
WASHINGTON TOWNSHIP

MASTER PLAN SYNTHESIS

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INTRODUCTION

The proposals presented in the various plans result in a graphic synthesis: The Land Use Plan Illustration. The Land Use Plan Illustration is based upon the preceding chapters. Assuming implementation of the policies identified earlier, along with the continued demands created by change, the land use arrangement shown on this map can provide the foundation for efficient, orderly, and aesthetically pleasing development.

Planning for a community that promotes large-lot open space residential development, as well as the preservation of its rural character, requires that specific attention be paid to the relationships between development and the environment. Land use has been coordinated with utility and road expansion to accommodate growth and maintain the character of the Township that current residents enjoy. Issues that have been mentioned throughout this plan must be considered during the development stages of the Master Plan, due to the implications they may have on the future growth of the municipality.

The Land Use Plan Illustration presents a physical arrangement of land that is not at a scale that can capture the subtle policies and design that define the character of Washington. Generally, the plan presents the proposed quantity, distribution, and location of residential, commercial, and industrial use areas without addressing the design specifics. The Plan synthesis is graphically portrayed in Illustration 52.

RESIDENTIAL LAND USE

Over 88 percent of the land in Washington Township is planned for residential purposes. Residential development has the potential to take many different forms ranging from the type of housing provided, to the intensity of the development. The Master Plan differentiates between these varied forms by referencing densities in the individual residential land use designations. The Plan aims to prevent incompatibility issues by creating transitions from intense residential density areas to rural, low density residential areas. In some cases, wide utility right-of-ways are utilized for such transitions.

For the purposes of this Master Plan, residential density shall be calculated using the gross buildable area of a site. In no instance shall wetlands, lakes, or other non-buildable portions of a property be included in density calculations. Areas where existing densities are greater than what current zoning would permit, or greater than what the Master Plan proposes, are anomalies and in no way reflect current Township growth patterns or growth policies.

COMMERCIAL LAND USE

501 acres of commercial land have been planned for in the Township, all concentrated in the Central Planning Area (CPA). The projections provided in Table 40 present future commercial needs in the Township for the year 2010. Calculating estimates for any amount of time beyond 2010 would result in unreliable findings due to unforeseen changes in the economy, as well as changes in retail industry trends. The CPA has the highest population densities and the necessary road infrastructure to accommodate high traffic volumes generated by this type of use. Also, because residents in the Western Planning Area (WPA) and the Eastern Planning Area (EPA) both reside in low density areas of the Township, they are expected to drive a greater distance to meet shopping and service needs.

Areas have been planned for community-wide retail and local retail use, centered on the Township's primary thoroughfare, Van Dyke. By planning for local commercial uses on the west side of Van Dyke, the Township aims to eliminate serious compatibility problems that may arise between these commercial parcels and the residentially planned areas abutting these properties. Locally oriented commercial retail business is not as intense as community-wide retail uses such as shopping centers, and are less likely to create nuisances.

	<u>2000</u>	<u>2010</u>	<u>Master Plan Allocation</u>	<u>Difference</u>
Local/ Convenience	51.7	70.9	162.0*	+91.1
Community- Wide/ Comparison	180.9	248.3	339.0	+90.7
Total	232.6	319.2	501.0*	+181.8

TABLE 40
COMPARISON OF
EXISTING & PROPOSED
COMMERCIAL NEEDS

* Includes commercial acreage in the Washington Village District (40 acres)

INDUSTRIAL LAND USE

Primary areas designated for industrial use are located along the M-53 corridor. The Master Plan acknowledges the need for industrial business to locate near a major transportation thoroughfare. The Township has planned for the future development of Section One as a potential mixed-use development, which may incorporate industrial use once the necessary infrastructure is available. If this does occur, the site presents a rare opportunity for the Township to increase industrial employment and tax base, while minimizing the impact on residential development in the Eastern Planning Area.

The principal industrial corridor has been planned along M-53 between 28 Mile Road and 32 Mile Road. This area is bordered by the M-53 bypass on the east and intense commercial uses to the west. Therefore, the daily operations of industrial use in the Township should have a limited impact on the residents of the community. Over 2.0% of the total land area in the Township has been set aside for industrial use.

SECTION

11.0

THOROUGHFARE

The Thoroughfare Plan proposes a limited amount of change to the current road system. With the Macomb County Road Commission in control of all public road improvements, it is the Township's responsibility to work with the RCMC to identify deficiencies that may be present in the current road infrastructure. Besides improvements to Van Dyke and the M-53 Bypass, the County has no immediate plans for the construction of new roads or the expansion of existing roads in the Township. The lack of any Township wide improvements to an existing road network that is primarily designed to support low levels of traffic provides a rational basis for the Township to justify its plan for low density residential development in many sections of the community.

Many of the roads are currently under heavy stress and would not accommodate additional residential development at typical suburban densities. To improve existing connectivity the Master Plan proposes the extension of Schoenherr Road connecting to Powell Road, as well as the extension of Hayes Road to 29 Mile Road. These suggested improvements will require approval at the County level. By maintaining current roadway service capacities and limiting development densities to what has been planned for, the Township can prevent the level of service (LOS) from dropping below a "C" level in most areas.

IMPLEMENTATION

The objective of the Master Plan is to provide the guidelines through which the Township can improve and operate. A Plan is of little value to the community unless it is used to guide decisions and operations of the Township. The implementation of the various planning elements requires the development and effectuation of ordinances and techniques, along with a public information program to inform residents of the merits and objectives of the Master Plan.

Likewise, in order to achieve maximum benefits, the planning process must be designed to permit periodic assessment of data and the continued review of Plan elements. The Township should continue to promote new and updated zoning provisions, code enforcement, and create a capital improvements plan in accordance with the visions and strategies used to develop the Master Plan.

REZONING

The Master Plan provides a series of goals and objectives for which the Township strives to implement and achieve during the time period represented. The Township recognizes that throughout the lifespan of this plan a property owner may wish to develop in a manner not permitted under their current zoning classification. In these instances a rezoning request may be initiated by the property owner. While the Master Plan designation is an important factor in approving or disapproving a rezoning request, there are a number of issues that the Township must consider. Each issue is taken into consideration when reviewing a rezoning request, and no one issue can produce a definitive answer as to whether or not the property should be rezoned. It is the combination of a number of factors that results in the final decision to approve or deny the request. Some of the factors that should be considered are listed below:

- What is the Master Plan designation for the property?
- Is the proposed rezoning part of a consistent transition between zoning classifications?
- Are the land uses permitted in the requested zoning district compatible with neighboring uses or will they have an adverse impact on the surrounding area? (Would the rezoning be contrary to the existing land use patterns of the area?)
- Is there an identifiable public economic need for the rezoning? If so, could this need be satisfied at a nearby area under current zoning?
- How would the rezoning impact public infrastructure?
- Can the land be used under its current zoning (reasonable investment backed expectations)?

When considering a rezoning, the burden of proof falls on the property owner to show that the property cannot be developed as currently zoned. The Planning Commission or Township Board should not render a decision until the applicant has furnished all necessary documentation outlining this information. It is unreasonable to assume that the Planning Commission or Township Board can act on a rezoning request until all required criteria necessary to make an informed decision have been submitted.

SECTION 11.0

TABLE 41
Master Plan Acreage
Allocations

Land Use Category	Acres	Percentage
Residential		
Recreational	2,916	12.4
Rural and Estate Residential	2,342	10.0
Large Lot Residential	5,721	24.4
Low Density Residential	3,947	16.9
Moderate Density Residential	2,947	12.6
Suburban Density Residential	1,476	6.3
Multiple-Family	552	2.4
Manufactured Housing Community	197	0.8
Washington Village (commercial not included)	528	2.3
Sub-Total	20,626	88.1
Commercial		
Local/Convenience	122	0.5
Community-Wide/Comparison	339	1.4
Washington Village (commercial portion)	40	0.2
Sub-Total	501	2.1
Industrial		
Industrial	598	2.6
Sub-Total	598	2.6
Rights-of-Way	1,691	7.2
Sub-Total	1,691	7.2
Total	23,416	100.0

Left Blank to Accomodate Illustration 52 11x17 Land Use Plan