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September 8, 2020

July 29, 2021

Preliminary PUD / Rezoning Review For Pittsfield Township, Michigan

File No.:	RZ 20-04
Applicant:	Eaton Group – Robert Gibbs
Location:	6464 South State Road and vacant parcel to the north L-12-28-200-005 and L-12-28-200-008
Plan Review Date:	June 25, 2021
Current Zoning:	PUD, Planned Unit Development / AG, Agriculture
Proposed Rezoning:	PUD, Planned Unit Development
Property Size:	22.6 acres
Action Requested:	Rezoning from previous PUD, Planned Unit Development and AG, Agriculture to PUD, Planned Unit Development

PROJECT DESCRIPTION

The applicant has submitted a Planned Unit Development (PUD) rezoning application to develop 199-residential dwelling units and 4,500 square feet of commercial space in a traditional, walkable mixed-use neighborhood containing approximately 21 acres located on the west side of South State Road just south of Textile Road and the Story Pointe senior living facility. (The density of the proposed development has been reduced since review of the concept plan which proposed 242 residential dwelling units and 19,000 square feet of commercial/office space.)

Currently, the site is primarily vacant, has been most recently farmed, and portions are encumbered by regulated wetlands and woodlands. The southeast corner is currently developed as a single-family residential lot that will be demolished and incorporated into the development.

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The applicant is seeking a PUD, to permit a high-density mixed-use development, provide a variety of housing types, commercial space, and flexibility to preserve the site's existing natural features. The applicant is seeking zoning deviations as well as zoning flexibility through the PUD process.

The development will consist of six (6) types of residential products (based on sheet 2) including:

- Forty (40) townhomes - 1,200 to 1,800 square feet in size;
- Nineteen (19) carriage homes – 900 to 1,300 square feet in size;
- Twenty-four (24) cottage homes – 800 to 3,000 square feet in size;
- One hundred six (106) lofts – 500 to 1,200 square feet in size; and
- Five (5) duplex structures (10 dwelling units) - 1,200 (single-story) to 2,500 (two-story) square feet in size.

Previously, we asked the applicant to better define the differences in the proposed housing types since several appear to be similar based on the floor areas. A narrative describing each of the proposed housing types is provided in the applicant's supplementary information provided with the revised site plan. We have summarized the narrative provided below:

Cottage Homes: The cottages are free-standing, single-family one and two-story homes ranging from 800 to 3,000 square feet of living area and will include two or more off-street parking spaces. Many of the cottages will include covered front porches and rear facing garages, accessed from a shared lane. Cottage homes located along the west edge of the property, adjacent to the Centennial Farms subdivision (sites 9-15) will be 1,500 square feet or larger and designed with front facing garages. These homes will be screened from the Centennial Farm's homes with extensive landscaping and 35-foot minimum rear yards.

Duplex Homes: Each duplex building will include two homes attached with a common interior wall. Each individual unit will range from 1,200 (single-story) to up to 2,500 (two-story) square feet each in living areas and will include an attached garage. Garages and driveways will face the rear of the building and be accessible via a shared drive.

Carriage Homes: Each carriage home building is three-stories and will include up to 10-attached dwellings with common interior walls. Unit size will range from 900 to 1,300 square feet in living area and will include a single car attached garage. The carriage home garages and driveways will face the front of the building and be accessible via a shared lane.

Townhomes: Each townhome building is three-stories with individual units ranging from 1,200 to 1,800 square feet in living area. Townhomes include a single car attached garage and one driveway parking space. Townhome garages and driveways will face the back of the building and be accessible via a shared lane.

Lofts: The loft homes are attached three-story, multiple-family structures with interior hallways and community rooms for gathering and recreation. All loft buildings are planned to be for residential use. However, they may also include a small commercial space on the first floor facing Sutherland Street or the square. Some of the first-floor dwellings may include both front, outside and an interior door. Each

unit ranges from 500 to 1,200 square feet in living area and will be offered as studio, one- and two-bedroom dwellings. The parking areas will be located in the back of the structures.

The development will contain private roads designed at 63-foot and 55-foot private road cross-sections. The site is proposed to be serviced with public sewer and water. Stormwater management is proposed to be addressed through the construction of two (2) detention basins and underground detention. The site includes a 6.8-acre wetland which will be entirely preserved other than a required road crossing.

Overall, we support this development and the Planning Commission was generally receptive of the project at the public hearing held on November 19, 2020 asking the applicant to further refine their plan based on Planning Commission discussion and Township Planning and Engineering Department review comments. The applicant is proposing a project that offers a layout, mixed use, and housing types that are not offered in the township. While currently unconventional for Pittsfield, the applicant's approach to vary housing products all in a mixed-use community is strongly desired. The housing mix of smaller single-family homes (cottage homes), and stacked flats, are underserved in the Township and strongly desirable. The project provides a housing range from first-time homebuyers and families, to empty nesters and active older adults. Lastly, the applicant has worked closely with the adjacent neighbors and has preserved the sites most valuable natural resources.

Through the PUD process, the applicant is seeking the following zoning deviations:

- Lot area, setbacks, lot coverage and impervious surface ratio for the Cottage Homes.
- Impervious surface ratio for Duplex units.
- Setback, impervious surface ratio, and building height for Townhome, Carriage and Loft buildings.
- Parking reduction.
- Parking space width reduction.
- Waiver loading space requirement.

More detail about each deviation is provided later in this report.

The Planning Commission will need to consider whether the overall site development offered by the developer with respect to preservation of wetland/natural features preservation, parkland dedication, and diversity of housing products is commensurate with the requested density and requested dimensional deviations sought.

The applicant desires flexibility with regards to allowable housing types on the blocks. i.e the flexibility to swap one housing type for another based on market demand. For this review, we have reviewed the plan as submitted, which is the most "intense" with regards to number of units and zoning deviations.

Conceptually we are comfortable with housing type flexibility with the following conditions:

1. Road pattern does not vary (including road-width and layout)
2. The number of units do not increase
3. The flexibility does not create any additional deviations to approved lot coverage, height, setbacks, and impervious surface.

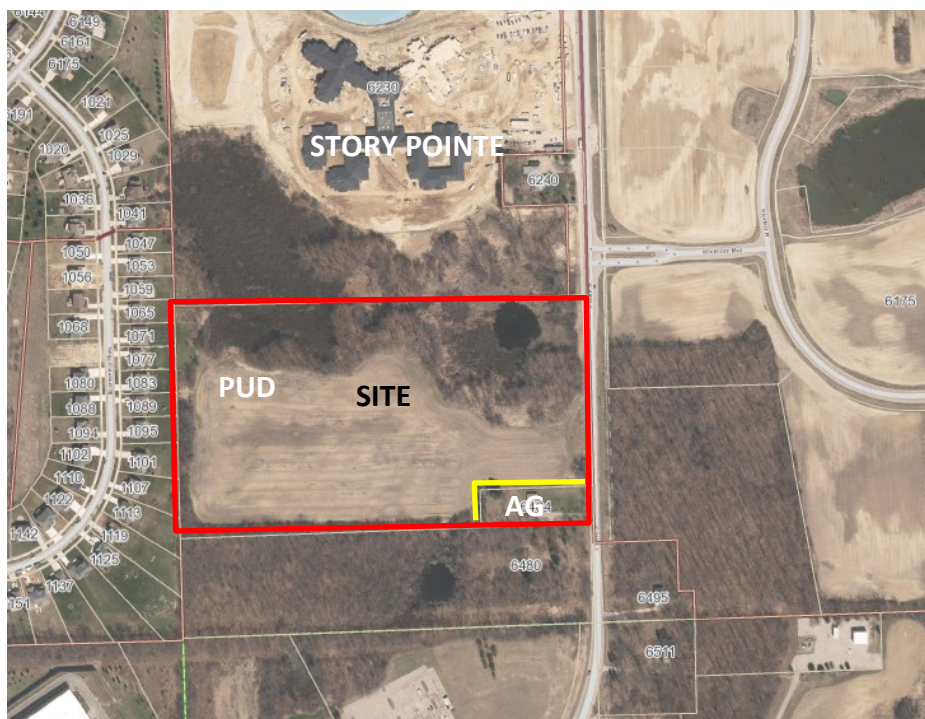
Additionally, the applicant has further requested flexibility to build a small place of worship on Lots 21-25 with future special land use approval from the Township (page 2, item 8 of January 11, 2021 cover letter). We do not support this flexibility, due to unknown parking demand.

Modifications to this plan include:

- The reduction of one (1) cottage home lot (20 lots to 19 lots).
- Elimination of on-street parallel parking spaces along Sutherland Street.
- Additional on-street parallel parking spaces along Edgar Way.
- Off-street parking spaces in the location that had previously been cottage home lot 20 at the northeast corner of Sutherland Street and Edgar Way.
- Southern driveway from State Road will be gated and emergency access only.

If the Planning Commission and the Township Board approve the rezoning and preliminary site plan approval, each block would be approved by the Planning Commission as part of the final site plan approval.

Figure 1. Aerial Photograph



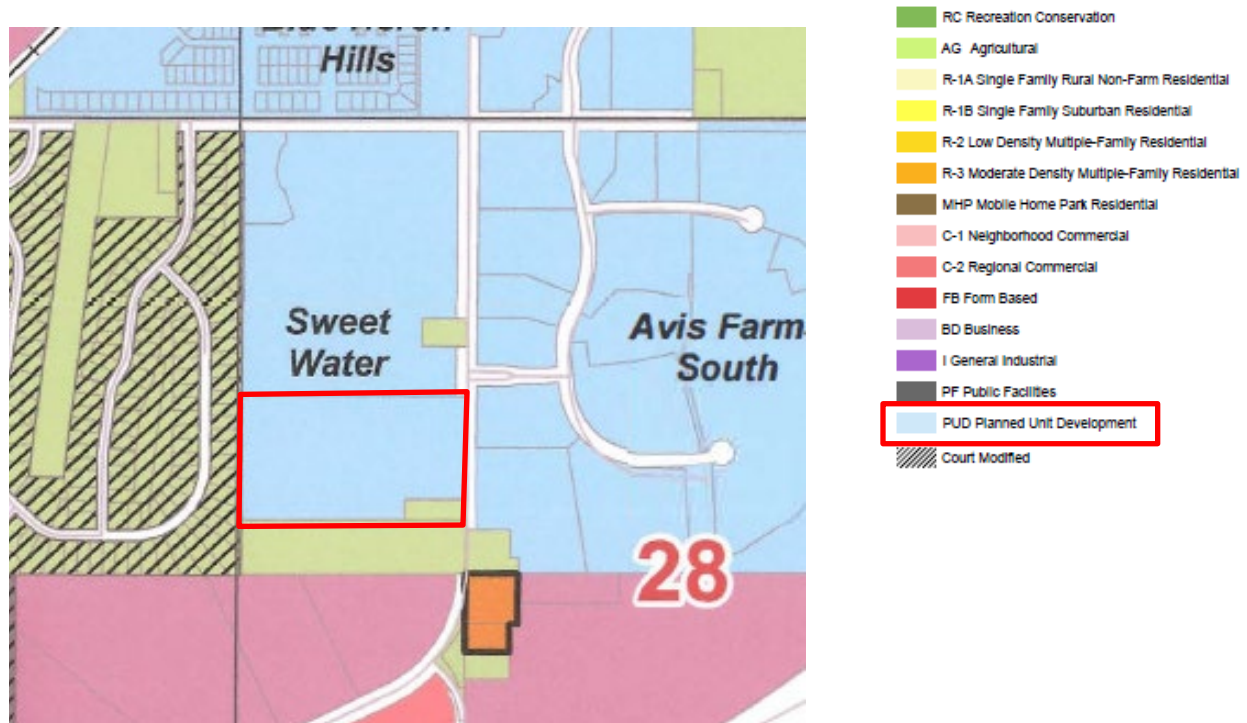
Zoning Classification of Parcel, Adjacent Parcels, and Current Land Use:

The subject site is currently vacant/agricultural property with the exception of the southeast corner previously developed as a single-family residential home. Uses surrounding the subject site include single-family residential, a senior living facility, and vacant/agricultural land.

Adjacent zoning and land uses are as follows:

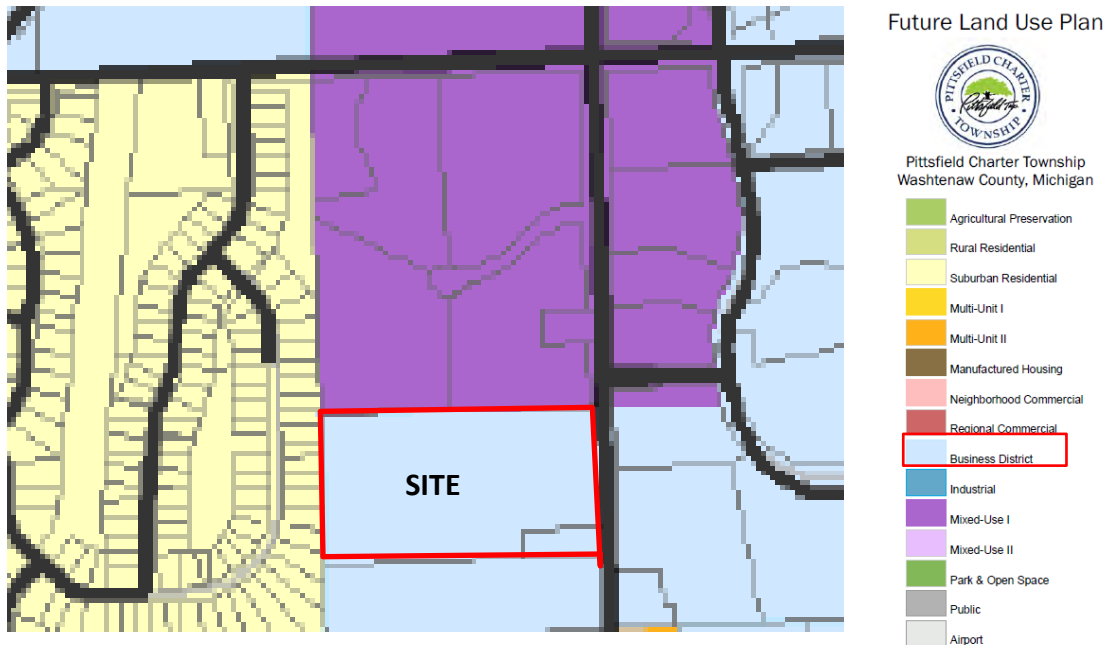
Direction	Zoning	Use
North	PUD, Planned Unit Development	Story Pointe Senior Living
South	AG, Agricultural	Vacant
East	PUD, Planned Unit Development	Avis Farms South
West	AG, Agriculture	Centennial Park – Single-Family Residential

Figure 2. Zoning Map



MASTER PLAN

The Future Land Use Plan designates the parcels and the surrounding area to the south and east as Business District. The Mixed Use I future land use classification is found to the north and Suburban Residential borders the site to the west (existing single-family residential development).



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.

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

PUD

A Planned Unit Development project is viewed as an integrated development concept. As such, a PUD is used to allow flexibility to provide for improved design, character, and quality of new development.

A PUD is a form of rezoning, where approval rests with the Township Board of Trustees (Board). As such, the Board has the discretion and authority to determine if the standards have been met. In reviewing the project, the Planning Commission and the Board will need to consider whether the overall site development offered by the developer is consistent with the master plan, meets the PUD standards, and is commensurate with the requested deviations being sought.

The applicant has applied the form-based district bulk standards to the Duplex, Townhome, Carriage, Loft Buildings, and Commercial Buildings. The application of the form-based bulk standards reduces the need for deviations than the conventional zoning of R-2 and R-3 multiple family zoning district, and C-2 neighborhood commercial zoning district.

Applying the form-based bulk standards for the Duplex, Townhome, Carriage, Loft Buildings, and Commercial Buildings is appropriate if the Planning Commission supports the overall concept and layout, and if the Planning Commission finds that the layout is more consistent with the spirit and intent of the Mixed-Use master plan land use category than the standard multiple family and commercial land use category. Again, an amendment to the Master Plan to a more suitable land use classification may be in order and could be considered in concert with rezoning/preliminary PUD plan review.

If the Planning Commission agrees with those two findings, based on the understanding of what the applicant is trying to achieve, we find the application of the form-based bulk standards is appropriate.

Through the PUD process, the applicant is seeking the following zoning deviations:

- Lot area, setbacks, lot coverage and impervious surface ratio for the Cottage Homes.
- Impervious surface ratio for Duplex units.
- Setback, impervious surface ratio, and building height for Townhome, Carriage and Loft buildings.
- Parking reduction.
- Parking space width reduction.
- Waiver loading space requirement.

More detail about each deviation is listed in the next section.

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.

R-1B Single-Family Suburban Residential District (COTTAGE HOME UNITS)

	Required / Allowed	Provided	Deviations – Conventional Zoning
Lot Area	10,000 SF	3,294 SF to 7,015 SF	All lot areas are proposed 2,985 SF to 6,706 SF less than the required 10,000 SF.
Lot Frontage	70 feet	36 feet to 60 feet	All lot frontages are proposed 10 to 34 feet less than the required 70 feet.
Lot Setbacks			
Front	35 feet	<p>Lots 1-15 = 10 feet Lots 16-20 = 13 feet Lots 21-25 = 17 feet</p> <p>*Lots 16 & 20 secondary front = 12 feet</p> <p>*Lots 21 & 25 secondary front = 13 feet</p>	Front setbacks for Lots 1-15 are proposed 25 feet less than the required 35 feet. Front setbacks for Lots 16-20 are 22 feet less than the required 35 feet. Front setbacks for Lots 21-25 are proposed 18 feet less than the required 35 feet. Lots 16 & 20 have a secondary front yard setback proposed 23 feet less than the required 35 feet. Lots 21 & 25 have a secondary front yard setback proposed 22 feet less than the required 35 feet.
Side	5 feet/15 feet	<p>Lots 1-8 & 16-20 & 21-25 = 4 feet/6 feet Lots 9-15 = 4 feet / 11 feet</p>	The side setbacks of Lots 1-8; 16-20; & 21-25 are 1 to 4 feet less than the required. Lots 9-15 are 1-foot less than the required 5-foot min. side setback.
Rear	35 feet	<p>Lots 1-4 = 20 feet Lot 5 = 38 feet Lot 6 = 32 feet Lots 7-8 = 28 feet Lots 9-15 = 35 to 40 feet Lots 16-20 = 15 feet Lots 21-25 = 10 feet</p>	The rear setbacks of Lots 1-4 are 15 feet less than the required 35 feet. The rear setback of Lot 6 is 3 feet less than the required 35 feet. The rear setback of Lots 7-8 are 7 feet less than the required 35 feet. The rear setbacks of Lots 16-20 are 20 feet less than the required 35 feet. The rear setbacks of Lots 21-25 are 25 feet less than the required 35 feet.
Maximum Lot Coverage and Building Height			
Gross	30%	<p>Lots 1-4; 8; 10-15 = 18.8% to 28.3% Lots 5-7; 9; 16-25 = 31.3% to 58% Total Site = 13%</p>	Lots 5-7; 9; & 16-25 have a max. lot coverage 1% to 28% greater than the 30% allowed. The lot coverage deviation is directly related to the lot size deviation.
Impervious Surface Ratio	40%	<p>Lots 4, 8-15 = 32.1% to 38.1% Lots 1-3, 5-7 & 16-25 = 45.4% to 72.5% Total Site = 72%</p>	The impervious surface of Lots 1-3, 5-7 & 16-25 are 5% to 32.5% greater than the 40% allowed. The lot coverage deviation is directly related to the lot size deviation and the proposed house size
Building Height	35 feet/2.5 stories	28 feet/2.5 stories*	See discussion below
Home Square Footage	N/A	The plans indicate a square footage up to 3,000 sq/ft and 28-feet in height.	See discussion below

Understanding the purpose of the Cottage and Carriage Homes, requesting relief from lot area, lot coverage, impervious surface, and setbacks is appropriate through the PUD process. While requiring additional discussion and consideration by the Planning Commission, for the most part we support most of the needed deviations. Previously, we had provided the applicant three (3) issues to be addressed related to deviations requested for front setbacks, rear setback of Lots 11-17 and building height. The revised submittal demonstrates the rear yards of Lots 11-17 meeting the 35-foot rear yard setback requirements and the building heights have been reduced to meet ordinance standards.

As for the Cottage Homes, we have two outstanding issues for PC discussion: Front yard setbacks and house size and height in relation to lot size:

Front Yard Setback

Our previous comment regarding front yard setbacks and the applicant's response is provided below:

CWA COMMENT: We find that the front setback at five feet, which does not appear to include the porch, to be too close to the sidewalk. Five feet does not allow enough area for franchise utilities, landscaping, fences, etc. The minimum setback should be at least 10 to 15-feet including the porch.

APPLICANT RESPONSE: *Many of Sutherland's homes will include front porches, designed to encourage socializing with neighbors. Our experience with traditional neighborhoods has shown that 5-10 feet is the maximum distance for casual conversation between the porch and sidewalk. Increasing front yard setbacks greater than 10 feet, will make the rear facing garages and lanes impractical, resulting the redesign of our cottages, duplexes and townhomes include front facing garages and driveways, significantly reducing the neighborhoods walkability. The cottage home buildable areas have been reduced to increase their front yard setbacks to the street right-of-way to allow for a minimum 10 feet off the street right-of way to accommodate future access to underground utilities. These reduced building envelopes will include the covered front porches.*

The applicant also added the following: *To ensure homeowners are aware of any potential costs related to servicing the franchise utilities, the Homeowner's Association (or equivalent) document will stipulate that owners are liable for all costs related to servicing the utilities and that the proposed easements are closer to the building structure than typical developments within the Township. We understand that final site plan approval will be contingent upon receiving site plan sign-off from third-party franchise utility providers.*

If the Planning Commission is comfortable with 10-foot setback, we encourage a condition that porches and decks be located within the building envelope. The reason why a 10-foot setback should remain is that within that 10-feet are locations of landscaping and franchise utilities. Anything less than 10-feet may require foundations to be removed and replaced if utilities need to be replaced.

House size and height in relation to lot size

The proposed cottage homes are on small lots and anticipated to be smaller houses. Smaller single-family homes are a type of housing that is desired and needed in the township. The plans indicate a square

footage up to 3,000 sq/ft and 28-feet in height. Due to the narrowness of the lots, and to ensure compatibility and ensure that the homes can fit on the small lot sizes, we think a smaller cap on square footage and height should be considered. We find a cap at 1,500 sq/ft, and 25-feet for smaller lots and up to 2,000 sq/ft and 28-feet for larger lots and 25-feet height to be reasonable

Form-Based Low Density Multiple-Family Residential District (DUPLEX UNITS)

	Required	Provided	Deviations
Minimum Distance Between:			
Internal Drive	10 feet	12 feet	Complies
Building Side to Building Side	10 feet	15 feet	Complies
Building Side to Building Front or Building Rear	10 feet	45 feet	Complies
Building Front to Building Front or Building Rear Building Rear to Building Rear	10 feet	49 feet	Complies
Maximum Lot Coverage and Height:			
Gross	NA	39%	Complies
Impervious Surface Ratio	60%	Block III – Townhomes /Duplexes = 70% Total Site = 37.1%	10% greater than allowed in Block III
Building Height	35 feet/2.5 stories	32 feet/ 2 stories*	Complies

Form-Based Moderate Density Multiple-Family Residential District (TOWNHOME, CARRIAGE & LOFT UNITS)

	Required	Provided	Deviations
Side Yard Setback	5-feet	10 feet (south)	Complies
Minimum Distance Between:			
Internal Drive	10 feet	Varies 5-10 feet	Maximum 5-foot deviation. Specific buildings not listed.
Building Side to Building Side	10 feet	15 feet to 62 feet	Complies
Building Side to Building Front or Building Rear	10 feet	22.5 feet to 27.5 feet	Complies

Building Front to Building Front or Building Rear to Building Rear	10 feet	50 feet	Complies
Maximum Lot Coverage and Height			
Gross	50%	45%	Complies
Impervious Surface Ratio	60%	Blocks III & IV – Townhomes/Duplexes = 70% Total Site = 37.1%	Blocks III & IV have a 10% greater ratio than allowed.
Building Height	35 feet/2.5 stories	38 feet / 3 stories	0.5-stories / 3 feet taller than allowable building height.

Form-Based Commercial District

	Required	Provided	Deviations
Lot Area	Not Applicable	Information is not provided	-
Lot Frontage	Not Applicable	Information not provided	-
Lot Setbacks			
Front (State Road)	10-feet	Bldg. R: 25 feet Bldg. S: 10 feet	Complies
Front (Internal Drive)	10-feet	Bldg. R: 10 feet Bldg. S: 10.5 feet	Complies
Rear	40 feet	-	-
Maximum Lot Coverage and Height			
Impervious Surface Ratio	90%	Information not provided by building type.	Unknown
Building Height	38 feet/3 stories	Information not provided by building type.	Unknown

In summary, the applicant is requesting relief from lot area, setbacks, and impervious surface for all building types proposed on the site. The PUD district is not intended to be used as a device for avoiding the zoning requirements that would otherwise apply, rather to allow flexibility and mixture of uses, and to improve the design, character, and quality of the new development.

The applicant has provided a deviation schedule on Sheet 11; however, we note several specific deviations pertaining to the cottage home lots in the table above that are not specifically called out on the deviation table provided. The Planning Commission will evaluate the proposed deviations in light of the overall quality of development, compliance with the Master Plan and PUD eligibility criteria.

Items to be Addressed: 1) Verify deviation schedule; and 2). Planning Commission to consider deviations to dimensional requirements as proposed.

PROJECT DENSITY

Section 6.07 B. requires that the maximum permitted residential density for a PUD shall not exceed the average residential density for the area included on the Master Plan. As noted in the Master Plan portion of this report, the Business District future land use classification does not provide a maximum residential density. It does, however, note multi-unit residential may be allowed on a case-by-case basis. Furthermore, the township is considering a master plan amendment to this area being mixed use.

The applicant is proposing 9.0 units per acre as provided on Sheet 10 of the plan set. The densest multiple-family zoning district (R-3) allows for a maximum density of 9 units per acre.

Items to be Addressed: None.

NATURAL RESOURCES

Section 14.04 C. requires as part of the Preliminary Site Plan Review process the applicant determine if natural features exist on the site, and in proximity to the site. If one (1) natural feature is determined to exist on a site, then the applicant shall submit a Natural Features Impact Statement containing the information required in Section 14.04 C.

Due to the presences of wetlands and woodlands on the site, a natural features impact statement and protection plan are provided on plan sheets 7 and 8.

Tree Mitigation:

The Natural Features Plan demonstrates that 21 heritage trees will be removed requiring 787-inches of replacement trees to be mitigated on-site. Additionally, 69 regulated trees totaling 536-inches are noted to be mitigated on site as well. A total of 1,061-inches of replacement trees are required and 1,135-inches are proposed to be mitigated.

Wetland Impact Review:

Wetland impacts will be reviewed in detail by the Township Engineer; however, we note the following based on information provided on the site plan. The site maintains 6.78 acres of regulated wetland area in the northern portion of the site and along the southcentral property line. Existing wetland limits are shown on the plan, as well as required wetland buffer areas. No wetland impacts are proposed to Wetland B; however, Wetland A impacts include 3,975 square feet of emergent wetland for an access drive from State Road. An 850 square foot boardwalk pathway along State Road and a 265 square foot recreational boardwalk wetland overlook within the development are also proposed. To offset the 3,975 square feet of emergent wetland impact from the entry drive, a 6,000 square foot emergent wetland mitigation area is proposed to be constructed on-site adjoining existing Wetland A and other future open space in a location where tree removal will not be required.

Permanent wetland buffer impacts of 7,837 square feet are proposed primarily for vehicular and pedestrian circulation. In addition, 21,798 square feet of wetland buffer impacts are proposed for grading. New wetland buffer of 6,095 square feet is proposed around the wetland mitigation area which will also be revegetated with a native upland seed mix.

Items to be Addressed: *Review of wetland impacts by township engineer.*

OPEN SPACE

In the applicant's supplemental materials provided with the revised site plan, they note the total open space has been expanded to over 40% of the 22.6-acre site – approximately 9.1 acres. This additional park space has been created by enlarging Sutherland Square (park area), adding a community garden, creating 6,000 square feet of new wetlands (required mitigation), reducing the number of dwellings, increasing setbacks and reducing the size of the commercial buildings along State Road. The open space land area percentage is provided as part of the site data table. The applicant notes 1.3 acres are provided for active and useable open space (Square and community gardens) and 13.7 acres are provided as passive open space (wetlands and nature preserve).

The applicant provides in their cover letter (dated January 11, 2021) that *approximately 40% of Sutherland's site will be dedicated for parks and open space. 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.*

Items to be Addressed: *None.*

SITE ACCESS AND CIRCULATION

The development will be accessed from two (2) locations off State Road. The northernmost drive is demonstrated to be the main thoroughfare of the development with the southern driveway will be gated and signed for emergency access only (shown on Sheets 10, 12, 14 and 23 – all sheets depicting this portion of the development should provide the note regarding emergency access only). Further, we have concerns about the viability of the southern retail building if the southern access is for emergency vehicles only. In previous conversations with the applicant we have noted a conversion to a lower intense use such as an office would be preferred.

The development will contain private roads designed to 55-foot and 63-foot private road cross-sections. Turning radii for emergency and garbage trucks is provided on Sheet 23 for review by the Township Engineer and Fire Marshal (see Parking section below). Commercial structures have been reduced and size and will not require large semi-truck deliveries. The applicant's cover letter indicates *any deliveries will likely be by compact vans 3-5 times per week during normal business hours. These vans are expected to be roughly 6 feet by 15 feet in size and would be able to park in a standards parking vehicular parking space. Most commercial deliveries will likely occur during normal business hours while many residential*

dwelling will be unoccupied, leaving ample areas to accommodate the short-term service parking. A note should be added to the site plan denoting such.

We note on-street parking is demonstrated along the north and west sides of the main drive (63-foot cross-section). We defer further comment to the Township Engineer and Fire Department in this regard.

Items to be Addressed: 1) Provide loading area/commercial delivery note on site plan regarding location, timing and frequency of commercial deliveries. 2) Commit that southern commercial building will be a lower intensity use such as an office.

PARKING

Section 12.05 G. requires residential uses with one-bedroom and greater to provide two (2) parking spaces and efficiency units to provide one (1) parking space. The applicant indicates fifteen (15) of the loft units are efficiency units (one (1) parking space required). All other residential dwellings on the site will be one-bedroom or greater requiring two (2) parking spaces each. Based on this configuration, 385 parking spaces for residential dwelling uses on the site are required.

Additionally, the Parking Summary provided on Sheet 11 lists 4,500 square feet of commercial/retail space. Based on the information provided, commercial /retail uses are required to provide one (1) parking space for each 250 feet of gross floor area or 18 spaces (4,500 SF / 250). See table below:

	Required	Total Parking Provided
Residential Efficiency Units – 1 space = (15 units)= 15 spaces One-bed and greater – 2 spaces (184 units x 2) = 368 spaces	383 spaces for residential	Townhomes (40 units) – 80 spaces Carriage Homes (19 units) -38 spaces Cottage Homes (25 units) – 50 spaces Duplexes (10 units) – 20 spaces 164 surface parking spaces*(for lofts and commercial) 46 on-street spaces 350 spaces plus 25 on street parking = 375 spaces
Commercial 1 space per 250 SF (4,500 SF / 250) = 18 spaces	18 spaces for commercial = 401	
Barrier-free spaces	6 spaces	7 spaces
Bicycle Parking	2 spaces	35 spaces
Loading Spaces	1 space	0 spaces

As depicted, the applicant is deficient twenty-six (26) parking spaces from the requirement. The Planning Commission can allow a deviation in the parking requirements when the applicant can provide a parking study with adequate detail and information to assist the Planning Commission in reviewing the appropriateness of the request. The applicant has provided a summary related to best practices for residential parking as part of their site plan supplement in their previous submittal.

We previously noted to the applicant our concern regarding residents of the duplexes will park outside of their garage creating parking and maneuverability issues within the alley in Block III. We had suggested the applicant consider leaving Lots 19 and 20 undeveloped to be used as temporary guest parking through build-out of the development. If the applicant can demonstrate parking is not an issue these lots could be developed at a future date. The applicant has responded by removing lot 20, and converted it to a seven (7) parking spaces.

In the previous submittal, all surface parking spaces were dimensioned as 9 feet in width and 18 feet in depth. Table 12.05.K-1 requires 90-degree parking spaces to be 9.5 feet wide and 20 feet in depth. Parking spaces can be reduced 2 feet in depth if curbing is provided, which is the case for the proposed development. The applicant has revised the plan increasing the sizes of 67 of the loft parking spaces to the required 9.5-foot width. These spaces are located in the southern loft parking area and the northwest entrance of Building N. The applicant is requesting a 6-inch width deviation for the remaining 85 loft parking spaces having widths of 9 feet each.

The required number of barrier-free parking spaces have been provided. We note the barrier-free space requested to be relocated has been moved adjacent to Loft Building O.

Additional bicycle parking has been provided with two (2) locations demonstrated adjacent to Buildings N and O. There also appears to be bicycle parking adjacent to each commercial building although they are not labeled on the site plan.

No loading areas are depicted for the commercial uses. The Planning Commission may grant a waiver in the loading space requirements of the applicant is able to demonstrate such loading space is not required due to type of delivery vehicle, delivery timing, etc. Additional information regarding delivery vehicle types and timing has been provided in the supplement cover letter; however, a note should be added to the site plan as well.

Items to be Addressed: 1) Planning Commission to consider deviation from the standard parking space width; 2) Planning Commission to consider reduced parking; 3) Label all bicycle parking spaces on the plan; and 4) Planning Commission to consider loading space waiver.

ESSENTIAL FACILITIES AND SERVICES

The development will be serviced with water and sewer facilities. We defer additional comment to the Township Engineer and Utility Director.

Two (2) stormwater detention basins are proposed in the northern portion of the site adjacent to the wetland area. Underground detention is also proposed in the southeast corner of the site, under the proposed parking lot.

Items to be Addressed: Review of essential facilities and services by the Township Engineer and Utility Director.

SAFETY PATHS / SIDEWALKS

Internal sidewalks are demonstrated throughout the development on both sides of the street. As noted previously, an 8-foot wide public pathway is provided along the State Road right-of-way in the southern portion of the site, including a boardwalk between the northern and southern access points to the development. The applicant proposed to provide payment in lieu of building the pedestrian connection along the northern portion of the property at this time.

Items to be Addressed: *Provide payment in lieu of sidewalk construction as part of the project's development agreement.*

LANDSCAPING

A conceptual landscape plan has been provided as required. All proposed landscaping is shown as well as general areas where existing woodlands and vegetation will remain. Additional landscaping details will be required for final site plan review.

Items to be Addressed: *None.*

FLOOR PLANS AND ELEVATIONS

Proposed renderings and floor plans have been provided on Sheets 24 through 36 of the plan set. Sheets 35 and 36 outline proposed material selection for each building type. If approved, the applicant is required to construct these building types and materials, unless they seek a future amendment.

Items to be Addressed: *None.*

PUD STANDARDS OF REVIEW

Section 6.02 B. states, *the Planning Commission shall determine, and shall provide evidence of its determinations in its report of the Township Board, that the application meets the following standards. Failure to meet any standard may be grounds for a recommendation of denial.*

PUD Standards:

- 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.**

CWA Comment: 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.

CWA Comment: The proposed density is in-line with the densest R-3 zoning district (9 units/acre). The applicant is requesting relief for

- Lot area, setbacks, lot coverage and impervious surface ratio for the Cottage Homes.
- Impervious surface ratio for Duplex units.
- Setback, impervious surface ratio, and building height for Townhome, Carriage and Loft buildings.
- Parking reduction.
- Parking space width reduction.
- Waiver loading space requirement.

The Planning Commission is to consider if the preservation of wetland/natural features preservation, parkland dedication, and diversity of housing products is commensurate with the requested density and requested dimensional deviations sought.

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.

CWA Comment: The proposed development is adequately served by the public facilities and/or the applicant is responsible to make all improvement 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.

CWA Comment: In the applicant's supplemental materials provided with the revised site plan, they note the total open space has been expanded to over 40% of the 22.6-acre site – approximately 9.1 acres. This additional park space has been created by enlarging Sutherland Square (park area), adding a community garden, creating 6,000 square feet of new wetlands (required mitigation), reducing the number of dwellings, increasing setbacks and reducing the size of the commercial buildings along State Road. The applicant notes 1.3 acres are provided for active and useable open space (Square and community gardens) and 13.7 acres are provided as passive open space (wetlands and nature preserve).

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.**

CWA Comment: 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.**

CWA Comment: Modifications to site circulation and access have been made based on input from the Fire Marshal, Washtenaw County Road Commission and the Township Engineer. Further, we are concerned that residents of the duplexes will park outside of their garage creating parking and maneuverability issues within the alley in Block III. the applicant has added off-street parking (7 spaces) to the area that was previously planned as Lot 20 (corner of Elizabeth Lane and Edgar Way).

All public road improvements will be reviewed and approved by the Washtenaw County Road Commission. Private roads will be reviewed by the Township Engineer.

- 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.**

CWA Comment: 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.**

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

- 9. The proposed development shall create a minimum disturbance to natural features and landforms.**

CWA Comment: 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 plan shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.**

CWA Comment: The applicant has provided a private road network that will be reviewed by the Township Engineer for compliance with private road standards.

- 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.**

CWA Comment: The applicant has provided a complete internal sidewalk system. In addition, the applicant has provided an 8-foot sidewalk/boardwalk on South State Road along the southern property frontage. The applicant has indicated payment in lieu of construction on the path along the northern portion of the site is intended.

PLANNING COMMISSION CONSIDERATIONS

A Planned Unit Development project is viewed as an integrated development concept. As such, a PUD is used to allow flexibility and mixture of uses, and to improve the design, character, and quality of new development. The use of a Planned Unit Development to permit variations from other requirements of this ordinance shall only be approved when such approval results in improvements to the public health, safety, and welfare in the area affected, and in accordance with the intent of this Article.

The Planning Commission will need to consider whether the overall site development offered by the developer with respect to preservation of wetland/natural features preservation, parkland dedication,

and diversity of housing products is commensurate with the requested density and requested dimensional deviations sought.

SUMMARY

Overall, we support this development. The applicant is proposing a project that offers a layout, mixed use, and housing types that are not offered in the township. While currently unconventional for Pittsfield, the applicant's approach to vary housing products all in a mixed-use community is strongly desired. The housing mix of smaller single-family homes (cottage homes), and stacked flats, are underserved in the Township and strongly desirable. The project provides a housing range from first-time homebuyers and families, to empty nesters and active older adults. Lastly, the applicant has worked closely with the adjacent neighbors and has preserved the sites most valuable natural resources.

On November 19, 2020, the Planning Commission held a public hearing on the proposed development and discussed a number of site development topics. This resubmittal addresses a number of the issues raised; however, a few critical big picture issues remain. Specifically:

1. Emergency vehicle templates impede on-street parking spaces in the southwest corner of the site.
2. Parking deficiencies remain a point of consideration. This latest submittal is deficient 26 parking spaces based on the uses proposed, and many of the spaces are more narrow than allowed.
3. Cap on maximum square footage and height for cottage homes. We find a cap at 1,500 sq/ft, and 25-feet for smaller lots and up to 2,000 sq/ft and 28-feet for larger lots and 25-feet height to be reasonable.

The Planning Commission will need to consider the following:

1. Planning Commission to consider deviations to dimensional requirements as proposed.
 - a. Lot area, setbacks, lot coverage and impervious surface ratio for the Cottage Homes.
 - b. Impervious surface ratio for Duplex units.
 - c. Setback, impervious surface ratio, and building height for Townhome, Carriage and Loft buildings.
2. Planning Commission to consider deviation from the standard parking space width.
3. Planning Commission to consider a cap on the square footage and height for cottage homes.
4. Planning Commission to consider reduced parking.
5. Planning Commission to consider loading space waiver.

Based on discussion, the Planning Commission may either:

1. Recommend staff draft the necessary resolution of approval with the following conditions:
 - a. Verify deviation schedule.
 - b. Remove any reference to flexibility for a place of worship.
 - c. Provide loading area/commercial delivery note on site plan regarding location, timing and frequency of commercial deliveries.
 - d. Commit that southern commercial building will be a lower intensity use such as an office.

- e. Label all bicycle parking spaces on the plan.
- f. Provide payment in lieu of sidewalk construction as part of the project's development agreement.
- g. Obtain wetland permit.
- h. Any other conditions as discussed by the Planning Commission

Or

- 2. Postpone action to allow applicant to address outstanding issues identified in report and discussed by the Planning Commission.

 _____ CARLISLE/WORTMAN ASSOC., INC. Benjamin R. Carlisle, AICP, LEED AP Principal	 _____ CARLISLE/WORTMAN ASSOC., INC. Laura K. Kreps, AICP Senior Associate
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