

Future Land Use Plan

The Bloomfield Township Master Plan includes a future land use map that will be used to guide where land uses are to be developed and redeveloped. The future land use plan will be used as a guide in the decision-making process for future modifications to the Township's zoning ordinance, consideration of development proposals, rezoning requests, variance requests or any other planning and development concerns that may arise in the Township. The future land use map and the following narrative make up the Future Land Use Plan.

Decisions that are in direct conflict with the future land use map that could undermine the long-term objectives of the community if approved should be avoided. A deviation from the future land use map and the Master Plan may be appropriate when it can be justified by more detailed information, changed conditions or where the decision is consistent with the broader intent and purposes of the Plan. The future land use map or the Master Plan may require updating in cases where proposed deviations would significantly alter the direction set by the Plan. An amendment to the future land use map and/or to the policies outlined in the Master Plan will be required in the case of developments that, because of scale or intensity, have the potential to create significant impact on services, traffic, surrounding uses, or the goals and policies of this Plan.

Influential Factors

The Future Land Use Plan was prepared to reflect input received during the public consultation process, discussions with local decision makers and agencies, existing land use patterns, and the consideration of proper planning principles. This input and other factors affecting land use patterns were taken into consideration in preparing the future land use map and the Plan. These factors include:

Existing Land Use. Extensive changes to the existing land use pattern are not proposed as the Township is primarily developed; therefore, the plan focuses on redevelopment opportunities. Vacant properties were generally assigned the prevalent land use of the surrounding occupied properties. The community land use patterns have evolved in a relatively orderly manner and are built upon, with slight modification, rather than altered in a significant manner.

Existing Zoning. Existing zoning designations were a factor considered in preparing the Plan. However, there is no "vested interest" that guarantees existing zoning will remain unchanged. In fact, several changes are suggested based on modifications to future land uses in the Plan. All changes were carefully considered to ensure the general development arrangement remains consistent and landowners will retain a reasonable use of their land.

Relationship of Incompatible Uses. The future land use plan strives to reduce or eliminate incompatible land use relationships existing in the Township. Providing a transition and/or buffer between land uses, especially those with certain conflicting characteristics, is essential. The Plan designates areas for uses that are considered most appropriate for the community's long-term objectives, with the intention of eventually eliminating some existing uses that do not meet these objectives.

Existing Township Master Plan. The previous Township Master Plan, adopted by Bloomfield Township in 1991, was reviewed and used as a guide for the current version of the Township Master Plan. The future land use plan contained in the previous plan has been re-evaluated based on current trends, goals and conditions.

Infrastructure and Public Facilities/Services. The intensity of uses depends on the availability and capability in the Township of the community's infrastructure. The potential for public water and sewer service or dependence on well and septic affects future development intensities. The road network limits the types and intensity of uses that may be effectively served in an area of the Township without adversely impacting traffic operations. The availability of community facilities such as schools or police and fire protection must be considered when determining future land uses.

Existing Market Conditions. Existing market conditions and opportunities were evaluated, although they will likely change during the time frame of this Plan. Future updated plans should reevaluate market opportunities to ensure that the Township's near term economic development goals adjust to its successes and external influences.

Land Use Patterns in the Area and Other Communities. Land use patterns for neighboring communities and similar suburbs in the Metro Detroit area were considered to ensure that the new Plan would be compatible with those patterns.

Desires of the Township. The land use pattern desired by Township decision makers has been expressed through numerous public forums, public meetings, and a public hearing.

Future Land Use Categories

Table 1 is a summary table of the Future Land Use Plan. This table provides brief information about the different future land use categories and the total acreage of these areas. Detailed discussion of each category is provided in the proceeding section and the geographic boundaries of each category are found on the Future Land Use Map.

Single Family Residential

General Location. Single Family Residential is the predominant land use in the Township, occupying all areas of the community with the exception of some of the land along the busiest traffic corridors.



Intended Land Uses. The Single Family Residential land use designation is intended to accommodate strictly single-family residential development. Accessory and support uses may be permitted such as churches, parks, schools, home occupations and small-scale care facilities. Existing schools and churches are separately designated as Institutional/Civic; however future development is permitted in Single Family Residential areas provided they maintain the scale and character of the neighborhood.

General Character Description. Development in the Single Family Residential areas will encourage design diversity and modernization while

assuring that the building’s mass remains relatively in character with the neighborhood’s bulk characteristics. In general, neighborhood streetscapes should include an interconnected street system where feasible, sidewalks, especially along busy streets to make connections with Commercial areas, street trees and some lighting. New garage “snouts” that protrude well in front of the front façade of a residence should be discouraged. Landscaping is encouraged to establish a street edge. In-fill and redevelopment in these areas should be closely monitored to ensure it is compatible with the surrounding environment.

Key Changes. Other than infill of vacant lots, no changes are proposed.

Land Use Category	Acreage	Percent of Total
Single Family Residential	10,099	72.4%
Attached Single Family Residential	336	2.4%
Multiple Family	236	1.7%
Mixed-Use	76	0.5%
Commercial	272	1.9%
Office	110	0.8%
Technology Park/Light Industry	64	0.5%
Institutional/Civic	750	5.4%
Recreation	737	5.3%
Rights of Way	52	0.4%
Lakes	1,184	8.5%
Total:	13,953	100.0%

Source: LSL Planning, Future Land Use Map

Attached Single Family Residential

General Location. Attached Single Family Residential is found in scattered

locations along the I-75 corridor in the Township's northeast quadrant, along the east side of Telegraph Road between Lincoln Drive and Lone Pine Road, and around Wabek Country Club along the Township's western edge.

Intended Land Uses. The Attached Single Family Residential land use designation is intended to accommodate duplex, condominium and townhouse development. Accessory and support uses may be permitted such as churches, parks, schools, home occupations and small-scale care facilities. Existing schools and churches are separately designated as Institutional/Civic; however future development is permitted in the Attached Single Family Residential areas provided they maintain the scale and character of the neighborhood.

General Character Description. Redevelopment in the Attached Single Family Residential areas will encourage design diversity and modernization while assuring that the building's mass remains relatively in character with the neighborhood's bulk characteristics. In general, neighborhood streetscapes should include an interconnected street system where feasible, sidewalks, especially along busy streets to make connections with Commercial areas, street trees and some lighting. New garage "snouts" that protrude well in front of the front façade of a residence should be discouraged. Front facades should align and help form a residential building line. In-fill and redevelopment in these areas should be closely monitored to ensure it is compatible with the surrounding environment.

Key Changes. No new Attached Single Family Residential is proposed. However, townhouses and condominiums may be appropriate under certain conditions and in specific settings (see Mixed Use below).

Multiple Family Residential

General Location. Multiple Family Residential areas are scattered throughout the Township, adjacent to the busiest traffic corridors such as Telegraph Road and Woodward Avenue. Other areas exist in far northeast with access from South Boulevard and near the Maple/Inkster intersection.



Example of multiple family housing

Intended Land Uses. Permitted land uses within Multiple Family Residential areas include a variety of multiple-family and attached single-family developments, with a focus on apartments. Townhouses and condominiums are also encouraged.

General Character Description. The majority of Multiple Family Residential sites have already been developed. Redevelopment of Multiple Family Residential areas will encourage design diversity and modernization while assuring that the building's mass remains relatively in character with the neighborhood's bulk characteristics. Loft apartments, townhouses or

stacked condominiums are examples of what is encouraged in these areas. **Key Changes.** No new Multiple Family Residential is proposed. However, redevelopment as townhouses and condominiums may be appropriate under certain conditions. The land associated with the existing apartment-style units southeast of the Telegraph/Long Lake intersection is proposed to be changed to Mixed Use.

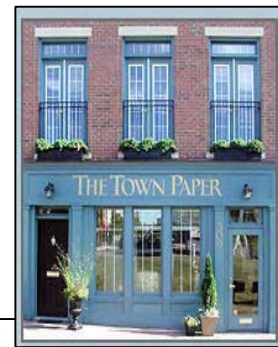
Mixed-Use

General Location. Mixed Use areas are identified for the vicinity of the Telegraph/Long Lake intersection with the intent of establishing and enhancing this location as the identifiable center of the Township. Other Mixed Use locations are west of Telegraph Road between Square Lake Road and Franklin Road, and at the southeast corner of the Woodward/Big Beaver intersection. The latter two locations are intended to serve as transitional uses that add neighborhood retail/service opportunities to the area.

Intended Land Uses. Mixed Use is characterized by condominiums located above first floor retail/service activities. The businesses gain support from the immediately accessible resident population, as well as the nearby Single Family Residential properties, which are intended to have nonmotorized pathway connections. Parking spaces are partly shared in Mixed Use operations due to the increase in pedestrian travel and some differences in peak hour demand, resulting in lower overall parking requirements.

General Character Description. Consistent with the Multiple Family Residential category, development should maintain a traditional neighborhood scale that is pedestrian-friendly with minimal impact on adjacent neighborhoods. Uses and sites can be slightly more auto-oriented. The convenience of local retail/service with no yard maintenance is intended for both young adults and seniors seeking new or continued residence in Bloomfield Township. The units are expected to be owner-occupied, although very high-quality rental may be allowed. Retail/service activities should generally be limited to those that, while available seven days a week, do not thrive on very late or early hours of operation. Mixed use may require relaxation of the Township's building height limit.

Key Changes. The Mixed Use designation is a new land use category that was introduced in this Future Land Use Plan. The intent of this district is to promote a complimentary mixture of uses that will help support adjacent core commercial areas, add new neighborhood commercial opportunities and serve as a transitional and use to the nearby Single Family Residential.



Examples of mixed use

Commercial

General Location. Commercial development exists and is planned for core areas along major thoroughfares in the Township. These locations are primarily at major intersections along Telegraph Road, Woodward Avenue and Maple Road, with small areas along Orchard Lake and South Boulevard. Large, suburban style commercial is the focus along Telegraph Road, north of Square Lake; along Woodward Avenue at its intersection with Square Lake; and, at the intersection of Telegraph and Maple. These locations may have “big box” and other destination oriented retail, service and restaurant opportunities intended to attract visitors from outside the immediate area and beyond the Township. Other locations are considered neighborhood commercial with uses intended to serve nearby residential areas

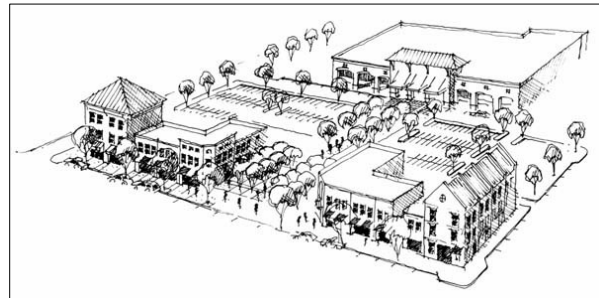


Intended Land Uses. Commercial uses tend to cater to automobile traffic from a broad market area and may include retail stores, hotels and motels, sit-down restaurants, automobile sales and services, and personal service establishments. North of Square Lake along Telegraph Road, the uses may be expanded to include large format retail, with outlots that include drive-through banks and restaurants, along with the other uses listed herein.

General Character

Description. Because much of this area is already developed, the challenge will be in encouraging redevelopment and consistently requiring site upgrades as development occurs, including improved site design, access management, building facades and landscaping.

Key Changes. The existing commercial area at the intersection of Franklin Road with 14 Mile Road, home to the Franklin Cider Mill, was changed to Single Family Residential. That change respects the adjacent existing residential properties. No other changes are proposed in this plan, other than reinforcement of design standards, including those that might bring the buildings near the street with parking located generally behind. Parking studies that reflect the shared parking attributes of multi-use activities are likely to reduce the amount of space required for surface parking. Additional landscaping and plazas can be attractive features and encourage pedestrian store-to-store travel, as shown in the illustration included in this section.



Pedestrian-oriented shopping center
Source: CNU

Office

General Location. Office uses are limited to stretches of Woodward Avenue and Telegraph Road, as well as other major intersections in the Township. Office uses are also scattered in locations near I-75 and along Maple Road.

Intended Land Uses. Professional and basic medical offices such as doctors, dentists, physical therapists, lawyers, accountants, investment services, and insurance offices. It is not intended for advanced medical usage, research or high technology uses, which should locate in the Technology Park/Light Industrial area.

General Character Description. Office areas are predominantly developed, so redevelopment should include site upgrades and enhanced buffers between incompatible uses, along with improved site design, access management, building facades and landscaping.

Key Changes. The office area located along the west side of Telegraph Road between Square Lake Road and Franklin Road is intended to convert to Mixed Use, which may include small office activities.



Technology Park/Light Industrial

General Location. Technology Park/Light Industrial uses are limited to a small area located along Franklin Road north of Square Lake Road.

Intended Land Uses. High technology development, research, large medical offices, light manufacturing and related support services are intended for this area.

General Character Description. The Technology Park/Light Industrial area has significant land area available, although there are numerous buildings already in place. New development should include attractive architectural features and excellent site design with attention paid to significant landscaping, strong buffers between incompatible uses, and managed access.

Redevelopment should include site upgrades and enhanced buffers between incompatible uses, along with improved site design, access management, building facades and landscaping.

Key Changes. An expanded area is included that reflects recent changes in intended land use.



Institutional/Civic

General Location. Institutional/Civic uses consist of existing schools, library, utility, civic and religious uses that are scattered throughout the Township.

Intended Land Uses. Institutional/Civic uses include all places of worship, community buildings, and schools both public and private that serve the immediate community. This designation also may include senior housing facilities and associated medical facilities, and day care operations.

General Character Description.

Local Institutional/Civic uses should have buildings and sites that promote a neighborhood scale and character, or the character of the most restrictive adjacent land use. This includes building design that emulates residential structures, sidewalk connections to neighborhoods and minimization of parking areas. Landscape areas should also promote natural open space areas similar to residential yards. Existing local institutions should be preserved as they are and re-used as such if a current operation ceases.



Federal and state preemptions may limit some local control over places of worship and public school property.

Key Changes. No new Institutional/Civic locations are identified. However, all of the allowed uses are allowed in residential districts. New uses with spiked site specific and time-



specific impacts, such as schools or places of worship, should locate on or near major roadways. Good site design can help reduce the impacts of all Institutional/Civic uses.

Recreation

General Location. The Township's five golf courses make up the Recreation land use category. Other recreation activities are available to one extent or another on school property, shown as Institutional/Civic, and inside Commercial uses. The Township stands ready to pursue acceptance of land donated for public park



purposes and may conduct a Parks and Recreation Study to better understand the community's parks and recreation needs and opportunities.

Intended Land Uses. Golf courses and other land set aside for typical parks and recreational activity.

General Character Description. The Township's golf courses are private and require membership. Typical parks and recreation areas can be passive, with trails and benches, or active, with playscapes and sports fields.

Key Changes. No changes are included in the Future Land Use Plan, however the Township is open to opportunities that may arise. Parks and recreation uses are typically found in residential areas. The largest and busiest active parks should have access to a major roadway.

Future Land Use Implementation

The Bloomfield Township master plan update contains numerous recommendations. Implementing the plan will require the orchestration of multiple activities to assure that it meets the intent of the plan. The actions listed in the table below will help Bloomfield Township implement the future land use plan. For ease of use it is organized in a table format. Each section of the table is divided into three categories: Action, Priority and Responsibility to help focus attention on the most important and most effective strategies. Although successful implementation will involve effort from the entire community, the third column identifies key responsibility.

In all master plan chapters, "Short term" is used to assign a sense of immediacy and assumes action within 12 to 18 months. "Midterm" is assigned to those actions occurring in one to five years. "Long term" assumes a timeframe in excess of five years. "Ongoing" actions require regular monitoring or updating.

Action	Priority	Responsibility
Reference the land use plan and sub-area plans for rezoning reviews, and other application procedures	On going	PBD PC
Actively promote Bloomfield Township and pursue developers to build the recommended land uses	On going	PBD
Update the zoning ordinance to more strongly influence the Township's land use pattern and development character in accordance with the recommendations of this plan, in particular to promote mixed use developments	Short term	PBD PC
Complete a comparative analysis of the zoning map and the future land use map and determine which zoning changes should be pursued by the Township to implement the plan.	Short term	PBD PC
Consider creation of a Redevelopment Authority which has the ability to work more directly with developers interested in the areas targeted for redevelopment.	Midterm	PBD
Work cooperatively with Woodward Avenue organizations to assure implementation of the Township's goals along that roadway.	Ongoing	PBD
Pursue opportunities for proposed park areas.	Ongoing	PBD
PC= Planning Commission, PBD= Planning and Building Department		
* The Township Board will have a greater or lesser role in all of the above.		