

ARTICLE IXA

INTEGRATED DEVELOPMENT OPTION

SECTION 900A. INTENT

It is the intent of this Article to encourage innovative and coordinated development of mixed office, commercial and/or residential land use included within Highland Township in a manner consistent with Planning Objectives set forth in the Comprehensive Land Use Plan, particularly retention of the “rural atmosphere” of the area. To this end, this Article sets forth regulations for an Integrated Development Option (IDO) to provide an opportunity to mix a variety of land use types, to promote the preservation of coordinated open space and greenways, and to reward developers for excellence in site design as measured by: effective traffic circulation and parking schemes; pedestrian and biker friendly access; provision of public amenities; responsible stewardship of the natural environment (particularly in stormwater management and sewage disposal design); unobtrusive lighting and signage designs. This Article further seeks to encourage naturalized landscape design and architectural design compatible with rural surroundings.

The IDO, Integrated Development Option Standards are provided as a design option to permit flexibility in the regulation of land development to achieve the stated objectives, not as a vehicle to avoid the imposition of standards and requirements of the underlying Zoning Districts. The objectives will be met through a cooperative planning process enabling property owners to demonstrate, through appropriate studies and design plans, that the development advances the objectives of the Comprehensive Land Use Plan. The Township Planning Commission or Township Board may require any reasonable condition or design consideration, which will result in a benefit to the community.

For properties approved for the IDO, these standards provide the developer with flexibility in design and permit variation of the specific bulk, area, and parking requirements of this Ordinance on the basis of the IDO plan, subject to approval of the IDO plan by the Planning Commission and Township Board in accordance with the requirements as set forth.

IDO projects shall be deemed special land uses and shall be subject to review procedures and standards similar to those for other special land uses. However, an IDO project is sufficiently different in character from other special land uses that specific and additional standards and procedures are established to govern their review and approval and to ensure that the distinct purposes of the IDO are achieved.

SECTION 901A. QUALIFYING CONDITIONS

The following provisions shall apply to all integrated developments:

- 1.901A-1. The integrated development site shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit. The entire project shall be contractually bound as a single unit for planning purposes in perpetuity. A single person or entity must be identified with responsibility for assuring the completion of the project.
- 2.901A-2. The IDO may be applied to any parcel or combination of parcels zoned or master planned for office, business, commercial or residential land use subject to the provisions of this Ordinance, provided the resultant project is generally consistent with the Comprehensive Plan Designations for the property.

- | ~~3~~901A-3. The site shall have a minimum size of ten (10) acres of contiguous land, except that the Planning Commission may consider a smaller site where the applicant can demonstrate a recognizable benefit to the ultimate users of the project and to the Township through integrated development of a smaller area, such as redevelopment of properties in the Highland Station Area.

SECTION 902A. PROJECT DESIGN STANDARDS

Proposed Integrated Development Option projects shall comply with project design standards that follow. The Planning Commission may also adopt Design Guidelines to further illustrate the intent and objectives of this Ordinance.

902A-1. Permitted Uses

Uses permitted in the Integrated Development shall be compatible with the Township's Comprehensive Land Use Plan for the project area, whether or not such uses are permitted in the underlying zoning districts.

The predominant use on the site shall be consistent with the uses specified for the site on the Township's Comprehensive Land Use Plan. In cases where an IDO spans multiple land use classifications, the overall mix of land uses shall provide for an orderly transition to less intensive uses adjacent to any neighboring properties zoned or planned for residential or agricultural uses, and shall be sensitive to the character of the surrounding area. The arrangement of various uses on the site need not strictly conform to the use boundaries illustrated on the Comprehensive Land Use Plan for mixed use sites.

Any building having commercial or office use on the first floor may contain residential uses on upper stories when adequate off-street parking is provided.

902A-2. Density Regulations

In general, maximum density of land uses shall be based upon a study of the space needs to accommodate the various infrastructure needs of the site, including parking, traffic and pedestrian circulation, sewage disposal, drainage and stormwater retention, as well as appropriate landscaping and open space. In establishing the maximum density of the site, the Planning Commission may request that the developer prepare a parallel plan demonstrating the maximum density that could be feasibly constructed on the site given the underlying zoning regulations and design standards. :

Any increase in density beyond the basic requirements of a parallel plan will be awarded in response to design features that exceed the minimum requirements outlined in this ordinance and that result in a unique and effective site design that furthers the intent of this ordinance.

In no case shall the permitted density exceed the maximum lot coverage of 30 percent for all principal and accessory buildings.

902A-3. Minimum Yard Requirements

- a. The following minimum setback requirements apply to property lines abutting adjacent parcels not incorporated into the Integrated Development Option

project. Setbacks between differing land uses internal to the IDO project will be subject to approval of the Planning Commission:

1. For principal and accessory building and structures:

- Front: 80 feet from proposed M-59 right-of-way. For all other rights-of-way, the front yard setback will be established from study of setbacks of existing buildings, streetscape features and other pertinent design criteria.
- Side: 20 feet from least side lot line, total of 50 feet from both side lot lines, but not less than 50 feet from any lot line abutting residentially developed or zoned property.
- Rear: 50 feet from rear lot line abutting nonresidential development, 75 feet from rear lot line abutting residentially developed or zoned property.
- Water: 65 feet from high water line of subaqueous areas.

2. For septic tanks and fields:

- Water: 125 feet from high water line of subaqueous areas.

- b. Required front, side and rear yards shall be unobstructed from the ground level to the sky, except by natural vegetation and by specifically permitted: 1) signs as set forth in Article XV, 2) non-residential perimeter controls as set forth in Section 1709, 3) exterior lighting as regulated in Section 1703, 4) swimming pools and related structures as set forth in Section 1713, 5) projections into required yards as set forth in Section 1805, 6) litter containers for pedestrians as set forth in paragraph "d" below, 7) unsheltered parking areas as set forth in paragraph "e" below, 8) public amenities as may be provided under Section 902A-13 and 9) driveways. Landscape features such as berms and retaining walls shall not be considered obstructions subject to a site plan review finding that any such features which are present in a particular site plan conform reasonably to the natural environment of the site and the general area in which they are proposed.
- c. Side and rear yards which abut streets shall conform to the most restrictive of the following: 1) same yard setback and other requirements as apply to front yards; 2) the same yard setback and other requirements as apply to the adjacent parcel; or the actual setback of any existing residential structure on an adjacent parcel.
- d. Areas for temporary storage of garbage and trash shall not be located in any required or unrequired front yard area, or in any required side yard area, provided that this section shall not be interpreted to prevent placing litter containers for the use of pedestrians outdoors. All areas for the temporary storage of garbage or trash, except litter containers for pedestrians, shall be enclosed as provided in Section 1305.
- e. Unsheltered parking shall be permitted in required front, side and rear yards, but not within required landscape buffer strips. Parking shall be permitted in unrequired front, side and rear yard areas.

- f. Parking structures and shelters shall not be permitted in any required front, side or rear yard. Parking structures and shelters shall be permitted in unrequired side and rear yards, provided that parking shelters shall be completely enclosed on all sides visible from streets.

902A-4. Distance between Buildings

- a. In an IDO development, buildings may share common walls provided the buildings comply with the adopted Building Code and that the Fire Chief finds the plan to be acceptable and accessible for fire fighting operations.
- b. Buildings and groups of buildings with common walls that exceed 100 feet on a side facing a street shall have that side divided into projecting and recessing elements with the recessed elements being at least 4 (four) feet behind the projected elements.

902A-5. Height Limitations

Maximum structure height:

Stories: 2
Feet: 25

902A-6. Architecture and Building Facades

All new buildings, additions and significant exterior changes or renovations shall be found to be architecturally compatible with the surrounding neighborhood or with Design Guidelines adopted by the Planning Commission. In making this determination, the following factors may be considered:

- a. A minimum of eighty percent (80%) of the exterior finish material of all building facades visible from the public street, parking lot or adjacent residentially zoned or used land, exclusive of window areas, shall consist of brick, cut stone, field stone, cast stone, dimensional wood or wood shakes with an opaque stain or a synthetic material fabricated to have the appearance and durability of wood siding. The Planning Commission may permit other materials for facades not visible from a public street that are adequately screened from adjoining land uses.
- b. No building façade visible from any public street, parking lot or adjacent residentially zoned or used land may utilize the following materials unless the Planning Commission first finds that the overall design of the building is consistent with the intent of this ordinance: common cinder block, cement or masonry block, plain cast or formed concrete, plain or corrugated sheet metal if uses as siding, artificial or imitation brick, asphalt or cement shingle siding, colored, tinted or metallicized glazing, casement or jalousie windows, exposed structural steel, stainless steel, aluminum or other bright metal finishes other than copper or brass, stucco or similar wall treatments.
- c. Roof design shall be consistent with the overall architecture of the building. Single story buildings should be designed with pitched roofs or a decorative cornice or parapet to screen roof-top mechanical equipment.

- d.d. Exterior walls facing public rights-of-way, customer parking areas and adjoining property that is zoned or used for residential purposes shall have a finished appearance, using the same materials as used on the front façade of the building. Wherever possible, meter boxes, waste receptacles and mechanical equipment should not be located in the front yard nor on a side of the building when visible from public views or when facing property zoned or used as residential.
- e.e. Facades may be supplemented by awnings made of an opaque material. Translucent or internally lit awnings shall not be permitted.
- f.f. Sites shall be designed at a pedestrian scale with relationship to the street, sidewalks or internal pedestrian circulation network. Convenient and safe pedestrian access shall be provided between the public sidewalk or multiple purpose path and the building entrance.
- g.g. Rear or side entrances should be provided where parking is on the side or rear of the building.

902A-7. Site Circulation, Parking and Loading Areas

Site Circulation, Parking and Loading Areas shall be designed in accordance with the provisions of Article XVI, OFF-STREET PARKING AND LOADING REQUIREMENTS except as follows:

- a)a. The number of parking spaces for non-residential land uses shall be based on a technical study of the development proposal as outlined in Section 904A-5.
- b)b. A portion of the spaces may be reserved for future development with the approval of the Planning Commission. Areas set aside for future parking must be rough graded for future development, and may be used for landscaping or pedestrian amenities as an interim use.
- c)c. For residential uses, offstreet parking shall be provided at the rate of two spaces per dwelling unit. For multiple family residential, one space per dwelling unit must be provided in sheltered parking or garage, except for areas where dwelling units are located on the upper floors of mixed use buildings.
- d)d. No more than seventy percent (70%) of the off-street parking area for non-residential land uses shall be located between the front façade of the principle building or buildings and the primary abutting public street.
- e)e. Off-street parking areas shall be configured in modules arranged so as to break up the expanse of pavement. Landscape areas and pedestrian circulation features such as sidewalks and street furniture shall be provided between adjacent modules.
- f)f. Marginal access drives shall be provided between differing use categories within the same site, and to provide connections for other non-residentially zoned or used parcels adjacent to the IDO development. Proposed connections for neighboring parcels must be sensitive to design constraints such as presence of wetlands, steep slopes or other natural features.

- g. Bicycle racks shall be placed in all non-residential and multiple family residential use areas of a project to provide convenient parking for cyclists. The required number of bicycle parking spaces shall be proportional to the required number of passenger vehicle parking spaces. A ratio of one bicycle space to twelve (12) vehicle spaces shall apply unless otherwise approved by the Planning Commission based on findings from the parking study required under Section 904A-5.

902A-8. Frontage and Access

The number of access points shall be the minimum to provide reasonable access. Access points shall be designed and located to minimize conflicts with traffic operations along the street and be placed as far from intersections as practical, but no closer than 125 feet as measured from centerline to centerline.

The minimum separation between driveways within an IDO shall be based upon the posted speed limit of the major street, as follows:

25 mph	130 feet separation
30 mph	185 foot separation
35 mph	245 foot separation
40 mph	300 foot separation
45 mph	350 foot separation
50 mph or greater	455 foot separation

The Planning Commission may approve lesser separations where supported by the road agency with jurisdiction over the road, and when justified by a traffic study (required under Section 904A-4) which provides a thorough analysis of traffic and safety issues related to access management. Where lesser separations are considered, the Planning Commission may impose turn restrictions on one or more driveways.

902A-9. Landscaping

Landscaping shall comply with the provisions of Article XIII, SITE DESIGN REGULATIONS. In addition, landscaping plans shall incorporate the following design principles:

- a. Increases in areas set aside for landscape buffer strips along public roadways and exterior property lines in addition to those required in Section 1302 may be provided as justification for increased density of land use, provided proportionate increases in plantings are also included.
- b. For each planting island placed within the interior of a parking lot, the minimum square footage shall be 600 square feet, to accommodate two or more deciduous shade trees and intermediate shrubs. Trees and shrubs selected for planting in landscape islands shall be suited for an urban environment, documented to tolerate an environment affected by automobile traffic.
- c. Use of native and indigenous plant materials is encouraged.

902A-10. Open Space Requirements and Greenways

In residential use portions of an IDO development, commonly held usable open space must be provided in accordance with Section 1718, REQUIRED COMMON USABLE OPEN SPACE IN CERTAIN RESIDENTIAL AREAS. This requirement may be waived by the Planning Commission if it is determined that adequate public recreation space is provided within a distance reasonably accessible to pedestrians and cyclists along a safe and convenient pathway.

In addition, open space for the development shall provide continuity with open spaces in adjacent developments, and shall generally conform with the location, character, and dimensions of any recognized Greenway Plan endorsed by Highland Township.

Environmentally sensitive design of open space that considers watershed protection objectives as described in the Kent Lake Subwatershed Management Plan may provide justification for increases above the base density for non-residential use portions of the site.

902A-11. Natural Features Preservation

Site design shall be sensitive to preservation of Natural Hazard Areas, as regulated in Section 1714, NATURAL HAZARD AREA REGULATIONS.

In addition, if a development site is determined by the Planning Commission, upon information or from inspection, that the site likely includes areas with wildlife, plant life, and/or other natural characteristics in need of protection, then the developer shall provide a natural resources inventory and mitigation plan as required under Section 904A-3. A resource inventory and mitigation plan shall be covered for any site identified as a potential natural areas site with an environmental ranking of 4 or more in the Shiawassee & Huron Headwaters Resource Preservation Project (SHHRPP -- Figure 3.C).

The site design shall preserve any significant natural features to the maximum extent feasible. The principles of environmental stewardship described in the SHHRPP shall be incorporated into the design and mitigation plans.

902A-12. Multi-Use Pathway System

The project shall include a multi-use pathway system complying with the provisions of Section 1307, PEDESTRIAN/BICYCLE WAYS FOR MULTIPLE-FAMILY AND MOBILE HOME DEVELOPMENT AND FOR NONRESIDENTIAL DEVELOPMENT.

In addition, appropriate pathways for pedestrian, bicycles and/or horses shall be provided as linkages between residential and non-residential areas within a mixed land use development and to provide access throughout common open spaces. The materials of construction and design details of internal pathway systems shall be designated on the conceptual site plan, subject to approval of the Planning Commission in consideration of expected use.

902A-13. Lighting

Outdoor lighting shall comply with the provisions of Section 1704, EXTERIOR LIGHTING. In addition, exterior lighting shall comply with the following standards.

- a. For IDO projects within the Downtown Development Authority (DDA) District lighting along the existing and proposed street frontages shall be ornamental, of a style generally consistent with that adopted by the DDA, incorporating such elements as scrollwork, gooseneck brackets and round reflectors.
- b. Pole mounted lighting fixtures shall not be placed higher than the buildings they service. Lights within 200 feet of a planned or existing residential neighborhood shall be fifteen feet high or less.

902A-14. Public Amenities

The provision of a public amenity such as a “monument”, amphitheatre, fitness trail, public park, gazebo or other gathering space may add value to the development while providing a benefit for the community. The Planning Commission may consider a proposal for a public amenity as a justification for an increase in the base density for non-residential uses. The ownership, operation and maintenance of public amenities shall be covered in the required Development and Maintenance Agreement.

902A-15. Other Considerations

The project shall address the general and specific standards for approval of Special Land Uses as described in Article XI, PROCEDURES AND STANDARDS FOR APPROVAL OF SPECIAL LAND USES.

SECTION 903A. PROCEDURES

903A-1. Applicant

The owner of an interest in land, for which the IDO approval is sought, or the designated agent of the owner shall file the application for IDO approval with the Planning Staff.

903A-2. Issuance of Building Permit, Subdivision Approval

No building permits shall be issued, nor land division plans shall be approved unless the Township Board first approves the IDO application in accordance with procedures and standards set forth herein.

903A-3. Occupancy Certificate

No occupancy certificate shall be issued for any building within an IDO project until the phase of the IDO project in which said building is located has been completely developed, including all site improvements and installation of landscape materials, according to the approved site plan and Development Agreement. A temporary occupancy certificate may be issued before the construction of all site development elements are completed provided that the applicant provides an irrevocable letter of credit or other financial assurance acceptable to the Township Board in its form and

amount. The Township Board shall not accept a financial assurance in an amount which, in the Township Board's judgment, will be less than the amount required to complete the construction of the site as designed.

903A-4. Application Forms and Documentation

The application for an Integrated Development Option approval shall be made on such forms as shall be prescribed by the Township Board and provided by the Planning Staff and shall be accompanied by the necessary fees and documents as provided herein.

903A-5. Pre-application Conference

Prior to filing a formal application for approval of an Integrated Development Option project, the prospective applicant shall request a pre-application conference with the Planning Staff and Township's consultants as may be requested by the Township. The applicant shall be responsible for payment of consultant fees for the pre-application conference. The purpose of such a conference is to allow the prospective applicant to present a general concept of the proposed development prior to the preparation of detailed plans, to allow staff and consultants an opportunity to offer suggestions to better align the proposed plan with Township planning objectives and to allow all parties to share information relevant to the site and its surroundings. For this purpose, the presentation shall include, but not be limited to the following:

- a.a. Written "letter of intent" from the prospective applicant establishing his intentions as to development of the land.
- b.b. Topographic survey with two-foot contours and location map.
- c.c. Optional photographs of the site can be used to illustrate existing features relevant to the site design.
- d.d. Sketch plans and ideas regarding types and mix of land uses, building sizes and residential density (if appropriate), concepts for traffic circulation patterns and parking, lot arrangements and setbacks, open space and public amenities, land areas subject to preservation due to wetlands, woodlands or other sensitive environments.
- e.e. Initial proposals regarding water supply, sewage disposal, drainage and street improvements.
- f.f. Proposed workplans for any required technical studies, such as traffic or parking studies.

903A-6. Application and Area Sketch Plan Submission, Preliminary Planning Commission Meeting

Once an application is submitted with the Township, the applicant is asked to attend a Planning Commission Meeting with an area sketch plan submittal. This step is included to familiarize the Planning Commission with the proposal, and to provide the applicant with a good understanding of what the Planning Commission expects with the design and layout of the entire site. The applicant is expected to present the information required under 903A-5, Pre-Application Conference. *The applicant is encouraged to obtain this feedback from the Planning Commission prior to investing*

a significant amount of time and effort in developing a detailed concept plan design and layout.

903A-7. Concept Plan Submission, Planning Report

After the applicant has met with the Planning Commission for the required information meeting, he shall prepare and submit conceptual plans to the Planning staff who shall prepare a report on whether the proposal meets the applicable requirements of this ordinance and any additional standards identified by the Planning Staff as appropriate. Requirements for this submittal are outlined in Section 904A. The Planning Staff may request the services of a consultant for review and reporting purposes through the application and review process, at the expense of the applicant. All reports shall be forwarded together with the application to the Planning Commission within forty-five (45) days of receipt of an administratively complete application.

903A-8. Date and Notification of Planning Commission Public Hearing

The Planning Commission shall set a date for a public hearing on the integrated development option and conceptual plan within ~~forty-five (45)~~ days of receiving the completed application. The Township shall provide notice as required under Act 110, Public Acts of 2006, as may be amended.

903A-9. Planning Commission Recommendation

The Planning Commission shall, within a reasonable time following the date at which the application for integrated development option and concept plan approval was considered, pass a resolution setting forth its findings regarding the standards set forth herein and shall recommend to the Township Board approval, approval with conditions or disapproval, with its reasons. The Planning Commission findings may include any specific provisions which they recommend to be included in a development agreement.

903A-10. Review of Recommendations and Public Hearing

The Township Board shall review the application for integrated development option and conceptual plan approval together with the Planning report and Planning Commission's recommendations. The Township Board shall hear any person wishing to express an opinion on the application for the integrated development option and conceptual plan approval at the next regular meeting following the Township Board's formal receipt of the application from the Planning Commission provided such regular meeting provides adequate time to notify the public as required under Act 110, Public Acts of 2006, as may be amended. The Zoning Administrator shall provide such notice as required by statute.

903A-11. Township Board Determination

The Township Board shall make the final determination on the application for integrated development option and conceptual plan approval. Such determination shall be based solely on the requirements and standards of this ordinance. Approval, approval with conditions or disapproval shall be made by resolution setting forth the Township Board's findings regarding the pertinent requirements and standards, and minimum expectations for the required development agreement.

Approval of an integrated development option conceptual plan shall constitute approval of the layout submitted as a guide to the preparation of the preliminary and final site plan or plans but shall not constitute approval of the preliminary or final site plan or plans.

Upon approval of an integrated development option conceptual plan, the applicant is further authorized to draft a preliminary development agreement, which will be required as part of the final site plan approval.

903A-12. Recording Planning Commission and Township Board Action

Each action taken with reference to an integrated development option and conceptual plan review and approval shall be duly recorded in the minutes of the Planning Commission and Township Board and the grounds for the action taken upon each application submitted for review and approval shall also be recorded in the minutes and transmitted in writing to the applicant. The record shall include findings of fact, the report of the Planning Staff and other township officials, exceptions and bonuses granted, conditions applied and modifications ordered.

903A-13. Site Plan Submission and Approval

Conceptual plan approval provides a basis for the applicant to prepare and submit a site plan in accordance with the provisions of Article XIV, SITE PLAN REVIEW PROCEDURES AND STANDARDS. The site plan submission shall be directed to the Planning Commission for review and recommendation to the Township Board.

The final site plan for the first stage of the development shall be submitted by the applicant to the Township Board, not later than 180 days (or such additional time as may be authorized by Township Board resolution from time-to-time) after approval of the IDO concept plan. A draft development and maintenance agreement shall be presented to the Township Board with the final IDO site plan.

The integrated development option final site plan shall conform substantially to the conceptual plan as approved and, if desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved conceptual plan which is proposed to be recorded and developed; provided, however, that such portion conforms to all requirements of these regulations.

After review of the final plan and supporting data, the Township Board shall approve or disapprove the plan within 60 days after submission by the applicant. Disapproval of the final site plan shall be based only on a significant divergence from the approved conceptual plan and development agreement.

SECTION 904A. DATA REQUIREMENTS FOR CONCEPT PLAN APPROVAL

The following shall be included with and made part of the application for an IDO Concept Plan approval:

904A-1. Narrative Description of Plan and justification for IDO Designation

The application must be accompanied by a narrative description of the project, including a discussion of the various land uses, how the uses will blend together

onsite and with adjacent developments, and a description of the unique benefits and objectives achieved through application of the more flexible standards permitted under the IDO designation. This narrative should include a preliminary list of variances from standards otherwise applied using the regulations of the underlying zoning district.

904A-2. Concept Plan with Area & Density Calculations

The following detailed information shall be submitted with the concept plan:

- a.a. Name and address of the owner(s).
- b.b. Title designation according to official records of the County Register of Deeds; title under which the proposed development is to be recorded, with names and addresses of owner(s) and notation stating areas and acreage owned by each if more than one owner.
- c.c. Dimensions of all lot and property lines showing the relationship to abutting properties.
- d.d. Name and address of developer.
- e.e. Name and address of either a registered engineer, a registered surveyor, a registered architect or a registered community planner who prepared the concept plan.
- f.f. Existing and proposed zoning of subject property and adjoining property.
- g.g. The location and names of existing or prior public and private easements of record.
- h.h. The area of the site in square feet excluding all existing and proposed rights-of-way.
- i.i. The area set aside for each land use represented on the plan, including open space, public use space and greenways, also expressed in tabular form as percentage of total site area.
- j.j. The location of all existing streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel.
- k.k. Structures, uses and other significant features of immediately adjacent property.
- l.l. Utilities on and adjacent to the tract including the location, size and invert elevation of sanitary and storm sewers; the location and size of water mains; the location of gas lines, fire hydrants, electric and telephone lines and street lights; the direction and distance to and the size of the water mains and sewers adjacent and near the tract with invert elevation of sewers.

- m. Ground elevations on the tract at two (2) foot contours with spot elevations at all breaks in grades, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions.
- n. Subsurface conditions on the tract including the location and results of tests made to ascertain subsurface soil, rocks, and ground water conditions and the depth to ground water, unless test pits are dry at a depth of five (5) feet.
- o. The locations, sizes and types of existing trees over 4 inches in diameter at a point on their trunk 4 feet above the ground, before and after proposed development. Wooded areas may be delineated by their perimeters. The number of 4-inch or larger trees in each wooded area shall be indicated by size and type of tree. (Wooded areas shall include all areas with twenty or more 4-inch or larger trees in which the spread of each tree interlaces with the spread of another tree in the area.)
- p. All required minimum setbacks from the existing or proposed rights-of-way and from adjacent properties.
- q. The existing and proposed use of each existing structure and the proposed use of each proposed structure on the site.
- r. The location of all proposed streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel.
- s. The location and numbers of all off street parking spaces and loading areas.
- t. Photographs of the site and adjacent areas.
- u. The names and addresses of the persons to whom notices of hearings hereunder may be sent including the subdivider or developer and the designer of the subdivision or development.
- v. The names and addresses of the owners of the property for which approval is being considered and the names and addresses of all persons to whom real property is assessed within 300 feet of the boundary of the property in question and the names and addresses of the occupants of all structures within 300 feet of the boundary of the property in question.

904A-3. Natural Features Inventory and Mitigation Report

Where required by the Planning Commission, the application shall include a natural features inventory and mitigation report. The report shall be prepared by a professional qualified in the area of ecology, botany, wildlife biology or other relevant discipline that describes, without limitation, the following:

- a. The wildlife use and habitat showing the species of wildlife using the area, the times or seasons that the area is used by those species, and the “value” (meaning feeding, watering, cover, nesting, roosting, perching) that the area provides for such wildlife species;

- b.b. the boundary of wetlands in the area and a description of the ecological functions and characteristics provided by those wetlands;
- c.c. any prominent views from or across the site;
- d.d. the pattern, species, and location of any significant native trees and other native site vegetation;
- e.e. the bank, shoreline, and high water mark of any stream or body of water on the site;
- f.f. wildlife movement corridors, and
- g.g. the general ecological functions provided by the site and its features.

The report shall identify sensitive ecosystems onsite and provide recommendations for stewardship of these resources, and possible mitigative measures for those areas that may be disturbed through development activities and foreseeable long-term impacts of the project.

904A-4. Traffic Studies

A traffic impact study shall be required for any development which generate 100 or more directional trips during the peak hour, or 750 trips in an average day. The study will conform to the standards published in “Evaluating Traffic Impact Studies, A Recommend Practice for Michigan Communities” by Tri-County Regional Planning Commission, MDOT and SEMCOG. The study must be completed by a registered engineer (PE), a community planner with AICP or PCP certification, or a trained professional transportation planner. A workplan must be submitted for approval of Planning Staff prior to commencing with data collection and analysis.

The Planning Commission may waive the study requirements, in consultation with Planning Staff and the appropriate road agencies, when road improvements are already scheduled for the study area which are expected to mitigate the impacts of development, or when the road agency has knowledge of similar studies or roadway conditions that show the area will not be impacted by this development.

904A-5. Parking Studies

A parking study shall be provided to establish the number of required improved and reserved parking spaces for the development. The study will conform to the standards published in “Shared Parking” by the Urban Land Institute, or a methodology similarly acceptable to the Planning Staff.

The study should take into account both the proposed uses and hours of operation for the project, and other likely scenarios (i.e. restaurant use converted to retail and vice versa). In no case, shall the approved number of improved plus reserved parking spaces be less than 4.5 spaces per 1000 gsf.

The Planning Commission may waive parking study requirements if the applicant provides the number of improved and reserved parking spaces required under Article XVI, OFFSTREET PARKING AND LOADING REQUIREMENTS.

904A-6. Preliminary Architectural Plans

The application shall include preliminary architectural plans for all primary buildings and shall be submitted in sufficient detail to permit an understanding of the character of the development, the design of the building and the number, size and type of dwelling units. No architectural plans shall be required for single-family homes on individual zoning lots if all setbacks from property lines for such home shall be at least twenty-five (25) feet.

904A-7. Landscape Concept Plans

The application shall include preliminary landscape concept plans, including calculations indicating compliance with applicable screening and buffer requirements (See Article XIII, SITE DESIGN REGULATIONS). The amount, type and minimum size of landscaping must be identified in a plant list, with appropriate labeling. Plans must also include planting details.

904A-8. Preliminary Service and Facility Plans

The application shall include preliminary plans for:

- a. Roads, including classification, width of right-of-way, width of pavement and construction details. (See Section 1721 on Private Roads)
- b. Sidewalks and bike paths.
- c. Sanitary sewers.
- d. Storm drainage.
- e. Water supply system.
- f. Underground electrical system.
- g. Service facilities. (See Design & Construction Standards Manual)

904A-9. Covenants

The application shall indicate proposed agreements, provisions or covenants which will govern the use, maintenance and continued protection of the planned development and any of its common open space.

904A-10. Community Impact Analysis

A written narrative shall be provided addressing each of the standards of approval for the IDO and Conceptual Site Plan as outlined in Section 905A. Other items the Planning Commission may require include fiscal analysis (cost and revenues) on the Township and Huron Valley School District, justification of retail space based on market studies for the Township and surrounding region, or other studies that may be appropriate due to the scale of the project.

904A-11. Documentation of the Applicant's Development Experience

The application shall include documentation showing that the developer has sufficient development experience to complete the proposed project in its entirety.

904A-12. General Schedule with Phasing if Applicable

The concept plan shall include phasing lines and a general development schedule, indicating the anticipated timing of each element of the project.

The phasing shall be such that each phase of the project stands on its own, and does not require development of a subsequent phase to provide adequate ingress and egress, fire protection, or open space needed to balance density calculations. Public amenities should be included in early phases of the development, and not deferred until the final phase.

SECTION 905A. STANDARDS FOR APPROVAL OF IDO AND CONCEPTUAL SITE PLAN

In making a recommendation to approve an IDO and conceptual site plan, the Planning Commission must find that the proposed IDO project meets the following standards:

905A-1. Building Relationships

Buildings and structures will meet or exceed setback standards, height and other dimensional standards, and be placed to preserve environmentally sensitive areas.

905A-2. Impact On Surrounding Land Uses And Zoning

The proposed site plan will be harmonious with, and not harmful, injurious, or objectionable to, existing and planned future uses in the immediate area. The proposed development will be coordinated with improvements serving the subject property and with the other developments in the vicinity.

905A-3. Views

Placement and height of buildings, structures and parking shall preserve existing views of lakes, woodlands and other significant visual resources to the greatest extent reasonable.

905A-4. Building Elevations

Proposed architecture shall complement the character of the surrounding area. The project shall employ an integrated architectural style that promotes harmony between various elements of the site and avoids disparity in mass, bulk or scale between buildings.

905A-5. Preservation of Wetlands

Regulated and non-regulated wetlands, and organic soils are preserved or modified in an acceptable manner. A 25 foot vegetated buffer strip will be provided around the margins of any regulated wetlands or water body. All buildings will respect the required 65 foot sub-aqueous setback.

905A-6. Stormwater Management and Soil Erosion Control

The development will not substantially reduce the natural retention storage capacity of any watercourse, thereby increasing potential for flooding. Provisions have been made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevents erosion and the formation of dust. Groundwater infiltration systems will be utilized where feasible. On-site storage or sedimentation ponds may be required to reduce or filter stormwater runoff. Stormwater runoff on paved areas will be collected at intervals not obstructing the flow of vehicular or pedestrian traffic, create standing water or cause unnecessary erosion of soil or other material.

905A-7. Preservation of Topography

The site plan and impact assessment demonstrate judicious effort to preserve the integrity of the land, existing topography and natural drainage patterns. Grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties.

905A-8. Preservation of Woodlands and Trees

The site plan has been designed to preserve existing woodlands and individual quality trees to the greatest extent reasonable. Woodlands, trees and natural areas to be preserved will be protected during construction by fencing or other barrier obvious to construction personnel. If any trees are to be transplanted, the applicant has described transplant methods adequately.

905A-9. Greenbelts, Landscaping and Screening

Greenbelts along public street frontage and buffer zones from adjacent zoning districts have been provided in accordance with Section 1302, LANDSCAPE BUFFER AND OPEN SPACE STANDARDS. Required parking lot landscaping is provided, with adequate interior landscaping space. Trees and shrubs native to Michigan have been used where appropriate. The overall design promotes the impression of a rural, natural landscape. Groundcover is primarily living material.

905A-10. Pedestrian Circulation and Public Amenities

The development provides multi-purpose trail systems with linkages to adjacent developments and public pathways. The overall site design and layout provides for separation of vehicle and pedestrian traffic, and provides for such public amenities as street furniture, bike racks, and pocket parks. The site design and layout also provides a public space designed to benefit the community, which is appropriate to the scale and impact of the development.

905A-11. Traffic Impacts and Mitigation

Traffic impacts are thoroughly addressed in the Impact Assessment, including detailed analysis where required. Improvements are planned, where warranted.

905A-12. Access, Internal Streets and Circulation

Safe, convenient, uncongested, and well defined vehicular and pedestrian circulation is provided within and accessing the site. Access to the site is designed to minimize conflicts between vehicles and pedestrians, and with traffic using adjacent streets and driveways. The parking and circulation patterns around proposed "outlot" sites shall be fully integrated into the overall parking and circulation scheme.

905A-13. Emergency Vehicle Access

Adequate access will be provided for emergency vehicles to the site and all buildings or groups of buildings, and has been approved by the Fire Department.

905A-14. Parking and Loading Spaces

The number and dimensions of off-street parking and loading/unloading spaces, and the design of parking and loading areas complies with the provisions of Article XVI, OFFSTREET PARKING AND LOADING REQUIREMENTS, unless exceptions have been approved by the Planning Commission based on a technical analysis provided by the applicant and approved by the Planning Staff.

905A-15. Barrier Free Access

The site provides barrier free parking and pedestrian circulation in compliance with state statues and standards.

905A-16. Exterior Lighting

Exterior lighting meets the standards outlined in this Ordinance.

905A-17. Signage

Proposed signs meet the standards of Article XV, SIGN REGULATIONS, and are generally complementary with surrounding signs and traffic operations.

905A-18. Storage of Potentially Hazardous Materials or Waste

Information has been provided to help insure compliance with applicable local, state and federal requirements, to minimize adverse affects on adjacent properties, the lakes, wetlands, and drinking water. Uses utilizing, storing or handling hazardous material have provided secondary containment facilities and provide documentation of compliance with state and federal regulations, as required.

905A-19. Utilities

The development provides adequate sanitary sewer, either through on-site septic systems, connections to public or publicly approved sewer facilities, or by providing separate sewer facilities. All new utility distribution lines will be placed underground. The proposed utilities have been approved by the Township Engineer.

905A-20. Phasing

Any phases of development are in logical sequence so that any phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.

905A-21. Agency Coordination

The applicant has demonstrated the site plan meets the standards of other government agencies, where applicable.

SECTION 906A. DATA REQUIREMENTS FOR FINAL IDO SITE PLAN APPROVAL

The following shall be included with and made part of the application for a Final IDO Site Plan approval for each phase of a development project. No building permits shall be issued for any phase of development until the Final IDO Site Plan is approved:

906A-1. Detailed Construction Plans and Specifications

Plans and specifications shall be completed in accordance with the Design and Construction Standards for the Charter Township of Highland for all site improvements including but not limited to grading and drainage, storm sewers, water supply and distribution, sanitary sewers and sewage disposal, parking lot and site circulation. The Plans shall be reviewed and approved by the Township Engineering Consultant, Fire Chief and Planning Staff.

906A-2. Condominium Documents or Survey and Covenants

Complete Master Deed and Subdivision Plan information as outlined in Condominium Act shall be submitted for review and approval. The condominium documents shall provide limits on use of common areas or open space for accessory structures such as swimming pools, decks, playground equipment and buildings. A plan shall be provided indicating the limits of such accessory structures within a defined envelope.

SECTION 907A. DEVELOPMENT AND MAINTENANCE AGREEMENT

Following approval of the final IDO Site Plan, the applicant shall submit a written agreement for review of the Township Attorney, and approval of the Township Board. In the case of a condominium project, appropriate conditions may be incorporated into the required Master Deed and By-Laws for the project. The agreement shall:

- | a.907A-1. Set forth the conditions upon which the approval is based, with reference to the Final IDO Site Plan and Impact Assessment.
- | b.907A-2. When open space or common areas are indicated in the IDO plan for use by the residents or end users of the development, the open space or common areas shall be conveyed in fee or otherwise committed by dedication to an association of residents or tenants, and use shall be irrevocably dedicated for the useful life of the buildings and retained as open space for park, recreation or other common uses.
- | c.907A-3. Set forth a program and financing for maintaining common areas and features, such as private streets, parking areas, walkways, signs, lighting and landscaping.
- | d.907A-4. Assure that trees and woodlands shall be preserved as shown on the site plan, or replaced on a caliper for caliper basis of similar species.
- | e.907A-5. Assure the construction and maintenance of all streets and necessary utilities (including public water, wastewater collection and treatment) through cash bonds, irrevocable letters of credit or other satisfactory means, for any and all phases of the IDO project. In the case of phased IDO projects, this requirement shall be reviewed at the time of any final site plan approval.

907A-6. Address any other concerns of the Township regarding construction and maintenance.

SECTION 908A. SCHEDULE OF CONSTRUCTION

908A-1. Final approval of any phase of an IDO project shall be effective for a period of two (2) years. Further submittals for future phases shall be accepted for review upon a showing of substantial progress in development of previously approved phases, or upon a showing of good cause for not having made such progress.

908A-2. Where an IDO project includes non-residential structures designed to serve the IDO residents, said structures shall not be built until the IDO has enough dwelling units under construction to support such non-residential use. The Planning Commission may modify this requirement in their conceptual or final submittal review process.

SECTION 909A. AMENDMENTS AND DEVIATIONS FROM APPROVED FINAL IDO SITE PLAN

909A-1. An applicant or property owner may request a deviation from the approved final IDO site plan by notifying the Zoning Administrator in writing of the proposed amendment, with an accompanying site plan clearly indicating the nature of the proposed changes. The request must be received before any onsite construction occurs which conflicts with the approved Final Site Plan.

909A-2. The Zoning Administrator shall determine whether the request constitutes a major site plan deviation, warranting review by the Planning Commission, or a minor review, which may be approved administratively, subject to the following conditions:

a. Minor Changes:

The Zoning Administrator may approved the proposed site plan amendment upon finding that the proposed revision does not alter the basic design nor any conditions imposed by the Planning Commission or Township Board. In making such determination, the Zoning Administrator may rely on reviews by Township Planning Staff and other consultants. The Zoning Administrator will inform the Planning Commission of approval of minor changes in writing. The following factors shall be considered in determining a change to be minor:

- a. 1. Gross floor area of non-residential buildings may be decreased; or increased by up to five percent or 10,000 square feet, which ever is smaller, provided parking ratios are not affected.
- b. 2. For residential buildings, the size of structures may be reduced; or increased by up to five percent, provided the overall density of the units does not increase and the minimum square footage requirements and setbacks are met.
- e. 3. Floor plans may be changed if consistent with the character of use.

- d. 4. Horizontal elevations may be altered provided the façade materials are not significantly altered (over 5% of the building faces). Higher quality building materials may be substituted, as determined by the Zoning Administrator. Colors may be altered provided the palette is generally consistent with that proposed to the Planning Commission (similar values and hues).
- e. 5. Buildings may be relocated within areas designated for similar use, provided required setbacks are met and parking, vehicle and pedestrian circulation patterns are not disrupted.
- f. 6. Landscape buffer zones and preservation areas may be increased.
- g. 7. Plantings approved in the Final IDO site plan may be replaced by similar types of landscaping on a one-to-one or greater basis. Any trees designated to be preserved that are lost during construction must be replaced by at least two (2) trees of the same or similar species.
- h. 8. Minor modifications of sign placement or reduction of size may be approved, provided the revised location does not affect sight distance at driveways.
- i. 9. Internal rearrangement of parking lot which does not affect the number of parking spaces or alter access locations or design.
- j. 10. Minor changes to the grading plan in order to facilitate earth balance, provided that proposed drainage patterns are not negatively affected.
- ~~k.~~ 11. Any changes required or requested by the Township, County or state for safety reasons.

b. Major Changes

Where the Zoning Administrator determines the requested amendment to the approved IDO Site Plan is major, resubmittal to the Planning Commission and Township Board shall be required. Should the Planning Commission determine that the modifications significantly alter the intent of the Conceptual IDO Plan, a revised Conceptual IDO Site Plan shall be submitted according to the procedures outlined in Section 903A.

c. Violations

Any deviation from the approved IDO Final Site Plan, except as authorized in this Ordinance shall be considered as a violation of this article and shall invalidate the IDO designation.