

## PART 9

### COMMERCIAL/OFFICE LAND USE

#### 9.01 Introduction

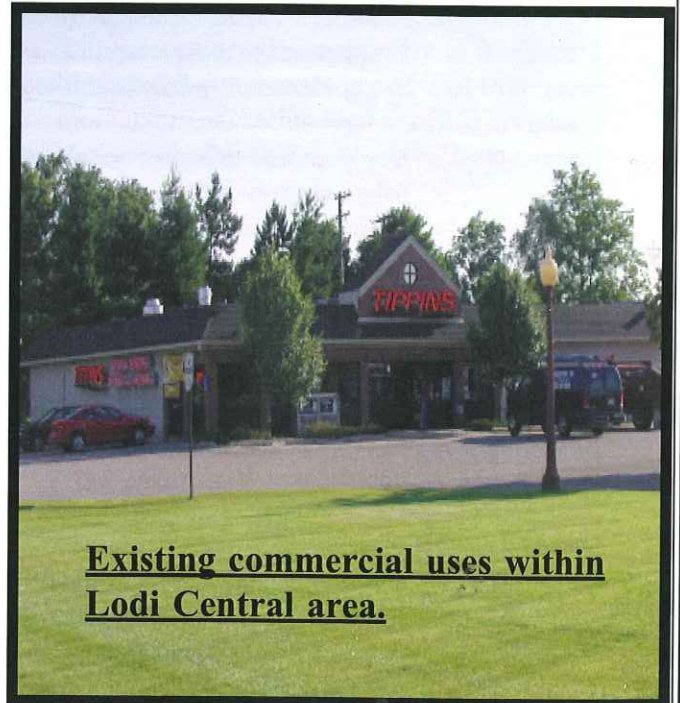
As stated previously, commercial and office type activities have existed at the intersection of Pleasant Lake and Ann Arbor/Saline Roads. This small area originated around the needs of early residents and travelers along these roadways and served as a focal point with the Farm Council Grounds also within this same area. This small historical area continues to provide for the day-to-day limited convenience needs of residents and does not replicate the broader shopping needs and services in the adjoining communities of the Cities of Ann Arbor and Saline or commercial areas of Pittsfield and Scio Townships.

#### 9.02 Neighborhood Commercial

Commercial land uses within the Lodi Central area are planned to continue with limited expansion within the defined area. Additional neighborhood or local commercial areas, beyond this area, should be developed with PUD procedures and not exceed the recognized scale and character for this type of development. Current and future commercial development within the Lodi Central area will be allowed within the parameters defined within other portions this Master Plan. It is anticipated that additional neighborhood commercial type land uses will not be needed based upon population projections for Lodi Township through the year 2035.

#### 9.03 General Commercial

General commercial needs of Lodi Township residents have been provided by the Cities of Ann Arbor and Saline and the townships of Pittsfield and Scio and it is not anticipated to change by the year 2035. Based upon current and projected needs of Lodi Township through the year 2035, it is not appropriate that additional general commercial development take place within the Township. Existing major commercial centers in adjacent communities provide the primary commercial services to Township residents. It is not likely that additional general commercial development within the Township could challenge the market dominance of existing adjacent commercial developments, nor is it sound regional planning policy to encourage duplication of services which can result in vacant commercial space as well as unnecessary expansion of expensive infrastructure.



**Existing commercial uses within  
Lodi Central area.**

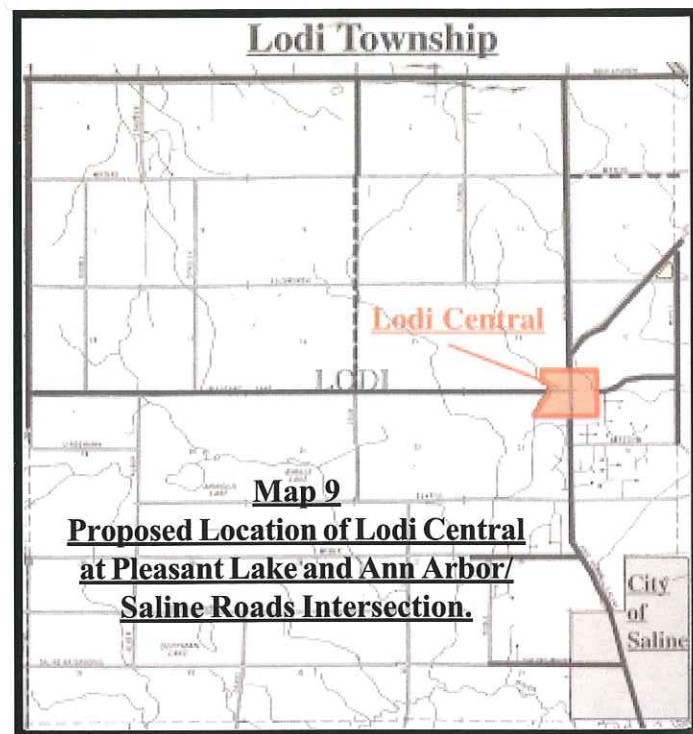
## 9.04 Commercial Objectives

Future commercial uses within Lodi Township will continue to be concentrated within the Lodi Central area while regional needs will be provided by adjacent urban communities. By planning a logical area in which to concentrate appropriate commercial development, Lodi Township seeks to restrict unwanted non-residential development from other areas of the Township in order to preserve the established character of the Township.

Existing and future land uses within this area would be buffered from adjoining areas outside of this defined area. New development would be permitted if the use met zoning standards and County Health Department approval for individual on-site septic systems.

The following specific objectives will be required with any new commercial development within the Township

- A. Commercial/office uses will be confined to the Lodi Central designated area as depicted within this Master Plan. Development within this area will have controlled vehicular and pedestrian access points, and consolidated parking, emphasizing controlled access and parking configurations. Piecemeal, scattered and uncoordinated commercial strip development shall be avoided and shall be prohibited.
- B. Development of commercial establishments fronting on Township roads or outside of areas presently indicated for commercial use in this Plan and zoned for such uses shall also be prohibited.
- C. Where individual parcels of land are to be developed for commercial uses, coordination with adjacent properties, including common parking and driveways, shall be encouraged in order to reduce the number of access points to public roads.
- D. Commercial development should be in small buildings clustered within shopping center configurations. Vehicular and pedestrian interconnections will be required in new developments to permit travel between adjacent parcels, where such movement is considered appropriate. Driveways should be combined and existing extra driveways eliminated, where feasible, to reduce the number of turning locations on access streets.
- E. The largest part of any commercial development, whether individual lots or a small clustered shopping center, is the parking lot. While adequate parking is essential to the viability of a commercial business and convenience of its customers, large pavement areas have adverse impacts, such as heat and glare, high rates and volumes of surface water runoff, transmission of



pollutants from the surface of the parking lot directly to surface waters, and general unsightliness. Parking areas should be reduced to the minimum necessary to serve commercial establishments. Excess spaces should be held in landscape reserves, to be constructed only if experience on the site shows they are needed. These reductions in the size and number of spaces should not be used as an opportunity for increasing building area on a site. The purpose of these reductions is strictly to reduce pavement area and to increase landscape area.

- F. Commercial sites shall be landscaped. Parking lots especially shall be landscaped, both along the perimeter and in the interior to reduce the adverse effects of paved areas. Loading areas and the rear parts of commercial sites should be screened from view from streets and neighboring residential properties.
- G. In situations where the designated commercial area is adjacent to residential areas, the commercial area shall provide landscaped transition zones that will create visual and sound barriers for protection of the residential areas.
- H. Designated commercial developments shall be accessible by sidewalk and pedestrian/bicycle paths. The commercial area shall be attractive and convenient for pedestrian movement, both between the parking lots and stores, and between stores, sidewalks along abutting streets, and adjacent properties, where appropriate.
- I. Outside lighting of commercial development shall be designed to create a balance between efficiency and safety for commercial properties and customers on the one hand, and to reduce light pollution in the general neighborhood on the other.
- J. Limited commercial uses can also be coordinated as part of mixed-use areas containing technology and office uses. Any commercial uses will be considered as secondary to designated permitted uses, both in terms of number of establishments and percentages of total floor area. Therefore mixed-use areas are considered to be more industrial/technology or office in character than commercial. Commercial uses may be allowed in such areas, especially business/technology parks, to serve employees, customers, and visitors.