

D.E.B. ASSOCIATES, INC.
7070 E. MICHIGAN AVENUE
SALINE, MICHIGAN 48176

March 5, 2020

Planning Commission
Pittsfield Charter Township
Utilities and Municipal Services
6201 W. Michigan Avenue
Ann Arbor, Michigan 48108

Re: Rezoning Application of D.E.B. Associates, Inc.
Parcel Identification No.: 12-29-400-011

Dear Members of the Planning Commission:


D.E.B. Associates, Inc. (the "Applicant") is the owner of the 4.78-acre, vacant parcel located on the west side of South State Road and south of Campus Parkway (the "Subject Parcel"). In accordance with Section 18.01 of the Pittsfield Township Zoning Ordinance (the "Zoning Ordinance"), the Applicant has submitted the attached Rezoning Application in order to request a rezoning of the Subject Parcel from Planned Unit Development ("P.U.D.") to Regional Commercial ("C-2"). The grounds upon which the Applicant bases its application for rezoning include the following:

- The Subject Parcel is part of a larger 10.14-acre parent parcel owned by the Applicant that fronts the west side of South State Road. The southern portion of the parent parcel is occupied by Briarwood Ford and is currently zoned C-2, Regional Commercial.
- The Subject Parcel is currently zoned P.U.D., which has restricted the use of the property to the sale and service of new and used automobiles and the storage of vehicle inventory. Historically, the Subject Parcel has been utilized for additional storage of vehicles for sale by Briarwood Ford.
- Rezoning is necessary as Applicant intends to apply for a parcel division of the Subject Parcel. A depiction of the proposed split is attached hereto. As depicted, Parcel B will be sold to BJ&D LLC, an affiliate of Bill Crispin Chevrolet, which owns the abutting parcel to the south.
- Applicant's submission for a P.U.D. Rezoning Request (R.Z. #97-1) was approved by this Planning Commission in December 1997. Prior to 1997, the Subject Parcel had been zoned for industrial use. In granting Applicant's P.U.D. Rezoning Request, the Planning Commission found that use of the property as an automobile dealership represented a logical expansion of the Briarwood Ford parcel to the south.

- However, under the Pittsfield Township 2020 Sustainable Vision Master Plan, the Subject Parcel's intended future use is to be zoned C-2, Regional Commercial. According to the Master Plan, "[t]his 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." See enclosed Future Land Use Plan.
- Further, the sale of new and used vehicles is a use that is permitted as of right in the C-2 Zoning district.
- Therefore, rezoning the Subject Parcel from P.U.D. to C-2 would advance the purposes of the Township's Master Plan as it would conform the existing use of the property to the Township's commercial zoning planned for the site and would be consistent with the prevailing development plan for this area of the Township.
- The change of the zoning designation will not have any appreciable effect on the health, safety, or welfare of the community as the use of the parcel will not change as a result of the rezoning.
- The Zoning Ordinance states that the Township Board may, on recommendation from the Planning Commission, amend the district boundaries or the provisions and regulations established by the Zoning Ordinance, whenever the public necessity and convenience and the general welfare require such amendment.
- Additionally, under Section 6.09 of the Zoning Ordinance, "[t]he Township Board may, at time following three (3) years after the date of approval of a Planned Unit Development of twenty (20) acres or less . . . change the zoning classification of any or all parts of a Planned Unit Development district to one or more zoning districts as deemed appropriate by the Township Board."

For the foregoing reasons, Applicant respectfully requests that the Planning Commission grant its request to rezone the Subject Parcel from P.U.D. to C-2.

D.E.B. ASSOCIATES, INC.

By: 
Erin R. Cobane, Authorized
Representative



Pittsfield Charter Township
Department of Utilities & Municipal Services
 6201 West Michigan Avenue, Ann Arbor, MI 48108
 Phone: (734) 822-3130 Fax: (734) 944-1103
 Website: www.pittsfield-mi.gov Email: planning@pittsfield-mi.gov

Rezoning Application

Applicant Requirement Checklist

- ☐ **Project Fees** (must be paid by cash or check when application is submitted)
Administrative Fee is non-refundable. Application will not be processed until payment is received.
- ☐ **Completed Application Form**
- ☐ **Fourteen (14) sets of the proposed site plan.** Three (3) full size plan sets, and eleven (11) reduced (11x17) plan sets
- ☐ **A CD** containing the entire plan set
- ☐ **Legal description of the property**

:: OFFICE USE ::

RZ # _____

ZP App Fee \$ _____

Escrow Fee \$ _____

Total \$ _____

Submittal Information

Name of Proposed Development: _____

Current Zoning District: PUD Planned Unit Development Proposed Zoning District: C-2 Regional Commercial

Property Information

See attached legal description. _____ Or _____ South State Road
 General Location of Site _____ Street Number _____ Street Name _____

Parcel I.D. # 12 29 400 011 Gross Acreage of Site: 4.78 acres Net Acreage: _____

Applicant Information

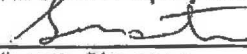
(Please Print)
 D.E.B. Associates, Inc. _____ Steve Whitener
 Company Name (If Applicable) _____ Applicant's Name _____

7070 E. Michigan Avenue _____ Saline _____ Michigan _____ 48176
 Address _____ City _____ State _____ Zip _____

(734) 429-5478 _____ () _____ swhitener@briarwoodford.com
 Contact Number _____ Fax Number _____ Email Address _____

Applicant's Compliance Agreement

The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the listed property owner, and herewith file **fourteen (14) copies** of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions. If the applicant is not the property owner, the owner must fill out the Property Owner Affidavit.


 Applicant's Signature
 Steve Whitener
 Applicant's Name (Please Print)

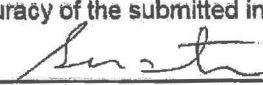
12-18-19
 Date

Please Complete Reverse Side →

:: Office Use ::	Time Stamp
Received By: _____	
(Initials) _____	

Escrow Information (To be filled out if different than the applicant information)			
(Please Print)			
Company Name (If Applicable)		Contact Name	
Address	City	State	Zip
()	()		
Contact Number	Fax Number	Email Address	

Property Owner Information			
(Please Print)			
D.E.B. Associates, Inc.		(734) 429-5478	
Property Owner's Name		Contact Number	
7070 E. Michigan Avenue	Saline	Michigan	48176
Address	City	State	Zip
swhitener@briarwoodford.com		()	
Email Address		Fax Number	

Property Owner's Compliance Agreement	
I, <u>D.E.B. Associates, Inc.</u> hereby state that I am the owner of the property described on this application	
(Print Owner's name)	
and that I have authorized <u>Steve Whitener</u> to act as my agent for the purpose of obtaining the zoning variance, appeal, or interpretation herein requested, and I hereby acknowledge that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions.	
	<u>12-18-19</u>
Property Owner's Signature	Date

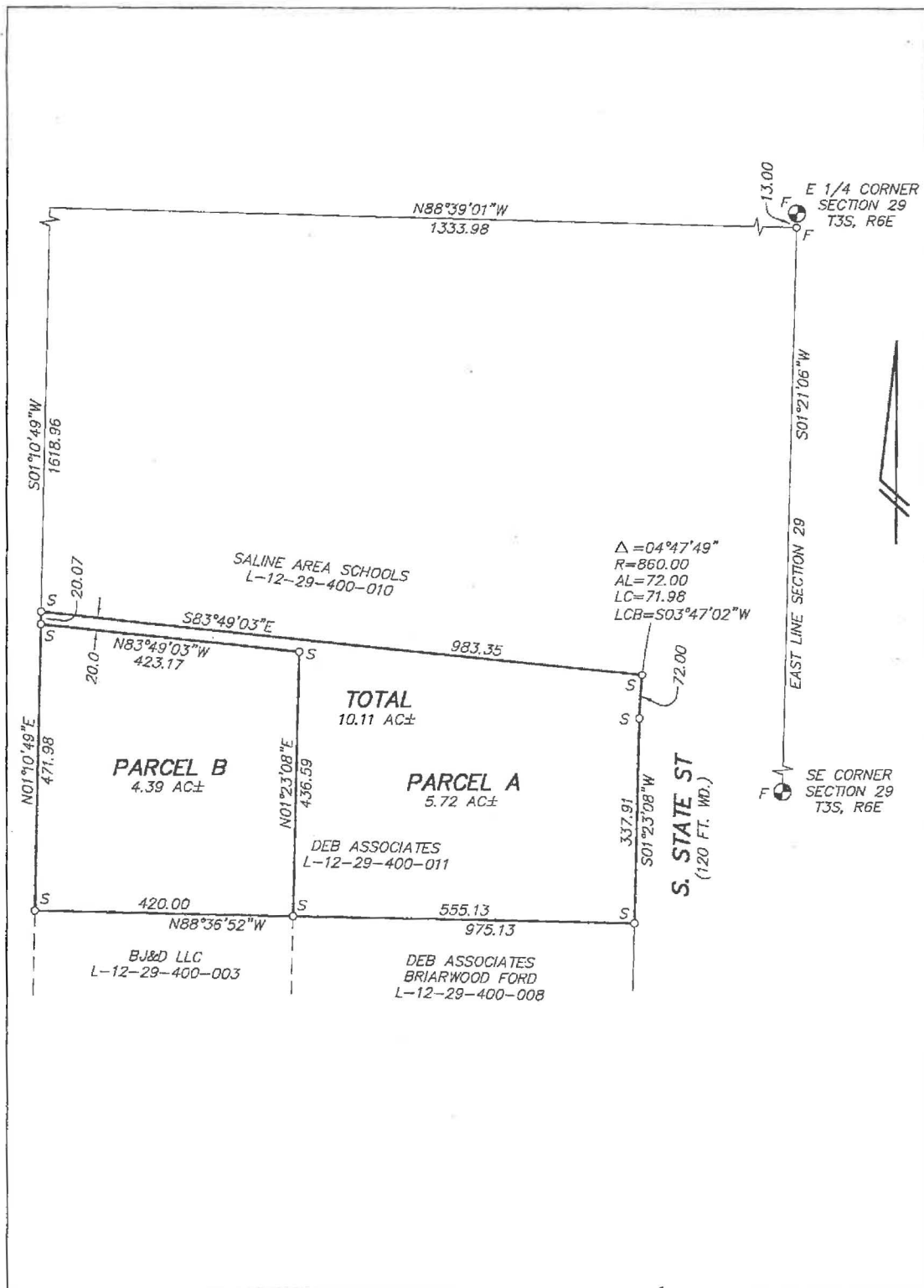
Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.





Personal Property, Fixtures, and Intangibles

This appraisal excludes all personalty or trade fixtures found within Element I of the subject building.



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LEGEND F = FOUND IRON MARKER S = SET IRON MARKER		SCALE: 1 INCH = 200 FEET	 PROFESSIONAL SURVEYOR NO. 24620
CLIENT: BRIARWOOD FORD		SECTION 29 TOWN <u>3</u> SOUTH * RANGE <u>6</u> EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY * MICHIGAN	
DATE 9-11-18		REV.	
DRAWN DJH		JOB 32468	
CHECK TLS		F.B. -	
SHEET 1 OF 2		FILE NO. R-10534	



WASHTENAW ENGINEERING COMPANY
 CIVIL ENGINEERS * PLANNERS
 SURVEYORS * LANDSCAPE ARCHITECTS
 3526 W. LIBERTY RD. SUITE 400
 ANN ARBOR, MICHIGAN 48103
 TEL. 734-761-8800 FAX. 734-761-9530
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 www.washtenawengineering.com



Future Land Use Plan



Pittsfield Charter Township Washtenaw County, Michigan

