



Pittsfield Charter Township
Department of Utilities & Municipal Services

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Mandy Grewal, Supervisor

MEMORANDUM

TO: Pittsfield Township Planning Commissioners

FROM: Ben Carlisle, AICP
Laura Kreps, AICP

DATE: May 13, 2022

SUBJECT: The Walden (formerly Alister Park) REVISED submittal (RZ 20-05 / CSPA 21-31)

The applicant has submitted a Planned Unit Development (PUD) rezoning application to develop a multi-family residential development consisting of one (1) four-story structure containing 121 dwelling units on the subject site. The site contains significant woodlands and wetlands. The applicant has modified the development to reduce impacts on the site's natural features by utilizing the portions of the site that have been previously developed, and limiting the development to a single building with associated parking and site improvements.

Currently, the site contains several single-family homes and outbuildings. The current configuration is considered non-conforming.

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 83.7% of the site will remain as open space. The applicant is seeking zoning flexibility through the PUD process.

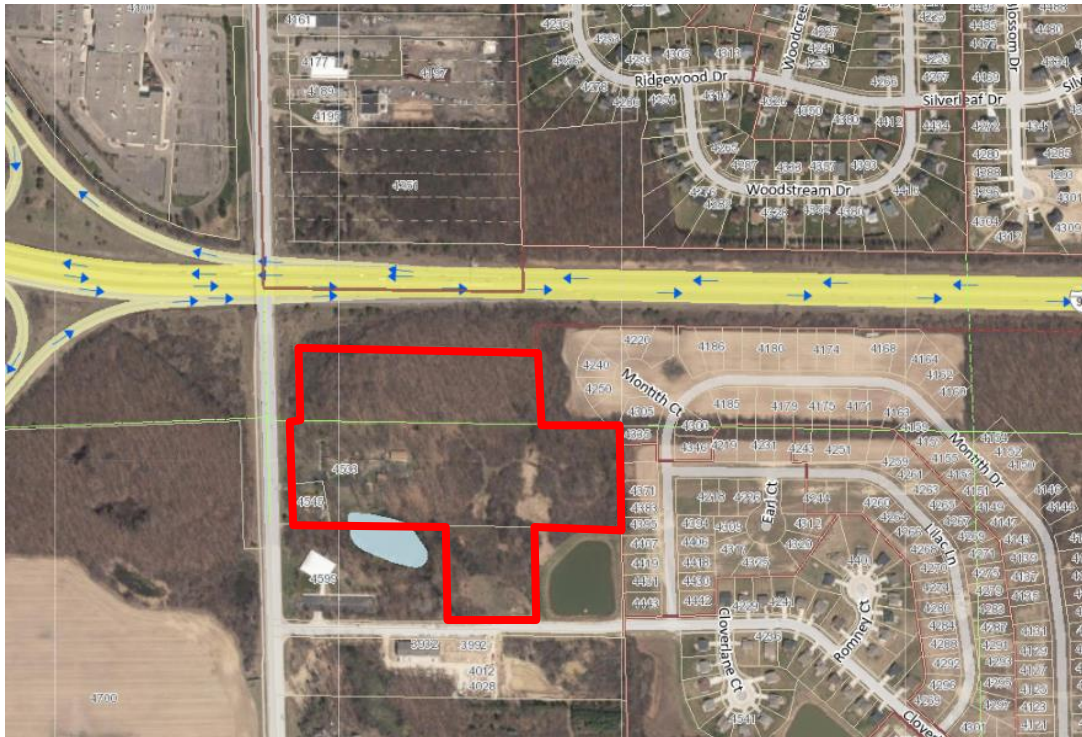
The development will consist of 121 units within one (1) four-story structure (45-foot building height). Unit type, quantity and size are noted below:

- 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 development will be accessed via two (2) new driveways from Carpenter Road. Stormwater management is proposed to be addressed through infiltration throughout the site and one (1) large stormwater detention basin east of the proposed building/parking areas.

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.

A concept plan for this site was reviewed by the Planning Commission in July 2020. At that time, the applicant was proposing 121 units within six (6) three-story buildings. Approximately 12 acres of open space was proposed to be preserved as part of the original concept plan. After meeting with the Planning Commission, the applicant has further modified the site plan with a single, four-story structure containing the same number of units (121) in order to preserve 17 acres of open space (83.7% of the site).



On January 27, 2022, the Planning Commission directed staff to draft the required resolutions of approval with the following conditions:

1. Wetland mitigation can be done off-site as long as it is in Pittsfield in an acceptable watershed.
2. Save as many trees on-site as possible and use off-site as needed.
3. Use only tree-fund in absolutely necessary with up to 1/3 allowance.
4. Include everything sustainable as referenced including Energy Star Certification, solar panels and EV charging stations.

After the Planning Commission's recommendation, the Township received additional comments from adjacent neighbors based on concern of access onto Cloverlane Drive. The applicant was asked to review the possibility of removing all access onto Cloverlane Drive and using Carpenter Road for all access. After the Planning Commission meeting, the following additional modifications to the site plan have been proposed:

1. Eliminating the southern access point to Cloverlane Drive.
2. Accommodating a second northern access along Carpenter Road.

The applicant has received comments from the Washtenaw County Road Commission stating they have no objections to the proposed site access change. Further, the Fire Marshall has reviewed the modified site plan and finds access acceptable.

With this revision, the following additional changes result on the revised site plan:

1. The impervious surface area is reduced from 3.33 acres (21.11%) to 2.98 acres (18.87%).
2. Open space has been increased from 17.07 acres (83.68%) to 17.42 acres (85.39%),
3. Woodland tree removal has been decreased by 29 trees.
4. Tree replacement has been reduced from 4,613 caliper inches requiring 1,537 3-inch replacement trees to 3,966 caliper inches requiring 1,322 3-inch replacement trees.
5. Total wetland impacts have been reduced by over 67.36% from 0.6227 acres (7.26%) to 0.1808 acres (2.37%).

Overall, we support the modifications to the site plan as they further preserve the natural areas located on the site, and reduce impervious surface. If the Planning Commission is satisfied with the revised plan, I have attached the necessary Resolutions of Approval.

We look forward to discussing this item with the Planning Commission on June 2, 2022.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Senior Associate