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Envisioning Washburn Switch Interchange Study Area

VISION

4 VISION

The WSISAP Vision Map is based on comments received from about 75 community members at a public open house held on July 8, 2014 (more fully described in the Community Participation section of this plan) and committee members at committee meetings throughout the planning process. Committee members and community members were asked to describe how they see the Washburn Switch Interchange study area developing with the construction of the US 74 Bypass.

Envisioning the Washburn Switch Interchange Study Area

Common ground between the residents' and committee's visions is that the Washburn Switch Interchange study area is currently seen as an industrial node. With the existing industrial opportunities, the residents and committee envision the study area as continuing to develop as an industrial center. However, with industrial growth, comes the need for commercial uses to support the extra traffic generated. Supporting commercial uses could include gas stations, restaurants, and lodging.

Both the committee and residents express concerns on the need for a "buffer" around US 74 Bypass and between residential/agricultural and industrial uses to mitigate noise and light pollution.

Figures 4.1 and 4.2 are conceptual diagrams developed from the open house and committee meetings and are meant to illustrate how the committee and community envision the Washburn Switch Interchange study area.

WSISAP Committee Concept Map

The Committee Concept Map, shown in Figure 4.1, depicts the

study area with more diverse land uses. While the study area is still seen as an industrial hub, mixed uses and residential uses are prevalent in the committee concept map. The mixed use land use typology is very broad and can include any number of uses (residential, commercial, industrial, parks, agriculture, etc.). Creating an overlay zoning district (shown as gray hatching) will ensure development standards are regulated for future developments.

WSISAP Open House Concept Map

The Open House Concept Map, shown in Figure 4.2, illustrates the Washburn Switch Interchange study area as an industrial hub; however, residents focus on the need to foster the local active farms by providing opportunities for expansion. Commercial nodes are at Dixon Boulevard and just south of Artee Road and Washburn Switch Road intersection. Property owners feel the area directly around the interchange is too complicated to provide any type of services and should be left as a conservation area that will provide a buffer from the Bypass.

WSISAP Vision Map

The WSISAP Vision Map, shown in Figure 4.3, portrays the best of both the committee and open house visions. The Washburn Switch Interchange study area will be an industrial hub with supporting commercial uses at the major intersections. The activity centers are the intersections of Washburn Switch Road/Dixon Boulevard and Washburn Switch Road/US 74 Bypass. The mixed use areas allow a broad range of uses to develop including commercial, residential at any density, agriculture, industrial, etc. This mixed use typology is to be used for the Washburn Switch Interchange study area and not to be used to define mixed use development associated with the rest of the Future Land Use Map in the Comprehensive Land Use Plan.

The WSISAP Vision Map is considered the Future Land Use Map for the Washburn Switch Interchange study area. It replaces the land uses on the Future Land Use Map in the *Comprehensive Land Use Plan* for the area within the Washburn Switch Interchange study area.

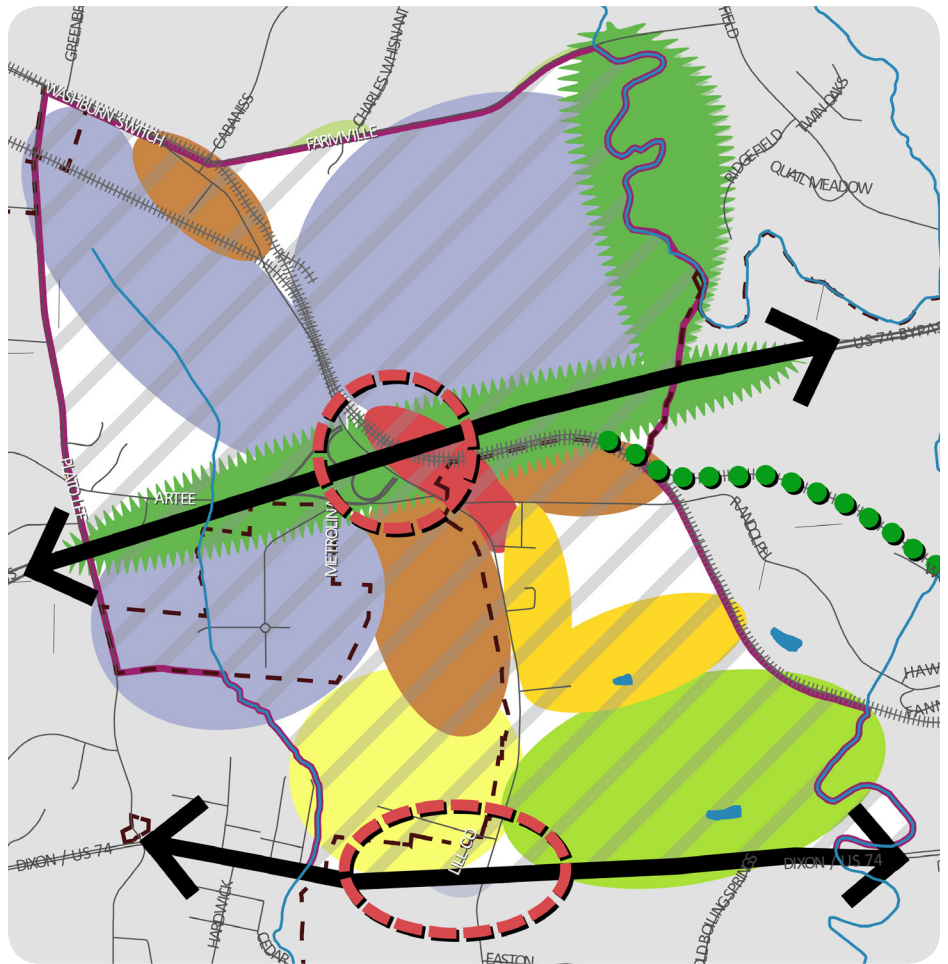
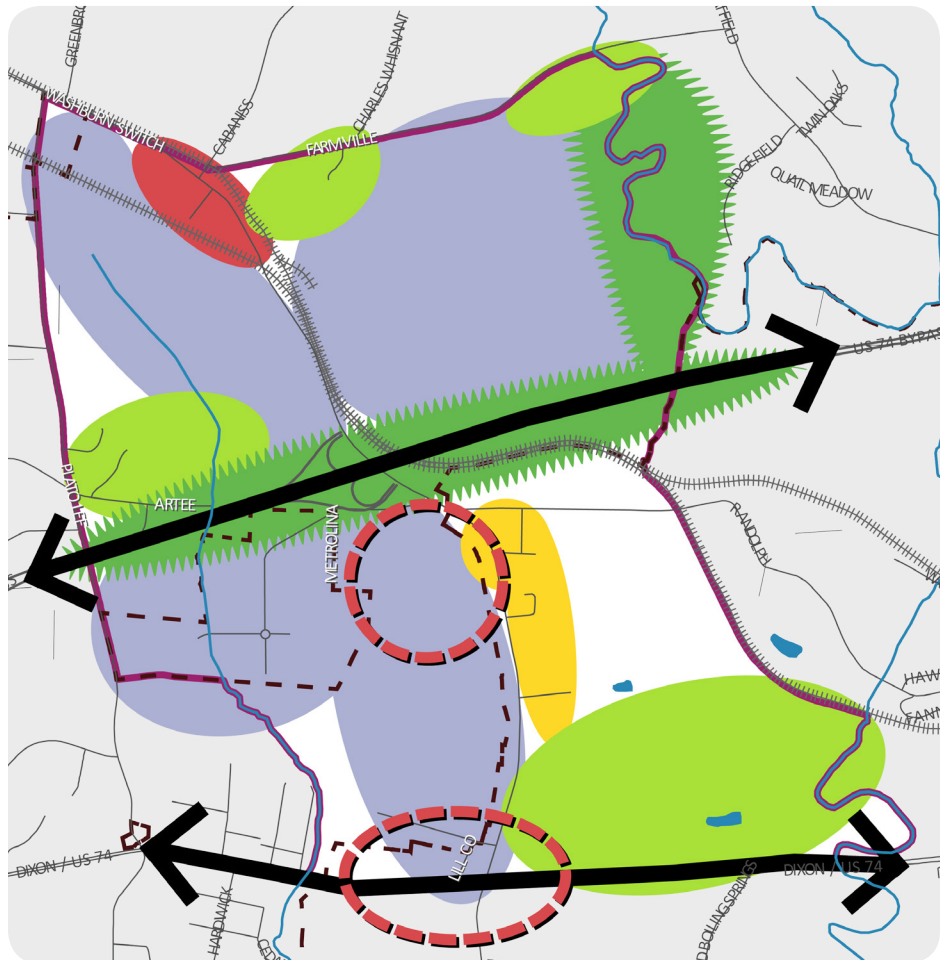


FIGURE 4.1:
WSISAP Committee Concept
Map

FIGURE 4.2:
WSISAP Open House Concept
Map



- Conservation Development
- Agriculture
- Res Low Density
- Res Med Density
- Res High Density
- Mixed Use
- Commercial
- Employment
- Major Activity Center
- Proposed Greenways
- Shelby City Limits

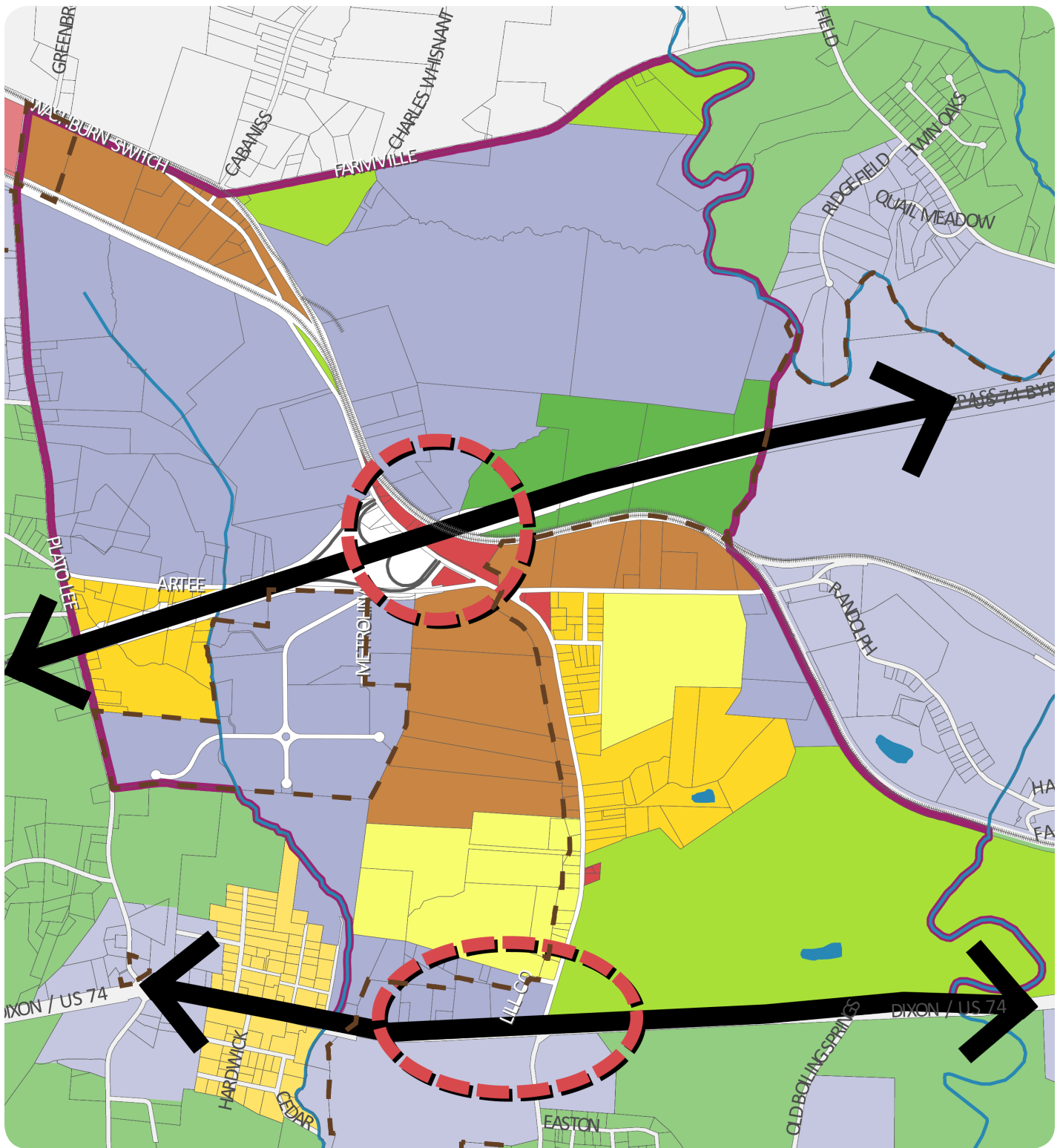


FIGURE 4.3:
Washburn Switch Interchange Small Area Plan Vision Map

