



# Implementation





## IMPLEMENTATION

As noted in the Introduction chapter, the 2010 Pittsfield Master Plan puts forth a vision for our community that has been defined in partnership with our residents, businesses, and regional stakeholders. It is a policy document. It is a reflection of our priorities.

The key concepts, goals, and objectives set forth in each of the chapters are synthesized herein, and, in turn, used to prioritize specific projects and initiatives.



**“In the end, the 2010 Pittsfield Master Plan is a commitment to create a coherent and comprehensive development and preservation pattern that will result in practical, productive, and sustainable growth and conservation in Pittsfield Charter Township.”**



## KEY CONCEPTS

*The Nodal Mixed-Use Development Model*

*Increase Connectivity*

### GOALS

Recognize the intrinsic relationship between land use and transportation and understand that each has a profound impact on the others ability to be sustainable and effective.

Participate in regional efforts to support transit-oriented development (TOD).

Promote a safe, secure multi-modal transportation system that is fully coordinated and effectively serves adopted land uses.

### OBJECTIVES

1. Provide motorized and non-motorized connections between land uses wherever physically feasible.
2. Coordinate new development and redevelopment projects with local and regional partners (e.g. AATA, MDOT, WATS, WCWRC, and WCRC ) on all sites.
3. Review land uses to identify potential overlay districts and infill opportunities that focus density in strategic locations and support and compliment multiple transportation modes for improved mobility.

1. Incorporate access management into transportation and land use regulations based upon MDOT's guidebook: *Reducing Traffic Congestion and Improving Traffic Safety in Michigan Communities* and implement other current state-of-the-art practices.
2. Ensure long term viability of transportation modes by recognizing the needs of providers and users when redeveloping and designing new sites.
3. Provide complete pedestrian facilities for all new development and redevelopment projects including continuous sidewalks that connect buildings to streets, ramps, crosswalks, or the continuation of a sidewalk through roadways or parking areas, and appropriate lighting.
4. Consider the future use of light rail in certain areas like the Washtenaw Avenue corridor when making design and development considerations.

1. Increase access to multiple modes of transportation in all areas of the Township (as appropriate based on planned land uses and densities).
2. All modes of transportation should be integrated into the transportation network as per the non-motorized plan to reduce or eliminate crash conflicts between modes (e.g., rail, auto, transit, and non-motorized modes).
3. Adopt a "Complete Streets" ordinance.



## KEY CONCEPTS

*Build upon the Public Transportation Network*

*Capitalize on Community Infrastructure*

### GOALS

Provide accessibility and mobility for all people and goods to all land uses.

Address the needs of all residents, especially seniors and youth and the creative class, by expanding bus services to dense residential and development nodes.

Provide the highest quality services and infrastructure to the community.

### OBJECTIVES

1. Adopt, publish, and update prevailing American Association of State Highway and Transportation Officials (AASHTO) construction standards for motorized and non-motorized facilities.
2. Increase the safety and security of all modes of travel in the transportation system through design, enforcement, and education.

1. Create a comprehensive transportation plan to determine the most effective current and future routes and where transit stops should be located.
2. Work with AATA, local community organizations, and local businesses to improve the accessibility, usability, and attractiveness of bus stops.
3. Provide ADA education, access and mobility for all users to reduce barriers to the use of the transportation system.

1. Focus new development in areas that already have infrastructure by using infill and redevelopment with higher density mixed-use developments in order to avoid stretching existing service needs to lower density areas in the Township.
2. Identify capacity of existing utilities to determine how much intensity can be supported in certain areas or where upgrades should be considered.
3. Create mini-stations for the Department of Public Safety to service areas of more intense urban development.



## KEY CONCEPTS

*Support & Enhance Existing Residential Neighborhoods*

*Provide Housing & Neighborhood Diversity*

### GOALS

Support and enhance existing neighborhoods in the Township.

Provide the highest quality infrastructure to the community.

Continue to provide a variety of housing and neighborhood options.

### OBJECTIVES

1. Reinforce or promote the viability of developed residential areas by encouraging housing rehabilitation, and creating regulations that permit the modernization and renovation of older housing stock.
2. Encourage the preservation and reuse of historic buildings and sites.
3. Revitalize the housing in mature neighborhoods.
4. Buffer existing neighborhoods from commercial uses through design and development standards.

1. Establish benchmarks that permit regular review of the quality of service and infrastructure provided. Services and infrastructure that should be reviewed include:
  - Utilities (sewer, water, and rubbish)
  - Public safety (police, fire, E-911 dispatch)
  - Transportation (roads, pathways, sidewalks, transit, and transit centers)
  - Parks and Recreation
  - Schools
  - Wireless and fiber optic communications and internet
2. Revise the Township's Capital Improvement Plan, as necessary, to ensure it is consistent with this 2010 Pittsfield Master Plan.
3. Make it a priority to maintain and upgrade existing utilities in areas that are currently developed as or planned for higher intensity land uses.

1. Continue to respect the desire of residents to live in a variety of environments (rural, suburban, or urban) by encouraging development and preservation to occur in targeted areas of the Township.
2. Encourage aging in place by providing housing choices that allow residents to live their full life cycle in the Township.
3. Encourage the development of mixed-uses to provide opportunities for residents to live, work, and play that are within walking distance from each other.
4. Recognize areas of a community that provide activities 24 hours a day, 7 days a week are desirable to many existing and potential residents.



## KEY CONCEPTS

### Create Increased Connectivity

#### GOALS

Encourage racial, ethnic, age, and socioeconomic diversity within neighborhoods.

Provide safe, desirable and affordable housing choices that meet the needs of all Township residents.

Collaborate with institutions, businesses, neighboring communities and other agencies and stakeholders to ensure all areas of the Township are adequately served by multi-modal connections.

#### OBJECTIVES

1. Expand the stock of housing options for all ages, abilities, incomes, and lifestyles in a manner that avoids sprawl.
2. Ensure that areas of the Township are zoned to enable clustered nodes of senior housing located in close proximity to amenities and services.
3. Ensure that Zoning Ordinance regulations provide the flexibility necessary to accommodate senior housing (i.e. accessory dwelling units, increased density, and part of mixed-use developments).
4. Create more public gathering spaces for members of the community to interact and communicate with each other.
5. Plan for amenities that are desirable to the "creative class" of workers.
6. Discourage the development of homogenous residential developments by requiring a mixture of housing styles and price points.
7. Support organizations that provide services that help all residents meet their basic needs (e.g., Meals on Wheels, AATA, Foodgatherers)
8. Celebrate resident's ethnic and cultural backgrounds by creating regulations which permit the installation of art and variety in architectural styles.

1. Encourage and incentivize affordable housing and senior housing opportunities near fixed transportation routes.
2. Promote equal housing opportunities consistent with federal, state, and local fair housing laws.
3. Require that parks and other open spaces are accessible to all residents.

1. Promote walkable and bikeable destinations and "nodes of development" (mixed-use commercial and residential, parks) adjacent to existing neighborhoods.
2. Ensure the Zoning Ordinance encourages (not simply permits), greater densities and mixed-uses in targeted areas in the Township.
3. Provide amenities that are consistent with a neighborhood's typology. For example, sidewalks may not be appropriate in rural areas of the Township, while they are imperative to the viability of suburban and urban areas. Pocket parks may not be appropriate in rural areas, whereas they should be provided in urban and suburban areas.
4. Make sure that neighborhoods are developed within close proximity to amenities that make our community 'livable' such as schools, libraries, employment centers, parks, cultural institutions, etc.



## KEY CONCEPTS

*Support Asset-Based Economic Development*

*Set the Gold Standard in Service Delivery*

### GOALS

Create an economic development marketing strategy to promote the Township and actively recruit and retain businesses.

Recognize that the quality of place in Pittsfield is an economic driver.

Continually monitor and provide feedback to residents and business owners on economic development initiatives in the Township.

### OBJECTIVES

1. Track the composition of businesses in the Township with regard to such things as growth, number of employees, and type of business to help understand their current and potential needs.
2. Highlight local businesses and their contributions to Pittsfield in the Township newsletter or on the website.
3. Create a venue in Pittsfield for local business to network with other local businesses and community leaders.
4. Continue to recognize that a diverse mix of businesses is necessary for a healthy economy. Marketing efforts should be targeted to the emerging sector industries identified by SPARK and MEDC, not just current businesses.

1. Focus on redevelopment and infill in areas of the Township with existing infrastructure and services.
2. Identify key areas in the Township where failing infrastructure (roads, sidewalks) is hindering the viability of existing businesses and the establishment of new businesses.
3. Continuously seek funding to improve and maintain infrastructure to ensure that Pittsfield Township is an attractive and livable community.
4. Provide clear, attractive, and functional multi-modal transportation linkages throughout the Township.
5. Regularly evaluate the housing needs and desires of those living and working in the Township and update building design regulations and standards to facilitate construction of desired units.
6. Create regulations that permit the integration of supporting retail and service uses at strategic locations in traditional business parks and office/ technology corridors.

1. Establish a predictable, streamlined process for development that is consistent with this plan to encourage businesses to locate in the community.
2. Create a “business liaison” staff position at the Township who works with existing and future businesses, and actively promotes and markets Pittsfield as a great place to do business.
3. Develop benchmarks for the Township to measure economic development progress.
4. Educate the community about economic development issues and keep them informed on a regular basis.



## KEY CONCEPTS

*Improve the Physical Appearance of Business Districts*

*Support and Promote Agriculture as Part of the Township's Economy*

## GOALS

Recognize the importance of technology in the new economy.

Improve the physical appearance and functionality of the Township and make it more attractive to employers and workers.

Support and promote agriculture as part of an economically viable community.

## OBJECTIVES

1. Create an interactive website targeted at economic development in the Township which contains a "toolbox" of resources for business owners.
2. Work with local economic leaders and link the Township's website and efforts to SPARK, MEDC, and other economic development organizations.
3. Continue to invest and promote technology infrastructure in the Township, including fiber optics.
4. Concentrate economic development initiatives in areas that are served or planned to be serviced by technology providers (i.e. wireless, cable, internet, etc.).
5. Actively promote the Township to technology providers.

1. Plan for amenities that are desirable to the "creative class" of workers.
2. Recognize areas of a community that provide activities 24 hours a day, 7 days a week are desirable to many existing and potential residents.
3. Encourage the development of mixed-uses to provide opportunities for residents to live, work, and play that are within walking distance from each other.
4. Plan for and promote improved access to transit and other modes of transportation.
5. Require that parks and other open spaces are accessible to all residents.
6. Create attractive looking character districts in the Township through streetscape improvements, public art, signage, and public gathering spaces.

1. Partner with farmers and agricultural land owners, Washtenaw County, and surrounding communities to promote farming and agriculture related-businesses.
2. Balance the rights of farmers and adjacent residential property owners.
3. Limit the residential density in developments adjacent to agricultural areas consistent with available infrastructure (roads, public utilities, and public safety) to help minimize any potential impacts associated with agricultural operations.
4. Permit the creation of local outlets (farmers' markets, roadside stands, etc.) for farm products to be sold and marketed to residents and visitors in agricultural areas.
5. Recognize the needs of non-traditional or niche farmers when developing agricultural regulations.
6. Support farmers and agricultural land owner's efforts to grow products that have the potential to be a source for local energy production (e.g., biomass).
7. Encourage the preservation of agricultural lands encouraging infill development and promoting density in areas already served by public infrastructure.
8. Explore the establishment of a Township Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) program.



## KEY CONCEPTS

### *Reduce Pittsfield's Carbon Footprint*

## GOALS

The Township should strive to make its buildings and neighborhoods more energy efficient and sensitive to the natural environment.

Educate and change the culture of the population (residents and businesses) in the Township regarding sustainability issues and practices.

The Township should lead by example through greening its facilities and practices and supporting sustainability objectives.

## OBJECTIVES

1. Ensure Township Ordinances and Land Development Standards encourage the use of alternative energy sources (e.g., wind, solar, geothermal, biomass).
2. Expand the Township's single-stream recycling program to include businesses and multi-unit residential developments.
3. Encourage developers to utilize energy efficient building practices and materials and provide incentives for their use.
4. Promote alternative modes of transportation, such as mass transit, bike paths, and trails throughout the Township.

1. Provide information to the community regarding existing programs and practices available for energy efficient home building and renovation.
2. Prepare informational materials to distribute to local businesses to encourage them to study their practices, resource consumption, and energy use.
3. Create a public relations campaign that shows businesses how they will save money by incorporating a consciousness of sustainability practices into their businesses practices.
4. Establish a program that recognizes businesses that make strides in becoming more sustainable.
5. Host forums and presentations for residents, businesses, and agricultural operations aimed at promoting the preservation of our natural resources and the environment.

1. Actively solicit available grant monies to become 'greener'. The Township can set an example by continuing to participate in established programs.
2. All new construction initiated by the Township should incorporate sustainable best practices and other environmentally friendly best practices.
3. Conduct an assessment of the Township and make modifications to its current practices to promote reduced energy consumption, additional recycling, materials conservation, and native landscaping practices.
4. Establish benchmarks to track progress and survey the Township's current use of resources and anticipate future use.
5. Develop a strategic plan dedicated to accomplishing the Township's greening goals.
6. Share our own best practices with other communities and continue coordinating with regional partners.



## KEY CONCEPTS

*Establish Green Building Standards*

*Protect our Water Resources*

*Nurture a Green Private Sector*

### GOALS

Reduce the Township's consumption of fossil fuels and reduce waste in both the public and private sectors.

Protect and preserve the quality of our water resources.

Promote sustainability as a component of economic development.

### OBJECTIVES

1. Establish green building standards and incorporate them into Township Ordinances and Land Development Standards.
2. Actively solicit available grant monies to assist existing businesses in their efforts to become 'greener'.
3. Encourage developers to utilize energy efficient building practices and materials and provide incentives for their use in new construction. The Township might do this by asking for LEED certification or incentivizing based on a comparable standard.
4. Consider incentives for businesses looking to rehabilitate their buildings and integrate green features into their modifications.

1. Continue efforts to collaborate with regional partners to ensure that our water resources are protected.
2. Educate the public about best practices to prevent water pollution.
3. Encourage native landscaping and natural stormwater management systems (e.g., bioswales, rain gardens, green roofs) to be used in new development and the rehabilitation of developed sites.
4. Create/adopt guidelines for low impact development design and maintenance standards.
5. Proactively address potential code enforcement issues with a program where people can register their low impact development and maintenance plans with the Township.

1. The Township should establish a business 'incubator' program in conjunction with local universities to foster the growth of green businesses within Pittsfield.
2. Develop an outreach campaign that highlights the opportunity for public-private partnerships in the green sector.
3. Establish a program that recognizes businesses that make strides in becoming more sustainable and businesses that are developing green technologies.
4. Create an agricultural zoning category that would expand the number of economic activities that can be undertaken on agricultural lands to make our agricultural businesses more viable.



## KEY CONCEPTS

*Historic Preservation*

*Create a 'Pittsfield Profile' and Promote Cultural Events & Activities*

### GOALS

To preserve and protect examples of Pittsfield Township's history.

Create a sense of community through the expansion of educational, arts, cultural, and leisure opportunities in the Township.

### OBJECTIVES

1. To restore and enhance the Sutherland-Wilson Farm Museum.
2. To establish a Historic Preservation Ordinance.

1. Provide for public gathering spaces that, among other things, include public art.
2. Identify and establish gateways and gateway corridors at entry points into the Township.
3. Promote displays of arts in public buildings, including Township Administration building.
4. Develop cultural experiences for all ages and abilities.
5. Actively seek opportunities to create space for art, culture and leisure activities in new and redeveloped facilities.



## KEY CONCEPTS

*Create a 'Pittsfield Profile' and Promote Cultural Events & Activities*

### GOALS

Highlight the diversity of the community by utilizing and linking cultural organizations to share their richness and culture in the Township.

Create and support an economically viable arts community.

### OBJECTIVES

1. Foster the development of cultural events and activities in partnership with regional organizations and other neighboring jurisdictions.
2. Seek to engage diverse groups in the community.
3. Identify/develop viable venues to host cultural events in the Township.
4. Provide platforms for local artists and historic preservationists to gather and engage in an ongoing dialogue/exchange of ideas.
5. Create multi-modal transportation linkages to community and cultural venues in the Township.
6. Promote the installation of art and sculptures in public gathering spaces.

1. Identify resources for arts funding (such as community contributions, foundation, etc.) and incentives for historic preservation.
2. Create a link to larger regional organizations and develop opportunities to share resources.
3. Provide for incubators or other spaces to allow local artists and others to nurture and promote their talents.
4. Incorporate the Arts into the Township hardscape, including (but not limited to) business districts and dense development nodes.



## KEY CONCEPTS

*Preservation of Agricultural and Natural Open Spaces*

*Minimize Development Pressure on Rural and Natural Environments*

### GOALS

Promote natural resources protection on a local and regional level in a planned and strategic manner.

Ensure development decisions support, protect, and enhance the natural environments and ecosystems in the Township.

### OBJECTIVES

1. Develop a natural features protection plan to clearly identify sensitive areas in the Township.
2. Pursue grant opportunities for the purchase or protection of land.
3. Coordinate with regional partners to ensure that future land use plans and future development align with regional urban growth boundaries plan, recommendations for growth management, and development along our borders.
4. Explore the establishment of a Township administered Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) program.
5. Continue to participate in the Ann Arbor Greenbelt and other regionally operated Purchase of Development Rights (PDR) programs.
6. Work with state and regional partners to implement programs so that farmland may stay in the hands of our farming community.

1. Update the Zoning Ordinance to reflect an emphasis on natural resources protection where possible through the use of tools such as mixed-use zoning, cluster development, reduced setback requirements, and reduced parking ratios.
2. Study land development practices that help protect natural resources and green infrastructure (e.g. cluster development, low-impact design, on-site storm water management) and incorporate these recommendations into policy documents.
3. The Township should limit expansion of water and sewer utilities into rural areas of the Township.
4. Require open space preservation be coordinated (on and off-site) based on the significance of the natural features (e.g. woodlands, wetlands, viewsheds, water features) present to provide continuity between preserved features.
5. Require a natural features analysis and report for all new developments to demonstrate the impact the developments will have on the land.



## KEY CONCEPTS

*Encourage the Economic Viability of Agricultural Lands*

*Provide Natural Area Linkages*

## GOALS

Encourage the protection of agricultural lands that are most productive and suited to agricultural operations, and implement policies that provide additional protection.

Create connections between natural areas and protect significant viewsheds.

## OBJECTIVES

1. Partner with farmers and agricultural land owners, Washtenaw County, and surrounding communities to promote farming and agriculture related-businesses.
2. Balance the rights of farmers and adjacent residential property owners.
3. Limit the residential density in developments adjacent to agricultural areas consistent with available infrastructure (roads, public utilities, and public safety) and to help minimize any potential impacts associated with agricultural operations.
4. Encourage the preservation of agricultural lands encouraging infill development and promoting density in areas already served by public infrastructure.

1. Increase availability and use of public transportation and ridesharing.
2. Encourage the development and use of non-motorized facilities and programs within the Township and region.
3. Seek to make strategic connections with non-motorized pathways in our adjacent jurisdictions.
4. Develop scenic easements along the unprotected areas in between protected areas to maintain the rural character of those areas, without requiring acquisition of additional large parcels.
5. Generate a strategy to protect view sheds, open spaces, and natural features on large tracts of land (over 50 acres) in rural areas of the Township.

## IMPLEMENTATION PROGRAM

The matrices on the following pages present a summary of the recommended implementation activities, along with who is responsible for completing the activity.

Broadly stated, the Plan will be implemented through:

### PLANNING & ZONING

An evaluation of the Township's Zoning Ordinance, and if necessary, amendments to Township regulations is necessary to implement the recommendations of this Plan. Continuous evaluation of the recommendations of this Plan must occur at regular intervals to ensure that the overall vision for the future development of the Township remains relevant.

### COMMUNITY PROJECTS

Quality of life projects and initiatives such as transportation facilities, parks, public spaces, cultural initiatives, and utility systems fall into this category.

### ECONOMIC DEVELOPMENT

This category includes the economic and physical development of the Township. These improvements may include a wide range of activities from physical development activities to promotion and marketing.

## KEY TO COLORS AND ABBREVIATIONS

**Project.** The description of the implementation action or project.

**Priority.**

The level of importance for a project.

<b>A</b>
<b>B</b>
<b>C</b>

**Timeframe.**

The anticipated time frame for completion of the project

<b>1</b>	1-2 years
<b>2</b>	2-4 years
<b>3</b>	As Available
<b>4</b>	Ongoing

**Responsibility.**

The abbreviation code identifies the entity. Multiple entities listed suggests collaboration.

<b>AATA</b>	Ann Arbor Area Transportation Authority
<b>MDOT</b>	Michigan Department of Transportation
<b>MICH</b>	A State of Michigan government entity
<b>SPK</b>	SPARK
<b>WASH</b>	Washtenaw County
<b>WATS</b>	Washtenaw Area Transportation Study (Division of WCRC)
<b>WCRC</b>	Washtenaw County Road Commission
<b>WCWRC</b>	Washtenaw County Water Resources Commission



**ZONING AND OTHER ORDINANCES**

PROJECTS/ ACTIONS	PRIORITY	TIME-FRAME	RESPONSIBILITY		
			PITTSFIELD TWP.	OTHER GOV'T.	PRIVATE
<b>ZONING ORDINANCE AMENDMENTS</b>					
Determine if an entire Zoning Ordinance update or targeted amendments are more appropriate	A	1	√		
Draft or rewrite districts for future land use categories that are inconsistent with existing zoning districts	A	1	√		
Priorities Include:					
Create Mixed-Use categories [best practices must be evaluated to determine the most effective tools to achieve this goal]	A	1	√		
Revise the AG and rural residential districts to accommodate existing uses, and to attain future vision for the rural areas	A	1	√	WASH/ MICH	√
Revise and consolidate similar residential districts	A	1	√		
Delete districts that have been replaced with new districts or consolidated	A	1	√		
<b>OTHER ZONING ORDINANCE AMENDMENTS</b>					
Create regulations to encourage the adaptive reuse of vacant non-residential buildings	A	1	√	SPK	√
Rezone properties consistent with the recommendations of this plan	A	1	√		√
Revise the Zoning Ordinance to encourage green building certification/standards	B	2	√	WASH/ MICH	
Revise the Zoning Ordinance to allow for alternative energy generation	B	2	√	WASH/ MICH	
Incorporate low-impact development and BMP design controls into the Zoning Ordinance	B	2	√	WCWRC	
<b>OTHER ORDINANCES</b>					
Create a complete streets ordinance. Include sidewalk regulations that will replace existing sidewalk ordinance	A	1	√		
Develop complete street design standards	A	1	√	WCRC/ WATS	
Create design standards for buildings and site design	B	2	√		
Create ordinances or incentives that require or encourage the provision of affordable housing	C	3	√	WASH	

COMMUNITY PROJECTS

PROJECTS & INITIATIVES	PRIORITY	TIME-FRAME	RESPONSIBILITY		
			PITTSFIELD TWP.	OTHER GOV'T	PRIVATE
Work toward defining the "Pittsfield Profile"	A	1	√		√
Develop a TDR and PDR program for natural features, open space and agricultural areas	A	1	√	WASH/ MICH	√
Update and maintain community entrance gateway features consistent with branding plans	A	2	√		√
Create a strategic preservation plan for agricultural and natural open spaces	A	2	√		
Develop a public art program for public spaces	A	2	√		√
Insert traffic calming measures along pedestrian routes and in residential neighborhoods within the Township	A	2	√	WCRC/ WATS	
Create and implement a plan to continually reduce the size of the Township's carbon footprint	B	2	√	WASH/ MICH	
Create a transportation improvements plan for sidewalks, pathways, transit systems, and roadways with an implementation hierarchy that is consistent with the goals of the Master Plan	B	2	√	WCRC/ WATS	
Develop trail heads along Township greenways	B	3	√		
Consider completing neighborhood-specific plans to ensure the continued vitality of the Township's mature residential areas	C	3	√		√
<b>COORDINATED PLANNING</b>					
Amend the CIP to be consistent with the Pittsfield Plan	A	4	√		
Create and adopt a parks and recreation plan every 5 years that is consistent with the goals of the Master Plan	A	4	√		
Review the Master Plan every 5 years and, when necessary, update the plan	A	4	√		



ECONOMIC DEVELOPMENT

PROJECTS	PRIORITY	TIME-FRAME	RESPONSIBILITY		
			PITTSFIELD TWP.	OTHER GOV'T	PRIVATE
Develop a Township marketing and business recruitment strategy to attract new businesses	A	1	√	SPK	
Create a web-based portal for providing information to businesses, real-estate professionals, and developers	A	1	√		
Create a streamlined development review process	A	1	√		
Develop an agri-business strategy to foster and promote established and new agricultural uses	A	2	√	MICH/ WASH	
Develop a local foods program to foster relationships between local growers, restaurants, and markets.	A	2	√	MICH/ WASH	√
Work with the WCRC to encourage the creation of a “Complete Streets” policy for all roads in the Township; this policy will consider the needs of motor vehicles, transit, bicyclists, and pedestrians equally	A	2	√	WCRC/ AATA/ WATS	
Identify possible business and arts incubator sites	A	4	√		√
Implement and maintain a high quality multi-modal transportation network	A	4	√	WCRC/ AATA/ WATS	
Maintain sidewalks and pathways in a safe and attractive condition	A	4	√	WCRC	
Design cultural and civic buildings to be important community landmarks, not just functional buildings	B	4	√		
Develop a series of signature events highlighting Pittsfield Township’s assets and community gathering spaces	B	4	√		√

**BENCHMARKING AND MONITORING**

PROJECTS	PRIORITY	TIME-FRAME	RESPONSIBILITY		
			PITTSFIELD TWP.	OTHER GOV'T	PRIVATE
Establish planning, economic development, zoning, and community benchmarks and report progress on an annual basis to the public	<b>A</b>	4	√		
Evaluate the quality and efficiency of all transportation systems within the Township	<b>B</b>	4	√	MDOT/ AATA/ WATS	
Create a Natural Features Inventory of the Township	<b>B</b>	4	√		
Establish criteria to determine the size of the Township's carbon footprint and review annually	<b>B</b>	4	√	MICH	
Establish criteria to determine the Township's energy consumption and review annually	<b>B</b>	4	√	MICH	
Evaluate vacancy rates for different land uses in different areas of the community	<b>B</b>	4	√	SPK/ WASH/ MICH	



## ZONING PLAN

The structure and recommendations of this 2010 Pittsfield Master Plan are a departure from past planning practice. In the past, master plans had a strong focus on land use and only an incidental focus on character or physical development form. This plan focuses as much on character and physical form as it does on land use.

Because we have adopted a new approach to community planning with this plan, the recommendations herein are not consistent with existing zoning districts in some cases and the need for some of districts has been eliminated.

### FUTURE LAND USE CATEGORIES CORRELATION TO ZONING DISTRICTS

The following table summarizes the zoning districts that correspond with each of the Future Land Use Categories in this plan.

### FUTURE LAND USE CATEGORIES CORRELATION TO ZONING DISTRICTS

LAND USE CATEGORY	CORRESPONDING ZONING DISTRICTS
<b>Conservation Areas</b>	
Agricultural Preservation	AG
Rural Residential	R-1A AGCM
<b>Suburban Areas</b>	
Suburban Residential	R-1A-1 R-1B
Neighborhood Commercial	C-1
Regional Commercial	C-2 C-3 PSC
Office	O-1
Industrial	W-1 I-1 I-2
Manufactured Housing	MHP
<b>Urban Areas</b>	
Multi-Unit Residential	R-2A R-2B R-3 R-4
Mixed-Use I	—
Mixed-Use II	—
Business District	BP R-D
<b>Special Purpose Areas</b>	
Park	RC
Public	PF

### AREAS WITH NO CORRESPONDING ZONING DISTRICT

The Zoning Ordinance must be amended to specifically create districts or other tools to allow for the proposed future land use categories that do not have corresponding zoning districts. This can be done by creating districts with specific regulations that lead to development that is consistent with the vision in this plan. Incentive tools can also be incorporated that will further promote the intended development patterns. Other techniques such as PUD and the creation of overlay districts can be used if developments are proposed prior to the adoption of new zoning standards; however, the amendment of the Zoning Ordinance is the primary option.

**1. Adopt New Zoning Districts and Zoning Map.** This option for implementing the future land use plan would be the most costly and difficult up-front, but it will provide the most certainty in the future. Adopting new zoning districts for these areas will ensure that development and redevelopment is consistent throughout the area and will provide a greater level of certainty to the Township about what kind of development it will achieve.

**2. PUD.** Implement the future land use recommendations through the PUD process. This tool can be used prior to the Township adopting new zoning districts, as it is an existing tool.

This may result in piecemeal development because PUD's are optional. Some landowners may elect to develop or redevelop their property using the current standards. Also, the PUD process itself can be a disincentive to property owners and developers because it can be a lengthy, difficult, and uncertain process. It is likely that most property owners will choose the easy route and continue to develop using the conventional standards.

**3. Overlay Districts.** Adopting overlay districts would allow the Township to more easily permit development that is consistent with the future land use recommendations by eliminating the PUD negotiation process. However, overlay districts would be optional, so a property owner could still elect to develop their property using conventional zoning standards, meaning that piecemeal development would still be a possibility.

### AREAS WITH MULTIPLE CORRESPONDING ZONING DISTRICTS

Several future development areas have more than one existing corresponding zoning district. Many of these districts have similar uses and development standards. As the Township moves away from the land use focused plan to a more character focused plan there may no longer be a need for so many

zoning districts in the community. Implementation of this plan will require an amendment to the Zoning Ordinance to create one corresponding district for each land use category.

### ZONING DISTRICTS WITH NO CORRESPONDING DEVELOPMENT AREAS

There are also existing zoning districts that, due to the need to create new districts or alternative implementation tools (PUD or overlay), are no longer necessary. If new districts are created that are intended to replace or consolidate existing districts, though districts should be crafted in such a way that it does not create excessive non-conformities.

### BENCHMARKING AND MONITORING

In order to truly evaluate whether the Township is meeting the goals developed in this plan it is important to monitor the Township's progress. Different techniques can be employed to measure different initiatives outlined in this documented. Generally the Township must establish the criteria for each initiative that will indicate positive or negative progress. Then the Township must use that criterion to determine a baseline so that each time new data is collected and processed it can be measured against the baseline to determine progress.

### ECONOMIC DEVELOPMENT PLAN

This plan puts a great emphasis on the Township playing an active role in the economic development strategy for the community. Much of the implementation strategy depends on actions taken by the Township including the hosting of networking venues to the enhancement and maintenance of aspects of the Township that affect the quality of life in the community.

In order to fulfill many of the action items outlined in the matrix, the Township will have to dedicate staff time to creating and maintaining tools and resources that will highlight and promote the qualities of the community, as well as provide critical information to those making investment decisions in the community.





Top: Master Plan Bus Tour, Master Plan Community Workshop at Carpenter Elementary  
Bottom: Master Plan Design Workshops

