

RESOLUTION #1
FINDINGS OF REQUIRED STANDARDS
Ann Arbor Swift Run – Wheeler Center Solar Field PUD Amendment
RZ 20-02
February 20, 2020

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 rezoning application submitted as RZ 20-02 Ann Arbor Swift Run – Wheeler Center Solar Field PUD Amendment, received by the Township on January 13, 2020, requesting amendment to the existing PUD (Planned Unit Development) Zoning District for land known as Tax Parcel ID # L-12-15-250-005; L-12-15-250-006; L-12-15-250-009; L-12-15-250-010; L-12-15-300-003; L-12-15-300-005; L-12-15-400-007; L-12-15-250-400-008.

- 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.**

Pittsfield Township recently passed a Township Preservation Plan, which is an addendum to the Townships 2020 Sustainable Vision Master Plan. The Preservation Plan advances the Township’s role in supporting and providing renewable energy options. Powering Township operations with clean and renewable energy is an essential step in reducing dependence on non-renewable energy sources. The Master Plan encourages sustainability, including renewable energy. The proposed improvement of the site for solar arrays 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 amendment to the Planned Unit Development does comply with the specific intentions of the PUD intent provided in Section 6.01.B. specifically:

- Encourages innovation in land use planning, design, and development that responds to changing public needs.
- 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.
- Promotes the efficient use and conservation of energy.
- Encourages provision of useful open space and long-term protection and conservation of natural features and resources.
- Ensures that the increased flexibility of regulations over land development is subject to proper standards and review procedures.
- Encourages the use, redevelopment, and improvement of existing sites where current ordinances do not provide adequate protection and safeguards for the site or its surrounding areas, or where current ordinances do not provide the flexibility to consider redevelopment, replacement, or adaptive reuse of existing structures and sites.

- 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 preliminary plan will be reviewed by the Township Engineer and Fire Department to ensure the development will be adequately serviced.

- 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.**

This criterion does not apply.

- 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.**

The applicant will need to demonstrate all public and common areas will be committed and property maintenance ensured during final site plan review.

- 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.**

Traffic impacts will be minimal. However, the applicant should provide a maintenance plan indicating the frequency of vehicles that will be accessing the site after installation, and should include a maintenance plan for Stone School Road during construction.

- 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.**

No residential uses are proposed. Therefore this criterion does not apply.

- 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.**

Provided that the applicant provides the proper screening and provides ongoing maintenance of Stone School Road during construction, the proposed operation of the facility will not adversely affect properties in the vicinity and the overall community.

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

The location of proposed solar facilities is proposed in areas of the site that are currently grasslands and cultivated farmland.

- 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.**

Site access points to the site will remain the same with the addition of a gravel access drive south of the adjacent homes on Morgan Road. Detail of the proposed access drive including proposed width and approval from Washtenaw County Road Commission will be required.

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.

Existing pedestrian connections around the Swift Run Service Center will not be impacted by the installation of the proposed solar facilities.