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MEMORANDUM

TO: Northfield Township Planning Commission

FROM: Douglas J. Lewan, Community Planner

DATE: July 25, 2014

RE: Proposed Master Plan Review in Southwest Area (Sub-Area 3)

As we prepare to discuss potential changes to our Master Plan we have provided you with additional information that should be used to supplement the material previously provided.

The following is attached for your use and information:

1. As required by statute we have prepared our "Notice of Intent to Amend the Master Plan." This is a required first step in this process and we have provided it so that you can see who is notified when we amend the plan.
2. Based on our joint meeting it was clear that both the Board and Planning Commission were in favor of continuing to review the Master Plan for this part of the Township. To that end we have provided two (2) potential options for study. There are other options, but I believe having something to react to will help our discussion on the ultimate boundaries of the study area. "Potential Study Area 1" is broad and encompasses a larger area than "Potential Study Area 2." I would recommend "Study Area 2" as it has a relationship with Whitmore Lake Road and U.S. 23. However both options are provided for your discussion.
3. We have provided four (4) options for considering future land use designations. These again are for illustrative purposes as additional study should be done before selecting one or any alternative.
 - *Current Master Plan* - No change to the current Master Plan is reflected in the "Current Future Land Use Map." As I always say "doing nothing is always an option." This option would of course allow only very low density development and open space uses.

- *Proposed Future Land Use Alternative 1* – This alternative (not in any order of preference) is what is being proposed by the Biltmore Development group. We've also added the property directly north of the Biltmore parcels to avoid an "island" of AG planned property. This option results in a substantial residential density increase, especially if sewer service is brought to this area. As noted previously, this is a significant departure from the current Township Master Plan. It is our recommendation that additional study be carried out by the applicant for this or any proposed change. Please see our comments at the end of this memorandum.
- *Proposed Future Land Use Alternative 2* – This alternative proposes a change to only the northern most portion of the Biltmore area. This alternative also adds the property directly north of the Biltmore area into the MDR category. This is proposed to avoid an "island" of AG planned area bounded by our new Mixed Use – South Designation as noted above. All property south of Northfield Church would remain planned as AG.
- *Proposed Future Land Use Alternative 3* – This alternative is a more modest approach to development and would allow additional density to property along the Whitmore Lake Road Corridor. The proposed LDR designation would allow up to 1 unit per 2 acres. This density would not need sewer service and could of course be clustered. You may also note that the most southern portion of the property is shown as remaining in the AG plan designation.

The alternatives provided above are for discussion purposes only at this point as there are multiple other alternative schemes that could be proposed. Consideration of these alternative will help us determine potential impacts of these alternatives and potential studies that the developer would have to complete moving forward.

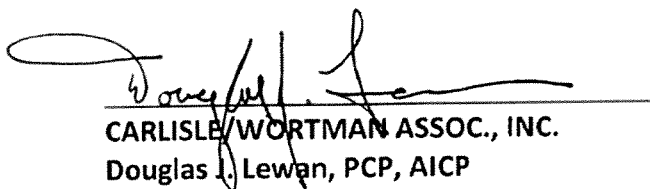
4. For your information we've provided an aerial photograph of the area under consideration. As we noted in previous material provided to the commission and board, wetlands and woodlands can be seen in the central most parcel of the study area.
5. Natural Feature mapping is again provided for your information. As with the aerial photograph the central properties have a significant woodland and wetland complex.
6. Bioreserve Areas – We've provided a description of the "Bioreserve" areas as identified by the Huron River Watershed Council (HRWC). A description of the bioreserves ranging from High to Low is provided along with a map of these areas in the southwest area. As you can see from this mapping the central property included in the Biltmore proposal is described as a "Medium Rank Bioreserve." This designation goes along with information provided in this packet and in other sources available to the Township.

In addition to the information available to us now and to help get a clear picture of where we are going and the implications of density we recommend the following:

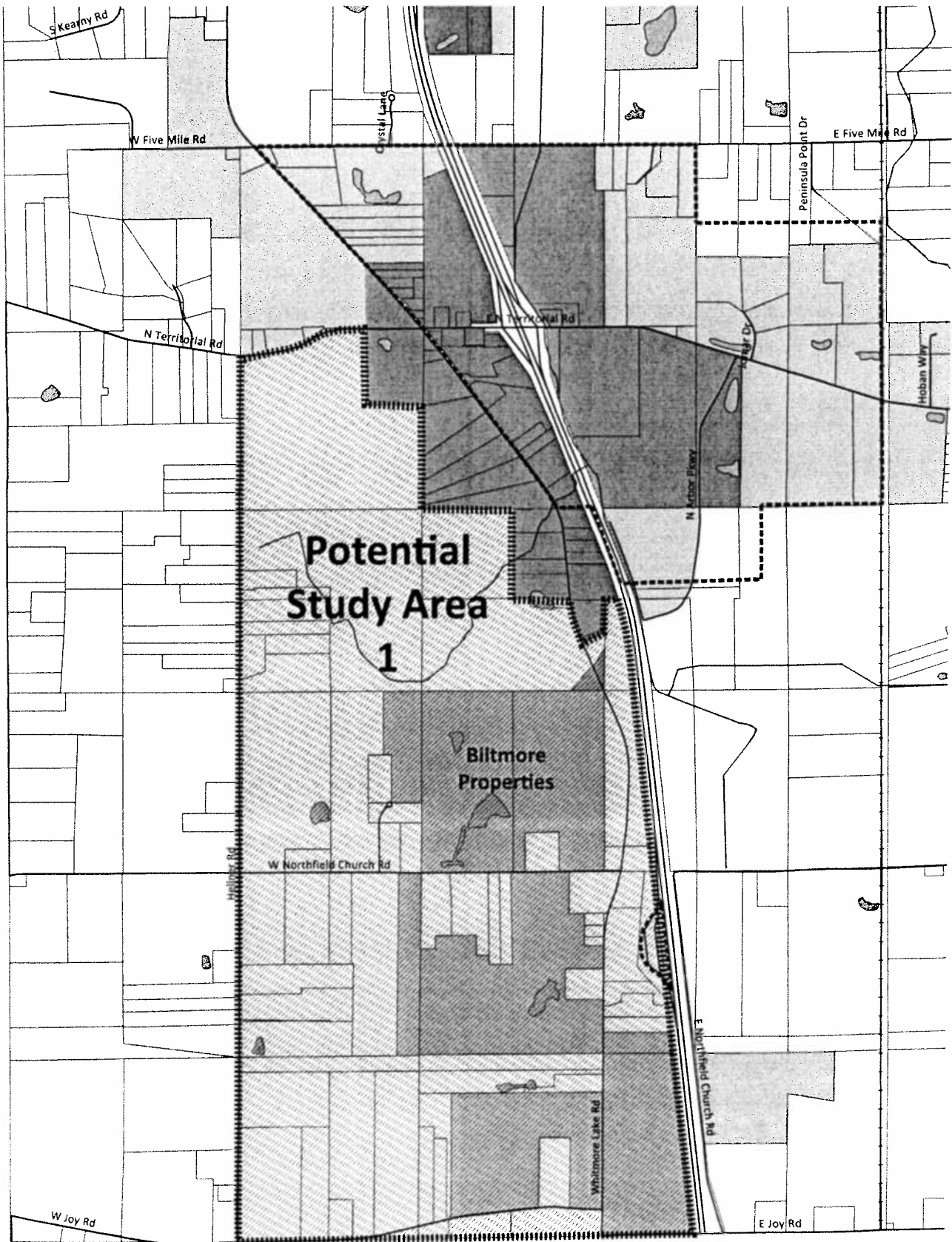
1. A sewer capacity study be completed by the developer. This is particularly important to those properties currently within the district. Once completed our Township Engineer would review the results. Adequate capacity should exist for not only new property being brought into the district, but for those properties already in the district including commercial and industrial properties. This study should also reveal any costs to system improvements that would be borne by the developer.
2. A basic traffic analysis be completed by the developer. Traffic impacts should be clearly known at this stage of the review process for both impact to the Township and so the developer knows his responsibility for any system improvements.
3. That a cost of services study be completed. This would include both negative and positive impacts. There seemed to be a desire from some Board members for this type of study to help determine the positive (or negative) financial effects of growth on the area. Biltmore could provide such a study and have it reviewed by the Township.

As we move forward in reviewing the Township Master Plan, these as well as other important issues should be considered by the Planning Commission as well as the Township Board. As I've mentioned both in writing and at the joint meeting of the Planning Commission and Township Board this is not an all or nothing proposal. One of the alternatives that provides for a "step-down" of density from north to south would seem to be more compatible with the general goals and policies of the current Master Plan. This is particularly true when the significant natural features of the central portion of the study are considered.




The Planning Commission should review the alternatives and be ready to discuss them at our next meeting. Also we should be ready to direct the applicant in the kind of study(ies) that might be needed to help us come to a final recommendation on this issue to the Township Board.



CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal

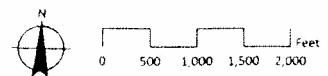


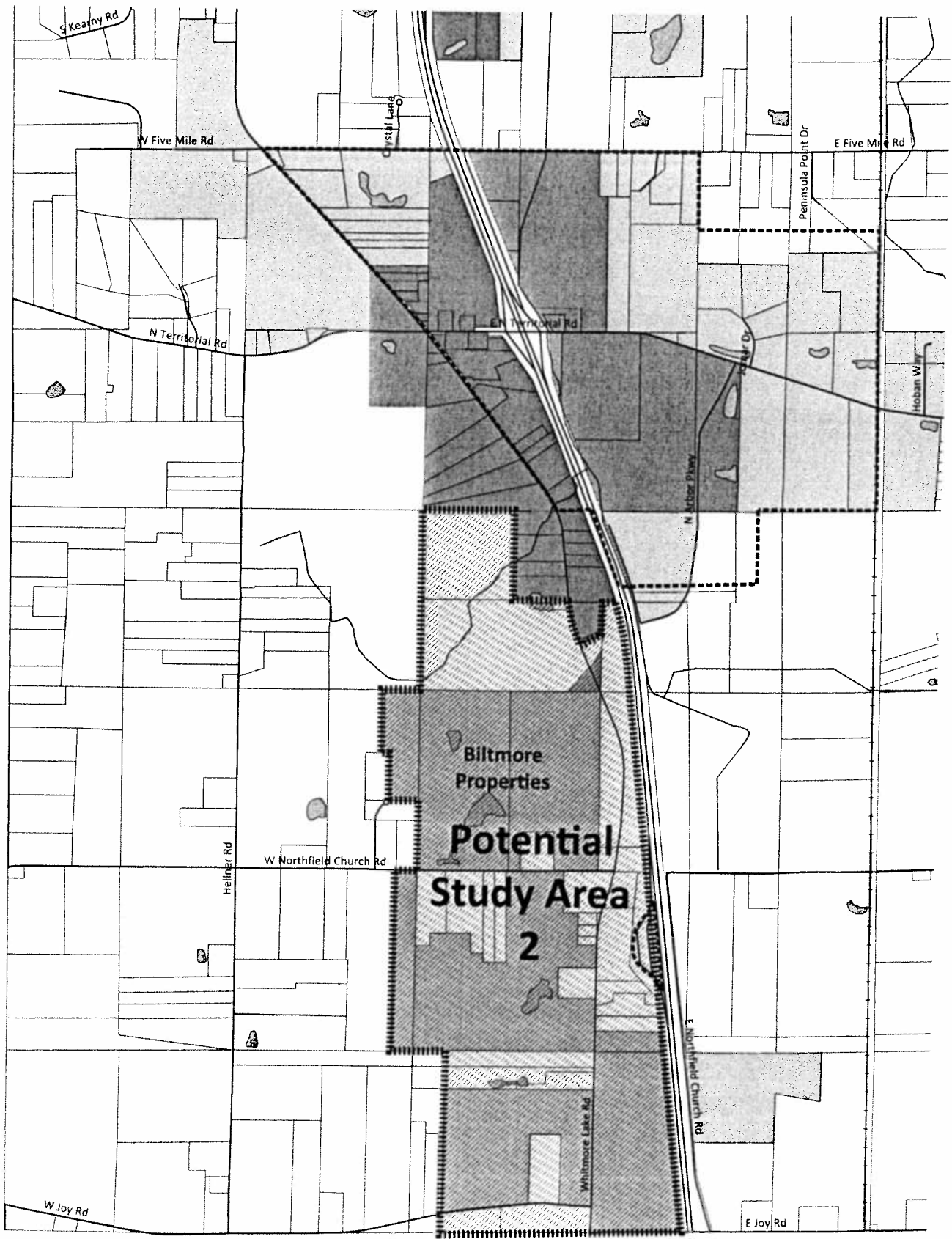
- AG - Agricultural (5 Ac.)
- LDR - Low Density Residential (2 Ac.)
- MDR - Medium Density Residential (1/4 to 1 Ac.)
- HDR - High Density Residential (6 to 14 Units/Ac. & Sewer)
- MH - Manufactured Home
- VC - Village Center - Mixed Use
- MU - Mixed Use
- HC - Highway Commercial
- I - Industrial
- RC - Recreation/Conservation

-  Potential Study Area
-  Biltmore Properties
-  Sewer Service Area

Southwest Area Plan

Northfield Township Washtenaw County, Michigan

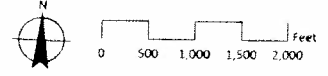




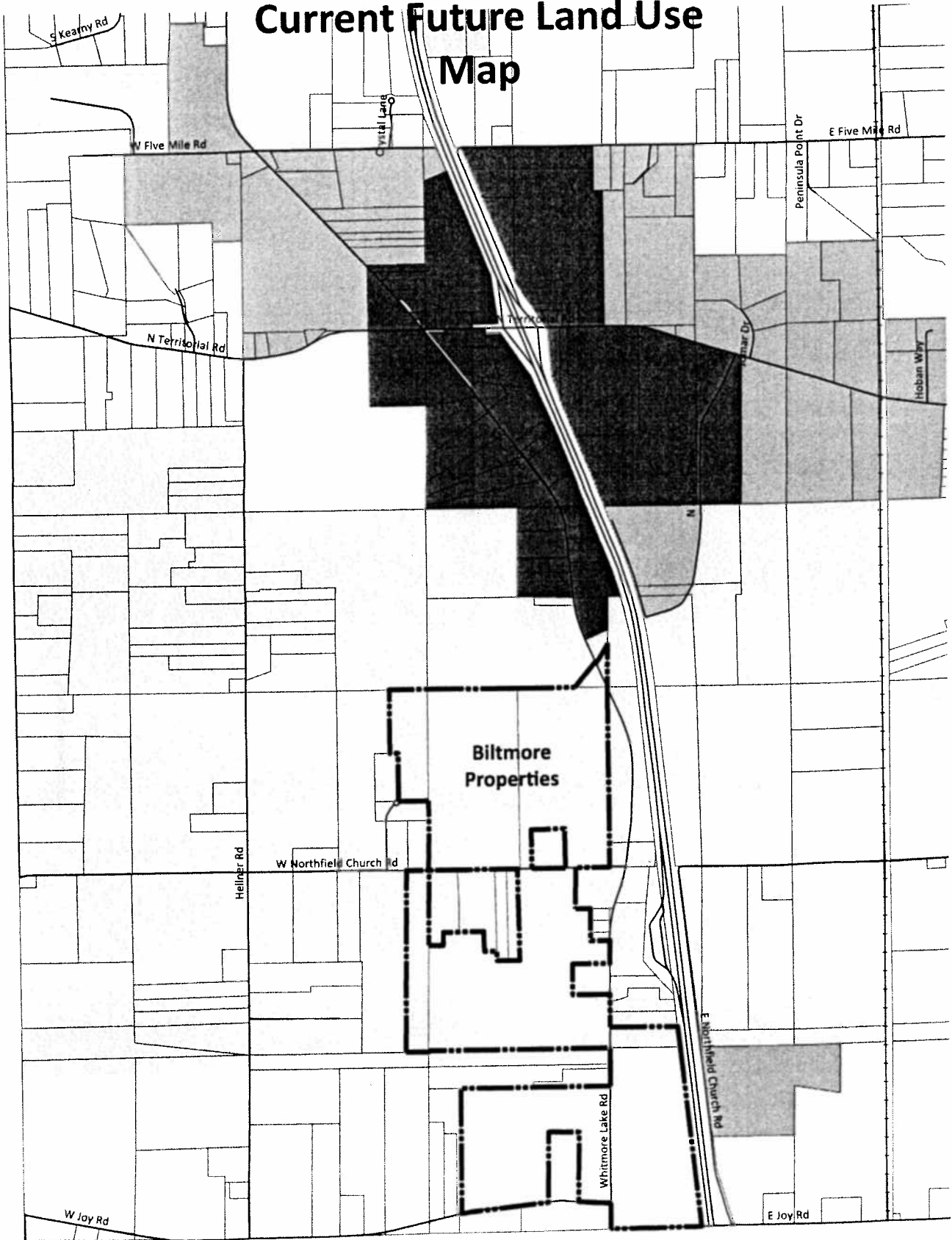
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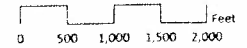


Current Future Land Use Map

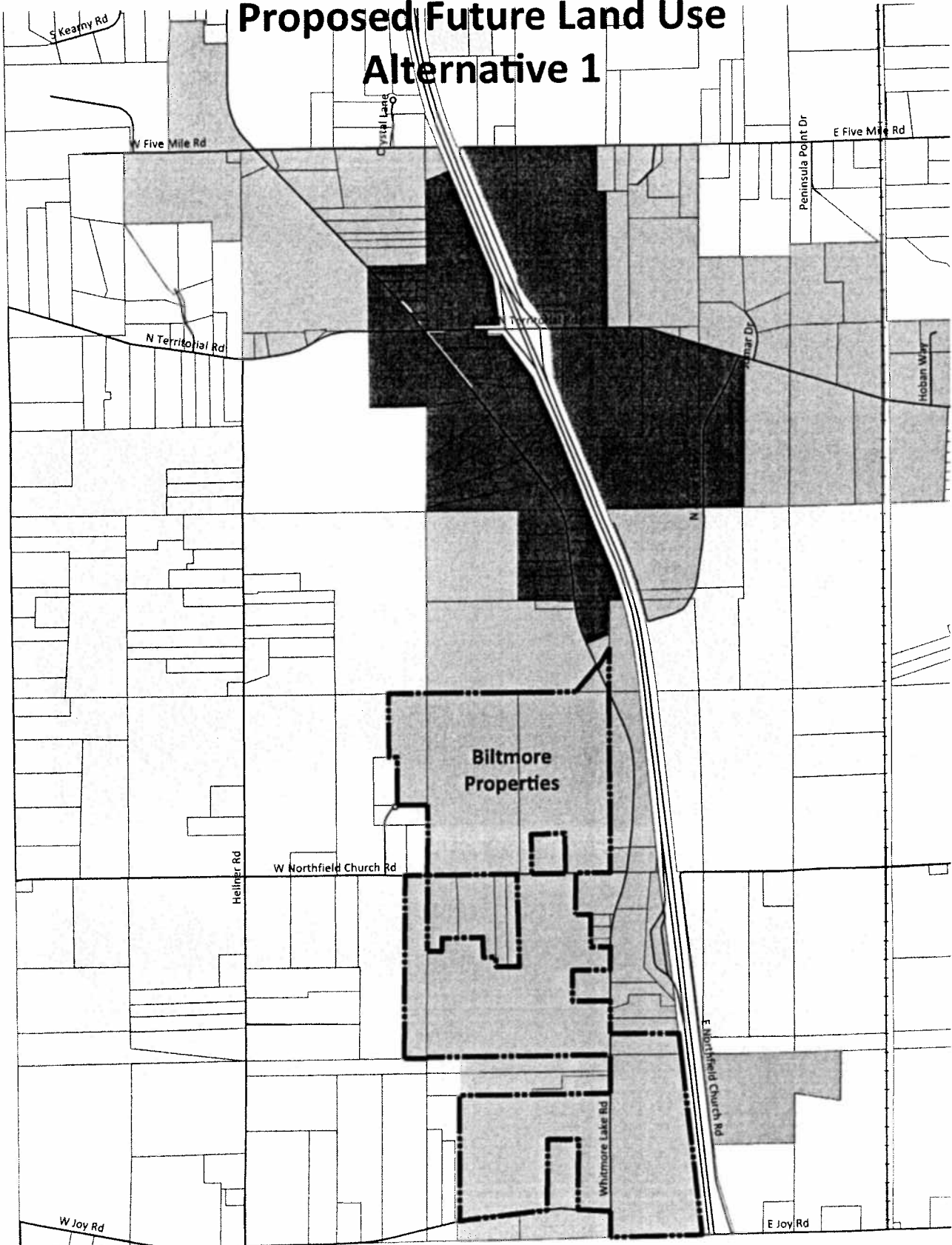


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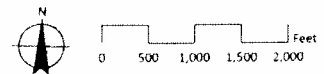


Proposed Future Land Use Alternative 1



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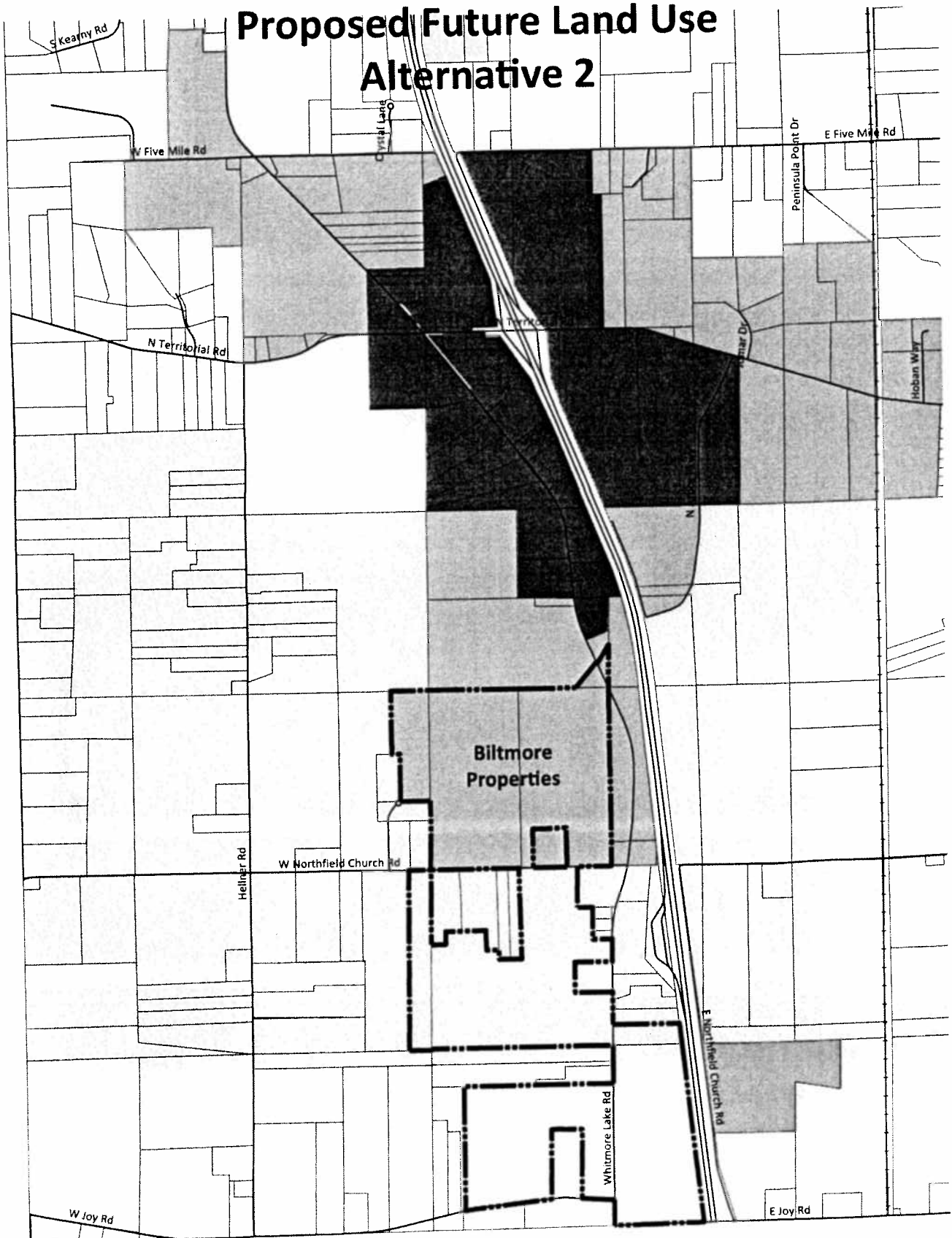
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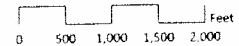


Proposed Future Land Use Alternative 2

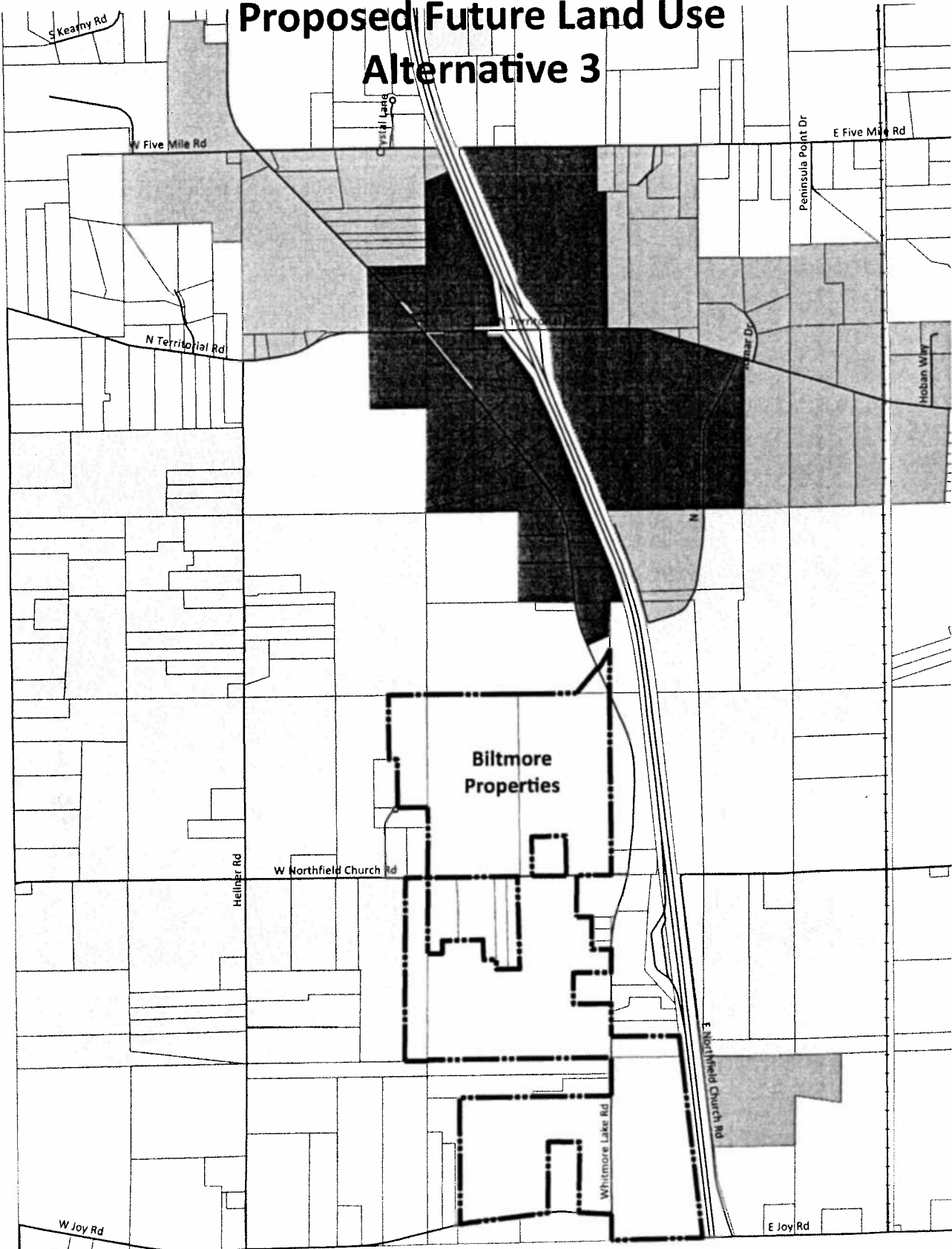


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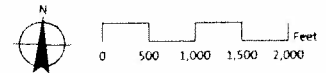


Proposed Future Land Use Alternative 3



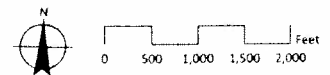
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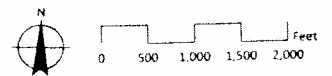


Natural Features



- Emergent Wetland
- Scrub-Shrub Wetland
- Forested Wetland
- Woodland
- Lake
- Stream
- Floodplain
- 2-Foot Contour
- Biltmore Properties
- Sewer Service Area

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Bioreserves



Source: Bioreserves Information from the
Huron River Watershed Council

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Washtenaw County, Michigan

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