

COORDINATING ZONING COMMITTEE

Township: Commerce
County Code: 09-09
Section: 36

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 West Bloomfield Township to the east.
2. **A map change from:** RM, Multiple Family Residential to B-2, Community Business.
3. **Size:** Approximately 127 acres, Sidwell No. 17-36-200-018 and the back portion of 17-36-200-004.
4. **Site and surrounding land use:** The rezoning site is on the south side of West Maple Road west of Haggerty and extends to Commerce Crossing Road. Most of the site consists of one very large parcel that is currently vacant. The back portion of the adjacent animal hospital parcel also is part of this rezoning request. M-5 is located to the west. In Commerce Township, commercial uses surround the site, including several big box stores like Costco, Target, Lowe's, and Home Depot. Some smaller commercial uses, including banks and restaurants, are in the immediate vicinity. While Haggerty Road is essentially the boundary line between Commerce and West Bloomfield Townships, Haggerty swings to the east just north of Commerce Crossing Road. Therefore to the east of the large rezoning parcel, property on both sides of Haggerty Road is in West Bloomfield Township. On the west side of Haggerty in West Bloomfield are three vacant residential parcels and a house. On the east side of Haggerty in West Bloomfield are apartments and a residential subdivision. At West Maple Road and Haggerty, there are several small commercial uses.
5. **Permitted uses under existing zoning:** RM, Multiple Family Residential District: 1) One family dwellings constructed according to the requirements and regulations for the highest density abutting residential district. 2) Two family dwellings developed under the requirements and regulations for the R-2 Residential District. 3) Multiple family dwellings. 4) Municipal buildings and uses. 5) Boarding and rooming dwellings. 6) Accessory buildings and accessory uses customarily incidental to any of the above permitted uses. 7) Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in this ordinance. 8) Outdoor display and sales of Christmas Trees shall be permitted as a temporary use with conditions. 9) Family Day Care Homes. 10) State Licensed Residential Facilities that provide resident services for six or fewer persons under 24-hour supervision or care, including Foster Care Facilities.
6. **Minimum lot size of existing zoning:** RM, Multiple Family Residential District (.5 acre

minimum lot size with density determined by formula).

7. **Permitted uses under proposed zoning:** B-2, Community Business District: 1) Any use permitted in the B-1 District subject to regulations. 2) Any retail business whose principal activity is the sale of new merchandise in any enclosed building, or as otherwise provided by the Ordinance. 3) Office, showroom, or workshop of a decorator, upholsterer, or similar service business. 4) Retail and service establishments and shopping centers exceeding ten thousand (10,000) gross square feet in floor area. 5) Restaurants, or other places serving food or beverage, except those having the character of a drive-in or drive through. 6) Outdoor dining for restaurants with indoor seating, subject to terms and conditions. 7) Indoor theaters. 8) Offices as permitted. 9) Museums and art galleries. 10) Instructional centers for music, art, dance, crafts, martial arts, and related uses. 11) Temporary outdoor sales events as allowed. 12) Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses. 13) Outdoor display and sales of Christmas trees, subject to conditions. 14) Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in the ordinance and which are not listed as special land uses.
8. **Minimum lot size of proposed zoning:** B-2, Community Business District (12,000 sq. ft. minimum lot size).
9. **Zoning in Adjacent Community:** R-15, Single Family Residential (15,000 sq. ft. minimum) and RM, Multiple Family Residential Districts.
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 approximately 127 acres, Sidwell No. 17-36-200-018 and part of Sidwell No. 17-36-200-004, in Commerce Township from RM, Multiple Family Residential to B-2, Community Business District. 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 General Commercial with an overlay pattern that identifies most of the parcel as a regulated wetland. The General Commercial classification is intended to allow for commercial and retail uses that draw from a regional market. The proposed zoning of B-2, Community Business District is more consistent with the master plan than the current zoning classification of RM, Multiple Family Residential.

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.

Boundary				
Commerce Township/West Bloomfield Township				
Commerce Township Existing Zoning	Commerce Township Proposed Zoning	Commerce Township Master Plan	West Bloomfield Township Zoning	West Bloomfield Township Master Plan
RM, Multiple Family Residential	B-2, Community Business	General Commercial	R-15, Single Family (15,000 sq. ft. minimum) and RM, Multiple Family	One Story Office and Multiple Family

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. In addition, the map shows a Priority Three area encompassing most of the rezoning site. Conservation of these areas and their native plant and animal populations are vital to maintaining the County's diverse natural heritage.

Analysis: One of the tools communities use to implement their master plans is the community zoning ordinance. The Commerce Township Planning Commission has prepared a new draft ordinance that will be sent to the Township Board for adoption. As part of this process, the Planning Commission has looked at areas in the community where zoning changes may be in order. This site is one of them. The site is proposed to be rezoned to B-2, Community Business because this classification is more in line with the future land use classification of General Commercial than the current zoning classification of RM, Multiple Family Residential. The 1988 master plan had this area planned for Multiple Family Residential but when the new master plan was adopted in 2004, this area was changed to General Commercial. The commercial classification reflects the more commercial/retail orientation of this part of the Township. From a boundary coordination standpoint, the current RM, Multiple Family Residential zoning classification is more compatible with the residential nature of the parcels in West Bloomfield Township although there is a lot of commercial in this area that appears to be compatible with the higher density multiple family apartments and condominiums that have been developed in West Bloomfield. West Bloomfield also has planned the Haggerty Road frontage immediately adjacent to the large parcel for One Story Office use in the future; a classification compatible with General Commercial uses. However, it should be noted that the large parcel has major environmental constraints that will impact the level of development that can occur. Most of the parcel appears to be a regulated wetland, and a permit will be required before any dredging, filling, or building is done in the wetland. If development does occur on the parcel, care should be taken with setbacks and landscaping to mitigate any potential impacts on the current residential parcels in West Bloomfield Township.

Recommendation: Based on Master Plan compliance and general boundary coordination, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 09-09, a rezoning in Commerce Township from RM, Multiple Family Residential to B-2, Community Business for Sidwell No. 17-36-200-018 and part of Sidwell No. 17-36-200-004.