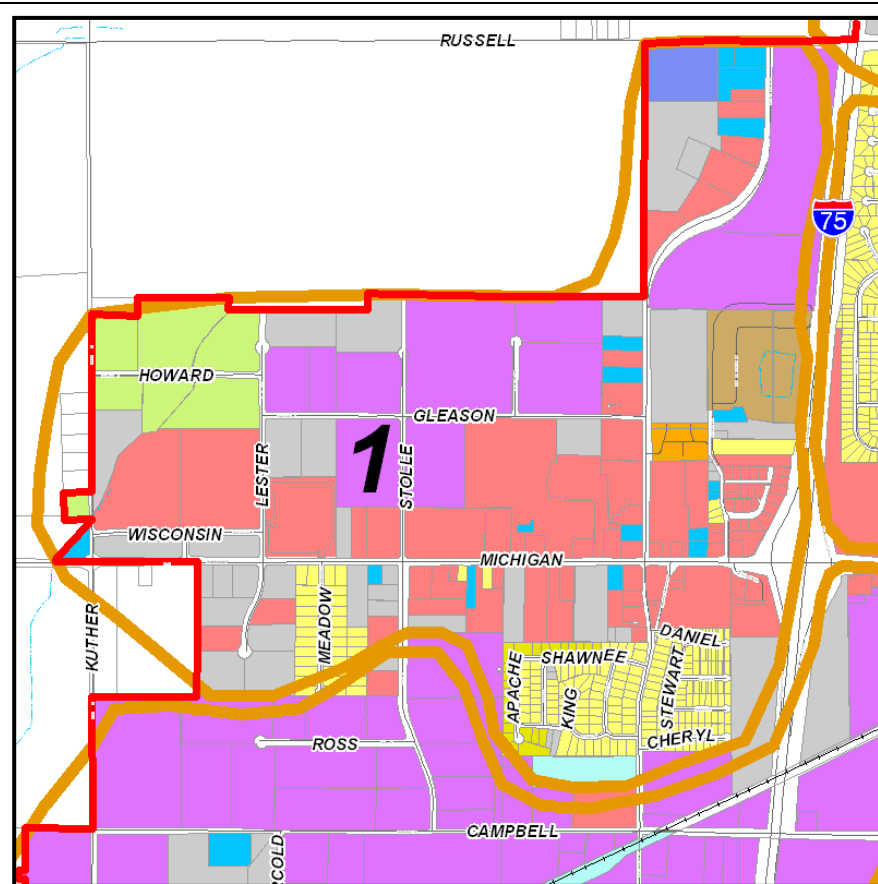


Policy Area 1



Existing Character

Located west of I-75, north and south of Michigan Street, this Policy Area has become a mix of single/multi-family residential, commercial, industrial and agricultural lands. This area, because of its proximity to the Michigan Street interstate interchange, is home to a majority of Sidney's local and regional retail and service base.

Significant amounts of undeveloped land are scattered throughout this Policy Area ranging in size from over 20 acres to less than a quarter of an acre. All are "shovel ready" for development. Additional undeveloped agricultural land exists in the Township both north and west of this Policy Area. A CRA along Vandermark exists in this area to help incentivize development.

Recommendations

1. Continue to promote industrial and commercial uses for this area to ensure an adequate tax base for the City. Efforts also require the continuance of adequate utility services and a street system that can handle potentially large volumes of truck and automobile traffic.
2. As the trailer park becomes available consider non-residential uses including office, industrial or commercial.
3. Review and revise, as necessary, the City's adopted access management policies for Michigan Street to control access to businesses as infill development and redevelopment occurring along Michigan Street. Investigate the potential of

frontage or access roads as per the access management plan adopted by the City in 2003.

4. Consider developing a streetscape plan for Michigan Street which will enhance this major gateway into the City. Streetscapes can be as complex as including special street lighting, sidewalk or pedestrian improvements, public signage, street trees and street furniture or as simple as involving one or two of the aforementioned elements to create a visually appealing atmosphere.
5. Modify the CRA guidelines to improve its usage.
6. Extend the planned multi-use path system from the east which will permit pedestrian or bicycle travel and aid in reducing traffic.

Appropriate Land Uses

- Commercial; limited along Michigan Street with light industrial uses located behind commercial.
- Light industrial; limited to parcels of land not directly fronting on Michigan Street.
- Office in a campus type environment
- Public and semi-public uses