



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 14, 2022

## Rezoning For Pittsfield Township, Michigan

<b>Project Number:</b>	RZ 22-04
<b>Applicant:</b>	Charles Parker
<b>Project Name:</b>	2240 W. Ellsworth
<b>Plan Date:</b>	N/A
<b>Location:</b>	2240 W. Ellsworth (L-12-07-300-009)
<b>Zoning:</b>	AG, Agriculture (Rezoning to R-1B)
<b>Action Requested:</b>	Rezoning from AG to R-1B

### PROJECT DESCRIPTION

The applicant is requesting a rezoning of the property located at 2240 W. Ellsworth Road from AG, Agriculture to R-1B, Single-Family Suburban Residential district. The site contains approximately 2 acres and is surrounded on the east, west, north and south by existing residential and vacant land zoned R-1B and PUD (Lake Forest Highlands and The Pines of Lake Forest). This property will be rezoned in order to construct a residential structure meeting the dimensional and bulk standards of the R-1B zoning district.

The applicant is requesting a rezoning of the site from AG, Agricultural to R-1B, Single-Family Suburban Residential district.

**Subject Property**



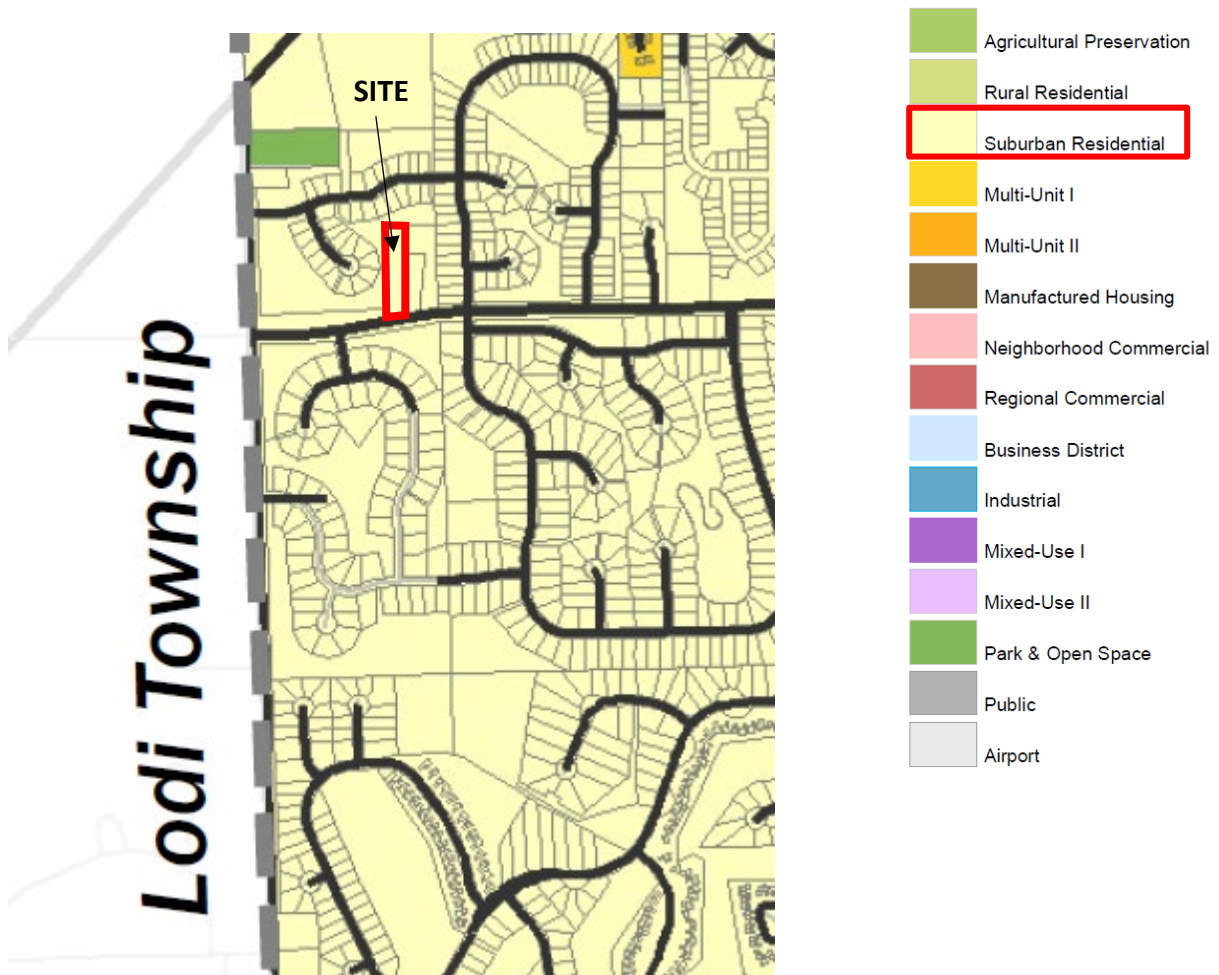
Zoning Classification of Parcel, Adjacent Parcels, and Current Land Use:

Adjacent zoning and land uses are as follows:

Direction	Zoning	Use
North	PUD, Planned Unit Development	Lake Forest
South	PUD, Planned Unit Development	Lake Forest
East	R-1B, Single Family Suburban Residential	Vacant
West	PUD, Planned Unit Development	Lake Forest

## MASTER PLAN

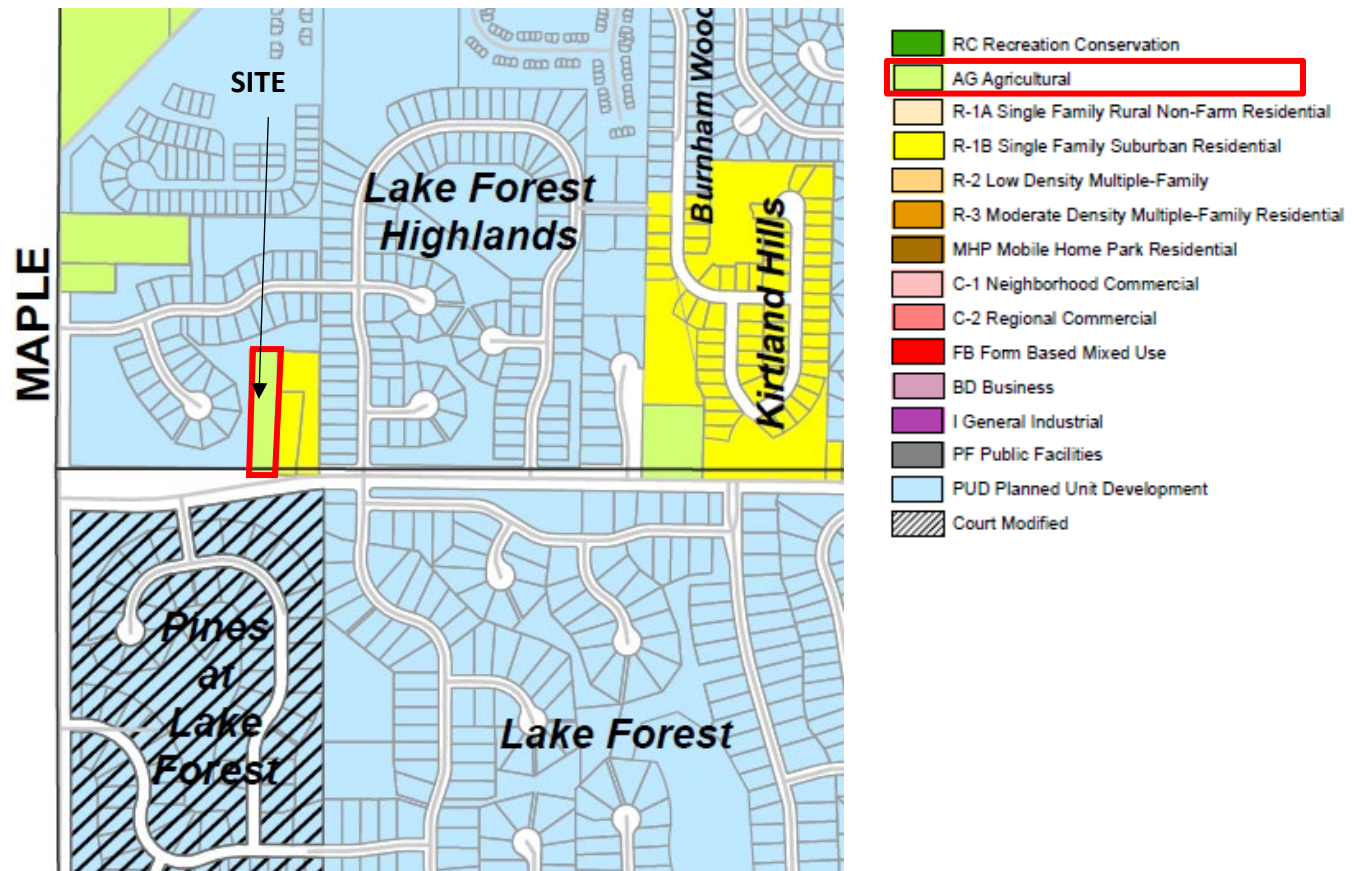
The Future Land Use Plan designates the subject site and the surrounding area as Suburban Residential. The Suburban Residential future land use designation areas are intended to provide moderate residential density (2.5 dwelling units per acre) areas that consist primarily of detached single family units. These areas tend to be designed to be aesthetically pleasing with trees, landscaping and manicured lawns. They are usually internally walkable.





## CURRENT ZONING

The subject site is zoned AG.



The applicant is seeking a rezoning from AG, Agriculture to R-1B, Single Family Suburban Residential.

Rezoning to R-B is consistent with the Master Plan and the surrounding zoning.

## FUTURE DEVELOPMENT R-1B SINGLE FAMILY SUBURBAN RESIDENTIAL

The applicant is seeking a rezoning to R-1B, Single Family Suburban Residential. This would allow the property to be developed as a single-family development containing a density of 2.5 units per acre. The minimum lot size is 10,000 square feet for single family units and 20,000 square feet for duplexes, with minimum lot widths of 70 feet. Setbacks for the R-1B district include – front: 35 feet; side: 5 feet (least)/15 feet (total); and rear: 35 feet.

## REZONING STANDARDS

In consideration of the proposed rezoning, the Planning Commission shall consider the following standards as set forth in Section 18.05 of the Zoning Ordinance:

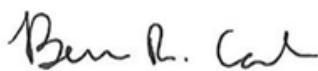
1. *Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.*
2. *The precedents, and the possible effects of such precedents, which might likely result from approval or denial of the application.*
3. *The ability of the Township or other government agencies to provide any services, facilities, and/or programs that might be required if the application were approved.*
4. *Effect of approval of the application on the condition and/or value of property in the Township or in adjacent civil divisions.*
5. *Effect of approval of the application on adopted development policies of Pittsfield Township and other government units.*

We find that the proposed rezoning to R-1B meets the intent of the Master Plan and the surrounding area. Further, the requested zoning change is not justified by a change in conditions or an error in the original zoning ordinance.

For these reasons we support the R-1B rezoning.

## RECOMMENDATIONS

We recommend approval of the rezoning of 2240 W. Ellsworth (L-12-07-300-009) from AG, Agriculture to R-1B, Single Family Suburban Residential.



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



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