

## COORDINATING ZONING COMMITTEE

**Township:** Springfield

**County Code:** 07-37

**Section:** 30

**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 proposal borders Rose Township to the west.
2. **A map change from:** R-1A, Suburban Estates to RC, Resource Conservation. Text changes also have been proposed for this zoning district.
3. **Size:** Approximately 69 acres, Part of Sidwell Number 07-30-300-011.
4. **Site and surrounding land use:** The site is part of the general common element nature preserve/park area of the Hidden Ridge cluster development. The portion to be rezoned is the vacant area located north of the developed single family residential. The majority of the site is a wooded wetland with some areas of higher ground. Large tracts of vacant land with occasional single family residences on large lots surround the site to the north and east in Springfield Township. Directly south is the developed portion of Hidden Ridge, with single family homes on small to medium sized lots. Vacant land with occasional single family residences on large lots also dominates the landscape to the west in Rose Township.
5. **Permitted uses under existing zoning:** R-1A, Suburban Estates District: 1) One-family detached dwellings. 2) Agricultural, farming, and maintenance of animals, subject to provisions. 3) Parks, picnic grounds, nature trails, playgrounds, botanical gardens, woodland preserves, wildlife preserves, or similar facilities for outdoor recreation. 4) Family Day Care Homes. 5) Signs, subject to provisions. 6) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations and switchboards but excluding storage yards.
6. **Minimum lot size of existing zoning:** 2.5 acre minimum lot size.
7. **Permitted uses under proposed zoning:** RC, Resource Conservation District (with proposed text changes): 1) Nature trails, botanical gardens, woodland preserves, or similar facilities provided such use does not result in a material modification of the natural appearance of the site. 2) Agriculture, farming, keeping of livestock, horses, sheep, goats and/or similar animals subject to provisions. 3) Tree and shrub nurseries. 4) One-family detached dwellings.

8. **Minimum lot size of proposed zoning:** 10 acres.
9. **Zoning in Adjacent Community:** AG, Agriculture, 10 acre minimum lot size.
10. **Local Planning Commission recommendation:** The Springfield 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 an approximately 69 acre portion of parcel No. 07-30-300-011 from R-1A, Suburban Estates District to RC, Resource Conservation District (with text amendments) in Springfield Township, Section 30. 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 planned for Privately Dedicated Open Space. The current zoning of R-1A, Suburban Estates is consistent with the Master Plan as this zoning district allows for parks, nature trails, and woodland preserves. The proposed zoning of RC, Resource Conservation is also 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 Springfield Township and the existing zoning and Master Plan designations for Rose Township.

<b>Boundary Springfield Township/Rose Township</b>				
<b>Springfield Twp. Existing Zoning</b>	<b>Springfield Twp. Proposed Zoning</b>	<b>Springfield Twp. Master Plan</b>	<b>Rose Twp. Existing Zoning</b>	<b>Rose Twp. Master Plan</b>
R-1A, Suburban Estates (2.5 acre minimum lot size)	RC, Resource Conservation (10 acre minimum lot size)	Privately Dedicated Open Space	AG, Agriculture (10 acre minimum lot size)	Rural Preservation/ Agriculture (10 acre min. lot size) and Rural Residential/ Agriculture (5 acre min. 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 identifies a number of sensitive natural areas within one mile of the proposed rezoning site. In addition, the inventory shows a large Priority One area encompassing most of the rezoning site and extending to the north (see map). Conservation of these areas and their native plant and

animal populations are vital to maintaining the County's diverse natural heritage. Springfield Township is rich in high quality natural areas, and their Master Plan puts a priority on the conservation of the native plant and animal populations they contain.

**Analysis:** This rezoning is initiated by Springfield Township to better align the zoning classification with the current and future use of the land. This site is part of the general common area of the Hidden Ridge residential development and is intended to be a private nature preserve/park area for use by its residents. While both the existing R-1A, Suburban Estates District and the proposed RC, Resource Conservation District allow woodland and wildlife preserves as principal permitted uses, the R-1A district also allows day care facilities and utilities. The proposed classification does not allow these uses. The intent of the RC District is to *“provide for those uses of land that are compatible with the need to: protect and enhance vital Township natural resources and amenities, fish and wildlife habitat, woodlands, wetlands and water resources: and encourage agricultural and other resource-based production.”* This classification would be more effective in preserving the site in its current natural state. Text changes have also been made to further restrict the uses allowed in Resource Conservation. The retail sale of products grown on the premises would no longer be allowed as a principal permitted use, and a number of intense recreational uses, campgrounds, and schools would no longer be allowed with special approval. The minimum lot size of the RC, Resource Conservation District is also more compatible with the 5 and 10 acre minimum lot sizes of the current zoning and master plan designations in adjacent Rose Township.

**Recommendation:** Based on Master Plan compliance and boundary coordination, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 07-37, a rezoning request in Springfield Township from R-1A, Suburban Estates to RC, Resource Conservation in section 30, part of Sidwell Number 07-30-300-011.