



The Master Plan is a policy document intended to guide future decisions regarding land use and the overall physical development of the community. The implementation strategies of this chapter will assist the Township in putting the key recommendations of the Master Plan to work. Aggressive implementation techniques permit the Township to turn potential problems into real opportunities. The implementation program that follows will attempt to correlate specific plan proposals with appropriate implementation techniques. If referred to frequently and used systematically a consistent program of implementation will allow the community to achieve its Master Plan recommendations.

IMPLEMENTATION TOOLS

Following is a brief discussion of several key implementation tools available to the Township.

The Township has a wide variety of techniques at its disposal to help implement its long range planning. These tools and techniques include but are certainly not limited to the following:

- *Zoning Ordinance Standards and Zoning Districts Map*
- *Code Enforcement*
- *Subdivision and Condominium Regulation*
- *Special Design Plans and Functional Plans*
- *Public Utility Policy*
- *Public - Private Partnerships*
- *Site Plan, Special Land Use, and Rezoning Approval*
- *Special Millages and Assessments*
- *Local Land Trust or Conservancy*
- *Access Management*
- *Federal and State Grant Programs*
- *Re-evaluation and Adjustment of the Plan*

Zoning Ordinance Standards

The Township's most effective tool to implement the land use arrangement of the Master Plan is zoning standards and districts. A zoning ordinance is not meant to be a static document. The experiences communities undergo in the application of their zoning rules and the review of unusual new land uses constantly change the body of professional knowledge related to planning and zoning standards. Periodic review of the zoning ordinance will result in the application of the most up-to-date standards in the design of new uses and the maintenance of existing developments.

Code Enforcement

Simple code enforcement can often turn the tide with regard to the image of an area and the livability of a neighborhood. More aggressive but fair enforcement of current codes and ordinances could be effective in the following instances:

- Improve housing conditions
- Terminate improperly established, non-conforming uses
- Repair or replace ineffective screen walls, and/or greenbelts
- Eliminate open storage in business districts
- Eliminate blight in residential areas

Subdivision and Condominium Regulations

Subdivision Regulations and Condominium Regulations Ordinances are valuable tools in achieving the type of residential development desired by the Township. These ordinances should be periodically reviewed and updated to incorporate effective standards that will result in high quality, attractive residential developments. The advent of sanitary sewer service in Lenox Township indicates that the time to update the Subdivision and Condominium Regulations is now, before the rush of new developments prevents the community from giving the project its top priority.

Special Design Plans and Functional Plans

Sometimes a Master Plan must be followed by more detailed design studies in order to illustrate specific concepts that can only be covered briefly in the plan. Functional plans can also help to implement certain ideals outlined in the Plan. Examples might include a more detailed study of the Civic Center and / or Town Center.

A Gratiot Avenue Corridor Study may assist the Township in influencing the future cross section design of the corridor. Access management recommendations, non-motorized pathways and pedestrian amenities as well as recommendations for a boulevard design could be prepared for MDOT's review and consideration.

Site Plan, Special Land Use, and Rezoning Approval

Many essential components of the Plan will be the subject of a site plan or special land use application, perhaps preceded by an application for rezoning. The Township should consider making the appropriate zoning district changes following adoption of the Plan only for those areas that are identified by the Commission as critical elements. Now is the appropriate time to review the community's site plan and special land use approval processes and standards. The standards should clearly set forth any discretionary powers the Township feels it must reserve. Once such standards are in place, the Planning Commission must adhere to them consistently when reviewing development proposals. The implementation of the Plan could take 20 years or longer. In order to maintain the vision, consistent application of design criteria and development standards will be essential.

Federal and State Grant Programs

Federal and State grants are much smaller and more competitive than in their heyday during the 1950's through the mid-1980's. There are still programs in place, however, particularly for pollution abatement (sanitary sewers), pedestrian enhancements (related to roadway projects), and parks and recreation. Proper planning in advance is generally the key to success in securing these grants. Often times the granting agency is particularly interested in innovative projects that stretch the grant dollars or present a concept that is transferable to other communities. Projects that involve two or more neighboring municipalities often receive priority for funding.

Brownfield Redevelopment

Macomb County has a Brownfield Redevelopment Authority that can be utilized by the Township and/or a developer within the Township. A Brownfield Redevelopment Authority can provide a mechanism for cleanup of contaminated sites to encourage redevelopment. Redeveloping brownfields helps to ease urban sprawl by encouraging the reuse of established commercial and industrial districts where public services are already in place.

Transfer of Development Rights and Purchase of Development Rights

"Transferable Development Rights" (TDR) is a market-based technique that encourages the voluntary transfer of growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more development (called receiving areas). Purchase of Development Rights (PDR) involves an entity, usually governmental, purchasing a property owners development rights thereby preserving agricultural or open space use of property in perpetuity. At the current time Townships have not been granted the authority to participate in a TDR program.

Re-Evaluation and Adjustment of the Plan

The final – and sometimes most difficult – step in the planning process is the last one: re-evaluation and adjustment. The process is never really finished. A community’s population, economic status, goals, land uses, land use problems, and political climate are constantly changing. It is important to assess how well the Plan is addressing the present land use issues in the community, and whether amendments should be made to keep the Plan relevant and make it the most appropriate guide for the community’s future land use. If the Plan no longer reflects the vision of the community, the Planning Commission can then begin the planning process again.

IMPLEMENTATION PROGRAM

The specific implementation strategies summarized in the following table have been developed to assist with the continual use of this policy document.

Table IM-1
Implementation Program

GOAL / OBJECTIVE	ACTION
Retain natural features and Rural Character	Adopt ordinance provisions encouraging the maintenance of natural buffers and the provision of visual screening of home sites along major roadway corridors.
	Plan for preservation, interconnection, and incorporation of natural features into Township parks through the recreation planning process.
	Encourage developers to preserve natural features, wildlife corridors, and open spaces within residential and non-residential developments.
	Revise the landscape provisions of the Zoning Ordinance to require the uses of plants native to Michigan where appropriate particularly adjacent to existing natural features.
	Create a purchase of development rights program to guarantee resource preservation.
	Consider the adoption of a natural features overlay zoning category to provide guidelines including buffer provisions to minimize impacts to existing wildlife corridors and other sensitive features such as wetlands, steep slopes and naturally occurring vegetation.
Maintain Agricultural Character of Township.	Actively participate in the efforts of the Macomb Agricultural Purchase of Development Rights Committee to promote purchase of development rights within the County.
	Consider zoning map revisions to direct intensive development to the planned water and sanitary sewer service areas consistent with the land use plan.
	Reevaluate uses permitted and regulations applied in the AG district to permit uses compatible with active agricultural operations.
	Amend Agricultural District requirements to accommodate farm diversification and support entrepreneurial agriculture.
	Involve Township Farmers and concerned residents in developing ways to raise funds for purchase of development rights and identifying other methods of supporting local farm operations.
	Involve Township Farmers in the identification of local farm operations with potential for participation in the Macomb PDR program.

GOAL / OBJECTIVE	ACTION
Provide a variety of housing options.	Evaluate the Zoning Ordinance to determine whether it permits and embraces unique, state-of-the-art forms of ownership housing.
	Require the preservation of natural features for residential development sites to maintain and reflect the rural character of the Township.
	Reevaluate the Township's Planned Unit Development Ordinance and update to include standards for high quality construction and site design.
	Require large minimum lot sizes or low average densities in the areas of the Township not planned for utility services.
	Evaluate the Township's subdivision and condominium ordinances to require adequate open space and high quality designs for all new residential development.
	Identify and pursue necessary updates to the Zoning Ordinance to permit the housing types and densities recommend by the Master Plan.
Promote redevelopment of the Gratiot corridor.	Evaluate whether the Zoning Map provides too much intensive retail throughout the corridor.
	Revise the Zoning Map to promote a grouping of retail nodes within the corridor rather than a continuous strip of disconnected individual commercial sites.
	Develop a more detailed area plan for the Town Center.
	Coordinated Street lighting should be used to unify the Gratiot Corridor.
	Explore potential funding sources such as transportation improvement grants to assist with the construction of proposed pathway segments along the corridor.
	Establish a Town Center Development Zoning District consistent with the Master Plan.
	Encourage industrial and office warehouse uses as a buffer surrounding the Pine Tree Acres Landfill.
Encourage development of high value light industrial and Research & Development uses.	Examine Zoning Ordinance standards to determine whether they are designed to adequately accommodate light industrial and research and development uses.
	Reevaluate Zoning Ordinance standards for screening between industrial and residential uses to ensure that they are adequate. Reevaluate zoning ordinance standards for screening between industrial and residential uses to ensure that they are adequate.
	Introduce transitional uses or open space between industrial parks and residential neighborhoods.
	Encourage the generous use of landscaping and sensitive site design techniques.
	Promote the establishment of a corporate campus setting designed to accommodate multiple high value research type uses.
Provide appropriate access to local parks, open space, and other recreation activities.	Pursue the continued development and implementation of a regular cycle of 5-year recreation plans.
	Develop programs and services geared toward all segments of the Township's population.
	Seek out sites for new parks that can incorporate a natural feature or protect an important natural resource.

GOAL / OBJECTIVE	ACTION
Achieve a transportation network capable of handling anticipated traffic volumes.	Amend the Zoning Ordinance to include access management requirements for all new development with coordination and input from MDOT and the MCRC.
	An 8 to 10-foot wide asphalt path should be required in the Zoning Ordinance as development occurs along key road corridors to provide for non-motorized modes of transportation and pedestrian linkages throughout the Township.
	Explore potential funding sources such as recreation grants to assist with the construction of proposed pathway segments within the Township.
	Conduct speed studies where necessary to influence the posted speed limits on local roads.
	Establish traffic impact analysis thresholds and requirements for traffic study content as site plan standards in the Zoning Ordinance.
	Implement capacity and safety improvements as a condition of new development approval when development impacts are shown to reduce safety or level of service.

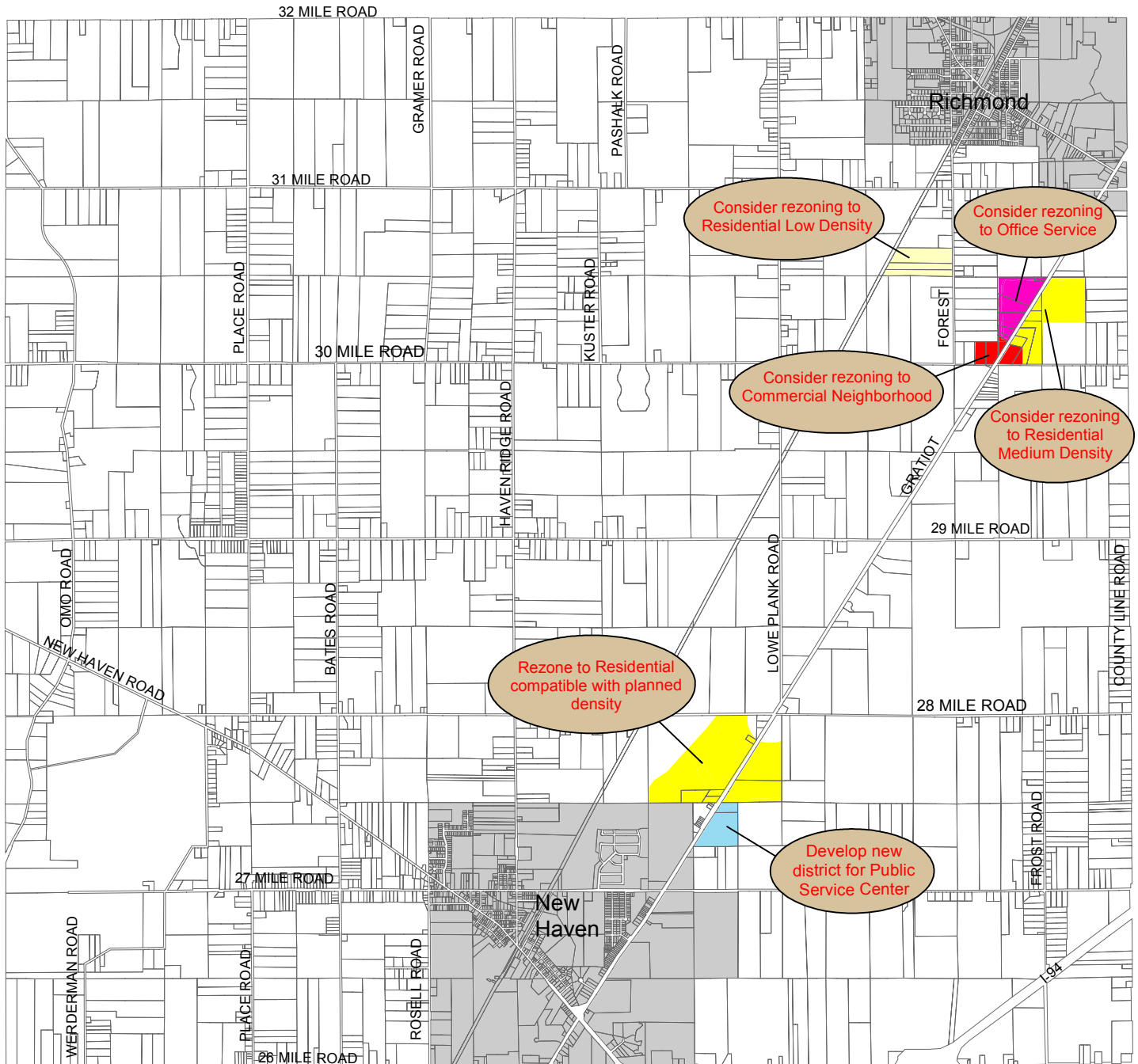
ZONING PLAN

The Township’s Zoning Plan, Map IM 1, is intended to encourage short-term implementation of the long range land use recommendations included in the Land Use Plan. These short-term actions could be implemented through a Township-initiated rezoning of select areas as recommended on the Zoning Plan. Alternatively, private applications for rezoning consistent with the Master Plan should be given high priority by the Planning Commission.

The intent of the Zoning Plan is not to identify *all* areas that would require rezoning to be consistent with the Plan. Instead the Zoning Plan highlights specific *key* areas where existing zoning would inhibit development in accordance with the Plan. For example, a significant amount of the Gratiot Corridor frontage north of 30 Mile Road is currently zoned for commercial and industrial use, however the master plan promotes a mix of office and single family uses with limited local commercial areas. By rezoning these properties to a more appropriate zoning district(s), the Township can prevent commercial and industrial development from overtaking this entire corridor, while permitting the type of land uses consistent with the Plan.

insert zoning plan map here

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- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOCAL BUSINESS
- OFFICE CENTER
- PUBLIC SERVICE
- OTHER MUNICIPALITIES

ZONING PLAN

LENOX TOWNSHIP, MACOMB COUNTY

MAP IM 1



BIRCHLER ARROYO
ASSOCIATES, INC.