



January 14, 2025

Village of Pinckney
Planning Commission
220 S. Howell
Pinckney, Michigan 48169

Subject:	Special Use Review Main Street Commons
Applicant/Owner:	Marshall Smith, Smith Builders, LLC
Location:	4670 M-36 Pinckney, MI 48169 (Parcel # 4714-22-403-031, 4714-22-403-033, 4714-22-400-019)
Current Zoning:	ROB, Residential-Office Business District
Project No.:	P1040001

Dear Commission Members:

We have reviewed the proposed development for Special Land Use approval to allow multi-family dwellings in the ROB, Residential-Office Business District as outlined in Sections 152.240 through 152.243 of the Village Zoning Ordinance.

1. PROJECT BACKGROUND AND DESCRIPTION

Special land use approval for this development proposal was granted by the Planning Commission on August 8, 2019. However, the approval or permit expired one year after issuance, and the applicant did not seek a renewal or extension. At this time, the applicant intends to proceed with the development proposal.

The subject properties contain three parcels, totaling 34,434 square feet. Included within this area is a 17,458-square foot portion of what was formerly unplatted land for Ingham Street, located centrally on the site and providing access to Main Street. The site is bordered on the north by a wooded area and a drainage channel that outlets to Mill Pond.

The applicant has submitted:

- An application for a special use permit.
- A check for \$1,000.00 dated December 16, 2024.
- A Certificate of Survey dated June 3, 2019.
- A sketch plot plan dated May 23, 2019.
- Building floor plan and elevation sketches.

The development proposal includes an access drive from Main Street leading to a parking area and four two-family unit buildings, each measuring 1,020 square feet, for a total of 8,160 square feet.

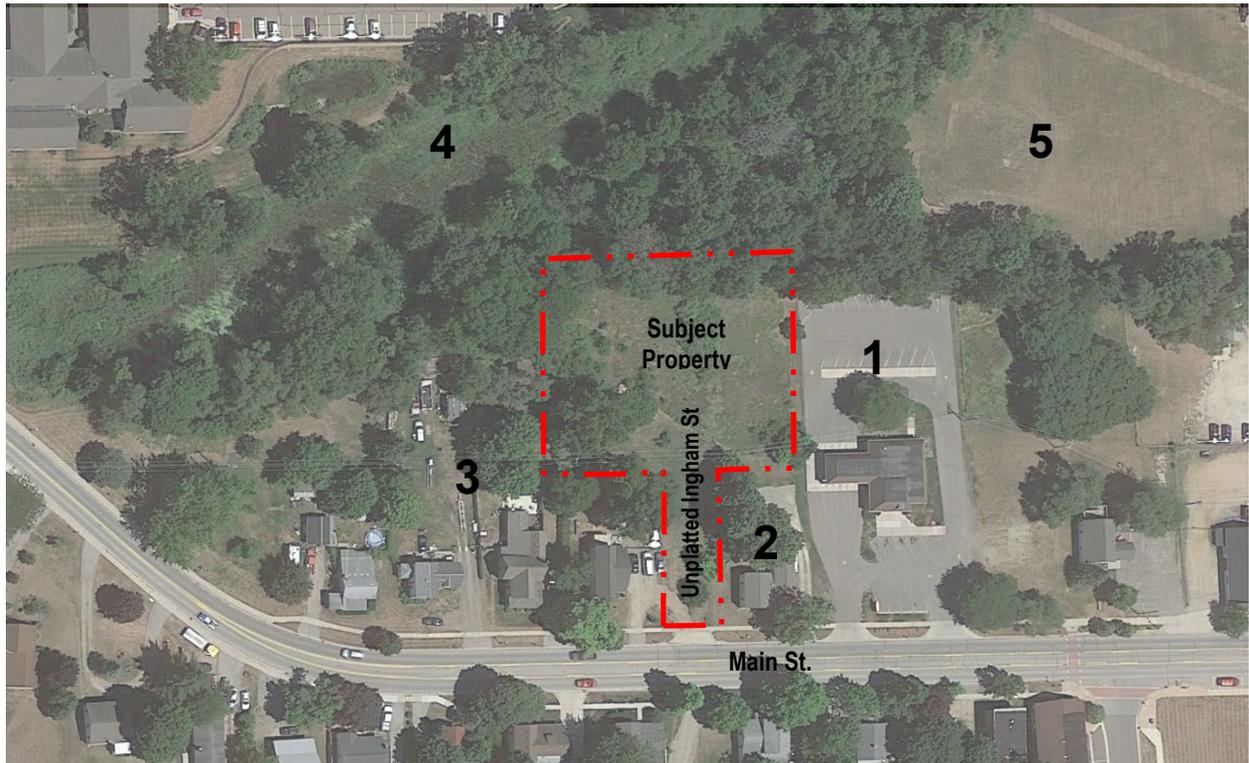


2. SURROUNDING EXISTING LAND USES, ZONING, AND FUTURE LAND USES

Adjacent existing and future land uses, and zoning districts are as tabulated below.

	Location	Existing Land Use	Existing Zoning District	Future Land Use
1	East	Vacant/Former PNC Bank	CBD, Central Business District	Central Business District
2	Southeast	Single-Family Residence	ROB, Residential-Office Business District	Central Business District
3	West	Single-Family Residence	ROB, Residential-Office Business District	Mixed-Use
4	Northwest	People's Church	R3, High Density Residential	Recreation/Conservation
5	Northeast	Open Space/Former Park	R3, High Density Residential	Recreation/Conservation

Site Location Map



3. **SPECIAL LAND USE REVIEW**

The procedures for granting a special land use request are outlined in Section 152.241 of the Village Zoning Ordinance. The Planning Commission conducts a public hearing, reviews the application, and approves with or without conditions, or denies the special land use request. A decision may also be postponed or tabled for further consideration.

Section 152.240 of the Village Zoning Ordinance outlines the purpose of the special land use approval process:

“to provide an opportunity for the Planning commission to impose the conditions as are necessary to ensure that the special land use will be compatible with surrounding uses and consistent with the purpose of the district in which it will be located. If it is determined that one or more negative impacts will be generated by the special land use and that these impacts cannot be reasonably mitigated, the Planning Commission may deny the special land use to protect the health, safety, welfare and quality of life of village residents.”

Additionally, Section 152.242 of the Village Zoning Ordinance specifies the general criteria the Planning Commission must consider when making its findings and decision.

(1) Compliance with Comprehensive Plan. The special land use shall be consistent with the general goals, objectives and policies of the adopted Village of Pinckney Comprehensive Plan.

The subject site is designated as **Mixed Use** and **Central Business District** on the future land use map included in the Village Master Plan. Adjacent properties to the west and south are also planned as Mixed Use, while those to the east are designated as Central Business District. Properties to the north are classified as Recreation/Conservation.

Both the **Mixed Use** and **Central Business District** designations aim to promote a blend of land uses, including residential, business, and office uses, while maintaining the visual integrity of older homes and supporting the higher-density development and business activities characteristic of the Village center. Although residential uses are encouraged, a high level of pedestrian accessibility is essential to foster positive interactions within the diverse mix of land uses.

The proposed multi-family residential use aligns with the **Mixed Use** and **Central Business District** future land use designations. However, the development must emphasize pedestrian and bicycle accessibility, particularly with connections to the existing Village sidewalk system along Main Street and, if feasible, extending northeast to the library.

(2) Compliance with Zoning District.

(a) Special land uses permitted within any district shall be only those listed within the district.

(b) The special land use shall be consistent with the purpose of the zoning district in which it will be located.

(c) Unless otherwise specified in this chapter, the special land use shall comply with the lot, access, yard, setback and other site design requirements of the zoning district in which it is located.

(a) Multi-family dwellings are uses listed as special land uses in the ROB, Residential-Office Business District.

(b) Multi-family residential uses align with the purpose of the ROB District provided the development demonstrates a high level of pedestrian and bicycle accessibility.

(c) According to the preliminary sketch submitted, the property layout generally appears to comply with the ROB District's minimum lot size, building yard/setback requirements, and lot coverage standards. Since the ROB District does not include density regulations, it would be reasonable to impose **compliance**

with the development standards of the R4, Multiple Family Residential District as a condition of the special land use permit.

Landscape buffers will be required along all sides adjacent to residential uses, specifically the west and south sides of the property. A buffer along the former bank's rear parking lot should also be installed. Additionally, decks or patios will need to maintain a minimum five-foot setback from any side or rear lot lines.

Considering these factors, the proposed development layout will have to be revised to align with all these parameters.

- (3) Compatibility. The special land use shall be designed, constructed, operated and maintained in a manner that is compatible with the essential character, permitted use, enjoyment and value of surrounding property and shall enhance the community as a whole.**

Mitigation measures will be necessary to address any potential negative impacts on the surrounding single-family uses. These should include the landscape buffers previously noted, as well as additional screening for the parking and access drive areas. With these measures in place, the proposed uses are expected to align with the character, enjoyment, and value of the surrounding properties while contributing positively to the community.

- (4) Infrastructure and services. The special land use shall be adequately served by essential public services and other infrastructures such as roads, emergency services, drainage structures and water and sewage facilities. The proposed use shall not create a need for additional public facilities or services at public cost.**

The buildings are planned to connect to the Village's water and sewer services. The proposed uses are not expected to generate a need for additional public facilities or services at the expense of the Village.

- (5) Traffic. The special land use shall minimize traffic impacts. In determining whether this requirement is met, consideration shall be given to anticipated traffic generation, automobile circulation, access to public roads, relationship to intersections, sight distances, access to off-street parking and pedestrian traffic. Access drives connected to roads under state and county jurisdiction shall comply with applicable road agency standards.**

Access to the property will be provided from Main Street through a 31-foot wide proposed drive. The sketch plan includes 18 parking spaces, slightly exceeding the required 12 spaces (calculated at 1.5 spaces per unit). These details will be further evaluated during the site plan review process.

- (6) Environmental performance. The special land use shall not involve uses, activities, processes, materials, equipment or conditions of operation that may be detrimental to any person or property, or to public health, safety and welfare. In determining whether this requirement is met, consideration shall be given to the production of runoff, traffic, noise, vibration, smoke, fumes, odors, dust, glare and light.**

The proposed multi-family development is unlikely to involve any activities, processes, materials, equipment or operational conditions that may be detrimental to public health, safety, or welfare. However, no information has been provided regarding stormwater runoff management or the provision of outdoor lighting. This information will need to be submitted and reviewed before final site plan approval.

- (7) **Natural resources.** *The special land use shall minimize impacts on the natural environment. In determining whether this requirement is met, consideration shall be given to scenic views, floodplains, surface waters, wetlands, groundwater recharge areas, woodlands, wildlife habitat and steep slopes.*

No floodplains or wetlands appear to be present on the site. However, since the northwest corner of the property borders a natural wooded drainage channel, the applicant will need to verify this information during the site plan review process.

- (8) **Architecture.** *The architectural design of all structures, including buildings and signs, shall be compatible with the design and character of structures in the surrounding area. As part of the application, the Planning Commission may require detailed drawings of proposed signs and architectural facades, including full construction elevations and information on exterior materials, colors and detailing.*

The applicant has submitted illustrative building plans and elevation sketches featuring both side-by-side and stacked units that do not align with the sizes indicated on the sketch plan. Additional details will need to be provided during the site plan review process.

- (9) **Compliance required.** *Uses and structures shall comply with all other provisions of this chapter, including Section 152.240 through Section 152.415 and all other applicable federal, state and local codes and ordinances.*

Compliance with other provisions of the Village Zoning Ordinance, Sections 152.123 for R4 District site development standards, as well as 152.415 through 152.415 for site plan consideration will be required. This will include residential density, lot area and width, building setbacks, off-street parking and loading, signs, landscaping and screening, and other.

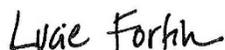
4. SPECIAL LAND USE REQUEST RECOMMENDATION

We recommend that the Planning Commission approve this special land use request with the following conditions:

- The standards for this residential development shall comply with the site development regulations of the R4, Multiple Family Residential District (Refer to Section 152.123 of the Pinckney Zoning Ordinance).
- The site plan design shall demonstrate a high level of pedestrian and bicycle accessibility as well as attention to the existing residential character of both the Village center and its edge. This includes the use of compatible building materials, colors, and architectural detailing.

Please do not hesitate to contact us if you have any questions.

Sincerely,



Lucie Fortin, AICP, PLA
Community Planner/Landscape Architect