

COORDINATING ZONING COMMITTEE

Township: Springfield
County Code: 05-07
Section: 36

Consistent with the modifications to the review of township zoning proposals adopted April 22, 1982, by the Planning and Building Committee of the Oakland County Board of Commissioners, the zoning review summary sheets have been modified accordingly.

DESCRIPTION OF REZONING PROPOSAL

- 1. The CZC is reviewing this case because:** The proposal borders White Lake Township to the south.
- 2. A map change from:** M-1, Light Industrial, to PUD, Planned Unit Development.
- 3. Size:** 4.36 acres, Sidwell Number 07-36-451-022.
- 4. Site and surrounding land use:** This site is located at the southwest corner of Andersonville Road and White Lake Road. Vacant land is found to the north and west of the site. Further to the west is a recently constructed industrial building. A small industrial park is located northeast of the property along Clawson Tank Drive. Another recently constructed industrial building (Mal-Tech Park) is located immediately east of the site across White Lake Road. On the parcel east of this building is a small house with a landscape/wood chipping operation in the rear. To the south, in White Lake Township, is a large area of light industrial use with significant outdoor storage of concrete pipe. East of this business is a large tract of vacant land bordered on the east by Cross Road. Single family homes on medium size lots are located on the east side of Cross Road.
- 5. Permitted uses under existing zoning:** M-1, Light Industrial District: 1) The manufacture, compounding, processing, packaging, or treatment of baked goods, candy and other food products excluding slaughterhouses or abattoirs; cosmetics, pharmaceutical, biological and chemical products and toiletries; hardware and cutlery; tools, dies, machine products, metalworking machinery and equipment, general industrial and service machinery and equipment. 2) The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings) shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns. 3) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas. 4) Manufacture of musical instruments, toys, novelties, sporting and athletic goods, and metal or rubber stamps, or other small molded rubber products. 5) Industrial, scientific and business research, development and testing laboratories. 6) The manufacture or assembly of electrical and electronic machinery, components and supplies, radios, phonographs and television sets, electrical appliances, office, computing and accounting machines. 7) The manufacture or assembly of professional

and scientific instruments, photographic and optical goods. 8) Manufacture and repair of electric or neon signs, light sheet metal projects, including heating and ventilating equipment, cornices, eaves and the like. 9) Printing, publishing, or allied industries. 10) Warehouse and wholesale establishments and truck terminal facilities necessary to serve such use. 11) Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumer at retail. 12) All public utilities, including buildings, necessary structures, storage yards and other related uses. 13) Water supply and sewage disposal plants, water and gas tank holders and railroad transfer and storage tracks when accessory to a principal permitted use. 14) Building and construction material wholesalers and contractors. 15) Trade or industrial schools. 16) Other light manufacturing plants and uses similar to the above having performance characteristics which are consistent with those described in Section 12.00. 17) Signs as allowed. 18) Self-storage facility subject to conditions. 19) Wireless communication facilities. 20) Automobile Repair Facility – Major, subject to conditions.

6. **Minimum lot size of existing zoning:** 1 acre minimum lot size.
7. **Permitted uses under proposed zoning:** PUD, Planned Unit Development: Any land use authorized in the zoning ordinance is permissible but approval is tied to the site plan. A Planned Unit Development encourages innovative land use planning that results in a recognizable and material benefit to the ultimate users of the project and to the community, or protection and preservation of natural resources, or that a non-conforming use shall be rendered more conforming or less offensive. The proposed development must be under single ownership and/or control.
8. **Minimum lot size of proposed zoning:** None given
9. **Zoning in Adjacent Community:** I-2, General Industrial District and AG, Agricultural District. East of the Agricultural District is an area of SF Suburban Farm Residential District (2 acre minimum lot size).
10. **Local Planning Commission recommendation:** The Springfield Township Planning Commission by a 3 to 1 vote recommends approval of this rezoning proposal with conditions. Most of the conditions relate to site improvements.

ANALYSIS AND RECOMMENDATION OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES

Oakland County Planning and Economic Development Services has reviewed the request to rezone a 4.36 acre site in Section 36 of Springfield Township from M-1, Light Industrial District, to PUD, Planned Unit Development. The following review looks at 1) Master Plan compliance and 2) boundary coordination. Natural resource conditions are presented for information purposes.

Master Plan Review: The Springfield Township Master Plan was adopted in March 2002. The Master Land Use Plan Map shows the rezoning site and the area around it planned for Limited Industrial. This designation is intended to accommodate warehouse, research, laboratory and light industrial uses. These uses are to be enclosed within a building with no external effects experienced beyond the parcel boundary.

According to the planning consultant’s review, the proposed PUD will contain an approximately 23,000 square foot multi-tenant light industrial building, a gas station, and a convenience store with a future fast food drive-in. The gas station/convenience store, while not permitted in the Light Industrial District, is not incompatible with the surrounding industrial land uses.

Boundary Community Review: The following chart shows a comparison between the existing and proposed zoning and Master Plan designations for Springfield Township and the existing zoning and Master Plan designations for White Lake Township. Both the existing and proposed zoning are compatible with the zoning and master plan in White Lake Township. At the public hearing, citizen comments were received from White Lake Township residents who had concerns with potential traffic and the appropriateness of the rezoning. Some of these comments were due to the fact that the residents did not realize that the property was already zoned industrial and not residential.

| Boundary | | | | |
|--|------------------------------------|--------------------------------|--|--|
| Springfield Township/ White Lake Township | | | | |
| Springfield Existing Zoning | Springfield Proposed Zoning | Springfield Master Plan | White Lake Existing Zoning | White Lake Master Plan |
| M-1, Light Industrial | PUD, Planned Unit Development | Limited Industrial | I-2, Light Industrial and AG, Agricultural | Light Manufacturing and Rural Estates Residential (2.5 acre minimum) |

Natural Resource Information: In 2004, Michigan Natural Features Inventory (MNFI) staff conducted an inventory of high-quality, sensitive natural areas in Oakland County. The sites identified represent the least disturbed natural areas remaining within Oakland County. While there are no MNFI sites on the rezoning parcel, the attached map does show a number of sensitive natural areas within one mile of the proposed rezoning site. Conservation of these areas and their native plant and animal populations are vital to maintaining the County’s diverse natural heritage.

Analysis: Under the Planned Unit Development (PUD) zoning district, approval of the site plan is tied to the rezoning. In Springfield Township, the applicant is allowed a mix of uses on the PUD site, but the rezoning is based on final approval of the site plan. The site plan shows a 3,360 square foot gas station/convenience store building on the northern portion of the site with four pump islands and a total of 16 pumps covered by an overhead canopy. On the southern portion of the site is a 23,000 square foot light industrial building divided to accommodate six tenants with available square footage from 5,532 to 2,614 sq. ft. Access to the site is provided at two points along White Lake Road; no access is allowed from Andersonville Road.

This project was originally proposed by the applicant in 2000. Since then, the plan has undergone multiple reviews by the Township’s planning and engineering consultants. Many site issues and traffic issues raised by the consultants and planning commission have been addressed by the applicant. The Planning Commission recommends the rezoning with six conditions, the most significant is the need for a traffic signal at the Andersonville/White Lake Road intersection. The

motion for conditional approval requires that “*a traffic light is installed at Andersonville and White Lake Roads prior to the development opening, this requirement based on Section 14.05 of the PUD Ordinance conditions which states ‘conditions imposed shall be designed to protect natural resources and public health, safety and welfare of individuals in the project and those immediately adjacent.’*”

Recommendation: Based on Master Plan compliance and boundary coordination, Oakland County Planning and Economic Development Services staff recommends **Approval** (subject to township conditions), of County Code No. 05-07, a rezoning request in Springfield Township from M-1, Light Industrial, to PUD, Planned Unit Development in Section 36, Sidwell No. 07-36-451-022.