

RESOLUTION #1
FINDINGS OF REQUIRED STANDARDS
Sutherland Square Rezoning
RZ 20-04
August 19, 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 20-04 by Eaton Group, LLC – received by the Township on March 20, 2020, requesting a major amendment to an existing PUD (Parcel # L-12-28-200-008) and AG, Agricultural to PUD (Parcel # L-12-28-200-005).

- 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 Business District designation is represented by the area that encompasses the established research and development corridor along State Street. In addition to numerous businesses, this area has significant natural features and open space.

It is intended that as these areas 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. The Township is considering an amendment to the Future Land Use plan to reclassify this area as Mixed Use.

The Master Plan encourages mixed use development and 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 proposing to preserve 96.4% of the 6.78-acre wetland. While fundamentally we find that the plan is consistent with the Master Plan.

- 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:

- Provides 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.
- Provides for a compatible mixing of land uses.

- Encourages innovation in land use planning, design, and development that responds to changing public needs.
- Creates stable neighborhoods by providing a variety and balance of housing types which improve the quality of residential environments.
- Provides commercial, education, and recreational facilities and employment opportunities conveniently located in relation to housing.
- Encourages provision of useful open space and long-term protection and conservation of natural features and resources.

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. The open space will include a nature preserve, 6.8 acres of wetlands, an overlook platform along the northern wetlands, and approximately 0.5 acres for an active public park. Additional amenities include an approximate 2,000 square foot private clubhouse with a gym and lounge space for residents, and optional lounge room in Loft Building N, an outdoor pool and a community garden.

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.

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.

- 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 has proposed a mix of uses and is proposing a residential density similar to the densest zoning district in the Township (9 units/acre). The Township encourages a mix of housing options. The single-family homes proposed along the west property line have been modified to be compatible with the neighboring existing residential neighborhood (Centennial Park). No perimeter buffering is provided along the west or south property lines with development proposed 35 feet from the west (neighboring single-family residential with existing vegetation and additional vegetation proposed) and 20 feet from the south (vacant agricultural).

- 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.***

There should no more noise, odor, light, or other external effects than any other surrounding use.

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

The applicant has designed the site to preserve the existing sites natural features.

- 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.

- 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 sidewalk/boardwalk along the South State Road frontage is proposed with a complete internal sidewalk system within the development.