

COORDINATING ZONING COMMITTEE

Township: Springfield

County Code: 08-02

Sections: 34 & 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 White Lake Township to the south.
2. **A map change from:** RC, Resource Conservation to PR, Parks & Recreation.
3. **Size:** Approximately 223.6 acres, Part of Sidwell Number 07-34-300-017.
4. **Site and surrounding land use:** The site is the more intensive use portion of Indian Springs Metropark in Springfield Township. This area contains the environmental education center, playground, nature center, and part of the golf course. Other portions of Indian Springs Metropark surround the rezoning site on all sides. Large tracts of natural portions of the park extend to the west, north, and east in Springfield Township. Further to the east, outside the park boundary, there is vacant land and single family homes on medium to large lots. The park also extends to the south in White Lake Township where the bulk of the Indian Springs golf course is adjacent to the rezoning site. Vacant parkland extends west and east of the golf course, and four single family residences on large lots lie further to the south along Teggerdine Road.
5. **Permitted uses under existing zoning:** RC, Resource Conservation: 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.
6. **Minimum lot size of existing zoning:** 10 acre minimum lot size.
7. **Permitted uses under proposed zoning:** PR, Parks & Recreation 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:** ROS, Recreation & Open Space, 3 acre minimum lot

size.

- 10. Local Planning Commission recommendation:** The Springfield Township Planning Commission by a 6 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 223.6-acre portion of Indian Springs Metropark (part of parcel No. 07-34-300-017) from RC, Resource Conservation District to PR, Parks & Recreation District in Springfield Township, Sections 34 and 35. 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 Land Use Plan map shows the rezoning site planned for Recreation-Conservation. The current zoning of RC, Resource Conservation and the proposed zoning of PR, Parks & Recreation, are both 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 White Lake Township.

Boundary Springfield Township/White Lake Township				
Springfield Twp. Existing Zoning	Springfield Twp. Proposed Zoning	Springfield Twp. Master Plan	White Lake Twp. Existing Zoning	White Lake Twp. Master Plan
RC, Resource Conservation (10 acre minimum lot size)	PR, Parks & Recreation (1 acre minimum lot size)	Recreation-Conservation	ROS, Recreation & Open Space (3 acre minimum lot size)	Regional Parks and Open Space

The proposed zoning is compatible with the zoning and master plan of White Lake Township.

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 One site located in the northern 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.

Analysis: A new zoning district of PR, Parks & Recreation has been created by Springfield Township. The new district is being 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 this portion of Indian Springs Metropark is appropriate for this classification. It should be noted, that the majority of the park that has not be developed for any active use has 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 environmental education center, playground, and nature center, primary activities currently in this portion of the park, are not principal permitted uses in either classification, but are allowed as special land uses. However, the new Parks & Recreation classification also makes provision for golf courses, recreation centers, special event facilities, and associated commercial ventures as principal uses permitted subject to special conditions (special land uses). Additionally, other potential park activities such as horseback and non-motorized riding trails and dog parks are now allowed with special approval in the new classification.

The new Parks & Recreation classification is more reflective of active use parks such as this portion of Indian Springs. Provisions have been made for most of the activities that the citizens would expect in this area of the park, with the more passive uses remaining in the Resource Conservation classification.

Recommendation: Based on Master Plan compliance and boundary coordination, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 08-02, a rezoning request in Springfield Township from RC, Resource Conservation to PR, Parks & Recreation in sections 34 and 35, part of Sidwell Number 07-34-300-017.