

COORDINATING ZONING COMMITTEE

Township: West Bloomfield
County Code: 05-18
Section: 6

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 Waterford Township to the north.
2. **A map change from:** B-1, Local Business, to B-4, Restricted General Commercial.
3. **Size:** 0.47 acres, Sidwell Numbers 18-06-205-001 & -002.
4. **Site and surrounding land use:** This site is located at the southeast corner of Cooley Lake Road and Weymouth Drive and is currently vacant. Single Family Residential homes on medium sized lots are located to the west and south of the site. The Windmill Party Store (which is associated with the rezoning request) is located immediately east of the site. Additional commercial businesses are located further to the east along the south side of Cooley Lake Road. The Oakland Community College Highland Lakes Campus is located directly north of the site in Waterford Township. East of the college are commercial businesses along the north side of Cooley Lake Road.
5. **Permitted uses under existing zoning:** B-1, Local Business District: 1) Any generally recognized retail business which supplies commodities on the premises, for persons residing in adjacent residential areas, such as groceries, meats, dairy products, baked goods or other foods, drugs, dry goods and notions, or hardware. 2) Any personal service establishment which performs services on the premises, for persons residing in adjacent residential areas, such as shoe repair, tailor shops, beauty parlors or barber shops. 3) Professional offices such as, but not limited to, doctors, dentists, chiropractors, osteopaths and lawyers. 4) Restaurants or other places serving food or beverage, but not including drive-in/fast food or carry-out restaurants having the character of a drive-in restaurant. 5) Other uses similar to the above uses. 6) Accessory buildings and uses customarily incidental to any kind of the above-permitted uses. 7) All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
6. **Minimum lot size of existing zoning:** 4,000 square foot minimum lot size.
7. **Permitted uses under proposed zoning:** B-4, Restricted General Commercial District: 1) Any retail business or service establishment which supplies commodities on the premises in

an enclosed building. Permitted uses may include businesses that supply groceries, meats, dairy products, baked goods, other foods, drugs, dry goods, clothing, furniture, hardware and similar products. 2) Any service establishment which performs services on the premises including beauty parlors, barber shops, tailor shops, or shoe repair, decorator, dressmaker, printer, upholsterer, home appliance repair and similar products. 3) Professional offices including offices of doctors, dentists, attorneys, architects, planners, engineers and similar professions, but not including veterinary offices or medical facilities which permit overnight patients; Executive, administrative offices, including real estate and insurance offices; Sales offices, including manufacturers' representative offices. 4) Banks, savings and loan institutions, and other financial buildings. 5) Restaurants or other places serving food or beverages, but not including alcoholic beverages, for consumption within an enclosed building. 6) Delicatessen or other places selling prepared food for carry out. In no instance shall these establishments have the character of a drive-in or drive-through restaurant. 7) Theatres, assembly halls, concert halls or similar places of assembly when conducted completely within an enclosed building. 8) Government offices. 9) Physical culture or health service facilities. 10) Radio or television studios. 11) Bus passenger stations. 12) Required off-street parking and loading. 13) Signs as permitted. 14) Accessory buildings and uses customarily incidental to any kind of the above-permitted uses.

8. **Minimum lot size of proposed zoning:** 4,000 square foot minimum lot size.
9. **Zoning in Adjacent Community:** R-1A, Single Family Residential District (4 dwelling units/acre). East of the Residential District is an area of C-UL, Union Lake Business District.
10. **Local Planning Commission recommendation:** The West Bloomfield Township Planning Commission by a 7 to 0 vote recommends approval of this rezoning.

ANALYSIS AND RECOMMENDATION OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES

Oakland County Planning and Economic Development Services has reviewed the request to rezone a 0.47 acre site in Section 6 of West Bloomfield Township from B-1, Local Business District, to B-4, Restricted General Commercial District. 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 West Bloomfield Township 1994 Master Plan for Future Land Use was adopted in January 1994. The Master Plan for Future Land Use Map shows the rezoning site planned for One Story Office with Non-Center Retail planned adjacent to the east. In April 2004, West Bloomfield Township completed a draft Master Land Use Plan Update that was reviewed as County Code No. MP 04-02. Although it has not yet been adopted, the Draft Future Land Use 2004 map also indicates the site as planned for One Story Office with Non-Center Retail planned adjacent to it. Office is intended as a transitional land use to buffer single family residential from non-residential uses. Non-Center Retail allows for general business establishments which serve passer-by traffic.

Boundary Community Review: The following chart shows a comparison between the existing and proposed zoning and Master Plan designations for West Bloomfield Township and the existing zoning and Master Plan designations for Waterford Township. Directly across from the site is the

Oakland Community College campus, which is a long-term institutional use. The Cooley Lake Road frontage in Waterford Township has been developed with commercial land uses both east and west of the college. This commercial area is zoned C-UL, Union Lake Business District. The B-4, Restricted General Commercial District, in West Bloomfield is specifically oriented to the Union Lake business district as well. The intent of the B-4 District is to promote a small town theme and provide uniform regulations for the Union Lake business district. Therefore, both the existing and proposed zoning are compatible with the master plan and surrounding zoning and land uses in Waterford Township.

Boundary				
West Bloomfield Township/ Waterford Township				
West Bloomfield Existing Zoning	West Bloomfield Proposed Zoning	West Bloomfield Master Plan	Waterford Existing Zoning	Waterford Master Plan
B-1, Local Business	B-4, Restricted General Commercial	One Story Office	R-1A, Single Family Residential District (4 dwelling units/acre)	Public Lands

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 parcels, 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.

Also, according to the Part 201 Sites of Environmental Contamination map, there is an environmentally contaminated site approximately ¾ mile west of the proposed rezoning site. The common name of this site is Sable Road Res Well (#630127). For more information on this site, West Bloomfield Township may contact the Michigan Department of Environmental Quality, Environmental Response Division, Livonia Office, at (734) 953-1444.

Analysis: The two vacant platted lots proposed for rezoning are held in common ownership with two adjacent lots to the east. The two adjacent lots are currently zoned B-4, Restricted General Commercial, and are developed with a party store that was in place prior to the adoption of the zoning ordinance. The purpose of the zoning change is to provide a consistent zoning designation for all four lots and allow re-development of the site without the need for zoning variances. Although some of the same uses are allowed in both the B-1 and B-4 Districts, the B-1 District allows for fewer and less intensive uses and has more restrictive setback requirements than the B-4 District.

This rezoning proposal has been submitted to the Planning Commission under the Planned Rezoning Overlay (PRO) section of the zoning ordinance. According to the Township Planning Staff's review, this new provision allows the Planning Commission to consider a conceptual site plan as part of their deliberations and incorporate conditions as part of their recommendation to the Township Board.

The conceptual site plan cannot be considered if it would require a variance from the Zoning Board of Appeals.

While rezoning to the B-4 district could potentially allow more intensive uses adjacent to the existing residential, under the PRO, conditions can be stipulated to mitigate the impact of development. The Planning Commission is recommending approval with the following conditions. Only uses permitted in the B-1 District would be allowed, the building size would be limited, and more generous setback and site buffering from residential areas than required in the B-4 District would be used. Primary access to the site would be at the existing traffic signal on Cooley Lake Road. Secondary access would be off Marylestone where a drive currently exists and there is a commercial use across the street. No access would be allowed from Weymouth Drive to the east where there are single family homes.

Under these conditions, this site could serve as a transition between the existing residential to the west and south of the site and the B-4 district to the east. Therefore, staff feels this rezoning meets the intent of the master plan.

Recommendation: Based on Master Plan compliance and boundary coordination, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 05-18, a rezoning request in West Bloomfield Township from B-1, Local Business, to B-4, Restricted General Commercial, using the PRO provisions adopted by West Bloomfield, in Section 6, Sidwell Nos. 18-06-205-001 & -002.