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March 1, 2024

Atlas Township
7386 S. Gale Road
P.O. Box 277
Goodrich, MI 48438

Attention: Planning Commission

Re: Rezoning Review Letter
Rezoning Request submitted by My Brother’s Keeper, Inc. – RA District to SP District
11280 Hegel Rd
Wade Trim Job No.: ATL 6003-24D, Task 100

Dear Commissioners:

The applicant and property owner, My Brother’s Keeper Inc. (Debra Hayes), is requesting the rezoning of property located at 11280 Hegel Road from the RA, Residential Agricultural District to the SH, Special Housing District. If rezoned, the applicant intends to use the property for multi-family/veteran’s transitional housing. For your reference, below is a table summarizing the key facts pertaining to this request:

| Summary of Facts | |
|---|--|
| Property Address: | 11280 Hegel Rd |
| Applicant and Owner: | My Brother’s Keeper Inc. (Debra Hayes) |
| Property ID: | 02-23-200-018 |
| Project Location: | South side of Hegel Road, between the Goodrich village limits and Henderson Road |
| Property Size: | 10.02 acres |
| Property Frontage: | Approx. 100 feet on Hegel Road |
| Existing Zoning of Property: | RA, Residential Agricultural District |
| Future Land Use Designation of Property: | Agricultural |
| Current Use of Property: | No active use presently |
| Proposed Use: | Multi-family/veteran’s transitional housing |
| Allowance for Use: | This nature of use may qualify as a Garden Apartment, which is a principal permitted use within the SH, Special Housing District – Section 12B.01, (B) |
| <i>Please refer to the enclosed Aerial Photo Exhibit</i> | |

In support of this rezoning request, the applicant has submitted an application form, dated January 29, 2024, as well as a statement of the intended use of the property. According to the use

statement, the applicant is seeking to rezone the property to the SH, Special Housing District for proposed use as multi-family/veteran's transitional housing.

Review Procedure

Multi-family/veteran's transitional housing is not expressly mentioned as a permitted use in the SH District; however, this use could qualify as a "garden apartment," which is a principal permitted use in the SH District. Section 2.25 of the Atlas Township Zoning Ordinance defines a garden apartment as, "a residential structure, or group of structures, each of which contain more than four attached one family dwelling units and share common front and/or back yards."

Amendments to the zoning districts map (rezonings) are subject to the review procedures outlined in Section 13.05 of the Zoning Ordinance. The process requires a legally noticed public hearing to be held by the Planning Commission. The Atlas Township Board has the final authority for approval or denial of a rezoning request, based upon a recommendation from the Planning Commission.

Existing Conditions

The 10.02-acre subject site is only approximately 100-feet wide at the road frontage (Hegel Road) but is wider (approximately 325 feet) at the rear. The property is relatively deep (approximately 1,580 feet). The property currently contains a structure (approximately 6,500 square foot footprint) which is situated approximately 600 feet back from the front property line. The structure is not presently occupied by an active use; however, we understand that the owner is currently working on renovations to the structure. A pond extends into two portions of the subject site, and the site may include small wetland areas. The rear portion of the subject site includes some woodland areas. An existing Genesee County enclosed drain cuts diagonally through the front portion of the subject site.

The subject site features some notable elevation changes – the existing structure is situated at an elevation of approximately 905 feet above sea level, but elevations drop significantly from the structure to the pond, which is situated at an elevation of 876 feet above sea level.

The properties immediately adjacent to the subject site to the east, south, and west are occupied by single-family dwellings. The properties immediately to the north (across Hegel Road), are occupied by agricultural land. All other properties in the immediate vicinity of the subject site are either occupied for residential and/or agricultural use.

Hegel Road is a paved, two-lane, County Primary Road with a 55 mile-per-hour speed limit. According to MDOT's Michigan Traffic AADT Map, Hegel Road has an average annual daily traffic (AADT) count of 1,458 (taken in 2022). For context, Hegel Road east of M-15 within the village has an AADT of 4,104 and M-15 within the village has an AADT of 12,789.

The subject site is presently not served by public sanitary or public water services.

Established Zoning Pattern

The subject site is currently zoned RA, Residential Agricultural District. All other properties within the area are also zoned RA District.

The applicant is requesting the rezoning of the subject site to the SH, Special Housing District. The intent of the SH District, per Section 12B.00 of the Zoning Ordinance, is to "encourage the development of a variety of nontraditional housing types not ordinarily found in conventional single-family residential districts so as to provide housing opportunities for all persons wishing to reside in the community." There is presently no land zoned SH District in the Township.

Principal permitted uses allowed in the SH District include one, two, three and four family residential structures (subject to the lot area requirements of the RU-1 District), garden apartments and townhouses (subject to the lot area requirements of the RU-2 District), state licensed adult foster care facilities, and home occupations. For your consideration, the following density of residential development could potentially be allowed at the site, if the site was rezoned to the SH District:

- By reference to the RU-1 District density allowances, the SH District would allow cluster subdivisions (of one, two, three or four family structures) with a minimum density of 25,000 square feet per dwelling unit without public sewer or 14,000 square feet per dwelling unit with public sewer. For this 10-acre site, we would assume that 25% of the site area would be used for roads and infrastructure; thus, the remaining 7.5-acres could yield a maximum of 13 dwelling units without public sewer or 23 dwelling units with public sewer.
- By reference to the RU-2 District density allowances, the SH District would allow garden apartments or townhouses with a minimum of 4,500 square feet of lot area for each 3+ bedroom unit, a minimum of 3,500 square feet of lot area for each 2-bedroom unit, and a minimum of 2,500 square feet of lot area for each 1-bedroom unit. For this 10-acre site, we would assume that 25% of the site area would be used for roads and infrastructure; thus, the remaining 7.5-acres could yield a maximum of between 72 and 130 dwelling units, depending on the number of bedrooms.

Conditional uses allowed in the SH District include mobile home parks, planned unit developments, places of worship, schools, public facilities of a non-profit nature (libraries, cemeteries, museums, public parks, fire and police stations, community buildings, essential services, governmental institutions, hospitals, convalescent houses, and sanitariums), and medical or dental clinics.

Although the applicant has indicated their intention to establish multi-family/veteran's transitional housing at the subject site, it is important to consider that, if rezoned, any of the SH District's allowable uses could potentially occupy the site in the future.

Master Plan Recommendations

The Atlas Township Master Plan guides future land use and development within the Township. According to the Future Land Use Map of the Master Plan, the entirety of this subject site is planned for agricultural land use. This planned agricultural area encompasses all of the properties located along Hegel Road, from the village of Goodrich limits to the eastern Township border.

Page 74 of the Master Plan includes the following statements to describe this planned agricultural area:

"The Agricultural category is designed to preserve productive farmland within Atlas Township and promote a vibrant community-based agricultural economy."

"The agricultural category seeks to exclude uses that are not compatible with farming activities, including proliferation of residential subdivisions and suburban sprawl. In addition to agricultural activities, the category would permit very low-density single-family housing... A minimum of 3 acres is recommended for residential development where consistent with rural character. For these purposes, rural character is defined to mean areas perceived as having a low-density pattern of development, being generally void of man-made improvements such as paved roadways, and exhibiting open fields, farmland, or woodlands as common elements of the visual landscape."

The Master Plan outlines a variety of goals on pages 65 to 68. Goals that are be pertinent to this request include:

- Provide higher intensity developments to be located near major road intersections with direct access to a major road. (General Goal #6)
- Avoid rural-urban land use conflicts by encouraging only very low density, dispersed, residential uses in agricultural areas. (General Goal #8)
- New developments should be located and designed to be compatible with surrounding development, uphold the community's rural character, assure efficient land utilization, and promote the safety, health, and welfare of people. (Developmental Goal #1)
- Evaluate more intensive developments and rezoning requests on the basis of demonstrated market demand; locations with direct access to a major thoroughfare; availability of public utility services; and the existing overall land use mix in the Township and the amount of vacant land currently zoned and available for that type of development. (Developmental Goal #2)
- Require more intensive land uses to provide adequate landscaping and buffering. (Developmental Goal #9)
- Encourage the expansion of the Township's housing stock to provide adequate, safe, sanitary, and attractive housing for all segments of the population. (Housing Goal #1)
- Protect established residential neighborhoods from encroachment by incompatible uses. (Housing Goal #3)
- In cooperation with the Village of Goodrich, foster the development of senior living environments and affordable housing, consistent with market conditions and properly located based on the needs of the occupants, in areas supported by existing public infrastructure and services. (Housing Goal #5)

Housing-related recommendations are included in various sections of the Master Plan. Although the Master Plan recognizes that new residential development "should predominantly be in the form of large lot, single-family detached residential development," it does acknowledge that "recent demographic and housing trends, both nationally and locally, point toward an opportunity to accommodate a limited proportion of non-traditional residential living options catering to niche markets" (page 52). The SH, Special Housing District is a mechanism that could facilitate the development of non-traditional residential living options. However, consistent with other Master Plan goals, a rezoning to the SH District must be carefully evaluated based on demonstrated market demand, access to major roads, and available infrastructure.

Findings

We have reviewed the rezoning request in consideration of existing conditions at the site and vicinity, the established zoning pattern in the area, compatibility of the requested zoning district with the site and vicinity, consistency with the recommendations of the Atlas Township Master Plan, and sound planning and zoning principles. Based on this review, we note the following findings for the Township's consideration:

1. A rezoning to the SH District would allow for a variety of higher intensity residential and non-residential uses to potentially be developed at the subject site which would be incompatible with the exclusively agricultural and single-family residential development pattern of the area.
2. The higher intensity residential and non-residential uses allowed by the SH District are generally not consistent with the planned agricultural character of the area as identified in the Atlas Township Master Plan.
3. The subject site is presently not served by public water or sewer facilities. A rezoning to the SH District would allow for higher intensity residential and non-residential uses that could

generate water and sewer demand that is beyond the capacity of any on-site well or septic system.

4. The subject site has access only to Hegel Road, which is a rural, two-lane, County road. A rezoning to the SH District would allow for higher intensity residential and non-residential uses that could generate traffic volumes that are beyond the capacity of Hegel Road to accommodate.

Due to the above findings, we do not support the rezoning of the subject site from the RA District to the SH District.

If you have any questions, please do not hesitate to contact me directly at 313.961.3650 or by e-mail at ayoung@wadetrim.com.

Very truly yours,

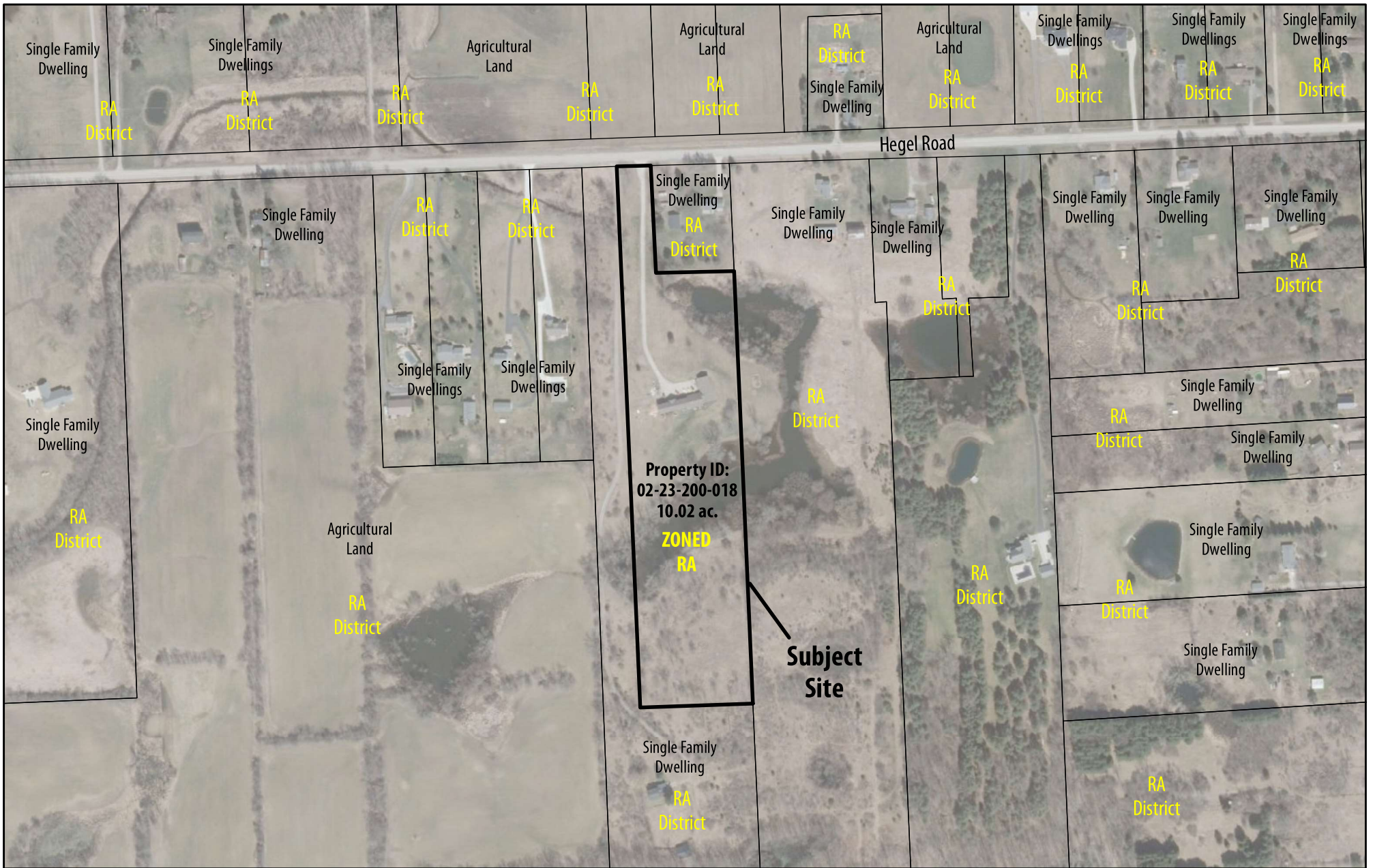
Wade Trim Associates, Inc.



Adam C. Young, AICP
Professional Planner

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Enclosure: Aerial Photo Exhibit



Atlas Township

GENESEE COUNTY,
MICHIGAN

Aerial Photo Exhibit My Brother's Keeper Rezoning Review

Aerial Source: Michigan Public Imagery Layer
Parcel Source: Genesee County Equalization Department, 2008,
as used on the Atlas Township Zoning Map, updated 2012

February 2024



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