

TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
May 11, 2021 7:00 p.m.

This meeting will occur via Zoom teleconference. Details to join the meeting follow this agenda. The document packet for this meeting may be read on our website.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA:

APPROVAL OF THE MINUTES:

- 1) 01/12/2021 Regular Meeting & Public Hearing Minutes

OLD BUSINESS:

- 1) Master Plan Preparation

NEW BUSINESS:

- 1) Lake Urban Crossing Preliminary PUD Plan

CALL TO THE PUBLIC:

MISCELLANEOUS BUSINESS:

- 1) Next Workshop Meeting

ADJOURNMENT:

NOTICE OF TYRONE TOWNSHIP PLANNING COMMISSION MEETING

TO BE HELD ELECTRONICALLY

May 11, 2021 7:00 p.m.

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF TYRONE, LIVINGSTON COUNTY, MICHIGAN, AND ALL OTHER INTERESTED PERSONS:

Please take notice that a regular meeting of the Tyrone Township Planning Commission will be held by electronic remote access for the purpose of consideration of issues specified in the attached agenda.

Electronic remote access, in accordance with the Michigan Department of Health and Human Services (MDHHS) Order 333.2253, has been implemented in response to COVID-19 social distancing requirements. The applicant(s) and public may participate in the meeting through Zoom video and teleconferencing access as follows:

The public may participate by internet link or by calling into the below toll-free numbers:

Tyrone Township is inviting you to a scheduled Zoom meeting.

Topic: 05/11/2021 Planning Commission Regular Meeting

Time: May 11, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81056868038>

Meeting ID: 810 5686 8038

Passcode: 123456

One tap mobile

+13126266799,,81056868038#,,, *123456# US (Chicago)

+16465588656,,81056868038#,,, *123456# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 810 5686 8038

Passcode: 123456

Find your local number: <https://us02web.zoom.us/j/81056868038>

Members of the public will only be able to speak during the public comment portions of the meeting and such comments will be limited to three minutes per person during each opportunity to speak. Additional agenda related comments may be permitted at the discretion of the Chairperson. To provide for orderly public participation a person wishing to speak must state their name and request to be recognized by the Planning Commission Chairperson. The Chairperson will recognize all persons wishing to speak during the public hearing and/or public comment portions of the meeting. If, prior to the meeting, members of the public have certain questions or wish to provide input on any business that will be addressed during the meeting such persons may contact the Planning Commissioners through the Tyrone Township Planning and Zoning Administrator by email to rnicholson@tyronetownship.us or by regular mail. The Tyrone Township Zoning Ordinance and Zoning Map can be found using the Ordinances tab at www.tyronetownship.us.

Dan Stickel,
Chairman, Tyrone Township Planning Commission

NEW BUSINESS #1

Lake Urban Crossing Preliminary PUD Plan



4488 WEST BRISTOL ROAD | FLINT | MI | 48507 PHONE: [810] 230-9311 FAX: [810] 230-2831

Transmittal

Attention:	Planning Department	Date:	03/25/2021
Company Name:	Tyrone Township	Project #:	2005
Street Address:		Project:	Lake Urban Crossings
City, State, Zip			(white lake)

Sent Via:

☐ Postal Mail ☐ FedEx # _____ ☒ Hand Delivered by DAVE MCLANE ☐ Picked-Up by _____

We are sending you:

☒ Plans ☐ Check Prints ☒ Contract Documents ☐ Letter ☐ Calculations
☐ Shop Drawings ☐ Specifications ☐ Change Order No. _____ ☒ Application(s) ☐ Permit(s)
☐ Sample(s) ☐ Addendum No. _____ ☐ Computer Media ☐ Proposal ☒ Other: OWNER CHECK

Quantity	Sheet No.	Date	Description
4		03/25/21	4 SETS OF 24" x 36" LAND DEVELOPMENT SHEETS
1		03/25/21	PUD ZONING ORDINANCE REVIEW
1		03/25/21	PLANNING REVIEW APPLICATION
1		03/25/21	ESCROW AGREEMENT
1		03/25/21	CHECK FOR \$1,800 FROM OWNER

These are transmitted:

☐ For Your Use ☐ For Review and Comment ☐ Revised and Resubmit
☒ For Your Approval ☐ Approved as Noted ☐ Resubmit as Specified
☐ As Requested ☐ Approved as Submitted ☐ Other

Remarks:

Transmitted by: DANIELLE WARD

TYRONE TOWNSHIP PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location RUNYAN LAKE RD AND WHITE LAKE RD		Parcel ID/Zoning District 4704-04-03-300-020	SEE DRAWINGS FOR ADDITIONAL PARCELS.
Property Owner(s) LAKE URBAN CROSSINGS, LLC		Telephone	
Street Address 8273 S. SAGINAW ST		Cell Phone 810-691-1485	
City FENTON		FAX or E-Mail wilson@wilsonlahoud.com	
Authorized Agent AMAG, LLC (DAVID MCLANE - OWNER AGENT)		Telephone 810-230-9311	
Street Address 4488 W. BRISTOL RD, SUITE 200		Cell Phone 810-569-1082	
City FLINT		State and Zip Code MI, 48439	

Type of Review:

- | | | |
|--|--|---|
| <input type="checkbox"/> Boundary Realignment
<input checked="" type="checkbox"/> Concept Review
<input type="checkbox"/> Conditional Zoning
<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Land Division
<input type="checkbox"/> Open Space Preservation
<input type="checkbox"/> Other | <input type="checkbox"/> Open Space Relocation
<input type="checkbox"/> Private Road/Shared Drive
<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Condominium | <input type="checkbox"/> Site Plan Review
<input type="checkbox"/> Site Visit
<input type="checkbox"/> Special Land Use
<input type="checkbox"/> Special Meeting
<input type="checkbox"/> Subcommittee Meeting
<input type="checkbox"/> Subdivision Plat |
|--|--|---|

Project Description:

FOUR RESIDENTIAL LAND DEVELOPMENT SCENARIOS ARE BEING PRESENTED FOR REVIEW AND FEEDBACK.

SCENARIO I: PUD

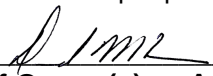
SCENARIO II: PUD W/NATURE PRESERVE

SCENARIO III: REZONING

SCENARIO IIII: PARALLEL PLAN

DOCUMENT: PUD ZONING REVIEW

Planning Commission applications should be filed with the Planning Commission Recording Secretary at least 14 days (21 days for land divisions/realignments) prior to review. Applications will not be scheduled for review until all information has been received. This Signature constitutes the applicant's acknowledgement of the application requirements and permission for site inspection by Tyrone Township representatives.


 Signature of Owner(s) or Authorized Agent

Date	Tax Status	Fees: 101-000000-607-006	Escrow: 701-000000-283- ____
Received By:			

Tyrone Township Escrow Agreement

This Escrow Agreement is for the cost of review, inspection and monitoring of the project of the Applicant. This includes, but not limited to:

- a) The cost of the review of applications for approvals and variances;
- b) Site Plan Reviews;
- c) Any Planning Commission meetings;
- d) Special meetings;
- e) Reviews by Township Attorney and preparation of appropriate approving resolutions or ordinances;
- f) Reviews by Township planner and/or engineer;
- g) Publications and notices of public hearings or meetings;
- h) Traffic studies;
- i) Environmental impact studies;
- j) Engineering Construction Reviews
- k) Zoning administrator inspections and involvement;
- l) Any other services or expenses relating to the application, inspection or monitoring processes incurred by the Township that are necessary and incident to the completion of the work or project.

Accordingly the Applicant shall pay, simultaneously with the execution of this Agreement, the sum of \$ 1,000.00 to be held in escrow by the Township to cover the aforementioned costs and expenses. The escrow deposits shall bear no interest.

If, during the project, the escrow balance falls below the amount necessary to complete the project, the Applicant shall make additional deposits sufficient to cover any deficit.

Any excess funds remaining in any escrow account after the project completion will be refunded to the Applicant less any administrative fees.

If the project costs and expenses exceed the amount remaining in the escrow after final project approval, the Township shall send the Applicant a statement for such additional costs. Until the Applicant pays for such costs, no further Township permits or approvals shall be issued.

TYRONE TOWNSHIP

By: _____

Its: _____

APPLICANT

AMAG, LLC

David McLane (Owner Agent)

LAKE URBAN CROSSING

(Land Development Proposals – March 25, 2021)

Tyrone Township – Zoning Ordinance:

White Lake/Runyan Lake Road Property – Four proposed land development approaches.

- 1) Residential PUD, 2) Residential PUD with dedicated nature preserve, 3) Rezoning request, &
- 4) Parallel Plan. (See proposed scenarios at the end of this document, pages 8 & 9)

Section 11.01: Intent.

Type of development: PUD (Planned Unit Development)

- retain the rural image of the Township. (Yes)
- site has significant natural features and exhibits difficult development constraints. (Yes, large percentage of wetlands & open water)
- opportunity to mix compatible land uses or housing types. (Yes, however, proposed drawings & documentation present a two phased residential development)
- allow for smaller lot sizes to preserve open spaces and natural features. (Yes, given the natural characteristics of the site)
- accomplish a particular development or land use objective identified by the Township. (Pending township review & comment)
- consistent with zoning standards. (Yes, adjacent properties are zoned residential)

Section 11.02: General Requirements.

- A. Approval by Township as a special use per table 11.1. (Understood, pending township review & comment)
- B. Development property is currently under single ownership. (Yes, Bricada, LLC. Properties ID's: 04-03-300-020, 04-10-100-024, 04-10-100-25, 04-10-200-25, 04-03-400-001)
- C. Area required is not less than 20 contiguous acres of land. (Yes, total property area = 158.71 acres, Phase I = 53.58 acres, Phase II = 105.13 acres)
- D. Site has ability to provide adequate water and wastewater disposal service to the proposed development without adverse impact to community and neighbors. (Yes)
 1. No non-residential uses proposed.
 2. No residential uses provided with on-site wastewater treatment. Sanitary sewer access on-site (approved for 74 units, as shown on plans)
- E. PUD accessible from paved, County primary road. (Phase I: Ingress/Egress from Runyan Lake Road; Phase II: Ingress/egress from White Lake Road)
- F. Permitted uses are inclusive in the Tyrone Township Zoning Ordinance.
 1. R-2 (modified) & LK-1 (modified) proposed. No planned commercial services.
 2. PUD site area, exclusive of open space, regulated wetlands, and dedicated public right-of-way: (Phase I: 28.03 acres; Phase II: 32.25 acres)
 3. U.S. 23 corridor, ½ mile east or west of U.S. 23 centerline. (The westerly portion of the property is within ½ mile east of the centerline of the U.S. 23 corridor)
 4. Proposed use of property is not listed at a special land use in the zoning district.
- G. Parallel plan submittal is **required** to show how the site could be reasonably developed in compliance with adopted zoning and subdivision ordinances and standards. Parallel plan has been generated in line with the township's future land use plan.

- H. Residential density bonus per following criteria: [\(not applicable\)](#)
1. Incremental bonus from 0% to 5% of the units identified on the parallel plan.
 2. Requirements for receiving density bonus. Refer to zoning ordinance subsections 'a' thru 'h'.
- I. Development Standards and Flexibility. To ensure that PUD's are compatible with adjacent properties and the Township. [\(Yes, zoning adjacencies are R-1 & RE\)](#)
1. Any regulatory modification shall be approved through a finding by the Planning Commission. [\(Understood\) – ok for zoning](#)
 2. Regulatory modifications are not subject to variance approval by the Zoning Board of Appeals. An appeal of a PUD decision shall be to the Circuit Court of Livingston County. [\(Understood\)](#)
 3. A table is to be provided on the Preliminary PUD plan which specifically details all deviations from the applicable zoning district. [\(see General Requirements comparison table and proposed properties information table at end of this document\)](#)
- J. If phased, compliance with this section is required.
1. Written description of the phasing process that describes all work to be done in each phase and the proposed timing. [\(need to provide\)](#)
 2. Each phase shall require final PUD review and approval and shall be consistent with the approved preliminary PUD plan and agreements. [\(Understood\)](#)
 3. Construction for each phase shall commence within 1-year of the schedule set forth in the phasing plan or the phasing plan will expire. Phasing plan may be modified or extended upon Planning Commission recommendation and Township Board approval. [\(Understood\)](#)
 4. Residential/nonresidential PUD's. [\(Only residential proposed. No non-residential\)](#)
- K. Open Space.
1. Residential PUD shall provide and maintain open space at a minimum of 30% of the total land area of the portion of the site designated for residential use. Open space shall conform to Section 21.51. [\(see calculations at the end of this document\)](#)

Section 21.51:

- A. Intent: to preserve natural land areas. [\(Understood\)](#)
- B. Exclusions: open spaces shall not include the following. [\(Understood & not included\)](#)
 1. Certain easements. Areas devoted to public or private streets or the easement for shared driveway or private road.
 2. Public lands.
 3. Yard setbacks.
 4. Parking lot surfaces.
 5. Certain sidewalks.
 6. Retention pond percentage.
 7. Sanitary system lagoons.
- C. Yard setback exceptions. Planning Commission may allow specified areas of a required side yard setback. [\(Understood\)](#)
- D. Perimeter open space. If Planning Commission allows required open space to be located within the yard perimeter, the setback shall be measured from the closest point of the open space boundary. [\(Understood\)](#)
- E. Submerged land open space. Not more than 25% of the minimum open space area shall be included in submerged land surface area where the land surface elevation is lower than the high water mark of the body of water.
[\(see calculations at the end of this document\)](#)

- F. Wetland open space. Not more than 35% of the minimum open space area shall be included in a wetland protected by the Natural Resources and Environmental Protection Act. (see calculations at the end of this document)
 - G. Site plan requirements. Designated permanent open space must be shown on the site plans, dimensioned and open space calculation chart. (Understood)
 - H. Relocation. Open space may be relocated if approved and can be met at another location within the lot.
 - I. Public/private open space. (N/A)
 - J. Maintenance agreement. If open space is not dedicated to public use, it shall be protected by an open space maintenance agreement as follows. (Understood)
 - 1. Identify.
 - 2. Maintenance.
 - 3. Removal of vegetation. Dead/diseased.
 - 4. Responsibility.
 - 5. Compulsory membership.
 - 6. Specific requirements.
 - 7. Perpetual open space.
 - 8. Proposed Uses.
 - 9. Public Nuisance.
 - K. Road frontage. Open space may be located along road frontage in order to preserve and enhance significant natural features or connect open spaces.
 - L. Connections.
 - M. Accessory buildings. (N/A)
 - N. Agricultural Use. (N/A)
 - O. Additional considerations. (N/A)
2. No non-residential proposed.
3. Character and arrangement shall take into account the following:
- a. Conveniently located in relation to structures. (Yes)
 - b. Reasonable, minimum dimensions for usability of intended functions. (Yes)
 - c. Integrated to benefit users. (Yes)
 - d. Significant natural amenities preserved. (Yes)
 - e. Provide areas if part of an approved phasing plan. (Phase I & II will be subdivided into potentially 3 smaller sub-phases)
- f. Non-contiguous off-site open space may be permitted subject to approval of the Township Board. (TBD)
- i. Space is located in Tyrone Township.
 - ii. Space is set aside in perpetuity and recorded.
4. As phases are developed, the required open space for that phase shall be set aside by the developer through an irrevocable conveyance, assuring that the open space will be developed per the site plan and never changed to another use. Such conveyance shall:
- a. Describe the permitted activities. (Understood)
 - b. Identify party responsible for maintenance. (Association, TBD)
 - c. Submitted at time of preliminary PUD plan review. (Understood)
 - d. Upon approval, the applicant shall record the open space conveyance with the Livingston County Register of Deeds. (Understood)
 - e. Final PUD plan shall be incorporated by reference and attached as exhibit.

- L. Configuration of buildings, drives and other improvements shall permit conveyance of emergency vehicles. PUD's in excess of 50 dwelling units and/or 500 average daily vehicle trips shall, at discretion of the Township Board, provide two points of ingress/egress. *Phase I would not require a second ingress/egress.*
- M. Vehicular and pedestrian circulation systems shall accommodate safe movement of such elements. *(Understood)*
- N. Public & private streets within the PUD shall comply with Livingston County Road Commission and Tyrone Township standards.
- O. Infrastructure improvement, within and adjacent to, the PUD to be provided by the developer.
- P. Type and intensity of the use shall not exceed the existing or planned capacity of public services.
- Q. All utilities shall be underground, except electrical transmission lines.
- R. Landscaping, screening, and buffering shall be required.
- S. No parking and loading requirements.
- T. Hours of construction activity shall be stated on the PUD plan. No detrimental or nuisance activities.

Section 11.03: Design Requirements.

- A. General design requirements as follows:
 - 1. Township Board, upon recommendation of the Planning Commission, may at its discretion require sidewalks and/or street lights.
 - 2. Relationship of design adjacencies.
 - 3. Provide interconnected road & pedestrian network.
 - 4. Connected or accessible open space or recreational areas.
 - 5. Integration and blending of architectural housing types and styles.
- B. Screening, buffering and greater setbacks maybe required by the Planning Commission along perimeter of the development.
- C. Signage subject to requirements of the sign ordinance.

Section 11.04: Procedural Requirements.

- A PUD shall be considered a Special Land Use. Public hearing shall be held prior to approval of a preliminary PUD plan. Applications submitted in accordance with the following.
- A. Optional Pre-Application Conference. Allows for review of concept by the Planning Commission.
- B. Preliminary PUD Plan. First step is submittal of a preliminary PUD plan.
- C. Final PUD plan. Final shall be submitted for review and recommendation by the Planning Commission and final approval by the Township Board.
- D. Plat. If PUD requires plat approval, for all or part of the development, the simultaneous filing of a preliminary plat is encouraged.

Section 11.05: Pre-application Conference.

- Prior to submission of a PUD application approval, the applicant may meet with Planning Commission for preliminary discussions and review for eligibility consideration. Minimum submission requirements as follows:
 - A. An overall conceptual land use plan for the PUD.
 - B. Legal description and tax ID numbers.
 - C. Total acreage in the project.
 - D. Statement regarding proposed use, number of acres for each use, and number of residential units.
 - E. Number of acres to be preserved or used for recreation space and open space.
 - F. All known natural resources or features to exist as well as preserved.
 - G. Site existing conditions.
 - H. Proposed sewage treatment, water supply systems, and stormwater management systems.

Section 11.06: Preliminary PUD Review Procedures.

- A. Preliminary application. Submission of the following:
 - 1. Application fee.
 - 2. Completed application form.
 - 3. Site plan.
 - 4. If seeking density bonus, a parallel plan.
 - 5. Thorough written narrative for:
 - Reasons why the proposed project qualifies for a PUD.
 - Reasons why PUD is preferred at this location over conventional zoning.
 - Possible impacts on adjacent properties and public facilities and services.
 - Potential benefits.
 - Description and rationale for modifications to the Zoning Ordinance standards.
 - 6. Legal documentation showing under single ownership.
 - 7. Impact statement. Maybe required by Planning Commission.
 - 8. Identification and description of any proposed modification to the standards of the ordinance.
 - 9. Depiction of proposed development phases and schedule for completion.
 - 10. Planning Commission may waive any of the application requirements if determined not applicable to the PUD.
- B. Technical Review. Prior to a public hearing, the PUD application shall be distributed to appropriate township officials and staff for review and comment.
- C. Public hearing. Upon receipt of preliminary PUD submittal, a public hearing shall be scheduled.
- D. Planning Commission Review and Township Board approval.
 - 1. Prior to approval recommendation, Planning Commission must find the following has been met:
 - a. Granting the PUD will result in recognizable and substantial benefits to the users and community.
 - b. PUD is designed to ensure public services and facilities will be capable of accommodating the PUD impact.
 - c. PUD is designed to protect public health, safety, and welfare.
 - d. PUD is designed and laid out to preserve and protect natural resources.
 - e. PUD is designed to promote use of land socially and economically.
 - f. PUD is compatible with the Master Plan.
 - 2. Planning Commission shall review preliminary PUD plan for compliances.
 - 3. Based on reviews and comments Planning Commission shall make recommendations to the Township Board.
 - 4. Township Board to approve, approve with conditions or deny.
- E. Effect of Action on the preliminary PUD plan. Preliminary plan approval is intended to provide direction for preparation of final PUD plan.
 - 1. Preliminary PUD plan approval shall expire 3-years after the date of approval.
 - 2. Revised plan can be submitted following approval of the preliminary PUD plan.
 - 3. Amendments to an approved preliminary plan shall be subject to the same review and approval process.
 - 4. Approval of a plan shall not qualify as approval of a land division, subdivision plat or condominium subdivision plan for the purposes of recording with the Livingston County Register of Deeds.
 - 5. Preliminary approval shall not be revoked or impaired by action of the Township pending an application for final approval.

- F. Zoning Board of Appeals Authority. The ZBA shall not have authority to consider an appeal of a decision by the Planning Commission or Township Board concerning a PUD.

Section 11.07: Final PUD plan review procedures.

- A. Phased development. If applicable, plans for separate phases can be submitted.
- B. Phase Permits. Land use permits shall not be issued prior to final plan approval.
- C. Final PUD approval. Maybe requested for the entire PUD or sequential phases. the following are required items:
1. Completed application.
 2. Application fee.
 3. Final site plan.
 4. Typical elevation sketches.
 5. Engineering drawings.
 6. Summary data schedules containing:
 - a. Underlying master plan designation.
 - b. Total gross site area.
 - c. Area of existing or proposed ROW and/or easements.
 - d. Area and percentage of site covered by buildings.
 - e. Area and percentage of site covered by pavement.
 - f. Area and percentage of total open space.
 - g. Area and percentage of wetlands with regulated specifically called out.
 - h. Number, sizes, and bedroom mix of proposed dwelling units.
 - i. Non-residential – none proposed.
 - j. Parking – none proposed.
 7. Proof of preliminary reviews and compliance with external agencies.
 8. Draft copies of master deed, by-laws, condo docs, covenants, and similar regulations.
 9. Statement indicating compliance with preliminary PUD plan.
 10. A draft PUD agreement, including:
 - a. Description of the land.
 - b. description of the permitted uses, density of uses, and maximum height and size of buildings.
 - c. History of the review procedures.
 - d. Review and explanation of all special provisions.
 - e. Explanation of all public improvements to be undertaken.
 - f. Description of any dedications and required permits.
 - g. Confirmation that the proposed development is consistent with applicable township ordinances and planning objectives.
 - h. Duration of PUD agreement.
 - i. Applicability of future amendments to the general zoning regulations.
 - j. Extent to which the PUD plan may be modified subject to administrative approval.
 11. The Planning Commission may waive any of the application requirements if determined not applicable.
- D. Planning Commission Action. Planning commission shall review the final PUD and make recommendations based on conformity of requirements.
- E. Township Board Action. Review all findings and take action to approve, approve with conditions, or deny.

- F. Expiration. Approved final PUD plan shall expire 3-years after approval date.
- G. Completion of Site Design. Owner is responsible for maintaining the property as required.

Section 11.08: Standards for approval.

- An approval will only be granted if conditions and requirements are met.

Section 11.09: Rescinding approval of a PUD.

- Township Board authority only after public hearing.

Section 11.10: Amendments to an approved final PUD plan.

- A. Notification. Township Clerk if intent to change.
- B. Minor Changes. Planning commission may approve minor changes based on conditions.
- C. General revisions. Planning Commissions may refer decisions to Township Board.
- D. Major revisions. Plan revisions must follow procedures set forth in Section 11.06.

Section 11.011: Performance guarantees.

- to ensure compliance the Township Board may require certified check, irrevocable letter of credit, or surety bond.

Schedule of Regulations: (per Tyrone Township original zoning)

Zoning	Min. Lot Width	Min. Lot Size	Max. Bldg. Height	Max. Bldg. Cover	Min. Flr. Area	Front Yd. Setback	Side Yd. Setback	Rear Yd. Setback
RE*	200'	60,000sf	30'	25%	See table (g,h)	100'	20'	75'
R-2	110'	21,780sf	30'	30%	See table (g,h)	50'	20'	35'
LK-1	60'	21,780sf	30'	35%	See table (g,h)	35'	10'	50' (x)

* current zoning

Modified Schedule of Regulations: (Due to public sanitary sewer on-site)

Zoning	Min. Lot Width	Min. Lot Size	Max. Bldg. Height	Max. Bldg. Cover	Min. Flr. Area	Front Yd. Setback	Side Yd. Setback	Rear Yd. Setback
<u>Modified</u> R-2	100'	21,780sf(u)	30'	30%	See table (g,h)	50'	20'	35'
LK-1	60'	<u>17,000sf(u)</u>	30'	35%	See table (g,h)	<u>30'</u>	10'	<u>20'*</u> (x)

* minimum distance from waters edge.

Footnotes to Schedule of Regulations:

- G.** The required minimum floor area per dwelling unit in each structure shall be:

One story 1,200 sq. ft. on ground floor
 One and one-half story 1,250 sq. ft., with 850 sq. ft. minimum on ground floor
 Two story 1,500 sq. ft., with 900 sq. ft. minimum on ground floor
 Tri or Quad Level 1,500 sq. ft., with a minimum of 460 sq. ft. on ground floor

- H.** The required minimum floor area per dwelling in each multiple dwelling structure shall be:

Efficiency apartment . . . 500 sq. ft.
 One bedroom unit 700 sq. ft.
 Two bedroom unit 900 sq. ft.
 Three bedroom unit . . . 1,100 sq. ft.

Plus an additional 100 square feet for each bedroom in excess of three bedrooms in any dwelling unit.

- U. The minimum lot area of 11,000 square feet applies only to lots developed with public sewer service. Lots developed without public sewer service shall have a minimum area of 21,780 square feet.
- X. A greater rear yard setback may be required by the Planning Commission where the established setbacks of adjacent buildings are greater than the minimum required in the Zoning District. Where the average rear yard setbacks for the adjacent buildings on either side of the proposed use is greater than the minimum required for the district, the Planning Commission may require a rear yard setback equal to or greater than average rear yard setbacks of the adjacent buildings to preserve Sight Lines to the water. This setback requirement also applies to accessory structures.

The only exceptions to this provision shall be for cases where the subject or adjacent structures are located along a cove or peninsula or where the rear yard setbacks of adjacent structures differ by more than 40 feet. For these cases, the Planning Commission shall determine if a cove or peninsula exists, as well as the appropriate setback required such that Sight Lines for existing adjacent structures are protected.

Section 11.02(K) & Section 21.51: Open Space & Compliance Requirements

The following areas were derived from the updated property survey provided by Fenton Land Surveying & Engineering on 11/18/20.

Total land area as defined by the boundary extents of property line: **158.71 acres (6,913,479.55sf)**

Total open water area as defined by edge of water line on survey: **47.65 acres (2,075,634sf)**

Total wetland area as defined by flagged wetland line & edge of water: **30.75 acres (1,339,557.12sf)**

Total undeveloped area (upland): **7.07 acres (30,796.92sf)**

Total paved road area (phase I): **3.14 acres (136,647.56sf)**

Total paved road area (phase II): **2.67 acres (116,305.2sf)**

Total right-of-way area, including road (phase I): **6.64 acres (289,238.4sf)**

Total right-of-way area, including road (phase II): **6.97 acres (303,613.2sf)**

Section 11.02(K): 30% of the total land area of the portion of the site that is designated for residential use shall be open space. **158.71 acres x 0.30 = 47.6 acres of open space required**

Land Development Scenario 1 (PUD):

Looks at taking 30% of the total land area within the extents of the boundary property line.

Open space required: 158.71 acres x 0.30 = 47.6 acres

Section 21.51(E): not more than 25% of the minimum open space area shall be included as submerged land below the high-water mark of the body of water.

47.6 acres x 0.25 = 11.9 acres

Section 21.25(F): not more than 35% of the minimum open space area shall be included as wetland.

47.6 acres x 0.35 = 16.66 acres

Deficit to meet open space requirement:

47.6 acres – 11.9 acres – 16.66 acres = 19 acres

Reduction of deficit open space requirement:

19 acres - 7.07 acres (upland) – 3.3 acres (possible additional open space) = 8.63 acres still needed

Land Development Scenario 2 (PUD with Nature Preserve):

Looks at designating 113 acres of the site for residential use and designating the rest of the property as a nature preserve. The 113 acres consists of the following:

Total lot areas including roads, right-of-ways and upland areas:

27.94 acres + 6.64 acres + 29.75 acres + 6.97 acres = 71.3 acres

Using this scenario, this is how we can comply with the ordinance:

Section 11.02(K): 30% Total open space required:

113.04 acres x 0.30 = 33.9 acres

Section 21.25(E): not more than 25% of the minimum open space area shall be included as submerged land below the high-water mark of the body of water.

33.9 acres x 0.25 = 8.5 acres

Section 21.25(F): not more than 35% of the minimum open space area shall be included as wetland.

33.9 acres x 0.35 = 11.9 acres

Deficit to meet open space requirement:

33.9 acres – 8.5 acres – 11.9 acres = 13.5 acres

Reduction of deficit open space requirement:

13.5 acres - 7.07 acres (upland) – 3.3 acres (possible additional open space) = 3.13 acres still needed

Land Development Scenario 3 (Rezoning):

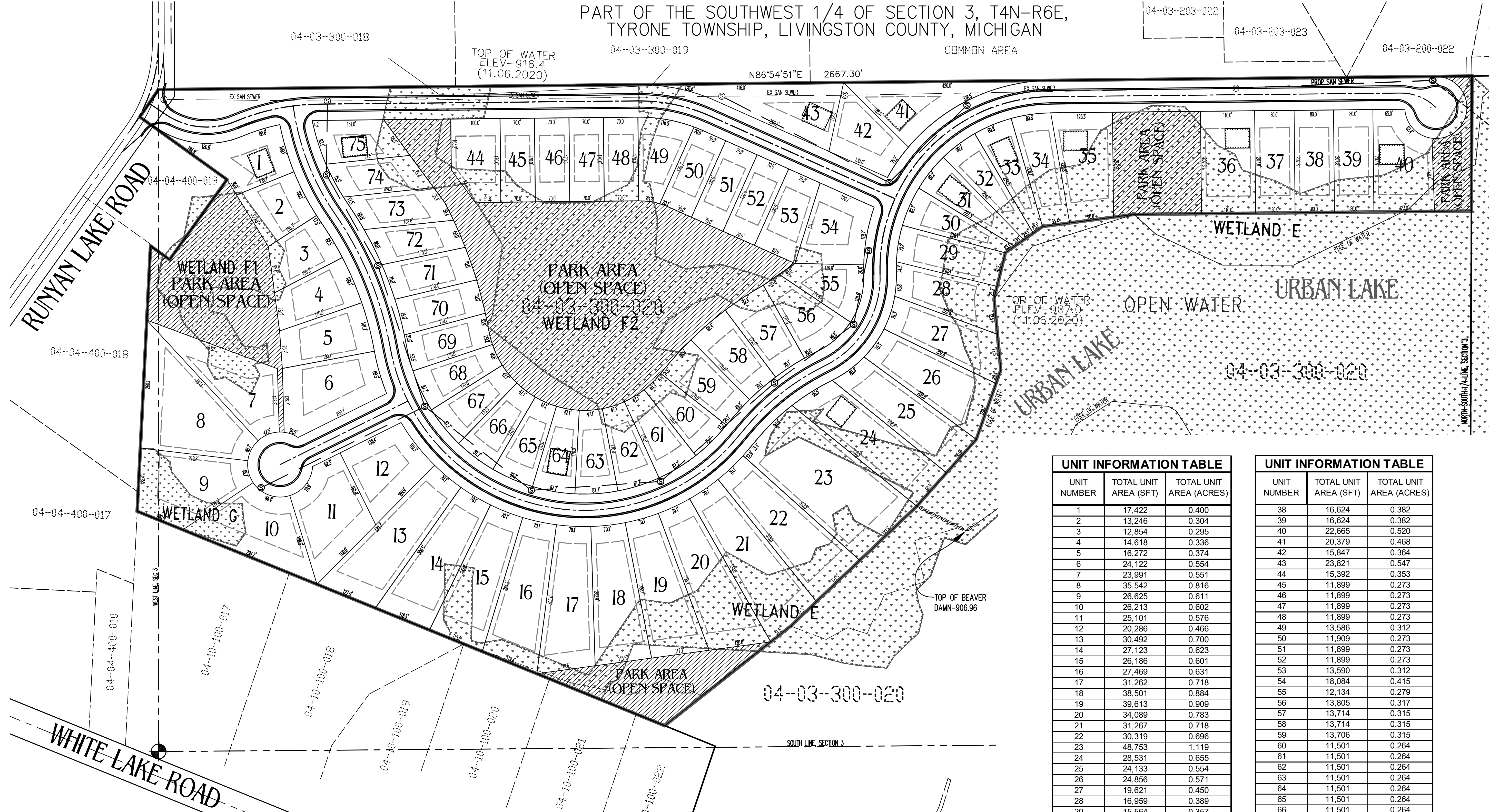
- 1) Looks at asking for rezoning of the Phase I area from the current 'RE' to 'R-2', due to having sanitary sewer access on site.
- 2) Looks at asking for rezoning of the Phase II area from the current 'RE' to 'R-2' and 'LK-1' due to having sanitary sewer access on site.

Land Development Scenario 4 (Parallel Plan):

- 1) Looks at developing the property in line with the township's future land use plan.

PRELIMINARY SITE CONDOMINIUM PLAN
PARALLEL PLAN OF:
LAKE URBAN CROSSINGS

PART OF THE SOUTHWEST 1/4 OF SECTION 3, T4N-R6E,
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



EXISTING ZONING INFORMATION:

ACCORDING TO THE CURRENT TYRONE TOWNSHIP ZONING ORDINANCE & MAP, THIS PROPERTY IS CURRENTLY ZONED RE (RURAL ESTATE), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = 1.75 ACRES
- 2) MINIMUM LOT WIDTH = 200 FEET
- 3) FRONT SETBACK = 100 FEET
- 4) SIDE SETBACK = 20 FEET, TOTAL = 40 FEET
- 5) REAR SETBACK = 75 FEET
- 6) MAXIMUM BUILDING HEIGHT = 30 FEET
- 7) MAXIMUM LOT COVERAGE = 25%

FUTURE ZONING INFORMATION:

ACCORDING TO THE TYRONE TOWNSHIP FUTURE LAND USE MAP, THIS PROPERTY COULD BE ZONED MEDIUM DENSITY SINGLE FAMILY DETACHED RESIDENTIAL AND POTENTIALLY MEDIUM DENSITY SINGLE FAMILY DETACHED RESIDENTIAL-LAKESIDE WITH URBAN LAKE LOCATED ON THE PREMISES, AND IS WOULD BE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = 11,000 SFT (MIN) WITH SEWER
- 2) MINIMUM LOT WIDTH = 60 FEET
- 3) FRONT SETBACK = 35 FEET
- 4) SIDE SETBACK = 10 FEET, TOTAL = 20 FEET
- 5) REAR SETBACK = 50 FEET
- 6) MAXIMUM BUILDING HEIGHT = 30 FEET
- 7) MAXIMUM LOT COVERAGE = 35%

PROPOSED ZONING INFORMATION:

REQUEST CHANGE OF LAND ZONING TO R-2, SINGLE FAMILY RESIDENTIAL DISTRICT (MODIFIED) FOR PART OF THIS PROPERTY, AND WOULD BE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = 11,000 SFT (MIN) WITH SEWER
- 2) MINIMUM LOT WIDTH = 70 FEET
- 3) FRONT SETBACK = 35 FEET
- 4) SIDE SETBACK = 10 FEET, TOTAL = 20 FEET
- 5) REAR SETBACK = 35 FEET
- 6) MAXIMUM BUILDING HEIGHT = 30 FEET
- 7) MAXIMUM LOT COVERAGE = 40%

UNIT INFORMATION TABLE		
UNIT NUMBER	TOTAL UNIT AREA (SFT)	TOTAL UNIT AREA (ACRES)
1	17,422	0.400
2	13,246	0.304
3	12,854	0.295
4	14,618	0.336
5	16,272	0.374
6	24,122	0.554
7	23,991	0.551
8	35,542	0.816
9	26,625	0.611
10	26,213	0.602
11	25,101	0.576
12	20,286	0.466
13	30,492	0.700
14	27,123	0.623
15	26,186	0.601
16	27,469	0.631
17	31,262	0.718
18	38,501	0.884
19	39,613	0.909
20	34,089	0.783
21	31,267	0.718
22	30,319	0.696
23	48,753	1.119
24	28,531	0.655
25	24,133	0.554
26	24,856	0.571
27	19,621	0.450
28	16,959	0.389
29	15,564	0.357
30	11,371	0.261
31	11,836	0.272
32	12,124	0.278
33	11,927	0.274
34	15,613	0.358
35	23,531	0.540
36	22,858	0.525
37	16,624	0.382

UNIT INFORMATION TABLE		
UNIT NUMBER	TOTAL UNIT AREA (SFT)	TOTAL UNIT AREA (ACRES)
38	16,624	0.382
39	16,624	0.382
40	22,665	0.520
41	20,379	0.468
42	15,847	0.364
43	23,821	0.547
44	15,392	0.353
45	11,899	0.273
46	11,899	0.273
47	11,899	0.273
48	11,899	0.273
49	13,586	0.312
50	11,909	0.273
51	11,899	0.273
52	11,899	0.273
53	13,590	0.312
54	18,084	0.415
55	12,134	0.279
56	13,805	0.317
57	13,714	0.315
58	13,714	0.315
59	13,706	0.315
60	11,501	0.264
61	11,501	0.264
62	11,501	0.264
63	11,501	0.264
64	11,501	0.264
65	11,501	0.264
66	11,501	0.264
67	11,501	0.264
68	11,459	0.263
69	11,922	0.274
70	12,297	0.282
71	12,294	0.282
72	11,857	0.272
73	12,943	0.297
74	12,536	0.288
75	13,272	0.305

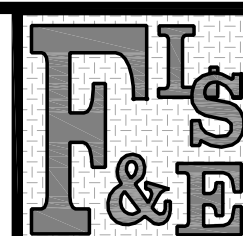
NOTE: THERE ARE 74 REU'S (RESIDENTIAL EQUIVALENT UNITS) ASSOCIATED WITH THE PROPERTY HEREIN. THE SANITARY SEWER WILL BE EXTENDED AND USED IN THIS PROJECT.

SCALE: NONE

JOB NO. 21-WL

OWNER/DEVELOPER:
LAKE URBAN CROSSINGS, LLC
C/O WILSON LAHOUD & LINO KASPER
S SAGINAW STREET, SUITE A
GRAND BLANC, MI 484

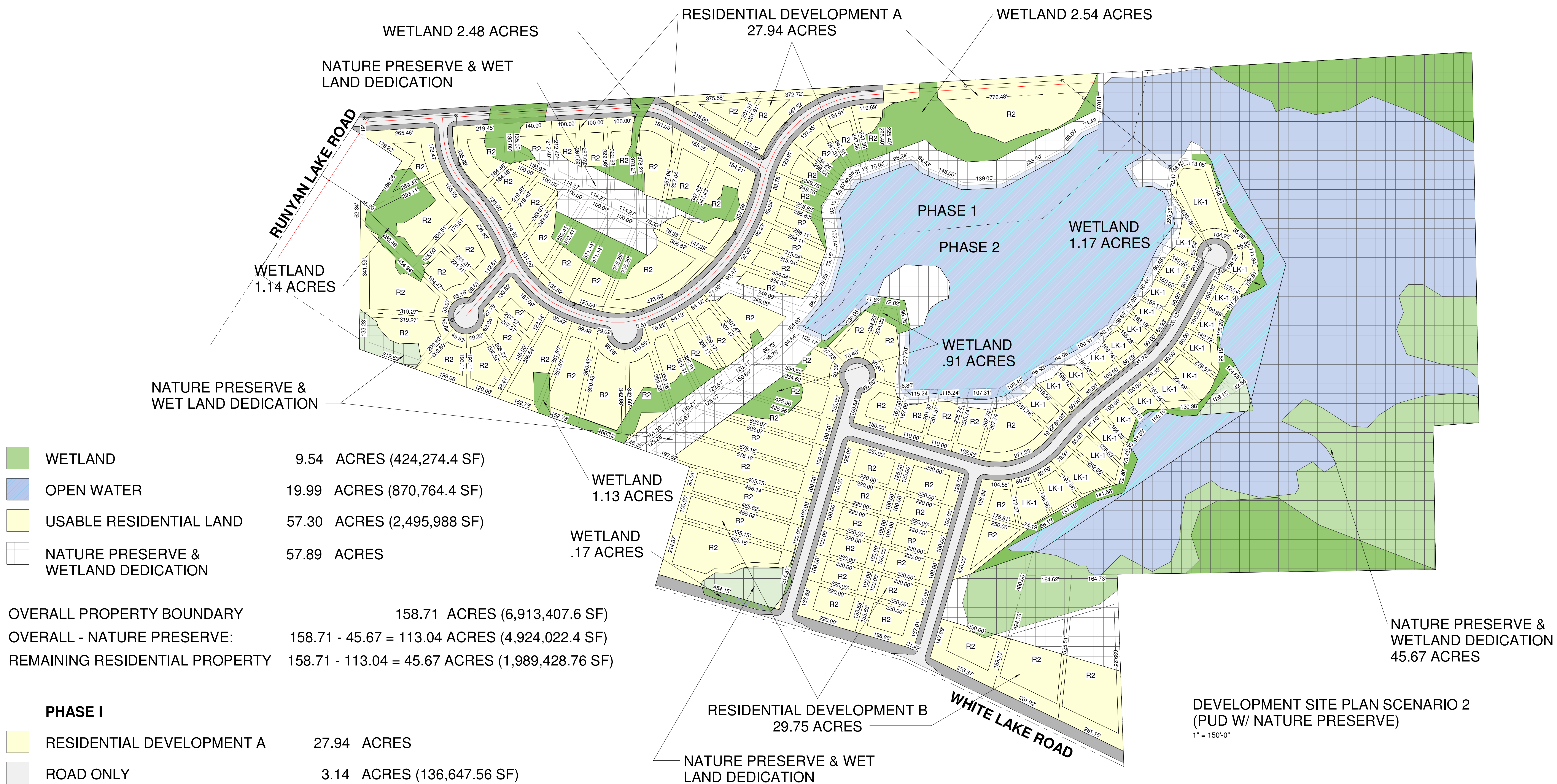
PART OF THE SOUTHWEST 1/4
SECTION 3, T4N-R6E
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MI



Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

PARALLEL SITE CONDOMINIUM PLAN FOR:
LAKE URBAN CROSSINGS CONDOMINIUM
PART OF THE SOUTHWEST 1/4 OF SECTION 3, T4N-R6E,
TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

REVISIONS	DRN. BY:	J.R.B.	03.22.2021	SHEET NO: P-1
	DSN BY:	J.R.B.	"	
	CHK'D BY:	J.B.M.	"	
	APPR BY:	J.B.M.	"	





Carlisle | Wortman
ASSOCIATES, INC.

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

May 4, 2021

Planned Unit Development Concept Review for Tyrone Township, Michigan

PETITION INTRODUCTION

Applicant: David McLane, AMAG LLC (agent)
Owner: Lake Urban Crossings LLC
Others with Interest: unknown
Request: Concept review of residential planned unit development

PETITION DESCRIPTION

The applicant is requesting a concept review for a residential planned unit development on a site consisting of several parcels with a total area of roughly 158 acres. Residential planned unit developments may be approved as a special land use for the proposed site.

The applicant has submitted a parallel plan (*dated March 22, 2021*), PUD scenario 1 (*dated March 25, 2021*), PUD scenario 2 (*dated March 25, 2021*), PUD scenario 3 (*dated March 25, 2021*), and a narrative with some calculations.

The purpose of this review is to provide general feedback for the applicant. It is not intended to be a deep review of materials required for a site plan review or general standards, such as landscaping.

Similar to a preapplication conference, this review will touch on eligibility, appropriateness, general content, and design approach.

PROPERTY INFORMATION

Address: n/a, Runyan Lake Road, White Lake Road

Location: North side of White Lake Road, east of Runyan Lake Road, south of Hills of Tyrone West

Parcel Number: 04-03-300-001/020, 04-10-100-024/025, 04-10-200-025

Lot Area: ~158 acres

Frontage: ~70 feet along Runyan Lake Road
~1,835 along White Lake Road

Existing Land Use: Undeveloped woodlands, wetlands, and water

Figure 1- Aerial of the Site



ZONING

The property is currently within the RE Rural Estate district, but the applicant has submitted materials indicating an interest in exploring a zoning map amendment for the property to R-2 Single Family Residential and LK-1 Lake Front Residential districts. The intent of the current and those potential zoning districts is below.

Current Zoning: RE Rural Estate

The intent of the RE Rural Estate District is to provide a transitional area between the FR District and other more intense land utilization districts. However, the RE District will generally maintain the same types of land uses permitted in the FR District. The primary difference between the two districts is that the RE District permits the creation and use of smaller lots than the FR District. In order to preserve natural features and to provide design flexibility in the FR and RE Districts, cluster development shall be permitted as described in Article 8.

Potential Zoning: R-2 Single Family Residential

(western portion)

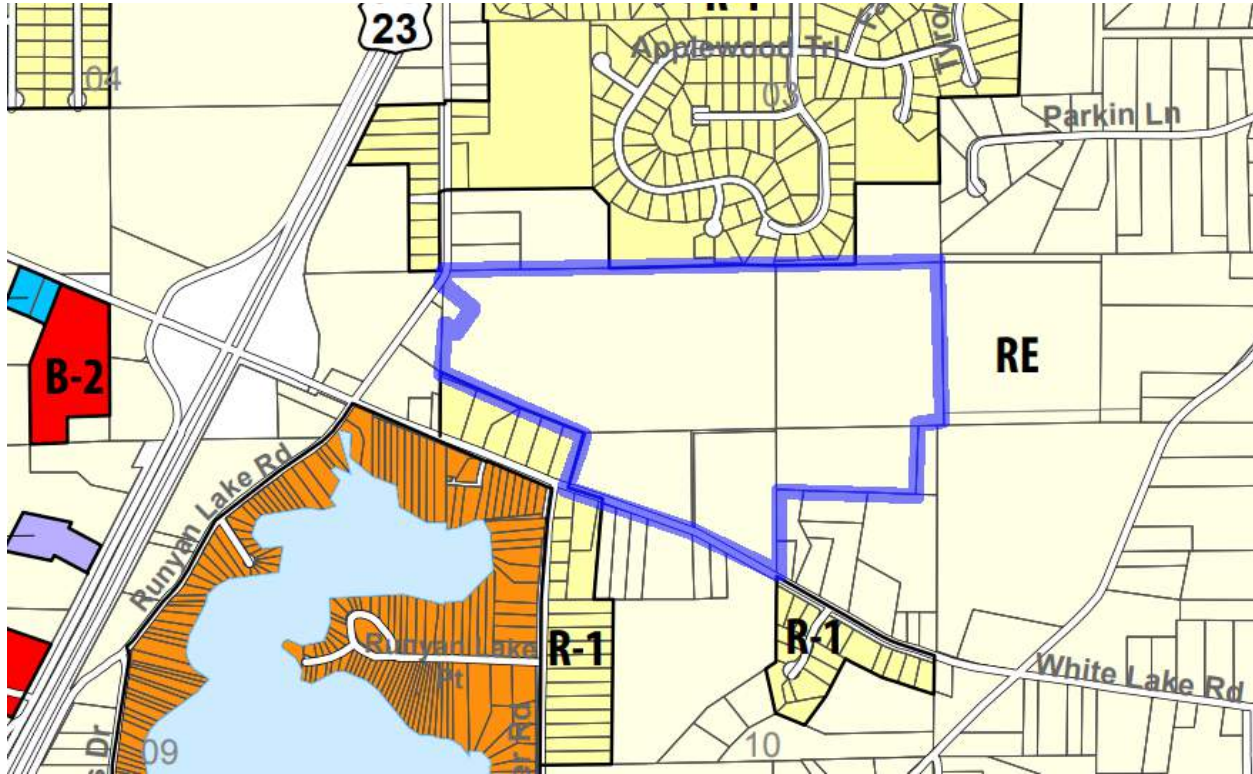
The intent of the R-2 district is the same as in the R-1 district, except that the district is intended for areas served with public sewer and water, or locations adjacent to urbanizing centers in which public sewer and water is expected in the foreseeable future. In order to preserve natural features and to provide design flexibility in the R-2 District, cluster development shall be permitted as described in Article 8.

Potential Zoning: LK-1 Lake Front Residential

(eastern portion)

The LK-1 district shall allow relaxed standards for existing uniquely shaped Lots designated as Medium Density Single Family Detached Residential-Lakeside in the Tyrone Township Master Plan which are currently developed around Runyan Lake and Lake Tyrone. Many of these Lots were previously platted at higher densities than desired for today's year-round family residential use. The purpose of the relaxed standards is to allow for the continued use and enjoyment of these parcels without regular need for variances. However, it is not intended that such relaxed standards be used for the creation of new Lots (or developments) at this same density, as this is contrary to the Township Master Plan and not compatible with existing adjacent development. Furthermore, the parcels and Lots in the LK-1 district are served by public sewer and are required to connect to the public sewer system by the Township Sewer Ordinance. Lots, parcels, or units not served by the public sewer would be inappropriate in this district due to the proximity of valuable water resources.

Map 1 – Current Zoning Map



Comments: Based on the Future Land Use Map (later in this report) and the intents above, it may be appropriate for the western portion of the property to receive a zoning map amendment to the R-2 Single Family Residential district.

However, it does not appear appropriate for the eastern portion of the site to receive a zoning map amendment to the LK-1 Lake Front Residential district. While a portion of this development would be along the shores of Lake Urban, the intent of that district is to serve the already-developed lake residential areas. Additionally, that district represents a notable deviation from the Future Land Use Map, which places the eastern portion to be within the RE Rural Estate district.

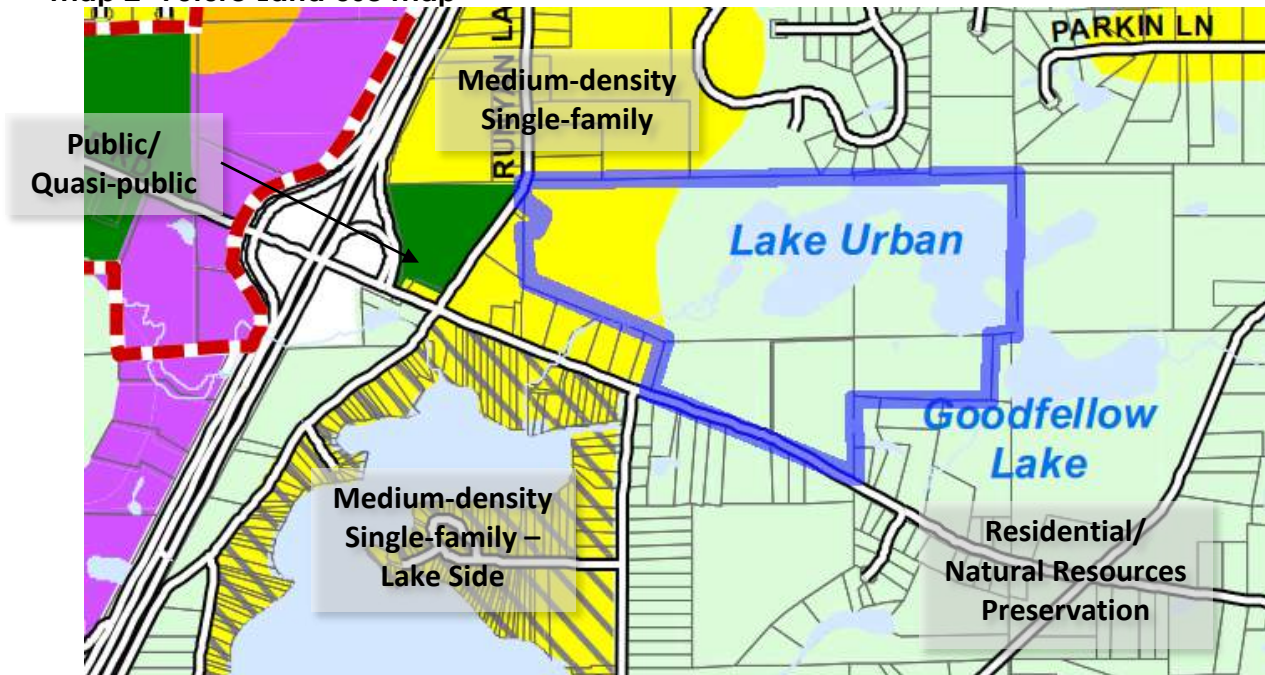
If the entire development can be served by public water and sewer systems, it may be appropriate to consider whether or not it might be appropriate for the entire project to be within the R-1 Single-family Residential or R-2 Single-family Residential district.

FUTURE LAND USE MAP

The western portion of the site is located within the Medium Density Single Family Detached Residential area. The eastern portion of the site is located within the Residential/Natural Resources Preservation area. The parallel plan and scenarios appear to provide greater density than envisioned in the Master Plan.

Future Land Use Map (western portion)	Medium Density Single Family Detached Residential <i>This classification is intended to provide a transitional residential density between Low and High Density Residential. Lots will generally range from <u>0.5 acre to 1.5 acres per dwelling unit</u>. This designation has been applied to land in and around existing residential subdivisions and near planned commercial areas. Medium density development should be encouraged to locate near areas that already have the infrastructure and amenities to support it.</i>
Future Land Use Map (eastern portion)	Residential/Natural Resource Preservation <i>As noted on the Opportunities and Constraints Map, Tyrone possesses a wealth of significant natural resources and features. These include woodlands, wetlands, natural water bodies, and areas with steep slopes and scenic vistas. The Future Land Use Plan's Residential/Natural Resource Preservation designation is located in areas that possess one or more of these significant natural features. It is intended to allow residential development at the very low density of a minimum of <u>3 acres per dwelling unit</u>. Residential uses will be developed in a planned manner that preserves the attractive natural features of Tyrone Township.</i>

Map 2- Future Land Use Map



SURROUNDING PROPERTIES

The surrounding properties are a mix of residential and natural uses, as noted below. A residential development appears to be generally consistent and likely compatible with the surrounding properties.

	North	East	South	West
Surrounding Zoning	<i>RE Rural Estate, R-1 Single-family Residential</i>	<i>RE Rural Estate</i>	<i>RE Rural Estate, R-1 Single-family Residential</i>	<i>RE Rural Estate, R-1 Single-family Residential</i>
Surrounding Land Uses	<i>Single-family houses, woodlands</i>	<i>Single-family houses, woodlands</i>	<i>Single-family houses, woodlands</i>	<i>Single-family houses</i>
Future Land-Use Map	<i>Residential/ Natural Resource Preservation, Low-density Single-family Detached Residential</i>	<i>Residential/ Natural Resource Preservation</i>	<i>Residential/ Natural Resource Preservation, Low-density Single-family Detached Residential</i>	<i>Residential/ Natural Resource Preservation, Low-density Single-family Detached Residential, Public/Quasi-public</i>

NATURAL RESOURCES

Topography: Due to the size of the property, there are a variety of topographies present.

Waterbodies: A significant portion of the site consists of Lake Urban. Additionally, Denton Creek flows through the site, connecting Lake Urban and Runyan Lake.

Wetlands: There are significant wetland areas within the site that are adjacent to Denton Creek and Lake Urban.

Woodland: A significant portion of the site that is not a waterbody is currently woodlands.

Soils: We have no information of soils at the site. Due to the proximity to the water and wetlands, it is likely that some soils may pose challenges for any development.

Comments: Development plans for the site should be aware of the extensive natural features on the site and be designed in a manner to minimize the impact to those features.

AREA, WIDTH, HEIGHT, & SETBACKS

Residential developments must be planned to meet the developmental standards for the zoning district in which it is located. The standards for the current and potential zoning districts mentioned by the applicant are outlined below.

Projects developed as planned unit developments may be allowed to deviate from the developmental standards.

Table 1 - Developmental Standards

	RE Rural Estate current	R-2 Single Family potential	LK-1 Lake Front Residential potential
Lot Area (min)	1.75 acres	21,780 square feet	21,780 square feet
Lot Width (min)	200 feet	110 feet	60 feet
Lot Coverage (max)	25 percent	30 percent	35 percent
Setbacks			
Front	100 feet	50 feet	35 feet
Side	20 feet	15 feet	10 feet
Rear	75 feet	35 feet	75 feet

Comments: *It does not appear that the base parallel plan has been prepared using the developmental standards of the current RE Rural Estate district, nor does it appear to be fully consistent with zoning districts identified with the Future Land Use Map in Table 11-1 of the Zoning Ordinance, which calls for R-1 Single Family Residential or R-2 Single Family Residential on the western portion of the site and FR Farming Residential on the eastern portion of the site.*

It does not appear that many of the lots in Scenario 3 Rezoning meet the developmental standards for the proposed zoning districts. Those nonconforming lots would have to be modified.

ACCESS & CIRCULATION

The parallel plan shows a single access point from Runyan Lake Road

The other scenarios show an access point from Runyan Lake Road for the western portion of the development and two access points from White Lake Road to the south. Additionally, two lots in all of these scenarios would have direct access from White Lake Road.

It is not clear if the plans include a non-motorized circulation plan.

Comments: All connections with county roads will need review and approval by the Livingston County Road Commission.

The access point on Runyan Lake Road is on the outside of a bend in the road, this may cause extra challenges with clear vision zones.

The proposed road system does not appear to allow for easy access to future developments. However, the surrounding properties are either developed or would be difficult to connect with a road because of natural features.

The proposed road along the northern lot line appears to be very close to a waterbody on the adjacent property. Shifting this road southwards and/or providing additional buffering and stormwater management in this area should be explored.

The fire department should be consulted with the general site circulation. It is likely that a turn around would be required for the dead-end street shown in the northeastern portion of the site.

A road connection between the southern and northern portion of the potential developments should be explored. It would provide connectivity between the houses and additional emergency access points.

If a road connection is not possible, a non-motorized connection should be explored.

It might also be worthwhile considering whether or not it would be possible to provide a non-motorized connection to the residential area, Hills of Tyrone West, to the northeast, which could run through a common area of that development.

ESSENTIAL SERVICES

It is our understanding that the project can be served by public water and sewer. Onsite facilities are likely limited due to the proposed lot sizes and proximity to waterbodies and wetlands.

Comments: The utility authority should be consulted to ensure that there is existing capacity for the proposed development scenarios.

Due to the small size of the potential lots and the natural features, special attention will need to be given for the location of utilities.

LANDSCAPING & SCREENING

No information has been provided for potential landscaping.

Comments: Landscaping screening/buffering should be provided between the development and the adjacent streets and developed areas.

None of the scenarios appear to provide adequate space for any of the landscaping along White Lake Road or between the proposed northern road and the northern lot line. The parallel plan does not appear to provide adequate space for any landscaping along the northern lot line.

PLANNED UNIT DEVELOPMENTS

Intent. The intent and purpose of planned unit developments are outlined in §11.01 Intent of the Zoning Ordinance.

Comments: It appears that the planned unit development scenarios may be consistent with some of the outlined intent and that plans could be amended to better align with more of the intents. For example, providing greater non-motorized connections and better protection of existing natural features.

General Requirements. General requirements for planned unit developments, such as location, ownership, area, utilities, access, uses, density/parallel plan, flexibility, phasing, open space, emergency access, site circulation, streets, infrastructure improvements, public services, utilities, landscaping, parking, are outlined in §11.02 General Requirements of the Zoning Ordinance. Comments below address areas not otherwise addressed in this report and areas requiring greater examination.

Comments: The supplied parallel plan does not appear to meet the developmental standards for the current zoning district or zoning districts associated with the Future Land Use Map, per Table 11-1, nor does it show any of the southern portion of the site. Unless a zoning map amendment is approved, the current parallel plan does not provide appropriate guidance for calculating allowable lots or density bonuses.

Based on the supplied parallel plan, all of the planned unit development scenarios would have additional lots through residential density bonuses. The applicant should provide information about which elements are being used to secure the bonuses and provide calculations.

It appears that the planned unit development scenarios would require regulatory flexibility with respect to developmental standards. Specific information as to what those modifications are should be provided in the future.

Calculations provided for the planned unit development scenarios show that they do not provide the required minimum open space. The Zoning Ordinance allows for providing

open space at a non-contiguous location. Additionally, some of the provided open spaces do not appear to have consistent character with what is required. For example, it's not clear how some of the proposed open spaces will be accessed or maintained. Open space should be easily accessible for all of the residents.

Wherever possible, it would be preferable for wetlands and similar natural features to be included within open space rather than within individual lots. Even though this may require modification of developmental standards to ensure individual lots are buildable, it provides greater protection for those natural features. Scenario 2 PUD with Nature Preserve is more consistent with this approach.

The applicant should work with public services, such as police, fire, post office, and schools to determine any potential impact from the proposed scenarios.

The applicant should work with the applicable utilities to ensure there is adequate capacity for the proposed scenarios in the area.

Design Requirements. Several design requirements are outlined in §11.03 Design Requirements of the Zoning Ordinance.

Comments: Because of the proposed number of units and lot widths, the Township is likely to consider requiring sidewalks.

It appears that there are opportunities to improve the circulation system, as mentioned earlier in this report.

If the site receives a zoning map amendment and is within the R-2 Single Family Residential district, it would be possible to include several duplex/attached homes within the development. This would provide various types of housing within the development and may reduce challenges posed by the reduction in the number of lots required for landscaping or other purposes.

It does not appear that all of the proposed open space in the various scenarios are connected or easily accessible to users of the development.

The location of entrance signs should be considered in future versions to ensure there will be adequate space and clear vision zones.

SUMMARY & COMMENTS

Comments provided throughout this report are intended to provide guidance to the applicant. They are focused on the general approach and design rather than specific developmental standards.

The potential project appears to meet several of the general eligibility for planned unit developments. However, attention must be paid to defining the recognizable and

substantial benefits to the residents of the potential development and the area should it be approved as a planned unit development. Because the scenarios do not provide the minimum required open space, the provided open space appears difficult to access, and the potential circulation system does not appear to foster interconnectivity, it is difficult to identify such benefits at this time.

The parallel plan should be prepared according to the current zoning districts or the zoning districts that correspond with the Future Land Use Map, as identified in Table 11-1. That would place the western portion within the R-1 or R-2 Single Family Residential district and the eastern portion within the FR Farming Residential district. It should also show the entire site. It is difficult to accurately assess the potential scenarios without a parallel plan described above.

It is likely that a revised parallel plan would show fewer buildable lots, which would reduce the number of buildable lots available through a planned unit development approval.

It is likely that the all of the potential scenarios would require a zoning map amendment to the R-1 Single Family Residential or R-2 Single Family Residential district. While a request of that nature can cause concern for residents in the area, the applicant could request a conditional zoning map amendment with the condition that the site would be developed as a planned unit development.


It is not likely that a zoning map amendment for a portion of the property to the LK-1 Lake Front Residential district would be consistent with the Master Plan or the intent of that district.

Efforts should be made to ensure easy access to all of the open space areas for all of the residents.

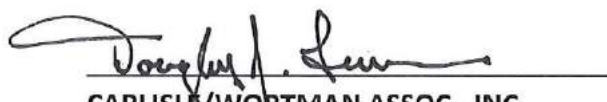
The potential design should be modified to provide the minimum required open space. The Zoning Ordinance provides an option for non-contiguous open space.

Wetlands and other important natural features should be located within open space to the greatest extent possible.

Options for improving circulation within the potential development and to surrounding areas should be explored.



CARLISLE/WORTMAN ASSOC., INC.
Zach Michels, AICP
Planner



CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, AICP
Executive Vice President