

## COORDINATING ZONING COMMITTEE

**Township:** Commerce  
**County Code:** 09-07  
**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

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- 1. The CZC is reviewing this case because:** The proposal borders West Bloomfield Township to the east.
- 2. A map change from:** I-1, Light Industrial District to OR, Office Research District with Haggerty Road Corridor Overlay.
- 3. Size:** Over 30 boundary parcels make up this rezoning request, constituting approximately 72 acres.
- 4. Site and surrounding land use:** The proposed rezonings cover the Haggerty Road frontage from Richardson Road south to just north of Pontiac Trail. In Commerce Township, this frontage is a mixture of commercial and industrial uses with a few vacant parcels. On the east side of Haggerty Road in West Bloomfield Township a mixture of uses also exists. From Richardson Road to Oakley Park Road, in West Bloomfield, there is a residential subdivision, the Twin Beach Country Club, and vacant property. From Oakley Park Road to Pontiac Trail, there is an industrial building, vacant property, a bank, a shopping center, a restaurant, and a gas station.

Adjacent to the southwestern corner of this rezoning in Commerce Township are two former golf courses (El Dorado and Links at Pinewood) that were purchased by the Commerce Township Downtown Development Authority. These golf courses are being redeveloped into a town center with shopping, housing, and new municipal offices planned.

- 5. Permitted uses under existing zoning:** I-1, Light Industrial District: 1) Warehousing and wholesale establishments. 2) The manufacture, compounding, assembling, processing, packaging, or treatment of products, such as bakery goods; candy; pharmaceuticals; bone, canvas, and other previously prepared materials; or tool, die, and machine shops. 3) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas. 4) Manufacture of musical instruments, toys, novelties, and metal or rubber stamps or other small molded rubber products. 5) Manufacture or assembly of electrical appliances, electronic instruments and devices, radio and phonographs. 6) Experimental, film, or testing laboratories. 7)

Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves, and the like. 8) Utility warehouse, storage, transfer, electric and gas service buildings and yards; water supply and sewage disposal plants; water and gas tank holders. 9) Building materials storage and sales. 10) Automobile repair garages or service garages. 11) Dry cleaning plants. 12) Tennis houses, racquetball courts, ice arenas, and other similar uses involving large structures of the type which can be easily converted to industrial usage. 13) Septic service establishments. 14) Rental space for the storage of vehicles such as travel trailers, motor homes, recreational vehicles, campers, snowmobiles, boats and the like uses. 15) All Principal and Special Land Uses permitted in the B-3, General Business District. 16) Self storage mini warehouse facilities provided the entire portion of the property used for such use shall be enclosed with a fence a minimum of 8 feet in height. 17) Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses. 18) Uses determined to be similar to the above permitted uses. 19) Wireless communication antennas and their attendant facilities, provided the antenna is located on an existing wireless communication tower.

6. **Minimum lot size of existing zoning:** I-1, Light Industrial District (20,000 sq. ft. minimum).
  
7. **Permitted uses under proposed zoning:** OR, Office Research District: 1) Laboratories, offices and other facilities for basic and applied research, experimentation, testing, product design, technology development, consulting and business development. 2) Business schools and training facilities. 3) Office buildings, providing for uses such as corporate offices in accordance with the purpose of this district, including, but not limited to any of the following occupations: executive; administrative; professional; accounting; engineering; planning; architecture; drafting; writing; clerical; stenographic; and sales provided that no display shall be visible from the exterior of the building, and that such sales shall be clearly incidental to the principal office use in the determination of the Planning Commission. 4) Data processing and computer centers, including service and maintenance of electronic data processing equipment. 5) Any use charged with the principal function of research in the area of photonics/optics, robotics, and electronic equipment. 6) A high technology service use, which has as its principal function the providing of services including computer information transfer, communication, distribution, management, processing, administrative, laboratory, experimental, developmental, technical, or testing services. 7) A high technology industrial use, which has as its principal function prototype development in limited quantities. Such uses may include but are not limited to agricultural technology; biological or pharmaceutical research; software technology; telecommunications; biomedical technology; machine flow control, fluid transfer and fluid handling technology; defense and aerospace technologies; or other technology oriented or emerging industrial or business activity. Permitted high technology industrial uses shall not include heavy manufacturing, heavy stamping operations, any manufacturing from raw unprocessed materials. 8) Research, development, engineering, and design, of high-technology equipment, including equipment involved in any high technology industrial activity, instrumentation or associated computer software. 9) Engine product research, fluid transfer and handling product research, development, engineering, design, testing, and related office, sales and administrative uses. 10) Publicly

owned and operated buildings and facilities, such as fire stations. 11) Accessory structures and uses customarily incidental to the above permitted uses, subject to conditions. 12) Uses determined to be similar to the above principal permitted uses and which are not listed as special land uses

8. **Minimum lot size of proposed zoning:** OR, Office Research District (20,000 sq. ft. minimum).
9. **Zoning in Adjacent Community:** There are a variety of zoning districts in West Bloomfield Township including O-1, Office Building, R-10, Single Family Residential (10,000 sq. ft. minimum), REC, Recreation, OR-1, Office Retail, I-OP, Industrial Office Park, RM, Multiple Family, B-3, General Business, and B-2, Community Business.
10. **Local Planning Commission recommendation:** The Commerce Township Planning Commission by a 5 to 0 vote recommends approval of the proposed zoning ordinance and map amendments.

#### **ANALYSIS AND RECOMMENDATION OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES**

The Oakland County Planning and Economic Development Services Division has reviewed the request to rezone Haggerty Road frontage from I-1, Light Industrial District to OR, Office Research District with Haggerty Road Corridor Overlay in Commerce Township, Sections 13 and 24. These proposed map changes are part of a new zoning ordinance being considered for adoption by Commerce Township. The following review looks at 1) Master Plan compliance and 2) boundary coordination. Natural resource conditions are presented for information purposes only.

**Master Plan Review:** The Commerce Township Master Plan 2011 was adopted in June 2004 and amended in November 2006. The Future Land Use map shows the rezoning site planned for three different classifications. The corner of Richardson Road and Haggerty is planned for Office Research. Industrial is planned from there to south of Oakley Park Road. South of that to Pontiac Trail, Commerce Town Center is the master plan designation. Most of the frontage parcels that make up this rezoning request are in the Industrial master plan designation. According to the master plan text, "*Offices, research and development uses and traditional light industrial uses, such as warehousing, light assembly and manufacturing are appropriate for land planned for Industrial.*" Therefore, based on current and proposed principal permitted uses, both the current zoning of I-1, Light Industrial and the proposed zoning of OR, Office Research are compatible with the master plan.

**Boundary Community Review:** The following chart shows a comparison between the existing and proposed zoning and master plan designations for Commerce Township and the existing zoning and master plan designations for West Bloomfield Township.

<b>Boundary</b> <b>Commerce Township/West Bloomfield Township</b>
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<b>Boundary</b>				
<b>Commerce Township/West Bloomfield Township</b>				
<b>Commerce Township Existing Zoning</b>	<b>Commerce Township Proposed Zoning</b>	<b>Commerce Township Master Plan</b>	<b>West Bloomfield Township Zoning</b>	<b>West Bloomfield Township Master Plan</b>
I-1, Light Industrial	OR, Office Research with Haggerty Road Corridor Overlay	Office Research, Industrial, and Commerce Town Center	O-1, Office Bldg., R-10, Single Family (10,000 sq. ft. min.), REC, Recreation, OR-1, Office Retail, I-OP, Ind. Office Park, RM, Multiple Family, B-3, General Business, and B-2, Community Business	One Story Office, Quasi Public/Private, General Office, Light Industrial, Multiple Family, Non-Center Retail, and Shopping Center Retail

**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. Conservation of these areas and their native plant and animal populations are vital to maintaining the County’s diverse natural heritage.

**Analysis:** The map changes that are part of this rezoning request are the result of a proposed new zoning ordinance being considered for adoption by Commerce Township. Haggerty Road is the boundary for both Commerce and West Bloomfield Townships, and is therefore, an important gateway into both communities. Commerce Township is proposing to change the orientation of uses along this part of Haggerty from light industrial to more office, research, and high technology uses. Many of the principal permitted uses in the OR, Office Research District are less intense than those currently allowed in the I-1, Light Industrial District. The OR District is designed to create a campus like environment with increased landscaping and generous setbacks for emerging sector and technology uses.

The Haggerty Road Corridor Overlay provides some additional requirements with the intent of making this a “*premier regional business environment.*” Under the proposed overlay provisions, a property owner can choose to follow the underlying zoning requirements of the OR District or follow the requirements in the overlay district. The Haggerty Road Corridor Overlay allows for some additional uses beyond the office research uses listed above. These more commercial business uses include hotels; personal service establishments; banks, credit unions, and similar financial institutions; restaurants, cafes, taverns, bars/lounges, carry out restaurants, and other uses serving food and/or alcoholic beverages; and retail establishments. If developing or redeveloping under the overlay district, property owners will have to pay more attention to architectural and site issues like building entrances, façade design, lighting, parking, landscaping, and sidewalks.

Much of this part of the corridor is already developed. However, if parcels do get redeveloped in the

future, the uses allowed in either the OR, Office Research District or under the Haggerty Road Corridor Overlay are compatible with uses planned and zoned in West Bloomfield Township. This rezoning would encourage redevelopment in the corridor to be upgraded with increased emphasis on landscaping and architectural elements. These upgrades would be positive for both Commerce and West Bloomfield Townships.

**Recommendation:** Based on Master Plan compliance and boundary coordination, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 09-07, rezonings in Commerce Township from I-1, Light Industrial District to OR, Office Research District with Haggerty Road Corridor Overlay in Sections 13 and 24.