

COORDINATING ZONING COMMITTEE

Township: Springfield

County Code: 07-39

Sections: 17 & 20

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 involves land owned by Oakland County.
2. **A map change from:** RC, Resource Conservation and R-1, One Family Residential to PR, Parks & Recreation, a proposed new district created in association with this rezoning.
3. **Size:** Seven parcels (sidwell numbers 07-17-253-003, 07-17-255-001, 07-17-328-011, 07-17-400-006, 07-17-178-011, 07-20-201-016, and part of 07-20-201-022) make up the zoning request. The total size is approximately 316 acres.
4. **Site and surrounding land use:** The site is the majority of Springfield Oaks County Park, which extends from Broadway (Davisburg Road) on the north to Scott Road on the south, and from Hall Road on the west to Dilley Road on the east. The property is bisected by Andersonville Road, which runs east/west through the site. The Springfield Oaks Golf Course is located north of Andersonville Road, with the Activities Center and 4-H Fairgrounds to the south. The small "Waterwheel" park, north of Broadway Street owned by Oakland County, is also included in this rezoning. The majority of the rezoning site is zoned RC, Resource Conservation. One recently acquired eleven acre parcel (#07-20-201-022) in the southeast portion of the park is zoned R-1, One Family Residential; a narrow portion of this parcel that extends south to Scott Road is not included in this rezoning. The surrounding land use is primarily single family homes on large lots with some vacant and agricultural land. The small unincorporated community of Davisburg with its associated commercial and municipal uses is just northwest of the rezoning site. A portion of Springfield Oaks not included in this rezoning extends across the railroad tracks to the north, and is flanked by two Township parks, Mill Pond Park to the west, and Karl Shultz Park to the east. The state DNR Trout Pond is directly east of Karl Shultz Park.
5. **Permitted uses under existing zoning:** RC, Resource Conservation District: 1) Agriculture, farming, keeping of livestock, horses, sheep, goats and/or similar animals subject to provisions. 2) Privately owned and operated 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. 3) Tree and shrub nurseries. 4) One-family detached dwellings. 5) Retail sale of products grown on the premises, provided such retail sales are

operated by and for the exclusive use of occupants of the premises.

It should be noted that the Springfield Township Planning Commission has forwarded on to the Township Board changes to the text of the RC District. These changes would eliminate #5 above as a permitted use and eliminate the words “Privately owned and operated” from the uses of #2 above.

R-1, One Family Residential 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:** RC, Resource Conservation District: 10 acre minimum lot size. R-1, One Family Residential District: 1.5 acre minimum lot size.
7. **Permitted uses under proposed zoning:** PR, Parks & Recreation District (proposed new district): 1) Passive parks, picnic grounds, nature trails, playgrounds, botanical gardens, and woodland preserves for outdoor recreation. 2) One-family detached dwellings provided such use is restricted to caretaker/ranger quarters or administrator of park facilities.
8. **Minimum lot size of proposed zoning:** 1 acre.
9. **Zoning in Adjacent Community:** N/A
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 six parcels from RC, Resource Conservation District to the proposed new PR, Parks & Recreation District and part of one parcel from R-1, One Family Residential District to the proposed new PR, Parks & Recreation District in Springfield Township, Sections 17 and 20. All parcels are owned by Oakland County. The following review looks at 1) Master Plan compliance and 2) impact on county property. Natural resource conditions are presented for information purposes.

Master Plan Review: The Springfield Township Master Plan was adopted in March 2002. The Land Use Plan map shows the rezoning site planned for Recreation-Conservation with the exception of two parcels. At the extreme north end of the rezoning site, a small 0.60 acre parcel north of Davisburg Road (Waterwheel Park) is planned for High Density Residential and in the southeast portion of the site, the 11.08 acre parcel (#07-20-201-002) currently zoned R-1, One Family Residential, is planned for Low Density Residential. Since these two parcels are in a park use or vacant and are adjacent to the remainder of the site, the proposed zoning of PR, Parks & Recreation

is generally consistent with the master plan and current use of the property.

Impact on County Property: A new zoning district of PR, Parks & Recreation has been proposed by the Springfield Township Planning Commission. The district would be applied to a number of existing park sites in the Township to better align the zoning classification with the use of the land. This rezoning is initiated by Springfield Township because it feels that Springfield Oaks County Park is appropriate for this classification. It should be noted that the small portion of the park north of the railroad tracks, and also part of the adjacent Karl Shultz Township Park that are isolated by the river and could not be developed for any active use, have been left in the RC, Resource Conservation classification.

A comparison of the park's existing zoning classification of RC, Resource Conservation with the proposed PR, Parks & Recreation classification shows that the golf course, Activities Center, and fairgrounds, primary activities currently at Springfield Oaks, are not principal permitted uses in either classification. There are also no provisions for these as special uses in the current RC classification. The new Parks & Recreation classification makes provision for golf courses, recreation centers, special event facilities, and associated commercial ventures as principal uses permitted subject to special conditions. Additionally, other potential park activities such as environmental education centers, horseback and non-motorized riding trails, and dog parks would be allowed with special approval in this classification.

The new Parks & Recreation classification is more reflective of active use parks such as Springfield Oaks and allows with special approval most of the activities that residents would expect from a county park. Oakland County Parks and Recreation acknowledged receipt of the notice sent by County staff on this rezoning and had no comments.

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 and one Priority Two site located in the southern portion of the site (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.

Recommendation: Based on Master Plan compliance and limited impact on county property, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 07-39, a rezoning request in Springfield Township sections 17 and 20, from RC, Resource Conservation and R-1, One Family Residential, to the proposed new PR, Parks & Recreation district.