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**DEVELOPMENT SERVICES
DEPARTMENT**
Rob Merinsky, P.E.
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Superintendent of Building
Division
Larry Lockwood
Superintendent of Planning &
Zoning Division

MEMORANDUM

Date: April 4, 2017

To: Honorable Township Board Members

From: Larry Lockwood, Superintendent of Planning and Zoning 

RE: Rezoning Case No. 17-03-01
Rezone from R-1A, Single Family Residential District, C-2, Small Business District and C-3, General Business District to C-4, Extensive Business District.

Location: Southeast quadrant of intersection of Highland Rd. and N. Hospital Rd.

Applicant: Suburban Highland Rd., LLC
Contact: Tim LeRoy, Suburban Ford - 248-519-9888

Parcel I.D. Nos.: 13-20-101-001 (7005 Highland Rd.)
13-20-101-002 (Vacant Land – Highland Rd.)
13-20-101-003 (Vacant Land – Highland Rd.)
13-20-101-004 (6971 Highland Rd.)
13-20-101-005 (6959 Highland Rd.)
13-20-101-006 (part of 6959 Highland Rd.)
13-20-101-008 (Vacant Land – Hospital Rd.)
13-20-101-009 (1386 N. Hospital Rd.)
13-20-101-010 (1376 N. Hospital Rd.)
13-20-101-011 (1366 N. Hospital Rd.)
13-20-101-012 (1340 N. Hospital Rd.)
13-20-101-013 (1212 N. Hospital Rd.)
13-20-101-014 (1296 N. Hospital Rd.)
13-20-101-015 (1284 N. Hospital Rd.)

Zoning History and Analysis

Zoning History (Highland Rd. Parcels): 1950 – 2010 - C-2, General Business District.

Note: In 2010, the zoning was changed to the C-3, General Business District in combination with the Township's Zoning

With us there are no boundaries

Ordinance and land use map updates for 7005 Highland (former Thompson Plumbing Business) along with two commonly owned adjacent parcels on Hospital Rd.

Zoning History (1284- 1376 N. Hospital Rd.): 1950 – Present - Single Family Residential

This rezoning application is by Suburban Highland Road, LLC. The application is a request to rezone an assemblage of fourteen (14) parcels of land located at the southeast quadrant of the intersection of Highland Rd. and N. Hospital Rd. to the C-4, Extensive Business District. The applicant has also submitted a supplement to their application that provides additional background information (please see attached).

The subject properties of this application are part of Supervisor's Plat No. 31 (1947). The commercially zoned parcels along Highland Rd. consist of C-2, Small Business and C-3 General Business zoning classifications and extend approximately 500 ft. in depth from Highland Rd. to the south.

The vacant corner parcel (7005 Highland Rd.) was the former site of Thompson's Plumbing business. Following the close of that business, the building was demolished in 2006. East and adjacent to the former Thompson Plumbing site is the Dave Bowman motorcycle sales and service business (6971 Highland Rd.). The last M-59 parcel is the former Hot Tub sales business located at 6959 Highland Rd. This property is currently vacant.

Further south along Hospital Rd. and adjacent to these commercially zoned parcels are six (6) single family residential lots, each having approximately 1.9 acres of land area. These larger single family residential lots were developed in the 1950's and are the only remaining single family zoned properties in the immediate area. This combination of commercial property along Highland Rd. and the residential lots along Hospital Rd. total approximately 17 acres.

Master Plan

The master plan for this area of the Township shows Regional Commerce. This designation is exclusively intended for property located along Highland Rd., near the Oakland County International Airport to allow for a mixture of commercial and office land uses. This regional commerce designation is intended to attract redevelopment opportunities that will complement the business and economic development activities of the airport clients and related automation alley business members.

This regional commerce designation also encourages consolidation of properties to provide adequate land areas for future redevelopment opportunities.

The subject assembled properties are bordered to the east by the Laurel Valley Condominium development which is zoned R-M2, Multiple Family Residential. The property to the south is also zoned R-M2 and is owned by the Teal Island Development Company. This property contains over 40 acres of land area. However, only approximately 10.5 acres of the parcel is considered buildable land.

The property to the west across Hospital Rd. is presently zoned O-2, General Office District. There is currently a Chase Bank branch office at the corner of

Hospital Rd. and Highland Rd. (7007 Highland Rd.) but, the remainder of this property to the south along Hospital Rd. is considered regulated wetlands. When considering the possibility of future development for this area of the Highland Rd. corridor, the master plan's regional commerce designation extends approximately 1275 feet from Highland Rd. to the southern boundary of the application's property assemblage and 1284 N. Hospital Rd.

Staff finds this application to rezone/amend the zoning map consistent with the Master Plan's "Regional Commerce" designation and its goals and objectives. The subject properties of this application consist of smaller, underutilized individual lots or parcels which when assembled, will allow for a comprehensive redevelopment opportunity at this major intersection of Highland Rd. and Hospital Rd.

The Planning Commission reviewed this application at their March 28, 2017 meeting and resolved unanimously to forward a favorable recommendation in this case on to the Township Board. Attached, please find a "draft" of the meeting minutes for your review.

On April 10, 2017, the case is being presented to the Township Board for introduction of the Zoning Ordinance Map Amendment to rezone the properties. If the Township Board wants to proceed, the appropriate action would be a motion to introduce the Ordinance map amendment and schedule it for possible adoption at the Board's April 24, 2017 meeting.

Staff will be present at both meetings to answer any questions. However, if you have any questions or require additional information in advance of Monday's meeting, please contact this office.

does not sufficiently establish the manner in which the proposed structure would fall for purposes of determining appropriate setbacks and possible variances from required minimum setbacks under the ordinance.

Site Plan Findings and Conclusions under Ordinance Section 4-004.3.B:

1. *The plan is for a use that requires but does not have special approval by the Planning Commission.*
2. *The plan does not comply with the sections of the Zoning Ordinance for which variances were requested but denied.*
3. *The plan does not disclose, provide for, and demonstrate that use of the site would be harmoniously and efficiently organized in relation to surrounding land uses.*
4. *The plan does not comply with the Master Plan for residential property.*

**MOTION CARRIED UNANIMOUSLY
(7-0)**

New Business:

2.) Rezoning Case No. 17-03-01, Suburban Highland Road, LLC (Staff Reviewer – Larry Lockwood)

Location: Southeast quadrant of intersection of Highland Rd. and N. Hospital Rd.

Requested Action: Rezone from R-1A, Single Family Residential District, C-2, Small Business District and C-3, General Business District to C-4, Extensive Business District.

Applicant: Suburban Highland Road, LLC

Applicant or representative present: Tad Krear, Land Design Studio, Tim LeRoy, Suburban Highland Road, LLC

Mr. Lockwood gave a brief presentation of the application, showing current zoning, overview of how this plan conforms with the Master Plan.

Commissioners questioned if a drainage study had been done, and what kind of representation showed up for meetings with Laurel Valley.

Mr. Krear replied that at this time, Suburban Highland Rd., LLC is only requesting the zoning of the property assemblage be changed to the C-4, Extensive Business District. If the zoning change is approved, the applicants will then begin work on site planning. He added that their team recently met with the Laurel Valley Condominium home owners and felt it was a productive meeting.

During the public portion of the meeting the following spoke up regarding this request:

Dr. Douglas Stacer, from the Airport Veterinary clinic at 7000 Highland questioned traffic flow and voiced concerns at this intersection and the need for a traffic light.

Diane Longo, 1379 Laurel Valley Dr, stated that she met with the group to discuss this development and hoped that they would continue to work with residents and their concerns with fencing, lighting. She also feels their property values would be reduced.

Carl Little, 1366 N Hospital has been a resident for a long time and voiced concerns about accidents at the intersection and environment impact on the area, in particular some White Oaks that have been on the property for many years and hope that they be green and save some of those trees.

Diane Norris, of 1205 N Hospital Rd. voiced concerns with accidents and traffic flow at this intersection of Highland Rd. and Hospital Rd.

Kirsten Phelps, from Teal Island Development Co., voiced concerns with this development. She stated that her company is currently planning on developing the property directly south of this site and are concerned that this will have a major impact on sales because of noise, lights and concerns with drainage.

Chairperson Werth noted that the decision of a traffic light at this intersection is the decision of MDOT but, questioned staff if we could present this issue and possibly recommend one. She also asked the developers to consider the issues of fencing, lighting and environment impact in the area.

Mr. Krear acknowledged that they plan to work with residents and staff to resolve any issues that may arise.

MOTION AND VOTE

Moved by Reno

Supported by Bartolotta; to forward a FAVORABLE recommendation in Case No. 17-03-01 on to the Township Board to rezone the subject properties of this application from R-1A, Single Family Residential District, C-2, Small Business District and C-3, General Business District to C-4, Extensive Business District 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 consistent with the adopted Master Plan as amended.*
- B. The requested zoning change 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 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 consistent with the requested zoning change.*
- E. The Township and other public agencies do 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 not result in any significant environmental impacts.*
- G. The proposed zoning amendment will not be detrimental to the public interest.*

MOTION CARRIED UNANIMOUSLY

(7-0)

VI. Development Reviews

1.) Site Plan No. 989-B, Teal Island Condominium (Staff Reviewer – Larry Lockwood)

Location: Vacant land located at the N.E. corner of Pontiac Lake Rd. and Hospital Rd.
Action: Conceptual Site Plan Review
Applicant: Teal Island Development Co.

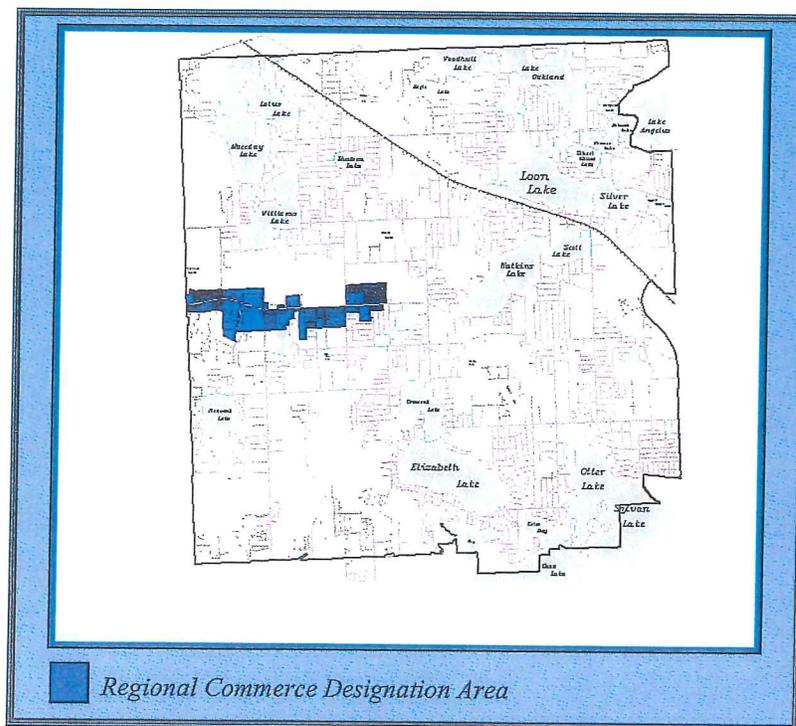
Applicant or representative present: Kirsten Phelps and Jim Scharl

Mr. Lockwood gave a brief overview and presented maps to illustrate the proposed site and buildable land area. This development had approval in 2006 for 67 units and discussed how they have reduced the density to only 32 units.

Regional Commerce

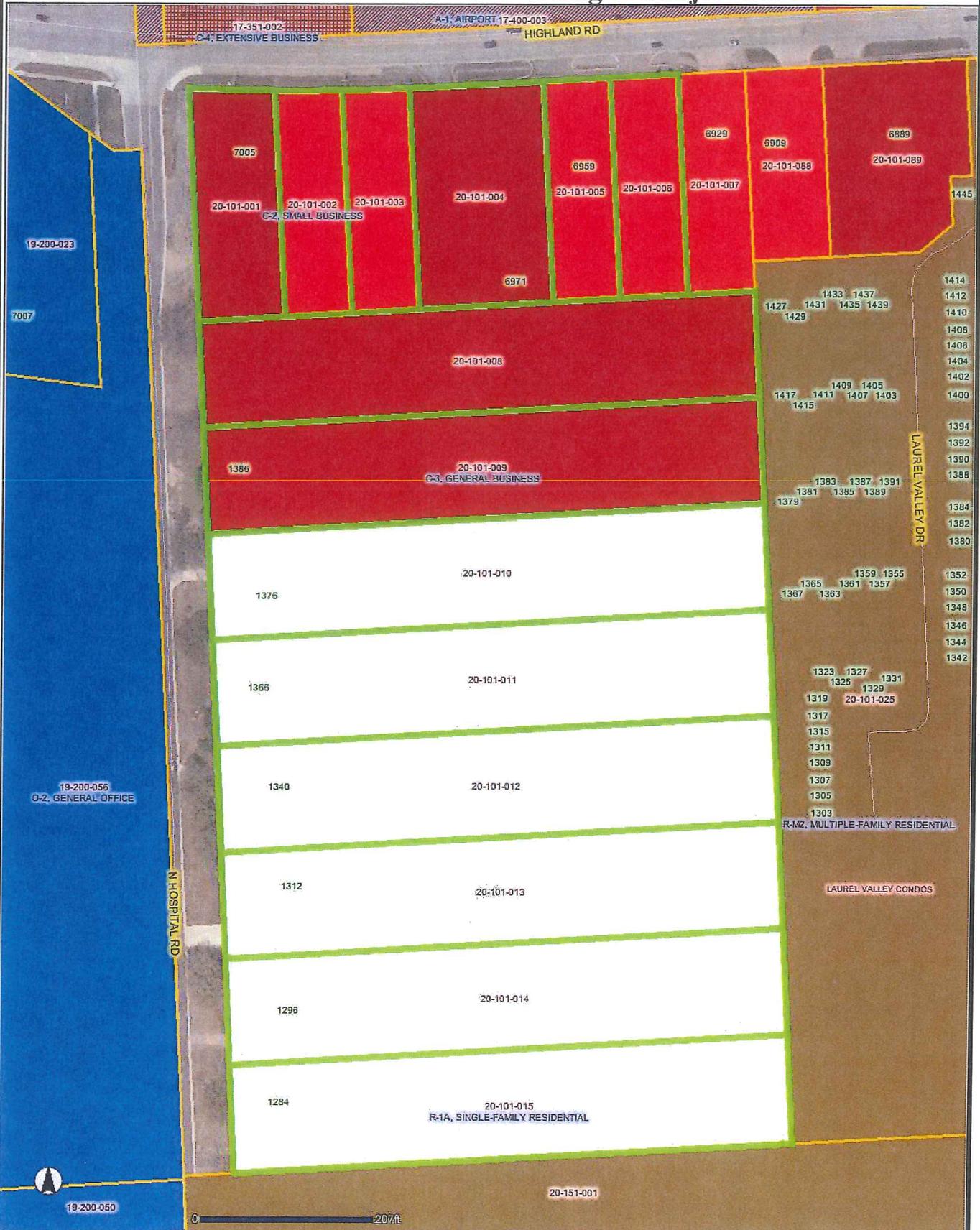
The Regional Commerce designation is exclusively intended for property located along M-59, near the Oakland County International Airport, to allow for the mixture of commercial and office land uses that take advantage of this area’s proximity to the Oakland County International Airport and Automation Alley. The highlighted area shown in Figure 8-4 should be redeveloped with a mixture of commercial, indoor recreation, and office land uses that will complement the business and economic development activities of the Oakland County International Airport clients and Automation Alley members. The redevelopment of the area should include the following characteristics: consolidation of properties to provide adequate size for office space and uses related to business clients of the Airport; strong adherence to access management and traffic calming principles; discouragement of strip commercial centers; maximized building heights that provide enhanced corporate redevelopment opportunities without endangering air traffic operations; formal landscape plantings along M-59 comparable to those installed by the Airport, creation of a linear landscape pattern; and coordinated streetscape amenities. Mid to lower density residential uses might be considered if it is located near the designation area boundaries furthest from the Airport facilities, constructed to minimize the noise impact of air and vehicular traffic, direct access to M-59 is restricted, and such development is used to buffer existing single family residential uses from commercial uses. Industrial uses, automotive related services other than sales and rentals, and other uses which do not complement the Airport and Automation Alley are discouraged.

Figure 8-4 Location of Regional Commerce Designation Area



The Waterford Township Future Land Use Map 13 (page 8-28) indicates that nearly three percent, or 460 acres of the total land area is reserved for the Regional Commerce Master Plan designation.

Case No. 17-03-01 - Current Zoning of Subject Parcels



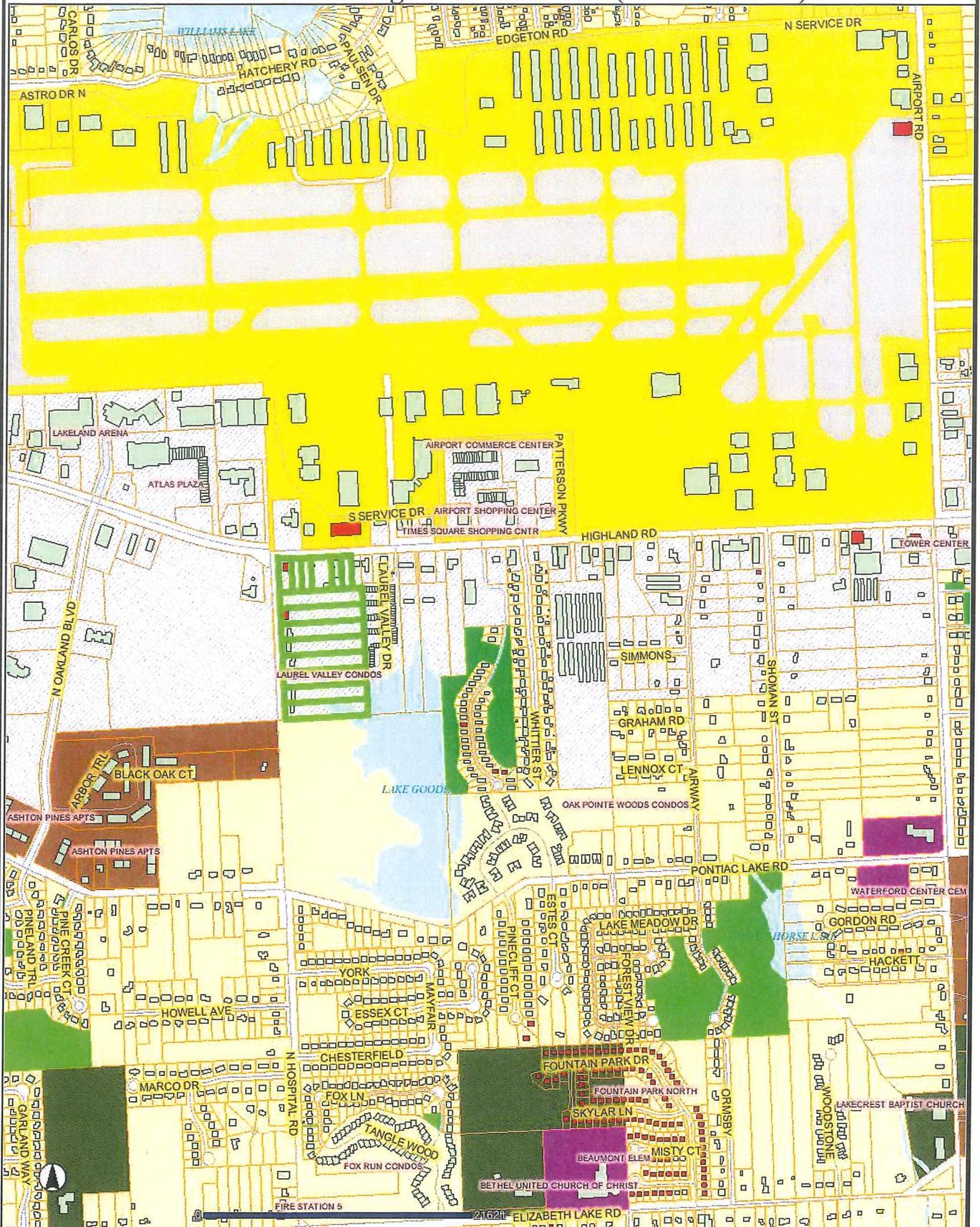
DISCLAIMER: Information depicted hereon is for reference purposes only. It was compiled from the best available resources which have varying degrees of legally recorded map nor a survey and is not intended to be used as such. The Charter Township of Waterford assumes no responsibility for errors that arise from the SOURCES: The Charter Township of Waterford and Oakland County, Michigan.;Oakland County parcel data; updated weekly. Spring of 2006 for B & W aerial

Case No. 17-03-01 - Master Plan: Regional Commerce



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Master Plan: Regional Commerce (White Pattern)



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STATE OF MICHIGAN

COUNTY OF OAKLAND

ORDINANCE NO. 2017-Z-001

ZONING ORDINANCE MAP AMENDMENT

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

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The following parcels of property with the assigned tax parcel numbers, addresses, and existing zoning classifications indicated, are all rezoned from those classifications to **C-4, Extensive Business District**, as shown on the attached parcel map, with the Zoning Map that is adopted by and made a part of the Waterford Township Zoning Ordinance in Section 3-101, to be changed and amended to reflect this rezoning.

C-3, General Business District Parcels are: 13-20-101-001 with an address of 7005 Highland Road, 13-20-101-004 with an address of 6971 Highland Road, 13-20-101-008 which is vacant land on N. Hospital Road, and 13-20-101-009 with an address of 1386 N. Hospital Road.

C-2, Small Business District Parcels are: 13-20-101-002 and 13-20-101-003 which are vacant parcels on Highland Road, 13-20-101-005 with an address of 6959 Highland Road, and 13-20-101-006 with an address as part of 6959 Highland Road.

R-1A, Single Family Residential District Parcels are: 13-20-101-010 with an address of 1376 N. Hospital Road, 13-20-101-011 with an address of 1366 N. Hospital Road, 13-20-101-012 with an address of 1340 N. Hospital Road, 13-20-101-013 with an address of 1212 N. Hospital Road, 13-20-101-014 with an address of 1296 N. Hospital Road, and 13-20-101-015 with an address of 1284 N. Hospital Road.

Section 2 of Ordinance

This ordinance shall take effect (1) upon the 14 rezoned parcels being under common ownership and approved for combination into a single tax parcel number by the Township Assessing Official as provided in Sections 15-085 or 15-087 of the Waterford Charter Township Code, notice of which shall be published in a newspaper of general circulation in the Township within 15 days of that effective date, or (2) 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 April 24, 2017.

CHARTER TOWNSHIP OF WATERFORD

Date

Sue Camilleri, Township Clerk