



PLANNING DEPARTMENT
PITTSFIELD CHARTER TOWNSHIP
"A Diverse and Welcoming Community"
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**PROPOSED COMPREHENSIVE PLAN AMENDMENTS
RECOMMENDED BY THE PLANNING COMMISSION
FOR DISTRIBUTION IN ACCORDANCE WITH
THE MICHIGAN PLANNING ENABLING ACT**

OCTOBER 16, 2008

1. Lillie Park Central

Pittsfield Charter Township acquired the 24.29-acre site (Tax ID L-12-14-200-008) on the east side of Platt Road between Lillie Park North and Lillie Park South with the intention of developing it as parkland. The site is currently cleared and undeveloped, except for a paved dead-end street and cul-de-sac with access from Platt Road.

In the Comprehensive Plan, the site is designated "Research and Development" on Map 3 (Existing Land Use) and as "Light Industrial" on Map 4 (Future Land Use).

Because of the new ownership and proposed use, the Comprehensive Plan should be amended as follows:

- A. Map 3 (Existing Land Use): change the designation of Tax ID L-12-14-200-008 from "Research and Development" to "Public Recreation".
- B. Map 4 (Future Land Use): change the designation of Tax ID L-12-14-200-008 from "Light Industrial" to "Public Facilities and Public & Private Recreation / Open Space".

2. Hickory Woods Park

Pittsfield Charter Township acquired the 46.6-acre site (Tax ID L-12-24-100-008), generally bounded by Munger Road, Ashford Village, Crane Road, and Hickory Pointe. It is the former Hickory Woods Golf Course, which was a private facility.

The Township is currently preparing plans for development of the site as a Township park.

In the Comprehensive Plan, the site is designated "Public Recreation" (western portion), "Private Recreation" (central portion) and "Medium Density Residential" (eastern portion) on Map 3 (Existing Land Use), and "Public Facilities and Public & Private

Recreation / Open Space” (western portion) and “Suburban Residential: Moderate Density” (eastern portion) on Map 4 (Future Land Use).

Because of the new ownership and proposed use, the Comprehensive Plan should be amended as follows:

- A. Map 3 (Existing Land Use): change the designation of Tax ID L-12-24-100-008 from “Public Recreation”, “Private Recreation” and “Medium Density Residential” to “Public Recreation”.
- B. Map 4 (Future Land Use): change the designation of Tax ID L-12-24-100-008 from “Public Facilities and Public & Private Recreation / Open Space” and “Suburban Residential: Moderate Density” to “Public Facilities and Public & Private Recreation / Open Space”.

3. Kirtland Hills Park

Pittsfield Charter Township acquired the 4.4-acre park (Tax ID L-12-07-406-800) within Kirtland Hills. It has been developed as a Township park.

In the Comprehensive Plan, the site is designated “Medium Density Residential” on Map 3 (Existing Land Use) and “Suburban Residential: Moderate Density” on Map 4 (Future Land Use).

Because of the Township ownership and parkland use, the Comprehensive Plan should be amended as follows:

- A. Map 3 (Existing Land Use): change the designation of Tax ID L-12-07-406-800 from “Medium Density Residential” to “Public Recreation”.
- B. Map 4 (Future Land Use): change the designation of Tax ID L-12-07-406-800 from “Suburban Residential: Moderate Density” to “Public Facilities and Public & Private Recreation / Open Space”.

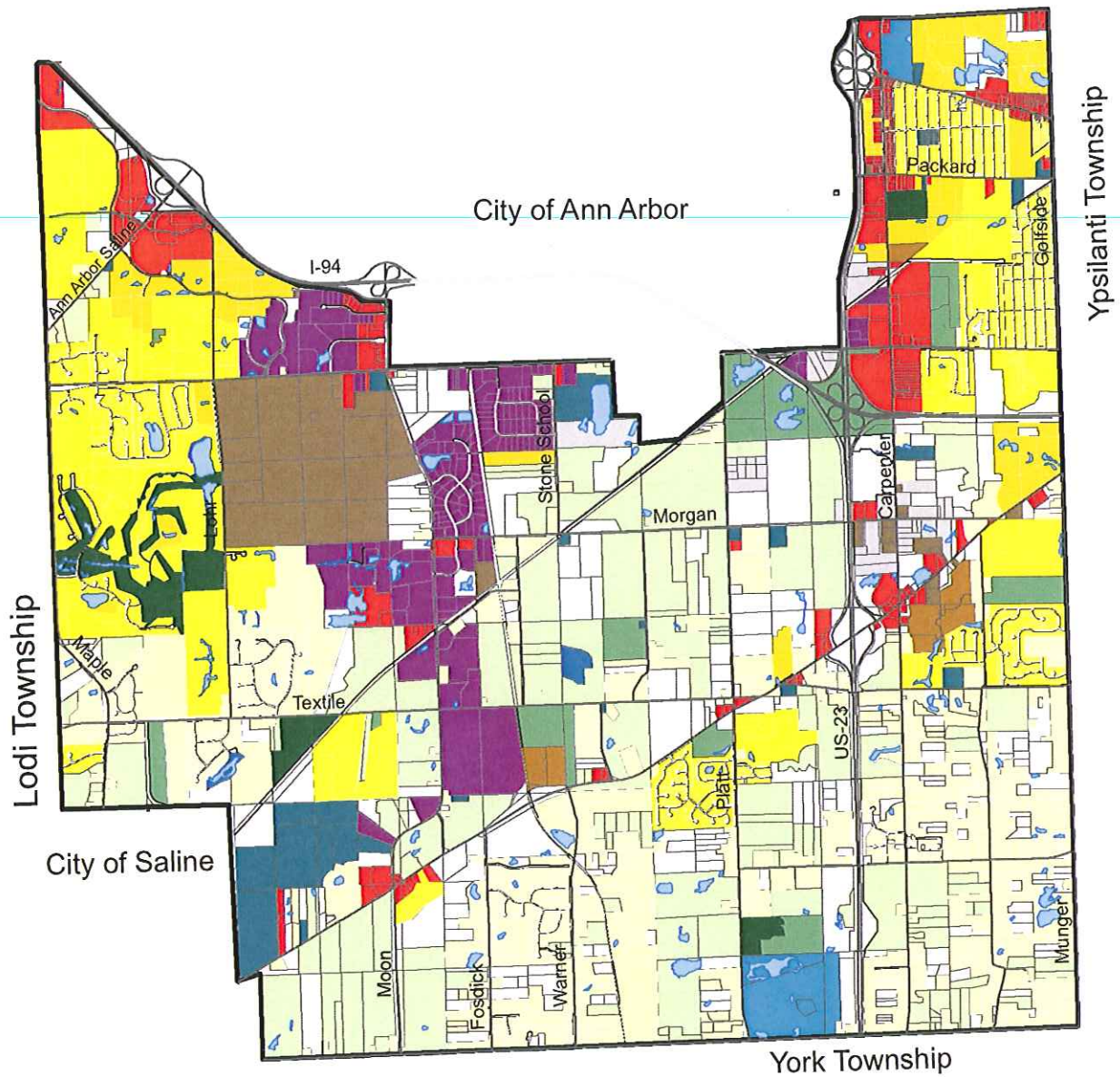
4. Morgan Road Master Booster Station and Adjoining Site

Pittsfield Charter Township owns and operates a utilities booster station at 2008 East Morgan Road (2.5 acres, Tax ID L-12-22-200-006). In addition, the Township owns the 17.5-acre parcel immediately to the east (Tax ID L-12-22-200-007), which is largely undeveloped and wooded, with the north 2 acres devoted to storage of Utilities Department vehicles and equipment.

In the Comprehensive Plan, the Morgan Road Master Booster Station site is designated “Low Density Residential” and the adjoining site to the east is designated “Undeveloped” on Map 3 (Existing Land Use). The sites are both designated “Agricultural Preservation” on Map 4 (Future Land Use).

Because of the Township ownership of the sites, utilization of the northern portion as a utilities booster station and storage facility, and intention to devote the remainder to parkland use, the Comprehensive Plan should be amended as follows:

- A. Map 3 (Existing Land Use): change the designation of Tax ID L-12-22-200-006 from "Low Density Residential" to "Public/Quasi-Public".
- B. Map 4 (Future Land Use): change the designation of Tax ID L-12-22-200-006 and -007 from "Agricultural Preservation" to "Public Facilities and Public & Private Recreation / Open Space".



Pittsfield Charter Township Comprehensive Plan

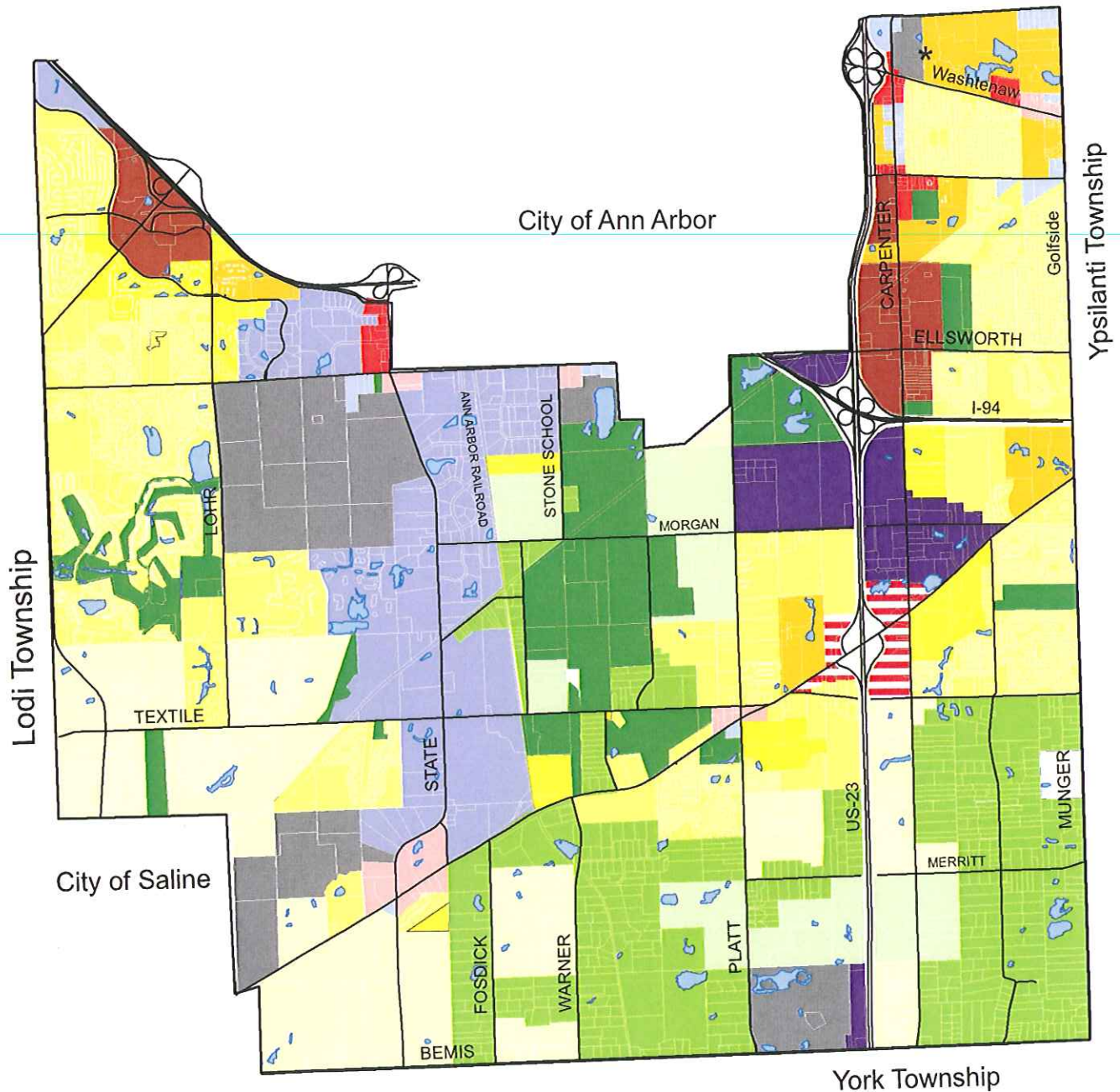
Map 3 (Proposed)
Existing Land Use
November 2008

- Agricultural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Manufactured Housing
- Commercial/Office
- Institutional
- Public Recreation
- Private Recreation
- Public/Quasi-Public
- Research & Development
- Industrial
- Transportation/Utilities
- Water
- Undeveloped
- Water
- Planning Area Boundary

Black Design Associates

LSL
LANDSCAPE ARCHITECTURE
SERVICES, INC.

0 0.2 0.4 0.8 1.2 1.6 Miles



**Pittsfield Charter Township
Comprehensive Plan
Map 4 (Proposed)
Future Land Use
November 2008**

- | | |
|---|--|
| Rural Residential | Agricultural Preservation |
| Residential Agriculture
.04 units per acre | Office |
| Low Density
1 unit per acre | Local Commercial |
| Suburban Residential | Community Commercial |
| Moderate Density
2.5 units per acre | Regional Commercial |
| Urban Residential | Michigan Avenue/US-23
Planned Development Area |
| Medium Density
6 units per acre | Research & Development |
| High Density
9 units per acre | Light Industrial |
| | Public Facilities and
Public & Private
Recreation/Open Space |
| | Regional Institutional |
| | Water |
| | Planning Area Boundary |

* Lots fronting on Washtenaw are designated as moderate density with provisions for some office uses. (see text for more information)

