



Carlisle | Wortman
ASSOCIATES, INC.

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Date: February 12, 2020

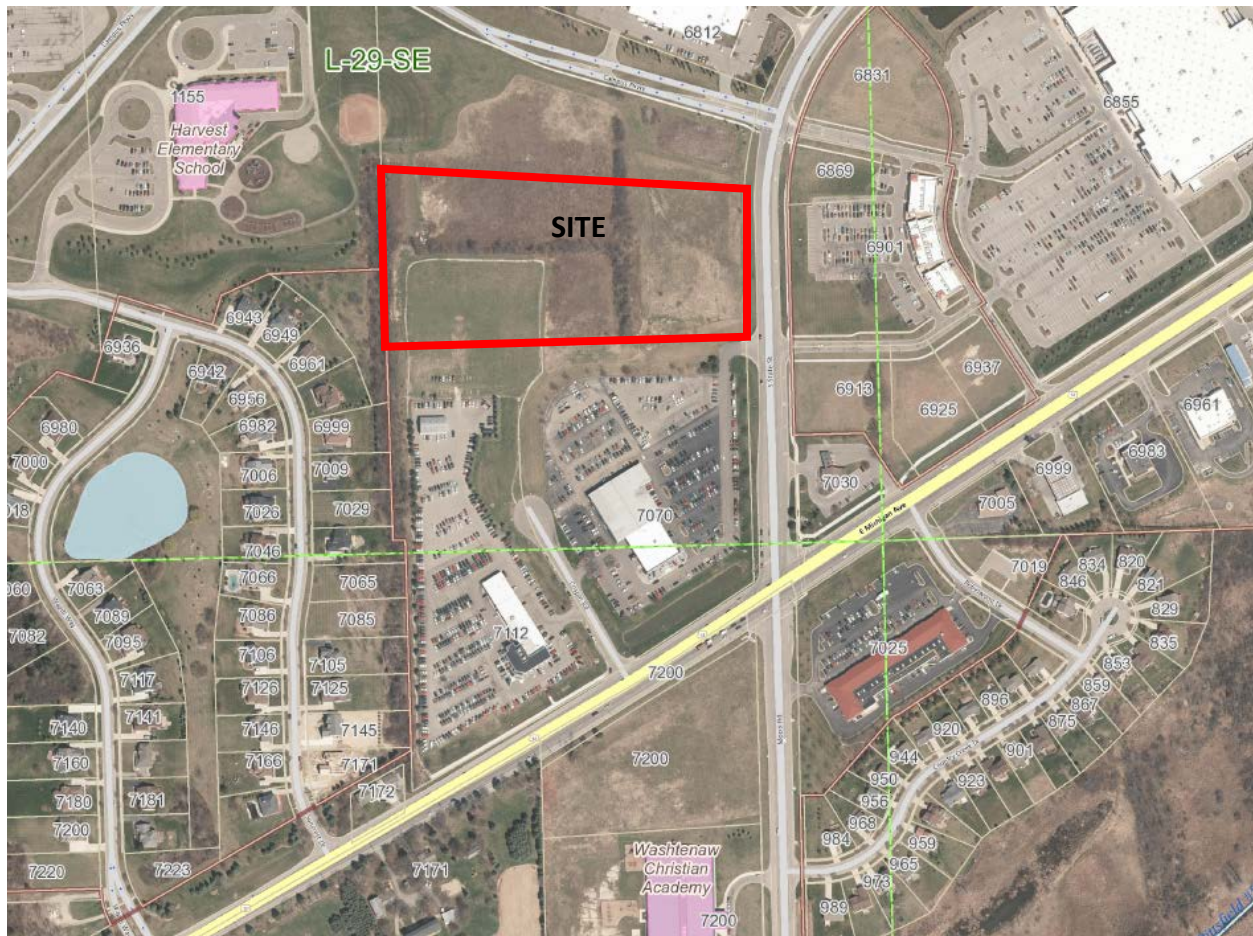
Rezoning For Pittsfield Township, Michigan

File No.:	RZ 20-03
Applicant:	D.E.B. Associates, Inc.
Location:	South State Road between Michigan Avenue and Campus Parkway L-12-29-400-011
Current Zoning:	PUD, Planned Unit Development
Proposed Rezoning:	C-2, Regional Commercial
Property Size:	4.78 acres
Action Requested:	Rezoning from PUD, Planned Unit Development to C-2, Regional Commercial
Required Information:	Provided

PROJECT DESCRIPTION

The applicant is requesting to rezone the 4.78-acre parcel located immediately north of the Bill Crispin Chevrolet and Briarwood Ford dealerships at the northwest corner of E. Michigan Avenue and South State Road from PUD, Planned Unit Development to C-2, Regional Commercial. The property is currently vacant. The property was rezoned to PUD on November 24, 1998. A preliminary area plan is on file at the Township demonstrating the proposed PUD would allow development of the site as another automobile dealership. This PUD area plan is expired and any new development would require a major amendment to the PUD (essentially a rezoning) or rezoning of the site to another zoning classification. The applicant is proposing a rezoning to rezone the site from PUD, Planned Unit Development to C-2, Regional Commercial.

Subject Property



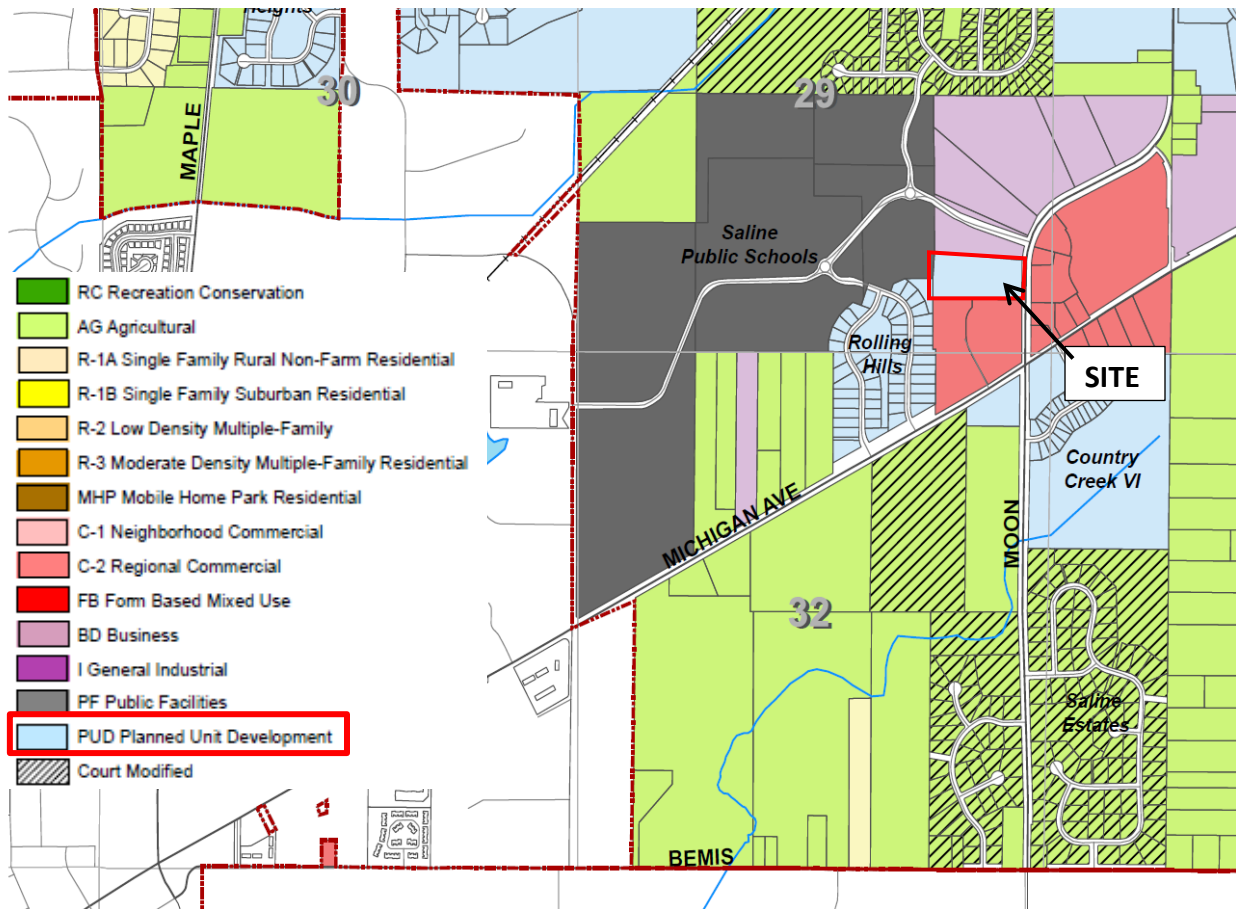
Zoning Classification of Parcel, Adjacent Parcels, and Current Land Use:

Adjacent zoning and land uses are as follows:

Direction	Zoning	Use
North	BD, Business	Various across Campus Parkway
South	C-2, Regional Commercial	Chevrolet and Ford dealerships
East	C-2, Regional Commercial	Walmart / various commercial
West	PF, Public Facilities	Saline Schools
West	PUD, Planned Unit Development	Rolling Hills – single-family residential

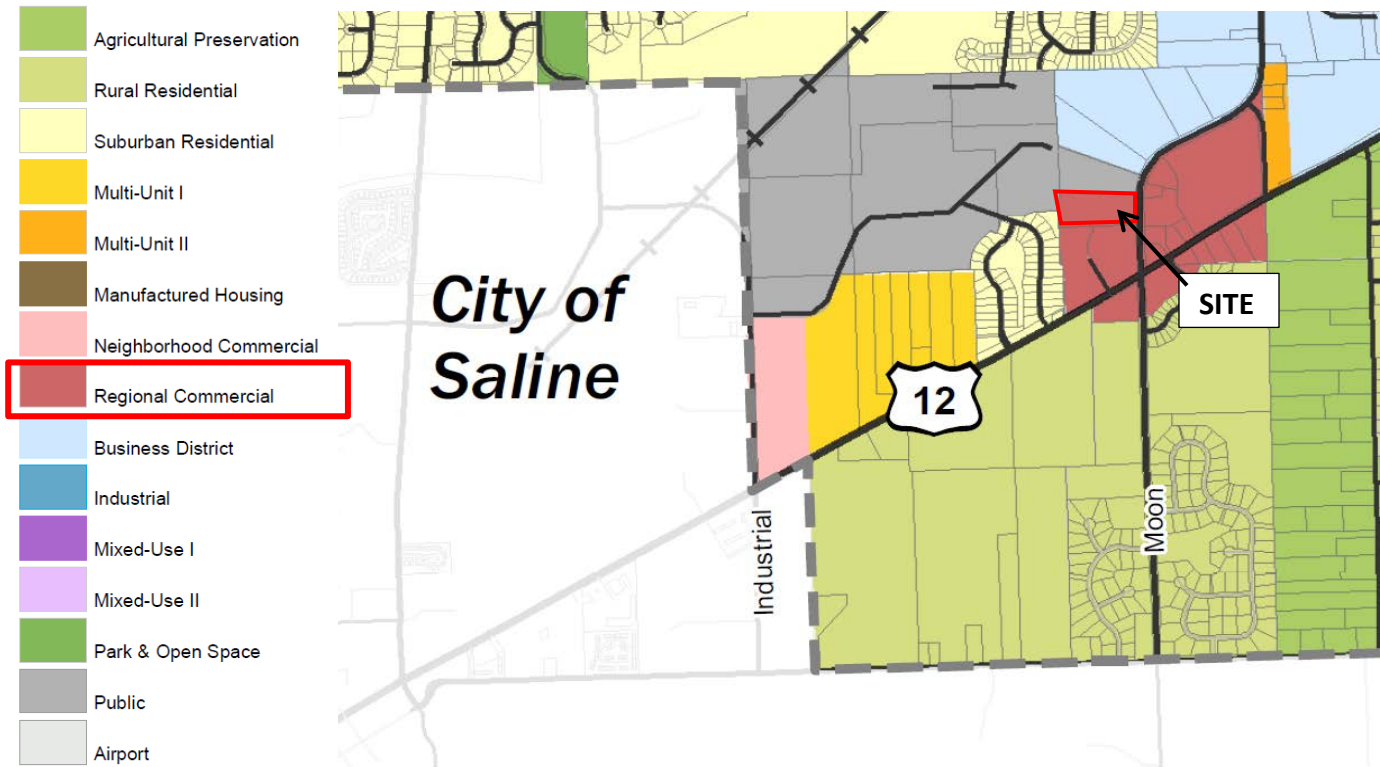
CURRENT ZONING

The subject site is zoned PUD and is adjacent to BD and C-2 zoned properties along S. State Road and Saline Schools (PF, Public Facilities) and single-family residential (PUD, Planned Unit Development) to the west.



MASTER PLAN

The Future Land Use Plan designates the subject site and adjacent frontage along S. State Road as Regional Commercial.



The Regional Commercial land use designation is meant to accommodate large-scale single use retail and service establishments that provide goods and services for residents of the Township as well as surrounding communities. The intent is to permit greater flexibility of use in regional commercial areas to allow for the existing model of larger single purpose developments. This land use category is primarily designed to support commercial uses which by their nature typically require a large sprawling footprint such as department stores or automotive dealers. These areas may also include uses such as office, general retail, and service establishments including food services.

The proposed rezoning to C-2, Regional Commercial is consistent with the Master Plan.

FUTURE DEVELOPMENT

Currently, the property can only be developed as a car dealership. Rezoning of the property to C-2 will allow any of the permitted or conditional uses to be considered.

As provided, the proposed rezoning meets the intent of the Master Plan and Future Land Use.

REZONING STANDARDS

In consideration of the proposed rezoning, the Planning Commission shall consider the following standards as set forth in Section 18.05 of the Zoning Ordinance:

1. *Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.*
2. *The precedents, and the possible effects of such precedents, which might likely result from approval or denial of the application.*
3. *The ability of the Township or other government agencies to provide any services, facilities, and/or programs that might be required if the application were approved.*
4. *Effect of approval of the application on the condition and/or value of property in the Township or in adjacent civil divisions.*
5. *Effect of approval of the application on adopted development policies of Pittsfield Township and other government units.*

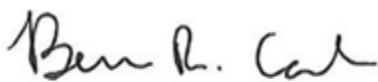
We find that the rezoning standards have been met for the following reasons:

1. The proposed C-2 zoning is consistent with the Township Master Plan.
2. The proposed C-2 zoning is complementary to the surrounding land uses.
3. The proposed rezoning will not result in additional Township services.
4. Future development will require a site plan review by the Planning Commission to determine all other standards and township requirements are met.

SUMMARY

Based on the information provided, we support the proposed rezoning of the 4.78-acre located immediately north of the Bill Crispin Chevrolet and Briarwood Ford dealerships at the northwest corner of E. Michigan Avenue and South State Road from PUD, Planned Unit Development to C-2, Regional Commercial due to the following findings of fact:

1. The proposed C-2 zoning is consistent with the Township Master Plan.
2. The proposed C-2 zoning is complementary to the surrounding land uses.
3. The proposed rezoning will not result in additional Township services.



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal



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Senior Associate