

RESOLUTION #1
FINDINGS OF REQUIRED STANDARDS
Clark/Golfside-Lockwood Development Rezoning
RZ 20-08
April 1, 2021

The Pittsfield Township Planning Commission hereby makes the following findings of required facts from Article 6.02.B of the Pittsfield Township Zoning Ordinance for a Zoning Amendment Petition as RZ 20-08 by Lockwood Development – received by the Township on October 6, 2020, requesting a major amendment to an existing PUD (Parcel # L -12-01-100-005, 006, 007, and 020)

- 1. The proposed development shall conform to the adopted Master Plan, or represents land use policy which, in the Planning Commission’s opinion, is a logical and acceptable change in the adopted Master Plan.***

The site is future land use planned for Business District, but is in close proximity to the Washtenaw Avenue Form-Based District. This area is evolving from a primarily multiple family residential and office area to one of a mix of uses including multiple family residential, commercial, office, retail, and services.

It is intended that as the business districts evolve, they will become more pedestrian-friendly, have access to transit, and linkages within its open space areas. These areas are intended to evolve with a mixture of uses designed at the human scale along the major road frontages in order to accommodate pedestrians and the use of transit. Light industrial, office, and research and development uses are appropriate to the Business District and Washtenaw Form-Based District future land use category. Limited retail and service uses may be permitted to meet the needs of nearby residents and employees. On a case-by-case basis, multi-unit residential dwellings may also be permitted in this area to provide housing within close proximity to the Township’s major employers.

Considering the provision for multiple family housing as listed in Business District future land use and the desired use of multiple family in the form-base districts, the proposed use is consistent with the Master Plan. The Master Plan encourages a variety of housing options. This proposed development provides those. Furthermore, the recently adopted Township Preservation Plan outlines the vision, guidelines and recommendations pro-actively begin working more aggressively toward preservation and expansion of its green and open spaces. The policy guidelines outlined in the document are intended to coordinate with the goals/objectives of related documents also committed to furthering sustainability in Pittsfield, including the Stormwater Management Plan, Invasive Species Plan and Energy Management Plan.

As noted, the site is encumbered with natural features, including regulated wetlands and woodlands. The applicant is preserving the onsite wetland and a number of trees.

The Plan is consistent with the Master Plan, considering the adjacent uses, the provision of additional housing options, and the changing nature surrounding area that would be supported by this use.

- 2. The proposed development shall conform to the intent and all regulations and standards of a Planned Unit Development district.***

The proposed development complies with the following specific intentions of the PUD intent provided in Section 6.01.B:

- Provide flexibility in regulation of land development, resulting in a higher quality of land development that contributes to the social, economic, and environmental sustainability of the Township.
- Provide for a compatible mixing of land uses.
- Provide commercial, education, and recreational facilities and employment opportunities conveniently located in relation to housing.

We find that the development meets the overall intent of the PUD ordinance and the provided PUD regulations and standards

3. ***The proposed development shall be adequately served by public facilities and services such as but not limited to streets, police and fire protection, drainage courses, water and sanitary sewer facilities, refuse disposal, and sidewalks; or that the persons or agencies responsible for the proposed development shall be able to properly provide such facilities and services.***

The proposed development is adequately served by public facilities and/or the applicant is responsible to make all improvements to provide adequate services.

4. ***Common open space, other common properties and facilities, individual properties, and all other elements of a Planned Unit Development are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and surrounding lands.***

The site has ample amount of open space that will be owned and maintained by the site owner.

5. ***Public and common areas will be or have been irrevocably committed. Provisions shall be made for financing of improvements shown on the plan for open space and other common areas, and that proper maintenance of such improvements is assured.***

All public and common areas will be irrevocably committed through a formalized PUD Agreement. In combination with the ongoing maintenance of the detention facility, maintenance of the common open space will need to be provided by the site owner.

6. ***The proposed development shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation, and parking design; street and bridge capacity; and traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion.***

The applicant has provided adequate internal circulation. All public road improvements will be reviewed and approved by the Washtenaw County Road Commission. The applicant will provide a traffic study to be reviewed by the Washtenaw County Road Commission. Improvements to Clark or Golfside may be required due to the development.

7. The mix of housing unit types and densities, and the mix of residential and non-residential uses shall be acceptable in terms of convenience, privacy, compatibility, and similar measures.

The applicant is proposing a project that offers a layout, and affordable housing project that is lacking in the township. The number of units, rental range, and bedroom mix provides housing for local populations that work in area schools, hospitals, and nearby businesses.

8. Where applicable, that noise, odor, light, or other external effects which are connected with the proposed uses, will not adversely affect adjacent and neighboring lands and uses.

Site lighting will be reviewed during final site plan review. Other external effects will not adversely affect adjacent and neighboring lands and uses.

9. The proposed development shall create minimum disturbance to natural features and land forms.

A 0.56-acre wetland is located in the north portion of the site, and is demonstrated to be preserved with the required 25-foot buffer provided. The applicant has designed the site by curving the access drive from Clark to eliminate impacting the wetland. Tree mitigation is proposed as part of the landscape plan.

10. Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.

Street connections and function will be reviewed by the Township Engineer, and the Washtenaw County Road Commission. All public road improvements will be reviewed and approved by the Washtenaw County Road Commission. The applicant will provide a traffic study to be reviewed by the Washtenaw County Road Commission. Improvements to Clark or Golfside may be required due to the development.

11. Pedestrian circulation shall be provided for within the site, and shall interconnect all use areas, where applicable. The pedestrian system shall provide a logical extension of pedestrian ways outside the site and to the edges of the site, where applicable.

Public sidewalks along the Clark and Golfside frontages are proposed with additional internal connection to the proposed structures within the development. Internal crosswalks have been demonstrated to link all uses within the site together reducing vehicle movement from one location on the site to another providing greater connectivity through the site.