

## Future Land Use Plan

The Future Land Use Plan and Map depicts the preferred, generalized composition of future land uses for the Greater Thompsonville Area. The Future Land Use Plan is the general framework upon which land use and policy decisions for the community will be guided for the next 25 years. The Future Land Use Plan was developed after careful consideration of the previous future land use and zoning classifications from the Benzie County Master Plan and the Weldon Township zoning ordinance. The two sets of future land use and zoning classifications were used as a basis for the future land use classifications in this plan, resulting in seven proposed land use classifications. In addition, the future land classifications were developed after consideration of the guiding principles outlined in the introduction and several dynamic factors, including existing land use, the area's natural and unique areas and a community-stated goal to establish sense-of-place. *Map 11* illustrates the Future Land Use of the community.

### Mixed Use - Downtown

The Mixed Use Downtown area is intended to provide for a mix of commercial, residential and light industrial uses. The Mixed Use Downtown classification encompasses the immediate downtown Thompsonville area. Development in this area will be compact, walkable and fit in with the historical and aesthetic character of the community. Any new development in this area will be serviced by existing public utilities.

### Mixed Use Resort

The Mixed Use Resort area is intended for areas in and immediately around Crystal Mountain Resort. This area will include a mix of high-density multi-family dwelling units, condominiums, single-family units on small lots and natural areas. This area will also include a mix of high-density service, commercial and retail uses. Any new development in this area will be serviced by existing private and/or public utilities.

### Neighborhood Residential

Neighborhood Residential uses are intended to provide for single-family residential development consistent with the traditional grid neighborhood of a small village. Neighborhood Residential areas should evoke the look and feel of traditional neighborhoods (e.g. sidewalks, front porches, historic homes). Neighborhood Residential areas will be served by public utilities. In general, the density in these areas could be 4 to 6 dwelling units per acre.

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### Urban Edge

Urban Edge uses are intended to provide areas for single-family homes (and accessory structures) on larger lots and mobile home parks. Residential development in these areas should be oriented to preserve the rural character of the surrounding landscape and provide minimal interference with existing agricultural uses. Clustering will be encouraged. Urban Edge uses also will act as a transition between higher density commercial/residential development and the rural environment. Areas classified as Urban Edge development would not be served by public water or sewer. In general, the density in these areas could be one dwelling unit per acre.

### Rural Residential

Local leaders and citizens of the community believe it is very important to preserve the natural and rural character of the community. Rural Residential uses are intended to provide areas for single-family homes (and accessory structures) on large lots. Rural Residential areas will include large tracts of forest and open space, rivers and streams and other natural areas. Areas devoted to Rural Residential uses will be denoted by gravel roads (as opposed to paved) and the lack of traditional urban infrastructure. In general, the density in these areas could be one dwelling units per 15 acres.

### Natural and Public

Local leaders and citizens of the community believe it is very important to preserve the natural character and resources of the community. Natural and Public areas will occupy large portion of the Greater Thompsonville Area. Natural and Public areas will include large tracts of forest and open space, rivers and streams, wetlands and other natural areas. In general, development is not desired within these areas.

### Agricultural

Local leaders and citizens of the community believe it is very important to preserve and encourage the active/productive farm operations within the community. Therefore, Agriculture use will continue to be a significant land use in the Greater Thompsonville Area. Areas devoted to Agricultural uses will continue to support farming activities, such as the production of crops, livestock and other goods, orchards, nurseries, farmsteads, value-added agriculture industries and other activities closely associated with farming. Areas devoted to Agricultural uses will be denoted by gravel roads (as opposed to paved) and the lack of traditional urban infrastructure. In general, the density in these areas could be one dwelling unit per every 40 acres.

Rural Residential - Rural Residential uses are intended to provide areas for single-family homes (and accessory structures) on large lots. Rural Residential areas will include large tracts of forest and open space, rivers and streams and other natural areas.

