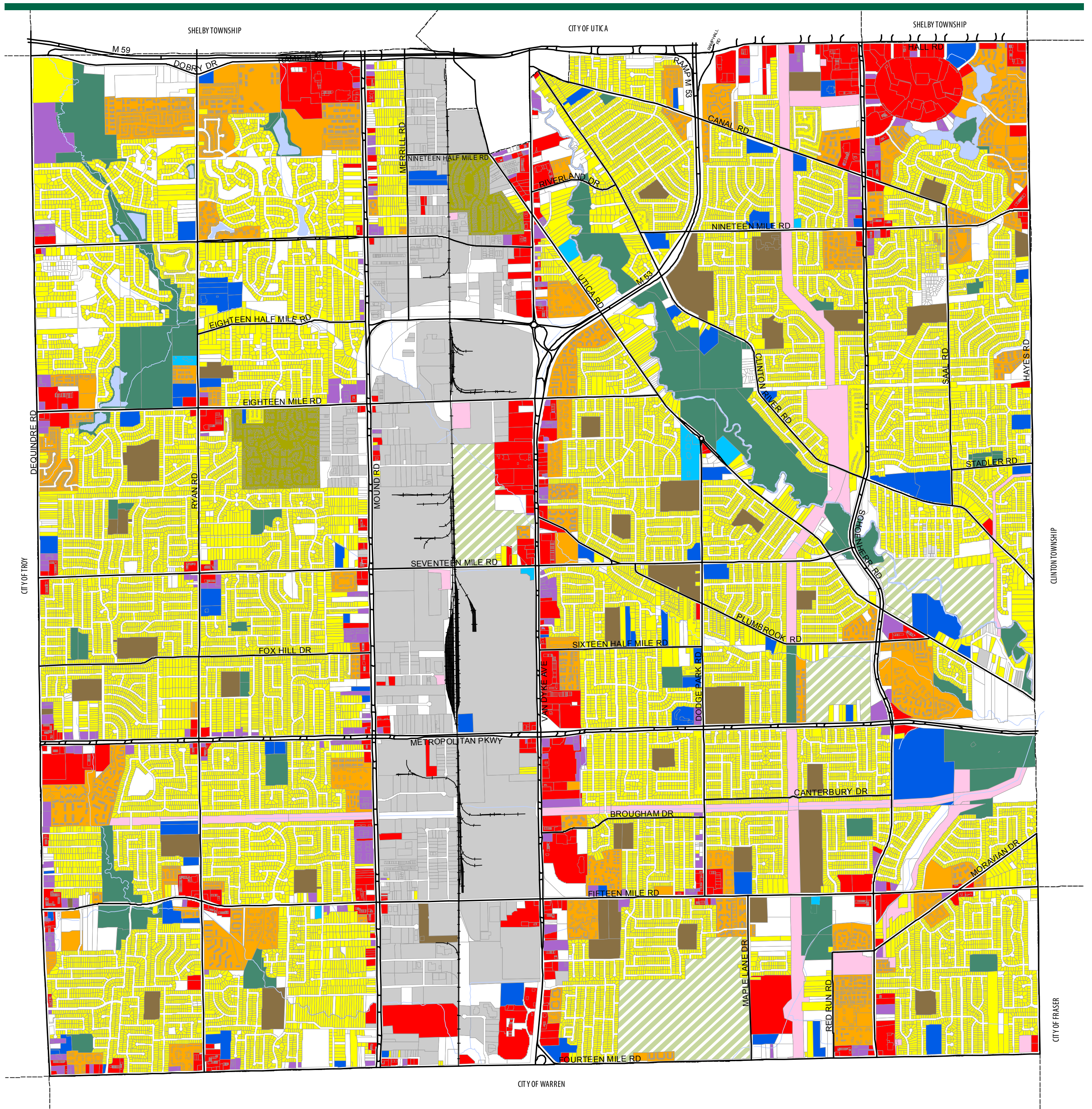
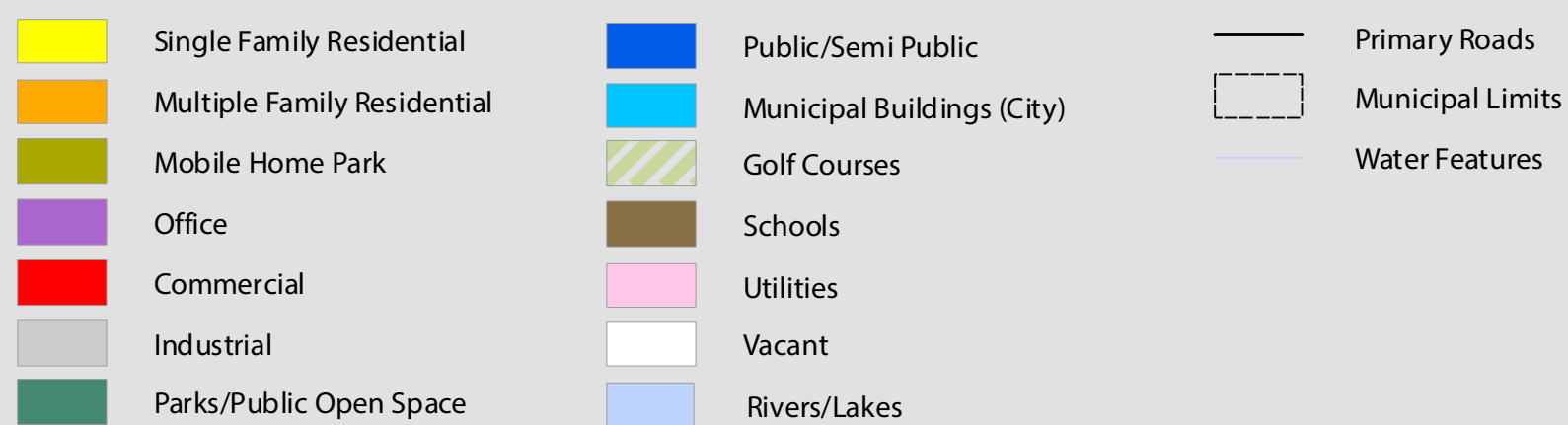


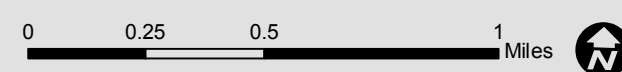


Existing Land Use Map

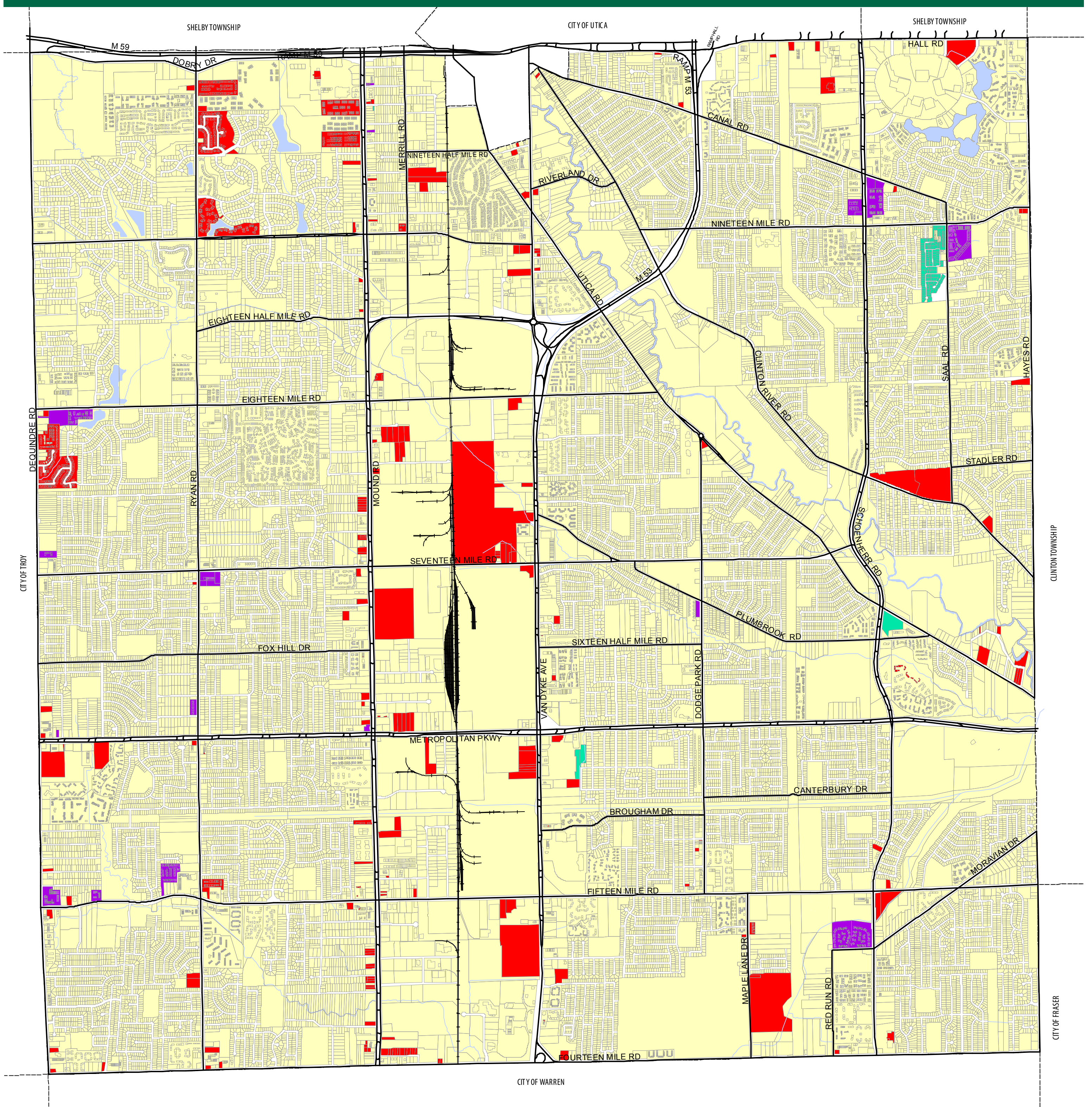


Source: Wade Trim Field Survey, June 2015

Master Land Use Plan 2017-2040



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Non-Conforming Use Map

- | | |
|--|---|
| Conforming Land Use | Primary Roads |
| Non-Conforming Land Use | Municipal Limits |
| Non-Conforming / Consent Judgment* | Water Features |
| Non-Conforming / Contract Zone** | Rivers/Lakes |

*Parcel is non-conforming based on underlying zoning district; however, the parcel is part of a consent judgment agreement which may make it a legal conforming use.

**Parcel is non-conforming based on underlying zoning district; however, the parcel is part of a contract zone agreement which may make it a legal conforming use.

Source: Wade Trim Field Survey, June 2015

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0 0.25 0.5 1 Miles

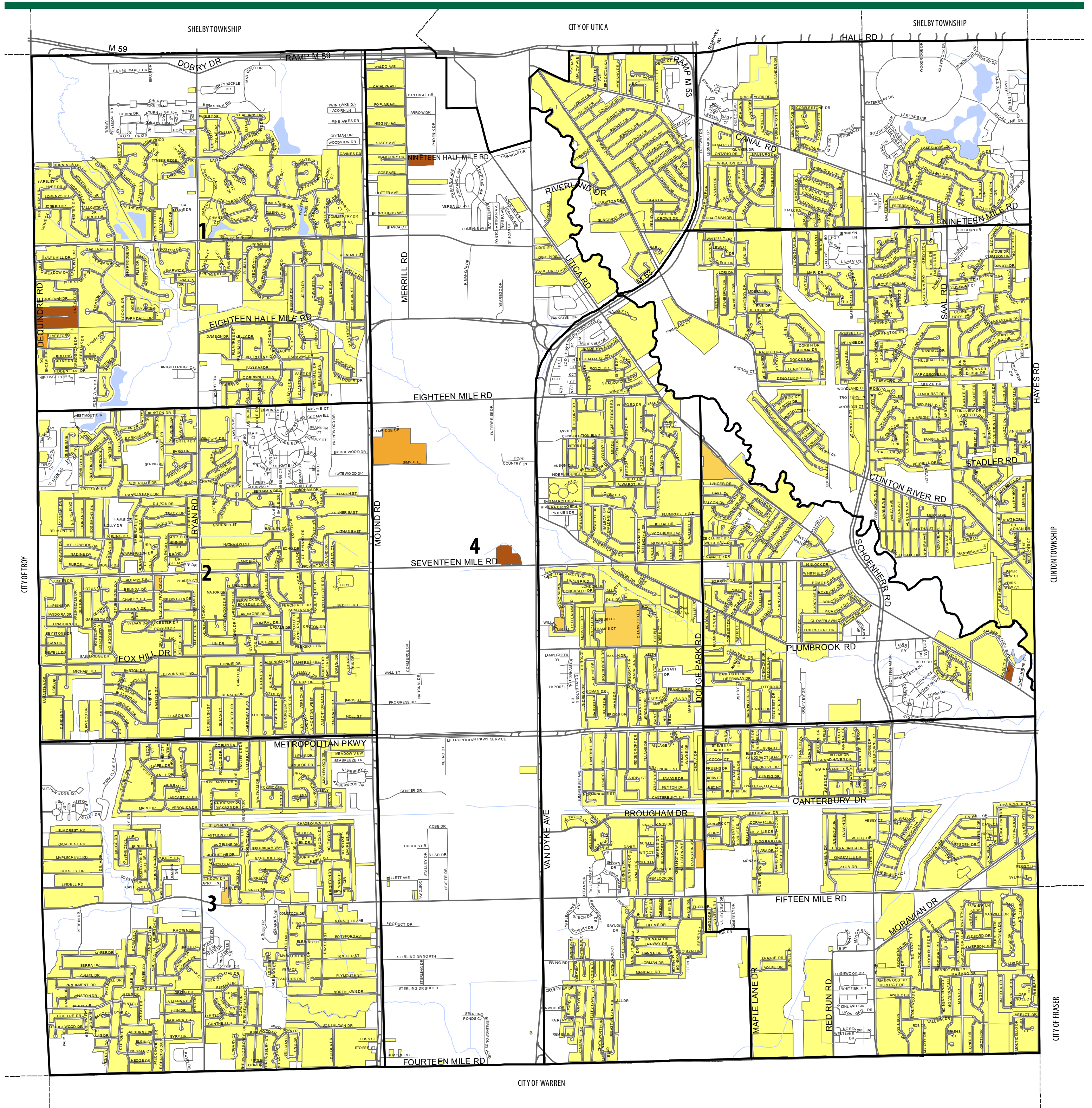


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**CITY OF
Sterling
Heights**

**Innovating
Living**



Housing Quality Survey Results Map

- 1** Housing Quality Analysis Zones
- Housing Quality By Block*
- Block with less than 5% Deteriorating or Substandard homes
 - Block with greater than or equal to 5% but less than 15% Deteriorating or Substandard homes
 - Block with greater than or equal to 15% but less than 25% Deteriorating or Substandard homes
 - Block with greater than or equal to 25% Deteriorating or Substandard homes

* Note: Survey included only single-family detached homes.
Source: Wade Trim Field Survey, June 2015

- Primary Roads
- Secondary Roads
- Municipal Limits
- Water Features
- Water Bodies

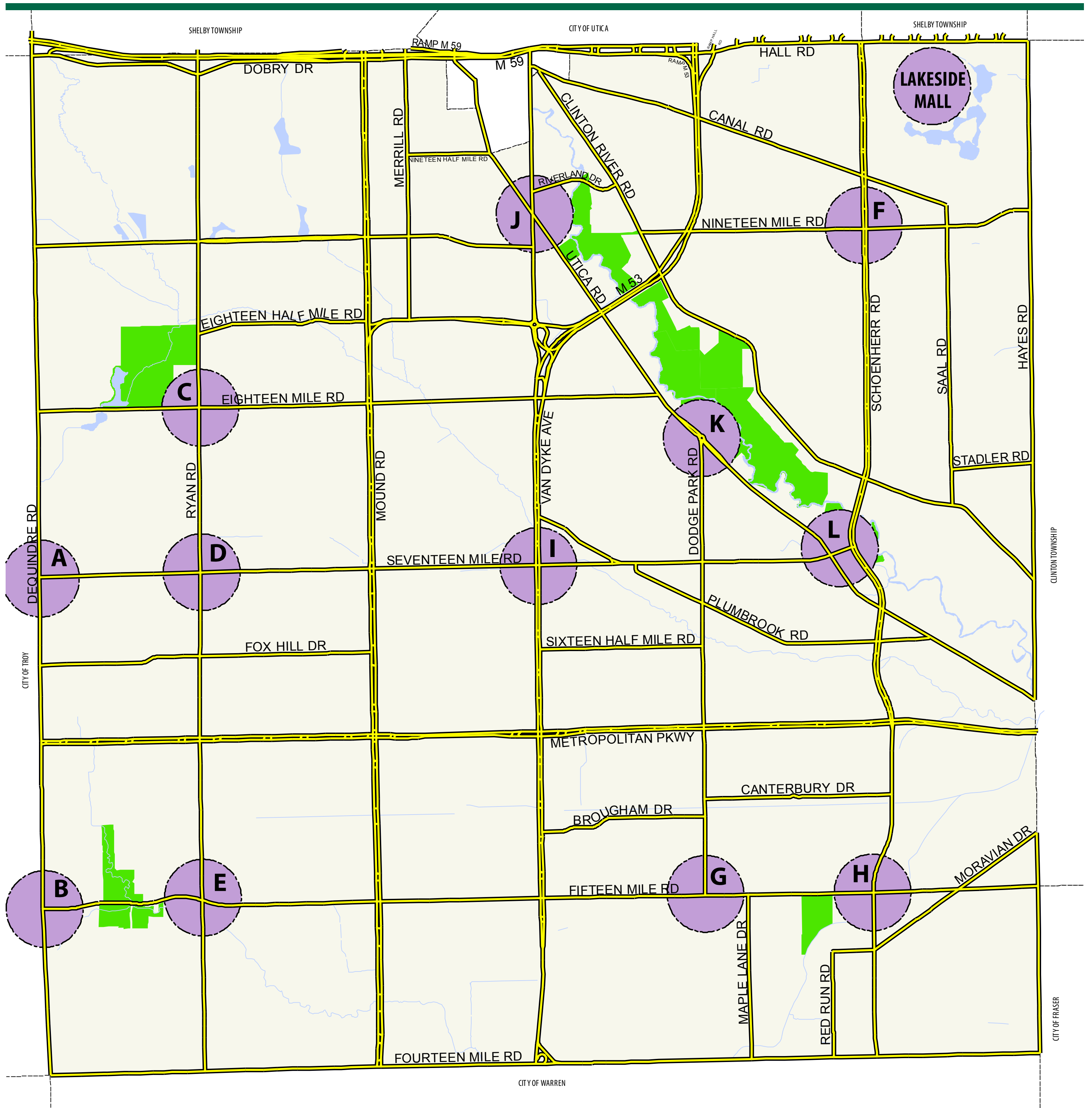
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Placemaking Opportunity Nodes

-  Placemaking Opportunity Nodes
-  Major Road Corridors
-  Major Recreation Facilities

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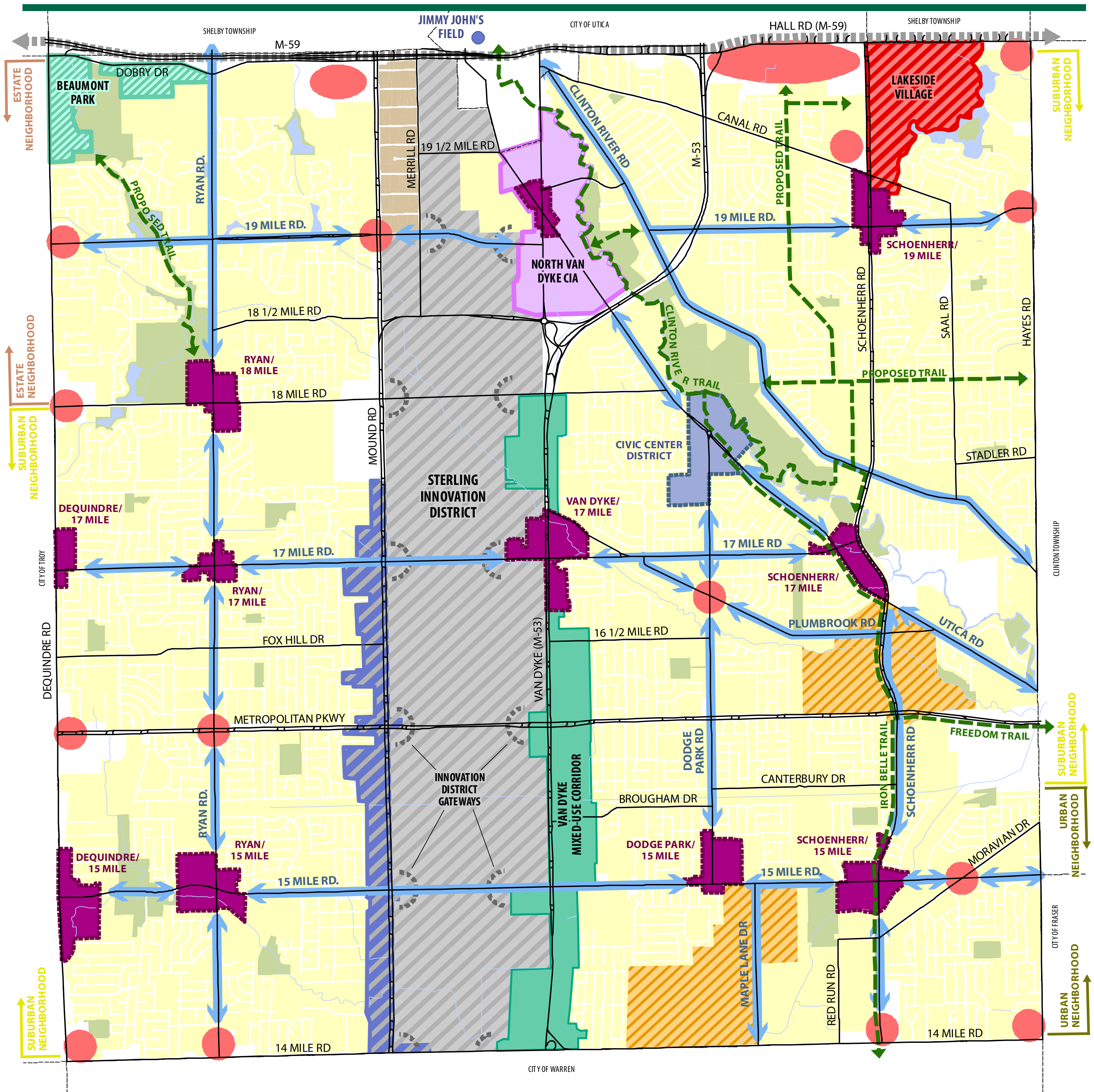
Mixed use areas in walkable cities and pedestrian-oriented areas are experiencing a renaissance unlike anything seen in decades. Largely vacant office buildings are filling up with new businesses and residents, the ground floors are welcoming new shops and restaurants, and the streets and public spaces are returning to life. Walkable areas are finding renewed success.

In metropolitan Detroit, the northern suburbs, while traditionally stable, are also seeing a renewed interest in neglected commercial and residential properties. This provides an opportunity to rethink suburban areas from a place-making perspective by adding an additional layer of activity to enhance them.

This analysis focuses on how locating pedestrian-oriented nodes within the existing infrastructural system of the city can aid in transforming, both in the long and short term, the perception of livability in Sterling Heights. The PLACEMAKING OPPORTUNITY NODES shown on this map can become important components of the enhancement and revitalization of commercial and residential zones within the city, and may also become destinations in their own right.

Master Land Use Plan 2017-2040





Planning Framework Map

- | | | | |
|--|--|--|--|
| | Traditional Mixed-Use Development Node | | Neighborhood Development Area |
| | Established Commercial Development Areas | | Established Residential Neighborhoods and Supportive Land Uses (Churches, Schools, etc.) |
| | Community Business District | | Public Parklands |
| | Regional Shopping District | | Land Use Transition Areas |
| | Mixed-Use Commercial Corridor | | Primary Roads |
| | Medical Office/Mixed-Use | | Designated Pedestrial/Bike-Oriented Street |
| | Industrial Innovation Corridor | | Existing/Proposed Shared Use Trails |
| | Innovation Support Corridor | | Potential RTA Transit Route |
| | Civic Node | | |

Adopted February 9, 2017



Master Land Use Plan 2017-2040

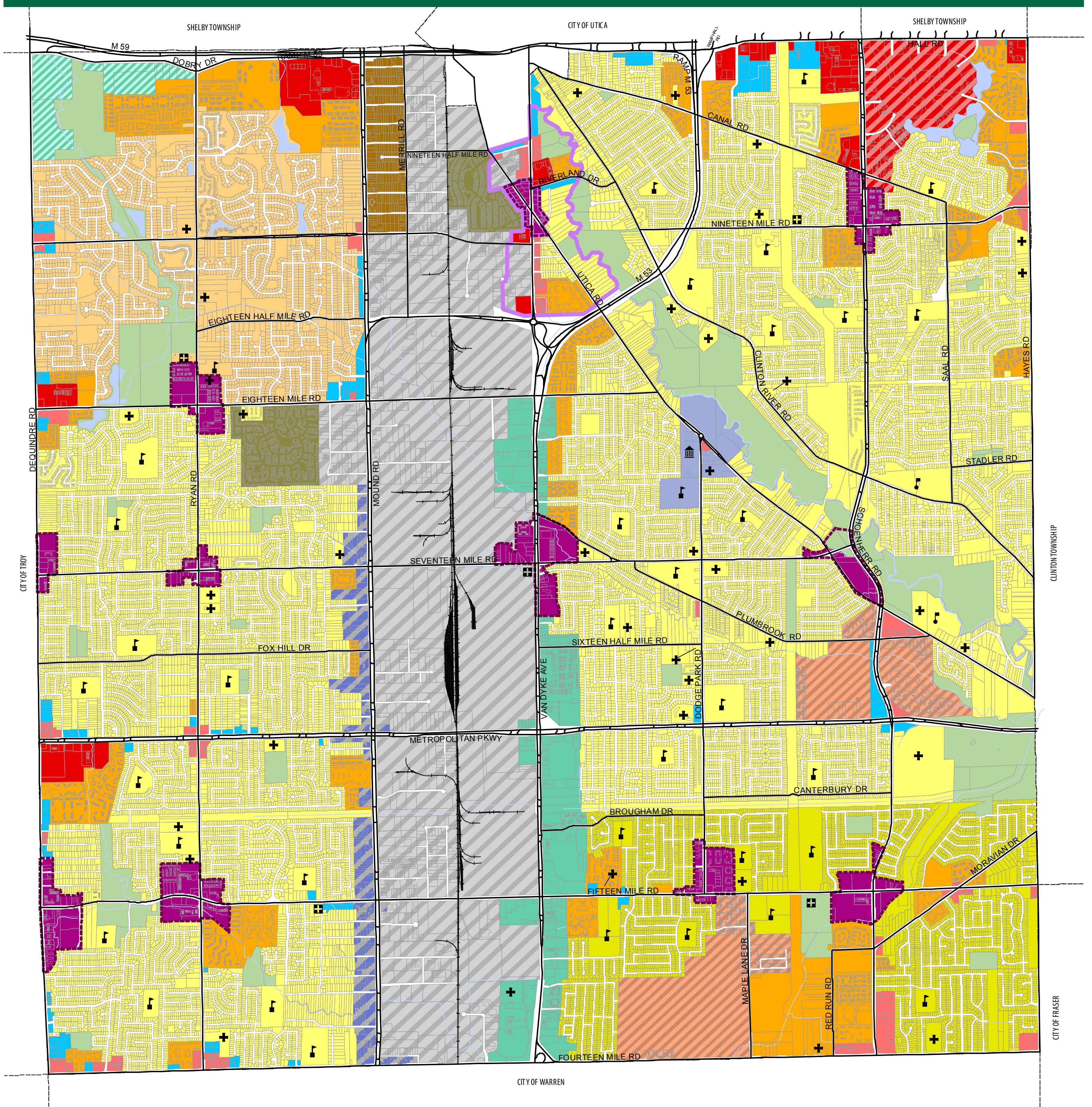
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Future Land Use Plan

- Future Land Use Classifications:
- Estate Residential
 - Suburban Residential
 - Urban Residential
 - Planned Residential
 - Multiple-Family Residential
 - Manufactured Home Residential
 - Local Commercial
 - Regional Commercial
 - Lakeside Village

- Office
- Traditional Mixed-Use Development
- Van Dyke Mixed Use
- Medical/Office
- Industrial
- Innovation Support
- Civic Center
- Parks/Open Space
- Transitional Land Use

- North Van Dyke Corridor Improvement District
- Traditional Mixed-Use Development Node
- Primary Roads
- Sterling Heights Government Complex
- Public Schools/Properties
- Fire Stations
- Places of Worship
- Fraternal Organizations

Master Land Use Plan

2017-2040

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