

RESOLUTION #1
FINDINGS OF REQUIRED STANDARDS
Inglewood Park West Planned Unit Development
RZ 21-03
December 9, 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 21-03 by Pulte Homes, LLC – received by the Township on July 20, 2021, to rezone two (2) parcels from BD, Business District to Planned Unit Development (PUD) for Parcels # L-12-20-400-013 and L-12-21-300-010

- 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 floodplain.

- 2. The proposed development shall conform to the intent and all regulations and standards of a Planned Unit Development district.***

The proposed density is approximately half of the allowable density in the low density multiple-family residential district which allows 6 units/acre; this development demonstrates a residential density of 3.6 units/acre. The applicant is requesting relief for

- Side to rear multiple-family structure separation distance; and

- Office/Industrial impervious surface ratio.

The Planning Commission found that the preservation of wetland/natural features preservation and diversity of housing products is commensurate with the requested density and requested dimensional deviations sought.

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 the 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 cover sheet of the site plan indicates the total open space for the residential portion of the development is 58.5% of the 70.24-acre site (gross) – approximately 41 acres. The majority of the open space area will remain in a natural state (southern portion of the site abutting Textile Road). However, the applicant has provided a site amenity plan on Sheet LS-10 outlining locations for community/open space amenities such as playscapes, swings, benches, gazebos, waste stations (pet and trash receptacles), and decorative lighting.

- 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. In combination with the ongoing maintenance of the detention facility, maintenance of the common open space will need to be provided by the site owner.

- 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 development will be accessed from three (3) locations off Avis Drive/Lavender Lane. The westernmost drive is a boulevard entry to the residential development. The central and

eastern access points are located at the east and west property lines of the office/industrial portion of the development; however, the easternmost drive is connected to the southeast corner of the residential development for a second point of access.

The development will contain private roads designed to 55-foot private road cross-sections. Turning radii for emergency vehicles is provided on Sheet 26.

The street cross-section provided on Sheet 28 indicates on-street parking will be provided on one-side of the street. The applicant has noted locations where 34 on-street parking spaces can be accommodated.

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 of 3.6 dwelling units/acre and contains 76 duplex and 106 townhouse units. The Township encourages a mix of housing options. The development is located between the Pittsfield Stream Corridor conservation area to the west and industrial uses along Avis Drive to the east. The residential portion of the development is screened from the proposed office/industrial use by a 6- to 8-foot undulating free from berm with landscape screening on either side.

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.

Site lighting will be reviewed during final site plan review. Other external effects will not adversely affect adjacent and neighboring lands and uses.

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.

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 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.

Internal sidewalks (5 feet wide) are demonstrated throughout the residential portion of the development on both sides of the street. A 7-foot wide safety path is proposed along the entire frontage of the site. An internal connection is also proposed from the public safety path at the right-of-way to the office/industrial structure.