



Pittsfield Charter Township

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Office of the Supervisor

MEMORANDUM

TO: Pittsfield Charter Township Board of Trustees

THROUGH: Mandy Grewal, Supervisor

FROM: Benjamin Carlisle, Township Planning Consultant

DATE: August 11, 2021

SUBJECT: Adopt at Second Reading ZOA #21-216, an Ordinance to Amend the Approved Planned Unit Development for parcels L-12-01-100-005, L-12-01-100-006, L-12-01-100-007, and L-12-01-100-020, Clark and Golfside Lockwood Development

BOARD ACTION REQUESTED:

Adopt at Second Reading ZOA #21-216, an Ordinance to Amend the Approved Planned Unit Development for parcels L-12-01-100-005, L-12-01-100-006, L-12-01-100-007, and L-12-01-100-020, Clark and Golfside Lockwood Development.

BACKGROUND:

A petition ZOA #21-216 and RZ 20-08 Clark and Golfside PUD was received by the Township on October 6, 2020, requesting a map amendment for a major amendment to convert an existing Planned Unit Development (PUD) from an office use PUD to an affordable housing PUD. The PUD includes four parcels (L -12-01-100-005, -006, -007, and -020).

The applicant is proposing to construct a 295-unit multiple-family development. The proposed development includes two four-story buildings consisting of 177 and 118 units, respectively. The development is proposed as an affordable housing development with a 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.

Type	Number	Area Median Income %
One-bedroom	118	60
One-bedroom	4	40
Two-bedroom	134	60
Two-bedroom	6	40
Three-bedroom	32	60
Three-bedroom	1	40
Total	295 units	

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.

Through the PUD process the applicant is seeking 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 Pittsfield Township Planning Commission held a public hearing and received and considered public comments on this petition on March 18, 2021. The Pittsfield Township Planning Commission determined by separate resolution that the petition meets the standards for a zoning amendment as provided in Section 6.02.B of the Zoning Ordinance.

IMPACT ON TOWNSHIP'S HUMAN RESOURCES:

No impact

IMPACT ON TOWNSHIP'S BUDGET:

No impact

IMPACT ON INDIRECT COST:

No impact

IMPACT ON OTHER TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES:

No impact

CONFORMITY TO TOWNSHIP POLICIES:

The petition is consistent to the township's Master Plan and other relevant policies.

ATTACHMENTS:

[Second Reading of Zoning Ordinance #21-216](#)

[Resolution #1: Finding of Required Standards](#)

[Resolution #2: Recommendation of Denial](#)

[March 11, 2021 Planning Memo](#)

[RZ 20-08 Site Plan](#)

[Clark/Golfside Affordable Housing PUD Agreement](#)

[Clark/Golfside Affordable Housing PILOT Agreement](#)