



**Carlisle | Wortman**  
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Date: November 4, 2020  
March 11, 2021

**PUD and Preliminary Site Plan Review  
For  
Pittsfield Township, Michigan**

**Applicant:** Lockwood Development

**Project Name:** Clark and Golfside PUD

**Plan Date:** January 29, 2021

**Location:** Clark and Golfside  
L -12-01-100-005  
L -12-01-100-006  
L -12-01-100-007  
L -12-01-100-020

**Zoning:** PUD, Planned Unit Development

**Action Requested:** PUD and Preliminary Site Plan Approval

**Required Information:** As noted in this report.

**PROJECT AND SITE DESCRIPTION**

The applicant is proposing to construct a 295-unit multiple-family development located on four (4) parcels that surround the corner at Clark and Golfside. The total site is +/-17 acres. The proposed development includes two four-story buildings consisting of 177 and 118 units respectively. Access to the site will be from Clark and Golfside. The development is proposed as an affordable housing development with a target rent of between 40% to 60% area median income (AMI). Recently, a number of affordable housing units in this portion of the township were converted to market rate. It is a priority of the township to provide housing diversity including affordable housing options.

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### Unit Breakdown

Type	Number	Area Median Income %	Average Per Month Rent
One-bedroom	118	60	\$ 1,055
One-bedroom	4	40	\$ 686
Two-bedroom	134	60	\$ 1,265
Two-bedroom	6	40	\$ 821
Three-bedroom	32	60	
Three-bedroom	1	40	
<b>Total</b>	<b>295 units</b>		

The development includes the preservation of wetlands and wetland buffer on site as well as preservation of a portion of the existing woodland and heritage trees. An internal sidewalk network along the internal access drive and sidewalk along the property frontage on Golfside and Clark is proposed.

The applicant is seeking a PUD, to permit a high-density, affordable housing development project. The applicant is seeking zoning deviations as well as zoning flexibility through the PUD process. The deviations sought include:

1. Allowable density
2. Building height
3. Impervious surface ratio
4. Relief from interior parking lot landscaping.

All four deviations are intricately linked. The applicant notes that this project as an affordable housing project is not possible without the number of units noted. A market rate development may reduce the number of units, but would not provide the affordable housing units desired by the township. The building height deviation is in response to the requested density, and to reduce the overall lot coverage and reduce impervious surface. By proposing a four-story building rather than a three or two story building the applicant is able to reduce the building sprawl, reduce impervious surface, and preserve the onsite wetland and significant tree cover on the northern end of the site.

To offset, building height the applicant has provided increased setbacks on all property lines, from existing buildings on the north, south, and west, and from Clark and Golfside. By setting the buildings back from other structures and roads, the applicant has reduced the visual massing of the buildings and compensated for the increased height.

The Planning Commission will need to consider whether the overall site development offered by the developer with respect to the construction of needed affordable housing and preservation of wetland/natural features preservation is commensurate with the requested density and requested dimensional deviations sought. Overall, we support this development. The applicant is proposing a project that offers a layout, and affordable housing that is lacking in the township.

Location of Subject Site:

**Aerial Image of Subject Site and Vicinity**



*Source: MapWashtenaw*

Size of Subject Site:

17 acres

Current Use of Subject Site:

Vacant

Current Zoning

PUD, Planned Unit Development

Proposed Use of Subject Property:

295-unit multiple-family development

Adjacent zoning and land uses are as follows:

Direction	Zoning	Use
North	Ann Arbor Township / BD, Business District	Washtenaw Community College / Office
South	PUD, Planned Unit Development	Apartments
East	Ypsilanti Township	Office / Apartments
West	PUD, Planned Unit Development	Apartments

**Items to be Addressed:** *None.*

#### PUD

The site is controlled by the Clark Road Office PUD. The PUD is an office-oriented development. Clearly the PUD was never constructed, and all approvals have since expired. The proposed development is considered a major amendment to the PUD.

#### 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 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. Fundamentally we find that 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.

**Items to be Addressed:** *Address site plan issues herein noted.*

## PREVIOUS PLANNING COMMISSION REVIEW

The Planning Commission considered a concept plan for the project at their December 10, 2020 meeting. At that meeting there was specific discussion about:

1. Number and mix of bedrooms
2. Scenic lake
3. Public transportation
4. Zoning flexibility
5. Tree preservation
6. Materials
7. Building height
8. Mix of market rate
9. Type of heating.

Based on the direction from the Planning Commission, the applicant included three-bedroom units to appeal to families.

## NATURAL FEATURES

Section 14.04 C. and D. require a Natural Features Impact Statement and Protection Plan be submitted with Preliminary Site Plan review when it is determined that one (1) natural feature is located on site. A Natural Features Impact Statement and a Natural Features Protection plan are provided on Sheet C-2 of the plan set. The Township Environmental Consultant (ECT) should review and comment on any potential wetland impacts.

**Topography:** The site has slight changes in elevation, mostly around the onsite wetland.

**Woodlands:** The applicant has provided a tree survey on sheets 5-8. Though heavily covered the survey notes 82% of onsite trees are invasive species of poplars, willows, elm, and black locusts. The applicant is saving 43 trees on site including 26 landmark trees. Based on trees removed, the applicant is required to provide 79 trees for mitigation. All required tree mitigation is onsite.

**Wetlands:** 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 appears to have designed the site by curving the access drive from Clark to eliminate impacting the wetland. ETC will review the plans for wetland impact.

**Soils:** Site soils are Blount loam 2-6% slopes, Spinks-Oshtemo loam 0-6%, Nappanee silty clay loam 2-6%, and Saint Clare Clay 0-2%

**Items to be Addressed:** Stantec to review wetland plan as part of final site plan submittal.

## AREA, WIDTH, HEIGHT, SETBACKS

Section 6.06 D. 1. states required yards shall not exceed that which is allowed in the zoning district that is most similar to that use area. All deviations related to the physical aspects of the site development requested by the applicant are provided in the tables below.

We have reviewed this project under the R-3 Moderate Density Multiple-Family Residential. R-3 is the zoning designation of the apartment complex just to the south of this project.

		Required / Allowed	Provided	Complies with Ordinance
<b>Lot Area</b>		1 acre 4,800 SF per dwelling	17 acres (gross) 2,540 SF per dwelling	Needs Deviation through PUD
<b>Lot Width</b>		150 feet	519 feet	Complies
<b>Setbacks</b>	<b>Front</b>	50 feet	182 feet	Complies
	<b>Side (Least)</b>	20 feet	112 feet	Complies
	<b>Side (Total)</b>	40 feet	112 feet	Complies
	<b>Rear</b>	50 feet	127 feet	Complies
<b>Lot Coverage (Gross)</b>		20%	12.8%	Complies
<b>Impervious Surface Ratio</b>		25%	50%	Needs Deviation through PUD
<b>Building Height (Feet)</b>		35 feet	49 feet	Needs Deviation through PUD
<b>Building Height (Stories)</b>		2.5 stories	4 stories	Needs Deviation through PUD

The applicant is seeking the following deviations through the PUD process:

1. Allowable density
2. Building height / stories
3. Impervious surface ratio

All three deviations are intricately linked. The applicant notes that this project as an affordable housing project is not possible without the number of units noted. A market rate development may reduce the number of units, but would provide the affordable housing units desired by the township. The building height deviation is in response to the requested density, and to reduce the overall lot coverage and reduce impervious surface. By proposing a four-story building rather than a three or two story building the applicant is able to reduce the building sprawl, reduce impervious surface, and preserve the onsite wetland and significant tree cover on the northern end of the site.

To offset, building height the applicant has provided increased setbacks on all property lines from existing buildings on the north, south, and west, and from Clark and Golfside. By setting the buildings back from other structures and roads, the applicant has reduced the visual massing of the buildings and compensated for the increased height.

**Items to be Addressed:** Planning Commission to consider noted deviations in light of the proposed benefits of the project.

#### UTILITIES and STORMWATER

We defer review of proposed water and sewer facilities to the Township Engineer. The applicant should work with the Township Utilities Director to properly locate utilities and utility connections. We note that the Township Engineer has noted several significant issues to address.

Stormwater detention areas are proposed in the north central portion of the site. We defer further comments on the stormwater management system to the Township Engineer and Washtenaw County Water Resources.

**Items to be Addressed:** Address Township Engineer comments.

#### PARKING, LOADING

All units require two (2) parking spaces each. Based on 295 units, 590 parking spaces are required. The applicant is providing 548 spaces, and proposing to land bank an additional 50 spaces that may be built in the future if necessary. The applicant should justify the landbanked parking and the need for only 545 spaces based on their experience with other developments.

We note the proposed surface lot spaces are dimensioned in accordance with Section 12.05.K.8. which allows parking spaces to be decreased two (2) feet in length where parking spaces abut a seven (7)-foot wide sidewalk. All proposed spaces, are adjacent to a 7-foot wide sidewalk allowing parking space lengths to be reduced to 18 as proposed.

**Items to be Addressed:** Justify landbanked parking.

#### SITE ACCESS, CIRCULATION, and TRAFFIC

Two (2) points of access are provided: one (1) off Clark, and one (1) of Golfside. Fire truck turning templates are provided on Sheet 20. Garbage truck turning radii is provided on Sheet 21.

A five (5)-foot wide public sidewalk is proposed along Golfside and a 10-foot wide public sidewalk along Clark. Both sidewalks are consistent with the Master Plan. Internal pedestrian connections from the existing public sidewalk and throughout the site are proposed.

**Items to be Addressed:** None.

#### LANDSCAPING

A conceptual landscape plan has been provided on Sheet 23. For the final site plan, all plant species should be identified and quantities verified on the landscape plan and plant list.

#### Greenbelt



A 10-foot wide greenbelt with a minimum of one (1) deciduous tree for every 30 linear feet is required. A greenbelt is provided with 9 trees on Golfside and 25 existing trees on Clark.

**Parking Lot Landscaping**

One (1) tree per eight (8) spaces. 545 spaces require 68 trees. Applicant has provided only 37 trees. Applicant is seeking waiver through PUD. Applicant notes that due to fire code access requirements, and existing overhead utilities, they are unable to install the required interior parking lot landscaping.

**Parking Lot Perimeter**

One (1) tree per 40-feet. 84 trees required and 84 trees provided.

**Site Landscaping**

A minimum of 20% of the site is required to be comprised of landscape material. The applicant indicates 46% of the site will maintain site landscaping including the on-site wetland.

**Dumpster Screening**

Detail of the dumpster enclosures is provided on Sheet A-1.1. Exterior materials are noted to block masonry. Colors are not indicated. Three (3) enclosures are provided throughout the site to be convenient for residents.

**Equipment Screening**

The location of any ground-mounted equipment will need to be shown on the final site plan with screening in accordance with Section 13.04.

***Items to be Addressed:*** 1). Seek waiver of parking lot landscaping; and 2). Provide the location of any ground-mounted equipment at final site plan.

**LIGHTING**

A lighting plan will be required to be submitted for review during final site plan.

***Items to be Addressed:*** Provide lighting plan for final site plan review.

**ELEVATIONS AND FLOORPLANS**

Floorplans and elevations have been provided. All units will be either one (1)-, two (2) or three (3) bedrooms. Each building will contain 2-story units in the center and one-story units on the ends. Building materials are specified as brick, with cement board and board and batten siding. A color rendering is provided.

***Items to be Addressed:*** None.

**PUD STANDARDS**

As part of the consideration of the PUD, the Planning Commission shall consider the following standards as set forth in 6.02.B.



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.*
2. *The proposed development shall conform to the intent and all regulations and standards of a Planned Unit Development district.*
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.*
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.*
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.*
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.*
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.*
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*
9. *The proposed development shall create a minimum disturbance to natural features and land forms.*
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 plan shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.*
11. *Pedestrian circulation shall be provided within the site, and shall interconnect all use areas, where applicable. The pedestrian system shall provide for a logical extension of pedestrian ways outside the site and to the edges of the site, where applicable*

We find that the required standards have been met:

1. The township has recently lost a significant number of affordable units.
2. The applicant is providing 295 units of affordable housing ranging in 40-60% AMI. Provision of affordable housing is a stated policy goal of the Township.
3. The location is within walking distances to employment, services, and a transit line.
4. To appeal to a mix of housing sizes, the applicant is providing a mix of 1-to-3-bedroom units.
5. The rental range of \$800 to \$1,200 (for 1 and 2 bedrooms) provides housing for local populations that work in area schools, hospitals, and nearby businesses.
6. The applicant is preserving the onsite wetland.
7. The residential use is consistent with and complementary to surrounding uses.
8. The development can be serviced by public facilities.

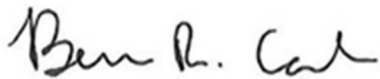
## RECOMMENDATION

Overall, we support this development. The applicant is proposing a project that offers a layout, and affordable housing project that is lacking in the township. The rental range of \$800 to \$1,200 (for 1 and 2 bedrooms) provides housing for local populations that work in area schools, hospitals, and nearby businesses.

As part of the Planning Commission discussion, they should consider the benefit of providing 295 units of affordable housing compared to the following zoning deviations:

- a. Density
- b. Building height
- c. Impervious surface ratio
- d. Parking lot Landscaping
- e. Landbanked parking

If the Planning Commission finds that the proposed benefits are commensurate with the zoning deviations and the project meets the required PUD Standards, we recommend they direct staff to draft the necessary Resolutions of Approval. The conditions of affordability terms will be codified in a future development agreement.



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



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**CARLISLE/WORTMAN ASSOC., INC.**  
**Laura K. Kreps, AICP**  
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