



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: December 16, 2022

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

<b>File No.:</b>	RZ 22-01
<b>Applicant:</b>	Vanston/O'Brien - David Hughes
<b>Location:</b>	Northwest corner Bemis Road / U.S. 23 L-12-35-400-002
<b>Plan Review Date:</b>	November 15, 2022
<b>Current Zoning:</b>	PUD, Planned Unit Development
<b>Proposed Rezoning:</b>	PUD, Planned Unit Development – Major Change
<b>Property Size:</b>	23.61 acres
<b>Action Requested:</b>	Major Amendment Court-Modified PUD

### **PROJECT DESCRIPTION**

The applicant is seeking approval to amend an existing PUD and court-modified project for the site located along the northside of Bemis, sandwiched between US-23 and the Huron Valley Women's Correctional Facility. The site is controlled by a court-modified PUD. The applicant is seeking to amend the PUD to:

- Expand the list of permitted and conditional uses
- Increase lot impervious surface from 25 to 30 percent
- Alter site layout

Currently, the site is primarily vacant and has been most recently farmed. All vehicular access will be provided from Bemis Road.

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President*  
John L. Enos, *Principal* David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal*  
Laura K. Kreps, *Senior Associate* Paul Montagno, *Senior Associate* Megan Masson-Minock, *Senior Associate*

Location of Subject Site:

**Aerial Image of Subject Site and Vicinity**



Source: Washtenaw GIS

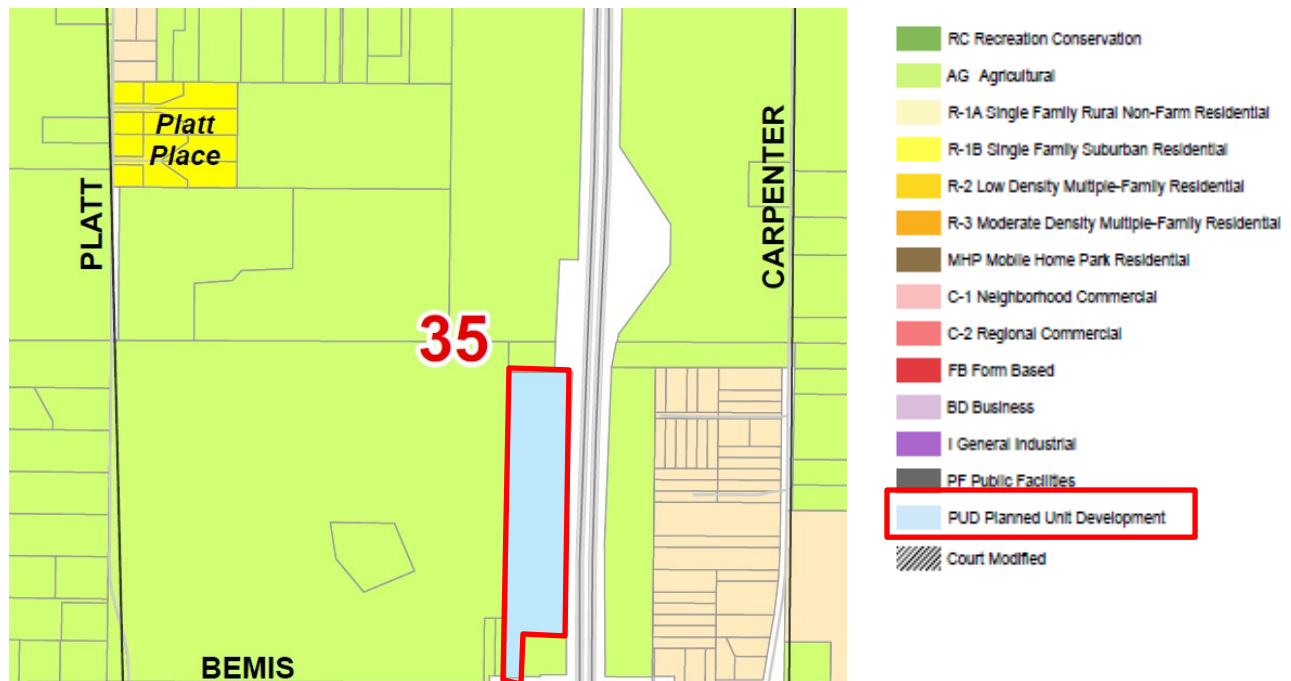
Zoning Classification of Parcel, Adjacent Parcels, and Current Land Use:

The subject site is currently vacant/agricultural property. Uses surrounding the subject site include single-family residential, the Huron Valley Women's Correctional Facility, State Forensic Psychiatric Facility, vacant/agricultural property and US-23.

Adjacent zoning and land uses are as follows:

Direction	Zoning	Use
North	AG, Agriculture	Vacant
South	AG, Agriculture / Unknown – York Township	Single-Family Residential / State Forensic Psychiatric Facility
East	US-23	US-23
West	AG, Agriculture	Huron Women' Correctional Facility

### Zoning Map



### PROCESS

The amendment process for this project is multi-step. Process may change but tentatively is as follows:

1. Concept review by Planning Commission – *conducted on November 3, 2022.*
2. Planning Commission holds public hearing and makes recommendation to Township Board.
3. Township Board holds a first reading, holds a public hearing, and considers the Planning Commission recommendation.
4. Township board holds a second reading, and either approves amendment to PUD, approves with conditions, or denies agreement to the PUD. Any Board action is contingent upon Court agreeing to modification.
5. Board action sent to Court for consideration of modification.
6. Court considers modification and makes ruling.

After PUD approval, each lot will require use and site plan approval separately prior to construction.

### 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.

#### EXISTING APPROVED USES

The 2000 approved included a list of permitted and conditional uses, bulk standards, and an approved layout.

##### Approved permitted uses include:

- a. Business, professional, executive or administrative offices, such as financial institution without drive-in facilities, advertising, real estate, legal, engineering, accounting, insurance corporation, medical, non-profit organizations, and similar uses.*
- b. Business, professional, executive or administrative offices related to research, development, testing and training activities.*
- c. Any use which is charged with the principal business function of research, such as scientific, business, industrial research developments, training centers, and testing laboratories.*
- d. Research oriented and light industrial park uses.*
- e. The manufacturing, compounding, processing or treatment of such products as medical devices (except syringes).*
- f. Assembly of merchandise such as electronic or precision instruments, and articles of a similar nature.*
- g. Light manufacturing industrial uses which by the nature of the materials, equipment and processes utilized are to a considerable extent clean, quiet, and free from any objectionable or dangerous nuisance or hazard. Such uses include the manufacturing of machine vision systems, robotics, automated testing and manufacturing systems, jewelry, musical instruments, sporting goods, small household appliances, electronic and fiber optic products, cameras and photographic equipment, printed matter and other similar uses.*
- h. Warehousing, and material distribution centers, contractor's establishments.*
- i. An accessory use, building or structure.*
- j. A sign, only in accordance with the regulations specified in Article 53.0.*
- k. Essential services, as provided in Section 30.02E.*

##### Approved conditional uses include:

- a. Restaurants and cafeteria facilities for employees of firms within the property only.*
- b. Business/technical schools, when licensed by the State of Michigan, which provide education in skills which are commonly used in the principle uses permitted on this parcel. Such uses include schools for the training of secretaries, bookkeepers,*

- business machine operators, medical business, legal secretaries, medical and dental technicians, research technicians, engineering technicians, and machine operators.*
- c. Pharmacies, and medical and dental laboratories located wholly within an office building.*
  - d. Indoor recreation facilities consisting of twenty thousand (20,000) square feet such as bowling alleys, indoor tennis courts, other indoor game courts, gymnasiums and similar facilities.*
  - e. Day care centers and nursery schools.*
  - f. Church, synagogue, mosque, temple, or other building for public worship.*

#### EXPANSION OF USES

The applicant would like to add the following additional permitted use:

- a. Self-storage facilities
- b. Storage of recreational vehicles
- c. Data processing and computing centers

The applicant would like to add the following additional conditional uses:

- a. Private clubs, fraternal organizations, and lodge halls
- b. Wireless communication facilities
- c. Farm equipment sales and repair
- d. Crematoriums

The Planning Commission will need to consider the additional permitted and conditional uses the applicant is requesting to add to the modified PUD.

***Items to be Addressed:*** Planning Commission to consider the additional permitted and conditional uses as part of the modified PUD.

**EXISTING BULK STANDARDS / PROPOSED CHANGES**

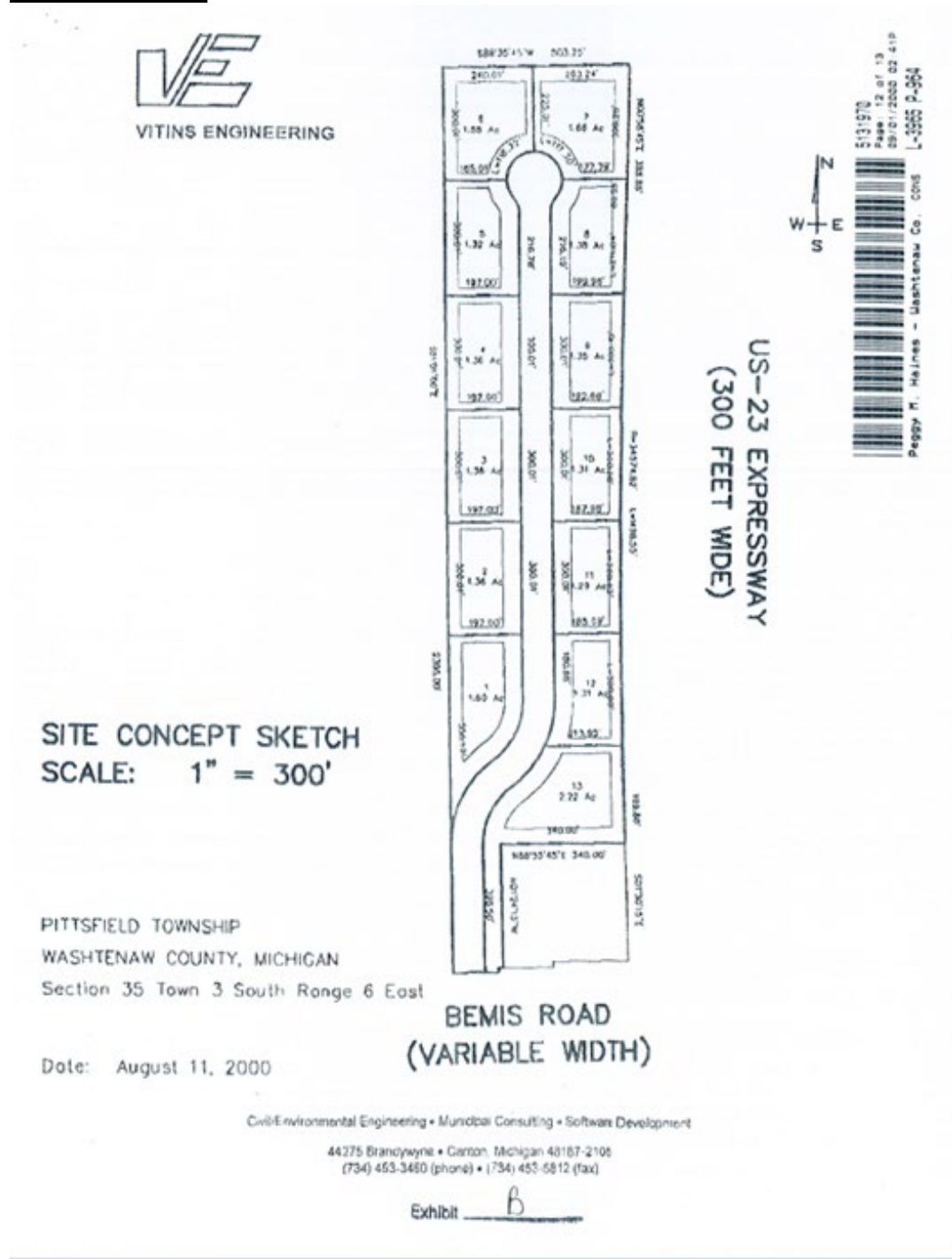
	<b>Existing Approved</b>	<b>Proposed Changes</b>
<b>Number of Lots</b>	13 lots maximum	7 lots
<b>Lot Area</b>	1 acre	2 acres+
<b>Lot Width</b>	150 feet	-
<b>Front</b>	50 feet	-
<b>Side</b>	20 feet	-
<b>Rear</b>	35 feet	-
<b>Floor Area</b>	40%	-
<b>Lot Coverage</b>	25%	30%
<b>Building Height</b>	45 feet/3 stories	-

Additionally, transition strips are also required meeting the following:

**a. TRANSITION STRIPS**

- 1. On every lot on the Property which abuts a lot line of an adjacent property which is not part of the Property, there shall be a transition strip. Such transition strip shall be twenty-five feet in width on the sides bordering the correctional facility and expressway, and forty feet in width on any side bordering residential property. Such transition strip shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this district is improved, with a screen, wall, or hedge not less than four (4) feet nor more than eight (8) feet in height, and maintained in good condition; provided, however, that no such screen, wall or hedge shall be required on any lot line bordering the correctional facility or the expressway.*

Approved Layout

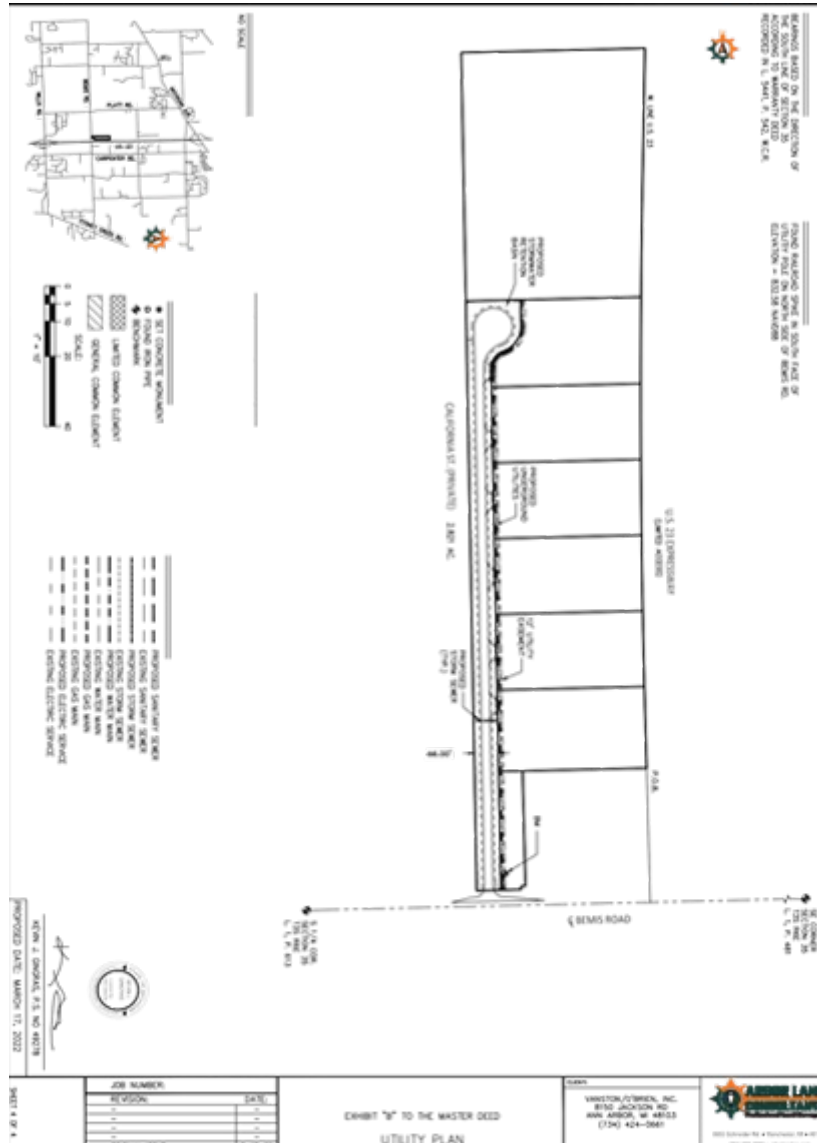


**Approved layout as part of Consent Judgement**



### Proposed Layout

The only change to layout is the applicant would like to reduce the number of lots and move the road along the western property line.



## Proposed revised layout

The Planning Commission will evaluate the proposed modifications 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 proposed modifications to the dimensional requirements as proposed.



## 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. and a Natural Features Protection Plan required in Section 14.04.D.

A natural features plan is provided on Sheet C-7. The Natural Features statement indicates *the site has a general rolling topography. Is currently a cultivated field with tree lines and brush along the east and west boundaries. The construction of the road will follow the general topography of the western boundary. A few trees shall be removed for this construction. The site drains to the east and the US-23 Road right of way. Stormwater from the road shall be infiltrated via vegetated swales on either side of the road.*

We note four (4) trees are proposed to be removed along the west property line in order to accommodate the roadway. None of the trees noted for removal are considered Heritage Trees. Protection measures are also noted on Sheet C-7 for remaining trees. No wetlands are present.

**Items to be Addressed:** None.

## SITE ACCESS AND CIRCULATION

The development will be accessed from a single access point from Bemis Road between two (2) existing single-family residences fronting Bemis Road. The proposed road will be a private, 66-foot wide cul-de-sac road located along the western property line that will access the seven (7) proposed lots. Turning radii for emergency vehicles should be provided.

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

As the Planning Commission is aware, due to the proximity to the Women's Correctional Facility, we have asked the Department of Corrections (DOC) for their position regarding the proposed amendments. Specifically, with regard to uses and layout in relation to public safety. The Township, with and without the applicant, has had multiple meetings with DOC to discuss the proposed amendments. The DOC has expressed concern over the location of the proposed roadway along the western property line, formally responding via a letter dated XXXXX (I can't find the letter, but I know I read it...) citing XXXXXX as the reasoning behind their concerns.

**Items to be Addressed:** None.

## PARKING

Parking will be evaluated during site plan review for each individual lot.

**Items to be Addressed:** None.

## ESSENTIAL FACILITIES AND SERVICES

The development will be served by septic and well as it is not located within the Township's Water and Sewer district. These facilities will be reviewed separately for each individual lot at the time they are proposed for development. The Washtenaw County Environmental Services Department will determine the locations of septic and well facilities for each lot.

The applicant notes stormwater from the roadway will be infiltrated via vegetated swales on either side of the road.

**Items to be Addressed:** *Review of essential facilities and services by the Township Engineer and Utility Director.*

## SAFETY PATHS / SIDEWALKS

No safety paths or sidewalks are proposed or required due to the location of the site between the women's correctional facility and US-23.

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

## LANDSCAPING

Landscaping will be evaluated for each individual lot during site plan review.

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

## FLOOR PLANS AND ELEVATIONS

No structures are proposed as part of this initial portion of the development – roadway construction/land division.

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

## 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 subject site is classified as Agriculture in the Master Plan. This designation does not coincide with the existing court-modified PUD zoning classification which allows the development of the site as industrial/business uses. The applicant is requesting modification to the existing PUD allowable permitted and conditional uses and minor layout and bulk requirements in order to develop the site based on current development standards.

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

**CWA Comment:** The existing PUD received court-modified approval in 2000 under previous zoning regulations and master plan. The proposed modifications to the existing court-modified PUD are limited to the additional permitted and conditional uses listed and additional lot coverage (5% - 25% to 30%).

**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:** Each individual lot will be evaluated for septic and well services during site plan review.

**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 existing court-modified PUD does not contain any common open space as part of the development. The proposed PUD will not include any common open space area.

**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 a single access point from Bemis Road between two (2) existing single-family residences fronting Bemis Road. The proposed road will be a private, 66-

foot wide cul-de-sac road located along the western property line that will access the seven (7) proposed lots. Turning radii for emergency vehicles should be provided.

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 Planning Commission should consider the additional permitted and conditional uses requested by the applicant as part of the modification request to the existing court-modified PUD.

- 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 notes the proposed cul-de-sac road has been designed to be aligned with the existing topography of the site.

- 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:** No safety paths or sidewalks are proposed or required due to the location of the site between the women's correctional facility and US-23.

## SUMMARY

The following items will need to be addressed to the satisfaction of the Planning Commission prior to a recommendation of approval to the Township Board:

1. Planning Commission to consider the additional permitted and conditional uses as part of the modified PUD.
2. Planning Commission to consider proposed modifications to the dimensional requirements as proposed.

3. Review of essential facilities and services by the Township Engineer and Utility Director.

 _____ <b>CARLISLE/WORTMAN ASSOC., INC.</b> <b>Benjamin R. Carlisle, AICP, LEED AP</b> <b>Principal</b>	 _____ <b>CARLISLE/WORTMAN ASSOC., INC.</b> <b>Laura K. Kreps, AICP</b> <b>Senior Associate</b>
--	---