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PROPOSED COMPREHENSIVE PLAN AMENDMENTS
RECOMMENDED BY THE PLANNING COMMISSION

SEPTEMBER 20, 2007

1. **Reclassification of Sutherland-Wilson Farmstead (Chapter 1. Land Use)**

The Sutherland-Wilson Farmstead, 797 West Textile Road, Tax ID# L-12-29-100-006, is a sesquicentennial farm that was acquired by Pittsfield Township in 2000. The farm has been incorporated into the Township park system.

The site is currently designated "Suburban Residential, Moderate Density" in the Future Land Use Map. Consideration should be given to designating it "Public Facilities and Public and Private Recreation/Open Space".

The Planning Commission proposes the attached amended **Map 4, Future Land Use**.

2. **Reclassification of Existing Roads (Chapter 4, Transportation)**

Map 7 (Existing Roads) shows the National Functional Classifications of roads in Pittsfield Township. Using the category definitions on page 60 of the **Comprehensive Plan**, several roads should be reclassified based on the roads' current function, the most recent available traffic counts, and anticipated function, with consideration of future land uses.

The Planning Commission proposes consideration of the following road classification changes:

- A. **Platt Road**, from Ellsworth to Bemis: reclassify from "Collector": to "Principal Arterial". Platt Road was classified as a minor arterial in the 1995 Plan and as a major (principal) arterial in the 1975 Plan.
- B. **Carpenter Road**, from Washtenaw to Michigan Avenue: reclassification from "Minor Arterial" to "Principal Arterial"
- C. **State Road** from Ellsworth to Michigan: reclassify from "Minor Arterial" to "Principal Arterial".
- D. **Ann Arbor - Saline Road**: reclassify from "Minor Arterial" to "Principal Arterial".

Platt, Carpenter, State, and Ann Arbor - Saline roads, as described in A., B., C. and D., above, function as Principal Arterial as defined in the Comprehensive Plan as “generally carry long distance, through-travel movements” and “providing access to important traffic generators”.

- E. **Moon Road** from Michigan Avenue to Bemis Road: reclassify from “Collector” to “Minor Arterial”. Moon Road meets the definition of Minor Arterial in the Comprehensive Plan: “move traffic between major arterials [Michigan Avenue] and collector [Bemis Road] and local streets”.
- F. **Lohr Road** from Ellsworth Road to Ann Arbor - Saline Road: reclassify from local street to “Collector”. This segment of Lohr Road meets the definition of Collector in the Comprehensive Plan: “gather traffic from local streets of residential neighborhoods and distribute it to the arterials”. Lohr Road south of Ellsworth Road is currently classified as Collector; the segment north of Ellsworth serves as a connection to Ann Arbor- Saline Road.

The proposed amended **Map 7, Existing Roads**, is attached.

In addition to the amendment to Map 7, the Planning Commission proposes consideration of the following text amendments on pages 60 and 61 in the Comprehensive Plan:

- **Principal Arterial.** Principal Arterials generally carry long distance, through-travel movements. They also provide access to important traffic generators, such as major employment centers and regional shopping centers. Michigan Avenue, and Washtenaw Avenue, Platt Road, State Road, Ann Arbor - Saline Road, and Carpenter Road north of Michigan Avenue are representative of the principal arterials found in Pittsfield Township.
- **Minor Arterial.** Minor arterials serve major traffic within the urban area. The primary function of these roads is to move traffic between major arterials and collector or local streets, and between major parts of the urban area such as neighborhoods, employment centers, and shopping centers. State Road, between Michigan Avenue and Ellsworth Road, and Textile Road, between the Township’s west boundary and State Road, Moon Road, and Carpenter Road, between Michigan Avenue and Textile Road, are representative of the minor arterials within the Township.
- **Collector.** Collector roads serve to gather traffic from local streets of residential neighborhoods and distribute it to the arterials. Platt Lohr Road and Textile Road, between State and Platt, are representative of the collector roads within the Township.

3. Adoption of the State Road Corridor Study (Chapter 4, Transportation)

The State Road Corridor Study was prepared for the Washtenaw County Road Commission by Parsons Brinckerhoff Michigan, Inc., and LSL Planning, Inc., with significant participation from Pittsfield Charter Township officials and citizens. The Study provides specific recommendations for the roadway and land use along the roadway. The Planning Commission proposes that the Study be incorporated into the Comprehensive Plan.

The State Road Corridor Study can be viewed at:

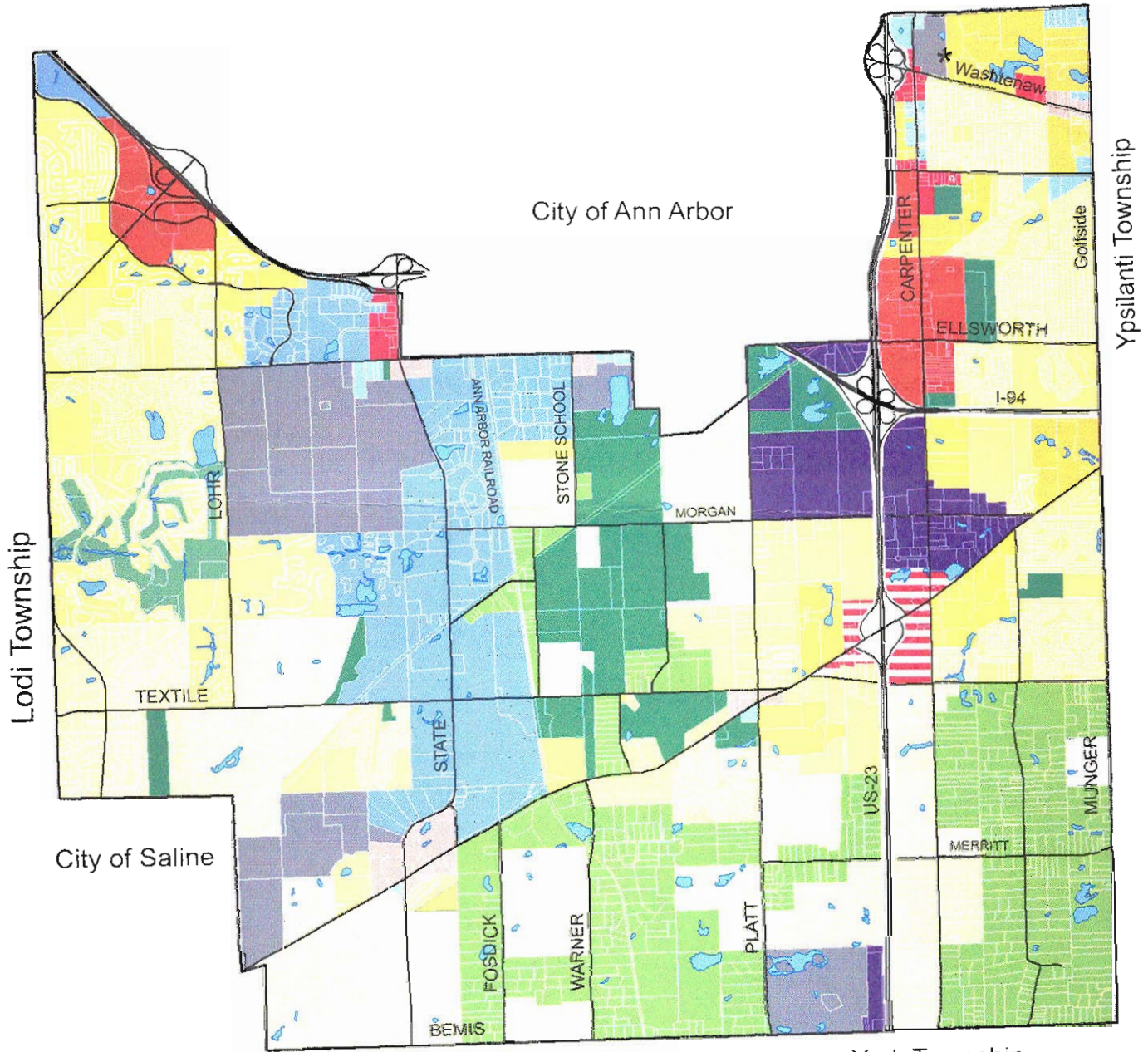
http://www.wcroads.org/PLANNING/StateCrdrStudy/RDC_SRCSSStudy.htm

The Planning Commission proposes consideration of following amendment to the text of the Comprehensive Plan:

Page 71. preceding **Proposed Road Improvements –Specific Roadways.**, insert:



Proposed Road Improvements – State Road. The State Road Corridor Study was prepared for the Washtenaw County Road Commission to address traffic flow, land use, safety, all modes of travel (pedestrian, bicycle, vehicular and mass transit) and other aspects that will influence the character of the corridor. The study was completed in July 2006 after over two years of preparation by the consultants, Parsons Brinckerhoff Michigan, Inc, and LSL Planning, Inc.

Development of the study involved participation by Pittsfield Township officials, citizens and corridor stakeholders. Two full days of interviews and focus groups were held at the beginning of the process. Public workshops were held at the beginning and end of the process, with 40 persons attending. A Project Partner Work Session was also held after the base data had been collected and compiled, with 20 volunteers participating. In addition, project announcements were issued and a link on the Township's website was established to provide updated project information.




**Pittsfield Charter Township
Comprehensive Plan
Map 4
Future Land Use
September 2007**



Rural Residential




-  Residential Agriculture
0.04 units per acre
-  Low Density
1 unit per acre

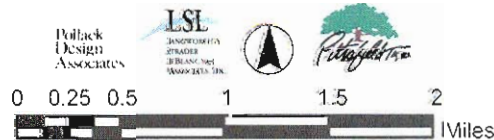
Suburban Residential

-  Moderate Density
2.5 units per acre

Urban Residential

-  Medium Density
6 units per acre
-  High Density
9 units per acre

-  Agricultural Preservation
-  Office
-  Local Commercial
-  Community Commercial
-  Regional Commercial
-  Michigan Avenue/US-23
Planned Development Area
-  Research & Development
-  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)




Pittsfield Charter Township
Comprehensive Plan

Map 7
Existing Roads

September 2007

National Functional Classifications

-  Freeway/Interstate
-  Principal Arterial
-  Minor Arterial
-  Collector

Traffic Volumes

24 Hour Counts
(taken between 1992 and 2000)

Pollack Design Associates

LSL LANDSCAPE SURVEY & ARCHITECTS, INC.



0 0.25 0.5 1 1.5 2 Miles

Source: Washtenaw Area Transportation Study
M-DOT
Pittsfield Township