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Waterford, Michigan 48329-3773
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www.waterfordmi.gov

**DEVELOPMENT SERVICES
DEPARTMENT**
Rob Merinsky, P.E.
Director
Brent A. Gibson
Superintendent of Building
Division
Jeffrey M. Polkowski AICP
Superintendent of Planning &
Zoning Division

MEMORANDUM

Date: December 2, 2020
To: Honorable Township Board Members
From: Jeffrey Polkowski, Superintendent of Planning and Zoning
RE: Rezoning Case No. 2020-Z-009 – Rezone 2546 Pontiac Lake Rd.

Location: North side of Pontiac Lake Rd, W of Watkins Lake Rd

Applicant: Mike Iliades, 4735 Ormond Rd., Davisburg, MI 48350

Current Zoning: C-1, Neighborhood Business

Proposed Zoning: R-1C, Single-Family Residential

Master Plan: Single Family

The applicant is seeking to rezone this property from commercial to residential use. The property had previously been used as the White Rock Tavern. In 2005, the property was foreclosed upon and the structure, which was deemed unsafe, was demolished. The property has been vacant since. Due to the limited depth of the property, it would be difficult, though not impossible, to fully utilize the property for commercial purposes when accounting for setbacks and parking requirements. At only 100 ft. in depth, nearly half of the property is dedicated to front and rear yard setbacks. This area is principally residential in nature with the exception of a small office building at the intersection of Watkins Lake Rd. and Pontiac Lake Rd. The ultimate intent is to split the lot into two residential lots.

Master Plan Designation

The Master Plan indicates that these parcels are designated as Single Family: The primary land use within the Single Family designation is centered around single family dwelling units, as defined under Public Act 230 of 1972, as amended. This designation provides for a limited range of single-family density classifications, from a low density of one dwelling unit per acre, to a high density of 5.5 dwelling units per acre.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed Rezoning at the regularly scheduled meeting on November 24, 2020 and resolved unanimously, to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the November 24, 2020 regular meeting for this rezoning case, should the Board want to consider adopting the requested rezoning to R-1C, Single Family Residential, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the January 11, 2021 meeting.

However, if the Board does not want to adopt the requested rezoning, the appropriate motion would be to not introduce the Ordinance and deny the rezoning.

Staff will be available at Monday's meeting for any questions on this case. However, if you have any questions in advance of the meeting, please contact this office.

Planning & Zoning Department

REZONING REVIEW

October 27, 2020

Application Number	PZ 20-10-01	Action Requested	Rezoning
		Staff Recommendation	Approval
Request	Rezone from C-1, Neighborhood Business to R-1C, Single-Family Residential		
Project Name	Iliades Rezoning		
Proposed Use(s)	Two residential homes		
Address	2546 Pontiac Lake Rd, N side of Pontiac Lake Rd, W of Watkins Lake Rd		
Parcel Number	13-24-176-025		
Owner	Mike Iliades 4735 Ormond Rd. Davisburg, MI 48350	Applicant	Same
Property Information			
General Location	Southeast corner of Dixie Hwy and Waterford Rd, accessible from Rockcroft Blvd		
Current Zoning	C-1, Neighborhood Business		
Proposed Zoning	R-1C, Single-Family Residential		
Property Size	0.32 acres		
Master Plan Designation	Single Family: The primary land use within the Single Family designation is centered around single family dwelling units, as defined under Public Act 230 of 1972, as amended. This designation provides for a limited range of single-family density classifications, from a low density of one dwelling unit per acre, to a high density of 5.5 dwelling units per acre.		
Frontage	140 ft. on the N side of Pontiac Lake Rd.		
Current Use	The site is vacant and mostly cleared		
Site Plan / SLU History	No site plan or ZBA history found.		
Surrounding Development			
North	R-1A, Single Family		
South	C-1, Neighborhood Business (Across Pontiac Lake Rd.)		
East	C-1, Neighborhood Business		
West	R-1C, Single Family Residential		

Background Analysis

The applicant is seeking to rezone this property from commercial to residential use. The property had previously been used as the White Rock Tavern. In 2005, the property was foreclosed upon and the structure, which was deemed unsafe, was demolished. The property has been vacant since. Due to the limited depth of the property, it would be difficult, though not impossible, to fully utilize the property for commercial purposes when accounting for setbacks and parking requirements. At only 100 ft in depth, nearly half of the property is dedicated to front and rear yard setbacks. This area is principally residential in nature with the exception of a small office building at the intersection of Watkins Lake Rd. and Pontiac Lake Rd. The ultimate intent is to split the lot into two residential lots.

October 27, 2020

Planning Commission Approval Recommendation Guidelines

The following is a summary of Section 4-009.3 of the Zoning Ordinance and the Planning Commission's approval recommendation guidelines that have been established for rezoning application requests:

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning Commission shall make its recommendations to the Township Board based upon the evidence presented to it in each specific case with respect to the following matters:

- A. The requested zoning change is consistent with the adopted Master Plan, as amended.

The subject parcels are defined as Single Family in the Master Plan. This request is consistent with the long term vision of the Master Plan.

- B. The requested zoning change is consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.

With the exception of the office building to the east, the entire area on the north side of Pontiac Lake Rd is zoned and utilized as single-family residential.

- C. The subject zoning lot's physical suitability to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.

The area of the subject property is approximately 14,000 sqft. Though there is no minimum area or width for R-1C zoning districts, the resultant pair of lots, at 7,000 sqft. each, would exceed the area of similar lots to the west.

- D. The trend of development in the general area of the subject zoning lot is consistent with the requested zoning change.

With the exception of the office building to the east, the entire area on the north side of Pontiac Lake Rd is zoned and utilized as single-family residential.

- E. The Township and other public agencies possess the capacity to provide all utility and public services that would be required for the range of uses permitted under the proposed zoning classification.

Public utilities are available to the site and the Township along with other related public service agencies possess the capacity to provide all utility and public services to the property.

G:\CPD\Administrative\Planning Commission\Rezoning and Special Approval Reviews\Rezoning-Special Approval Temp Working\2020\20-10-01 Micheal Illiades Rezone C-1 to R-1C\20-10-01_Staff Report.docx

October 27, 2020

F. The requested zoning change and the resulting range of uses permitted under the proposed zoning classification will not result in any significant environmental impacts.

The resulting range of uses would result in a similar range of uses that currently exist for adjacent properties in the surrounding area. Therefore, any significant environmental impact due to the newly proposed zoning classification is not anticipated.

G. Whether the amendment will be detrimental to the public interest.

This amendment not be detrimental to public interest as this continues a development trend within the area.

Recommendation and Planning Commission Action

This proposal would permit a parcel to function in a more harmonious manner to the surrounding residential properties. Staff is supportive of this proposal and do not have any significant concerns.

Following the required public hearing, the Planning Commission shall provide a recommendation to the Township Board on the rezoning request. In making this recommendation, the Planning Commission shall consider the approval recommendation guidelines referenced above. Staff has attached a motion template for your use in formulating your recommendation.

Upon your review, if you have any questions or require additional information prior to Tuesday's meeting, please contact this office.

**MOTION TEMPLATE FOR PLANNING COMMISSION CASE NO. 20-10-01, Proposed
ZONING AMENDMENT TO REZONE:**

C-1, Neighborhood Business to R-1C, Single Family Residential Zoning District

Motion

I move to forward a **favorable / unfavorable [Strike One]** recommendation in Case No. 20-10-01 on to the Township Board, to rezone the subject property of this application from C-1, Neighborhood Business to R-1C, Single Family Residential based on the following findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, Applicant, and members of the public.

Findings:

- A. The requested zoning change **is/is not [Strike One]** consistent with the adopted Master Plan as amended.
- B. The requested zoning change **is/is not [Strike One]** is consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.
- C. The subject zoning lot **is/is not [Strike One]** physically suitable to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.
- D. The trend of development in the general area of the subject zoning lot **is/is not [Strike One]** consistent with the requested zoning change.
- E. The Township and other public agencies **do/do not [Strike One]** possess the capacity to provide all utility and public safety services that would be required for the range of land uses permitted under the proposed zoning classification.
- F. The requested zoning change and the resulting range of uses permitted under the proposed zoning classification **will/will not [Strike One]** result in any significant environmental impacts.
- G. The proposed zoning amendment **will/will not [Strike One]** be detrimental to the public interest.

STATE OF MICHIGAN
COUNTY OF OAKLAND
ORDINANCE NO. 2020-Z-009

ZONING ORDINANCE MAP AMENDMENT

An ordinance to amend the Waterford Township Zoning Ordinance by rezoning a parcel of property and amending the Zoning Map.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The parcels of property that are assigned tax parcel number 13-24-176-025, legally described below, with current addresses of 2546 Pontiac Lake Road are rezoned from **Rezone from C-1, Neighborhood Business to R-1C, Single-Family Residential**, with the Zoning Map that is adopted by and made part of the Waterford Township Zoning Ordinance in Section 3-101, to be changed and amended to reflect this rezoning.

Section 2 of Ordinance

The effective date of this ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

CERTIFICATION

I certify that this Zoning Ordinance Map Amendment Ordinance was adopted by a majority vote of the members of the Board of Trustees of the charter Township of Waterford at a meeting duly called and held on _____.

CHARTER TOWNSHIP OF WATERFORD

Date

Kim F. Markee, Township Clerk

Property Descriptions

PARCEL 13-24-176-025

IS DESCRIBED AS

T3N, R9E, SEC 24 LA SALLE PARK LOTS 151 TO 157 INCL

CHARTER TOWNSHIP OF WATERFORD

APPLICATION FOR REZONING/TEXT AMENDMENT

Development Services Department
5200 Civic Center Drive
Waterford, MI 48329-3773
(248) 674-6250

Staff Use Only
Fee Paid _____
Case No. Assigned 20-10-01
Public Hearing Date 10-27-20

Applicant Name: MICHAEL ILIADES

Applicant Address: 4735 ORMOND DAVIS BLDG, MI 48350-3354
Street Address City State ZIP Code

Applicant Contact Information: 248-666-3300
Phone Number Fax Number Email Address

Text Amendment _____
 Property Rezoning _____

Site Address/General Location: 2546 PONTIAC LAKES ROAD

Parcel ID No.: 13-24-176-025 Total Site Acreage: 140,000 SQ FT
14,000

Existing Zoning (check applicable district):

R-1/1A/1B/1C R-1D R-1E R-M1 R-M2 PL CR O-1 O-2
 C-1 C-3 C-4 C-UL C-UB HT-1 HT-2 M-1 M-2

Proposed Zoning (check applicable district):

R-1/1A/1B/1C R-1D R-1E R-M1 R-M2 PL CR O-1 O-2
 C-1 C-3 C-4 C-UL C-UB HT-1 HT-2 M-1 M-2

For Property Rezoning Requests, all persons having ownership interest in above-referenced property must sign this document to authorize the filing of the application. Ownership interest includes owners, all parties in land contracts, and all parties in purchase agreements. Additional signature pages may be attached for owners exceeding two in number.

	<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>TYPE OF OWNERSHIP</u>	
				<u>INTEREST</u>	<u>SIGNATURE</u>
1.	<u>MICHAEL ILIADES</u>	<u>4735 ORMOND</u>		<u>OWNER</u>	<u>Mile Blunder</u>
2.					

CERTIFICATION

I do hereby swear all of the statements, signatures, descriptions and exhibits herewith submitted are true and accurate to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization.

<u>MICHAEL ILIADES</u>	<u>MICHAEL ILIADES</u>	<u>5-24-65</u>	<u>1432603135391</u>
Name (Please Print)	Address	Telephone Contact	Birth Date
			Drivers License #

Signature Mile Blunder

Subscribed and sworn to before me this 1ST day of OCTOBER, 2020

DAVID W. ZUEHLKE

Notary Public

State of Michigan

County of OAKLAND

My Commission Expires: 1-15-25



Charter Township of Waterford
5200 Civic Center Drive
Waterford, MI 48329

RECEIPT NUMBER

00012156

Paid By

ILIADES, MIKE

4735 ORMOND RD

DAVISBURG, MI 48350-3354

Parcel #: W -13-24-176-025

10/01/2020

Address: 2546 PONTIAC LAKE RD

Type	Record	Category	Description	Amount
PZE Process	PZ20-10-01	Standard Item	Rezoning Requests	\$ 1,200.00

Total \$ 1,200.00

Cash

Check \$ 1,200.00

Credit

Transferred

Tendered \$ 1,200.00

Change \$ 0.00

To Overpayment \$ 0.00

D & M PLUMBING SPECIALISTS INC

KIEFT ENGINEERING, INC.

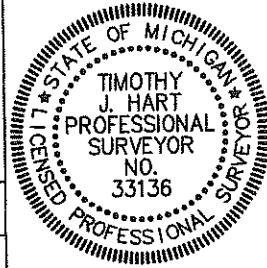
PROFESSIONAL CIVIL ENGINEERS AND LAND SURVEYORS



5852 South Main Street, Ste #1
Clarkston, Michigan 48346
Tel: 248-625-5251
Fax: 248-625-7110
www.kiefteng.com

CERTIFICATE OF SURVEY

Survey for NEW CREATION HOMES Date 9-10-2020
Address 6695 HIGHLAND RD. WATERFORD, MI 48327 Job No. 2020.214



I hereby certify that I surveyed and mapped said land platted and/or described on September 11, 2020, and that the relative positional precision of each corner are within limits accepted by the practice of professional surveying and that all of the requirements of P.A. 132 1970 as Amended have been complied with. Bearings shown on this survey were determined in the following manner: "Lasalle Park" a Subdivision of Part of the NW 1/4 of Section 24, T3N, R9E, Waterford Township, Oakland County, Michigan. As Recorded in Liber 47 of Plats, Page 2, Oakland County Records.

This is to certify that I, John J. Hart, a Professional Land Surveyor, have this date made a survey of a parcel of land described as follows:

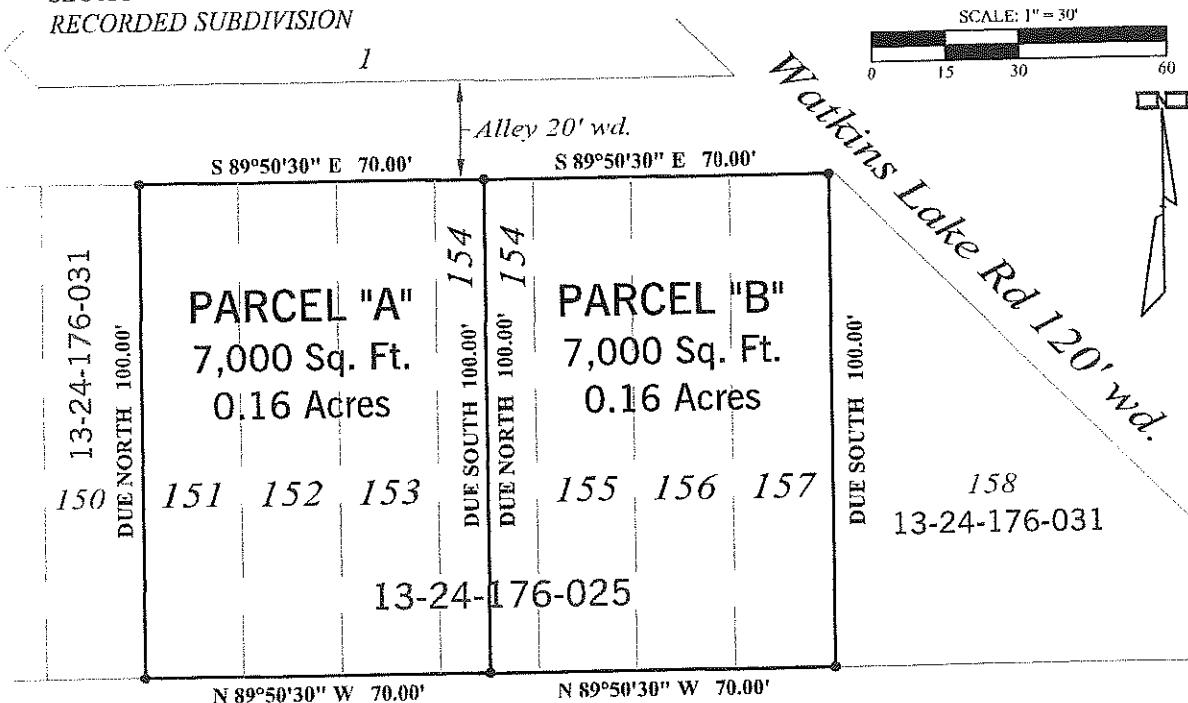
PARCEL "A" (PART OF PARCEL 13-24-176-025)

PARCEL A (PART OF PARCEL 15 27 170 025)
LOTS 151 THRU 153 AND THE WEST 1/2 OF LOT 154, "LASALLE PARK" A SUBDIVISION OF PART OF THE NW 1/4
OF SECTION 24, T3N, R9E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 47
OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS. CONTAINING 7,000 SQ. FT. OR 0.16 ACRES. SUBJECT TO
EASEMENTS & RESTRICTIONS OF RECORD, IF ANY.

PARCEL "B" (PART OF PARCEL 13-24-176-025)

PARCEL D (PART OF PARCEL 15 27, 170.00 ACRES)
LOTS 155 THRU 157 AND THE EAST 1/2 OF LOT 154, "LASALLE PARK" A SUBDIVISION OF PART OF THE NW 1/4 OF
SECTION 24, T3N, R9E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 47 OF
PLATS, PAGE 2, OAKLAND COUNTY RECORDS. CONTAINING 7,000 SQ. FT. OR 0.16 ACRES. SUBJECT TO
EASEMENTS & RESTRICTIONS OF RECORD, IF ANY.

SECTION CORNER WITNESSES NOT INDICATED DUE TO PARCEL FALLING WITHIN A
RECORDED SUBDIVISION



E Pontiac Lake Rd. 120' wd.

(ARTICLE III, DIVISION 3-3 cont.)

SECTION 3-303. R-1, R-1A, R-1B, R-1C SINGLE-FAMILY RESIDENTIAL DISTRICTS

The regulations in the subsections below shall apply to properties in the R-1, R-1A, R-1B, and R-1C Single-Family Residential Zoning Districts:

1. **Purpose and Intent.** The R-1, R-1A, R-1B, and R-1C zoning districts are intended to implement the goals of the Single-Family land use designation, as described in Chapter 8 of the Waterford Township Master Plan-2003-2023 and identified on the Future Land Use Maps, by providing areas in the Township for single-family dwellings, affordable housing, and residentially related uses. These districts are designed to provide for a limited range of single-family density to encourage the viability of single-family residential land use, to prohibit uses of land which would adversely affect the health, safety, and welfare of residents and the aesthetics and character of residential neighborhoods and areas, and to preserve and protect required and designated open space and natural features to achieve Master Plan Objectives 6-2, *Promote Open Space Developments*, and 6-3, *Ensure All Development Efforts Respect, Preserve, and Protect Waterford's Natural Characteristics and Constraints*. The R-1C district is also designed to implement the Master Plan goal of sustaining the viability of residential use, lot size characteristics, and neighborhood patterns in subdivisions that were platted prior to the establishment of Township-wide zoning in 1963. The R-1, R-1A, R-1B, and R-1C districts are also intended to discourage any land use that would create excessive or unsafe traffic on local streets, and any use which, because of its size or any other characteristics, would create burdens, demands, and costs for public services substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.
2. **Conformance to Regulatory Standards.** All zoning lots, uses, buildings, and structures within these zoning districts shall comply with **Sections 3-900** and **3-901** and the **Waterford Code of Ordinances, Buildings and Building Regulations, Fire Prevention and Protection, Flood Control and Environmental Protection, Health and Sanitation, and Water and Sewers**. In addition to all other plan review requirements applicable under this Zoning Ordinance, all individual zoning lot developments in these districts consisting of one single-family dwelling shall require approval in accordance with **Section 4-010**. In addition to all other plan review requirements applicable under this Zoning Ordinance, developments in these districts proposed under the **Waterford Code of Ordinances, Subdivision and Land Management Regulations**, or under **Section 4-004.4**, shall require conformance to those regulations and require major site plan review and approval in accordance with **Section 4-004**.
3. **Permitted Principal Uses.** The following uses are permitted as principal permitted uses in the R-1, R-1A, R-1B, and R-1C districts:
 - A. Detached single-family dwellings (*See Dwelling, Single-Family in Section 1-007*).
 - B. Adult day care homes (*See Adult Day Care Facilities in Section 1-007*).
 - C. Child family day care homes (*See Child Day Care Facilities in Section 1-007*).
 - D. Child foster family homes, adult foster care family homes, and adult foster care small group homes (*See Foster Care Facilities in Section 1-007*).
 - E. Neighborhood public utility facilities (*See Public Utility in Section 1-007*) and public utility hardware (*See Public Utility in Section 1-007*).
 - F. Area public utility facilities (*See Public Utility in Section 1-007*), provided that any installations located closer than fifty (50) lineal feet from any adjacent residential dwelling shall be screened with landscaping materials as provided for in the SPL Manual and identified in a landscape plan reviewed and approved by the Zoning Official and Township Engineer, and such landscaping shall not negatively impact accessibility by utility maintenance crews.
4. **Permitted Uses after Special Approval.** The following uses shall be permitted as special approval uses in the R-1, R-1A, R-1B, and R-1C districts, subject to the review and approval of the use in accordance with **Section 4-006** and any conditions hereinafter imposed for each such use:
 - A. Child group day care (*See Child Day Care Facilities in Section 1-007*), when meeting the statutory standards of Public Act 110 of 2006, Michigan Zoning Enabling Act, as amended.
 - B. Hobby breeders (*See Hobby Breeders in Section 1-007*) and kennels (*See Kennels in Section 1-007*) on zoning lots five (5) contiguous acres or larger in area. The Planning Commission may consider requests for this activity on zoning lots between two (2) and five (5) contiguous acres in area.
 - C. Stables (*See Building in Section 1-007*) on zoning lots five (5) contiguous acres or larger in area.
 - D. Nursery establishments (*See Commercial Bulk Vegetation and Soil Resource Establishments in Section 1-007*) on zoning lots five (5) contiguous acres or larger in area.
 - E. Regional public utility facilities (*See Public Utility in Section 1-007*), provided that the Planning Commission determines that no other location is available for the efficient and effective provision of utility services to Township residents, and that reasonable measures are stipulated and implemented to mitigate the impact of such installations on the adjacent properties.

(ARTICLE III, DIVISION 3-3, SECTION 3-303.4 cont.)

- F. Educational facilities (*See Educational Facilities in Section 1-007*), except colleges and universities.
- G. Religious facilities (*See Religious Facilities in Section 1-007*).
- H. One (1) in-law suite, in the R-1 and R-1A districts only, provided: (1) deed restrictions are recorded against the zoning lot prohibiting occupancy of the in-law suite, at any time, by any person other than in-laws of the family occupying the dwelling unit on the same zoning lot, which deed restrictions shall be subject to the review and approval of the Township Attorney prior to recording; (2) the in-law suite is not occupied by more than two (2) in-laws at the same time; (3) the in-law suite shall be not less than five hundred fifty (550) square feet of usable floor area nor more than fifty (50) percent of the usable floor area of the area occupied by the remainder of the family, exclusive of the in-law suite; and (4) the in-law quarters shall be accessory to a dwelling unit principal use, which is occupied by the family of the in-laws.
- I. Sod farm and soil resources excavation establishments (*See Commercial Bulk Vegetation and Soil Resource Establishments in Section 1-007*) on zoning lots twenty (20) contiguous acres or larger.

5. **Permitted Uses after Special Accommodation Use Approval.** Adult group day care homes (*See Adult Day Care Facilities in Section 1-007*) and adult foster care medium group homes (*See Foster Care Facilities in Section 1-007*) shall, after receiving approval of the use in accordance with **Section 4-008**, be permitted as special accommodation uses in the R-1, R-1A, R-1B, and R-1C districts, when meeting the statutory standards of Public Act 110 of 2006, Michigan Zoning Enabling Act, as amended, and subject to the conditions hereinafter imposed for each use.

6. **Open Space Preservation.** Zoning lots within the R-1, Single Family Residential District are eligible for open space preservation as provided in **Section 4-004.5** to encourage the long-term preservation of open space and natural features, to implement the goals of the open space overlay land use designation as described in Chapter 8 of the Waterford Township Master Plan-2003-2023, and to implement Master Plan Goal Six, ***To Ensure and Enforce Land Use Development Practices that are Sensitive to Waterford's Natural Environment***, by allowing for creative arrangements of single-family residential units to enable the preservation of open space and natural features present on eligible zoning lots.

Residential Designations

As part of the effort to achieve Master Plan Goal Seven, ***To Retain, Enhance, and Promote Waterford's Unique Character, Sense of Community, and Identity*** (Please refer to Chapter 9 – Implementation), the following land use categories are designated as part of Waterford's Future Land Use Plan, **Single Family** and **Multiple Family**. The Residential designations represent the continuation of Waterford's predominant land use, from an existing 46.36 percent to a projected 46.42 percent of the total future land use. Single family residential is still planned to be the single dominant land use designation, with nearly 9,700 acres devoted to this land use. Of this total future acreage, 89 percent is already developed. The remaining 11 percent is either still vacant, or currently used for another purpose. Multiple family is intended to remain relatively static. While multiple family represents approximately 3.65 percent of existing land use, future land use intends for multiple family to increase less than one tenth of a percent, to 3.72 percent.

Single-Family

The primary land use within the Single Family designation is centered around single family dwelling units, as defined under Public Act 230 of 1972, as amended. This designation provides for a limited range of single family density classifications, from a low density of one dwelling unit per acre, to a high density of 5.5 dwelling units per acre.

An additional higher density classification can be considered for those long-established areas located in the urban neighborhood on Waterford's central easternmost border and the areas surrounding many of Waterford's lakes. These existing residential density patterns were established when the areas were platted with smaller lots, largely for summer cottages around the lakes, and for the neighborhoods that were platted and developed in concert with the urban neighborhoods of the City of Pontiac. The consideration of this density pattern is intended to recognize the existing active residential patterns that were in place prior to the Township's initial zoning regulations.

In some cases, single dwelling structures housing no more than two dwelling units, could be accommodated within the single family master plan designation, on a parcel by parcel basis, depending on the character of the surrounding land uses and ability of the infrastructure to accommodate the proposed use. Innovative and creative single-family design alternatives are not intended to be restricted from consideration in the Single Family designation, provided that the intent is to achieve Master Plan Goal Six, ***To Ensure and Enforce Land Use Development Practices that are Sensitive to Waterford's Natural Environment*** (Please refer to Chapter 9 – Implementation) in conjunction with Master Plan Goal Seven.

All efforts in this land use designation should also strive to achieve Master Plan Goal Three, ***To Enhance the Walkability of Waterford*** (Please refer to Chapter 9 – Implementation). With the exception of the land uses with public and open space designations, the only secondary land uses that should be permitted within an area consisting of the Single Family land use designation are uses for which the State has superseded local zoning law, such as family day care facilities (in accordance with Act 116 of 1973).

Within each area of the Township consisting of the Single Family land use designation, the Township Planning Commission should strive to ensure that an undue concentration of non-residential public uses such as government buildings, churches, and schools is avoided unless a written analysis shows that such concentration achieves one or more of the Master Plan Goals.

The Waterford Township Future Land Use Map 13 (page 8-28) indicates that nearly 43 percent of the total land area is reserved for the Single Family master plan designation. This is comparable to other communities and is consistent with the standards of quality community planning.

Multiple-Family

The Multiple Family designation is intended to address the varied housing needs of Township residents by providing locations for development of multiple family housing at a level of density higher than that permitted in the Single Family designation, but limited to a density that does not create a negative impact on the natural and social environment of Waterford. The Multiple Family designation is intended to afford a transition of use in existing housing areas by permitting new developments or the redevelopment of land between adjacent residential and commercial or office-zoned properties. The designation will enable various types and sizes of residential accommodations for ownership or rental, to meet the needs of the different age and family groups in the Township. It should be noted that this designation intends to provide creative multiple housing opportunities for senior citizens in areas of the Township where there is pedestrian access to retail and office uses, with a potential higher density allowance where a reduction in traffic impact can be shown. The Multiple Family designation also intends to provide for the classification and bulk requirements for housing within a manufactured housing community, created according to the regulations in the Mobile Home Commission Act.

Multiple family housing developments must preserve significant natural features of the site. Accordingly, preservation of open space, flood prone zones, wooded areas and preservation of other natural features is a necessary component of every development considered in this land use designation. The intent is to achieve Master Plan Goal Six, ***To Ensure and Enforce Land Use Development Practices that are Sensitive to Waterford's Natural Environment (Please refer to Chapter 9 – Implementation)*** in conjunction with Master Plan Goal Seven.

Multiple family housing developments should provide direct access to adequate paved roads, sufficient utility infrastructure to support the density, usable outdoor recreation space, and a well designed internal street network, in accordance with accepted engineering principles and the requirements of the Road Commission for Oakland County. These developments should also include nonmotorized pathways in order to strive to achieve Master Plan Goal Three, ***To Enhance the Walkability of Waterford (Please refer to Chapter 9 – Implementation)***.

Multiple family housing should be designed to be compatible with the historic development of housing in Waterford, as well as surrounding or nearby single family housing. Building heights should be reflective of the character of the surrounding community, without endangering air traffic operations.

The Waterford Township Future Land Use Map 13 (page 8-28) indicates that approximately 3.72 percent of the total land area is reserved for the Multiple Family Master Plan designation. This is comparable to other communities and is consistent with the standards of quality community planning.



PZ 20-10-01 Aerial Map



188.1

0

94.04

188.1 Feet

1:1,128

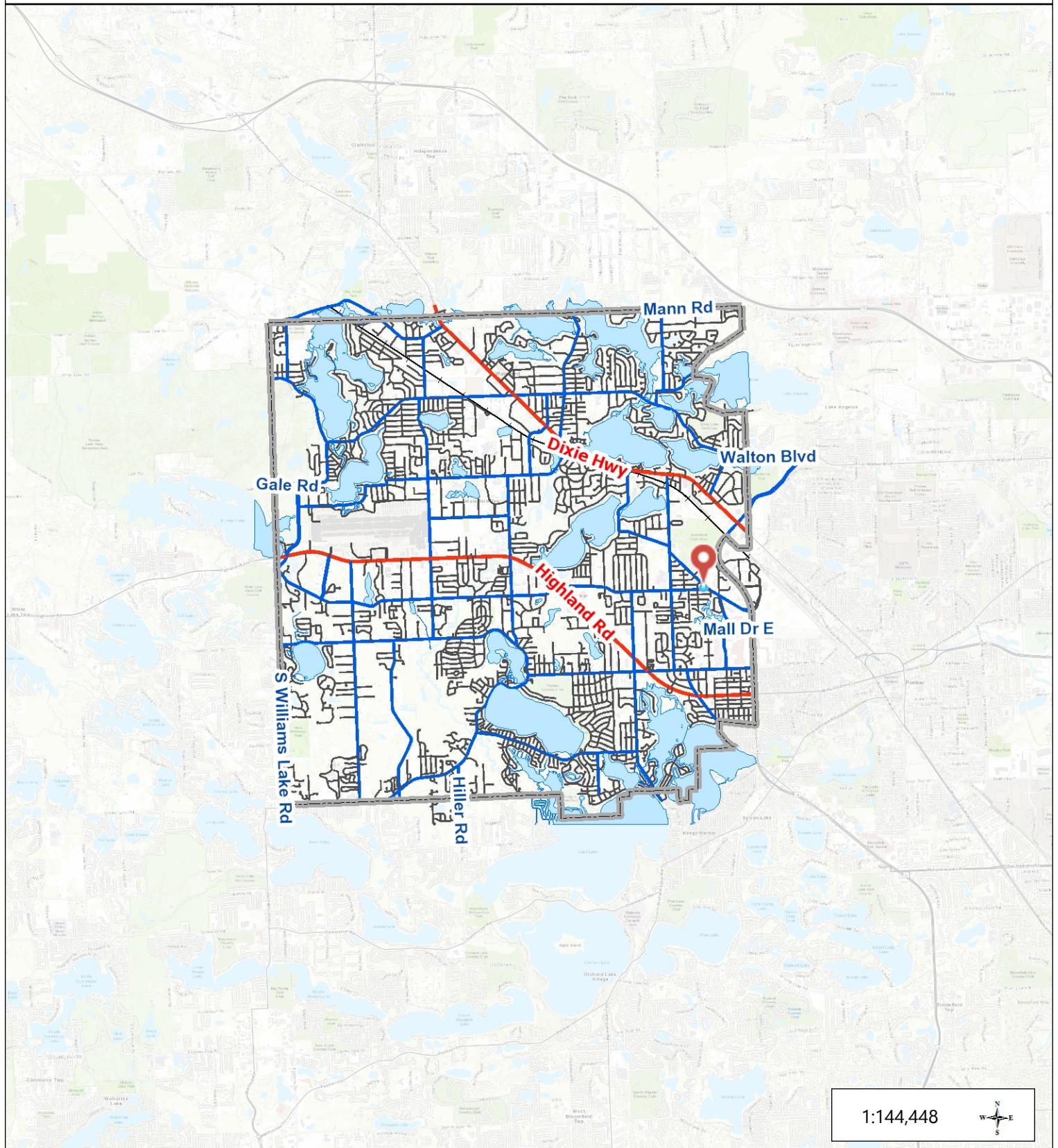


SOURCES: The Charter Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

DISCLAIMER: Information depicted hereon is for reference purposes only. It was compiled from the best available resources which have varying degrees of accuracy. This map is not a legally recorded map nor a survey and is not intended to be used as such. The Charter Township of Waterford assumes no responsibility for error that arise from this map.



PZ 20-10-01 Location Map



1:144,448



24,074.6

0

12,037.30

24,074.6 Feet

SOURCES: The Charter Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

DISCLAIMER: Information depicted hereon is for reference purposes only. It was compiled from the best available resources which have varying degrees of accuracy. This map is not a legally recorded map nor a survey and is not intended to be used as such. The Charter Township of Waterford assumes no responsibility for error that arise from this map.



PZ 20-10-01 Master Plan Map



Supervisor's Plat No 15

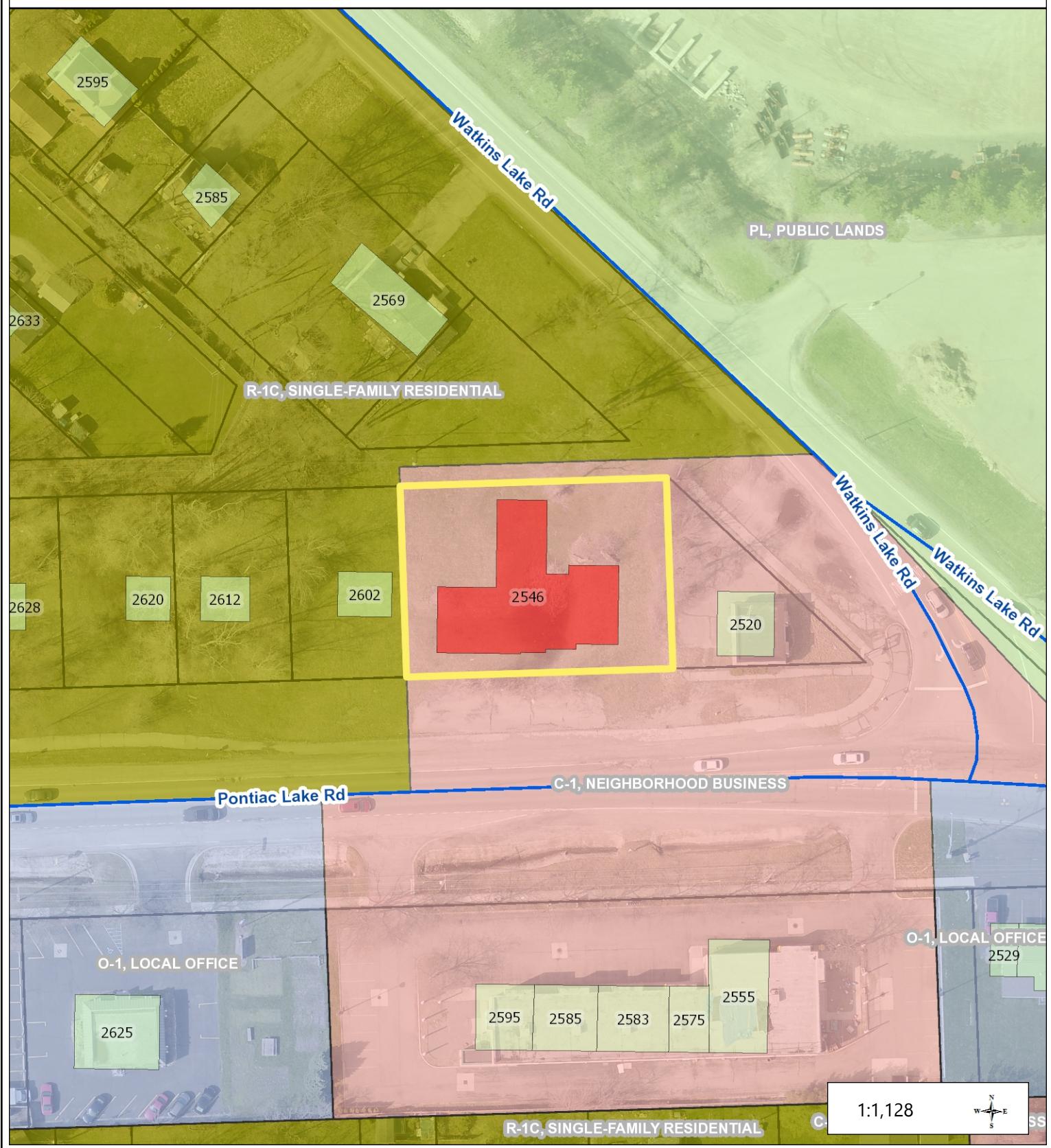
1:1,128



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PZ 20-10-01 Zoning Map



188.1 0 94.04 188.1 Feet

SOURCES: The Charter Township of Waterford and Oakland County, MI. Oakland County parcel data, Updated weekly.

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