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September 28, 2021

November 11, 2021

## **Preliminary PUD / Rezoning Review For Pittsfield Township, Michigan**

|                           |  |
|---------------------------|--|
| <b>File No.:</b>          | RZ 21-03   |
| <b>Applicant:</b>         | Pulte Homes of Michigan – Joe Skore  |
| <b>Location:</b>          | Lavender Lane between S. State and Avis<br>L-12-20-400-013 and L-12-21-300-010 |
| <b>Plan Review Date:</b>  | October 15, 2021   |
| <b>Current Zoning:</b>    | BD, Business   |
| <b>Proposed Rezoning:</b> | PUD, Planned Unit Development  |
| <b>Property Size:</b>     | 70.2 acres   |
| <b>Action Requested:</b>  | Rezoning from BD, Business District to PUD, Planned Unit Development           |

### **PROJECT DESCRIPTION**

The applicant has submitted a Planned Unit Development (PUD) rezoning application to develop a mixed-use, multi-family residential community with an extensive network of non-motorized pathways with passive amenity nodes and pocket parks located along the pathway system including the large preservation area to the south of the drain. The pathway network is planned to connect across the railroad for easy access to the residential development to the southeast and the commercial developments along the State Road corridor.

Currently, the site is primarily vacant, has been most recently farmed, and portions are encumbered by regulated wetlands. All vehicular access will be provided from Lavender Lane / Avis Drive.

The applicant is seeking a PUD, to permit a mixed-use development, providing multi-family housing types, flex office/industrial space, and flexibility to preserve the site's existing natural features. The applicant

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provides that 58.5% of the site will remain as open space. The applicant is seeking zoning flexibility through the PUD process.

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

- 106 Townhome units (clusters of 4 to 6 units each)
- 78 Duplex units

Additionally, a 100,000± square foot flex office/industrial space is proposed

The development will contain private roads designed at 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 infiltration throughout the site and one (1) large stormwater detention basin south of the residential portion of the development.

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, open space, mix of uses, and diversity of housing products is commensurate with the requested density and requested dimensional deviations sought.

**Figure 1. Aerial Photograph**



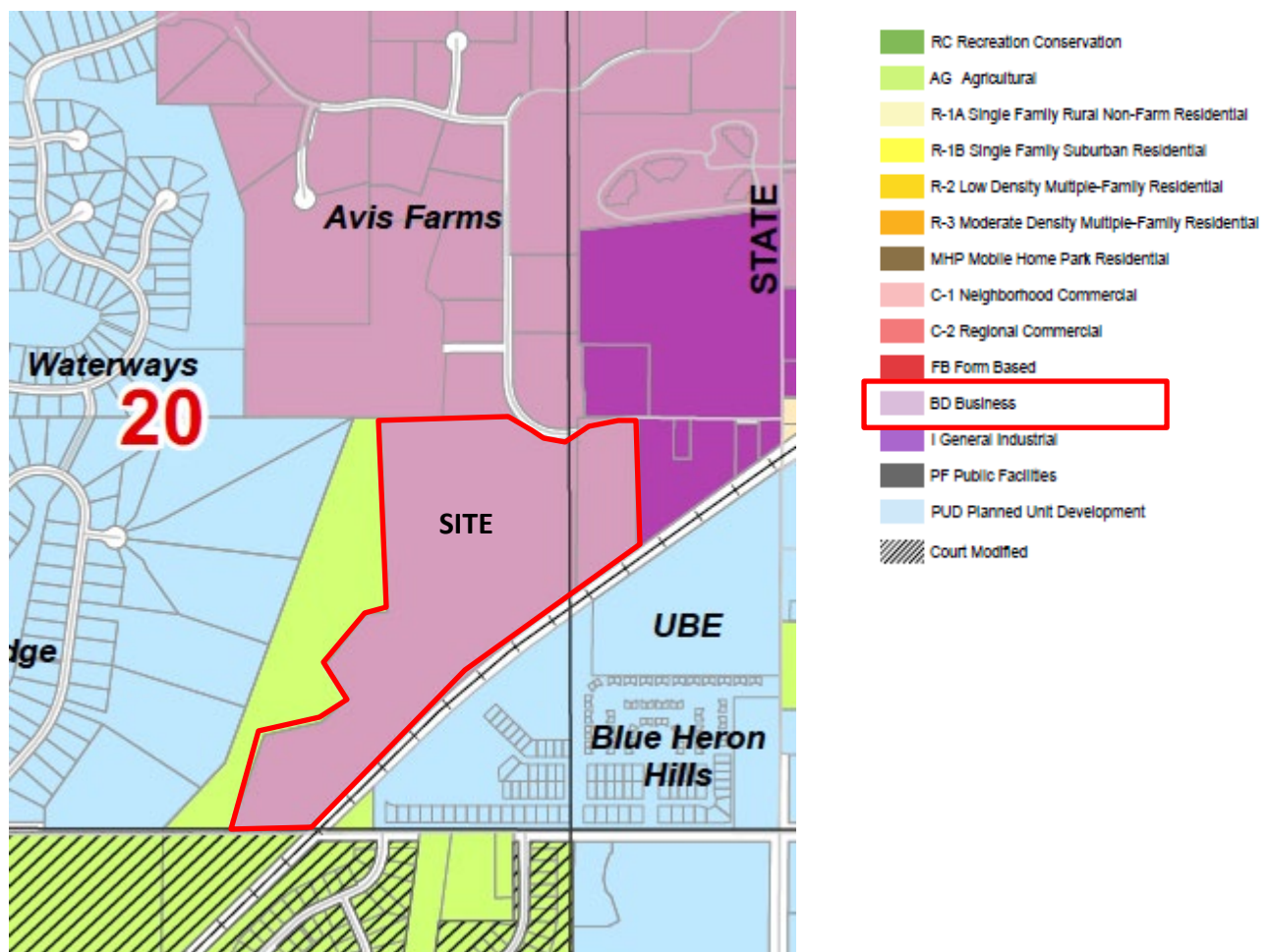
**Zoning Classification of Parcel, Adjacent Parcels, and Current Land Use:**

The subject site is currently vacant/agricultural property. Uses surrounding the subject site include single-family residential, office/industrial uses and the Pittsfield Stream Corridor.

Adjacent zoning and land uses are as follows:

| Direction | Zoning                           | Use   |
|-----------|----------------------------------|---|
| North     | BD, Business District            | Office/Industrial Uses                      |
| South     | AG, Agriculture (Court Modified) | Centennial Park – Single-Family Residential |
| East      | BD, Business District            | Office/Industrial Uses                      |
| West      | AG, Agriculture                  | Pittsfield Stream Corridor                  |

Figure 2. Zoning Map



## PREVIOUS PLANNING COMMISSION REVIEW

The Planning Commission held a public hearing and discussed the project. Action was postponed to allow the applicant to address the following:

### 1. Completion timeline of the office building

Applicant has agreed to complete all site development prep work including utility instillation, parking lot instillation, curbs, and landscaping for the office site as part of the residential site. However vertical construction on the building would not occur until a final end user is found.

### 2. Consistency of the project with the Master Plan

This is one of the areas currently under consideration as part of the Master Plan Amendment. The current Master Plan designation of the subject site and properties to the north and east is shown as Business District. Properties to the south are planned as Mixed-Use I and Suburban Residential. The Business District designation is provided in areas that are intended to evolve to become more pedestrian-friendly, have access to transit, and linkages within its open space areas. These area 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. Mixed-use developments containing residential units may be considered in the Business District on a case-by-case basis.

Furthermore, the recently adopted Township Preservation Plan outlines the vision, guidelines and recommendations outlined to Pittsfield Township to, 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/objections of related documents also committed to furthering sustainability in Pittsfield, including the Stormwater Management Plan, Invasive Species Plan and Energy Management Plan.

### 3. Timing of Master Plan adoption

The township is considering amending the future land use plan of the Master Plan. The plan is under review by the Planning Commission. It appears that there is support to amend this site to mixed use. By the time this project receives all final approvals the future land use plan will be amended to mixed use for this site.

### 4. Sustainability Features

#### Electric Vehicle Ready Garages

220V Electric vehicle “ready” garages will be provided as a standard option for every unit garage for the duplex and townhouse units.

#### Solar Energy Ready Roof (Preparation Only)

Solar “ready” units will be a standard option for both the duplex and townhouse units. The future owner will have the option to install solar roof panels on their own as desired.

#### Low Impact Stormwater Management

The project will incorporate rain gardens and underground infiltration trenches to help reduce directly connected impervious areas, filter suspended solids and promote infiltration of stormwater into the ground to reduce runoff.

#### Energy Savings Options

Smart electric appliances will be included as a standard option. Electric tankless water heaters will be offered to the potential buyers as an increased cost option.

#### Carbon Reduction

The tree removals have been minimized for the site. The majority of the tree groupings on the site to the west or along the drain are being preserved.

#### Non-Motorized Infrastructure

An extensive, non-motorized pathway and amenity system is being proposed with the development. This pathway system ties in to the pathway to the southeast for a direct connection to State Road and the commercial units being developed along the State Road corridor. A bike repair station is also being proposed near the park area as a part of the development.

### **5. Pedestrian crossing and pathways**

The applicant is providing a full interconnected sidewalk system, and providing a connection to Textile, and connection across the railroad. The applicant is working with the Road Commission about a potential pedestrian crossing across Textile.

### **6. Open space on south side of property**

Much of the open space on the south side of the property is encumbered with wetlands and floodplains which are highly regulated in Pittsfield Township. Furthermore, if adopted the site plan is binding and shows no development and minimal grading to add a walking path. Any changes to this site plan would require an amendment and public hearing.

***Items to be Addressed: None***

## **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.



## 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-2 Low Density Multiple-Family Residential District

|   | Required                | Provided                          | Deviations |
|---|-------------------------|-----------------------------------|------------|
| Lot Area  | 1 acre                  | 50 acres±                         | Complies   |
| Lot Width   | 125 feet                | 883 feet±                         | Complies   |
| <b>Lot Setbacks (Perimeter)</b>   |                         |                                   |            |
| Front   | 10 feet                 | 82.9 feet                         | Complies   |
| Side  | 10 feet / 20 feet total | 24 feet (west)<br>103 feet (east) | Complies   |
| Rear  | 15 feet                 | 105 feet                          | Complies   |
| <b>Minimum Distance Between:</b>  |                         |                                   |            |
| Internal Drive  | 10 feet                 | 31 feet                           | Complies   |
| Building Side to Building Side  | 20 feet                 | 20 feet                           | Complies   |
| Building Side to Building Front or Building Rear                                    | 30 feet                 | 30 feet                           | Complies   |
| Building Front to Building Front or Building Rear<br>Building Rear to Building Rear | 40 feet                 | 50 feet                           | Complies   |
| <b>Maximum Lot Coverage and Height:</b>   |                         |                                   |            |
| Gross   | 50%                     | 15%                               | Complies   |
| Impervious Surface Ratio  | 60%                     | 36.3%                             | Complies   |
| Building Height   | 35 feet/3 stories       | 30 feet/ 2 stories                | Complies   |

### BD, Business District

|  | Required | Provided | Deviations |
|--|----------|----------|------------|
|--|----------|----------|------------|

|  |                         |                                       |                         |
|--|-------------------------|---------------------------------------|-------------------------|
| <b>Lot Area</b>                        | 1 acre                  | 7 acres±                              | Complies                |
| <b>Lot Frontage</b>                    | 150 feet                | 180 feet±                             | Complies                |
| <b>Lot Setbacks</b>                    |                         |                                       |                         |
| <b>Front<br/>(Avis Drive)</b>          | 25 feet                 | 132 feet                              | Complies                |
| <b>Side</b>                            | 20 feet / 40 feet total | 80.2 feet (east)<br>133.5 feet (west) | Complies                |
| <b>Rear</b>                            | 35 feet                 | 176.2 feet                            | Complies                |
| <b>Maximum Lot Coverage and Height</b> |                         |                                       |                         |
| <b>Lot Coverage</b>                    | 40%                     | 40%                                   | Complies                |
| <b>Impervious<br/>Surface Ratio</b>    | 60%                     | 79.7%                                 | 20% deviation requested |
| <b>Building Height</b>                 | 45 feet/3 stories       | 30 feet/2 stories                     | Complies                |

In summary, the applicant is requesting relief for side to rear building separation distances for the multiple-family portion of the development and impervious surface ratio for the office/industrial portion. A PUD is intended to allow flexibility and mixture of uses, and to improve the design, character, and quality of the new development.

The applicant has added the following requested deviations to the cover sheet of the revised plan set.

1. Section 4.16.C. requires the maximum impervious surface ratio in the BD district as 60%; 79.7% impervious surface is proposed – or 20% deviation.

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:** *Planning Commission to consider deviations to the dimensional requirement 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 to be reclassified mixed use.



The applicant is proposing 3.6 units per acre as provided on the cover sheet of the plan set. The Low Density Multiple-Family zoning district (R-2) allows for a maximum density of 6 units per acre. The proposed density is less than outlined in the Master Plan.

***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 3 through 6.

### **Tree Mitigation:**

The Natural Features Plan demonstrates a total of 25 trees will be removed from the site to accommodate the proposed development. Of those 25 trees to be removed, 19 are invasive species. No Heritage trees are proposed to be removed. No tree mitigation is required or proposed for this project.

### **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 7.37 acres of regulated wetland area on the site. Existing wetland limits are shown on the plan, as well as, required wetland buffer areas. Wetland impacts have been limited to Wetlands A and C including an additional 2.31 acres of Wetland A's buffer area. Additionally, the plan demonstrates impact to the floodplain located in the southern portion of the site as well.

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

## OPEN SPACE

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.

***Items to be Addressed: None.***

## SITE ACCESS AND CIRCULATION

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 drives 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. Based on direction from staff and the Planning Commission, the applicant has removed any vehicular access to Textile.

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 the locations where 34 on-street parking spaces can be accommodated. We defer further comment to the Township Engineer and Fire Department in this regard.

At this time the specific use of the office/industrial site is unknown. We note a loading area and dumpster enclosure are proposed to be located at the south end of the proposed structure.

**Items to be Addressed:** None.

## PARKING

Section 12.05 G. requires residential uses with one-bedroom and greater to provide two (2) parking spaces. Based on the information provided on the cover sheet, we infer that all units will be a one-bedroom or greater as two (2) parking spaces are provided in each garage. Sixteen (16) guest parking spaces are provided as well. Ten (10) spaces in the southeast portion of the development and six (6) more centrally located. The applicant has noted the locations where 34 on-street parking spaces can be accommodated. Office and industrial use square footages and parking calculations have been added to the revised plan set as well.

|   | Required                         | Total Parking Provided  |
|---|----------------------------------|---|
| <b>Residential</b><br>One-bed and greater – 2 spaces (182 units x 2) = 364 spaces | 364 spaces for residential       | <b>778 residential spaces</b><br>(2 spaces in each garage)<br>(2 spaces in each driveway)<br>16 remote guest parking spaces |
| <b>Office</b><br>1 space per 300 SF (29,000 SF/300= 96 spaces)                    | 224 spaces for office/industrial | 34 on-street parking<br><b>224 office/industrial spaces</b>   |
| <b>Industrial</b><br>1 space per 550 SF (70,000 SF/550= 128 spaces)               |                                  | <b>Total spaces: 1,002 spaces</b>   |
| Barrier-free spaces   | 7 spaces                         | 7 spaces  |
| Bicycle Parking   | 2 spaces                         | 2 spaces  |
| Loading Spaces  | 5 spaces                         | 5 spaces  |

Parking spaces have been dimensioned as required in Section 12.05.K. Seven (7) barrier-free space are depicted adjacent to the office/industrial building as required. Additionally, two (2) bicycle parking spaces are provided at the office/industrial building as required.

A loading area is shown along the south elevation of the office/industrial. Five (5) loading spaces are required for a building of this size and have been provided.

***Items to be Addressed:*** None.

#### 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.

A large stormwater detention basin is proposed immediately south of the residential development. Two (2) rain garden areas are also provided in the west-central portion of the residential site.

***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 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. Internal sidewalks are shown having a 5-foot width. Further, we note an internal connection is has been added from the public safety path at the right-of-way to the office/industrial structure.

***Items to be Addressed:*** None.

#### LANDSCAPING

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

***Items to be Addressed:*** None.

#### FLOOR PLANS AND ELEVATIONS

Representative elevations and general floor plans are provided on the revised plans as requested on Sheets 30-32 of the revised plan set.

***Items to be Addressed:*** Planning Commission review of general floor plans and elevations.

## 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 floodplain.

- 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 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 is to consider if the preservation of wetland/natural features preservation 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 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.**

**CWA Comment:** 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.**

**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:** 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. We defer further comment to the Township Engineer and Fire Department in this regard.

- 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 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.**

**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:** 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.

## SUMMARY

Overall, we support this development. The applicant is proposing a project that offers a layout, mixed use, and housing types that are lacking in the township. A Master Plan amendment is also being considered to reclassify this area as mixed use.

Planning Commission held a public hearing on October 7, 2021 and postponed action of the Preliminary PUD site plan to allow the applicant to work with professional staff to address items listed in the September 28, 2021 Planning review and noted during Planning Commission discussion.

The applicant has addressed all of the comments noted in our initial review. The Planning Commission is being asked to consider the application and direct staff to draft a Resolution of Approval or Resolution of Denial.

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| <b>CARLISLE/WORTMAN ASSOC., INC.</b>  | <b>CARLISLE/WORTMAN ASSOC., INC.</b>  |
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