

## COORDINATING ZONING COMMITTEE

**Township:** Highland

**County Code:** 06-13

**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

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1. **The CZC is reviewing this case because:** The parent parcel borders Hartland Township to the west.
2. **A map change from:** A-1, Agricultural District, to A-2, Agricultural District.
3. **Size:** 5 acres. A portion of Sidwell Number 11-06-300-018
4. **Site and surrounding land use:** This site is located on the north side of Clyde Road, east of Tipsico Lake Road. A mixture of agricultural and single family homes on large lots surround this site to the north, east, and south, as well as to the west in Hartland Township.
5. **Permitted uses under existing zoning:** A-1 Agricultural District: 1) Farming, general and specialized, including but not limited to nurseries, greenhouses, poultry raising, beekeeping and similar bonafide agricultural enterprises and the usual agricultural buildings and structures. Uses operated as feed lots shall be subject to limitations as established in this ordinance. No farms shall be operated for the disposal of garbage, sewage, rubbish, offal or rendering plants or for the slaughtering of animals except as to serve only those persons residing on the premises. 2) Single-family detached dwellings, one per zoning lot. 3) Parks and playgrounds, private for the use of residents in subdivisions and other residential developments. 4) Parks and playgrounds, public. 5) Essential services as set forth in this ordinance. 6) Permitted accessory structures and uses.
6. **Minimum lot size of existing zoning:** 10-acre minimum lot size.
7. **Permitted uses under proposed zoning:** The permitted uses in the proposed A-2, Agricultural District are the same as those in the existing A-1, Agricultural District.
8. **Minimum lot size of proposed zoning:** 5-acre minimum lot size.
9. **Zoning in Adjacent Community:** CA, Conservation Agriculture District (Farm Dwelling 10 acre minimum lot, Non Farm Single Family Dwelling 2 acres).
10. **Local Planning Commission recommendation:** The Highland Township Planning Commission by a 7 to 0 vote recommends approval of this rezoning proposal.

## ANALYSIS AND RECOMMENDATION OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES

Oakland County Planning and Economic Development Services has reviewed the request to rezone a 5 acre site in Section 6 of Highland Township from A-1, Agricultural District, to A-2, Agricultural 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 Highland Township Comprehensive Land Use Plan 2000-2020 was adopted in July 2000. The Master Land Use Plan Map shows the rezoning site planned for Agricultural and Rural Residential. This designation allows 5 to 10 acres per dwelling unit with conventional development and up to 3 acres per dwelling unit if the Special Use Open Space Development Option is used. Both the current zoning of A-1, Agricultural District (10-acre minimum lot size) and the proposed zoning of A-2, Agricultural District (5-acre minimum lot size) are consistent with the Master Plan.

**Boundary Community Review:** The following chart shows a comparison between the existing and proposed zoning and Master Plan designations for Highland Township and the existing zoning and Master Plan designations for Hartland Township.

<b>Boundary</b>				
<b>Highland Township/Hartland Township</b>				
<b>Highland Existing Zoning</b>	<b>Highland Proposed Zoning</b>	<b>Highland Master Plan</b>	<b>Hartland Existing Zoning</b>	<b>Hartland Master Plan</b>
A-1, Agricultural District (10-acre minimum lot size)	A-2, Agricultural District (5-acre minimum lot size)	Agricultural and Rural Residential (conventional development 5-10 acre minimum lot size – special use open space development at up to 3 acres per dwelling unit)	CA, Conservation Agriculture District (Farm Dwelling 10 acre minimum lot, Non Farm Single Family Dwelling 2 acres)	Estate Residential (2 acre minimum lot size)

**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. The inventory identified one sensitive natural area within one mile of the proposed rezoning site, but not immediately adjacent to the site. Conservation of these natural areas and their native plant and animal populations are vital to maintaining the County’s diverse natural heritage.

**Recommendation:** Based on Master Plan compliance and boundary coordination, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 06-13, a rezoning request in Highland Township from A-1, Agricultural District, to A-2, Agricultural District in Section 6, part of Sidwell No. 11-06-300-018.