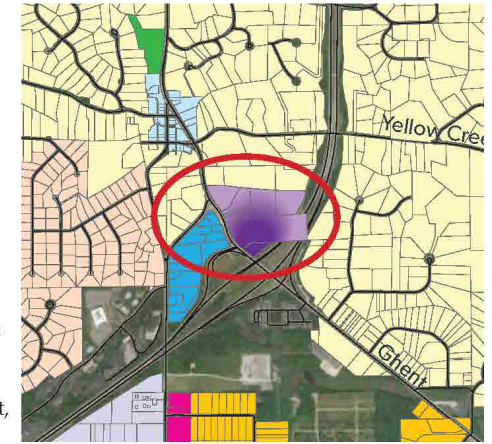


2025 Comprehensive Plan Update

- Ghent Interchange Mixed Use
 - Goal was to allow for highest and best use at the interchange but **also protect from further commercial development to the north**
 - Moderate intensity residential development at northern end of district negates a “taking” argument from large lot residential properties to north of overlay

3. Ghent Interchange Focus Area

The northeastern corner of the I-77 and Ghent Road Interchange presents one of the best opportunities for development within the township. As the township wants to ensure the highest and best use of the property, it also wants to protect residents in the area and the Ghent Hamlet to the north from sprawling commercial development. The consultant team and the Comprehensive Plan Committee investigated multiple ideas to address these goals. Ultimately, what was determined as most appropriate was to develop a mixed-use overlay district that is specific to the needs of the Ghent Interchange area.



Similar to the Medina Line/SR 18 overlay district, the purpose of developing a mixed-use overlay is to provide flexibility in the development of this area while giving the township some authority to review development to ensure that it meets the goals and vision of this plan. The mixed-use overlay around the Ghent Interchange will allow for a mix of commercial retail, office, and/or residential uses directly adjacent to the interchange. As the mixed-use district continues northward along Ghent Road only residential uses will be allowed varying in intensity from townhome-style to single-family-detached homes as the mixed-use district terminates at its northern boundary. The goal is to allow for consistent uses and intensity at the northern edge of this mixed-use district so that adjacent residential uses are similar, thus effectively limiting the expansion of this mixed-use district northward. The district will mimic a “bullseye” as

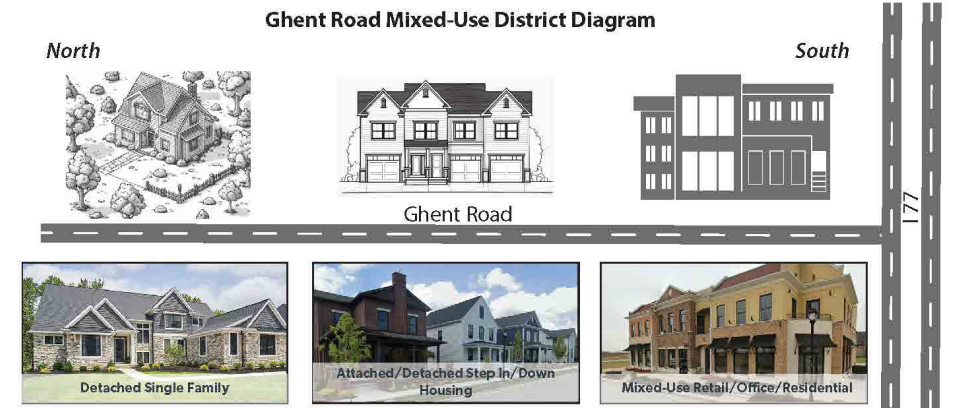






Figure 16: Ghent Road Uses and Intensities Diagram

Ghent Interchange Mixed Use Overlay (GI-O District)

- Used Comprehensive Plan Recommendations as a guide
- Worked with Zoning Commission to define and regulate uses and limits of subareas
 - Subarea 1 – Mixed Use (retail, office, attached residential)
 - Subarea 2 – Single-Family Detached, owner-occupied homes only

Ghent Interchange Mixed-Use Overlay

Bath Township

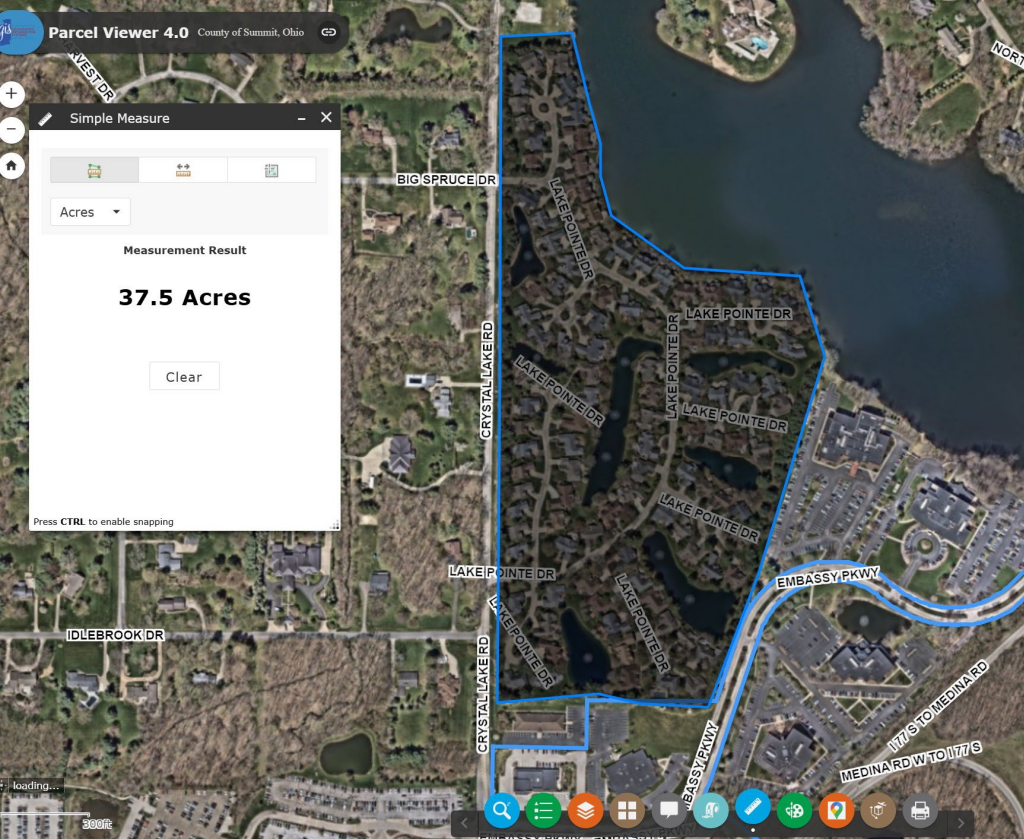
-  Ghent Interchange Mixed-Use Overlay Limits
-  Subarea 1 - Mixed Use Area Limits
-  Subarea 2 - Residential Area Limits
-  Parcel Line



Sample Development in Subarea 2

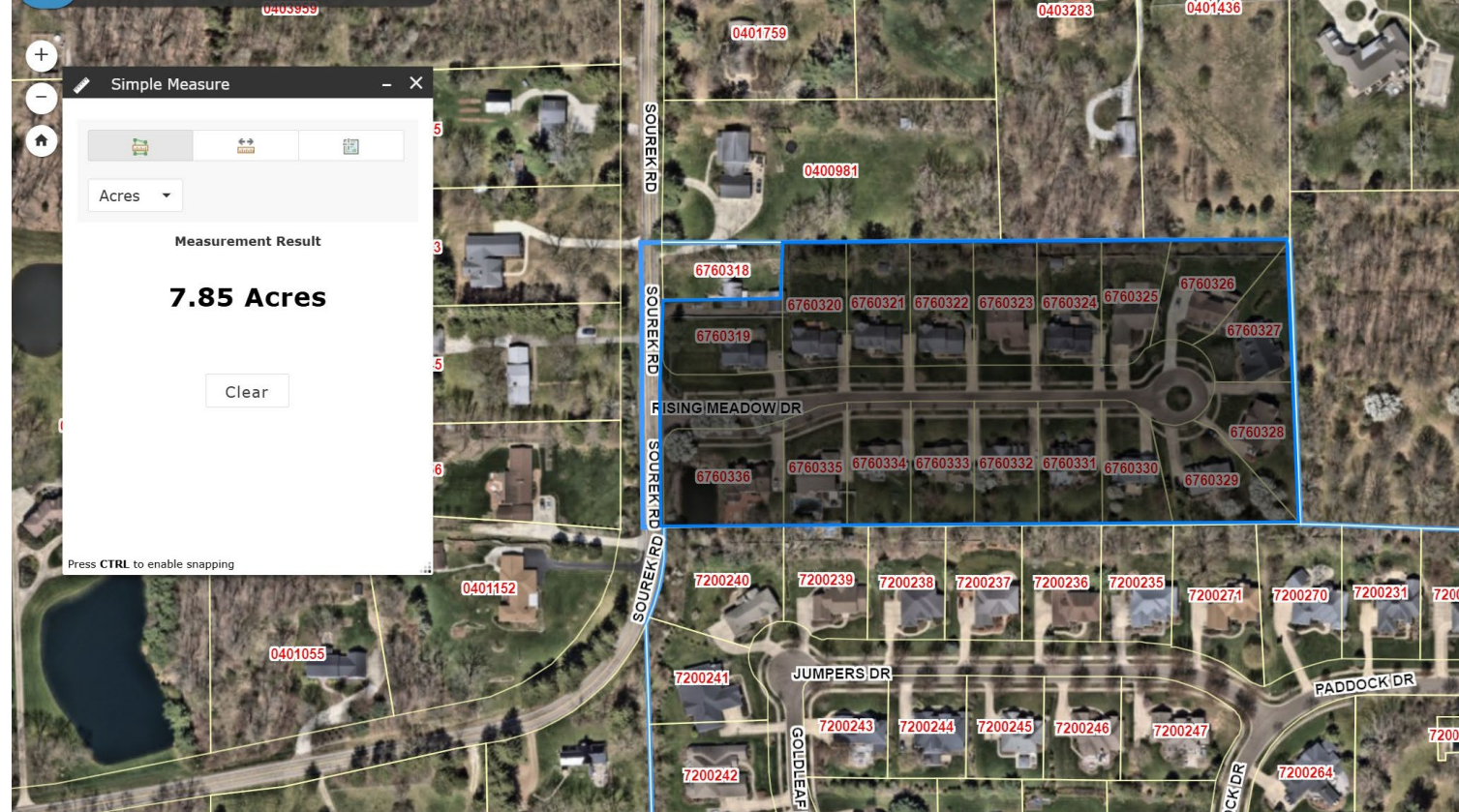
- Potential single family homes = 55-65 (56 homes illustrated)
- Subarea 2 = 25 Acres
- Min Open Space Required = 8.75 Acres
- Density = 2.25 Units/Acre as illustrated
- Select areas within subarea 2 have densities up to 6 units/acre as shown





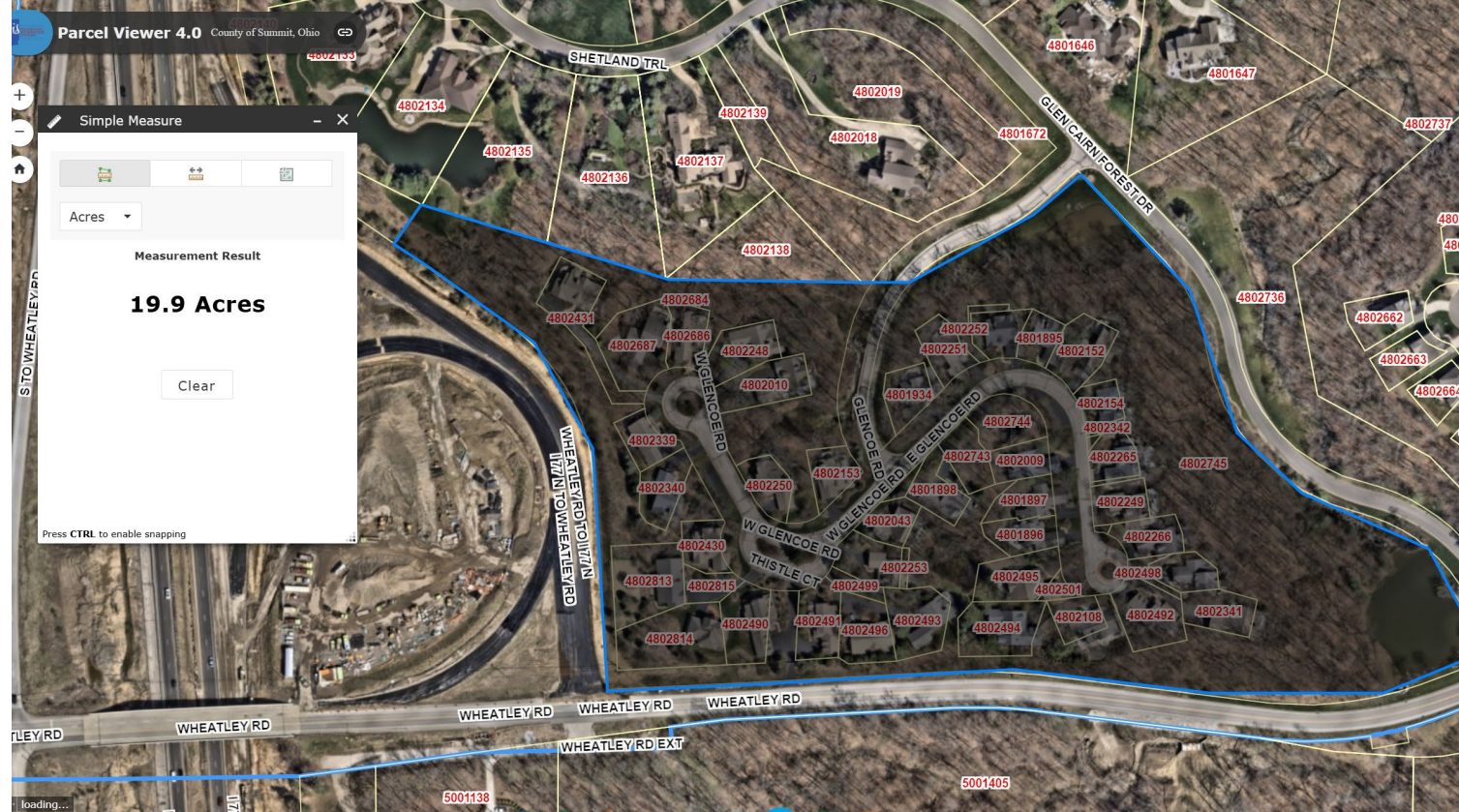
Example: Crystal Lake

- Average Density = 2.8 units/acre



Example: Rising Meadow

- Average Density = 2.4 units/acre



Example: Glencairn Forest

- Average Density = 2.1 units/acre