



Policy Area 1

Existing Character

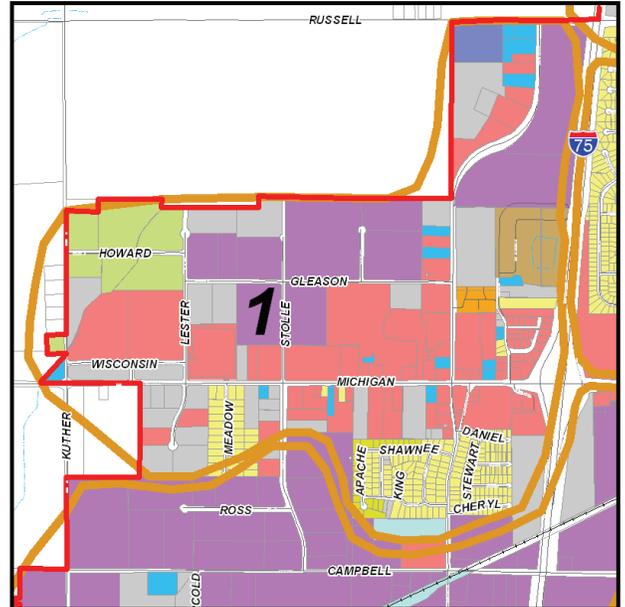
Located west of I-75, north and south of Michigan Street, this Policy Area has become a mix of detached single family and duplex residential, commercial, industrial and agricultural lands. This area, because of its proximity to the Michigan Street interstate interchange, is home to a majority of Sidney’s local and regional retail and service base. Restaurants, shopping centers, hotels, gas stations and banks are present with large expanses of surface parking and large buildings set back significantly from the roadway. High traffic volumes are common in this area during peak hours. Industrial uses include warehouse facilities and light manufacturing uses.

Mid priced homes, as compared to other areas in Sidney, are present here in three small isolated subdivisions in the southern area of this Policy Area. Single family detached residential and duplex dwellings were constructed from the early 1960’s (Meadowlane Drive) through 2002 (King Court). An 80 pad trailer park exists along the western edge of I-75 on Folkerth Drive and a multi-family residential complex exists on Vandemark Road. Because it is commercially zoned, the existing trailer park is a non-conforming use. The Christian Academy School is located in the northern part of this Policy Area on Russell Road.

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.

Zoning in this area is primarily B-2 Community Business and I-2 General Industrial. These districts support a wide variety of retail, service, office and manufacturing type of uses. Two areas of I-1 Light Industrial exist on Vandemark and Stolle. Two clusters of R-1 Single Family Residence districts exist in this area and are completely surrounded by industrial and commercial zoning. A small R-3 Multi-Family Residence district is situated on Vandemark Road.

Utilities, including public sewer and water are readily available in this area. Both Kuther and Russell Roads have been identified for widening to support truck traffic and higher traffic volumes.



Preferred Future Characteristics, Actions and Needs

- Continue to promote industrial and commercial uses for this area to ensure an adequate tax base for the City. To maximize a return on investment, the City should consider revising the zoning code to eliminate warehousing as a permitted use. Efforts also require the continuance of adequate utility services and a street system that can handle potentially large volumes of truck and automobile traffic.
- As the trailer park becomes available consider non-residential uses including office, industrial or commercial.



- 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 occurs along Michigan Street. Investigate the potential of frontage or access roads as per the access management plan adopted by the City in 2003.
- Consider developing a streetscape plan for Michigan Street which will enhance this major gateway into the City. When designing streetscapes careful consideration should be given to cost to implement and maintain. 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.
- Consider developing a multi-use path system which will permit pedestrian or bicycle travel throughout this Policy Area.

Preferred Land Uses

The following land uses are preferred in this area in order to ensure the proper reuse or development of available land:

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

Recommended Density and Open Space Requirement

To promote green spaces and reduce surface water runoff, the maximum coverage for lots with non-residential uses should strive for a maximum coverage of 85% of the total lot considering existing site conditions. Lot coverage includes building footprints and all paved areas. All other areas should be landscaped, seeded with grass or left in its natural state.

Implementation Recommendations

Continued dialogue between utility providers and the City is essential to ensure continued adequate services for new and expanded industrial and commercial uses in this area.