

COORDINATING ZONING COMMITTEE

Township: Oxford
County Code: 06-10
Section: 23

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 Village of Oxford to the west, south and east.
2. **A map change from:** M-1, Planned Light Industrial District, to RM, Multiple Family Residential District.
3. **Size:** 7.94 acres, Sidwell Number 04-23-355-004.
4. **Site and surrounding land use:** This site is located on the south side of Lakeville Road, east of Glaspie Street. Immediately north of the site in Oxford Township is a narrow area of mixed residential and light industrial use between Lakeville Road and the Polly Ann Trail. North of the trail, there is a large area of single family residential under development, as well as additional vacant residential land. To the east in the Village of Oxford, adjacent to the rezoning site, is a small industrial building on land that is zoned residential. Farther to the east there is vacant residential land along Lakeville Road, and a very large residential subdivision. The land south of the site is in recreational use. Part of the land is Scripters Village Park while the other part is park/open space for the adjacent subdivision. Scripters Village Park also continues west of the site along with single family residential leading into the village.
5. **Permitted uses under existing zoning:** M-1, Planned Light Industrial District: 1) Any use charged with the principal function of basic research, design and pilot or experimental product development when conducted within a completely enclosed building. The growing of any vegetation requisite to the conducting of basic research shall be excluded from the requirement for enclosure. 2) Research and office uses related to permitted industrial operations. 3) Warehousing and wholesale establishments, tool, die, gauge and machine shops; the manufacture, compounding, processing, packaging or treatment of products, articles, or merchandise from previously prepared materials when conducted within a completely enclosed building, including building windows and doors. 4) Manufacture of musical instruments, toys, novelties, and metal or rubber stamps or other small molded rubber products, or injection molded or vacuum-formed plastic products. 5) Manufacture or assembly of electrical appliances, electronic instruments, radios and phonographs, computers, and similar products. 6) Experimental, film, or testing laboratories. 7)

Manufacture and repair of electric or neon signs, light sheet metal products, such as heating and ventilating equipment and ductwork, gutters, downspouts, and the like. 8) Municipal service buildings and yards. 9) Lumber yards, building materials storage and sales. 10) Heavy automobile repair garages (excluding junkyards or storage of other than customer vehicles). 11) Indoor racquet sports building, skating arena, and similar uses involving large structures of the type that can be easily converted to industrial usage. 12) Contractor or builder's office, including an equipment storage yard if related to the contractor or builder's business. 13) Rental space for outdoor storage of travel trailers, motor homes, recreational vehicles, campers, boats and the like, provided all sides which abut property zoned for residential use shall have a six (6) foot high, completely obscuring wall or fence approved by the Planning Commission. 14) Uses which, in the opinion of the Planning Commission, are similar to the above permitted uses.

6. **Minimum lot size of existing zoning:** 1-acre minimum lot size.
7. **Permitted uses under proposed zoning:** RM, Residential Multiple-Family District: 1) Multiple family dwellings. 2) Two-family dwellings. 3) Accessory uses, such as private garages, carports, community pools and recreation areas, customarily incidental to the above permitted uses. 4) Uses which, in the opinion of the Planning Commission, are similar to the above permitted uses.
8. **Minimum lot size of proposed zoning:** At least one acre when the parcel is not serviced by a public sanitary sewer system. 3,000 to 6,000 sq. ft. per dwelling unit dependent on number of bedrooms.
9. **Zoning in Adjacent Community:** R-3, Single Family Residential District (12,500 sq. ft. minimum lot size) west and south of the site and R-1, Single Family Residential District (7,200 sq. ft. minimum lot size) to the east.
10. **Local Planning Commission recommendation:** The Oxford Township Planning Commission had a vote of 3 for the rezoning and 2 against, with 4 absent. The Oxford Township Planning Commission Bylaws require 5 affirmative votes to adopt a motion, so this is not considered a recommendation of approval for the rezoning.

ANALYSIS AND RECOMMENDATION OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES

Oakland County Planning and Economic Development Services has reviewed the request to rezone a 7.94 acre site in Section 23 of Oxford Township from M-1, Planned Light Industrial District, to RM, Multiple Family Residential 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 Charter Township of Oxford Master Plan was adopted in July 2005. The Future Land Use Plan Map shows this small stretch of Lakeville Road, including the rezoning site, planned for Office/Service. Office/Service allows for general and professional offices, bank and financial establishments, and other similar uses. Neither the current zoning designation of M-1, nor

the proposed zoning of RM matches the master plan designation for this area. However, both Office/Service and Multiple Family Residential traditionally act as transitional land uses to buffer single family residential from non-residential uses.

Boundary Community Review: The following chart shows a comparison between the existing and proposed zoning and Master Plan designations for Oxford Township and the existing zoning and Master Plan designations for the Village of Oxford.

Boundary Oxford Township/Village of Oxford				
Oxford Twp. Existing Zoning	Oxford Twp. Proposed Zoning	Oxford Township Master Plan	Oxford Village Existing Zoning	Oxford Village Master Plan
M-1, Planned Light Industrial District, (1-acre minimum lot size)	RM, Multiple Family Residential District (3,000 to 6,000 sq. ft. per dwelling unit based on number of bedrooms)	Office/Service	R-1, Single Family Residential (7,200 sq. ft. minimum lot size) and R-3, Single Family Residential (12,500 sq. ft. minimum lot size)	Recreation to the west and south, and Single-family to the east.

Natural Resource Information: The United States Department of the Interior, National Wetlands Inventory map indicates wetlands located along the southwest corner of the site. A MDEQ Wetlands permit may be required prior to any filling, dredging, or disruption of this area.

Also, according to the Part 201 Sites of Environmental Contamination map, there are two environmentally contaminated sites within one mile of the proposed rezoning site. The Lanthier Foundry and Machine site (#630035) is located approximately ¼ mile to the west, and the Lapeer Road Residential Well (#630126) contaminated site is located approximately one mile south of the proposed rezoning site. For more information on these sites, Oxford Township may contact the Michigan Department of Environmental Quality, Environmental Response Division, Livonia Office, at (734) 953-1444.

Analysis: The proposed rezoning site is the largest of four older industrial uses in this small stretch of Lakeville Road. This area of the Township is in transition with a large area of new residential to the north of the site. This new development complements the residential character both east and west of the site in the Village. The Oxford Township Master Plan shows Office/Service for this area adjacent to the Village. In their report, the Township planning consultant states *“While the intent of the proposed RM zoning district is not consistent with the Office/Service designation, we believe that it would likely serve the same “transitional” function as an office zoning designation.”* Oakland County staff agrees with this analysis as both Office/Service and Multiple Family can act as

transitional land uses. The Township Master Plan on page 4-9 states “*it is important that multiple family developments be sited in close proximity to shopping areas, centers of employment, utilities and Township services.*” This site would also meet these requirements. In addition, from a boundary coordination standpoint, Multiple Family would be compatible with the increasingly residential character of the area.

Recommendation: Based on boundary coordination and compliance with the intent of the Master Plan, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 06-10, a rezoning request in Oxford Township from M-1, Planned Light Industrial District, to RM, Multiple Family Residential District in Section 23, Sidwell No. 04-23-355-004.