

Section **8.0**

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# CONCLUSION

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## FUTURE LAND USE PLAN ILLUSTRATION

The Future Land Use Plan Illustration seeks to synthesize many of the previously discussed planning proposals into a graphic composite. With the implementation of the policies identified earlier shaping the continued demands created by growth, the land use arrangement shown on the Future Land Use Plan Illustration should be pursued to provide an efficient, orderly and visually pleasing development pattern.

The Future Land Use Plan encourages the preservation of the Township's existing rural character. It does this by allocating extensive areas of the community for agricultural or low density, rural residential purposes. More intensive suburban development is encouraged only in those areas where access or municipal utilities are available or planned to coincide with demand. Such efficiency benefits the maximum number of people through timing and minimizes the amount of capital investment by servicing a pattern of concentration, as opposed to a mixed general sprawl.

The Future Land Use Plan Illustration shows a physical arrangement of land use that meets the first capacity development requirements of the Township. Generally, the Plan presents the proposed quantity, distribution and location of agricultural, residential, commercial and industrial use areas. The Future Land Use Plan Illustration anticipates urban demands to the year 2020 and beyond and is portrayed graphically in Map 15.

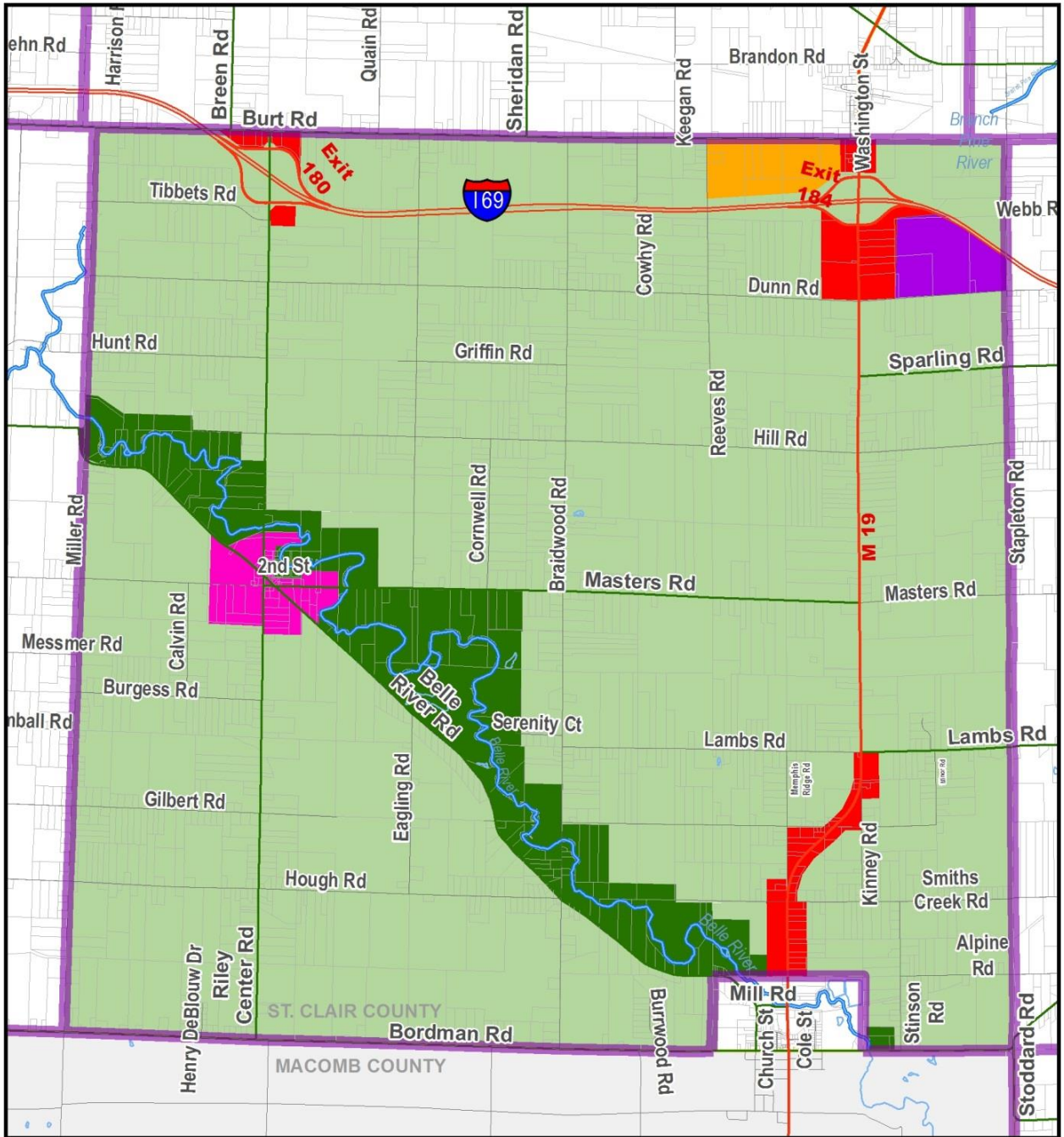
## IMPLEMENTATION

The objective of the Master Plan is to provide the guidelines through which the Township can develop and operate. The Plan is of little value to the community unless it is used and guides the development and operations of the Township. The implementation of the various planning elements requires the development and effectuation of ordinances and techniques and a public information program to inform and solicit support of the citizenry of the objectives of the Master Plan.

Likewise, in order to achieve maximum benefits, the planning process must be designed to permit periodic assessment of data and the continued review of Plan elements. The Township should continue to promote new and updated zoning provisions, subdivision regulations, and create a capital improvement program in accordance with the goals and objectives and plans developed as part of the Master Plan.

# MAP 15

## Riley Township Master Plan



-  Community Boundary
-  Parcels
- Land Use**
-  Agriculture / Low Density Residential
-  Medium Density Residential
-  Commercial / Office
-  Village Core
-  Low Intensity Industrial
-  River Conservation

## Future Land Use Plan

