



Charter Township of Washington Planning & Zoning Department

Facts & Background behind our CURRENT Residential Developments

The developments listed below that are in BOLD and HIGHLIGHTED IN YELLOW were brand new proposals that received approval from the Planning Commission within the last 10 years. The remaining developments listed below are either the result of a Consent Judgment, PRD (Planned Residential Development), or the original developer did not complete the project and came back at a later date with a new proposal. Please refer to the Development Map to find the location of each of the residential developments listed below.

1. Orchard Brook
COURT ORDER: In 1990 a Consent Judgment was entered into rezoning the property to RM-1, Multiple Family Residential
PC APPROVAL: 274 Apartment units, all 1 story ranch style, 3.9 units/acre, Master Plan for multi-family ranges 3.5-8 units/acre
PRIOR APPROVED REQUEST: 523 Multi-story apartment development approved in 2001 known as "Anthem Village", 7.46 units/acre
2. White Oaks
REZONING: Received approval for a rezoning of the property in 2006 from A-1 to R1-A
COURT ORDER: The Consent Judgment entered into in 2006 was dissolved.
PC APPROVAL: 66 single family site condo units for Phase 1 on 80.86 acres, (total site contains 202.51 acres)
ZONING ALLOWANCE: The Master Plan allows for 1.0-1.4 units/acre, this development consists of 1.22 units/acre.
PRIOR REQUEST: 204 single family units and 96 attached condominium units making the density proposed at that time 1.48 units/acre.
3. Orchards Hillcrest
PC APPROVAL: 69 Single Family Site Condo Units
ORIGINAL PRD APPROVAL: This phase was considered H & I and allowed for a total of 74 single family condo units.

ORCHARDS PRD: BACKGROUND

OVERALL APPROVAL: The overall approval included 450 single family condo units on 320 total acres as well as a golf course on 197.2 acres of land. The Overall Density was based on the zoning at the time, 117.6 acres zoned A-1 allowed for 103 units based on .9 units/acre and 202.5 acres zoned R1-B allowed for 344 units based on 1.7 units/acre.

PHASES & APPROVALS: Phases A, B, C, D, E, F, G, H, I, J have all been approved and constructed. 450 Single Family Units were permitted based on the overall PRD approval granted and 444 Single Family Units were the total approved and constructed for all of the phases in the PRD.

4. **Park Avenue 2013 NEW**
REZONING: Rezoning approved from A-1 to RI-C in 2013
PC APPROVAL: 27 Single Family Site Condo Units on 14.61 acres of land
ZONING ALLOWANCE: 1.4-2.2 units/acre per the Master Plan, this development consists of 1.84 units/acre.
5. Franklin Park
REZONING: In 2004 the property was rezoned from A-1 Agricultural Residential to RM-1 Multiple Family Residential
PC APPROVAL: 36 Single Family Site Condo Units on 13.291 acres of land
PRIOR REQUEST: 44 Attached Condominium units
ZONING ALLOWANCE: 3.5-8 units/acre, this development was approved at 2.7 units/acre
6. Stonecrest
COURT ORDER: Consent Judgment for this development was recorded in 2006
CJ ALLOWED: 82 Single Family Site Condo Units approved making the overall density 1.95 units/acre
ORIGINAL REQUEST: 192 attached condo units proposed making the overall density for the site 5 units/acre
7. Glacier Club VII
APPROVED PHASE VII: 53 Detached Single Family Condo units
PRIOR ALLOCATED DENSITY FOR PHASE VII: 58 Detached Single Family Condo Units

GLACIER CLUB CONSENT JUDGMENT: BACKGROUND

ORIGINAL CJ DENSITY & USES: 626 Detached Single Family Condo Units, 120 apartments, 18 hole GC and 3-5 acre site for local commercial.

FINAL BASED ON AMENDMENTS: 497 Detached Single Family Condo Units, 96 Attached Condo Units, 18 hole GC and a Medical Office Building.

8. Glacier Club Phase VI
APPROVED PHASE VI: 130 Detached Single Family Condo Units
PRIOR ALLOCATED DENSITY FOR PHASE VI: 168 Detached Single Family Condo Units
9. **Forest Brook 2016 NEW**
REZONING: Property was rezoned from R1-A to R1-B in 2013
PC APPROVAL: 42 Single Family Site Condo Units
ZONING ALLOWANCE: 1.0-1.4 units/acre, this development was approved at 1.18 units/acre
10. Greystone Estates Originally approved in 2001
10 Single Family Site Condo Units
11. Bradbury South (Phase III): Originally approved in 2002 Loreli Meadows
44 Single Family Site Condo Units for the final phase with 2 outlots, Phase III
12. Washington Lakeview approved 2007
26 Single Family Residential Lots
13. **Newbury on the Green 2016 NEW**
PC APPROVAL: Commercial Restaurant on Van Dyke and 89 Apartment units on 8.96 acres
ZONING ALLOWANCE: Consistent with the V-1 Zoning District: 10 units/acre for Village District Multi-Family Developments
14. **Powell Ridge 2016 NEW**
PC & BOARD APPROVAL: 66 Single Family Site Condo Units approved as a PUD
ZONING ALLOWANCE: Density approved for 1.3 units/acre and the Master Plan allows for 1-1.4 units/acre

15. Veridian 2018 NEW
PC APPROVAL: 173 Single Family Site Condo Units (Phase I has Final Condo approval for 79 units, Phase II will have 94 units)
ZONING ALLOWANCE: 2.2-3.5 units/acre and this development is roughly 2.18 units/acre based on 79.35 acres.

16. Kirkway West
AMENDMENT ALLOWANCE: 110 additional apartments on 8 acres of land.

KIRKWAY CONSENT JUDGMENT: BACKGROUND

CONSENT JUDGMENT: The Original CJ was recorded in 2001, since then 5 amendments have been made which include changing the name of the development from Williamsburg to Kirkway, Finalizing the Clubhouse design, adding additional signage, requiring additional brick for Van Dyke/27 Mile Road units and modifying the layout to include a donation of land to the Twp for use of a public park.

RECORDED DENSITY ALLOWANCE: 355 Apartment Units and 22 Single Family Condo Units permitted based on the CJ on 36.44 acres

17. Overlook Trail: Seven Lakes Phase I
9 Single Family Site Condo Units part of the original Phase I approval

SEVEN LAKES CONSENT JUDGMENT: BACKGROUND

ORIGINAL CJ: Recorded in 2000, allowed for 21 Single Family Residential Lots and 180 Single Family Condo Units on a total of 459 acres

CURRENTLY PHASE 1: Still has units available, nothing yet submitted for Phase II

18. Meadowlands Estates 2017 NEW
REZONING: Property was rezoned from A-1 to R1-C in 2017
PC APPROVAL: 23 Single Family Site Condo Units on 12 acres of land.
ZONING ALLOWANCE: The Master Plan Addendum permitted 2.2 units/acre and this development consists of 1.9 units/acre.

19. Wood Duck Court 2017 NEW
PC APPROVAL: 4 Single Family Property Splits on a County Road, 13.68 total acres.
ZONING ALLOWANCE: .5-1.0 units/acre, 4 parcel splits consisting of 2.5-4 acres in size.

20. Emerald Creek 2017 NEW
PURCHASE AGREEMENT: Terms included a maximum density for this property, set at no more than 60 single family units.
PC & BOARD APPROVAL: 60 Single Family Site Condo Units on 42.96 acres
ZONING ALLOWANCE: 1.0-1.4 units/acre based on the Master Plan and this development has 1.39 units/acre

21. Autumn Park 2019 NEW
PC & BOARD APPROVAL: 111 Single Family Site Condo units and 83 Attached Condo Units
DENSITY APPROVED: 4.6 units/acre was APPROVED by the PC/BOARD allowing for a total of 196 units
MAXIMUM DENSITY PERMITTED: 6.5 units/acre which would have allowed a maximum of 276 multiple family units

22. Healy Brook Pointe 2020 NEW
PC & BOARD APPROVAL: 12 Townhouse apartment units approved as a PUD on 2.01 net acres.
ORIGINAL REQUEST: 25 Townhouse apartment units with a density at 12.43 units/acre.
ZONING ALLOWANCE: Density within the RM-1 would allow for 3.5-8 units per acre, this development has 5.97 units/acre.

PENDING STATUS DUE TO COVID-19 IN PERSON MEETING RESTRICTIONS:

23. Clifton Corners NEW PENDING FINAL APPROVAL (FINAL DECISION TO BE MADE BY TWP BOARD)
FORMAL PUD TWP BOARD SUBMISSION: 483 Single Family and Multiple Family Units proposed on roughly 191.6 acres.
FORMAL PUD PC SUBMISSION RECOMMENDATION: Recommended denial to the Twp Board at the December 12, 2019 PC Meeting with the proposal consisting of 494 total single family and multi-family units.
PC CONCEPTUAL PUD SUBMISSION: 534 Single Family and Multi-Family units.
ZONING ALLOWANCE: Master Plan allows for 1.0-1.4 units/acre on the NE Corner of Jewell and 27 Mile and on the SW Corner 3.5-8 units/acre
NE Corner: proposed 253 Single Family Condo Units on 134.77 acres gives a density of 1.87 units/acre.
SW Corner: proposed combination of 230 Single Family and Multiple Family Units on 53 acres gives a density of 4.33 units/acre.