

COORDINATING ZONING COMMITTEE

Township: Springfield
County Code: 08-04
Sections: 13 & 24

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 Independence Township to the east.
- 2. A map change from:** R-1 and R-2, One Family Residential to RC, Resource Conservation.
- 3. Size:** Approximately 49.3 acres, Part of Sidwell Nos. 07-13-476-016, 07-13-454-015, and 07-13-453-010.
- 4. Site and surrounding land use:** The three parcels involved in this rezoning are Bridge Valley Nature Preserve Park No. 1 (07-13-476-016), Bridge Valley Nature Preserve Park No. 3 (07-13-453-010) both nature preserves of the Bridge Valley subdivision, and a privately owned parcel (07-13-454-015), with a single family residence, located between the two parks. The parks are currently zoned R-1, One Family Residential, and the parcel with the residence is zoned R-2, One Family Residential. Generally, only the low lying portion of these parcels is proposed for rezoning. A portion of Bridge Valley Nature Preserve Park No. 1 is adjacent to Independence Township to the east.

In Springfield Township, single family homes on medium to large sized lots are located north of the rezoning site. To the west and south is a mixture of commercial (Bordine's Nursery and an automobile dealership), institutional (church and school), residential, and recreational uses along the Dixie Highway and Interstate 75 corridors. To the east in Independence Township, there are single family homes on medium to large lots, which are a continuation of the Bridge Valley subdivision.

- 5. Permitted uses under existing zoning:** R-1 and R-2, One Family Residential Districts: 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:** R-1, 1.5 acre minimum lot size. R-2, 1 acre minimum lot size.

7. **Permitted uses under proposed zoning:** RC, Resource Conservation District: 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-1C, Suburban Farm Residential, 1.5 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 part of parcels 07-13-476-016, 07-13-454-015, and 07-13-453-010, from R-1 and R-2, One Family Residential Districts to RC, Resource Conservation District in Springfield Township, sections 13 and 24. 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 and Recreation-Conservation. While the current zoning of R-1 and R-2, One Family Residential classifications 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.

Boundary				
Springfield Township/Independence Township				
Springfield Twp. Existing Zoning	Springfield Twp. Proposed Zoning	Springfield Twp. Master Plan	Independence Twp. Existing Zoning	Independence Twp. Master Plan
R-1, One Family Residential (1.5 acre min. lot size) and R-2, One Family Residential (1 acre min. lot size)	RC, Resource Conservation (10 acre minimum lot size)	Privately Dedicated Open Space and Recreation-Conservation	R-1C, Suburban Farm Residential (1.5 acre minimum lot size)	Estate Residential (1.5 acre 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 also shows a Priority Two area encompassing a large portion of the rezoning site and extending to the west and east (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. The two Bridge Valley parcels are intended to be private nature preserve/park areas for use by subdivision residents. The third parcel that contains a single family residence would have only the rear, low lying portion rezoned to Resource Conservation. While both the existing R-1 and R-2, One Family Residential Districts and the proposed RC, Resource Conservation District allow woodland and wildlife preserves as principal permitted uses, the R-1 and R-2 districts also allow 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 these sites in their 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. 08-04, a rezoning request from R-1 and R-2, One Family Residential to RC, Resource Conservation in sections 13 and 24, Springfield Township for parts of parcels 07-13-476-016, 07-13-454-015, and 07-13-453-010.