

May 11, 2011: Monroe County Planning Commission Meeting

The Monroe County Planning Commission voted 8-0 tonight to recommend Jon Whitman's request for rezoning from C-2 to C-3 to the Bedford Township Board. They went against their planning staff recommendation which recommended denial of the proposed zoning change request.

Below are the materials that were provided to the Monroe County Planning Commission Members concerning the request for re-zoning.

2011

(X) OFFICIAL () UNOFFICIAL

TOWNSHIP ZONING REVIEW

Monroe County, Michigan

MEMORANDUM

DATE: May 11, 2011

TOWNSHIP: Bedford

TO: Monroe County Planning Commission

SECTION/P.C.: #27

FROM: Staff

AERIAL PHOTO #2010

SUBJECT: Case #200.1-5-11-10

SUBJECT

Request: This is an official request to change the zoning on a 19.57 acre land area from R-2A, One Family Residential District and C-2, Shopping Center Business District to C-3, General Business District.

Purpose: The purpose of the rezoning is to use the property commercially.

Location: The property is located on the north side of Sterns Road near the intersection of Sterns and Lewis Roads.

EXISTING SITE CHARACTERISTICS

Area: The site is a 19.57 land area

Current Land Use: The site is currently unoccupied.

Surrounding Land Use:	North:	Woodland
	South:	Single Family Residential
	East:	Automobile Dealership; Utility; Vacant
	West:	Vacant; Single Family Residential

Surrounding Zoning:	North:	R-2A, One Family Residential
	South:	R-2B, One Family Residential
	East:	C-2, Shopping Center Business; C-3, General Business
	West:	R-2A, One Family Residential

TOWNSHIP PLANNING COMMISSION ACTION

The Bedford Township Planning Commission voted to ^{NOT} recommend approval of the rezoning at a meeting held on April 27, 2011.

APPLICABLE PLANS AND POLICIES

- Monroe County Comprehensive Plan (2009) – Residential
- Bedford Township Master Plan – Mixed Residential/Office/Commercial

REQUEST

This request is to rezone a 19.57 land area in Bedford Township from R-2A, One Family Residential District and C-2, Shopping Center Business District to C-3, General Business District. The property is located on the north side of Sterns Road near the intersection of Sterns and Lewis Roads. While the eastern portion of the site is zoned C-2, the western portion is zoned R-2A, but has been ruled by court order that it is usable as a C-2 District. The southwest corner of the site is part of another property that is currently zoned R-2A, but has been authorized to be used as PBO, Professional Business and Office District, also through court order.

The subject property is currently unoccupied. Sterns Road is a two-lane road at the location of the applicant's site. The site is served by both public sewer and public water service. The site is not in a known floodplain.

EXISTING & PROPOSED ZONING

The PBO, Professional Business and Office District, is designed to accommodate uses such as offices, banks and personal services. These districts often serve as a transition between residential and non-residential districts. Principal uses permitted in this district include office buildings, medical clinics and hospitals, banks, personal service establishments, mortuary establishments, churches and child care centers. Accessory uses related to principal uses authorized in this District are permitted subject to special approval.

The C-2, Shopping Center District is intended to provide for shopping center development, and is characterized by a planned cluster of establishments that generate large volumes of vehicular and pedestrian traffic. Principal permitted uses in this district include sale of merchandise in enclosed buildings, service establishments, theaters, schools or colleges, private clubs and child care centers. Uses subject to special approval include sales of plant material, bowling alleys, automobile service centers and pool halls.

The proposed C-3, General Commercial District is the least restrictive of the various types of commercial districts in the Township. It is designed to provide sites for more diversified business types which would be incompatible with the pedestrian movements in the Local Business District (C-1) or the Community Business District (C-2). All principal uses from the C-2 district are permitted, as well as bus passenger stations, enclosed dance halls or catering halls, hotels and motels subject to conditions, veterinary hospitals or clinics, bowling alleys and other indoor recreational facilities, tire, battery and accessory stores, new car, truck, and boat sales with restrictions, drive-in or open front stores with conditions.

SUROUNING USES

To the east of the site is the Whitman Ford automobile dealership, a utility substation, and vacant land on the north side of the property. To the west of the site is a vacant area with a single-

family residential neighborhood just to the west of this area. To the south of the site are several single-family houses that front Sterns Road. To the north of the site is vacant land.

RELATIONSHIP TO PUBLIC PLANS AND POLICIES

The 2010 Monroe County Comprehensive Plan Future Land Use Map designates this property as Residential. However, the County Plan does call for commercial development along the Lewis Road corridor. If the rezoning is coordinated with commercial development along the Lewis Road corridor, it may be in agreement with the County Plan. Otherwise, the rezoning would be contrary to the County Plan, as heavy commercial development or strip commercial uses along Sterns Road are discouraged.

The Bedford Township Master Plan - Future Land Use Map designates this property as Mixed Residential/Office/Commercial. The Township’s Plan calls for an orderly transition from heavier commercial uses at Lewis Avenue to more mixed residential/commercial/office uses along Sterns Road to the west.. As such, a rezoning to C-3, the most intensive commercial zoning district, would be contrary to the Township Master Plan.

PLANNING ANALYSIS

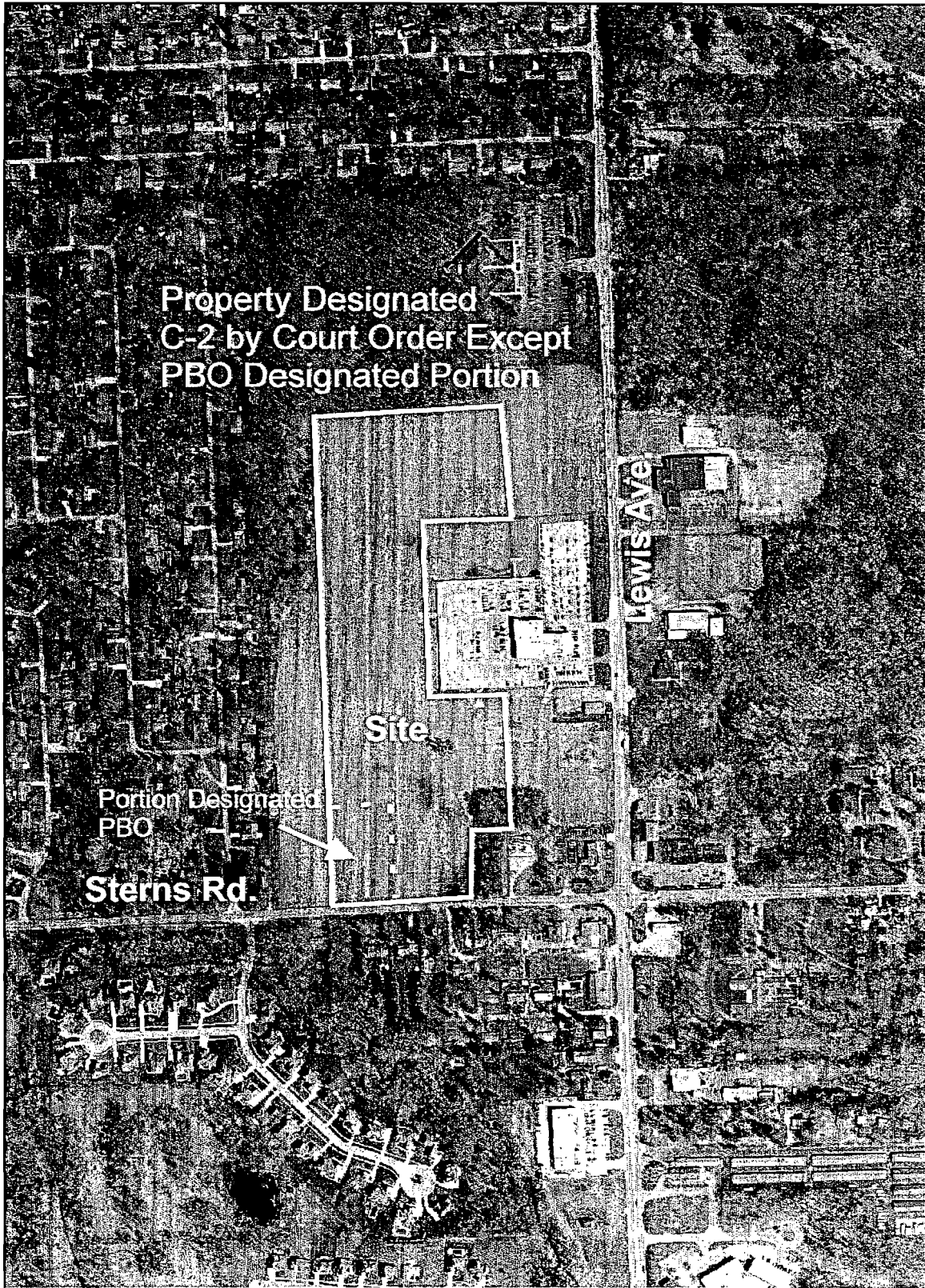
As the rezoning is contrary to both the County’s Comprehensive Plan and the Township’s Master Plan, Staff cannot recommend approval for this rezoning. We believe that the properties are designated in an appropriate manner presently, as the C-2 and PBO properties provide an appropriate transition between the C-3 properties on Lewis Avenue and the residential neighborhood to the west. Sterns Road is also a two-lane road at the proposed site, and most likely would not be able to handle the increased traffic generated from a site zoned as C-3.

Staff notes that the site may still be used commercially and for a retail purpose as it is currently designated. Although the site is currently zoned as mostly R-2A, a court order allows most of this site to be used for all uses permitted by right in the C-2 District, except for the southwest corner of the site, which is designated as PBO. A C-3 zoning would only open this site up for even more intensive uses, ones that are not appropriate for an area that is so close to residential portions of the Township. Thus, Staff recommends that the designations for these properties remain as they are in order to provide an orderly transition from heavy commercial to single-family residential zones.

RECOMMENDATION

Staff recommends that the Monroe County Planning Commission advise the Bedford Township Board that it recommends denial of the proposed zoning change request, as it is contrary to the Bedford Township Master Plan and does not follow the principle of transitional zoning, and for the reasons stated above.

RS



TOWNSHIP ZONING REVIEW

Monroe County Planning Commission

R-2A, One Family Res. & C-2

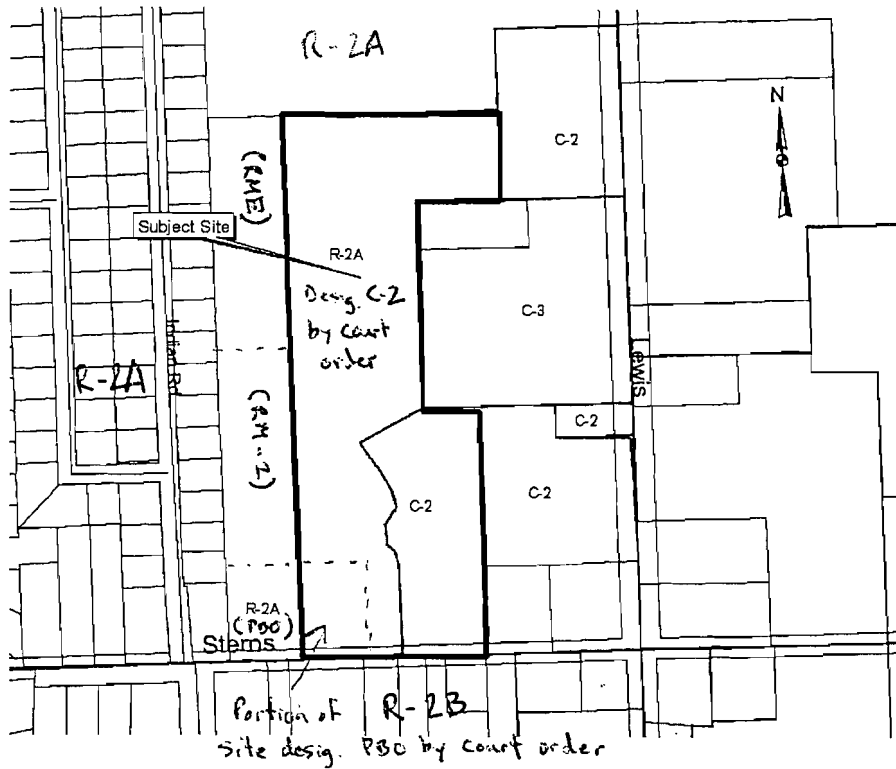
FROM: Shopping Center Commercial

TO: C-3, General Commercial

TOWNSHIP: Bedford

DATE: 5/11/11

CASE #: 200.1-5-11-10



BEDFORD TOWNSHIP EXISTING ZONING MAP

R-1	R-1 One-Family Residential (15,000 sq. ft.)	AG	AG Agricultural
R-2A	R-2A One-Family Residential (10,000 sq. ft.)	PBO	PBO Professional Business Office
R-2B	R-2B One-Family Residential (10,000 sq. ft.)	C-1	C-1 Local Business
R-3	R-3 One-Family Residential (7,200 sq. ft.)	C-2	C-2 Shopping Center Business
RT	RT Two-Family Residential	C-3	C-3 General Business
RM-1	RM-1 Multiple Family	I-1	I-1 Planned Industrial Park
RM-2	RM-2 Multiple Family	I-2	I-2 Light Industrial
RME	RME Elderly Housing	I-3	I-3 General Industrial
MHP	MHP Mobile Home Park	P-1	P-1 Vehicular Parking
		PUD	PUD Planned Unit Development

TOWNSHIP ZONING REVIEW

Monroe County Planning Commission

R-2A, ONE FAMILY RES. & C-2 SHOPPING
FROM: CENTER COMMERCIAL
TO: C-3, GENERAL COMMERCIAL

TOWNSHIP: BEDFORD
DATE: 5/11/11
CASE #: 200.1-5-11-10

5