

Hartland Township
Comprehensive Plan Amendments

Adopted by the Hartland Township Board on April 19, 2011 upon the
recommendation made by the Planning Commission on March 24, 2011.

These Amendments replace, modify and supplement pages 74 through 88 of the

Comprehensive Plan adopted on August 11, 2004.

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FUTURE LAND USE PLAN

INTRODUCTION

The Hartland Township Comprehensive Plan includes a future land use map that will be used to guide where land uses are to be developed and redeveloped, future modifications to the Township's zoning ordinance, rezoning requests and other planning issues that occur in the community.

The delineation of future land uses is a primary reason for preparing a Comprehensive Plan. These delineations are based on the findings in the plan and will serve as a guide for future land use decisions within the Township. The future land use map and the following narrative comprise the Future Land Use Plan.

SUMMARY OF FINDINGS

The population of Hartland Township and the number of housing units continue to grow. The new dwellings constructed in the last decade have included primarily single family residential dwellings, manufactured dwellings, multiple family dwellings, including a retirement complex. These new homes have been helpful in providing housing options to all segments of the Township's population.

According to the Southeast Michigan Council of Governments (SEMCOG), the population of the Township will continue to grow in the future, with a forecasted increase of 8,738 additional people between 2000 and 2030. New residents will require a variety of housing. It is generally recognized that the quality of the school district is an important factor in the relocation decisions of those with school aged children.

Growth will expand the tax base as a result of new residential and nonresidential construction. Residential growth, representing new local consumers, will benefit existing businesses and may spur new commercial and industrial development. New commercial and industrial uses will provide a greater variety of goods and services as well as employment opportunities for residents of the Township and region.

However, growth will place new demands on Township services. New users will be added to the sewer and water systems. The Township has invested in an audit of existing utilities, including existing water and sewer services. An increase in development also places new demands on the existing road infrastructure. Improvements to the existing road infrastructure may be necessary to mitigate the impact of new residential or commercial developments. In addition, police and fire calls will increase. Expansion of other Township facilities and buildings may be required to adequately provide for the Township's needs.

Although this plan assigns specific development designations and densities to the land area of the Township, the Planning Commission also recognizes the community's ability to use the planned unit development tool as permitted by the Zoning Act of Michigan. Planned unit development (PUD) is considered to be a viable tool for use in select circumstances where the Planning Commission and Township Board find that a particular mix of land uses and densities of development may provide an attractive outcome for the community while still satisfying the overall development principles established in this plan. In those instances where a PUD is used, the Township may agree to land use designations that are not specifically consistent with the designations assigned on the maps or discussed in the text of this plan. However, the Township will endeavor to maintain the overall context of the development to be consistent with the goals and objectives and development principles established in this plan.

RESIDENTIAL DEVELOPMENT POLICIES

Residential development is expected to continue to prosper within the Township. The Township must strive to preserve the existing pastoral character and seek development that complements the historic qualities of the Township. A variety of housing types, sizes and costs, are needed to accommodate the existing and future residents' diverse backgrounds. The following residential design objectives should be followed to ensure new residential development is compatible with the existing character of the Township as well as providing necessary amenities for the residents of the Township:

1. Viewsheds and large landscaped buffer areas should be maintained along roadways to ensure the preservation of the rural character of particular areas of the Township. This is especially important where a transition in land use intensity is separated by a road.
2. Natural vegetation existing on the site will be preserved as much as possible. When some vegetation must be removed or where a site has been previously cleared, the developer shall provide plantings to assure that the site will be an attractive amenity to the community and will present a pleasing appearance from nearby sites and roads. The end result will be lush vegetation to complement the proposed homes on the site and existing sites in the vicinity.
3. Pedestrian amenities including sidewalks and nature trails should be provided. Such sidewalks or trails should connect to adjacent pedestrian networks within the Township.
4. Street trees should be provided within residential developments.
5. All internal streets as well as access routes should be paved.
6. Clustering of homes should be encouraged to preserve natural features within a development.
7. Open space and parks should be included within all new residential developments.
8. Developments should be designed to provide future road connections to adjacent developments.
9. Improvements to existing houses and neighborhoods must also be encouraged and not neglected as new development continues within the Township.

NONRESIDENTIAL DEVELOPMENT POLICIES

As the residential dwelling units continue to increase within the Township there will be additional demands for nonresidential development as well. The Township will need to encourage the use of the following design objectives to ensure that new development is compatible with and enhances the existing character of the Township:

1. Green open spaces shall be visible from the adjacent road right-of-way serving the development site and from adjacent lower intensity use sites.
2. When possible, buildings should be grouped into campus settings with lawns, open space, and walkways encouraging pedestrians to stroll between buildings.
3. Pedestrian access shall be provided throughout the developments. Sidewalks and pedestrian paths must be created to carry pedestrians from automobile parking lots to buildings. Routes must be planned and provided to move pedestrians and nonmotorized vehicles between adjacent buildings and sites.
4. Natural vegetation existing on the site will be preserved as much as possible. When some vegetation must be removed or where a site has been previously cleared, the developer shall provide plantings to assure that the site will be an attractive amenity to the community and will present a pleasing appearance from nearby sites and roads. The end result will be lush vegetation to complement the proposed structures on the site and existing sites in the vicinity.
5. Buildings on the site shall utilize building materials that include brick, stone, and wood in combination with other customary building materials. The structures shall be constructed so as to become a source of pride for the community. It is intended that the new development will establish a consistent theme or adhere to a theme previously approved by the Township.
6. The scale and size of the development shall be appropriate for location in the community and will blend harmoniously with other development in the Township. The Township may consider increased scale and size of a development, including an increased building height when exemplary architectural and site design features are provided and landscaping and/or decorative screening measures ensure compatibility with nearby lower intensity uses.
7. Parking areas shall be carefully incorporated in the plans so as to avoid a wide expanse of parking lot separating commercial structures from the fronting roads. Landscaped yard spaces and islands shall be placed so as to break up the expanse of large parking lots. Wherever practical, joint use and reciprocal parking areas should be encouraged to reduce the amount of hard surface materials and allow for full utilization of the existing parking areas.
8. Automobile traffic associated with the site shall be managed so that only necessary vehicle drives and streets are constructed. Wherever practical, joint access drives and streets will be

used in order to avoid unnecessary disruption of the natural environment, avoid excessive storm drainage runoff, minimize disruption of the existing traffic flow and to provide economical access solutions.

9. Clustering of sites should be encouraged to preserve natural features within a development.
10. Encourage the development of alternative energy and green industries within the community.

SETTLEMENT AREA DEVELOPMENT POLICIES

1. Maintain and enhance a viable mix of complementary retail uses and discourage domination of the Village by any single category of use. Create a retail-oriented mix of businesses that encourages an active pedestrian environment and promotes both convenience and destination shopping activities. Promote uses that support and complement the retail focus of the Village, such as office and residential uses, above the first floor.
2. Maintain architectural design standards that are compatible with the character of the Village, allow more flexibility in terms of architectural style. The historic architecture in the Village is varied and interesting. The architectural standards should promote compatibility of materials, scale, and pedestrian orientation.
3. It is intended to incorporate one and two story buildings that encompass residential, neighborhood/community commercial and office uses. Building siting and design will encourage pedestrian activity and uses will be connected with sidewalks and paths to the surrounding areas.
4. Maintain safe and attractive pedestrian connections between parking areas and the Village by providing designated (striped or separated) sidewalks, landscaping, and pedestrian scale lighting.
5. Preserve and enhance the Village as a community asset that contributes positively to property values, community identity, and a sense of place.
6. Promote developments where the physical, visual and spatial characteristics are established and reinforced through the consistent use of traditional urban design and architectural design elements. Create a harmonious pattern of development using streetscape to visually tie the area together. Provide sidewalks and other open space in front of new or existing developments dedicated to public activities such as outdoor cafes or events.
7. Discourage commercial and business uses that create objectionable noise, glare or odors.

8. Provide incentives (density bonuses, parking waivers) for developments that include a combination of office, retail, entertainment, residential, recreation, and/or public uses.
9. Require new buildings to be “built-to” the same setback line as the core buildings in the Village. Require new developments to be oriented to the street with large windows with displays and direct access onto the sidewalk.
10. Locate off-street parking to the rear of the buildings. Avoid excessive parking beyond that necessary to support a successful mixed use business district by establishing parking requirements that reflect shared parking and mixed uses. Carefully manage the relationship between parking activities and loading activities with an emphasis on separating pedestrian traffic and vehicle traffic.
11. Continue to support events such as street fairs, farmer’s market, music on the plaza, and other activities that bring people to the Village.
12. Maintain and encourage public and quasi-public land uses that enhance the framework of the Village.

AGRICULTURAL PRESERVATION AND ALTERNATIVE ENERGY RESOURCE DEVELOPMENT POLICIES

The existing land use map identifies areas of the Township known for agricultural use. With large tracts of land and a demand for alternative energy resources, there is an opportunity to preserve the agricultural land while creating an innovative economic development resource for the community. A revised map should be developed that delineates the areas of the Township that are considered “prime” for agricultural preservation.

1. Adopt ordinances and policies that promote continued use of farmland and discourage unplanned land divisions that hinder continued farming on prime agricultural sites.
2. Adopt ordinances and policies that promote alternative energy use in conjunction with the preservation of agricultural sites.
3. Minimize adverse impacts on agricultural lands adjacent to development areas by using appropriate buffer zones and site planning.
4. Provide and support local enterprises for economic viability and community networking, such as farm markets and on-site farm stands.

5. Adopt ordinances and policies that promote alternative energy that is consistent with the site and architectural standards of the community.

FUTURE LAND USE DESIGNATIONS

A Future Land Use map describes Hartland Township’s plan for development of the Township. Sixteen land use designations are included in the categories for assignment in the Future Land Use Plan. The designations are summarized in the table below:

Category	Acres	Percent
Rural Residential	953	4%
Estate Residential	10,482	45%
Low Suburban Density Residential	3,089	13%
Medium Suburban Density Residential	2,414	11%
Medium Urban Density Residential	632	3%
High Density Residential	160	1%
Multiple Family Residential	696	3%
Village Residential	365	2%
Village Commercial	30	0%
Special Planning Area	145	1%
Commercial	334	1%
Office	99	0%
Planned Industrial Research and Development	718	3%
Residential Recreation	1,131	5%
Public/Quasi Public	453	2%
Surface area of lakes and road right-of-way	1,049	5%
Total	22,902	100%

The descriptions of the uses often suggest design characteristics and site amenities that are determined to be desirable. For example, the notion of an “Estate Residential” designation is intended to make the reader think of what an estate might look like with substantial yard areas surrounding a home in a rural setting. Those descriptions invite the creation of Zoning Ordinance regulations or planned development agreements to assure the resulting sites will be consistent with the descriptions envisioned

Single Family Residential

Single family residential land use has been and will continue to be the predominant land use within the Township. Approximately 17,890 acres are planned for single family residential use. Six intensities of single family detached residential land uses have been included within this plan. Each of the single family residential categories will permit development of similar land uses; however, the intensity of these uses will vary.

Certain nonresidential uses may be necessarily located in residential uses. For example public and private schools and churches can be successfully integrated in single family areas under certain conditions. If future nonresidential intrusions are permitted, they must be controlled as special land uses and similar control devices assuring that the site is adequately sized and designed to in order to assure that adverse impacts from those uses can be appropriately screened and buffered on the site so that adjacent residential areas are not damaged by the relationship. Existing schools and parks are separately designated as Public/Quasi-Public.

New development adjacent to watercourse areas must be sensitive to the waterfront and limit disturbance to existing natural features. Adequate buffer areas and setbacks should be provided from the waterfront.

Existing schools and parks are separately designated as Public/Quasi-Public; however, future development is permitted provided they maintain the scale and character of the adjacent residential properties.

The densities indicated for the six intensities of single family residential uses described below include area required for right-of-ways, utilities, and other public improvements.

Rural Residential.

General Location. Several areas in Hartland continue to enjoy a rural lifestyle where agricultural uses thrive. These areas have been planned in parts of the Township where large parcels of land have been preserved. All of the 953 acres of planned for Rural Residential land uses are located north of M-59 and west of US-23 in the vicinity of the Parshallville settlement.

Intended Land Uses. The Rural Residential designation is planned to accommodate agricultural uses in combination with large lot residences. Agricultural uses are encouraged in the Rural Residential designation including the raising and keeping of domestic and farm animals, and agriculture-oriented commercial uses including nurseries and orchards. Also, based on the desire expressed by the Township to manage residential growth and to maintain the predominantly rural character of the Township, the Rural Residential designation is intended to permit new residential development on larger pastoral lots.

Characteristics. The Township must continue to encourage the preservation of these areas in order to preserve the rural character of the Township. New development within the Rural Residential areas must be designed to preserve the area's natural features and character. The

Rural Residential designation should include an average density of three (3) or more acres per dwelling unit for new residential developments.

Estate Residential.

General Location. This designation has been planned for 10,482 acres of the Township, more than any other future land use category. Almost half of the land in the Township is included in this designation. In many respects, these areas are intended to be transitional in nature. This designation is the predominant type of residential land use planned for the Township, encompassing approximately 43% of the Township.

Intended Land Uses. The Estate areas are intended to serve very low density residential development. Where appropriate, agricultural uses will also be encouraged in the Estate Residential areas.

Characteristics. The Estates Residential designation is intended to permit new residential development on lots with an average density of two (2) or more acres per dwelling unit. Development within the Estate Residential designation should be used as a transition area between the Rural Residential areas of the Township and the more intense single family residential and nonresidential areas of the Township. The homes and large lots must be designed to provide adequate view sheds from the roadways and buffer areas from adjacent lower intensity land uses. It is also very important that these areas of the Township be adequately “buffered” from the higher intensity uses. New developments should have access to paved streets, sidewalks or other pedestrian amenities, ample landscaping and open space and park areas.

Low Suburban Density Residential.

General Location. Approximately 3,089 acres of land have been planned for future low suburban density residential land use. The Low Suburban Density Residential designation comprises the second largest land area in the Township. The three principal areas of the Township with this designation include land on the north side of M-59 on the eastern side of the Township, the far west side of the Township on both sides of M-59 going south to the Township’s boundary and around the perimeter of Long Lake.

Intended Land Uses. This land use designation has been planned as a transition from the Estate Residential designation and other higher intensity residential and nonresidential land uses. Long term agricultural uses are not expected to be maintained in the Low Suburban Density Residential designation though those uses will not be discouraged.

Characteristics. New developments within these areas should be compatible with the established large lot building pattern. New developments should also be encouraged to provide

through streets between one another, ample landscaping, open space, park areas, and pedestrian amenities. Adequate landscaped buffer areas must be provided as a transition from existing and future land uses within this designation and M-59 and other major thoroughfares.

The Low Suburban Density Residential land use designation is intended to permit new residential development on lots with an average density of one (1) to two (2) acres per dwelling unit.

Medium Suburban Density Residential.

General Location. This designation is the third largest land use category and has been planned for approximately 2,414 acres of the Township. These areas include some of the most recent development in the community. Hartland Estates, San Marino Estates, Meadow View Estates, Autumn Woods and other similar single family developments are all located within Medium Suburban Density Residential areas. This land use designation has been planned for the areas adjacent to Tyrone Lake and Dunham Lake. This designation is also planned for areas adjacent to the Township waste water treatment plant and along the east side of Clark Road.

Intended Land Uses. The Medium Suburban Density areas are intended to provide a transition between the large parcel low density residential development and those that are more suburban in character.

Characteristics. The Medium Suburban Density Residential will permit new residential development on lots with an average density of ½ acre to one (1) acre in area per dwelling unit.

Medium Urban Density Residential.

General Location. The areas adjacent to Round, Handy, and Maxfield lakes, along Clark Road south of Dunham Road, Millpointe Subdivision, and Harvest View and Cobblestone Reserve site condominiums are all included in the Medium Urban Density Residential designation. Undeveloped or underutilized land southwest of the Clark Road and Dunham Road intersection, presently owned by the Township, is also included in this designation.

Intended Land Uses. The Medium Urban Density Residential designation is intended to preserve the established character of the identified areas while permitting new development that is consistent with the established density. It is intended as a transitional use between high intensity and lower intensity uses.

Character. In the Medium Urban Density Residential area, land can be developed at a density of approximately one (1) acre per every two (2) to three (3) dwelling units. Lot sizes would be 8,000 to 20,000 square feet per dwelling.

High Density Residential.

General Location. This land use designation has been planned for 160 acres of the Township. These areas have existing high density residential development patterns. High density residential land uses have not been planned for any additional areas.

Intended Land Uses. Uses intended for the High Density Residential designation are manufactured home parks.

Character. Future Development within these areas should provide adequate buffers and landscaping from adjacent lower density single family uses. Sites should have access to public sewer and water facilities.

In the High Density Residential designation, land can be developed with a minimum lot area of 4,000 square feet.

Multiple Family Residential.

General Location. Multiple Family Residential land uses have been planned for approximately 696 acres within the Township. Existing apartments and attached condos have been included in the designation as well as additional land areas.

Intended Land Uses. The Multiple Family designation is often used for land that is bordered on one or more sides by nonresidential uses and on the other sides by lower intensity single family designations. The Multiple Family Residential designation is planned as a transitional land use between higher intensity uses and single family uses.

Character. Multiple Family Residential developments may consist of attached single family homes, townhouses, or one to two story apartment buildings. New developments should have access to a paved primary road and have paved internal streets, open space and park areas, sidewalks, and public infrastructure built to the capacity to meet the needs of the proposed use. Additionally, adequate landscaped buffer areas should be provided between the multiple family use and single family residential use.

Multiple Family Residential areas are intended to permit developments with a maximum density of eight (8) units per acre.

Settlement Areas.

Within the boundaries of Hartland Township two distinct settlement areas exist, Hartland and Parshallville. While both of these settlement areas have similar characteristics and historic significance within the Township, they do have different development patterns. Future land use designations for these areas have been planned as follows:

Hartland Settlement Area. Within the Hartland Settlement Area, two types of land use patterns have been envisioned: Village Residential and Village Commercial. Both land use designations are intended to preserve the existing traditional development patterns and buildings within the area and are described as follows:

Village Residential

General Location. The Village Residential category is generally located between Crouse Road and School Street adjacent to Avon Road.

Intended Land Uses. The Village Residential category within the Hartland Settlement is intended to preserve the established residential development grid pattern that has developed over the years as well as permit new residential development with the same development characteristics.

Characteristics. Buildings within this designation shall be designed to complement the historic character of the settlement. Sidewalks, street trees, and other traditional neighborhood amenities should be required within this area of Township. The Township must also continue to encourage the preservation and restoration of the existing housing in this area.

New residential development within the Hartland settlement area should be at a density compatible with the surrounding area-

Village Commercial

General Location. The Village Commercial is located on the east side of Avon Road.

Intended Land Uses. This designation is intended to recognize the mixture of retail, office, and residential use along the Hartland Road corridor within the Hartland Settlement.

Characteristics. New land uses within this designation should be designed consistent with the established architectural character and development pattern. Nonresidential uses within this area of the Township should have a low impact on the surrounding residential area and generate low traffic volumes. New development should provide typical neighborhood amenities such as sidewalks, street trees, and other streetscape improvements. The preservation of existing structures should be encouraged.

Parshallville Settlement Area. Within the Parshallville Settlement Area two distinct types of land use patterns have developed and are planned to continue in the future. These land use designations include Village Residential and Village Commercial. Both designations are intended to permit new development while encouraging the preservation of the established character. These designations are described as follows:

Village Residential

General Location. This designation encompasses the majority of the Parshallville Settlement.

Intended Land Uses. This designation is intended to permit new residential development.

Characteristics. New development should be compatible with the established development pattern and have access to a primary road and have paved streets and sidewalks.

Village Commercial.

General Location. A limited amount of commercial land uses exist within the Parshallville settlement area. Due to the limited amount of area available within the settlement to accommodate additional commercial uses and parking, new commercial land uses should be limited to those areas of the settlement that have historically been utilized as such.

Intended Land Uses. This land use designation is intended to permit limited commercial land uses within the Parshallville Settlement area.

Characteristics. Commercial land uses permitted within this designation should have a minimum impact on traffic volume.

Commercial.

General Location. With the projected increase in population within the Township and the retail and service demands that will be created by the increase, approximately 334 acres have been planned to accommodate future commercial land uses. The majority of commercial land uses within the Township should be concentrated around the M-59 and US-23 interchange. This is the most intensive commercial area in the Township. Such uses should remain close to the interchange and not be permitted to sprawl along M-59. Other smaller areas of commercial land uses are planned at the US-23 and Clyde Road interchange as well as on the west side of Old US-23, between Crouse Road and M-59.

Intended Land Uses. Land uses in this category are intended to provide for both the sale of convenience goods and personal/business services for the day-to-day needs of the immediate neighborhood and provide for auto-oriented services, customer and entertainment services, and the sale of soft lines (apparel for men, women and children) and hard lines (hardware, furniture and appliances). As the community and region continues to grow, there will be additional demand for commercial uses within the Township.

Characteristics. Commercial development should provide high quality architectural materials and design, and generous landscaping and screening from adjacent lower intensity uses. Parking areas should be limited to the minimum amount necessary to service the proposed land use, be broken up with large planting strips and landscaped islands, and provide safe and efficient circulation. The Township should encourage access management by limiting the number of curb cuts along major thoroughfares and encouraging cross access between developments.

Office.

General Location. Future office land uses have been planned for approximately 99 acres of the Township. Office land uses have been located in areas that contain existing office developments as well as in areas that have high visibility along M-59, between Clark Road and Bullard Road.

Intended Land Uses. This classification is intended to permit the construction of professional and medical office complexes, municipal buildings, and other low intensity commercial uses that are accessory to office uses (such as quick-printing, copying and mailing businesses).

Characteristics. New office developments should incorporate adequate landscaping and buffers and have a high quality architectural appearance. Future office developments should not exceed three stories in height to ensure compatibility with surrounding land uses.

Planned Industrial Research and Development. The word “Planned” in this designation’s name is intended to convey the Township’s intentions to work with private or public developers to create planned developments consistent with the provisions of the Michigan Zoning Act and the local Zoning Ordinance. In anticipation of population growth and the resulting demand such growth will place upon Township services, additional nonresidential land use areas will be required. These uses will help provide a diverse tax base in order to permit the Township to continue to provide the quality of service its residents have grown to expect.

General Location. On the Future Land Use Map, PIRD has been planned for approximately 718 acres of the Township. Two distinct areas of the Township have been planned for future Planned Industrial Research and Development. These areas include the Clyde Road and US-23 interchange and the Old US-23 corridor, south of M-59.

Intended Land Uses. This designation is intended to permit industrial land uses that do not produce the negative effects often associated with heavy industrial development, such as noise, glare, odor, dust, heavy truck traffic, and fumes. These uses typically consist of small parts fabrication, research and development testing firms, laboratories, electronics firms and office research uses. Industrial uses envisioned for the Township will be generally conducted within a completely enclosed building with minimal or no outdoor storage areas. It is also intended to permit office complexes, including medical facilities, financial institutions, public and private recreational facilities and ancillary services that support the planned industrial research uses.

Characteristics.

Planned industrial research and development sites should provide buffering between the permitted uses and adjacent properties to assure compatibility.

Clyde Road and US-23 Interchange Area. New facilities should be developed as a planned development or similar technique. Such uses should be constructed in a campus-like setting with generous landscaping and buffer areas and attractive buildings. This area must be developed without creating negative impacts on adjacent uses from characteristics and conditions such as heavy truck traffic, noise, glare, or emissions that are commonly found in a typical industrial area. In particular, the Township must be certain to provide adequate landscape areas, open space or natural feature buffers between the development areas and nearby residences.

Old US-23 Area. This area has historically been used for these types of facilities and such are planned to continue in the future. The Township should encourage the continuance of these existing light industrial/technology uses while permitting new uses appropriate in size and character with the Township. Since this area is highly visible from both Old US-23 and US-23, generous landscaping and high quality architectural design should be encouraged. Outdoor storage must be screened from view of adjacent properties and rights-of-way.

Residential Recreation.

General Location. This land use designation encompasses approximately 1,131 acres in area and has been planned for the Waldenwoods Resort and Majestic Golf Course facility located on the north side of M-59 and west of US-23.

Intended Land Uses. Land uses in this category provide for the preservation of natural features as well as provide residential amenities to the residents of Hartland and visitors to the Township. Land uses permitted within this designation would include single family residences, multiple family residences, campgrounds, golf courses, banquet facilities, outdoor driving ranges, clubhouses, hotels, bike paths, pedestrian trails, and athletic fields designed and operated within an overall development.

Characteristics. This area includes many natural features including but not limited to woodlands, wetlands, Lake Walden, and rolling topography. New development within this area must be sensitive to surrounding land uses and the environment.

Public/Quasi-Public.

General Location. Approximately 383 acres of land within the Township have been planned for future public/quasi public use. These areas include existing public/quasi-public land uses. Areas planned for this designation generally include government offices, fire stations, schools, churches, cemeteries, other township property, and the waste water treatment plant. These uses are not usually located within any specific zoning district or development area. Moreover, these uses are often compatible with the majority of land uses within the Township.

Intended Land Uses. This classification includes all public uses, such as government offices, fresh water and waste water treatment plants, schools, post office, libraries, public parks, and cemeteries. These uses generally do not conflict with adjacent residential land uses, yet provide community oriented public space and access.

Characteristics. New development must be designed consistent with the established building pattern, include generous landscaping, pedestrian amenities, and high quality building design. All Township public space or any public uses under the jurisdiction of the County, State, or Federal government, utilities, and semi-public agencies and authorities, should be developed only in close consultation with the Township.

M-59/Pleasant Valley/Fenton Road Special Planning Area. The Planning Commission designated a Special Planning Area (SPA) on the west side of the M-59 intersection at Pleasant Valley/Fenton Road. It is the intention of the Planning Commission to work closely with the land owners in that area to establish the terms of an agreement for a mixed-use planned unit development (PUD). About 145 acres are included in the SPA.

The Commission has agreed that the SPA should be planned for a base density of 3 to 4 dwellings per acre. The Commission has agreed that if the developers of the SPA are able to include certain desirable design features that significantly enhance the appearance and function of the site, additional “bonus” density dwelling units can be awarded to the development as an incentive to promote a high-quality development. However, such a “bonus” density will only be awarded at the discretion of the Township in accordance with established development regulations of the Township and State of Michigan.

The Commission has determined that the PUD can be created within an environment that encourages pedestrian linkage between activity nodes and resource features. The following principles have been agreed upon by the Commission for the SPA:

1. Development within the Special Planning Area shall provide for a variety of housing (for example, single-family, townhouses, condominiums, apartments and senior housing), retail, office, recreation and entertainment space.
2. Developments within the Special Planning Area shall provide for public facilities and other neighborhood amenities.
3. Special Planning Area shall provide pedestrian and vehicular links between land uses and adjacent property (that may not be directly included within this Special Planning Area development).
4. Special Planning Area shall also coordinate with the Township’s goal to create walkable pathways to the Township settlements and other public and private facilities.
5. Developments shall be developed in harmonious coexistence with the pre-existing historical and natural features within the Township.
6. Special Planning Area shall include landscape, streetscape, traffic and architectural solutions that are superior to typical design and visually enhancing the local community with sensitivity to the historic features in the Township.

NATURAL RESOURCE/CONSERVATION RECREATION DESCRIPTION

In recognition of the desirability of waterfront living, the pressure to develop those remaining areas as intensely as possible, and the subsequent potential for degradation of water and environmental quality, several Conservation Recreation areas have been planned. Many of these correspond to floodplain and watercourse and wetland areas. While all not all of the watercourse, floodplain, or wetland areas may be identified on the Future Land Use Map, new development within any of these areas in the Township should have the same development standards as those areas identified.

Waterfront areas can also provide many recreation opportunities for the residents of Hartland. Greenways and other trails and recreation facilities should be encouraged within these areas. Often, these amenities can help preserve these areas

As stated in the Townships 1994 Comprehensive Plan, in Hartland Township, waterfront development pressures have mainly occurred on properties around several lakes. The lake area is heavily used by residents. Potential negative characteristics of lakefront growth include the ability to handle stormwater runoff, the potential for reduced water quality due to soil erosion and sedimentation, and the hazard of water contamination from improperly designed, located and/or operating septic tanks.

Stormwater management, soil erosion and sedimentation control, and septic system designs are all controlled under the jurisdiction of the Michigan Department of Environmental Quality (MDEQ), the County Drain Commissioner, or the County Health Department.

Provisions should be developed that would permit more flexibility in building location; require preservation of natural features and animal habitats; install municipal sanitary sewer systems for buildings along lakefront or fragile watercourse areas.

Conservation Recreation. A buffered area is planned along the fragile watercourses within the Township. It is intended to be utilized as a buffer area in order to protect and minimize any adverse impacts that may be associated with new or existing development along watercourse areas. The area identified as Conservation Recreation is considered an underlying land use and is not a part of the Future Land Use Categories.

Lakes/Stream. The Township has thirteen (13) significant water bodies that are connected through an extensive watercourse network. The Lakes and Streams are considered an underlying land use and are not a part of the Future Land Use Categories.