



CHAPTER 8 – FUTURE LAND USE PLAN

INTRODUCTION

The background studies and Master Plan Subcommittee goals and objectives have been reviewed, analyzed, and conceptualized as a Future Land Use Plan. In conjunction with the other sections of the Master Plan, the Future Land Use Plan has been developed as the guide to achieving Waterford’s future land use goals.

Waterford’s Future Land Use Plan consists of the following ten documents:

- Future Land Use Map and Designations
- Transportation Plan
- Capital Improvements Plan
- Neighborhood Node and Area Concept Plans
- Recreation Plan
- Walkability Study
- Wellhead Protection Plan
- Oakland County International Airport Master Plan
- Waterford School District Master Plan
- Oakland County Complex Master Plan

The last six documents listed are incorporated into the Future Land Use Plan by reference. The Oakland County International Airport Master Plan, Oakland County Complex Master Plan, and Waterford School District Master Plan are master plans for property owned and utilized by Oakland County and by the Waterford School District. The framework for the Neighborhood Node and Area Concept Plans, Transportation Plan, and Capital Improvements Plan is established and discussed briefly in this chapter. These three documents will be fully developed as part of the implementation of the Master Plan, with the documents incorporated into the Plan upon completion.

The Future Land Use Plan is established upon the foundation of Waterford’s historical and existing development. It embodies the opinions and values gathered during the master planning process, and has been developed to effectively achieve the Master Plan Goals described in Chapter 9. Factors such as existing development patterns and trends, regional influences, existing and projected population growth, service needs of Waterford citizens, existing transportation and capital facility conditions, environmental features and conditions, and redevelopment patterns, were reviewed and analyzed to assist in preparing the Township components of this Plan.

The Future Land Use Plan, with its primary graphic tool, the Future Land Use Maps, provides citizens with the policy roadmap to the preferred twenty year redevelopment of Waterford Township. Although the Future Land Use Maps are the Township’s primary future land use policy, it is not law. The legal basis for enforcing land use issues within the Township is contained within the Township’s Zoning Ordinance and Zoning Map. The Future Land Use Maps are representations of the future, and must be reviewed within the context of all other elements of the Master Plan, including the implementation tools and the changes in the Township since the Plan was developed.

Since the general consensus of the citizens has been that there is satisfaction with the current mix of land uses (Please refer to Chapters 6 and 7), the basis for the future land use designations is the existing land uses. As seen in Table 8-1, the change in the future land use designations, comparable to the existing land use designations, is minor.

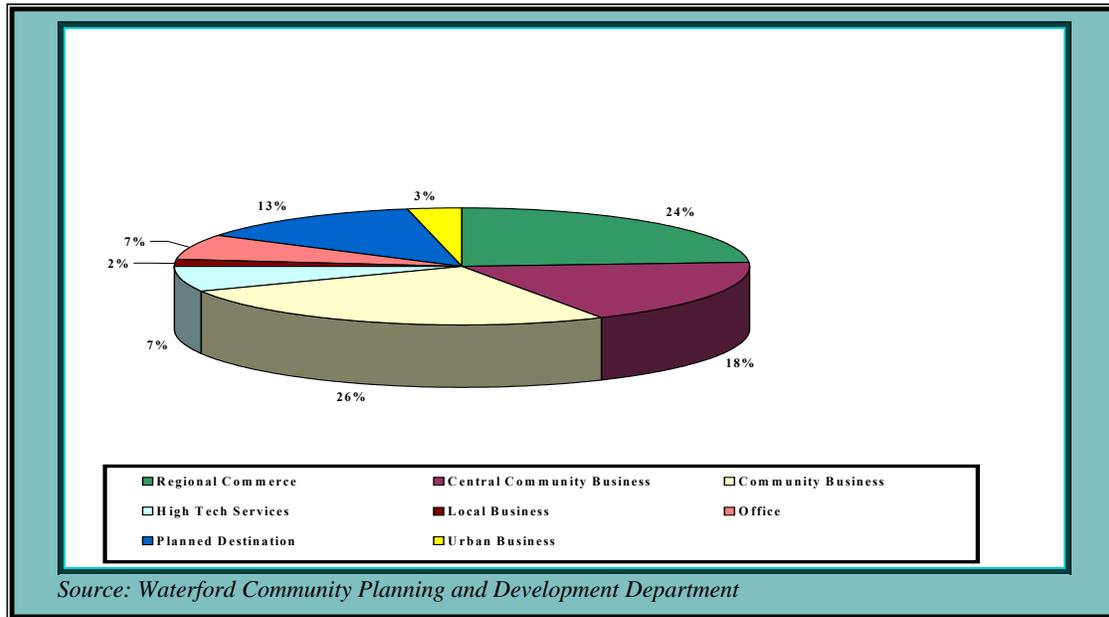
Table 8-1 Comparison of Waterford Existing and Future Land Use Classifications

| Land Use Designation | Existing Land Use Distribution | Future Land Use Distribution |
|-----------------------------|--------------------------------|------------------------------|
| Public and Open Space | 15.85 percent | 15.55% |
| Single Family Residential | 42.71% | 42.70% |
| Multiple-Family Residential | 3.65% | 3.72% |
| Commercial and Office | 6.95% | 8.59% |
| Higher Intensity | 5.95% | 4.75% |
| Railroad Right-of-Way | 0.29% | 0.29% |
| Road Right-of-Way | 10.03% | 9.95% |
| Water | 14.57% | 14.45% |
| TOTAL | 100.00% | 100.00% |

Source: Oakland County Planning and Economic Development Services and Waterford Community Planning and Development Department

One area of noticeable change has occurred in the distribution within the Commercial and Office designations. This reflects both the community’s understanding that it is entering its first redevelopment phase and the Master Plan goal to enhance its commercial corridors. Under past Master Plans, the commercial and office designations were implemented through traditional commercial zoning districts. In addition, Waterford did not require minimum lot sizes for its commercial districts. This created a loose atmosphere in which commercial development grew. Through this Master Plan, the citizens set certain areas where they wanted a particular development focus. These specialized focal areas, particularly the center of the Township, the area south of the Oakland International Airport, the Telegraph and Elizabeth Lake Road retail destination area, the easternmost section of M-59, and the major transportation gateways into the Township, are intended to possess additional flexible planning tools in order to achieve the goals and objectives set for these areas. The comparative distribution can be seen in Figure 8-1.

Figure 8-1 Distribution of Commercial and Office Land Use Designations
 (as a percentage of total commercial/office future land use)



According to the 2001 Existing Land Use Study prepared by the Oakland County Planning and Economic Development Services, less than eight percent or 1,704.28 acres, of the property in Waterford remains vacant. The majority of the vacant land is designated as single-family residential. However, Oakland County evaluated the existence of improvements on individual parcels and platted lots. Oakland County did not include as part of its analysis the frequency of vacant lots linked to an improved lot under common ownership. Therefore, while there are nearly 968 vacant single-family residential acres, this does not automatically correlate that all 968 acres are buildable. Each vacant parcel and lot would need to be analyzed for the occurrence of common ownership and whether it is buildable, in accordance with ordinance requirements. The amount of remaining buildable land may be substantially less than the total remaining vacant land. In either case, due to the rate at which vacant land has disappeared in Waterford during the past twenty years (Please refer to Appendix A-Background Studies for this analysis), it is anticipated that Waterford will reach buildout within the twenty-year period covered by this Master Plan.

Table 8-2 Comparison of Distribution of Existing Vacant Land among Land Use Designations

| Land Use Designation | Existing Vacant Land (in acres) | Existing Vacant Land (as percentage of total) |
|-----------------------------|------------------------------------|--|
| Single-Family Residential | 967.91 | 56.79% |
| Multiple-Family Residential | 133.16 | 7.81% |
| Commercial/Office | 389.52 | 22.86% |
| Industrial | 67.40 | 3.95% |
| Public and Open Space | 146.29 | 8.59% |
| TOTAL | 1,704.28 | 100.00% |

Source: Oakland County Planning and Economic Development Services

FUTURE LAND USE MAP AND DESIGNATIONS

The following is a description of each of the land use designations established as part of the Future Land Use Map. A brief explanation is also given as to where and which Master Plan Goals will be achieved through each of the four primary designation categories, Public and Open Space, Residential, Commercial and Office, and Higher Intensity.

Public and Open Space Designations

As part of the effort 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)*, the following land use categories are designated as part of Waterford’s Future Land Use Plan, **Public Lands**, **Quasi-Public Lands**, and **Private Common Areas**. After adoption of previous Master Plans, the Township generally did not include, as part of the implementation efforts, the development of zoning districts to provide for land uses to implement similar designations. With the exception of the community recreation zoning district, public and open space uses were included in the Township’s single-family residential zoning districts. While the existing single-family residential zoning districts are the Township’s least intensive land use zones, the objective of securing and protecting open space is not effectively achieved if the zone also allows for current and future owners to consider selling the property to a new owner interested in developing the property for residential uses. The only way to prevent this is to advocate the separation of public purpose and residential uses in the Zoning Ordinance. In order to allow for the most effective implementation, the Public and Open Space land use category has been divided into the following three designations.

Public Lands

Land uses recommended for this designation are of two types. First, there is property under governmental ownership for the purpose of conducting public business. Second, there is property under governmental stewardship for the purpose of preserving and protecting public lands for the benefit of current and future citizens. To that end, the Township has identified certain lands within the community having characteristics that are found to be in the best interest of the Township to be maintained as public lands. Typical uses include fire stations, libraries, post offices, government offices, public utilities, public schools, parks, and nature preserves.

Public Land areas are identified to support the governmental functions needed to manage the future growth and redevelopment of the community. As Waterford Township continues to evolve as the geographic and economic centerpiece of Oakland County, it is imperative that the community plans wisely to ensure that enough land is set aside for the common good. Public land areas need to be available to ensure quality of life in the community, as well as the provision of community services, as redevelopment occurs. Public Land areas must be set aside to preserve natural areas for the benefit and enjoyment of its residents. Public Land areas must also be identified throughout the community, in strategic locations to provide residents the opportunity to engage in social and recreational activities within close proximity to their homes.

The Waterford Township Future Land Use Map 13 (page 8-28) indicates that over 15 percent of the total land area is reserved for the Public Lands Master Plan designation. This is comparable to other communities and is consistent with the standards of quality community planning.

Quasi-Public Lands

This land use designation refers to lands that are typically held in private ownership but offer some public benefit. The Future Land Use Map indicates the location of these land uses, which are dispersed throughout the Township. In Waterford, these land uses include golf courses, churches and their associated uses, private cemeteries, private/parochial schools, private beach associations, and private utilities.

Quasi-Public Land areas are generally conducive to providing open space and necessary services. Because these areas are important to maintaining the quality of life within the Township, efforts are necessary to preserve these areas for the same or similar uses. Efforts must also be undertaken to prevent attempts at changing the designation so that a more intensive land use can be developed. Any future attempts at making such a change must be carefully and thoroughly evaluated by the Planning Commission to ensure that the Township's inventory of open space areas and recreational opportunities are not reduced. The Waterford Township Future Land Use Map 13 (page 8-28) indicates that nearly four percent of the total land area is reserved for the Quasi-Public Lands Master Plan designation.

Private Common Areas

This designation is intended for those properties that are reserved within residential developments for private open space and neighborhood parks. Generally, these are land areas set aside during the development of a subdivision, condominium, or multiple housing project to conform to Township requirements for open space, or to provide special amenities to the residents of the completed development. The dedication of this type of property is generally accomplished through a legal document such as a deed restriction or a master deed. The property is generally owned in common by the property owners of the residential units within the original development area and is therefore not public land. The goal of the Private Common Areas designation is to support the intent of the original establishment of these areas and separate them from the surrounding residential land uses. The Waterford Township Future Land Use Map 13 (page 8-28) indicates that 1.5 percent of the total land area is reserved for the Private Common Areas Master Plan designation.

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.

Commercial and Office Designations

The following land use categories are designated as part of Waterford’s Future Land Use Plan, **Local Business, Community Business, Central Community Business, High Tech Services, Office, Regional Commerce, Urban Business, and Planned Destination** in an effort to achieve the following goals:

- Master Plan Goal Three, *To Enhance the Walkability of Waterford*
- Master Plan Goal Four, *To Create an Economic Climate Conducive to the Attraction, Retention, and Expansion of Business*
- Master Plan Goal Six, *To Ensure and Enforce Land Use Development Practices that are Sensitive to Waterford’s Natural Environment*, and
- Master Plan Goal Seven, *To Retain, Enhance, and Promote Waterford’s Unique Character, Sense of Community, and Identity*

(Please refer to Chapter 9 – Implementation for a complete description of these goals)

During the master planning process, there was a significant amount of discussion about the condition of Waterford’s commercial corridors. One of the recurring discussion points was the jumbled look of the commercial corridors. Another recurring point was the impression that there were too many strip developments, with little to no acknowledgement of the unique character of certain areas of the Township. In past Master Plans, the land use categories for commercial and office uses were basic and did not address either unique geographic conditions within Waterford or the changes occurring within the economy. The eight categories developed for this Master Plan are intended to provide for dynamic redevelopment of commercial properties on the nearly 8.6 percent, or 1,952 acres, of Waterford’s land area intended for commercial and office uses. The different land use categories are defined in such a way as to provide an effective and rational means of addressing the range of market areas within the Township, from the corner market which serves citizens in the surrounding neighborhoods, to the Telegraph and Elizabeth Lake Road retail destination area that serves people throughout the region.

Local Business

The original intent for local business land use designations included serving the daily commercial needs of residents within walking distance of the use itself. This land use has been forced to accommodate larger numbers of users based on the increase in population and the change in the character of the commercial market over the last 50 years. Issues such as the inability of pedestrians to gain access to these uses because of the presence of barriers such as traffic and lack of nonmotorized infrastructure, the increased emphasis placed on the automobile, and the market for small specialty stores being replaced by the one-stop shopping centers and corporations, have created the need for these small commercial centers to accommodate larger uses, in comparison to previously developed sites, and increased level of service and amenities.

An example of the deficiency of this designation is probably best demonstrated by the prohibition of small sit-down restaurants within this district but allow for destination-type uses such as banks, beauty parlors/barber shops, and tailor shops.

It is important to consider the scale of a development proposed within the local business category. The developments that should be encouraged within the local business designation should incorporate smaller parcels than larger more intense developments, while primarily providing a level of daily service to the immediate residential area, with occasional service to other residential areas within the Township. The Waterford Township Future Land Use Map

13 (page 8-28) indicates that approximately 40 acres, or less than one percent, of the total land area is reserved for the Local Business Master Plan designation.

Community Business

The intent of the Community Business designation is to provide suitable locations for the general retail, service, and comparison shopping needs of the general population base. The commercial land uses covered by this designation are generally located along major roads, due to the higher volumes of traffic generated by these uses. Generally, the location of these uses is characterized by either a shopping center, or as an integrated or planned cluster of establishments served by one or more common parking areas, and which generate greater volumes of vehicular and pedestrian traffic. Because of the variety of business uses covered by this designation, special attention should be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. In accordance with the intent of this designation, community commercial uses and sites should be:

- Designed as part of a planned shopping center or in coordination with development on adjoining commercial sites
- Located away, or substantially buffered, from residential areas
- Served by a major road, as identified in the Master Plan
- Designed to enhance and maintain a more pedestrian friendly environment and to foster a physical development pattern that is well planned and aesthetically appealing from both abutting thoroughfares and from within the District

Commercial uses that may create a potential negative impact upon the natural and surrounding environment should be discouraged, or restricted, through the use of extensive screening and landscaping to minimize any potential environmental impact. Examples of such uses are automotive related services, outdoor storage and merchant retail, motor vehicle sales, and warehouses. The Waterford Township Future Land Use Map 13 (page 8-28) indicates that more than three percent, or 519 acres, of the total land area is reserved for the Community Business Master Plan designation.

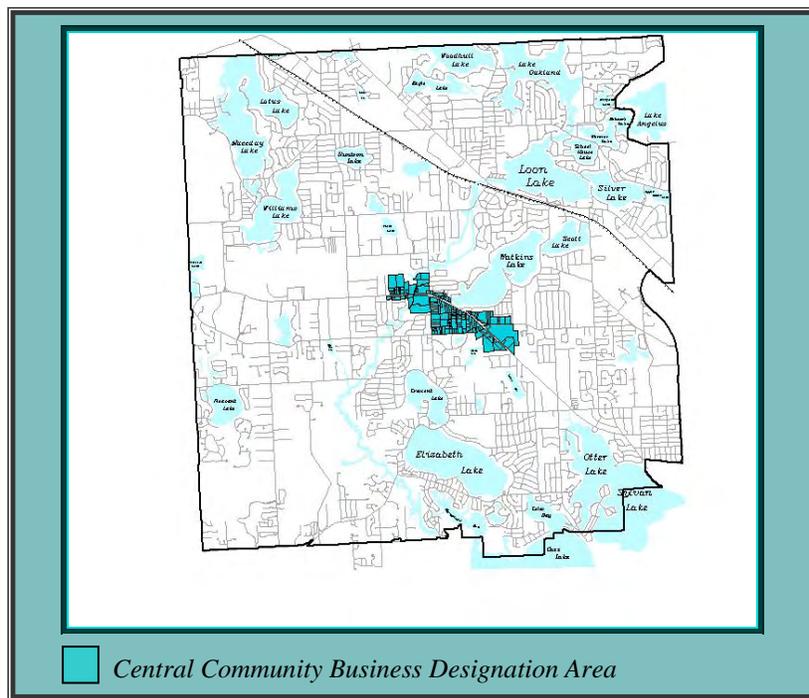
Office

The Office designation is intended for land uses that provide services, as opposed to those uses that provide for retail sale of goods and merchandise. It is intended to permit those office and restricted business uses which provide office buildings with sufficient parking areas, in landscaped settings, which do not generate large volumes of traffic, generally operate only during normal business hours, and are designed to be a compatible transitional use between residential uses and commercial uses, as well as buffering residential from major roads. Typical uses such as offices, banks and professional personal services are characteristic of this designation, and provide a transition between major thoroughfares and residential areas. The Waterford Township Future Land Use Map 13 (page 8-28) indicates that nearly one percent, or 143 acres, of the total land area is reserved for the Office Master Plan designation.

Central Community Business

This designation is exclusively intended for property in the geographic center of the Township, along the M-59 commercial corridor. It allows for a mixture of land uses including office, commercial, and residential. Since Waterford does not have a downtown area, the goal is to develop a central focal point for the community, with an emphasis on streetscape aesthetics and walkability. The highlighted area shown in Figure 8-2 should be redeveloped with a mixture of commercial, office, and residential land uses in a setting that includes the following characteristics: allowance for reduced front yard setbacks when building aesthetic provisions are met; small clusters of free-standing retail shops, restaurants, and offices; formal landscape plantings along M-59, creation of a linear landscape pattern; provision of infrastructure improvements to improve nonmotorized pathways and traffic calming; provision of town houses and above-store residential units at moderate density; and coordinated streetscape amenities throughout the designation area. Automotive related services, industrial uses, outdoor merchant retail, and other uses which tend to interfere with the continuity of retail frontage and hinder pedestrian circulation are discouraged.

Figure 8-2 Location of Central Community Business Designation Area

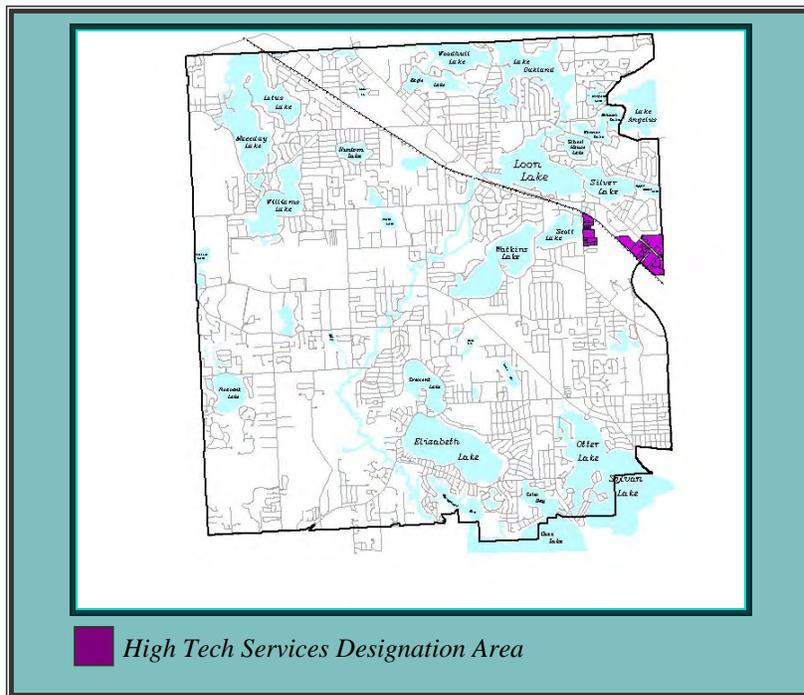


The Waterford Township Future Land Use Map 13 (page 8-28) indicates that more than two percent, or 354 acres of the total land area is reserved for the Central Community Business Master Plan designation.

High Tech Services

The High Tech Services land use designation was created by Waterford Township staff to allow for the mixture of land uses including office, commercial, and clean industrial uses. This district would be performance based, meaning that the flexibility of mixed zoning classifications and regulations would be dependent upon the design of the project and the amenities offered for public use. These land uses should occur on large assemblages of parcels. The highlighted area shown in Figure 8-3 should be redeveloped with this mixture of uses in a setting that includes the following characteristics: allowance for reduced front yard setbacks when building aesthetic provisions are met; small clusters of free-standing buildings; formal landscape plantings along Dixie Highway and Telegraph Road, creation of a linear landscape pattern; provision of infrastructure improvements to improve nonmotorized pathways and traffic calming; and coordinated streetscape amenities throughout the designation area.

Figure 8-3 Location of High Tech Services Designation Area

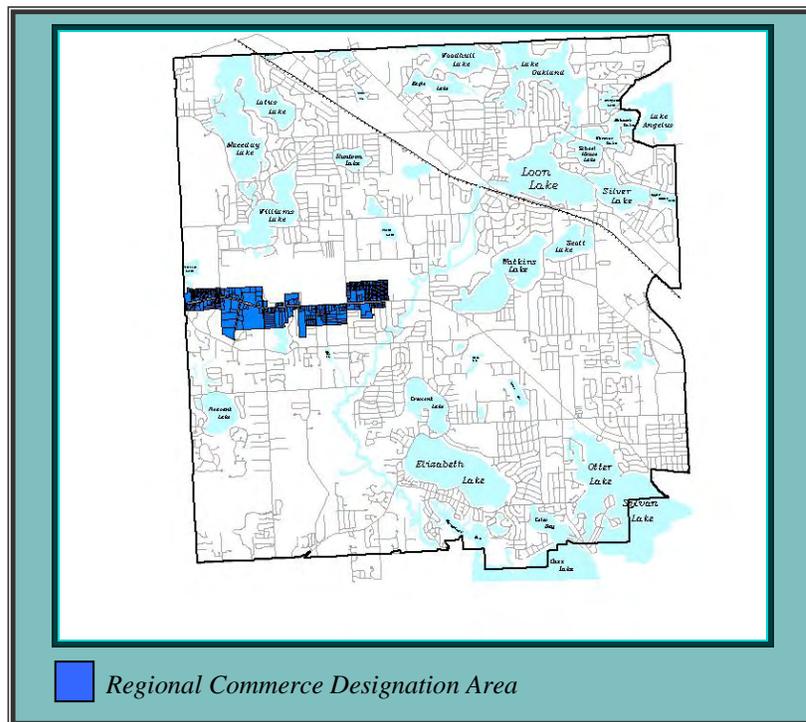


The Waterford Township Future Land Use Map 13 (page 8-28) indicates that 134 acres, or nearly one percent, of the total land area is reserved for the High Tech Services Master Plan designation.

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

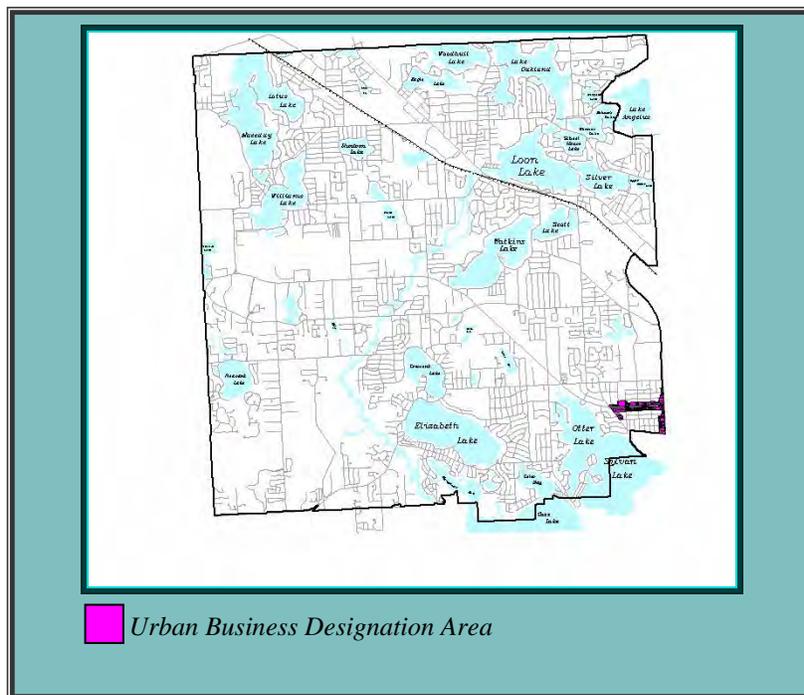


The Waterford Township Future Land Use Map 13 (page 8-28) indicates that nearly three percent, or 460 acres of the total land area is reserved for the Regional Commerce Master Plan designation.

Urban Business

The Urban Business land use designation is exclusively intended to reflect and promote the urban neighborhood area surrounding the section of M-59 on Waterford’s eastern border shown in the highlighted area of Figure 8-5. This area developed in tandem with the neighborhoods on the City of Pontiac’s western border. This area is characterized by small lot development and a mix of local and community businesses as well as separate single and multiple family residential land uses. This area could be compared to that of an older downtown area, with its strong sense of community identity and small-scale retail/office development. Waterford Township would like to see an emphasis placed on quality commercial and residential redevelopment efforts in this area. These uses could be coordinated into a traditional mixed use development area, where residential dwelling units are permitted above commercial uses.

Figure 8-5 Location of Urban Business Designation Area

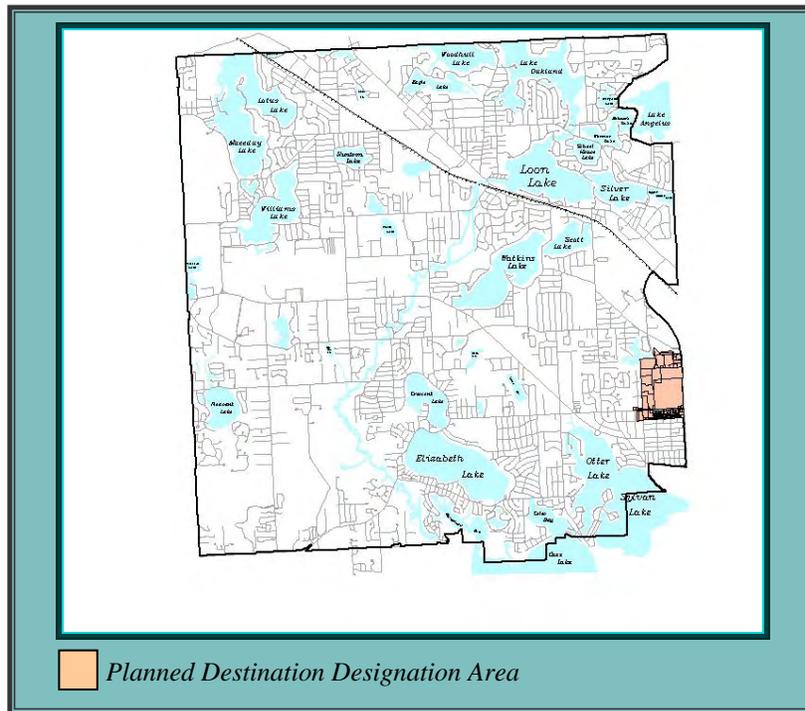


The Waterford Township Future Land Use Map 13 (page 8-28) indicates that less than one percent, or 57 acres of the total land area is reserved for the Urban Business Master Plan designation.

Planned Destination

The Planned Destination designation is exclusively intended for property shown in the highlighted area of Figure 8-6, to accommodate a variety of mixed land uses to maintain a regional retail and entertainment destination. This designation should provide for uses that are primarily related to comparison shopping, family entertainment, recreation, office, and hotel/conference centers. Allowance for multiple family residential developments designed to complement commercial and office uses are encouraged when properly located in the western portion of the designated area. The Planned Destination designation should also provide for formal landscape plantings along Telegraph Road, creating a linear landscape pattern, provision of infrastructure improvements to improve nonmotorized pathways, traffic calming, and enhanced parking areas, and coordinated streetscape amenities throughout the designation area. Automotive related services, industrial uses, outdoor merchant retail, and other uses which tend to interfere with the destination concept and hinder pedestrian circulation, are discouraged.

Figure 8-6 Location of Planned Destination Designation Area



The Waterford Township Future Land Use Map 13 (page 8-28) indicates that 246 acres, or nearly 1.5 percent of the total land area is reserved for the Planned Destination Master Plan designation.

Higher Intensity Designations

As part of the effort to achieve Master Plan Goal Six, *To ensure and enforce land use development practices that are sensitive to Waterford's natural environment* and 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, **Airport**, **Light Industrial**, and **General Industrial**. The three designations developed for this Master Plan are intended to provide for the uses associated with the Oakland County International Airport, as well as the maintenance and redevelopment of Waterford's industrial properties on the approximately six percent of Waterford's land area intended for higher intensity uses. The higher intensity industrial uses are intended to be located in areas of the Township that will minimize negative impact on surrounding non-industrial uses, particularly residential. All efforts at development and redevelopment in the higher intensity designations should be sensitive to this potential negative impact and should include extensive landscape screening and buffering, noise-control equipment and materials, as well as equipment and procedures to minimize all types of emissions.

Airport

The Oakland County International Airport (OCIA) occupies a large amount of land area within Waterford Township, as shown on the Existing Land Use Map 12 (page 8-27). The Airport land use designation accounts for the Airport grounds, runways, and runway protection zones, as well as many of the service businesses that support and rely on the OCIA. This land use designation provides for the operation of the Airport, as it currently exists, detailed in the approved OCIA master plan, land usage approved by the Waterford Township Planning Commission and Township Board, and governed by the rules and regulations of the U.S. Federal Aviation Administration and Michigan Bureau of Aeronautics.

As mentioned earlier, the OCIA has prepared its own master plan, which agrees with the Waterford Township Master Plan on the amount of land area designated for the Airport proper. The OCIA master plan includes a noise study and objectives for minimizing the impact of the airport use on the natural environment.

The Waterford Township Future Land Use Map 13 (page 8-28) indicates that more than four percent of the total land area is reserved for the Airport Master Plan designation.

Light Industrial

The intent of the Light Industrial designation is to primarily accommodate research, laboratory, wholesale activities, warehousing, light manufacturing, and planned industrial development, including development within planned industrial park subdivisions. This designation is intended to encourage innovations and variety in type, design and arrangement of industrial land uses, at all times protecting neighboring residential and commercial uses from any adverse environmental impacts. Outdoor storage is discouraged but, where permitted, should be substantially screened, particularly when adjacent to non-industrial land uses and thoroughfares. All uses within this designation should be adequately screened from adjacent residential land uses.

The Waterford Township Future Land Use Map 13 (page 8-28) indicates that one percent of the total land area is reserved for the Light Industrial Master Plan designation.

General Industrial

The General Industrial designation is intended to accommodate primarily small to medium-sized manufacturing, assembly, and fabrication operations. Large-scale industrial uses that create the highest level of environmental impact should be reviewed by the Planning Commission before such uses are permitted. Land uses in this designation should be located along major thoroughfares and along railroad lines. Outdoor storage should be permitted to meet the needs of such uses, yet should also be substantially screened, particularly when adjacent to non-industrial land uses and thoroughfares.

The Waterford Township Future Land Use Map 13 (page 8-28) indicates that more than one percent of the total land area is reserved for the General Industrial Master Plan designation.

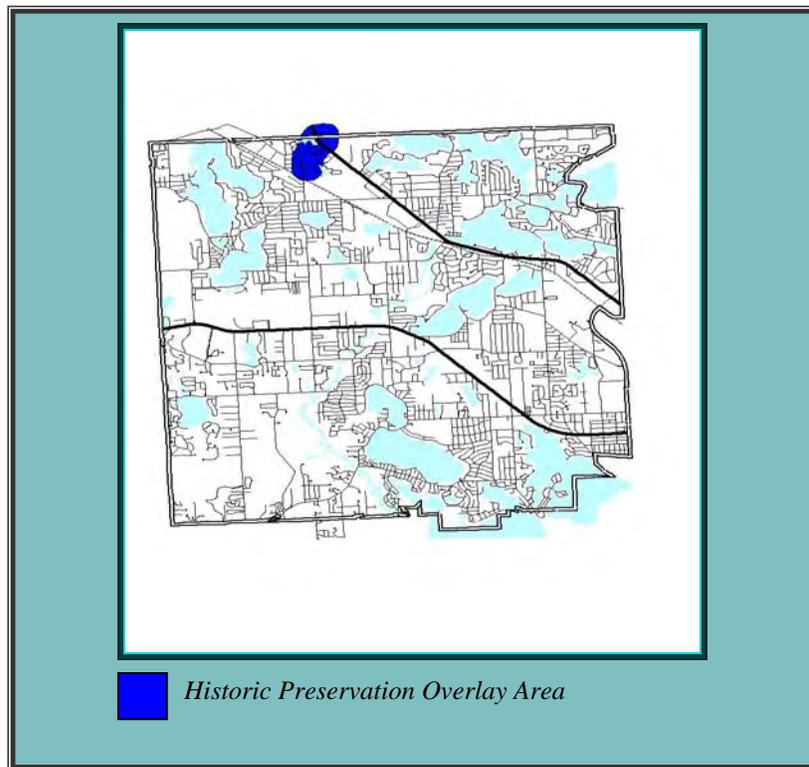
Overlay Designations

An overlay designation is a zoning tool that observes the specific zoning district attached to a parcel of land while adding new regulations to those of the underlying zone, and offering incentives to property owners and developers to achieve the goals of the Master Plan with respect to the overlay area. The overlay designation is useful for protecting areas with special characteristics, such as environmental or unique geographic qualities, and encourages mixed use development. For Waterford, three overlay designations are being proposed for implementation through the Zoning Ordinance; **Historic District**, **Open Space**, and **Gateway**.

Historic District

The purpose and intent of the Historic District Overlay is to provide flexibility for locating additional land uses within the Waterford Village Historic District when such land uses adhere to requirements that provide for the long term preservation of the historic character, small village atmosphere, and architectural history of Waterford Township. This overlay designation has been placed over the area of the Township where the Waterford Village Historic District is located, as is shown in Figure 8-7, as well as on Map 14 (page 8-29). The regulations governing this overlay shall be applied on a parcel by parcel basis for each project submitted within this designation, based on a proposed land use that the Township determines would enhance the Waterford Village Historic District area through the application of the development criteria created for such uses.

Figure 8-7 Location of Historic Preservation Overlay Area



The criteria that should be utilized in the evaluation of a proposed development on a specific property shall include, but not be limited too, the following items:

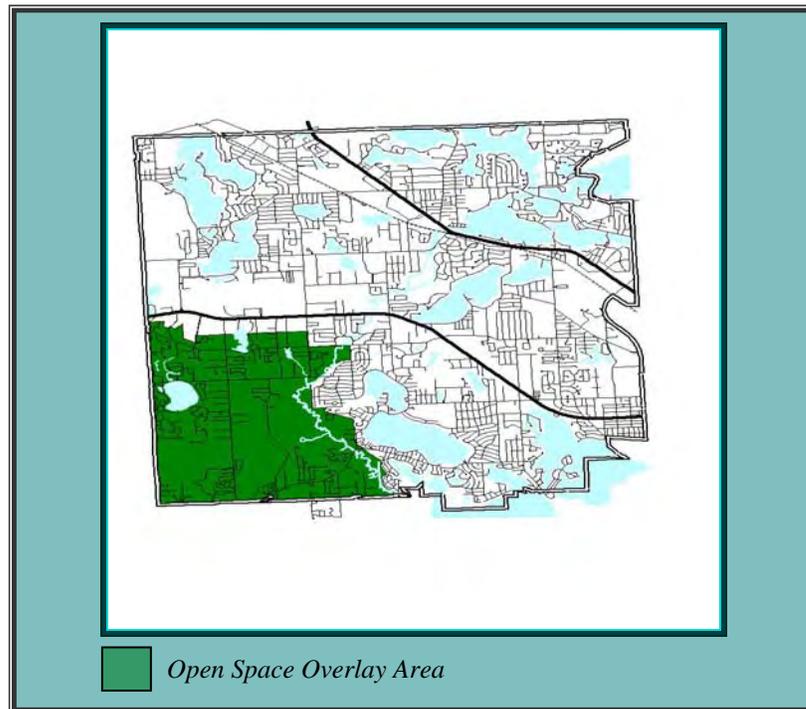
- The preservation of historic character
- The application and promotion of uniform design principles
- The promotion of nonmotorized transportation
- The encouragement of small town traffic patterns
- The protection of wetlands
- The management of storm water
- The provision for emergency vehicle access

To enhance the economic development of this area, incentives for developers to utilize this overlay district may include variations of the zoning regulations that would typically govern the subject property. These variations could include density bonuses, reduced setbacks, area coverage, and increased height limitations.

Open Space

The purpose and intent of the Open Space Overlay Master Plan designation is to allow for certain land uses while accounting for and preserving the natural features including upland areas that are present on a parcel of property. This overlay designation has been placed over much of the southwest quadrant of the Township, as is shown in Figure 8-8, as well as on Map 14 (page 8-29). The regulations governing this overlay shall be applied on a parcel by parcel basis for each project submitted within this designation, based on the presence of any natural features that the Township identifies as preservation worthy.

Figure 8-8 Location of Open Space Overlay Area



The criteria that will be utilized in the evaluation of a proposed development on a specific property shall include, but not be limited to, the following items:

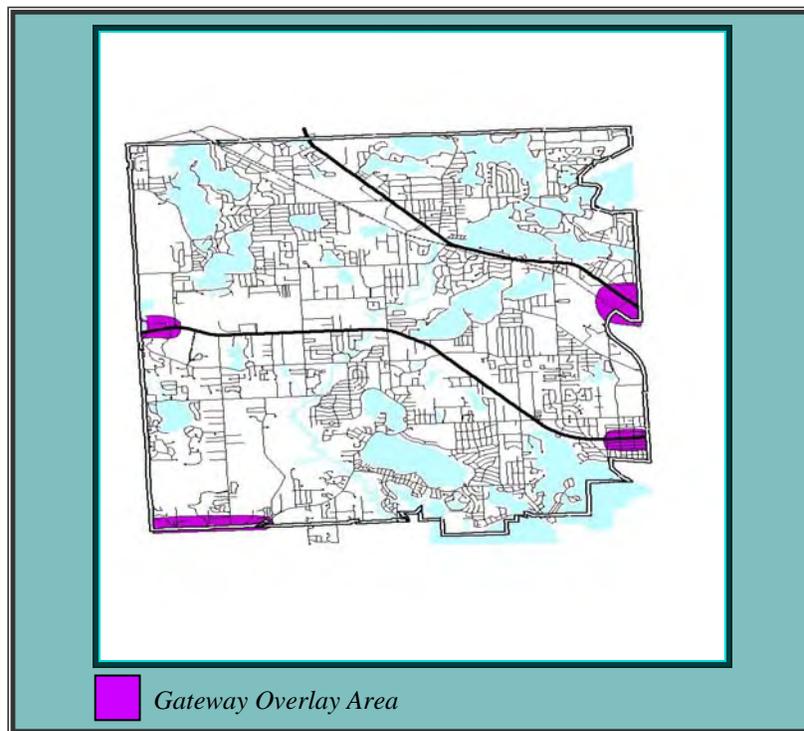
- The preservation of upland areas
- The protection of wetlands
- The preservation of wooded areas and trees
- The protection of slopes
- The management of storm water
- The utilization of Township water and sewer utilities
- The provision for emergency vehicle access
- The design principles used in the project

Incentives for developers to utilize this overlay district may include variations of the zoning regulations that would typically govern the subject property. These variations could include density bonuses, reduced setbacks, area coverage, and increased height limitations.

Gateway

The purpose and intent of the Gateway Overlay is to provide flexibility in locating an innovative mixture of land uses on the properties located around four of the major gateways leading into Waterford: the intersections of M-59 and Telegraph Road, M-59 and Williams Lake Road, Williams Lake Road and Cooley Lake Road, and Dixie Highway and Telegraph Road. The allowance for flexibility should be tied to requirements that provide for an enhancement of the aesthetic quality of structural and landscape design of the designated gateway areas. This overlay designation has been placed over the areas of the Township shown in Figure 8-9, as well as on Map 14 (page 8-29). The regulations governing this overlay shall be applied on a parcel-by-parcel basis for each project submitted within this designation, based on a proposed land use that the Township determines would enhance the gateway areas through the application of the development criteria created for such uses.

Figure 8-9 Location of Gateway Overlay Area



The criteria that should be utilized in the evaluation of a proposed development on a specific property shall include, but not be limited to, the following items:

- The application and promotion of innovative design principles.
- The application of a balanced mixture of land uses, including residential.
- The improvement of nonmotorized transportation infrastructure.
- The application of traffic calming measures.
- The management of storm water.
- The provision for emergency vehicle access.

To enhance the economic development of these areas, incentives for developers to utilize this overlay district may include variations of the zoning regulations that would typically govern the subject property. These variations could include density bonuses, reduced setbacks, area coverage, and increased height limitations.

TRANSPORTATION PLAN

A traffic analysis, based on traffic data gathered by the consultant, was conducted by Community Planning and Development Department staff. This analysis is being done as part of the Township's efforts to achieve Master Plan Goal Two – ***To Improve and Enhance the Transportation Network within Waterford***. The traffic analysis is being incorporated into the Master Plan as Appendix L. Additionally, several transportation improvements were recommended. These improvements include enhancing walkability in Waterford, constructing the Riverwalk, and the following proposed road improvement projects that are shown graphically on Map 15 (page 8-30).

- Realign Airport Road at Williams Lake Road
- Realign Watkins Lake Road at Scott Lake Road
- Realign Elizabeth Lake Road at Williams Lake Road
- Extend Williams Lake Road from Gale Road to connect with Nelsey Road
- Extend Crescent Lake Road from Hatchery Road to Williams Lake Road
- Divide Warren Drive into two public streets, one to serve residential properties and the other to serve industrial properties
- Construct grade separations at the Frembes, Hatchery, and Watkins Lake Road railroad crossings
- Extend Coomer Road to connect with Oregon Street
- Create linkages between existing residential developments, where economically feasible and it reasonably enhances neighborhood traffic and public safety vehicle access

Another analysis completed by staff is reflected in the proposed number of future traffic lanes on the major roads in the Township (*Please refer to Map 16 on Page 8-31*). These components will be used as the basis to prepare the final Transportation Plan, which is intended to contribute to achieving Master Plan Goal Two. The Transportation Plan will include sections discussing in detail the Township's thoroughfares, future road lane widths, access management, traffic calming, walkability, and other transportation issues anticipated to arise during the twenty-year period of the Master Plan. During the period in which this Master Plan is effective, the Transportation Plan, when approved by the Planning Commission, is incorporated into Appendix M of the Master Plan. The intent of Appendix M is to serve as a collection point for transportation plans developed and approved as part of the Master Plan implementation efforts. Therefore, Appendix M is adopted as part of this Master Plan, by reference to the forthcoming transportation planning content, as prepared by Township staff, and when approved by the Planning Commission.

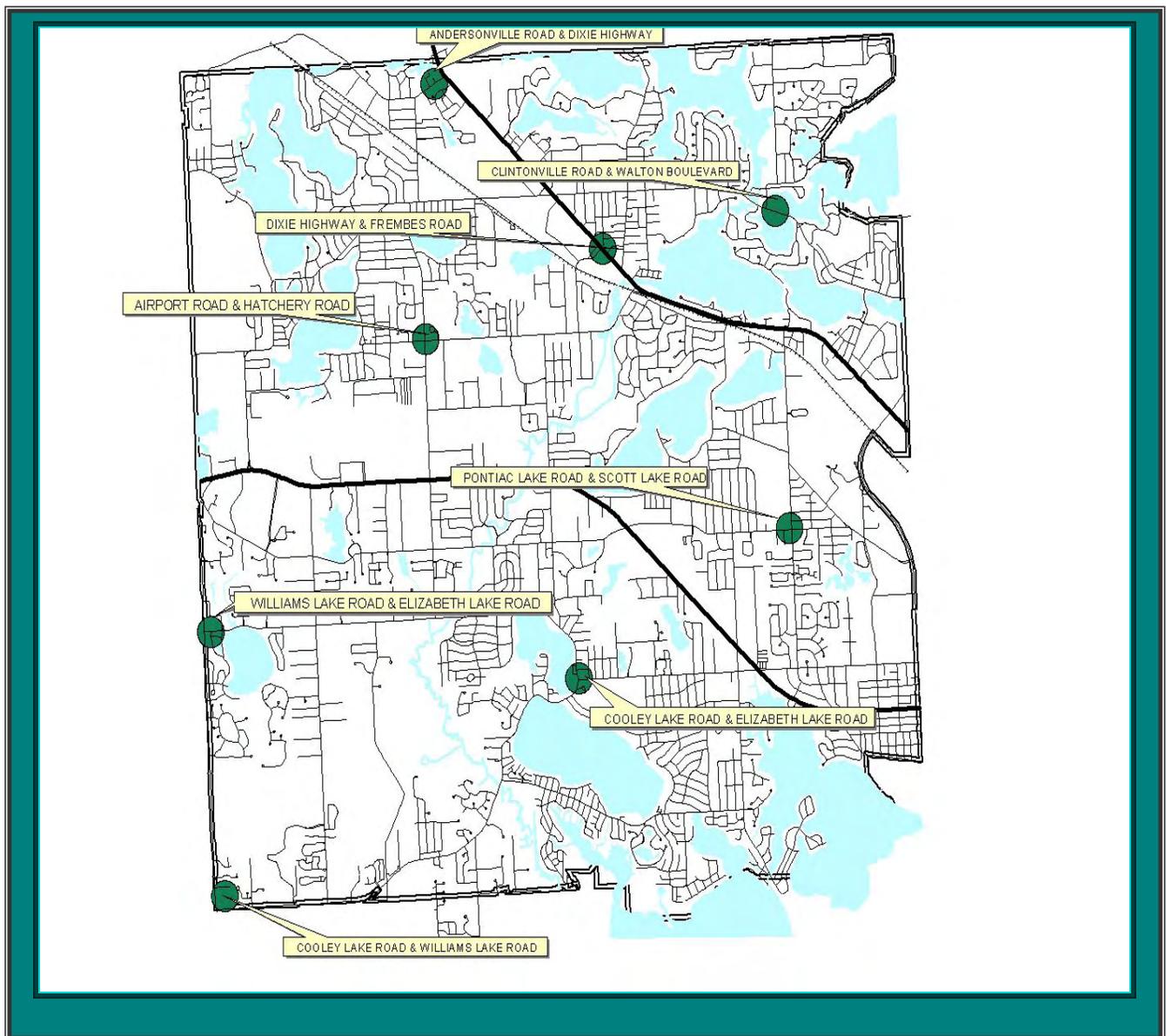
CAPITAL IMPROVEMENTS PLAN

A community facilities analysis, based on data gathered by the Community Planning and Development staff and the consultant, was completed by the staff. This analysis is intended to contribute towards the achievement of Master Plan Goal One – ***To Maintain, Improve, and Enhance Capital Infrastructure and Public Safety for the Health, Safety, and Welfare of Waterford Citizens***. The community facilities analysis is being incorporated into the Master Plan as Appendix N and will be used as the basis to prepare a capital improvements plan, which is also intended to assist in achieving Master Plan Goal One. During the period in which this Master Plan is effective, capital improvements plans will be incorporated into Appendix O. The intent of Appendix O is to serve as a collection point for the capital improvements plan and future amendments. Therefore, Appendix O is adopted as part of this Master Plan by reference to the forthcoming capital improvements planning content prepared by Township staff and approved by the Planning Commission.

SPECIAL AREAS STUDIES

The Historic District and Neighborhood Nodes Subcommittee reviewed the concept of developing neighborhood nodes throughout the Township and identified a number of potential locations for further development as neighborhood nodes (*Please refer to Chapter 7 and Appendix H*). Utilizing this information, the eight areas shown in Figure 8-10 were selected as the Township’s primary neighborhood nodes.

Figure 8-10 Location of Neighborhood Nodes Identified in the Master Plan Implementation



Simply targeting these areas as neighborhood nodes will not automatically turn them into thriving neighborhood gathering places. There will first have to be an extensive analysis and neighborhood node plan developed for each area. The development of these analyses and area plans are included as implementation action items under Master Plan Goal Seven, *To Retain, Enhance, and Promote Waterford's Unique Character, Sense of Community, and Identity*. As each of the neighborhood node plans are developed by Community Planning and Development staff, the Planning Commission will review and comment on each plan before approving the plan as part of Appendix P-Neighborhood Node and Area Concept Plans.

Achieving Master Plan Goal Seven will also be accomplished through the development of analyses and area concept plans for some of the specialized land use designation areas. Each of the Township's gateway areas, the central community business area, the regional commerce area, the planned destination area, and urban business area will be targeted as action items in the implementation phase of the Master Plan. Any other areas targeted by the Planning Commission as warranting an area concept plan in order to achieve the goals of the Master Plan will also be conducted by Community Planning and Development Department staff. As each of these plans are developed by staff, the Planning Commission will review and comment on each plan before approving the plan as part of Appendix P-Neighborhood Node and Area Concept Plans.

During the period in which this Master Plan is effective, all neighborhood node and area concept plans approved as completed Master Plan implementation action items by the Planning Commission are incorporated into Appendix P of the Master Plan. The intent of Appendix P is to serve as a collection point for plans developed and approved as part of the Master Plan implementation efforts. Therefore, Appendix P is adopted as part of this Master Plan by reference to the forthcoming content, as prepared by Township staff and when approved by the Planning Commission.

RECREATION PLAN

The Waterford Parks and Recreation Department is required to conduct a five year Recreation Plan in order to qualify for receipt of state grant funding to address the recreation needs established in the plan. The last Recreation Plan was adopted in 1997 and remained effective through early 2002. The next version of the Recreation Plan is being prepared concurrently with this Master Plan, and should be ready for adoption sometime in early 2003. Once adopted, this version of the Recreation Plan will remain in force for five years. During the period in which this Master Plan is effective, the operative Recreation Plan is adopted as Appendix R of this Master Plan, by reference.

WALKABILITY STUDY

As described in Chapter 6, Waterford’s Economic Development Corporation (EDC) funded a Walkability Study for the primary purpose of improving the development potential in Waterford Township. The EDC realized the important role pedestrian and bike access contributes to the quality of life, and wished to contribute this study as part of the Township’s master planning efforts. The Walkability Study reviewed the existing conditions of Waterford Township’s nonmotorized pathways and, based on that review and citizen input, identified opportunities for and constraints to improving the walkability of the Township. Objectives included basing future improvements on walkability principles, and including an extensive community participation component as part of the process.

There were two outcomes of the Study. The process allowed for a prioritization by the community of possible improvements with regard to walkability. The other outcome of the study was a project area, which incorporates several walkable pilot projects. Sidewalks, bike lanes, sign-shared roadways and crosswalk enhancements are the pilot projects that work together to connect schools, parks, and the Civic Center.

The Walkability Study was prepared by Beckett & Raeder, Inc. of Ann Arbor, Michigan with the objective of presenting the Township with a document that could be used to implement the walkability projects identified in the study. Because the implementation of this study achieves Master Plan Goal Three, *To Enhance the Walkability of Waterford*, the May 2001 Waterford Walkability Study is adopted as Appendix S of this Master Plan by reference.

WELLHEAD PROTECTION PLAN

The groundwork for Waterford Township’s Wellhead Protection Plan began in 1991 with the formulation of a Master Groundwater Protection Program. The program’s goal was to address the issues associated with protecting groundwater in a multi-faceted approach reaching across several departmental boundaries.

A study was initiated to prioritize the existing municipal well sites according to the need for completion of a wellhead plan. Zoning Ordinance standards were developed for groundwater protection. Subdivision regulations were amended to include design standards specifically addressing protection of groundwater and alternative review standards within sensitive wellhead zones.

In 1997, Waterford Township commenced organization of its Wellhead Protection Plan, expanding from the Oakland County Wellhead Protection Program, which they had joined in 1996. Enlisting the services of Snell Environmental Group, Inc. (now DLZ Michigan, Inc.), delineation studies of the first group of well sites was begun and the Wellhead Protection Team was formed.

The Waterford Township Wellhead Protection Team has met several times over the past two years, to develop the Waterford Township Wellhead Protection Plan. This plan is the result of the dedicated and cumulative effort on the part of the Waterford Township Wellhead Protection Team. The Team will continue to develop the Wellhead Protection Plan as it evolves in response to the ever-changing influence of social, economic, environmental and political impacts. Because the implementation of this study achieves Master Plan Goal One, *To Maintain, Improve, and Enhance Capital Infrastructure and Public Safety for the Health, Safety, and Welfare of Waterford Citizens*, and Master Plan Goal Six, *To Ensure and Enforce Land Use Development Practices that are Sensitive to Waterford’s Natural Environment*, the Wellhead Protection Plan is adopted as Appendix T of this Master Plan by reference.

OAKLAND INTERNATIONAL AIRPORT MASTER PLAN

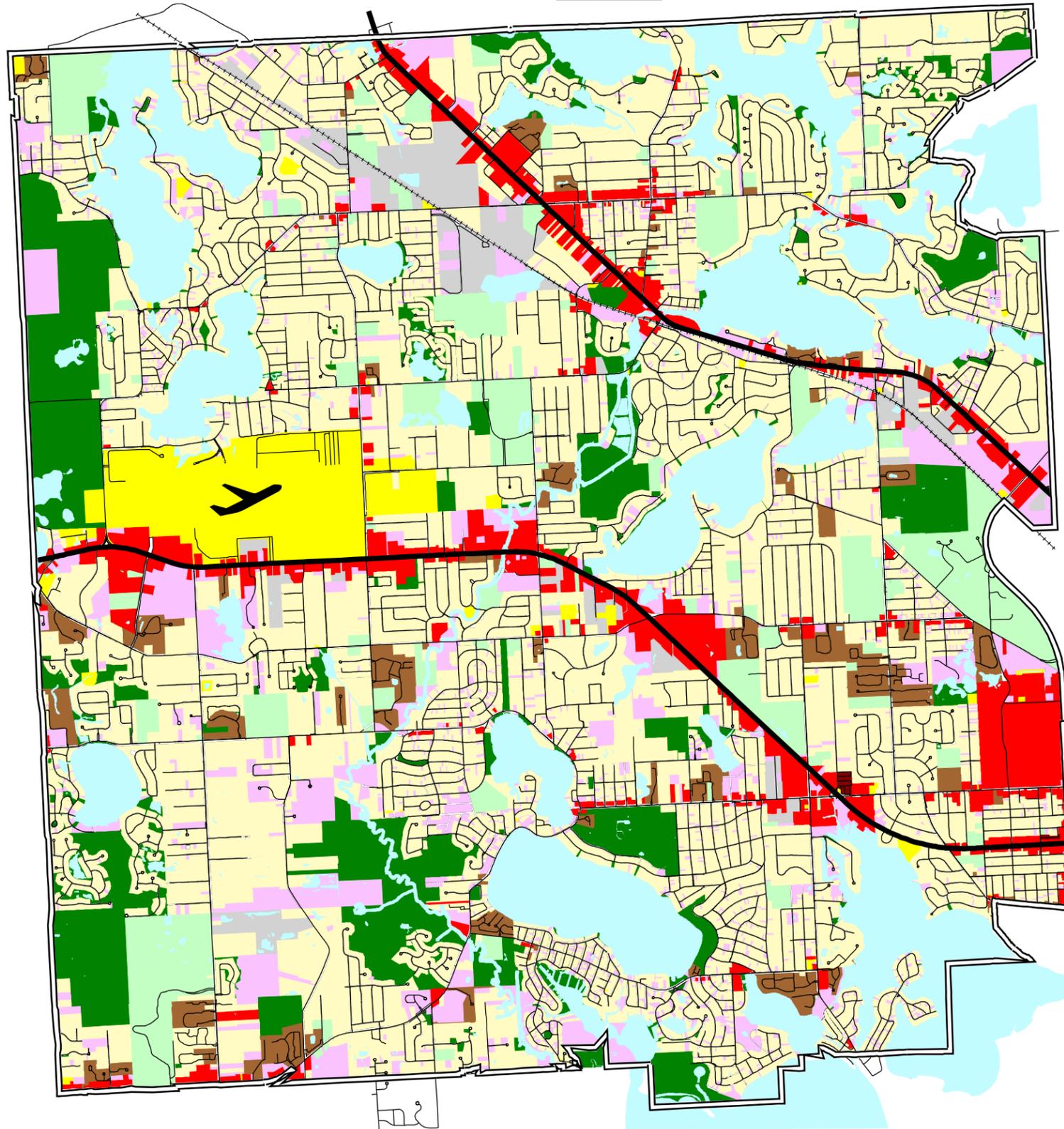
The Oakland County International Airport (OCIA) is located in the western section of the Township and is owned and operated by Oakland County. The OCIA is a general aviation airport that is situated on over 600 acres. The OCIA continually works on providing a safe and efficient airport facility that is balanced with efforts to minimize the environmental impact of the airport use. The commitment to these efforts is reflected in the OCIA’s master planning process. The OCIA Master Plan has been prepared to assess and direct improvements that will be required to accommodate future aviation demands. One of the purposes of this plan is to document long-term development recommendations. These recommendations are, in part, summarized in the OCIA capital improvement project list that has been prepared as part of the master planning documentation. The Oakland County International Airport Master Plan is adopted as Appendix U of this Master Plan, by reference, because the implementation of this plan achieves Master Plan Goal One, *To Maintain, Improve, and Enhance Capital Infrastructure and Public Safety for the Health, Safety, and Welfare of Waterford Citizens*, Master Plan Goal Two, *To Improve and Enhance the Transportation Network within Waterford*, Master Plan Goal Four, *To Create an Economic Climate Conducive to the Attraction, Retention, and Expansion of Business*, Master Plan Goal Six, *To Ensure and Enforce Land Use Development Practices that are Sensitive to Waterford’s Natural Environment*, and Master Plan Goal Seven, *To Retain, Enhance, and Promote Waterford’s Unique Character, Sense of Community, and Identity*.

WATERFORD SCHOOL DISTRICT MASTER PLAN

The Waterford School District (WSD) is instrumental to the successful education of Waterford’s children, as well as an important partner in the provision of community services to Waterford citizens. The WSD owns over 530 acres of property throughout the Township to use for current and future needs. The WSD, a governmental organization that derives its powers and responsibilities from the Michigan State Legislature, undergoes its own master planning process to assess and direct improvements that will be required to achieve its mission. The active Waterford School District Master Plan documents are adopted as Appendix V of this Master Plan, by reference, because the implementation of this plan achieves Master Plan Goal Four, *To Create an Economic Climate Conducive to the Attraction, Retention, and Expansion of Business*, Master Plan Goal Five, *To Provide Improved Recreational Opportunities to Waterford Citizens*, and Master Plan Goal Seven, *To Retain, Enhance, and Promote Waterford’s Unique Character, Sense of Community, and Identity*.

OAKLAND COUNTY SERVICE CENTER COMPLEX MASTER PLAN

A portion of the Oakland County Service Center Complex is located on nearly 200 acres of property in the eastern section of the Township. Combined with the adjoining property in the City of Pontiac, this Complex is the County Seat. The active Oakland County Service Center Master Plan documents are adopted as Appendix W of this Master Plan, by reference, because the implementation of this plan achieves Master Plan Goal One, *To Maintain, Improve, and Enhance Capital Infrastructure and Public Safety for the Health, Safety, and Welfare of Waterford Citizens*, Master Plan Goal Two, *To Improve and Enhance the Transportation Network within Waterford*, Master Plan Goal Four, *To Create an Economic Climate Conducive to the Attraction, Retention, and Expansion of Business*, and Master Plan Goal Seven, *To Retain, Enhance, and Promote Waterford’s Unique Character, Sense of Community, and Identity*.



Waterford Township Master Plan

Current Land Use

Legend

- Single Family Residential
- Multiple Family Residential
- Mobile Home Park
- Public/Institutional
- Recreation/Conservation
- Commercial
- Industrial
- Vacant
- Water
- Transportation, Utilities & Communications

- Township Boundary
- Major Roads
- Roads
- Railroad

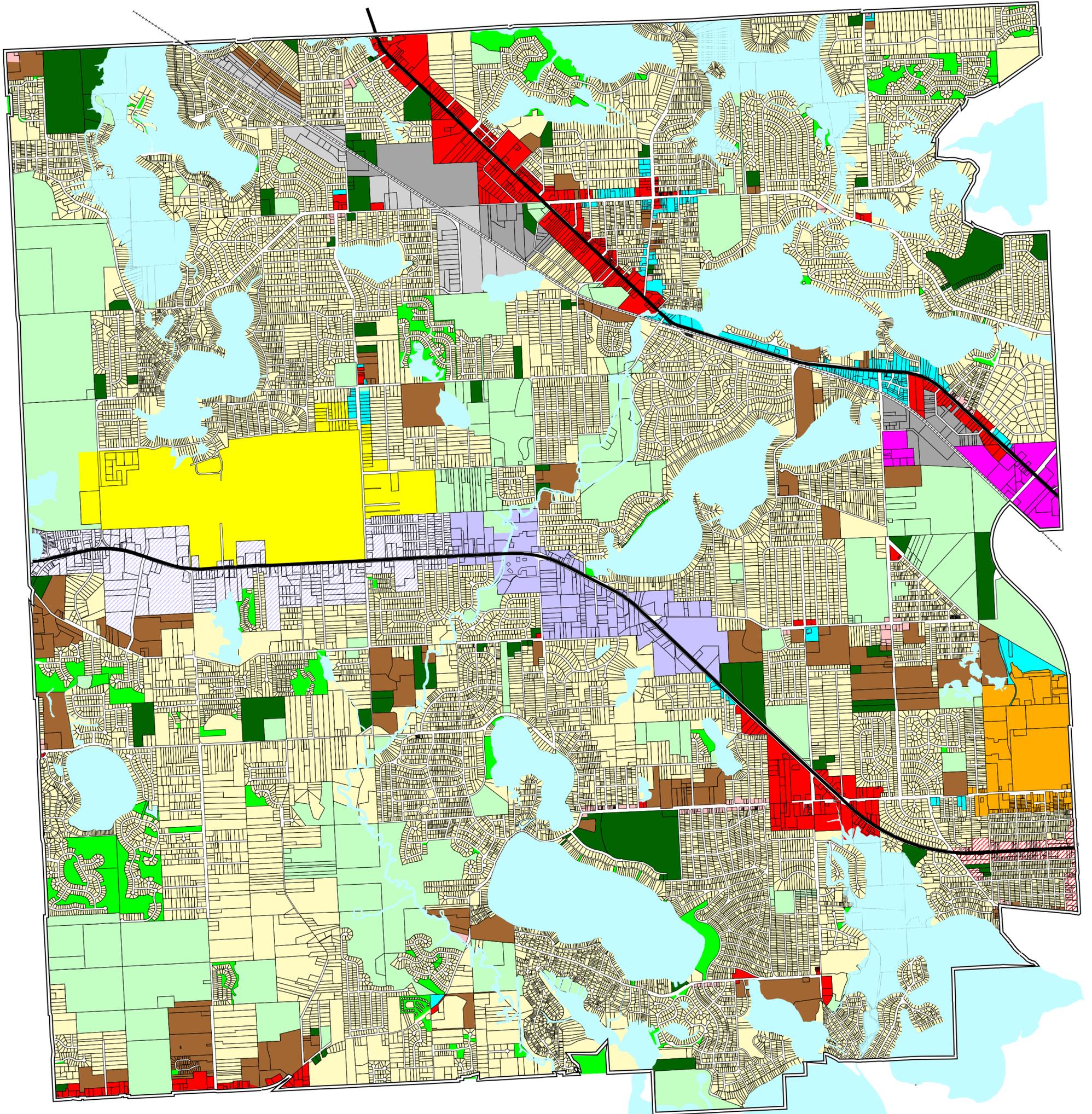


This map is intended to provide general information only. For more detailed map information on the topic of this map, please visit the Charter Township of Waterford web site at www.twp.waterford.mi.us or contact the Community Planning & Development Department at (248) 674-6256.

Source: Waterford Township Community Planning & Development Department

Map #12

January 2, 2003



**Waterford Township
Master Plan**

FUTURE LAND USE




Source: Waterford Township Community Planning & Development Department

Map #13

January 2, 2003

Legend

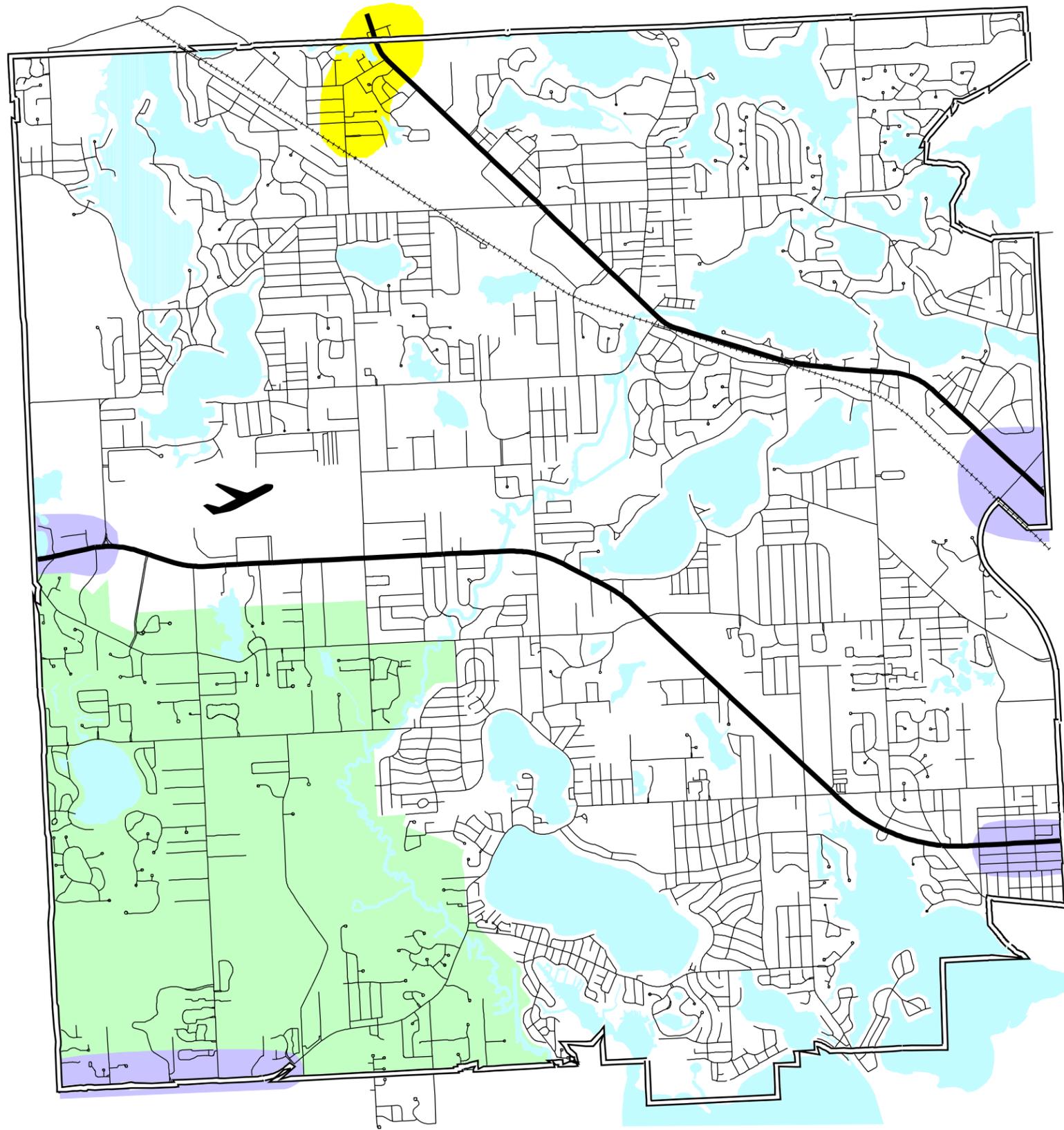
| | | |
|--|---|---|
| <p>Residential</p> <ul style="list-style-type: none"> Single Family Multiple Family <p>Public & Open Space</p> <ul style="list-style-type: none"> Public Lands Quasi-Public Lands Private Common Areas | <p>Higher Intensity</p> <ul style="list-style-type: none"> Light Industrial General Industrial Airport | <p>Commercial/Office</p> <ul style="list-style-type: none"> Local Business Community Business High Tech Services Central Community Urban Business Planned Destination Regional Commerce Office |
|--|---|---|

Road ROW

Township Boundary

Major Roads

Rail Road



**Waterford Township
Master Plan**

***FUTURE LAND USE
PROPOSED OVERLAY
DESIGNATION AREAS***

Legend

-  Gateway Overlay
-  Historic Preservation Overlay
-  Open Space Overlay

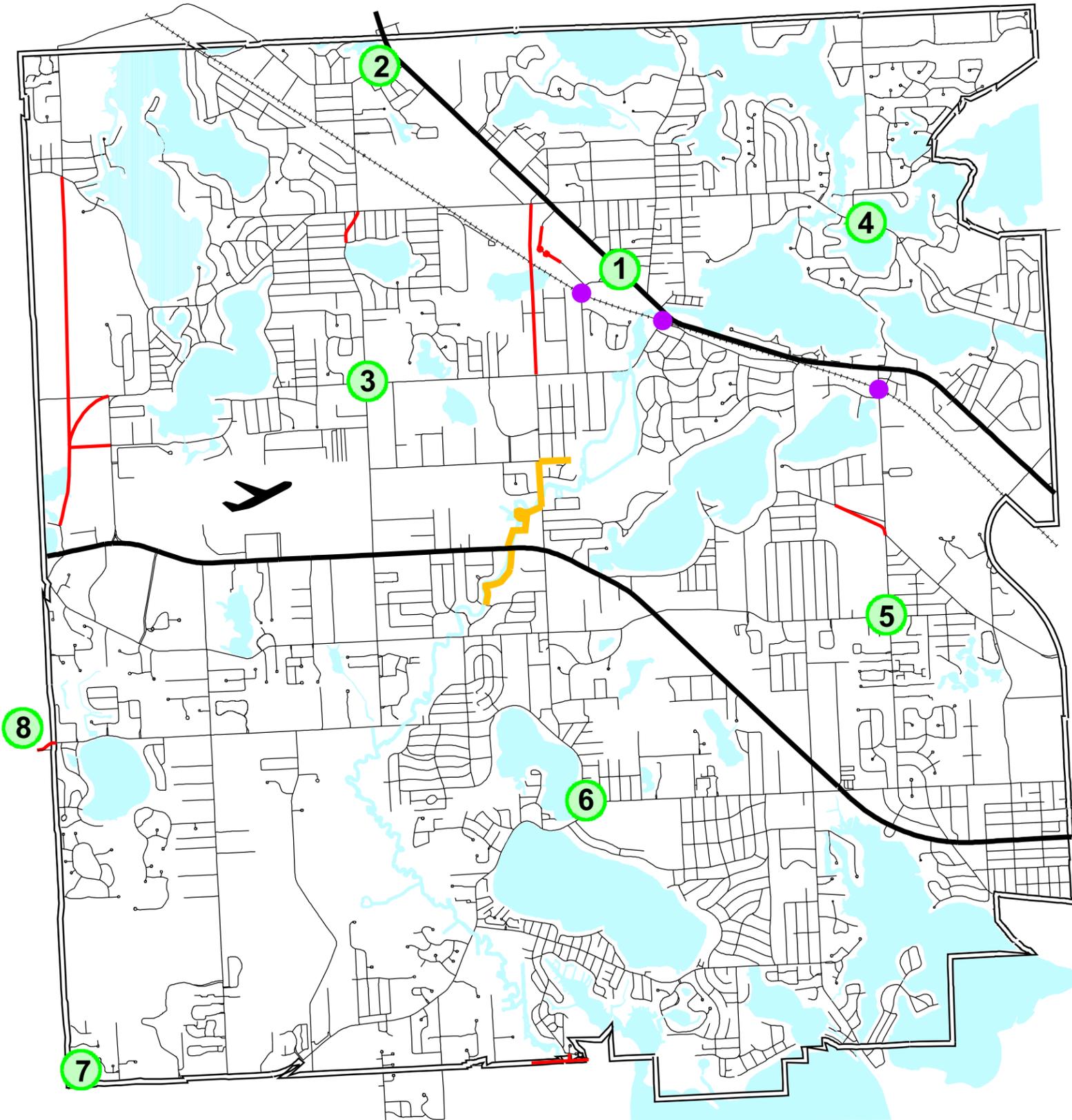
-  Township Boundary
-  Major Roads
-  Roads
-  Railroad



Source: Waterford Township Community Planning & Development Department

Map #14

February, 2003



Waterford Township Master Plan

FUTURE LAND USE

PROPOSED TRANSPORTATION IMPROVEMENTS & NEIGHBORHOOD NODES

Neighborhood Nodes

- 1 Dixie Hwy/Frembes Road
- 2 Dixie Hwy/Andersonville Road
- 3 Hatchery Road/Airport Road
- 4 Clintonville Road/Walton Blvd
- 5 Pontiac Lake Road/Scott Lake Road
- 6 Cooley Lake Road/Elizabeth Lake Road
- 7 Cooley Lake Road/S Williams Lake Road
- 8 Elizabeth Lake Road/S Williams Lake Road

- Riverwalk - Ped Trail
- Proposed Road Improvements
- Proposed Grade Separations

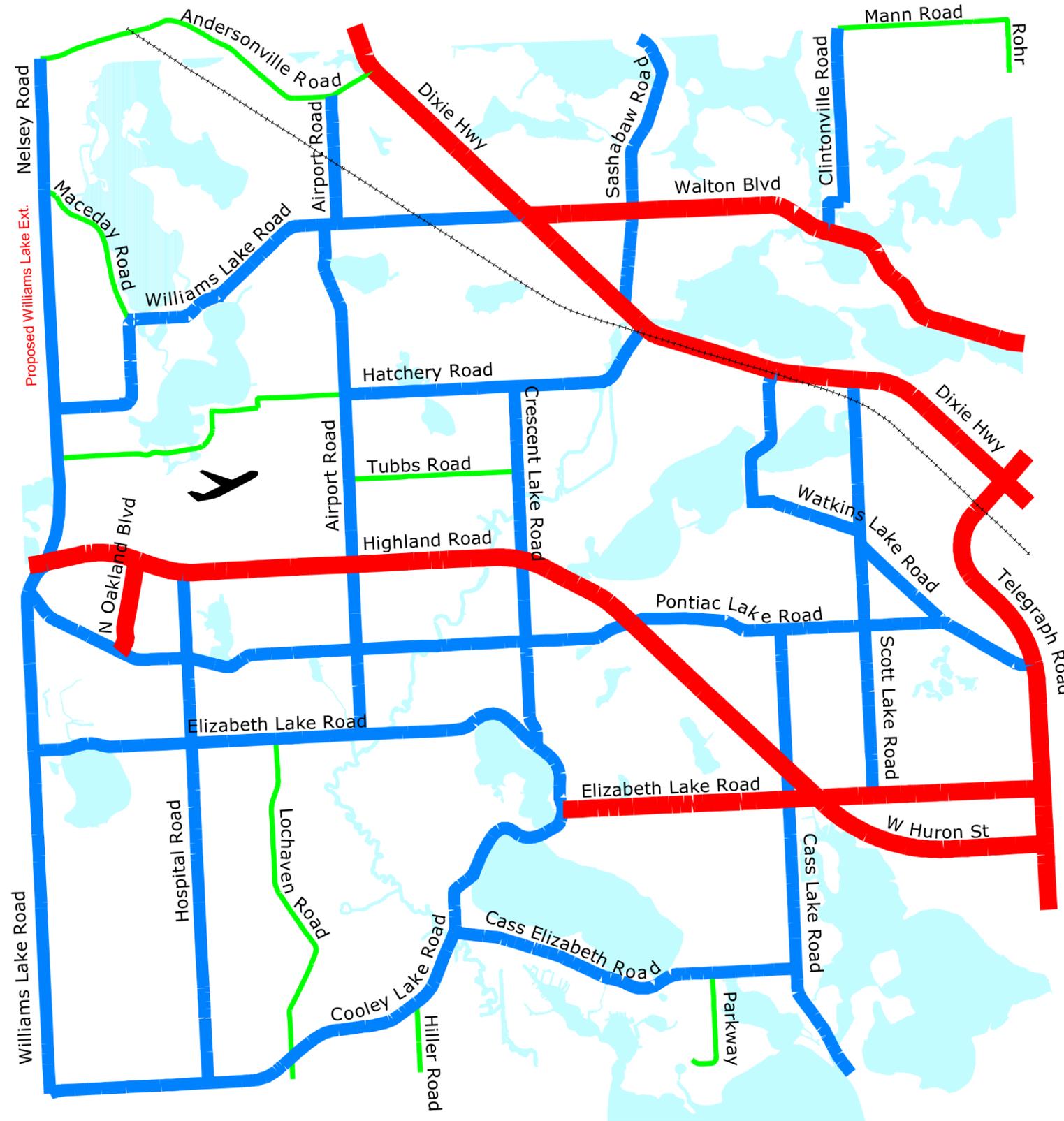
- Township Boundary
- Major Roads
- Roads
- Railroad



Source: Waterford Township Community Planning & Development Department

Map #15

February, 2003



**Waterford Township
Master Plan**

**PROPOSED MAXIMUM
TRAFFIC LANES**
Based on Build-out Conditions

Legend

-  2 Lanes
-  3 or 4 Lanes
-  4 Lanes with Enhanced Median
-  Rail Road



Source: Waterford Township Community Planning & Development Department

Map #16

January 2, 2003