



Pittsfield Charter Township
Department of Utilities & Municipal Services

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Mandy Grewal, Supervisor

MEMORANDUM

TO: Pittsfield Township Planning Commissioners

FROM: Ben Carlisle, AICP
Laura Kreps, AICP

DATE: May 28, 2020

SUBJECT: Revised Open Space Preservation Development Option (OSPDO) Ordinance

The Planning Commission continues to review ordinances to strength the township's regulations regarding sustainability. The first revised ordinance to review is the Open Space Preservation Development Option (OSPDO). Attached is a revised OSPDO ordinance with track changes.

Significant changes include:

- Require that an OSPDO maintain a minimum of thirty percent (30%) of the gross area of the site as dedicated open space held in common ownership. Open space between 30 to 49% would require a conditional use. Open space 50% and over would be a permitted use.
- Permitting OSPDO for multiple family development. Currently the ordinance doesn't permit OSPDO developments for multiple family (R-2, and R-3) districts. There may be opportunities to require/encourage OSPDO developments for multiple family developments.
- Reducing minimum lot area from 5 acres to 1 acre. Requiring 5 acres is a high burden. Reducing the minimum size of a site may encourage smaller, infill OSPDOs in more urban portions of the township.
- Eliminate requirement that OSPDO has to be in non-urban service areas. Currently OSPDO developments are only permitted in the rural, non-utility portions of the township. By removing this requirement, OSPDO can be developed in all portions of the township.
- To establish density for OSPDO in urban areas, the applicant shall provide a "parallel" plan. A parallel plan is a plan showing the number of dwelling units developable in the zoning district in which the proposed development is located, developed with a conventional layout and all applicable ordinances and laws observed. The parallel plan will establish the base density for the OSPDO.
- Giving authority to the Planning Commission to waiver dimensional requirements (setbacks, lot coverage, etc) if applicants can demonstrate innovative and creative site and building

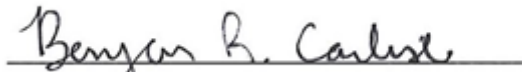
designs and solutions, which would otherwise be unfeasible or unlikely to be achieved absent this provision.

Questions for the Planning Commission to consider:

1. Is allowing OPSDO development in urban service areas appropriate?
2. Is allowing OPSDO development for multiple family residential uses appropriate?
3. Is providing a 20% density bonus appropriate to encourage the use of the Open Space Preservation Development Option?
4. Does the Planning Commission want the authority to allow for deviations from dimensional (setbacks, lot coverage, etc) requirements?

We look forward to discussing this item with the Planning Commission on June 4, 2020.

Sincerely,

A handwritten signature in cursive script, reading "Benjamin R. Carlisle", is written over a horizontal line.

CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, AICP, LEED AP

Principal
