

Ann Arbor Charter Township

3792 Pontiac Trail
Ann Arbor, Michigan 48105-9656
734-663-3418 Fax 734-663-6678
www.aatwp.org

Michael Moran, Supervisor
Rena Basch, Clerk
Della DiPietro, Treasurer

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TO: Contiguous Municipal Legislative Body, SEMCOG, WATS, Washtenaw County Board of Commissioners, Public Utilities, Railroad Company, and others required to be noticed.

FROM: Ann Arbor Charter Township Planning Commission
3792 Pontiac Trail
Ann Arbor, MI 48105

DATE: December 5, 2011

RE: **Ann Arbor Charter Township Proposed Master Plan Amendment**

Enclosed for your review and comment is a draft of the proposed Ann Arbor Charter Township Master Plan Amendment which is being provided to you in accordance with Section 41 of the Michigan Planning Enabling Act, PA 33 of 2008, MCL 125.3841.

Any comments on the proposed Master Plan Amendment must be sent to the Ann Arbor Charter Township Planning Commission at the address above by personal delivery or first class mail delivery of a hard copy of the comments or by electronic mail to the following address: jcollins@aatwp.org, within forty-two (42) days after the date of this submission.

TAKE NOTICE: There will be a public hearing on the proposed Master Plan Amendment on February 6, 2012 at approximately 7:30 p.m. at the Ann Arbor Charter Township Hall, 3792 Pontiac Trail, Ann Arbor, Michigan 48105.

Thank you for your consideration. The Ann Arbor Charter Township Planning Commission looks forward to receiving and reviewing any comments you may have.

Sincerely,



Lee Gorman
Secretary
Ann Arbor Charter Township Planning Commission

PART 5: POLICIES

A. INTRODUCTION

Policies define courses of action for the Township. While goals tend to be general in nature and provide a vision of the community, policies establish definite positions on particular topics. Policies are often quantifiable and are directly associated with a goal. When policies are officially adopted, they commit a jurisdiction to courses of action. Those courses of action are carried out through implementation plans, which define the actions the Township plans to take, such as an amendment to the Zoning Ordinance or the establishment of a new agricultural preservation program. Implementation recommendations are included in Part 6 of this Plan. The following are the policies established for the Township.

B. LAND USE PATTERN POLICIES

These policies relate to all potential land uses and address the relationship between rural and urban densities, regardless of the land use.

1. A clear separation of rural and urban land uses will be encouraged by dividing the two with physical elements where possible.

The M-14 freeway and the Huron River west of the M-14 river crossing will be generally considered the transition area between urban uses to the south and much lower density uses to the north. The area north of this line will be rural residential and agricultural in use,

except the existing suburban residential use in the area between Whitmore Lake Road and US-23 and in the Warren Road/Pontiac Trail intersection area. The area south of this line will be primarily urban or suburban in use. The Ford Road residential area, which is south of M-14, is an exception because it is an established large-lot, low-density, rural residential area with significant natural features.

2. Public water and sanitary sewer services will be used to support the distinction between urban and rural areas, and to protect the designated rural area from intrusion by urban development.

These services will be provided only in the designated service areas. They will not be extended north of the M-14 freeway and Huron River line except in the designated areas shown on Maps 11 and 12.

Areas outside the designated public water and sanitary sewer service area will remain in agricultural use, or be served by on-site wells and septic tanks/drainfields as approved by the Washtenaw County Environmental Health Department, and under certain limited circumstances, private community wastewater systems.

C. AGRICULTURAL AND OPEN SPACE POLICIES

Agricultural Preservation Area Policies

Ann Arbor Township has a large area of actively farmed land contained within approximately 10 square miles in two large blocks. located in the north section of the Township. However, the Township's farmland is under increasingly intense pressure for residential development. Intrusion of residences on scattered lots would quickly destroy the sustainability of this area for farming operations. Within this area, agricultural preservation is a priority. The Agricultural Preservation Area is overlaid onto this section of the Township, but concentrated in two separate planning areas: an Agricultural Production Area and an Open Space Preservation Area. This region was selected because of suitable soils and the following farmland characteristics, which are necessary for long-term agricultural production:

- Soils are generally rated by the USDA Natural Resource Conservation Service as Class II, which are the highest ranking soils for crop production in Washtenaw County.
- The parcels of land within the ere preservation area are would allow for preservation of large contiguous areas within each of two large blocks.
- Most parcels in the area are zoned A-1; with much of the remainder are zoned R-C. Other actively farmed parcels are zoned for residential uses because of their proximity to major road corridors or the Village of Barton Hills.
- Most of the tillable land is currently farmed.

The policies are:

1. Existing agricultural lands in the Agricultural Production and Open Space Preservation Areas identified on Map 8 will be preserved. At the request of the property owner, this policy could also be applied to currently farmed lands in the Agricultural Preservation area even if the parcels are planned for uses other than agricultural uses.
2. Small-scale agricultural operations will be encouraged in this area. These will include cultivation of fruits and vegetables, specialty farming, and non-intensive raising of livestock and fowl grazing and pasturing.
3. The designated agricultural area will not be served by public water and sanitary sewer service. The designated area is outside the Township's adopted water and sanitary sewer service area. In addition, such services would be incompatible with agricultural activities. Individual septic tanks/drainfields and water supply wells will be encouraged to serve residences on individual lots in this area, and under certain limited circumstances, private community wastewater systems may be used.
4. Natural features in the area will be preserved. Such features, including woodlands and woodlots, wetlands, stream corridors, steep slopes, groundwater recharge areas, landmark trees, and fence rows should not be modified or removed.
5. The amount of land in the designated area that is to be available for agricultural use should be maximized and the remaining farming parcels should be contiguous.

6. The Township will coordinate planning efforts with adjacent Townships along the common boundaries to preserve agricultural land in the adjoining areas.

7. Land in this area is eligible for purchase of development rights (PDR) under the Township PDR Program.

8. Specialized zoning districts for clustering residences will be established in the Agricultural Preservation Area. In such districts density bonuses will be allowed on properties in which land is permanently protected under a suitable conservation easement

- Most parcels in the area are zoned A-1; the remainder are zoned R-C.
- Most of the land is farmed.
- Most of the designated area does not have significant areas of natural features.

The policies are:

1. The minimum lot area for farming operations with a farm residence will remain at 10 acres.
2. Residences will be permitted in the designated agricultural production area under specific conditions designed to enhance the agricultural character of the area and preserve productive agricultural lands in the Township.
3. Clustering residences will be strongly encouraged and will be allowed in the Agricultural Production Area under these conditions:
 - They will be located on the smallest possible lots.
 - The lots will be located in areas that will have minimum interference with and from farming operations.
 - The locations and sizes of lots will minimize loss of the most productive farmland. To this end the maximum lot area will be one acre, unless a larger lot is required by Washtenaw County for an on-site well and septic tank/drainfield. In that situation the maximum lot area will be the smallest area that is required to meet the county's requirements.

Agricultural Production Area Policies

The Agricultural Production Area is a core area of farmland located in the northwest and north central sections of the planning area (see Map 8). It has an area of approximately 5 square miles and is designated in the Plan for agricultural production. These lands have all the characteristics deemed necessary for long term agricultural production, namely:

- Soils are generally rated by the USDA Natural Resource Conservation Service as Class II, which are the highest ranking soils for crop production in Washtenaw County.
- Each parcel in the designated area, with one or two exceptions, is at least 20 acres in size.
- The parcels of land within the core area are contiguous within each of two large blocks.

- The maximum number of residences that will be permitted will be based on a density of 0.10 DU/acre. The acreage will be based on the gross area of the lot, less the area in existing and planned road rights of way, regulated wetlands and 100 year floodways.
- Density up to a maximum of 0.14 DU/acre may be permitted when residences are clustered and the entire development is rezoned using a special Agricultural Preservation Residential District (APD). The APD will be the only zoning mechanism in which this density bonus will be allowed. In such a district at least 80 percent of the predevelopment tillable farmland will be permanently protected via a Conservation Easement with the Township (or an entity approved by the Township) and the post-development farmland will be owned by the Township or a person or entity whose principal occupation or purpose is focused on farming or preserving farmland.

Open Space Preservation Area Policies

This area of mixed farmland and natural areas is located in the northeast and north central sections of the planning area. It has an area of approximately 5 square miles and is designated in the Plan for open space preservation residential and agricultural use.

1. Clustering of residences will be strongly encouraged in the parts of designated rural residential areas that are intended for open space preservation. Clustering will maintain relatively large tracts of undivided and undeveloped land for

possible small-scale agricultural uses, general open spaces and preservation of natural features. Small scale farming operations will be encouraged on larger lots in this area.

2. Residences will be permitted in the designated open space preservation area under conditions designed to enhance the rural character of the area and preserve quality open space in the Township
3. Clustered residences will be permitted in the designated open space preservation area under the following conditions:

- They will be located on the smallest possible lots.
- The lots will be located in areas that will have minimum interference with and from farming operations or natural features.
- The locations and sizes of lots will minimize loss of the most productive farmland or preserve natural features. To this end the maximum lot area will be one acre, unless a larger lot is required by Washtenaw County for an on-site well and septic system. In that situation the maximum lot area will be the smallest area that is required to meet the county's requirements.
- The maximum number of residences that will be permitted will be based on a density of 0.10 DU/acre. The acreage will be based on the gross area of the lot, less the area in existing and planned road rights of way, regulated wetlands, and 100 year floodways.

- A density up to 0.2 DU/acre is permitted when residences are clustered and the entire development is rezoned using a special Open Space Preservation Residential District (OSPRD). In such a district at least 60 percent of the open space or farmland will be permanently protected via a Conservation Easement with the Township (or an entity approved by the Township) as the easement holder. The OSPRD is the only zoning mechanism in which this density bonus is allowable. Agriculture is a permitted use in an OSPRD.
- Additional residential policies for this region are included in Section 5.D.

D. RESIDENTIAL AREA POLICIES

The Master Plan is designed for a population capacity that is consistent with existing conditions and the objectives for the future Township. The Plan is therefore not designed for a specific time period or projected population. The following policies prescribe the location and character of future housing development and are intended to protect and enhance existing residential areas in the Township.

Density Policies

1. The Plan designates three major classes of residential areas based on density: rural, suburban, and urban.

Rural Residential

The rural (0.2-0.5 DUs/acre) class is the least dense category for residential development. This area is made up of

Residential Class	Sub class	Density (Dwelling Units/Acre)	Public Water	Public Sewer
Rural	Rural	0.2-0.5	N/Y	N/Y
Suburban		0.5-1.0	N/Y	N/Y
Urban	Low Density I	1.0-2.0	Y	Y
	Low Density II	2.0-4.0	Y	Y
	Medium Density	4.0-6.0	Y	Y
	High Density	6.0	Y	Y

large lot, estate residences situated near areas that are primarily reserved for open space and agricultural use.

Suburban Residential

The suburban (0.5 to 1.0 DUs/acre) class is a transitional category between rural and urban residential areas, as far as density hierarchy is concerned, but not necessarily in a geographic sense. Lots in this class are considered to be too small for agricultural activities. The suburban residential areas outside the water and sanitary services areas will be not be served by public water or sanitary sewer services.

Urban Residential

The urban residential classes require central water and sanitary sewer services and are located in areas in which these services will be provided. The urban category is further divided by density.

- The 1 to 2 and 2 to 4 DUs/acre classes are both located in primarily single-family detached areas, although single-family attached

dwelling units are possible in 2 to 4 DUs/acre areas as well. These classes are located in areas in which dwellings at similar densities currently exist.

- The 4 to 6 DUs/acre class is for medium density residences, such as single-family attached dwellings, mobile home parks, townhouses and low-density multiple-family dwellings. The high-density class is intended primarily for multiple-family type dwelling units.
 - The 6 DU/acre class is the most dense residential category in the Township and is reserved for limited areas where the impact of high density residential development can best be mitigated and will have the least impact on less dense areas of the Township.
2. Residential areas will be designated in terms of density, rather than type of dwelling unit or residential building type (single-family detached or attached, multiple-family dwelling, etc.).

Density ranges do relate to certain types of dwelling units; for example, the rural residential classes are primarily single-family detached dwellings and the high-density class is primarily multiple-family dwellings. Density transfer might create a net density on a parcel of land within a density class that will be high enough to result in a change in dwelling unit type. An example is a concentration of density on one part of a site that is designated for rural residential use such that attached, rather than detached, single-family dwellings would be necessary

to achieve the permitted number of dwelling units. See the discussion of density transfer in part 6, section G.

3. A variety of dwelling units, in terms of types, sizes and cost ranges, will be encouraged in Ann Arbor Township to maintain a diverse mix of housing options and assure a choice of dwelling unit types and prices and a socioeconomic mix of the population.
4. Public water and sanitary sewer will not be extended into the rural residential areas that are outside the existing water and sanitary service areas. These areas are intended for residences and certain agricultural activities that may be compatible with residences at a low density, such as small-scale farming and non-intensive raising of livestock. The residential areas are located in areas of similar existing lot sizes.
5. Development of existing undeveloped low-density and rural residential areas will be consistent with existing densities and character; densities and uses on such lands will not be permitted to adversely affect existing residential areas.

Design Policies

1. Natural features will be preserved in residential areas to the maximum extent feasible.
2. New residential development will be compatible with existing residences, in terms of density, and building types. Existing sound and stable residential areas will be protected. In areas in which a change in land use or density is planned or that are adjacent to an

established residential area, density gradation, buffer uses or areas and natural features will be used to create a gradual transition.

3. In rural areas, residential lots or dwelling units will be clustered to protect natural features, open space and agricultural land. In rural areas, each lot in a cluster should have at least one lot line abutting open space. Clustering of residential lots or dwelling units will also be encouraged in suburban and urban residential areas within overall density limits established in the Master Plan. Private wastewater treatment plants will be carefully considered and will only be approved if it can be demonstrated that they are being used to allow for clustered developments to occur in areas outside the sewer district. Private wastewater treatment plants will not be used to support a net density that is greater than suburban residential.
4. Residential areas will be organized to preserve the existing character of Township roadways.
5. Residential areas will be interconnected by local streets and pedestrian/ bicycle paths or sidewalks, where such interconnections will not adversely affect adjacent residential areas because of differences in density or building types. This policy is intended to promote a physically integrated community. Future street and pedestrian path connections will be provided as required to create an integrated circulation system.

E. SPECIFIC AREA POLICIES:

The following policies are directed toward specific areas of the Township to recognize the unique characteristics of distinct areas within the community. The following areas, A-F, are designated on Map 9.

Area A:

This area has one acre or larger lots with on-site wells and septic tanks/drain fields. This is a residential neighborhood and will continue as such. The area is designated for suburban residential use at a density of 0.5 to 1 DU/acre to reflect existing conditions.

Area B:

This area is designated for a density of 0.5 to 1 DU/acre, similar to the density of the existing residential area along Dhu Varren Road. The area to the west, south of the line of Dhu Varren extended, is designated for a density of 0.2 to 0.5 DU/acre (2-5 acre lots), to be consistent with the existing lot sizes and residences in the area to the north of Dhu Varren Road.

Area C:

This area is designated for a mix of uses and densities. The central and northwest parts of this area are designated for agricultural use. The east part is designated for open space preservation/rural residential at a density of not more than 0.1 DU/acre. Clustering of dwellings on the larger tracts of land in this area is intended. The area ~~north of~~ along Pontiac Trail, and north and south of Warren Road, is designated for ~~rural~~ suburban residential use at a density of ~~0.2-0.5-~~ 1.0 DU/acre. A rural residential area exists just to the north of the Village of Barton hills, at a density of 0.2-0.5 DU/acre.

The southwest part of this area, generally along Pontiac Trail and along and south of Warren Road, is designated for suburban residential use, at a density of 0.5-1 DU/acre. This pattern of development is well established in this area by existing lots and houses. However, there are a number of parcels in this area that are currently being farmed, but are planned for potential residential development due to their proximity to a major road corridor or the Village of Barton Hills. It is the intention of the Township to support preservation of agriculture on these parcels if the property owner so desires.

In Area C, in 1977, Ann Arbor Township accepted a court ordered mobile home park zoning on the north side of Warren Road, east of US-23. The Township will permit the mobile home park to develop as directed by the court's decision. Other areas of the Master plan have been structured with this planning decision in place.

Area D:

These areas are in the Boundary Policy Statement area. The Boundary Policy Statement between the City and Ann Arbor Township permits the City to annex parcels of land in this area after 2007 without legal protest from Ann Arbor Township. Individual parcels may be released for annexation if public water and sanitary sewer services are needed. The Township will continue land use and zoning policies that will protect the existing character of the area in the interim period prior to annexation.

Area E:

The residential density pattern in the area east of US-23 and south of M-14 is largely established by two factors-existing

residential development and availability of public water and sanitary sewer services in most of the area.

1. The area north of Ford Road is designated for rural residential use at a density of 0.2 to 0.5 DU/acre (2-5 acre lots). The area is mostly developed in this density range. Public water and sanitary sewer services are not intended for this area.
2. The residential area between Ford and Plymouth roads is designated for low-density suburban residential use at a density of 0.2 to 0.5 DU/acre. This area is undeveloped, has significant topographic variation and is partially wooded. Dwelling units will be clustered and located in a manner that will preserve as much of the natural features and character as possible. The type and net density of dwelling units along Ford Road will be compatible with the rural residential character of the area north of Ford Road. This area is largely served by existing water and sewer.
3. The Ayrshire subdivision, located south of Plymouth Road between the old and new Earhart Roads, is an existing residential neighborhood of single-family detached dwellings. It is almost completely developed with lots approximately one acre in size and is designated for suburban residential use at a density of 0.5 to 1 DU/acre. This is a stable residential neighborhood that will be preserved. Preservation will require buffer uses or landscape screening along its boundaries on neighboring properties to protect it from existing and future non-residential uses to the south and east. Sanitary sewer services are intended for this area.

4. Not including the 40 acres already developed in this area, the remaining area between Old Earhart Road, US-23, and Plymouth Road, approximately 30 acres, is designated for urban residential use at a density of 2 to 4 DUs/acre. The low area will be retained as open space; residences should be clustered in the higher ground. The low land is subject to water ponding by off-site surface water run-off. Development of this area will be preceded or accompanied by improvements that will remove the drainage problem. Access to the area will be limited to Earhart Road. This area is largely served by existing water and sewer.

5. Two areas on the east side of Dixboro Road are designated for low-density urban residential uses. The north area, partially developed with single-family attached dwellings at a density of 3 DUs/acre, is in the 2 to 4 DUs/acre density class. The south area is mostly undeveloped and is designated for low-density urban residential use at a density of 1 to 2 DUs/acre. In both areas the layout of residential complexes will respect the adjacent open space owned by the University of Michigan. The area north of Geddes Road between US-23, Dixboro Road and the south end of the Technology Park is developed with multiple-family dwelling units and attached single-family dwellings at a density over 6 DUs/acre. Therefore, the area is designated for high-density urban residential use. This area is largely served by existing water and sewer.

6. There are two residential areas between Geddes Road and the Huron River, both designated for rural and suburban residential use. The area west of Dixboro

Road south of Geddes is designated for 2 to 5 acre lots. The area east of Dixboro Road is designated for 1 to 2 acre lots. During the course of developing the 2008 General Development Plan, the Planning Commission conducted a subarea study dated May 2008 entitled Geddes Road/ Dixboro Road Subarea Study. The study focused on the area surrounding the Dixboro Road and Geddes Road intersection and considered a number of changes in the area including completion in 2005 of improvements to the Geddes Road and Dixboro Road intersection and the new Dixboro bridge spanning the Huron River, population aging trends and senior housing choices and characteristics, and other factors. The study concluded that the parcels at the Southeast corner of the intersection may be suitable for senior housing developed as a planned unit development with a density of up to 9 dwelling units per acre under certain circumstances, including reduced traffic impact, substantial environmental mitigation, (significant limitations on impervious surfaces to help protect existing groundwater recharge areas, wetlands and watersheds, and other protections of natural features. The study concluded that the existing residential planning category of 0.5 to 1.0 dwelling units per acre should be retained, but that the plan should indicate that the area may also be suitable for senior housing at a density of up to 9 dwelling units per acre in the circumstances described above. The study contains supporting analysis and data on which the Planning Commission came to its conclusion. The Future Land Use Map, Map 8, reflects the Planning Commission's determination. This area is largely served by existing water and sewer.

Area F:

These areas are mostly developed with single-family detached dwellings. Therefore, the density and lot size patterns are generally established. Fill-in of undeveloped parcels will be consistent with these established patterns. The area is designated for suburban residential use at a density of 0.5 to 1 DU/acre to reflect existing conditions. Wetlands and woodlands adjacent to Washtenaw Community College lands will be retained as open space.

square feet of buildable area remains within the maximum established in the original approval, which would likely be insufficient to accommodate the high-rise without demolishing an existing building. Uses in the office park include the headquarters facilities of the Domino Pizza, Incorporated; professional and administrative offices; supporting uses for offices in the park; a limited floor area of retail and personal services for employees, visitors, and incidental use by the general public; farming operations and activities; and certain special events.

F. NON-RESIDENTIAL AREA POLICIES

Commercial Area Policies

No new commercial areas will be designated in Ann Arbor Township. A vast range of commercial services is readily available in the City of Ann Arbor and Pittsfield, Scio, and Superior Townships. These developed commercial centers are all within a three-mile radius of all parts of Ann Arbor Township. Many of the predominant commercial areas now within the City of Ann Arbor were formerly within Ann Arbor Township and have been gradually annexed into the City over time. These existing areas are more than sufficient to serve the commercial and service needs of all existing and future residences, businesses and institutions in the Township.

A second office area, designated for a corporate headquarters, is located south of Plymouth and west of Old Earhart. The uses of this property are defined by a PUD Agreement with Ann Arbor Township.

Research and Industrial Area Policies

Industrial areas in Ann Arbor Township consist primarily of research operations. One area is designated for light industrial uses.

Office Area Policies

Domino's Farms office park will continue to be developed according to policies approved for the office park zoning district. The original approval would allow for one long low building, a single high rise building west of the low building and a large open space and operating farm surrounding the office complex. However, only 215,000

1. The area between Pontiac Trail, M-14 and the Ann Arbor Railroad track is designated for light industrial uses, such as those permitted in the I-1 zoning district.
2. Ann Arbor Technology Park (RRA):
 - a. The park will be developed according to an overall plan with a unified landscape scheme as provided in the approved RRA zoning district for the park property.
 - b. Uses in the park will not create dangerous, injurious, noxious, or otherwise objectionable conditions,

PART 6: IMPLEMENTATION

A. INTRODUCTION

Policies in this Master Plan must be implemented, for the most part, by the Township's administration, Planning Commission, Zoning Board of Appeals, and Board of Trustees. To be effective, the Plan must be a key consideration in daily decision-making. Used in this manner, the Plan will provide advance notice to landowners and prospective developers and assurance of stability to property owners and residents. The Plan can be a forum for modifying certain policies, with all affected parties involved, when conditions underlying the Plan change or new opportunities arise. Thus, in terms of policy implementation, the Plan is for communication and for reference.

The following will establish implementation mechanisms, or strategies, which are specific, targeted courses of action devised to apply the Township policies established in Part 5.

B. ZONING REGULATIONS

The principal means of implementing Master Plan policies is the Zoning Ordinance. Zoning will be used in any one or more of the ways listed below.

1. Zoning Districts: Land will be zoned in a manner consistent with uses and densities designated in the Plan. For example, land currently used for residences on one-acre lots will be zoned R-2; land used for residences on lots less than one acre in area will be zoned R-3, and so on.

2. Special Districts: A special zoning district is created using an area plan, a form of a site plan sufficient to describe the essential features of the proposed development, and a specific list of uses that will be permitted on the site. Future use of the property must be in accordance with the approved area plan. Major changes in site layout or uses may only be permitted by a zoning amendment which would create a new version of the special district, if approved by the Township Board. Special zoning districts will be used for the following purposes:

- a. To create a compatible mixture of uses on a site where such a mixture is desirable and consistent with adopted policies,
- b. To fit a proposed use into an existing developed area in a compatible manner,
- c. To permit density transfer within a site,
- d. To assure that a site will be developed in a manner consistent with the Master Plan and in the manner promised by the petitioner.

The Township's current Zoning Ordinance has ~~four~~ five special districts, although additional special districts might be created in the future:

- a. Planned Unit Development (PUD);
- b. Research and Research Applications (RRA), intended for research parks, such as Ann Arbor Technology Park; and
- c. Office Park (OP), intended for office parks, such as Domino's Farms.
- d. Open Space Preservation Residential District (OSPRD), intended to preserve natural area and fragmented farmland and allowable only in the Open Space Preservation Area.
- e. Agricultural Preservation Residential District, intended to preserve farmland in the Agricultural Production Area designated by this Plan.

The Township should also review and potentially reconsider the methods used to calculate density with regard to wetlands and other features in all circumstances throughout the community.

3. **Overlay Zones:** Overlay zones can be used to regulate the use of a specific part of a parcel of land. The regulations of the overlay district are in addition to the regulations of the underlying basic zoning district. Overlay districts could be used to protect stream corridors, wetlands, woodlands, or other features.
4. **Site Plan Review:** Site plan review is a means of assuring that proposed developments will meet certain established standards of the

Township, including applicable policies in the Master Plan. The review process will be a mechanism for the property owner or developer and Township officials to tailor a proposed development to the specific site and immediate neighborhood, and to the policies in the Master Plan, particularly those concerned with protecting valuable natural features. The Township will review and consider amendments to the site plan review requirements in the Zoning Ordinance to ensure that the process is efficient while providing the Planning Commission and Township Board with all necessary information to make informed decisions which reflect the policies of the Township as reflected in this Plan. Completion of all improvements shown on an approved site plan should be assured by appropriate financial guarantees.

5. **Changes in Regulations:** The Planning Commission and Township Board will consider changes to the Zoning Ordinance to implement policies in the Plan, including, but not necessarily limited to:
 - Addition of limitations and mitigation standards for impervious surface;
 - Stormwater management ordinance
 - Elimination of categories that are no longer relevant due to annexation and other factors.

C. INFRASTRUCTURE

Roads: All roads in Ann Arbor Township except state highways and private roads are under the jurisdiction of the Washtenaw County Road Commission. (State highways such as US-23 and M-14 are under the jurisdiction of MDOT.) Costs of road construction and maintenance are the responsibility of the County Road Commission or MDOT. New developments will provide internal roads at developer expense. The developer will also be strongly encouraged to pay a reasonable share of any improvements to existing roads that might be needed to adequately and safely serve a new development. The developer will work out that share with the agency holding jurisdiction and all agreements will be in place before the Township grants final development approval.

Public Utilities: The Township's water and sanitary sewer systems were constructed by special assessment districts and major extensions of these systems will be financed in the same manner. System maintenance is financed by user fees. Developers will be required to construct, at their expense, lines and appurtenances from the existing or future trunk sewers or water mains needed to serve their properties and dedicate them to the Township, which will maintain them. The Township's policy is that general fund money will not be used to support the water and sanitary sewer systems.

Storm Water Drainage: On-site retention of storm water is required of all new developments. Large-scale retention areas serving several properties, in place of a retention area on each property, are required and are also required to be established as County drainage districts.

Drainage courses, retention areas and outlets will be constructed at developer expense and will be maintained at the expense of properties served by the facilities. Proper long-term maintenance of all parts of a drainage system will be established in an acceptable manner before the Township gives final development approval.

Bike and hiking trails: A unified plan for hiking and bike trails should be developed for Ann Arbor Township, in conjunction with other regional efforts.

D. LAND DEVELOPMENT STANDARDS

The Ann Arbor Township Land Development Standards are designed to implement policies of this Plan by complementing regulations in adopted ordinances. They are also designed to clarify development regulations, standards and procedures for applicants, Township officials and the interested public. The Planning Commission and Township Board will continue to integrate certain portions of the Land Development Standards within the Zoning Code whenever possible by adopting Ordinance amendments which formally codify those standards. Areas where potential integration may be analyzed include, but are not limited to, site plan submittal requirements, landscaping, signage, outdoor lighting, and natural features protection. Standards specifically relating to site engineering and provision of utilities are intended to remain in the Land Development Standards.

E. NATURAL FEATURES PROTECTION ORDINANCES

The Township will continue to investigate new ways to protect natural features through the adoption of specific natural features protection ordinances or amendments to the Zoning Code, such as the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Section of the Zoning Ordinance. Ann Arbor Township will participate in the Washtenaw Metro Alliance “Green Places: Open Spaces - A Plan for Coordinated Parkland and Open Space.”

F. PURCHASE OF DEVELOPMENT RIGHTS

Ann Arbor Township will continue to actively pursue opportunities to use its adopted PDR Ordinance. The Ordinance was adopted for the purpose of preserving agricultural lands and open space areas in areas designated within the Master Plan for Agricultural Production or Open Space Preservation as the Agricultural Preservation (Overlay) area.

In 2003, Ann Arbor Township voters approved a land preservation millage which will raise about \$5.7 million over 20 years, and Ann Arbor City residents also approved a similar millage in 2003. The Township will partner with the City to secure matching funds from additional sources.

Ann Arbor Township will also pursue other partners, such as the Federal Government and State of Michigan, to secure matching grants and other support for PDR programs.

G. DENSITY TRANSFER

This concept applies only when a development site spans two or more areas with different density classifications within Ann Arbor Township. It involves moving (transferring) proposed development (density) from one part of the site (with one density classification) to another part of the site (with a different density classification) that is more suitable for development. The process results in a portion of the site remaining undeveloped and the developed part having a higher net density (although the overall density of the site will not be increased).

The Township will encourage the practice of density transfer to preserve farmland and natural features (such as open fields, woodlands or stream corridors), while permitting a reasonable use of the entire property. This method is applicable to larger sites and requires use of a special zoning district, such as a PUD district. Note that the same result can be obtained on a site with a single density classification through density concentration or clustering, where appropriate.

Transfer of density should meet certain standards set forth in this Plan and may result in a concentration of dwelling units that would require housing types different than those suggested by the gross density designation. This may be acceptable as long as open space or agricultural lands are preserved, the overall density limit is not exceeded and the resulting residential development is compatible with existing neighboring residential areas. A property owner may transfer density allocated to one part of the owner’s land holdings to another part, provided:

- a. All lands are located in Ann Arbor Township, are contiguous and the owner has fee simple title to the lands.
- b. The total number of dwelling units allocated to the owner's total land area involved will not be exceeded.
- c. The transfer is made as a part of PUD or similar special zoning district that includes all land involved in the transfer.
- d. If public water and sewer services will be provided within the area from which density will be transferred, then that area, after the transfer, will have sufficient remaining density to support municipal water and sanitary sewer services.
- e. The parcel of land receiving the transferred density will, with the additional dwelling units, be compatible with the existing or planned use of the surrounding area.

H. RESIDENTIAL DEVELOPMENT AND DENSITY IN THE DESIGNATED AGRICULTURAL PRODUCTION AREA AND OPEN SPACE PRESERVATION AREA.

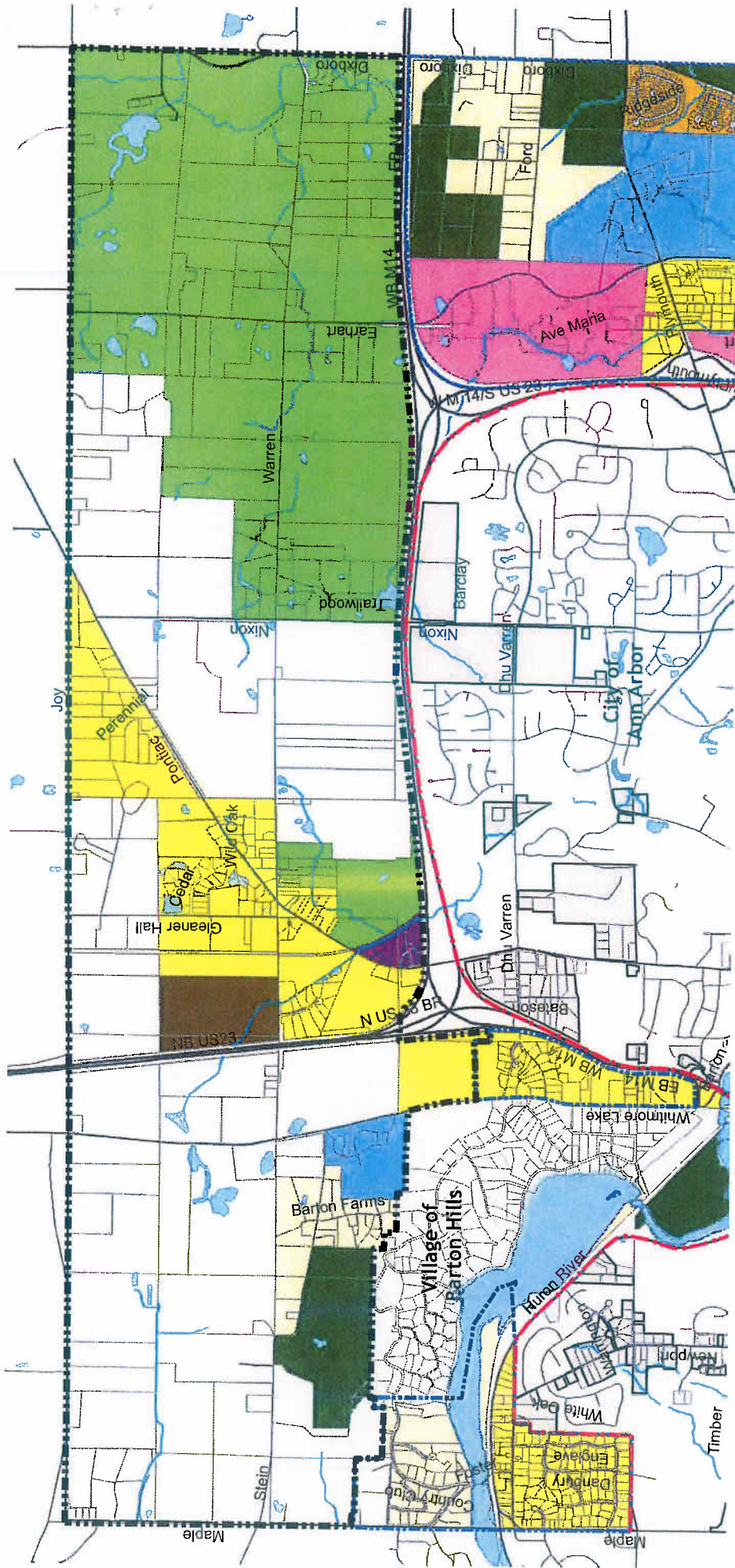
The Township will review residential development proposals within the Agricultural Production and Open Space Preservation Areas with respect for a heightened sensitivity towards potential impacts. In that spirit, the Township will strongly encourage the use of agricultural preservation techniques, and is located in an area that will have minimum interference with and from farming operations, natural features, or open space.

In these areas, residences should be located on the smallest possible lots to minimize loss of the most productive farmland and most sensitive or desirable open space or natural features. To this end, lots in these areas should not exceed one acre, unless a larger lot is required by Washtenaw County for an on-site well and septic tank/drainfield. In that situation the maximum lot area should be the smallest area that is required to meet the County's requirements.

Ann Arbor Township will encourage clustering by developing policies which grant density bonuses for projects in which residences are clustered. Such incentives may be offered through special zoning districts designed to permanently protect a substantial portion of the predevelopment tillable farmland or open space via a conservation easement with the Township (or an entity approved by the Township). The primary objective of this technique will be to preserve farmland or open space for an owner whose principal occupation or purpose is focused on farming or preserving farmland or open space.

I. CREEKSHED PLANNING

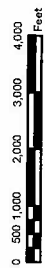
The Township Planning Commission will work closely with the Fleming Creek Advisory Council and the Huron River Watershed Council to prepare and update management plans for each creekshed in the Township. The plans may be adopted as special area plans in the Master Plan.



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|--|---------------------------------|--|--------------------------------------|
| | Agricultural Production | | Public Institutions |
| | Residential 0.2-0.5 D.U./acre | | Senior Home |
| | Residential 0.5-1.0 D.U./acre | | Office |
| | Residential 1-2 D.U./acre | | Research |
| | Residential 2-4 D.U./acre | | Industry |
| | Residential 4-6 D.U./acre | | Annexation Policy Statement Boundary |
| | Residential 6 or more D.U./acre | | Water Service Areas |
| | Open Space Preservation | | Agricultural Preservation Overlay |
| | Recreation | | |

AGRICULTURAL PRESERVATION OVERLAY

Ann Arbor Township
Michigan



Agricultural Preservation Overlay

