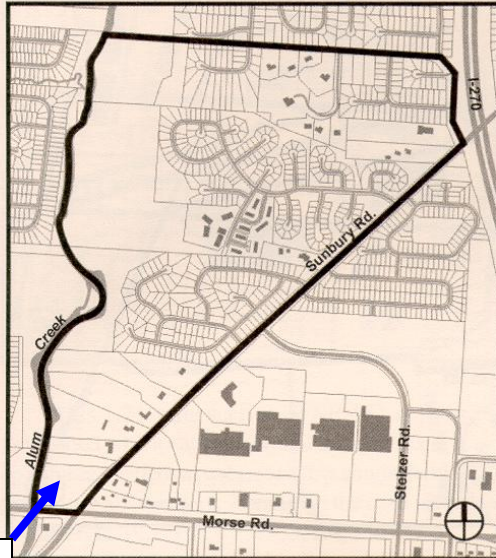


Area 8
Residential area east of Alum Creek and
north of Sunbury Road



Site

This large area is used and zoned (R, LRR, SR, PUD6, and PUD8) residentially. Two portions of the area remain in the township and are occupied by large-lot single-family homes. Several subdivisions and some parkland occupy the remaining portions of the area. As high-intensity commercial development continues to develop on Morse Road to the south, the area is likely to come under increasing redevelopment pressure.

It is the recommendation of the Northland Plan that:

- single-family residential or low-density multi-family (5 units per acre maximum) be supported as the most appropriate land-use for the corridor.
- Alum Creek and its floodplain be protected from development and alteration through conservation easements, land dedication, or other means.

- trail development and public parkland be priority uses for the stream corridor.
- commercial development along Sunbury Road, north of the parcel at the northwest corner of the Sunbury Road and Morse Road intersection, be discouraged. Commercial development of this parcel should be limited directly to the Morse and Sunbury Road intersection with frontage along Morse Road. Residential use is encouraged for the remainder of the parcel in order to establish an appropriate transition to the north.

