

COORDINATING ZONING COMMITTEE

Township: Commerce

County Code: 05-45

Sections: 20, 21, & 35

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 the City of Wixom, the Village of Wolverine Lake, the City of Walled Lake, and the City of Novi.
2. **A map change from:** R-2A and R-2B, Two Family Residential Districts, to R-2, Two Family Residential District.
3. **Size:** The boundary case sites range in size from 2 to 31 acres.
4. **Sites and surrounding land use:** Commerce Township is rezoning its R-2A and R-2B, Two Family Residential land to a new zoning classification of R-2, Two Family Residential District. Four of the sites are adjacent to neighboring communities and are the subject of this review. The sites are all currently in, or planned for, two family use. They are surrounded primarily by single family, mobile home, and multiple family residential uses. The one exception to the surrounding residential land use is an area of light and heavy industrial north, south, and east of site #3 (Oakbrook Pointe).
5. **Permitted uses under existing zoning:** R-2A and R-2B, Two Family Residential Districts: Any of the principal uses permitted under the provisions of Article IV, One Family Residential Districts (which are the following Nos. 1-11). 1) One family detached dwellings. 2) Agriculture, but not including: mushroom growing, production of dairy products, dairy farming, livestock farming, including breeding, feeding or grazing, poultry or egg production, and grain drying operations. 3) Publicly owned and operated libraries, parks, parkways, and recreational facilities. 4) Private subdivision parks. 5) Municipal buildings and uses. 6) Public, parochial and other private elementary, intermediate, and/or high schools offering courses in general education, and not operated for profit. 7) Home occupations, as defined in the ordinance, on a limited basis will be allowed with provisions. 8) Because roadside produce stands are seasonal in character and utilized on a temporary basis such stands may be permitted in R-1 zone districts upon obtaining a permit from the Building Department subject to certain provisions. 9) The keeping of common household pets shall be permitted without a permit provided they are not kept for purposes of breeding, boarding, sale or transfer. However, no more than three dogs, of more than 6 months old, shall be permitted on any lot or parcel. 10) Private stables subject to requirements. 11) Family day care homes as provided in the ordinance. 12) Two Family Dwellings. 13) Accessory buildings and accessory uses customarily incidental to any of the principal permitted uses. 14) Uses determined to be similar to the principal permitted uses in

accordance with certain criteria and which are not listed as special land uses.

6. **Minimum lot size of existing zoning:** R-2A, Two Family Residential District (12,000 sq. ft. per duplex) and R-2B, Two Family Residential District (6,000 sq. ft. per duplex).
7. **Permitted uses under proposed zoning:** The permitted uses under the new R-2, Two Family Residential District are unchanged from the permitted uses under the previous R-2A and R-2B, Two Family Residential Districts. #12 above (Two Family Dwellings) is elaborated to read: Two Family Dwellings, Townhouses, and/or Single Family Attached Dwellings, provided no structure contains more than two (2) dwelling units and each unit has its own individual entrance that faces the street.
8. **Minimum lot size of proposed zoning:** 1/2 acre.
9. **Zoning in Adjacent Communities:** The rezoning sites are numbered 1 through 4 on the attached aerial. Site No. 1 is adjacent to the City of Wixom to the south. The existing zoning in Wixom is RA-1, Single-Family Residential District (12,500 sq. ft. minimum lot size). Site No. 2 is adjacent to the Village of Wolverine Lake where the existing zoning is C-1, Neighborhood Commercial District. Site No. 3 is adjacent to the City of Walled Lake. The existing zoning in Walled Lake is RM-1, Multiple Family Residential District. Site No. 4 is adjacent to the City of Novi. In this area, Novi has planned for R-A, Residential Acreage District (1 acre minimum lot size).
10. **Local Planning Commission recommendation:** The Commerce Township Planning Commission by a 7 to 0 vote recommends approval of this rezoning.

ANALYSIS AND RECOMMENDATION OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES

Commerce Township has initiated the rezoning of its existing R-2A and R-2B, Two Family Residential land to the newly created category of R-2, Two Family Residential District. Four of these sites are adjacent to four surrounding communities and are the focus of this review. Oakland County Planning and Economic Development Services has reviewed the request to rezone these sites to R-2, Two Family Residential District. The following review looks at 1) Master Plan compliance and 2) boundary coordination with each of the adjacent communities. Natural resource conditions are presented for information purposes.

Master Plan Review: The Commerce Charter Township Master Plan 2003 was adopted in June 2004. The Future Land Use Map shows site No. 1, Greenbriar, planned for Single Family Residential and site No. 2, Arcturus Condos, planned for Neighborhood Commercial. Sites No. 3, Oakbrook Pointe, and No. 4, Waldon Pond, are planned for Multiple Family Residential.

Boundary Community Review: The following charts show a comparison between the existing and proposed zoning and Master Plan designations for Commerce Township and the existing zoning and Master Plan designations for the communities at each of the four boundary sites.

Site No. 1, Greenbriar				
Commerce Township/City of Wixom				
Commerce Existing Zoning	Commerce Proposed Zoning	Commerce Master Plan	Wixom Existing Zoning	Wixom Master Plan
R-2A, Two Family Residential District (12,000 sq. ft. minimum lot size per duplex)	R-2, Two Family Residential District (max. 4.5 dwelling units per acre)	Single Family Residential	RA-1, Single Family Residential District (12,500 sq. ft. minimum lot size)	Single Family Residential (12,500 sq. ft. minimum lot size)

Site No. 2, Arcturus Condos				
Commerce Township/Wolverine Lake				
Commerce Existing Zoning	Commerce Proposed Zoning	Commerce Master Plan	Wolverine Lake Existing Zoning	Wolverine Lake Master Plan
R-2A, Two Family Residential District (12,000 sq. ft. minimum lot size per duplex)	R-2, Two Family Residential District (max. 4.5 dwelling units per acre)	Neighborhood Commercial	C-1, Neighborhood Commercial District	General Commercial and Office and Restricted Commercial

Site No. 3, Oakbrook Pointe				
Commerce Township/Walled Lake				
Commerce Existing Zoning	Commerce Proposed Zoning	Commerce Master Plan	Walled Lake Existing Zoning	Walled Lake Master Plan
R-2B, Two Family Residential District (6,000 sq. ft. minimum lot size per duplex)	R-2, Two Family Residential District (max. 4.5 dwelling units per acre)	Multiple Family Residential	RM-1, Multiple Family Residential District (max. density 8.7 units per acre)	Gateway Mixed Use

Site No. 4, Waldon Pond				
Commerce Township/City of Novi				

Commerce Existing Zoning	Commerce Proposed Zoning	Commerce Master Plan	Novi Existing Zoning	Novi Master Plan
R-2A, Two Family Residential District (12,000 sq. ft. minimum lot size per duplex)	R-2, Two Family Residential District (max. 4.5 dwelling units per acre)	Multiple Family Residential	R-A, Residential Acreage District (1 acre minimum lot size)	Single Family Residential

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. Each of the four rezoning sites is within a half mile of one of the MNFI sites indicated on the attached Natural Areas map. Conservation of these areas and their native plant and animal populations are vital to maintaining the County’s diverse natural heritage.

Analysis: Previously, Commerce Township had two zoning districts for Two Family Residential land, R-2A, and R-2B. On September 13, 2005 the Commerce Township Board adopted a text amendment to create a new zoning classification called R-2, Two Family Residential District. This was done to reflect the more traditional residential neighborhoods in the Township and simplify the two family zoning. Attached townhouses and appropriately designed duplexes are intended for this transitional land use. The Township then initiated the rezoning of R-2A and R-2B land into this new classification. Since three of these four boundary sites are in existing Two Family Residential use and the fourth has an approved site plan for Two Family Residential, the rezoning to R-2 is consistent with the current use and the surrounding communities.

Recommendation: Based on Master Plan compliance and boundary coordination, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 05-45, a request to rezone four sites in Commerce Township from R-2A and R-2B, Two Family Residential Districts, to R-2, Two Family Residential District.