



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: November 18, 2022

Rezoning For Pittsfield Township, Michigan

Project Number:	RZ 22-05
Applicant:	Jerry and Ruthann Helmer
Project Name:	Helmer Estates
Plan Date:	October 12, 2022
Location:	West of Warner Road, south of Harwood Farms, north of Green Hills Drive (L-12-27-300-020; L-12-27-300-018; L-12-27-300-019; L-12-27-300-016; L-12-27-400-025)
Zoning:	AG, Agriculture (Rezoning to R-1A)
Action Requested:	Rezoning from AG to R-1A, Single Family Rural Non-Farm Residential

PROJECT DESCRIPTION

The applicant is requesting a rezoning of the five (5) properties located west of Warner Road and south of Harwood Farms from AG, Agriculture to R-1A, Single-Family Suburban Residential district. The site contains approximately 26 acres and is surrounded by the Harwood Farms and Warner Creek single-family residential developments to the north and east. Both of these developments are zoned R-1B. Properties to the south and east also contain single-family homes and are zoned AG, Agriculture. The site is surrounded by existing residential.

If rezoned, these parcels are proposed to be divided via land divisions meeting the R-1A zoning district standards. In previous conversations with the applicant, they had shown us a preliminary subdivision which shows the establishment of 20 lots to be served with a private road.

The applicant is requesting a rezoning of the site from AG, Agricultural to R-1A, Single-Family Single Family Rural Non-Farm Residential district. The rezoning to R1-A would permit an appropriate transition from AG to the south and west to R1-B to the north and east and permit for a development similar to the nearby Tamarack, Hunters Ridge and Hunters Pond developments. The rezoning would not create a negative precedent, as this property is uniquely positioned between larger lot AG zoned property and denser R-1B property and would not lead to additional sprawl.

Subject Property



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

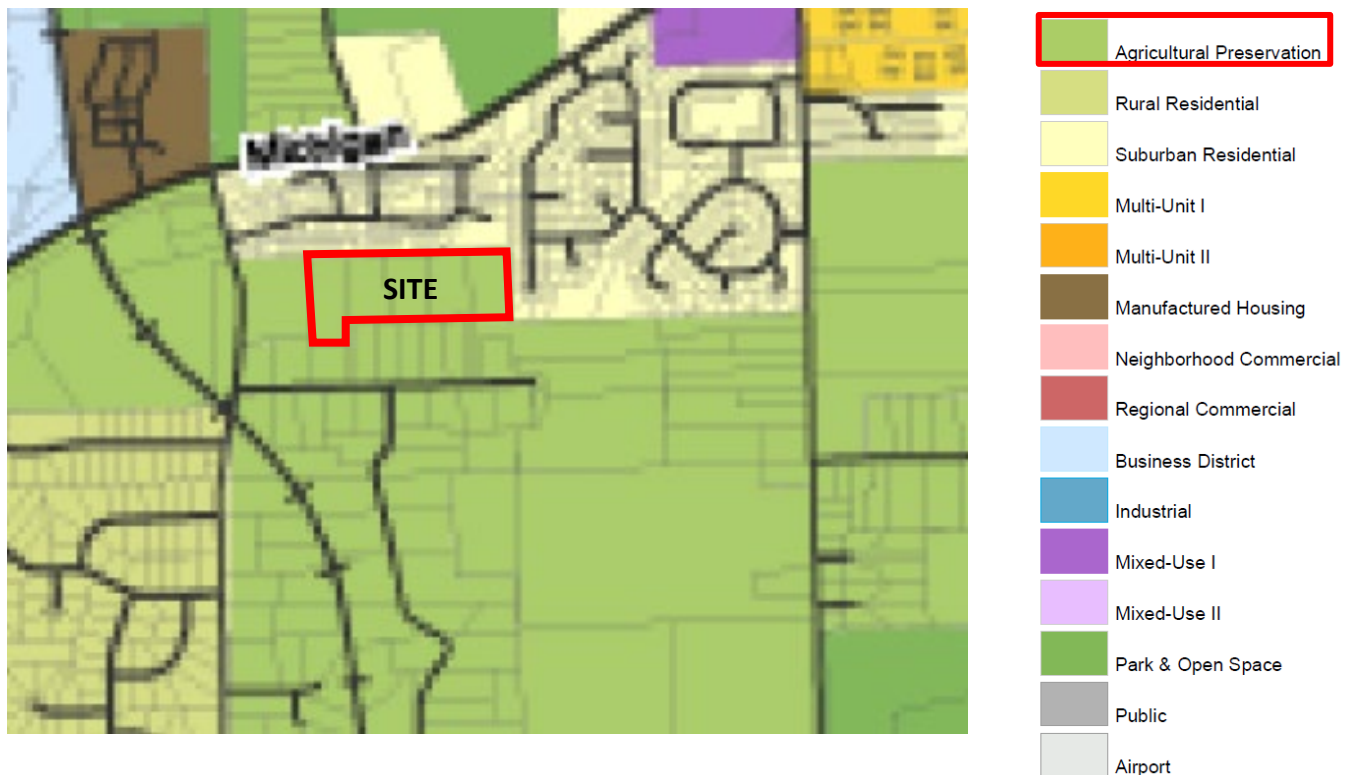
Adjacent zoning and land uses are as follows:

Direction	Zoning	Use
North	R-1B, Single Family Suburban Residential	Single-Family Harwood Farms
South	AG, Agriculture	Single-Family
East	R-1B, Single Family Suburban Residential	Single-Family Warner Creek
West	AG, Agriculture	Single-Family

MASTER PLAN

The Future Land Use Plan designates the subject site and the surrounding area to the west and south as Agriculture Preservation. The properties to the north and west are classified as Suburban Residential. The Agricultural Preservation future land use designation is intended to protect existing agricultural areas of the township by promoting agricultural activity and allowing for additional uses that will be consistent with the agricultural character as well as providing for large lot residential uses that will support residential or niche farming operations.

Whereas, the adjacent single-family residential developments are designated as 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.



The R-1A General Characteristics as described in Master Plan:

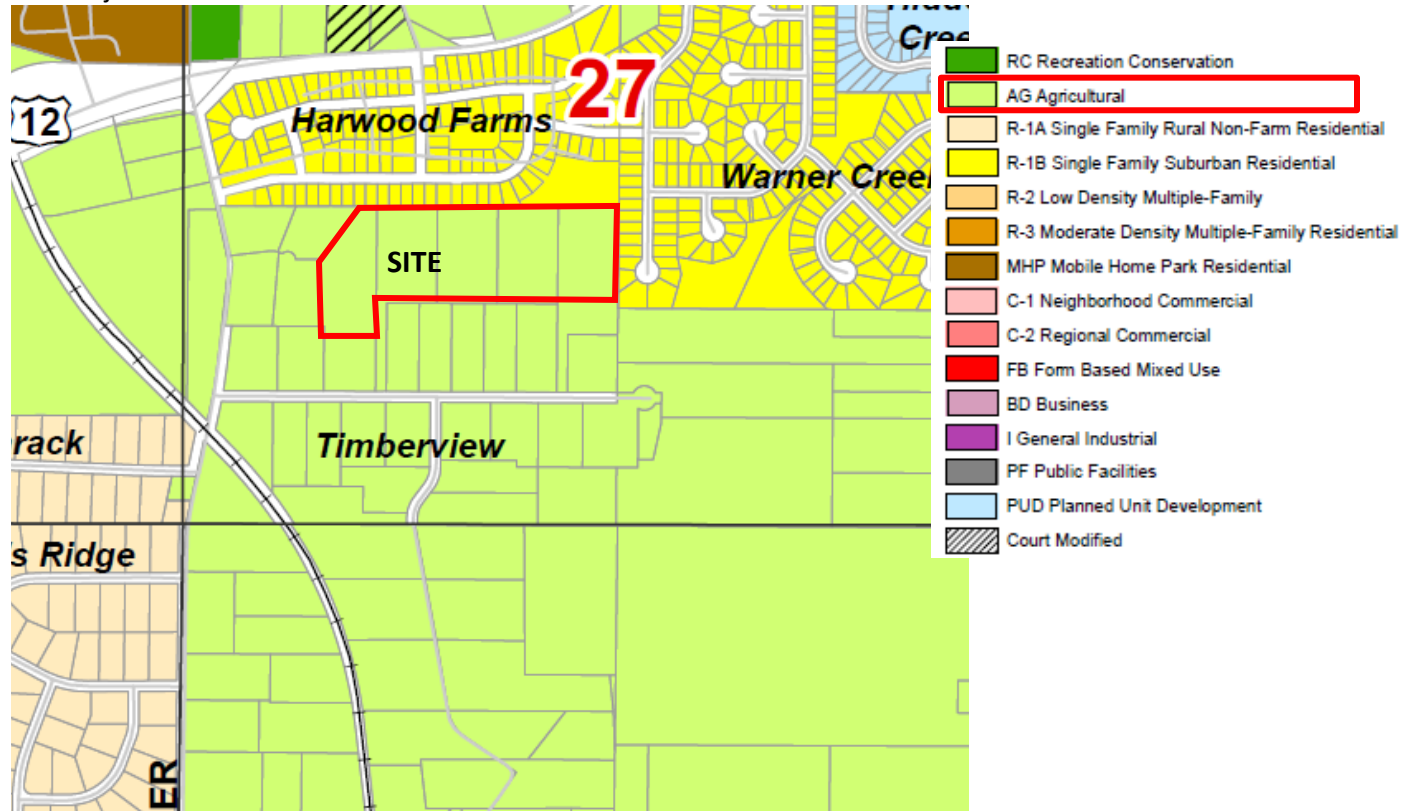
Suburban residential neighborhoods are moderate density areas that consist primarily of detached single family units. These areas tend to be designed to be aesthetically pleasing with trees, landscaping and manicured lawns. They are usually internally walkable. Other uses that tend to add to the character of a suburban residential neighborhoods include, civic and public land uses such as municipal buildings, schools, places of worship, parks, pools, etc. Location. These uses are located throughout the Township. They must be in areas that have substantial infrastructure including public utilities, multiple transportation options, and be in close proximity to schools, parks, and public safety facilities. While suburban neighborhoods tend

to be clustered in areas with other suburban neighborhoods, they should also be in relative proximity to business centers and areas that provide retail, personal, service and entertainment opportunities.

The location and intended development would result in similar conditions as described in the Master Plan. While master planned for agricultural preservation, the rezoning to R1-A would permit an appropriate transition from AG to the south and west to R1-B to the north and east.

CURRENT ZONING

The subject site is zoned AG.



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

FUTURE DEVELOPMENT R-1A SINGLE FAMILY SUBURBAN RESIDENTIAL

The applicant is seeking a rezoning to R-1A, Single Family Suburban Residential. This would allow the property to be developed as a single-family development containing a density of 1 unit per acre. The minimum lot size is 1-acre for single family, with minimum lot widths of 150 feet. Setbacks for the R-1B district include – front: 50 feet; side: 20 feet (least)/40 feet (total); and rear: 50 feet.

	AG	R1-A	R1-B
Lot Size	2.5 acres	1 acre	10,000 sq.ft
Lot Width	200	150	70
Setback	Front	50	35

	Side	30/60	20/40	5/15
	Rear	50	50	35
Height		40	35	35

The rezoning to R1-A would permit an appropriate transition from AG to the south and west to R1-B to the north and east.

REZONING STANDARDS

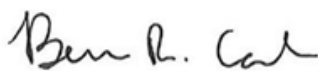
In consideration of the proposed rezoning, the Planning Commission shall consider the following standards as set forth in Section 18.05 of the Zoning Ordinance:

- 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-1A meets the intent of the Master Plan and the surrounding area. The rezoning to R1-A would permit an appropriate transition from AG to the south and west to R1-B to the north and east, and permit for a development similar to the nearby Tamarack, Hunters Ridge and Hunters Pond developments. The rezoning would not create a negative precedent, as this property is uniquely positioned between larger lot AG zoned property and denser R-1B property and would not lead to additional sprawl. Rezoning to R-1A would not impact the Township's ability to service the property and nearby area.

RECOMMENDATIONS

We support the rezoning from AG to R-1A.



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



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