Office**
 - Maybe **MDR** for vacant land?
- Two options for vacant "Dolci / VanPortfliet Properties":
 - Keep current **LDR**
 - Change to **Mixed Use**

GATEWAYS North - Concepts



[illegible]

GATEWAYS Central – Master Plan



GATEWAYS Central - Issues

- Transportation

- The 2012 Master Plan should detail the **new trail and sidewalk networks**, plus the **Route 7** public bus route.
- Should **Arbor Trail** connect to Remembrance Road? Land Use?
- Should Remembrance Road be put on a 3-lane “**Road Diet**”?
 - Traffic counts
 - Pedestrian crossing areas
 - Left turning areas

- Land Use

- Is there **too much** “commercial” zoning and future land use planned around the intersections of Kinney/Remembrance Road and Richmond/Remembrance Road?
 - Is **C-3** Highway Commercial appropriate for this area?

GATEWAYS: Central



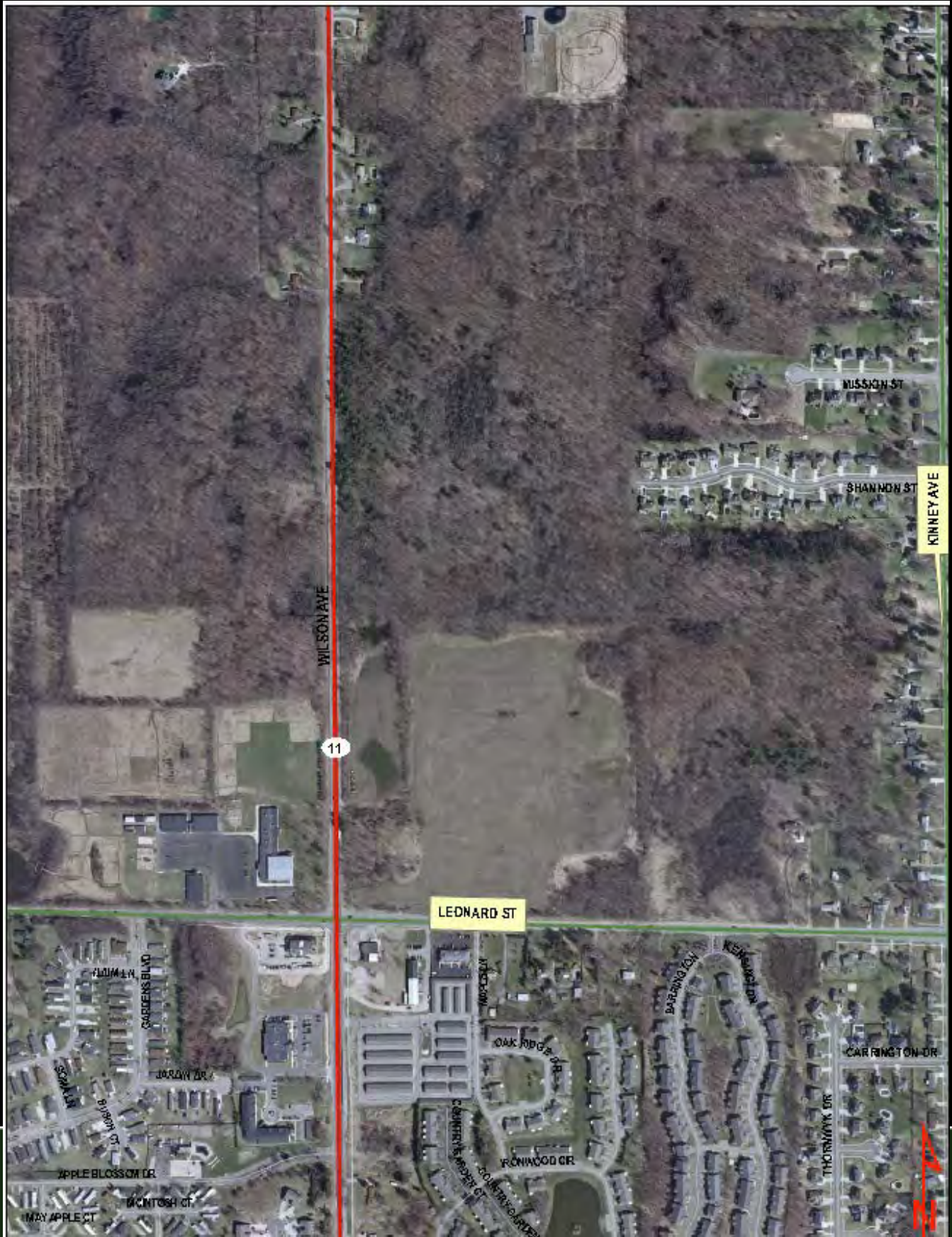
GATEWAYS Central - Concepts

- Change “VC” Village Commercial to “NC” Neighborhood Commercial:
 - Industrially zoned and used area should be changed to **Planned Industrial Development**.
- Tighten up number of properties to be planned for non-residential uses:
 - Check how lots are currently being used and taxed.
- Identify major pedestrian crossings and potential for **Road Diet** or **Context Sensitive Design**.

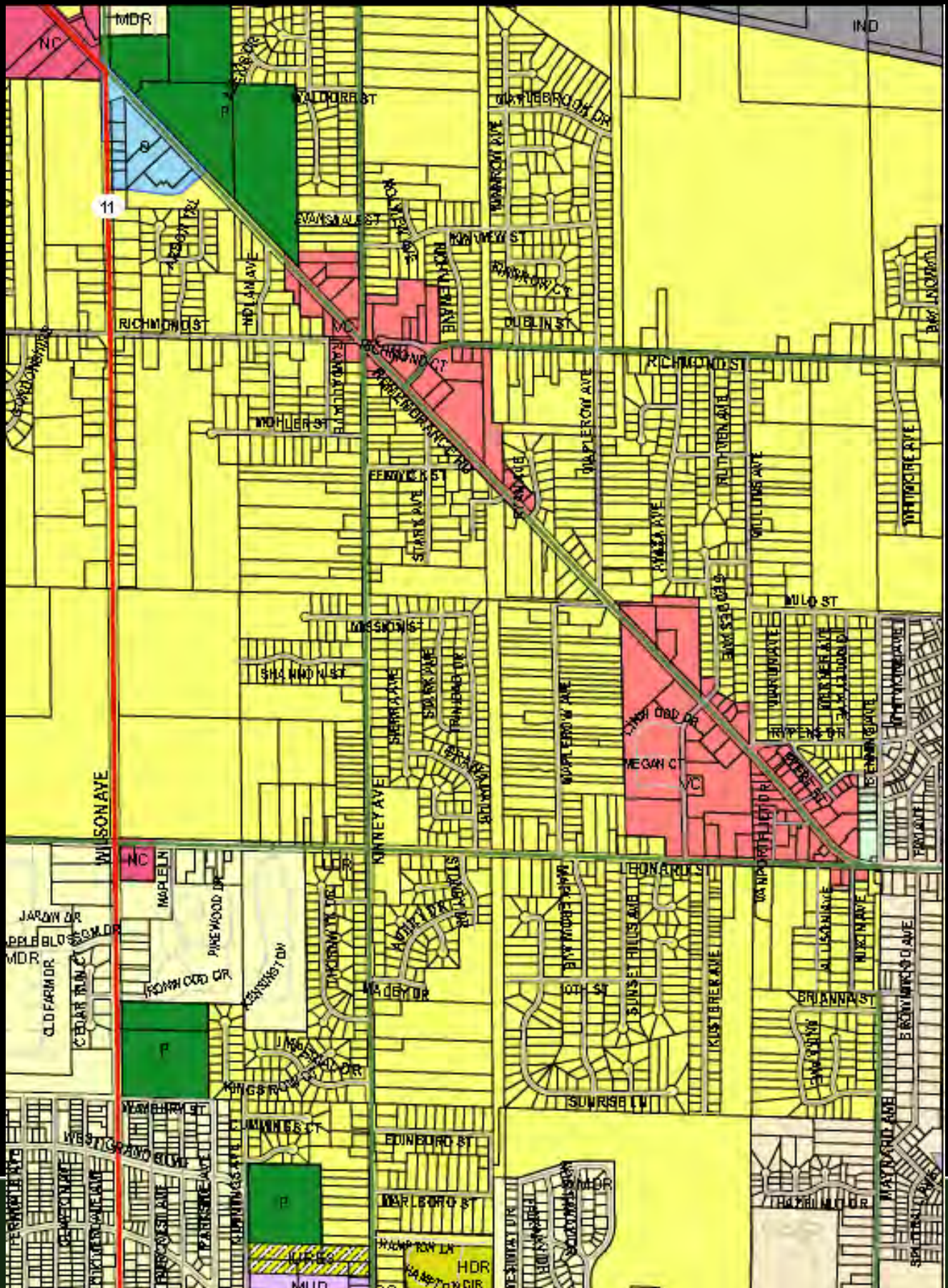
GATEWAYS Central - Concepts



GATEWAYS: Southwest



GATEWAYS Southwest – Master Plan



GATEWAYS Southwest - Issues

- Transportation & Land Use:
 - The **MPUD** area at the NE corner of Wilson and Leonard.
 - How much **commercial**, if any, and what type, should be allowed on the area zoned “MPUD?”
 - What **types** of commercial uses should be restricted here?
 - How does commercial development here impact the Remembrance Road corridor and Downtown Standale?
 - Does the land zoned MPUD have significant / sensitive **natural features** that should be preserved?
 - How does the MPUD zoning fit with the **M-11** Access Management Plan?
 - Should a **tree-lined** Wilson Avenue be preserved as part of the MPUD zoning?
 - **Note:** The MPUD site plan is expired but the zoning remains in place.
 - Based on the way the MPUD code is written, is there a more appropriate zoning and future land use designation for these parcels?
 - Is there **too much “commercial”** zoning east of Wilson and south of Leonard?
 - Should this zoning be changed? If so, to what classification?

GATEWAYS Southwest - Concepts

- NE Corner Options:
 - Keep “LDR”
 - Change to “Planned Mixed Use”
 - No outdoor commercial (car lots, car washes)
 - No gas stations
 - Residential densities decrease to the north and east
 - Interior road connections to Shannon and Kinney
 - Access Management per M-11 Plan
 - Protect natural features / trees
 - Regional stormwater pond / wetland.
- SE Corner Options
 - Keep small area of NC; or
 - Change to Office
 - Keep the rest MDR



GATEWAYS Southwest - Concepts

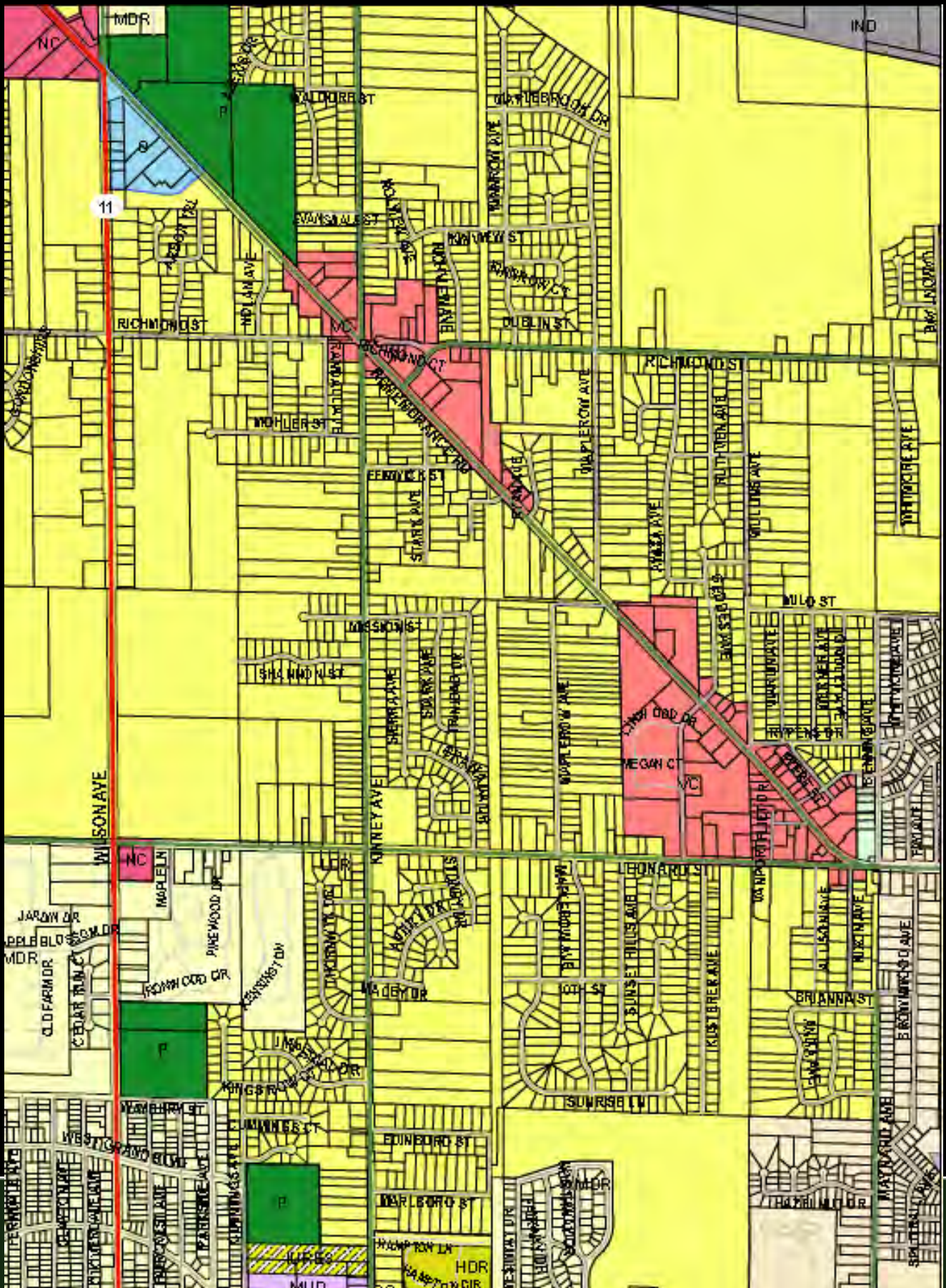


GATEWAYS: Southeast



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GATEWAYS Southeast – Master Plan

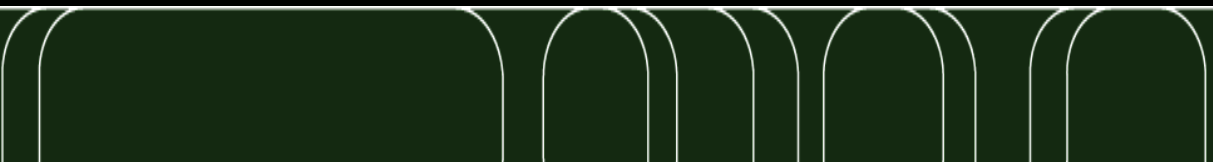


GATEWAYS Southeast - Issues

- Transportation & Economic Redevelopment:
 - Is the intersection of Leonard Street and Remembrance Road a good site for a **modern roundabout**?
 - Is the current intersection geometry working in a safe manner?
 - Is the intersection safe for pedestrians and bike riders?
 - What about urban “**Place Making**” and “**Corridor Branding**” via a public landmark?

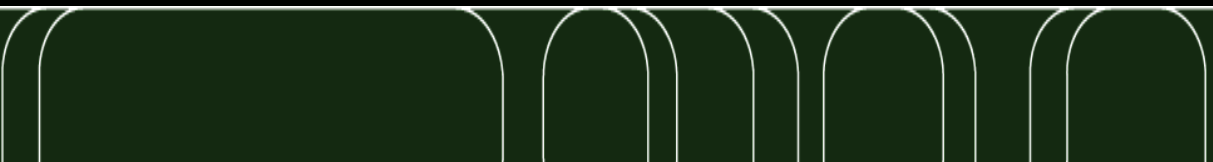
GATEWAYS Southeast - Issues

- Key Issue: The impact of the **vacant “D&W” store**.
 - Determine the built square footage versus the vacant square footage in this area. (**56%** vacant)
 - Should the “D&W” site and the small and underutilized lots southeast of Mullins be allowed to redevelop in a more **“urban”** manner (i.e., mixed use, taller buildings, small setbacks, brick construction, pedestrian scale)?
 - Use **Walker Roadhouse** building as an example.
 - Examine historical information regarding **US-16**, the **inter-urban train line** and the **built environment** remnants that still exist along the corridor.



GATEWAYS Southeast - Concepts

- Change “**VC**” Village Commercial to “**NC**” Neighborhood Commercial or “**Urban Neighborhood Infill.**”
- Tighten up number of properties to be planned for non-residential uses:
 - Check how lots are currently being used and taxed.
- Identify major pedestrian crossings and potential for **Road Diet** or **Context Sensitive Design.**

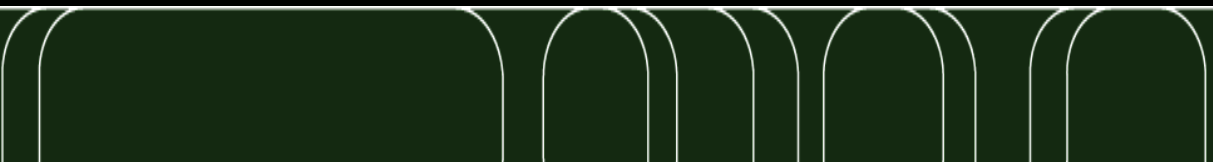


GATEWAYS: Southeast

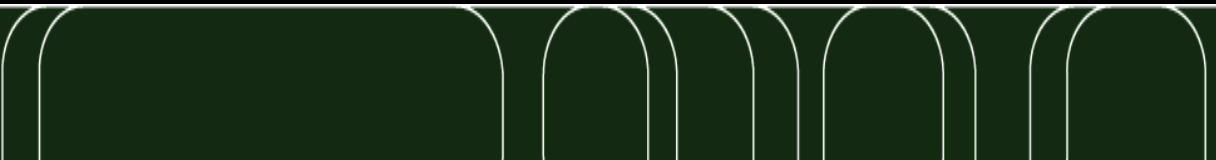


GATEWAYS Southeast - Concepts

- A private sector **market analysis** for the sub area, to be funded in partnership with the Walker Chamber of Commerce.
- The creation of a **Remembrance Wilson Gateways Business Association**.
- The creation of a neighborhood business district name / **brand** for the area around the vacant “D&W” site.

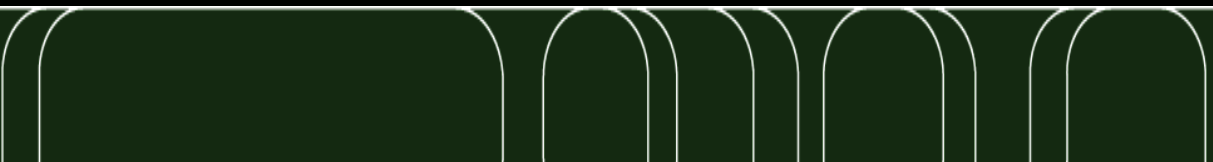


GATEWAYS Southeast - Concepts



M-11 Big Picture Issue

- Land Use & Transportation
 - Will M-11 develop into the **West Beltline** with strip commercial zoning along the road frontage?
 - Will M-11 develop with carefully located and limited areas for commercial zoning?
 - Will the M-11 Access Management Plan be implemented?
 - What will the M-11 cross-section look like in 20 years?
 - How will commercial zoning along M-11 effect **Downtown Standale** and the **Remembrance Road** corridor?



Implementation of Plan

- Capital Improvement Plan (CIP)
- Transportation Improvement Plan (TIP)
- Rezoning
- Other actions by city commission, planning commission, ZBA and staff.

