

Plan Implementation (Draft 3/18/2009)

A. ~~INTRODUCTION~~ Introduction

Policies in the Joint Master Plan are implemented, for the most part, by day-to-day decisions by each MCJPC community, through their Planning Commissions, Boards of Trustees and Administrators. To be effective, the plan must be used in daily decisions. Used in this manner, the MCJPC Joint Master Plan will provide advance notice to prospective users of land and assurance of stability to property owners and residents. The Joint Master Plan can be a forum for modifying certain policies, with all affected parties involved, when conditions underlying the Joint Master Plan change or new opportunities arise. Thus, in terms of policy implementation, the plan is both a communication and a reference document. Its continuous ~~daily~~ use will help assure that it will be kept current and viable.

B. ~~GROWTH TRANSITION AREAS~~ Development Focus

A significant strategy of the MCJMP is the allocation of most new development (particularly non-residential uses) to a Growth Transition Area (GTA) around the Village of Manchester and potentially around the Bridgewater Hamlet. These growth areas represent the municipalities' ability and/or future interest in supporting additional development and possibly providing urban services. The Washtenaw County Comprehensive Plan refers to "Urban Service Districts" (USD) which are similar in concept to Growth Transition Areas. Municipalities in the County are encouraged to prepare USD plans "identifying areas that will be served, the level of development and capacity needed, the timing of service and cost/revenue sharing arrangements." Another similar concept from the County Plan is that of the "Township Center." These were envisioned to be areas of development focus with such attributes as: future transit oriented patterns, alternative transportation access, mixed uses, limits to site and building size, housing variety, optimization of natural features, and neighborhood sized development blocks.

~~There are two other areas worth addressing in the Master Plan. These areas~~ have concentrated development, or are potentially influenced by another jurisdiction's presence, but which are not proposed for growth at this time. These areas are the Pleasant Lake area and the area north of the Village of Clinton within Washtenaw County/Bridgewater Township.

Growth expectations are best addressed by preparing special "subarea plans" for which implementation strategies can be developed. The character of these growth and non-growth subarea plans will differ essentially in the provision or not of urban services. One of the determining factors is population growth and the allocation of new residences based on environmental conditions, market experience and municipal growth objectives.

~~Illustrated~~ Build-Out Scenario

A housing build out scenario for the planning area was prepared showing the potential for new

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residential development, using current zoning densities and natural features constraints, in the townships and the Village. The scenario, based on a special analysis of the County's Geographic Information System database, is intended to illustrate the different capacity for additional development in the rural area and the Village Growth Transition Area. *It is important to note that this is not a growth projection tool and that housing numbers applied to rural agricultural areas do not reflect anticipated developments. This is not a growth projection tool and it is important to note that a build out picture based only on land and zoning capacity is not in keeping with the preservation of the rural agricultural character intended for the area.*

Using this approach, the total number of potential new dwellings in the region, without consideration of time frame or market expectations, is approximately 12,300 units. The estimate of current dwelling units under this analysis is approximately 3,000. (For comparison, the 2000 Census count of dwelling units is 3,894. In addition, the Southeast Michigan Council of Government projected an increase in the number of households, as opposed to dwelling units, in the region from 2,776 in Year 2000 to 3,240 in Year 2010, and 4,778 in Year 2035.)

The build out scenario limits the number new units in the rural areas following the current low density zoning pattern (averaging less than 1 unit per acre). The number of new units in the proposed growth area around the Village is based on 4 units per acre, a medium density requiring utility services. This resulted in a projected number of new dwellings in the growth area of approximately 2,900 units and within the Village itself of nearly 200 units. The following chart illustrates the allocation of new units across the region from the GIS scenario, and compares the distributive character of the build out scenario to the growth projections (households) from the SEMCOG 2007 Regional Forecasts.

Scenario	GIS	SEMCOG Regional Forecasts (hhs)			
		2000	2010	2020	2035
Bridgewater Township	*4,657	598	651	823	1139
Freedom Township	746	561	607	731	951
Manchester Township	3,623	717	998	1231	1622
Village of Manchester	192	900	984	1009	1066
Growth Transition Area	<u>2,892</u>	—	—	—	—
Total Build-Out	12,110	2776	3240	3794	4778

[The GIS Scenario is in dwelling units. The SEMCOG Forecast is in households]

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(*A previous build out analysis for Bridgewater indicating a capacity for 9,411 units was based on different future density assumptions)

This illustration shows that under current zoning there is substantial capacity for residential growth in all of the municipalities beyond SEMCOG projections. It also shows that even at a low/moderate residential density of 4 dua, the Village Growth Transition Area could accommodate the projected Year 2010 to Year 2035 regional growth of 1,538 households. Four focus areas discussed below for the Village GTA would account for approximately 1,088 of the projected 2,892 units, or 37%.

Based on this data, the Manchester Community Joint Planning Commission should consider planning for reduced densities in agricultural areas to help preserve the agricultural character in the region.

GTA-Subarea Plans

It is the intent of the MCJMP that sub-area plans will be prepared for these special areas to address future development expectations. The character of each growth and non-growth sub area plan will be unique, providing for different uses, densities, amenities, building design and infrastructure. It follows that different regulatory and service tools will be applied to each area such as zoning, land division, capital improvement budgets, private infrastructure obligations and cooperative agreements between the affected municipalities.

Manchester Village GTASubarea

The objectives of the Manchester Growth Transition Area sub area plan will be to promote compact, mixed use development which meets most of the residential, commercial, employment and recreations needs of the region. The GTA is considered serviceable by Village water and sewer. ~~Previously~~ Currently this area ~~was~~ designated for 'rural residential' (1 dua) ~~in the Manchester Township plan~~ with some non-residential spots on the major roads north, west and east of the Village. Residential densities ranging from 3 to 8 dua is recommended, organized around natural features and in neighborhood units ideally of 20+acres in size, to accommodate the region's growth in this area with supporting infrastructure.

Commercial development should occur in planned shopping center configurations in a coordinated manner with controlled access, consolidated parking, extensive landscaping, pedestrian access and alternative transportation accommodations. These uses are allowed in areas serviced by public sanitary sewer and water only. The regional transportation network is the focus for non residential growth in the GTA-Manchester subarea although there will be controlled access from these corridors, interior circulation systems, and extensive roadway landscaping. Preservation of natural features and extensive buffering particularly at the fringe of agricultural areas will be required.

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Employment Centers will be developed as planned campus-like centers (office, high tech research, light industrial, mixed use) located along the major corridors, M-52 and Austin Road, where serviced by sanitary sewer. An opportunity for employment use development also occurs between Logan and Parr Roads, either as stand-alone facilities or in park type development. These may include supportive commercial services incidental to office uses, and targeted at employees and customers.

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There are four areas within the Village GTA that have the greatest potential for a village development pattern initially. Further detailed planning between each municipality's stakeholders will be undertaken following the objectives of the joint master plan. These areas are:

I. North: This is an approximately ~~1-2 square mile~~ 770 acre area along both sides of M-52 north of Dutch Road, between the Village and Sharon Township. Much of this area is designated for General Commercial on the Future Land Use Plan but also includes Low Density Residential and Public/Semi-Public classifications. This is an important gateway into the Village, ideal for commercial services, which should help limit non-residential development in the surrounding townships. Streetscape image, access management, and the interface with adjoining residential areas will be important.

II. Northeast: This is an approximately ~~7-2 square mile~~ 4,600 acre area in the northeast quadrant of the GTA, east of Parr Road and along M-52, on both sides of Austin Road and west of Croghan Lane. The east side of M-52 is shown on the Future Land Use Plan as Research Office Industrial and much of the remainder of the area is designated for Low Density Residential. Manchester School system property is located on the north end. North of Austin Road there is large lots which could accommodate large planned residential developments. Along the River Raisin and the south side of Austin Road, High Density Residential is recommended. Buffering the residential area from Industrial uses, using existing water resources as neighborhood amenity features, protecting other natural features, street connectivity and establishing a green belt between the GTA and Agricultural use areas will be important.

III. South: This is an approximately ~~3 square mile~~ 1,920 acre area along and east of Adrian Street/Logan Road south to M-52. This area is designated for ~~Low and~~ Medium Density Residential uses on the Future Land Use Plan. Large lots could make it easier to assemble land and develop planned residential developments. Establishing sustainable neighborhood clusters, linkages to non residential services and employment centers, and reserving sufficient right of way along major corridors will be important.

IV. Southwest: This is an approximately ~~1/4 square mile~~ 320 acre area on the north side of Sanborn Road and west of Macomb Street, shown on the Future Land Use Plan as Medium Density Residential. To the west is an approved PUD where lots are still available. And other densely developed subdivisions are nearby. Street connectivity, neighborhood identity, and linkage to the Village core and

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established residential areas will be important.

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Bridgewater Subarea

The objectives of the Bridgewater Hamlet Growth Transition Area sub area plan are to accommodate limited growth (low to moderate density residential development, convenience services and small offices, limited industrial facilities) compatible with the existing development pattern and within the capacity of the current sanitary sewer system. Current land uses include 13 acres used for commercial and industrial purposes, and rural residential strung along Austin Road. The Future Land Use Plan includes Medium Density Residential, Local Commercial, Public/Semi-public, and Light Industrial uses. Important issues include build out to support the utility system, enhancing the appearance of the commercial services core, buffering non residential land uses from future medium density residential areas, promoting compact and compatible residential infill, and establishing a set boundary between the Hamlet and the surrounding agriculture preservation area.

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Clinton North Subarea

The objective of the Clinton North subarea plan is to integrate potential medium intensity growth associated with the Village of Clinton, located generally between M-52 and US-12, with the surrounding agricultural areas. Current uses include rural residential, small plot agricultural and an isolated commercial use. Medium Density Residential, High Density Residential and Local Commercial uses are shown on the Future Land Use Plan. Important issues will include the preservation of a natural features corridor linking the area to the Raisin River, establishing a boundary between this and the adjoining agricultural preservation area, a street plan ensuring adequate capacity and connectivity, access management along the major corridors, setting appropriate limits on the local commercial center, and intergovernmental agreements.

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Pleasant Lake District Subarea

The objectives of the Pleasant Lake sub area are to further its function as a community focus point and manage controlled growth within this area. In essence, the Plan creates a single neighborhood for the non-farm residents which also provides for local commercial and public uses required by other Township residents. Current land uses include a mix of permanent and seasonal residential dwellings, a restaurant, veterinary clinic, general store and Township Hall. Low Density Residential and a Local Commercial core area are shown on the Future Land Use Plan. Important issues include establishing a set boundary between low density residential area and the surrounding agricultural area, creating a

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limited, attractive commercial services core at the intersection of Pleasant Lake and Lima Center roads, protecting the quality of the shoreline and lake water, and providing for very limited, compatible infill development serviced by septic fields and wells. While this area is intended to provide some limited growth, it is not planned for water & sewer infrastructure or other village amenities.

MAPS

Comparison of Growth Areas

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Area	Objective	Focus	Constraints	Opportunities	Tools
Manchester Village & Township	Manchester Community focus for intensive development	Planned 425 Agreement focus areas	Street network; public sewer capacity; adequately sized development parcels	Raisin River, major roads, industrial land existing neighborhoods; flexible zoning	PUDs, 425 Agreements, defendable boundary; Master Plan, Annexation
Bridgewater Hamlet	Limited infill within sewer capacity	Hamlet Core	Sewer capacity; development scale	Sewer availability; defined core.	Mandatory sewer taps, Overlay zoning; design standards
Pleasant Lake District	Redevelopment without growth; Lake Preservation	Pleasant Lake Road	Septic suitability; runoff and underground pollution into lake	Lake environment	Density Caps, access management
Clinton North	Non competitive center to MCJMP area	Clinton Village	Jurisdiction boundary	Regional access on major roads;	Intergovernmental agreements; communication/co-ordination

Growth Transition Area Policies

Land Use

1. The most intensive regional development will be limited to the Village Growth Transition Area identified on the Future Land Use Plan, and carried out in an orderly manner consistent with urban services capacities, natural resources constraints, and the preservation of rural character.
2. Low intensity development will not be permitted in the Village Growth Transition Area by establishing minimum housing densities and Floor Area Ratios. In additions, special focus areas will be designated for mixed use and high profile projects associated with other (transportation, natural, historic, public) features.

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3. Medium and higher density residential development will be allowed at the boundary of the Village Growth Transition Area, buffered from adjoining rural areas by open space and landscaped areas, to discourage low intensity sprawl beyond the boundary.

4. Diverse housing opportunities of a density and character not suitable for rural agricultural areas will be located in the Village Growth Transition Areas, integrated with existing neighborhoods, and buffered from non residential uses, to relieve this market pressure in the rural areas.

5. Local Commercial services which support the local market will be located in Growth Transition Areas ideally in mixed use or planned commercial centers rather than suburban style strip development along major corridors. Community Commercial services will be located only in the Manchester Village Growth Transition Area.

Transportation

1. The road network in Growth Transition Areas will recognize the hierarchy between major corridors and residential service streets, and promote street connectivity between existing and planned developments.

2. Developments in the Growth Transitions Areas will provide streetscape amenities along major streets to enhance the attractiveness of the area for visitors and residents.

2. Street rights-of-way in Growth Transition Areas will allow for the possible future accommodation of public transit facilities and non-motorized transportation uses.

Infrastructure

1. An 'adequate facilities plan' will be prepared for each Growth Transition Area to determine the extent of future development, if any, that can be supported by the municipality's public services.

2. Extensions of water and sewer lines to new development will be the responsibility of the developer and such facilities will be constructed to the municipality's standards. In addition, the municipality may require additional fees to support the maintenance of central treatment and distribution facilities.

3. Development that cannot be supported by municipal services will be denied or 'directed' to a Growth Transition Area which can provide the necessary level of services. In the event no municipality can provide adequate services, the development may be deferred until such time that a financial plan is approved, with the cooperation of the Manchester Community Joint Master Plan members.

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4. Development outside of designated Growth Transition Areas will not be served by public sanitary sewer systems. Package Waste Treatment Systems will not be allowed within the Growth Transitions Areas ~~nor anywhere within the Manchester Community Joint Master Plan area~~. Public water services may be extended beyond the Growth Transition Area to existing development for emergency needs.

Community Facilities

- 1. Development in the Growth Transition Area will provide for public open space including passive or active recreational facilities, either as part of the development project or through other means, in accordance with ~~the municipality's area~~ parks and recreation plan.
- 2. Each municipality will prepare a parks and master plan containing standards for required open space and recreation facilities needed per resident, or any other measure which justifies the reservation of public areas for such use.
- 3. New public facilities such as community centers, libraries, public safety buildings, and health clinics will be located in Growth Transition Areas if suitable locations are not available in the ~~municipality's Village~~ core area.

Cooperative Agreements

- 1. The Village and Township(s) will periodically review their service and infrastructure needs and consider all opportunities for joint service agreements and common locations for cooperative facilities serving the region's residents and workers.
- 2. The Village and Townships will jointly review new developments within Growth Transition Areas for consistency with the Joint Master Plan and provide a unified recommendation to the legislative bodies acting on new development requests.
- 3. The Village and the Townships will review the boundaries of each Growth Transition Area at each update of the Manchester Community Joint Master Plan and make recommendations based on development activity, regional growth and municipal infrastructure capacity.
- 4. The Village and Townships will cooperate in the development of a planning and zoning program aimed at utilizing the Growth Transition Areas as the focus for most growth.

C. ~~JURISDICTIONAL COOPERATION~~ Jurisdictional Cooperation

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Joint Planning & Coordinated Ordinances

Upon the adoption of the Manchester Community Joint Master Plan and the approval of the Joint Planning Commission Agreement, the Village of Manchester and the Townships of Bridgewater, Freedom and Manchester will be members and maintainers of a community wide long-range planning program. As such, these units of government should consider:

1. Creating a joint zoning ordinance and joint zoning administration.
2. Updating ordinances and policies to reflect the goals and objectives of the master plan.
3. Conducting annual or regular intergovernmental workshops for MCJPC elected officials, planning commissioners and interested citizens to discuss regional planning issues, duties, challenges and opportunities.
4. Encouraging MCJPC members' attendance at Citizen Planning training and training offered by the planning and municipal associations to stay up to date on local and regional planning issues.

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Annexation

Under certain circumstances the Village, after consultation with the Townships, may annex parcels contiguous to the Village boundary. This is the most efficient way to provide urban services and grow in an orderly, compact manner. Annexation requests can come from four sources: a resolution of the Village Board, a petition from 75% of the property owners in the area proposed for annexation; a request from 20% of voters living in the area proposed for annexation; or a petition from 1% of the property owners in the affected units. Petitions are subject to review by the state Boundary Commission which looks at service needs, tax burden and impact on local master and regional plans. A citizen petition can be filled for a referendum on the annexation if the area to be annexed contains over 100 persons.

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Annexation is often perceived as a "win-lose" situation overwhelmingly in favor of the receiving municipality. This is particularly the case if, for example, an economic development project that a township has secured is later captured by an adjoining municipality. It is therefore important that there be prior agreements understandings between adjacent units on how annexations will be carried out and how the units will share in the benefits of the development that the annexation supports. The Ann Arbor Area Boundary Agreements serve as a model for this.

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Intergovernmental Conditional Transfer of Property By Contract Act (P.A. 425 of 1984 as amended 1998)

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This legislation allows land to be transferred between local government units under an agreement for a set period of time (but not more than 50 years without allowed extensions) for the purposes of economic development (which includes housing and manufactured housing as well as environmental protection). Unlike annexation, the land does not have to be contiguous to the municipality's boundary. When property is transferred, jurisdiction over the land moves to the land-gaining unit. Thus, the land and its residents are subject to taxation, zoning, and other controls over land applied by the receiving government.

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However, 425 Agreements may direct that limited specific services be transferred, shared or retained by the affected municipalities. Agreements might specify, for example, only public safety services, zoning and planning tools, natural features protection, special districts or some other contingency for transfer of jurisdiction.

One element of the legislation important for the use of 425 Agreements in the Growth Transition Area is its impact on annexation. During the period of the agreement, no annexation action or other form of transfer can take place on the property. Also, land adjacent to the 425 Agreement property but not contiguous to the Village boundary is not eligible for annexation.

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Customarily the initiators of 425 Agreements are developers and land owners seeking public urban services or favorable zoning for proposed projects. Land use planners, local planning commissions, and community master plans generally do not have a role in the 425 process. This is not the intention for the MCJPM area. It is expected that requests for 425 Agreements may be subject to review by the MCJPC in the context of the Regional Master Plan, or that the commission will review land use plans or assist in the development of project plans within 425 Agreement areas.

Intergovernmental Contracts Between Municipal Corporations (P.A.35 of 1951)

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Intergovernmental Transfer of Functions and Responsibilities (P.A. 8 of 1967)

Urban Cooperation Act of 1967 (P.A. 7 of 1967)

In instances where the permanent transfer of jurisdictional responsibilities is not necessary, local units may enter into simple revenue sharing agreements for services or facilities. This strategy may broaden the scope of inter-jurisdictional cooperation beyond the boundary of the Growth Transition Area. P.A. 8 permits multiple units of government to transfer specific functions, for example a city providing utility services to a township, for which a joint board or commission may be formed. P.A. 35 of 1951 allows municipalities to enter into contracts with other municipalities or persons to operate a facility, perform a service, or own a property outside the corporate limits. Similarly, P.A. 7 of 1967 states that public agencies (including counties, cities, villages, townships, charter townships, school districts, single and multipurpose special districts, or single and multipurpose public authorities) may collaborate under an

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Inter-local Agreement to exercise any power or authority that each party could exercise separately on its own.

Purchase of Development Rights (PDR)

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This is a land protection tool that pays landowners to protect their land from development and is used most often to preserve agriculture and natural features. It is a voluntary program through which a government agency or non-profit organization buys the development rights from a landowner in exchange for limiting development on that land in the future.

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Washtenaw County has a Purchase of Development Rights program that is administered by the Department of Planning & Environment (P&E) Office of Strategic Planning. Currently, there are seven townships in the County PDR program, including Bridgewater, Manchester and Freedom Townships. The Washtenaw County Agricultural Lands Preservation Advisory Committee, ALPAC, reviews and prioritizes applications to the State PDR program for funding of purchase of development rights

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Adequate Public Facilities Ordinances

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This is one of the legislative strategies to protect the community's ability to grow in an orderly and cost-efficient manner. The Michigan Zoning Enabling Act 110 of 2006 as amended enables local governments to "facilitate adequate and efficient provisions for transportation systems, sewage disposal, water, energy, education, recreation and other public service and facility requirements." Further, local governments can regulate land development to "avert or solve specific land use problems." An overburden placed on public services could be a specific land use problem. This ability to prohibit development until adequate public services are available requires a capital improvement plan prepared and adopted by the municipality. In the Manchester Community region, it would be appropriate to first prepare a less formal public facilities vision for the area, indicating the location and size appropriate to serve anticipated growth.

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D. ZONING REGULATIONS

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The principal means of implementing comprehensive plan policies is the Zoning Ordinance. Zoning will be used in any one or combination of the following.

Zoning Districts

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Land should be zoned in a manner that is consistent with uses and densities designated in the Joint Master Plan. In many cases, land that is designated in the Joint Master Plan for various densities of residential use or nonresidential uses in the future is currently zoned for agricultural use. Since most landowners in these situations do not want their land zoned for other uses until they are ready to sell it or develop it, rezoning to a use district that is consistent with the designation in the Joint Master Plan should await petition by property owners.

Appropriate Density & Intensity of Development Allowance

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Low intensity development in the GTA should be prohibited by establishing minimum numbers of housing units per acre, and designate focus areas for special mixed used and high intensity projects associated with existing features (transportation, natural, historic, etc). Allowing medium and higher density development, rather than transitional density zoning, at the edge of the GTA discourages low density housing from spilling over into the rural area of the township. Development density caps should be established in the townships by limiting the permitted building space by land use type in higher density residential districts and non residential zoning districts.

Inclusionary Residential Zones

To provide more opportunities for low to moderate income households within the GTA, and to relieve this market pressure in the rural township areas, for some higher density residential districts or mixed use districts developers may be asked to provide a percentage of residential units for limited income households.

Sliding Scale Zoning

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A valuable tool in preserving productive farm land is the limitation of lot divisions through a zoning standard applicable only in designated Agricultural districts. This is a tool currently used by Freedom Township which should be considered throughout the region. By way of example, existing lots less than 10 acres could not be subdivided into additional lots. Lots between 10 to 40 acres in size could be divided into not more than two lots. Lots between 40.1 and 80 acres in size could be divided into not more than three lots. And so on up to lots exceeding 320.1 acres may be divided into not more than 9 lots.

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Density Transfer

This concept involves moving (transferring) proposed development (density) from one part of a site to another part that is considered to be 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. Density transfer may be used to preserve natural features such as wetlands, woodlands, open space, or stream corridors, while permitting a reasonable

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use of the entire property. This method is applicable to larger parcels and should be used only in conjunction with a special zoning district, such as the PUD district. Density transfer should meet the following standards:

1. All lands involved in the transfer are located in the same municipality within the MCJPC area and the owner has fee simple title to the lands.
2. All lands involved are contiguous.
3. The total number of dwelling units allocated to the total land area by the Joint Master Plan will not be exceeded.
4. The transfer is made as part of a single PUD or similar special zoning district that includes all lands involved in the transfer at the same time.
5. The land that receives that transfer of density will, with the additional dwelling units, be compatible with the existing and planned use of the neighboring area.
6. The transfer will not affect the township's contractual obligations for sanitary sewer services.

7. The 'sending property' (transferring away density) will enact a conservation easement.

Planned Unit Development (PUD) District

Every MCJPC municipality's current Zoning Ordinance contains a Planned Unit Development (PUD) district. A PUD includes such terms as cluster zoning, planned development, community unit plan, planned residential development and other terminology denoting zoning requirements, which are designed to achieve the following objectives:

1. Provide flexibility in regulation of land development.
2. Provide for a compatible mix of land uses.
3. Encourage innovation in land use planning and development, especially in housing.
4. Encourage variety in the design and type of housing, and to improve the quality of residential environments.
5. Create more stable communities by providing a variety and balance of housing types and living environments.
6. Encourage provision of useful open space and protect and conserve natural features.
7. Encourage innovations in residential, office, and commercial development.

Special zoning districts should also be used for one or more of the following purposes:

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1. To create a compatible mixture of uses on a site, where a mixture is desirable and consistent with adopted policies.
2. To fit a proposed use into an existing developed area in a compatible manner.
3. To condition zoning on an understanding between the petitioner and Township on uses, densities, and layout.

The principal characteristic of the PUD district is its area plan. An area plan is a form of a site plan that is sufficient to describe the essential features of a proposed development. The features include land use densities, a list of specific uses, and the esthetic characteristics that will be incorporated on the site. Future use of the property, once the special district is approved, must be in accordance with the approved district. Major changes to any of these features will require a zoning amendment, which will create a new version of the special district.

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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 and supersede the regulations of the underlying basic district. Overlay districts could be used to protect wetlands, woodlands, stream corridors, flood hazard areas, and ground water recharge areas. An overlay zone might not be clearly identifiable at the time the zone is adopted and shown on the official zoning map. The boundaries of such areas, especially wetlands and stream corridors, seldom follow property lines or other features commonly shown on maps. In addition the boundaries of such areas might be somewhat indeterminate until detailed surveys are made. Therefore overlay district regulations should be designed to recognize this fact and to provide a mechanism for the property owner and Township officials to agree on a reasonable delineation of such features at the time of development or use review.

Site Plan Review

Site plan review is a means of ensuring that proposed developments will meet certain established standards of the township, including applicable policies in the Joint Master Plan. The review process should be a mechanism whereby the property owner or developer and township officials coordinate a proposed development to the specific site while remaining harmonious to immediate neighborhoods and to the policies in the Joint Master Plan. All new developments will be processed through site plan review except single-family detached residences or two family attached residences on individual lots and new farm buildings. Completion of all site improvements shown on an approved site plan will be assured by appropriate financial guarantees.

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Build Out Analysis

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Washtenaw County has developed a Geographic Information Systems tool for illustrating the impact of development regulations and major development proposals on future land use patterns. The tool uses zoning densities and natural features constraints to allocate housing units throughout the region. This is not a growth projection tool however. It is available for use by the MCJMP member boards to assess future rezoning decisions or revisions to the Joint Master Plan Future Land Use Plan- but is most valuable when considered across large areas.

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E. ~~REGULATION OF LAND DIVISION~~ Regulation of Land Division

Land may be divided into smaller parcels by one of three methods: by metes and bounds descriptions, by platting under the Land Division Act, and as a condominium under the Condominium Act.

In the first method, review at the Township level is made by the administration to ensure compliance with the Zoning Ordinance and other Township regulations. This is usually a simple process; major issues regarding Growth Management policies are usually not involved. However, overlay-zoning districts might add some complexity to this part of the review process. Nevertheless, Planning Commission or Township Board review is not a part of this method of land division.

Subdividing, or platting, is a more complex method of land division and is regulated by the Land Division Act and the Township's subdivision ordinance. This method of subdividing involves technical review by the Township Engineer and Planner, Planning Commission recommendations, and Township Board action on the various stages of the plat. This process is aimed primarily at zoning compliance, compliance with the Joint Master Plan, proper vehicular and pedestrian circulation, future street extensions, buildable lots, proper relationship with neighboring properties, and provision of all public facilities and utilities. The Township's review should be coordinated with those of County and State agencies. Subdivision review should be used as a means for the Township to assure that proper infrastructure planning and construction occur without public expense and that natural features are protected.

The site condominium is the third method of land division. In this method, land ownership is divided through the Condominium Act. Purchasers acquire fee simple rights to described physical spaces in which dwelling units may be constructed. (Site condominiums may also be used for non-residential developments.) The site condominium is a variation on the principals of land division involved in subdividing. However, the Condominium Act does not provide a specific review process, as does the Subdivision Control Act. Since the issues and interests are the same from the Township's point of view in either approach to land division, the Township's review process for site condominiums should be as similar as possible to that exercised in subdivision review. The site plan review process should be used to review proposed site condominium developments. Completion of all improvements shown on an approved site plan will be assured by appropriate financial guarantees.

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F. **INFRASTRUCTURE Infrastructure**

Roads

All public roads in the MCJPC area except M-52 and within the Village are under the jurisdiction of the Washtenaw County Road Commission. Public roads within the village are under the jurisdiction of the Village. M-52 is under the jurisdiction of the State Department of Transportation. Costs of road construction and maintenance are the responsibility of the Village, the Road Commission or MDOT. New developments must provide internal roads at the developer's expense. The developer should also be required to pay a reasonable share of any improvements to existing roads, or future roads proposed in this Joint Master Plan, which may be required to adequately and safely serve a new development. An example of this policy would be paving of unpaved roads. The developer and the agency with jurisdiction should negotiate the reasonable shares, and all agreements should be in place before the MCJPC jurisdiction grants final development approval.

Public Utilities

If at such time in the future a public infrastructure is needed to expand within the Growth Transition Area, developers would be required to construct, at their expense, lines and appurtenances from Manchester Village or Bridgewater Hamlet needed to serve their properties.

Stormwater Drainage

On-site retention of stormwater is a requirement of all developments. Large-scale retention areas serving several properties will be encouraged, in place of retention areas on each property. Drainage courses, retention areas, and outlets should be constructed at the developer's expense, and should be maintained at the expense of the property served by the facilities. Long-term maintenance of all segments of a drainage system should be established in an acceptable manner before the MCJPC jurisdiction gives final development approval. Open drainage facilities, such as drainage courses and retention areas, should be designed as landscape features, maintained in a manner appropriate for the character and setting of the features, and should remain accessible for use by the property owners.

G. **PLAN MONITORING PROGRAM Plan Monitoring Program**

Introduction

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The planning process, in order to be effective, must be continuous, and must be part of the day-to-day decisions that affect the physical character of the MCJPC communities. Thus, the Joint Master Plan must be in a form that encourages its regular use in the planning process. The Joint Master Plan is, in effect, the continuously changing representation of each MCJPC jurisdiction's policies for the future. If the Joint Master Plan is to perform its proper function in the continuous planning process, it must be updated on a regular basis. The Joint Master Plan will be evaluated yearly to ensure that policies are consistent with the objectives of the Joint Master Plan. A major review of the comprehensive plan should be made at intervals no longer than five (5) years to enable the Joint Planning Commission, the Village Council and all three Township Boards to see the implications of accumulated annual revisions and to apply new perspectives to adopted policies. Annual reviews might indicate the need for a major review in less than five (5) years.

Benefits of a Monitoring Program

There are several benefits to the MCJPC communities from a regular monitoring program.

1. The Joint Master Plan will be kept up to date and the planning process validated.
2. The maintenance program broadens the area of community agreement on basic development policies over time. The process invites reconsideration of alternatives to major decisions and encourages exploration of new issues and secondary questions.
3. Annual review of the Joint Master Plan will keep current the Joint Planning Commission, local Planning commissions, the Village Councils' and the Townships Boards' knowledge of the plan's elements. Along with the use of the Joint Master Plans in day-to-day decision-making, the annual review process will assure that the Joint Master Plan will be a living document, that its policies will not be frozen in time.
4. Annual review will avoid delays that might otherwise be caused by calls for more study on certain issues before the basic plan is adopted. An annual review program assures that issues that require further examination will be studied at proper levels of detail at later times, and the policy changes resulting from such studies will be made in the plan.

Description of the Program

The monitoring program will have two (2) objectives:

- a. to determine the extent to which the MCJPC communities are actually implementing the policies of the Joint Master Plan; and

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- b. to determine that the Joint Master Plans policies are still desirable and appropriate in light of changing circumstances.

The basis of the monitoring program will consist of an annual review by the Joint Planning Commission. Such review might result in a change to a portion of the plan reflecting either a policy area or a geographic area. The results of the review will be forwarded to the governing bodies and local planning commissions in a report.

The Joint Planning Commission at the start of work will determine the actual components of an annual review. The following should be among the elements studied by the Commission; others might be added as events suggest.

- A. Development proposals approved or denied - rezoning petitions, site plans, and subdivision plats.
- B. Land use regulations - Zoning Ordinance and subdivision ordinance amendments made in the past year or expected to be needed in the future.
- C. Building permits issued, by land use categories; estimate of the number of dwelling units, by type, added to the housing stock; estimates of the current population of the planning area.
- D. State equalized evaluation by assessor's categories; track changes in agricultural and development classifications.
- E. Traffic counts; relation to road capacities.
- F. Programmed road improvements.
- G. Land divisions, other than in approved subdivision plats and condominium site plans.
- H. Major zoning and land use changes on the perimeter of the planning area in the past year and those that are likely to occur in the coming year.
- I. Policy changes by adjacent municipalities that affect the MCJPC joint planning area, in the past year and that are likely to occur in the coming year.
- II. Other Board or Commission actions (annual budgets, work programs, capital improvement programs, grant applications, agreements with other agencies and non-profits, etc.) in support of or opposition to adopted policies.

H. ~~POLICY SUMMARY CHECKLIST~~ Policy Summary Checklist

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The following chart summarizes the policy statements from each of the previous chapters and indicates those broad implementation tools more likely to be used to further each one. This is intended to assist local administrators and the public to track ongoing activities and decisions in regard to the MCMP policies.

Policies	Zoning Actions	Land Division Actions	Facility Actions	Budget Actions	Other Actions	Responsibility
TRANSPORTATION						
1. Cooperate in design of facilities' elements.			X			MCJPC, Boards, WCRC
2. Adopt access management and road standards.	X	X				MCJPC/Boards
3. Promote street connectivity.	X	X				MCJPC/Boards
4. Support non-motorized improvements.			X			MCJPC, Boards, WCRC
NATURAL FEATURES						
1. Coordinated zoning codes.	X					MCJPC/Boards
2. Preserve agricultural land and open space.	X			X	X	MCJPC/Boards, County, Non-profits
3. Prioritize areas of special concern.	X	X			X	MCJPC/Boards

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Policies	Zoning Actions	Land Division Actions	Facility Actions	Budget Actions	Other Actions	Responsibility
COMMUNITY FACILITIES						
1. Permit utility expansions in GTA.	X		X	X		MCJPC/Boards
2. Maintain unique community identity.	X				X	MCJPC/Boards
3. Commit to public education and planning leadership.					X	MCJPC
4. Develop complementary ordinances.	X	X			X	MCJPC/Boards
5. Require consistency of new uses.	X	X				MCJPC/Boards
6. Discourage sprawl and strip development	X	X				MCJPC/Boards
AGRICULTURE (no policies)						
COMMERCIAL						
1. Discourage big box stores.	X	X				MCJPC/Boards
2. Support Village CBD commercial.	X	X			X	MCJPC/Boards
3. Coordinate development of commercial nodes.	X	X				MCJPC/Boards
4. Allocate land for community needs.	X	X				MCJPC/Boards
5. Assist employment for local residents.	X				X	MCJPC/Boards
6. Limit general commercial locations.	X	X				MCJPC/Boards
7. Encourage amenities in focus areas.			X	X	X	MCJPC/Boards
8. Require traffic management designs.	X	X	X	X	X	MCJPC/Boards

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9. Develop compact centers.	X	X				MCJPC/Boards
10. Prohibit adverse impact on residential uses.	X	X				MCJPC/Boards
Policies	Zoning Actions	Land Division Actions	Facility Actions	Budget Actions	Other Actions	Responsibility
INDUSTRIAL (no policies)						
RESIDENTIAL (Principles)						
1. Direct development to public service areas.	X	X	X			MCJPC/Boards
2. Encourage in-fill, compact development.	X	X	X			MCJPC/Boards
3. Maintain small town character.	X	X				MCJPC/Boards
4. Protect aesthetic qualities.	X	X			X	MCJPC/Boards
5. Promote housing variety.	X	X			X	MCJPC/Boards, County

MCJPC = Manchester Community Joint Planning Commission

Boards = Elected Township supervisors and Village ~~councillors~~councilors

WCRCB = ~~Wake~~ Washtenaw County Road Commission

County = Washtenaw County

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I. ~~WORK PROGRAM~~ Work Program

Introduction

This section suggests the manner in which the MCJPC might undertake the necessary steps to achieve the Goals & Objectives listed under each chapter of the Master Plan. It is proposed that these tasks will be monitored coincidentally with each annual review of the Master Plan. The information is formatted in two ways. The first, Objectives Assessment, assigns a priority and timeframe for accomplishing each task. The second, Work Plan, organizes the objectives based on scope of work and type of issue.

Objectives Assessment

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The following charts indicate the Goal-Objective listed in each of the Master Plan chapters. Most objectives are stand alone activities which may be addressed by ensuring that current ordinances and policies are consistent with the intent of the Master Plan. A few objectives require a greater effort to accomplish, such as an inventory of natural features. Note that many other objectives can be incorporated into these larger studies (for example, a functional design standard as part of a broader system-wide assessment study). In such cases, the associated 'sub'-objective is referenced in parentheses by Goal-Objective number (e.g., 1-2). The encompassing primary objective is shown in bold type. When an objective is related to one in another chapter, the reference number contains the initial of that chapter (e.g., T1-2 indicates Objective 2 of Goal 1 in the Transportation chapter).

Each item is assigned a "Priority" ranked 1-5 with one being the lowest. Higher priority items are often referenced to a particular Policy statement in the chapter (indicated in parentheses, e.g., P-1), or were given particular emphasis during the preparation of the Master Plan.

Each item is also assigned a level of "Effort", also ranked 1-5 with one being the lowest. An example of a low level of effort is a crosscheck of existing ordinances and policies against an objective requiring little or no revision. A medium level of effort is a negotiation with another agency involving standards and operations. An example of a high level of effort is the preparation of a consultant's study involving extensive research and documentation.

In the last column, a suggested time frame is proposed for accomplishing the objectives in reference to the adoption of the Master Plan. Many objectives are ongoing items requiring an initial investigation and the adoption of a standard procedure to ensure long term compliance. Some objectives are major initiatives beginning with a research study adopted in the designated year.

<u>Transportation</u>	<u>Priority</u>	<u>Effort</u>	<u>Year</u>
1-1: Maintain rural-type transportation system (1-2)	3	1	1
1-2: Develop a Master Street Plan	4 (P1)	5	2
1-3: Develop an access classification system (1-2)	4 (P1)	3	1
1-4: Limit density, assure capacity (1-2)	3	1	1
1-5: Apply WCRC gravel roads classification (1-2)	3	3	1
1-6: WATS Capital Improvement Program (1-2)	3 (P1)	3	3
1-7: Require developer funded/dedicated streets	3	1	1
1-8: Cooperate with WCRC Rights of Way (1-2)	4 (P4)	5	2
2-1: Adopt access management guidelines	3 (P3)	4	2
2-2: Inventory non-motorized improvements (1-2)	3 (P4)	4	4
2-3: Establish bike & pedestrian circulation (1-2)	3 (P4)	5	2
2-4: Promote heritage tours	1	2	3
2-5: Encourage roadway aesthetics (2-6)	4	5	2

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2-6: Encourage Corridors Plans	4	5	3
2-7: Require sidewalks in new urban development	3 (P4)	1	1
2-8: Increase minimum lot frontages (2-6)	4	1	1
2-9: Require interconnected streets in development	3 (P3)	1	1
2-10: Promote internal access systems	3 (P2)	1	1
2-11: Allow incentives for access management	3 (P2)	1	1
3-1: Protect scenic/historic roads (2-6)	4	5	3
3-2: Maintain scenic/historic roads character (2-6)	4	5	3
3-3: Protect historic sites (2-6)	4(P1)	5	3
3-4: Enhance historic character of entrances (2-6)	4	5	3
3-5: Preserve natural landscapes (2-6)	4	5	3
3-6: Nominate Natural Beauty Roads (2-6)	4	5	3
3-7: Preserve Natural Beauty Road landscapes (2-6)	4	5	3
3-8: Inventory scenic roads (2-6)	4	5	3
3-9: Implement entryway design standards (1-2)	4 (P2)	5	2
3-10: Improve roads based on use level (1-2)	4	5	2
3-11: Coordinate with WCRC & MDOT (1-2)	4	5	2

<u>Natural Features</u>	<u>Priority</u>	<u>Effort</u>	<u>Year</u>
1-1-1: Protect natural storm drainage systems	4	1	1
1-1-2: Protect potable water supplies	4	1	1
1-1-3: Control flood plain development	4 (P1)	1	1
1-1-4: Preserve stream corridors	4	2	1
1-1-5: Minimize disruption of natural features	3	3	2
1-1-6: Discourage wetland mitigation	2	2	1
1-1-7: Manage storm water run-off	4	1	1
1-1-8: Regulate sanitary sewer systems	5	1	1
1-1-9: Limit impact on water features (1-1-12)	4 (P1)	2	1
1-1-10: Protect ground water recharge areas (2-1-1)	5	1	3
1-1-11: Limit ground water impact (1-1-12)	4 (P1)	3	3
1-1-12: Zone for minimal disruption	4 (P1)	4	3
1-2-1: Require plan review information	3	1	1
1-2-2: Adopt natural features ordinances (1-1-12)	3 (P1)	3	3
1-2-3: Encourage PUD open space easements (1-1-12)	3 (P2)	1	1
1-2-4: Use natural features as boundaries (1-1-12)	3	3	3
1-2-5: Encourage conservation easements (2-1-1)	2 (P2)	4	3
1-2-6: Minimize woodland impact (1-1-12, 2-1-1)	2 (P2)	4	3
1-2-7: Control erosion during construction	2	1	1

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1-2-8: Utilize progressive storm water techniques	1	1	1
1-2-9: Protect wildlife habitat diversity (2-1-1)	3 (P3)	4	3
1-2-10: Prohibit floodplain development	4	1	1
1-2-11: Limit development on steep slopes	2	1	1
1-2-12: Protect slopes from erosion	1(P1)	1	1
1-2-13: Discourage development on 18% slopes	1	1	1
1-2-14: Maintain natural contours	1 (P1)	1	1
1-2-15: Identify fragile natural features (2-1-1)	3 (P3)	4	3
1-2-16: Maintain natural streetscapes (T2-6)	4	5	3
1-2-17: Adopt roadway aesthetics standards (T2-6)	4 (P1)	5	3
1-3-1: Encourage land trusts	2 (P2)	4	1
1-3-2: Establish open space sight lines (2-1-1)	2	4	3
1-3-3: Encourage open space land donation (2-1-1)	3 (P2)	4	3
1-3-4: Encourage open space easements (2-1-1)	3 (P2)	4	3
1-3-5: Seek legislation for development limits (1-1-12)	2	5	4
1-3-6: Require open space easements (1-1-12)	2	1	1
2-1-1: Conduct an inventory of habitats *	4 (P3)	4	3
2-1-2: Encourage natural corridors (2-1-1)	4 (P3)	4	3
2-1-3: Identify open space dedications (2-1-1)	4 (P2)	4	3
2-1-4: Develop protective ordinances (2-1-1, 1-1-12)	4 (P1)	4	3
2-1-5: Achieve natural features systems (2-1-1)	4 (P3)	4	3
2-1-6: Protect wildlife habitats (2-1-1)	4 (P3)	4	3
2-1-7: Protect natural links (2-1-1)	4 (P3)	4	3
2-1-8: Coordinate open space & sensitive areas (2-1-1)	4 (P3)	4	3
2-1-9: Provide attractive streetscapes (T2-6)	4	5	3

(*requires expanding this inventory to include other natural features)

<u>Community Facilities</u>	<u>Priority</u>	<u>Effort</u>	<u>Year</u>
1-1: Maintain Capital Improvement Plan	4 (P1)	4	1
1-2: Consider infrastructure capacity ordinance (1-1)	3	3	1
1-3: Monitor public safety services	4	1	1
1-4: Consider services contract with County	3	3	1
1-5: Seek shared services opportunities	3	3	1
1-6: Seek intergovernmental agreements	3	3	1
1-7: Determine storm drainage requirements	2	2	1
1-8: Ensure adequate drainage facilities	2	2	1
1-9: Establish county drainage districts	3	3	2
1-10: Landscape drainage courses	2	4	3
1-11: Prohibit extensive clearing	3	2	1

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1-12: Limit storm water volume	2	2	1
1-13: Provide storm water retention	4	2	1
2-1: Establish Growth Transition Areas (GTA)	5 (P1)	3	1
2-2: Consider Village sewer boundary GTA	5 (P1)	3	1
2-3: Ensure compact development in GTA	5 (P1)	3	1
2-4: Jointly review GTA developments	5 (P1)	3	1
2-5: Review GTA boundaries 5 years (1-1)	3	3	1
2-6: Coordinate planning and zoning	5 (P2)	4	1
2-7: Consider Hamlet as smaller GTA	4	1	1
3-1: Provide inclusive recreation opportunities (3-3)	4	3	1
3-2: Cooperate with recreation providers (3-3)	4	3	3
3-3: Coordinate parks master plans (1-1)	4 (P2)	3	3
3-4: Use green infrastructure in parks facilities (3-3)	4	4	3
3-5: Use natural features for recreation (3-3)	2	2	1
3-6: Design environmentally compatible parks (3-3)	3	3	1
3-7: Preserve natural features of park sites (3-3)	4	2	1
3-8: Enhance regional aesthetic in park design (3-3)	3 (P2)	3	1
3-9: Consider watercourse for recreation uses (3-3)	2	4	1
3-10: Use historic resources (3-3)	5 (P2)	4	1

<u>Agriculture</u>	<u>Priority</u>	<u>Effort</u>	<u>Year</u>
1-1: Establish Agricultural Preservation Overlay	5	4	1
1-2: Join County PDR program	4	3	1
1-3: Develop non-contiguous PUD strategy (CF2-6)	2	4	3
1-4: Identify lands for PUD strategy (CF2-6)	2	4	3
1-5: Establish agricultural conservation easements	4	4	1
2-1: Use zoning to preserve agriculture	5	2	1
2-2: Direct development to GTA (CF2-6)	5	2	1
2-3: Encourage favorable assessment policies	4	4	1
2-4: Buffer agriculture land	4	2	1
3-1: Encourage local food partnership program	3	3	1
3-2: Develop zoning for agri-business	3	4	3
3-3: Allow roadside farm stands	3	4	3

<u>Commercial</u>	<u>Priority</u>	<u>Effort</u>	<u>Year</u>
1-1: Discourage regional scale development (CF 2-6)	5 (P1)	4	2
1-2: Provide sufficient commercial zoning (CF 2-6)	3 (P4)	4	2

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1-3: Encourage support of market demand (CF 2-6)	3 (P4)	3	4
1-4: Encourage local employment opportunities (CF2-6)	3 (P5)	3	1
2-1: Limit General Commercial outside GTA	5 (P6)	4	2
2-2: Locate General Commercial specific areas	5 (P6)	4	2
3-1: Create pedestrian friendly commercial (CF 2-6)	4 (P7, 9)	4	2
3-2: Provide traffic management mechanisms (CF 2-6)	3 (P8)	4	2
3-3: Allow facilities for mass transit (CF 2-6)	2 (P8)	4	2
4-1: Prevent strip development (CF 2-6)	5 (P6, 9)	4	2
4-2: Promote compatible land uses	4 (P10)	4	2
4-3: Promote mixed use development (CF 2-6)	4 (P9)	4	2
4-4: Encourage reuse of historic buildings (CF2-6)	4 (P9)	4	2

<u>Industrial</u>	<u>Priority</u>	<u>Effort</u>	<u>Year</u>
1-1: Minimize environmental impact (CF 2-6)	4	4	2
1-2: Minimize impact on adjacent uses (CF 2-6)	4	4	2
1-3: Limit general industrial to Village/GTA (CF 2-6)	4	4	2

<u>Residential</u>	<u>Priority</u>	<u>Effort</u>	<u>Year</u>
1-1: Direct growth to population centers (CF 2-6)	5	4	2
1-2: Direct high density to Village/Hamlet (CF 2-6)	5	4	2
1-3: Encourage compact growth patterns (CF 2-6)	5	4	2
1-4: Conduct analysis of growth boundaries (CF 2-6)	5	4	2
2-1: Preserve affordable housing	4	4	2
2-2: Encourage historic preservation	4	4	2
2-3: Allow manufactured housing	3	4	2
2-4: Ensure housing variety (CF 2-6)	3	4	2
3-1: Ensure neighborhood compatibility (CF 2-6)	4	4	2
3-2: Organize around natural features (CF 2-6)	3	2	1
3-3: Initiate neighborhood revitalization	2	4	4
3-4: Use innovative development regulations (CF 2-6)	4	4	2
3-5: Control residential design on major streets (T2-6)	4	5	3

Work Plan

This section is to provide the MCJPC with a framework for addressing all of the activities necessary to implement the Master Plan. The plan objectives are clustered according to their complexity and level of effort. Some objectives were extracted from current municipal documents in drafting the Master Plan

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and should be cross checked against each municipality’s existing policies and ordinances, triggering minor code amendments where necessary as part of an annual review of the master plan. Other objectives or policies may require a more extensive effort, involving outside assistance and intergovernmental cooperation for funding or shared services. For these tasks, the planning and implementation time frame is longer, suggesting that they be part of the 5 year plan review process. Note that some objectives require studies under which many other objectives in the master plan should be included.

1.Ensure local ordinances are consistent with these master plan objectives and revise as needed:

Transportation Goals/Objectives:

- 1-7, Require developer funding/dedication of streets
- 2-1, Adopt access management guidelines
- 2-7, Require sidewalks in new urban development
- 2-9, Require interconnected streets in development
- 2-10, Promote internal access systems
- 2-11, Allow incentives for access management

Natural Features Goals/Objectives:

- 1-1-1, Protect natural storm drainage systems
- 1-1-2, Protect potable water supplies
- 1-1-3, Control floodplain development
- 1-1-4, Preserve stream corridors
- 1-1-5, Minimize disruption of natural features
- 1-1-6, Discourage wetland mitigation
- 1-1-7, Manage storm water runoff
- 1-1-8, Regulate sanitary sewer system
- 1-2-1, Require site plan review information
- 1-2-7, Control erosion during construction
- 1-2-8, Utilize progressive storm water techniques
- 1-2-10, Prohibit floodplain development
- 1-2-11, Limit development on steep slopes
- 1-2-12, Protect slopes from erosion
- 1-2-13, Discourage development on 18% slopes
- 1-2-14, Maintain natural contours

Community Facilities Goals/Objectives:

- 1-7, Determine storm drainage site requirements
- 1-8, Ensure adequate drainage
- 1-9, Establish drainage districts
- 1-10, Landscape drainage courses
- 1-11, Prohibit extensive clearing

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- 1-12, Limit storm water volumes
- 1-13, Provide storm water retention

Agricultural Goals/Objectives:

- 1-1, Establish Agricultural Preservation Overlay Area
- 2-1, Use zoning to preserve agriculture
- 2-4, Buffer agriculture land
- 3-2, Develop zoning for agri-business
- 3-3, Allow roadside farm stands

Commercial Goals/Objectives

- 2-1: Limit General Commercial outside GTA
- 2-2: Locate General Commercial specific areas
- 4-2: Promote compatible land uses

Residential Goals/Objectives

- 2-3, Allow manufactured housing
- 2-4, Ensure housing variety

2. Work with other agencies on cooperative projects which address these objectives:

Transportation Goals/Objectives:

- 1-6, WATS Capital Improvement Program (ref. 1-2)
- 2-2, Inventory/prioritize non-motorized improvements (ref. 1-2)
- 2-4, Promote heritage tours

Natural Features Goals/Objectives:

- 1-3-1, Encourage land trusts

Community Facilities Goals/Objectives:

- 1-5, Seek shared service opportunities, including
 - 1-3, Monitor public safety services
 - 1-4, Consider police services with County
 - 1-6, Seek intergovernmental agreements
- 2-4, Jointly review GTA developments
- 2-5, Review GTA boundaries every 5 years

Agriculture Goals/Objectives:

- 1-2, Join County PDR program
- 1-5, Establish agricultural conservation easements
- 2-3, Encourage favorable assessment policies
- 3-1, Encourage local food partnership program

Residential Goals/Objectives:

- 2-1, Preserve affordable housing
- 2-2, Encourage historic preservation
- 2-3, Initiate neighborhood revitalization

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3. Retain outside assistance to prepare significant research studies which include these objectives:

Transportation Goals/Objectives:

- 1-2, Develop a Master Street Plan, including
 - 1-1, Maintain rural-type transportation system
 - 1-3, Develop an access classification system
 - 1-4, Limit density, assure capacity
 - 1-5, Apply WCRC gravel road classifications
 - 1-8, Cooperate with WCRC Rights of Way
- 2-3, Establish bike & pedestrian circulation
- 3-9, Implement entryway design standards
- 3-10, Improve roads based on use level
- 3-11, Coordinate with WCRC & MDOT
- 2-6, Encourage Corridor Plans, including
 - 2-5, Encourage roadway aesthetics
 - 2-8, Increase minimum lot frontages
 - 3-1, Protect scenic/historic roads
 - 3-2, Maintain scenic/historic character
 - 3-3, Protect historic sites
 - 3-4, Enhance historic character of entrances
 - 3-5, Preserve natural landscapes
 - 3-6, Nominate natural beauty roads
 - 3-7, Preserve natural beauty road landscapes
 - 3-8, Inventory scenic roads
 - NF 1-2-16, Maintain natural streetscapes
 - NF 1-2-17, Adopt roadway aesthetics standards
 - NF 2-1-9, Provide attractive streetscapes
 - R3-5, Control residential design on major streets

Natural Features Goals/Objectives:

- 1-1-12, Zone for minimal disruption, including
 - 1-1-9, Limit impact on water features
 - 1-1-11, Limit ground water impact
 - 1-2-2, Adopt natural features ordinance
 - 1-2-3, Encourage PUD open space easements
 - 1-2-4, Use natural features as boundaries
 - 1-2-6, Minimize woodland impact
 - 1-3-5, Seek legislation for development limits
 - 1-3-6, Require open space easements
- 2-1-4, Develop protective ordinances

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- 2-1-1, Conduct an inventory of habitats*, including
 - 1-1-10, Protect ground water recharge areas
 - 1-2-5, Encourage conservation easements
 - 1-2-6, Minimize woodland impact
 - 1-2-9, Protect wildlife habitat diversity
 - 1-2-15, Identify fragile natural features
 - 1-3-2, Establish open space sight lines
 - 1-3-3, Encourage open space land donation
 - 1-3-4, Encourage open space easements
 - 2-1-2, Encourage natural corridors
 - 2-1-3, Identify open space dedications
 - 2-1-4, Develop protective ordinances
 - 2-1-5, Achieve open space systems
 - 2-1-6, Protect wildlife habitats
 - 2-1-7, Protect natural links
 - 2-1-8, Coordinate open space & sensitive areas

Community Facilities Goals & Objectives:

- 1-1, Maintain Capital Improvement Plan, including
 - 1-2, Consider infrastructure capacity ordinance
 - 3-3, Coordinate parks master plans
- 2-6, Coordinate planning and zoning, including
 - 2-1, Establish Growth Transition Areas
 - 2-2, Consider Village sewer boundary GTA
 - 2-3, Ensure compact development in GTA
 - 2-7, Consider Hamlet as smaller GTA
 - A1-3, Develop non-contiguous PUD strategy
 - A1-4, Indentify lands for PUD strategy
 - A2-2, Direct development to GTA
 - C1-1, Discourage regional scale development
 - C1-2, Provide sufficient commercial zoning
 - C1-3, Encourage support of market demand
 - C1-4, Encourage local employment opportunities
 - C3-1, Create pedestrian friendly commercial
 - C3-2, Provide traffic management mechanisms
 - C3-3, Allow facilities for mass transit
 - C4-1, Prevent strip development
 - C4-3, Promote mixed use development
 - C4-4, Encourage reuse of historic buildings
 - I1-1, Minimize environmental impact

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- I1-2, Minimize impact on adjacent uses
- I1-3, Limit general industrial to Village/GTA
- R1-1, Direct growth to population centers
- R1-2, Direct high density to Village/Hamlet
- R1-3, Encourage compact growth patterns
- R1-4, Conduct analysis of growth boundaries
- R3-1, Ensure neighborhood compatibility
- R3-2, Organize development around natural features
- R3-4, Use innovative development regulations
- 3-3, Coordinate parks master plans, including
 - 3-1, Provide inclusive recreation opportunities
 - 3-2, Cooperate with recreation providers
 - 3-4, Use green infrastructure in parks facilities
 - 3-5, Use natural features for recreation
 - 3-6, Design environmentally compatible parks
 - 3-7, Preserve natural features of park sites
 - 3-8, Enhance regional aesthetic in park design
 - 3-9, Consider watercourse for recreation uses
 - 3-10, Use historic resources

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