

## COORDINATING ZONING COMMITTEE

**Township:** Springfield

**County Code:** 08-03

**Section:** 25

**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 Independence Township to the east.
2. **A map change from:** R-1, One Family Residential to RC, Resource Conservation.
3. **Size:** Approximately 19.5 acres, Part of Caribou Lake Estates General Common Element.
4. **Site and surrounding land use:** The site is part of the nature preserve/park portion of the Caribou Lake Estates Condominiums' General Common Element. The portion to be rezoned is east and north of Clement Road and south of Caribou Lake Road. The site includes half of Caribou Lake and an associated wetland, with the remainder of the site generally wooded higher ground. The rezoning site is adjacent to Independence Township to the east.

To the west and south in Springfield Township, a large 127 acre parcel of land containing one single family residence borders the rezoning site. Directly north is the developed portion of Caribou Lake Estates with single family homes on medium sized lots. Further to the north, west, and south in Springfield Township are single family homes on large lots. To the east in Independence Township, are two large (20-30 acre) parcels, each with a single family residence. Beyond these is the Parks at Stonewood development with single family homes on medium sized lots and large areas of open space.

5. **Permitted uses under existing zoning:** 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) Public utility buildings, such as telephone exchange buildings, electronic transformer stations and sub-stations, gas regulator stations, and similar uses (but excluding storage yards), but only to serve the immediate vicinity as determined by the Planning Commission.
6. **Minimum lot size of existing zoning:** 1.5 acre minimum lot size.
7. **Permitted uses under proposed 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.

- 8. **Minimum lot size of proposed zoning:** 10 acres.
- 9. **Zoning in Adjacent Community:** R-1B, Suburban Residential, 1 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 19.5 acre portion of Caribou Lake Estates Condominiums’ General Common Element from R-1, One Family Residential District to RC, Resource Conservation District in Springfield Township, Section 25. 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 Privately Dedicated Open Space. While the current zoning of R-1, One Family Residential allows parks, nature trails, and wildlife preserves, the proposed zoning of RC, Resource Conservation is more 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 Independence Township.

<b>Boundary</b>				
<b>Springfield Township/Independence Township</b>				
<b>Springfield Twp. Existing Zoning</b>	<b>Springfield Twp. Proposed Zoning</b>	<b>Springfield Twp. Master Plan</b>	<b>Independence Twp. Existing Zoning</b>	<b>Independence Twp. Master Plan</b>
R-1, One Family Residential (1.5 acre minimum lot size)	RC, Resource Conservation (10 acre minimum lot size)	Privately Dedicated Open Space	R-1B, Suburban Residential (1 acre minimum lot size)	Single Family Residential (15,000 sq. ft. minimum lot size)

The proposed zoning is compatible with the zoning and master plan of Independence 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. The map shows a large Priority Two area encompassing most of the rezoning site and extending to the southwest and northeast (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, a portion of the Caribou Lake Estates residential development General Common Element, is intended to be a private nature preserve/park area for use by its residents. While both the existing R-1, One Family Residential District, and the proposed RC, Resource Conservation District, allow woodland and wildlife preserves as principal permitted uses, the R-1 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 approved to further restrict the uses allowed in the Resource Conservation District. 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.

**Recommendation:** Based on Master Plan compliance and boundary coordination, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 08-03, a rezoning request in Springfield Township from R-1, One Family Residential to RC, Resource Conservation in section 25.