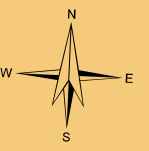


**Walton Triangle District**

- **East Side of Opdyke Road**- Existing land use and zoning on the east side of the study area is ideal and should not be changed.
- **West side of Opdyke Road** - 33 parcels equaling 13.6 acres. The City desires to limit new retail development in this area.
  - **Preference #1** – Encourage a master planned development via consolidation by a single developer.
    - Land uses such as professional office, business park, health club, senior housing or assisted living facility, residential condominiums, or mixed use project would be acceptable in this location.
  - **Preference #2** – Encourage the development of small office buildings with shared driveways to limit curb cuts on the road network.
    - The City desires the consolidation of multiple parcels (2-4 parcels at a time) so that redevelopment occurs in an orderly fashion. Day care facilities would be acceptable in this location. Building setbacks should be relaxed and drainage issues should be addressed to encourage the redevelopment of this area. The “live and work concept” could be utilized in this area.



**Showcase District**

- Preserve existing residential zoning along Galloway Court.
- The 2 residential properties at the north end of Commonwealth may be rezoned to non-residential land use in the future, provided they are combined with the adjacent non-residential property to the north and/or east. No non-residential vehicular access will be permitted on Commonwealth.
- Limit new retail development to the road intersections.
- Encourage Showcase Cinema site to redevelop as a high tech / business park with buildings not to exceed five (5) stories in height.
- Planned Land Use Mix Area.
  - Encourage creative mix of land uses via the PUD process.
    - No new non-residential access shall be provided to Commonwealth
    - 30 ft. wide landscape buffer is needed along Commonwealth and adjacent to existing residential zoned properties
    - Encourage residential condominiums, senior housing, or congregate care facilities in the mix of land uses along Commonwealth. Residential building height is recommended not to exceed RM-1 zoning restrictions.
    - Encourage business traffic access off of Pontiac Road, where possible.
    - City engineer study shows that there is a long term drainage issue that needs to be addressed in this area.
    - Provide supporting lifestyle commercial such as retail, office, and restaurants near Opdyke Road.

**Opdyke Parkway District (North)**

- **No major land use changes are planned for this district.**
- Preserve existing residential zoning in the Willot / Joy / Kircher Neighborhood
- Allow only low traffic generating office development adjacent to the abutting residential along Opdyke Road.
- Encourage redevelopment of Coe Court. Area is ideal for small office buildings. Day care facilities would be acceptable in this location. Building setbacks and parking should be relaxed to allow flexibility.

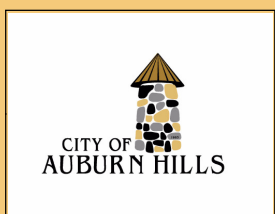
**Opdyke Parkway District (South)**

- **No major land use changes are planned for this district**
- Improve vehicular access for property north of Takata adjacent to University Drive is desired.
  - Preferred development scenario would include a new road being created perpendicular to Takata which would service new restaurants and an office/high tech complex. The new access road would help eliminate the need for additional curb cuts along Opdyke Road and University Drive.
- Additional entertainment is needed for businesses and hotels in the area (e.g., sports bar or recreational type facility)

- Business Park
- Office
- Planned Unit Use Mix
- Retail
- Residential Condominiums
- Single Family Residential
- Special Purpose
- Clinton River
- Buildings
- Roads

# Future Land Use Plan

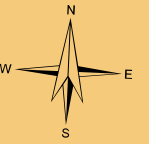
## Opdyke Road Corridor Study



FEATHERSTONE AVE

### Opdyke Parkway District (South) continued

- No major land use changes are planned for this district



EXECUTIVE HILLS



### Clinton River District

- **Property between M-59 and Auburn Road**
  - **Preference #1** - Wal-Mart property desired to be redeveloped as a planned business park. Location is not ideal for retail businesses. Desire to make the Clinton River a visual focal point in the area and potential preservation/park area. The City envisions the residential homes along Hillfield Road to remain. Desire to encourage the development of high density condominiums south of Wal-Mart due to the river amenity and location within the Avondale School District. Building height for the residential condominiums is recommended not to exceed RM-1 zoning restrictions.
  - **Preference #2** - Alternative development plan (e.g., business park, residential condominiums, or mixed use) would be desired if the entire Hillfield Neighborhood was consolidated by a single developer for a master planned project.
- **Property between Auburn Road and South Boulevard**
  - No major land use changes planned south of Auburn Road. Only change desired is high density condominiums as a redevelopment option for the golf dome site due to its location within the Avondale School District.



# Future Land Use Plan

## Opdyke Road Corridor Study

