

RESOLUTION #1
FINDINGS OF REQUIRED STANDARDS
The Walden Planned Unit Development
RZ 20-05
June 2, 2022

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 20-05 by Schafer Development LLC – received by the Township on June 1, 2020, to rezone two (2) parcels and a portion of one (1) parcel from R1-B, Single Family Suburban Residential to Planned Unit Development (PUD) for Parcels #L -12-13-300-019, L -12-13-300-018, and a portion of L -12-13-300-027.

- 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.***

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 south and west is shown as Industrial District. Properties to the east are planned (and developed) as Suburban Residential. The Industrial District designation is provided in areas along Carpenter Road where single use industrial land uses currently exist. However, due to the development of single-family residential to the east of the site, the Industrial future land use may not be considered as compatible. The proposed multiple-family development will provide a transition area between the existing single-family residential areas to the east and the commercial and industrial (current and future) uses along Carpenter Road.

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.

The applicant has noted the following sustainability features as part of the proposed project:

- Solar panels
- Energy Star building certification
- Retaining walls / 4-story building construction (this allows the project to shrink grading and limits of disturbance preserving more open space, wetlands, and woodlands)

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

The proposed density coincides with the low density multiple-family residential district which allows 6 units/area; this development demonstrates a residential density of 5.9 units/acre. The applicant is requesting relief for

- Building height – additional 10 feet / 1-story

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 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.***

The site plan indicates the total open space for the development is approximately 85% of the 20.4-acre site (gross) – approximately 13.3 acres. The majority of the open space area will remain in a natural state (eastern portion of the site abutting the existing Arbor Ridge residential community).

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.

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 Carpenter Road and a secondary emergency vehicle access also off Carpenter Road.

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 is seeking a PUD to permit a multiple-family development with flexibility to preserve the site's existing natural features. The applicant provides that 85% of the site will remain as open space. The applicant is seeking zoning flexibility through the PUD process.

The development will consist of 121 units within one (1) four-story structure (45-foot building height). Unit type, quantity and size are noted below:

- 12 Studio Apartments – 550-625 SF
- 54 One-Bedroom/One-Bathroom Apartments – 750-850 SF
- 55 Two-Bedroom/Two-Bathroom Apartments – 1,025-1,075 SF

The current R-1B zoning would allow for a density of 87 single family units. This number in actuality would be much lower due to the need to install infrastructure such as roads and stormwater detention, and account for woodland and wetland protection. The applicant is proposing a density of 5.93 units per acre which coincides with the allowable density of the R-2 zoning district.

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.

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

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. The applicant is:

- Preserving 17.42 acres (85.39%)
- Proposing only 2.98 acres (18.87%) of impervious surface
- Impacting only 0.1808 acres (2.37%) of wetlands.

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 are demonstrated around the periphery of the proposed structure and to an newly installed safety path along Carpenter Road.