

MASTER

CHARTER TOWNSHIP OF
HIGHLAND
PLANNING COMMISSION



WEST HIGHLAND
MICRO-AREA ANALYSIS-
MASTER LAND USE PLAN
AMENDMENT

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Charter Township of Highland Planning Commission

Micro-Area Analysis Re: Residential Land Use Possibilities Along the
M-59 Corridor West of Hickory Ridge Road

Introduction

Michigan State Highway 59 (hereinafter called "M-59") is the major east-west thoroughfare through Highland Township, linking the Township to White Lake, Waterford and Pontiac to the east, and Hartland, US-23 and Howell to the west. Except for that portion located in the East Highland business district, M-59 is a divided four-lane highway with a grassy median punctuated by widely-spaced boulevard turnarounds. Commercial development along this corridor is largely confined to three distinct areas: East Highland (from the eastern Township line to Waterbury Road); Central Highland (slightly east and west of Milford Road); and West Highland (at the intersection of Hickory Ridge Road). The balance of M-59 frontage consists of state parkland (from Waterbury Road to Harvey Lake road) and mixed agricultural/residential uses. The latter area includes three recent large-scale planned residential developments: Prestwick (on the south side of M-59 west of Livingston Road), Timber Ridge and Cobblestone (both on the north side of M-59 between Livingston and Hickory Ridge Roads). There is also a mobile home park just east of Livingston Road with a deep greenbelt along M-59 and is well screened from view.

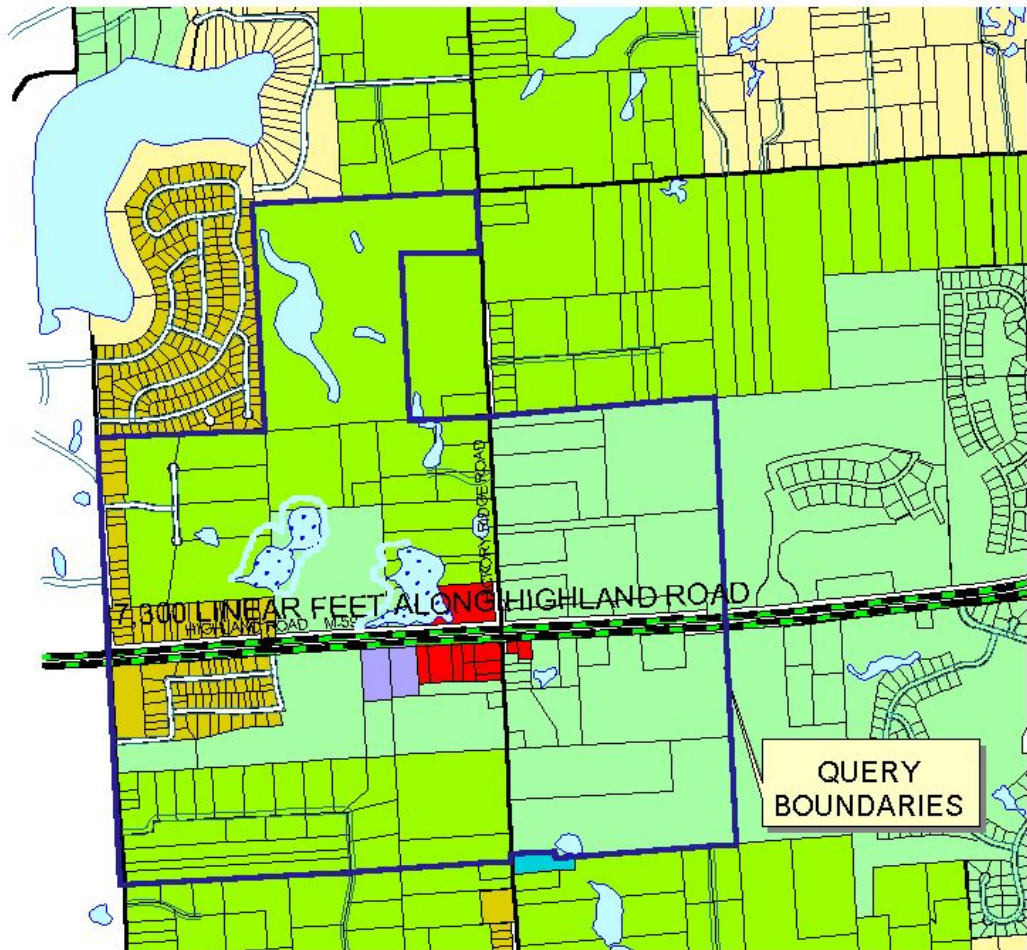
Recent events (including but not limited to several recent rezoning requests and one pending zoning-related lawsuit) have focused renewed attention on the western portion of the M-59 corridor lying between Hickory Ridge and Tipsico Lake roads. As discussed more fully below, the majority of the parcels fronting this particular stretch of highway are master planned, zoned and used for residential and/or agricultural purposes. It is the intent of this micro-area analysis to review the current land use plan for this area in greater detail and consider what amendments, if any, are appropriate to either the Highland Comprehensive Land Use Plan and/or the Zoning District Map.

Description of the Study Area

Relevant sections of both the current Master Plan and Zoning District maps are attached as Figures 1 and 2. As can be seen, the study area consists of all parcels located wholly or partially within 1/2 mile north and south of M-59, beginning at the western Township boundary at Tipsico Lake Road and running east to a point approximately 1/2 mile east of Hickory Ridge Road.¹ While the focus of this analysis is principally on those parcels west of Hickory Ridge Road, consideration of the area to the east is also appropriate both to provide context and to illustrate current development trends along the M-59 corridor as a whole.













¹ Where the nominal boundaries of the study area bisect a given parcel, the entire parcel has been included.

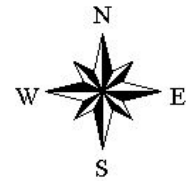
FIGURE 1
WEST HIGHLAND RESIDENTIAL
STUDY AREA



MASTER LAND USE PLAN DESIGNATIONS

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-  AGRICULTURAL AND RURAL RESIDENTIAL - 5-10 Acre Conventional Development - Special Use Open Space Development at up to 3 Acres per dwelling unit
-  MEDIUM AND SMALL LOT RESIDENTIAL - 1.5 to 3 Acres per dwelling unit
-  MEDIUM AND SMALL LOT RESIDENTIAL - zoned R-1C or R-1D as of 1999; no new R-1C or R-1D to be mapped
-  OPEN SPACE RESIDENTIAL - 1.5 Acres to 3 Acres per dwelling unit
-  MOBILE HOME PARK
-  MULTIPLE-FAMILY RESIDENTIAL
-  OFFICE & LOW INTENSITY COMMERCIAL
-  GENERAL COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  PARKS AND RECREATION
-  RAILROAD



2000 0 2000 4000 Feet


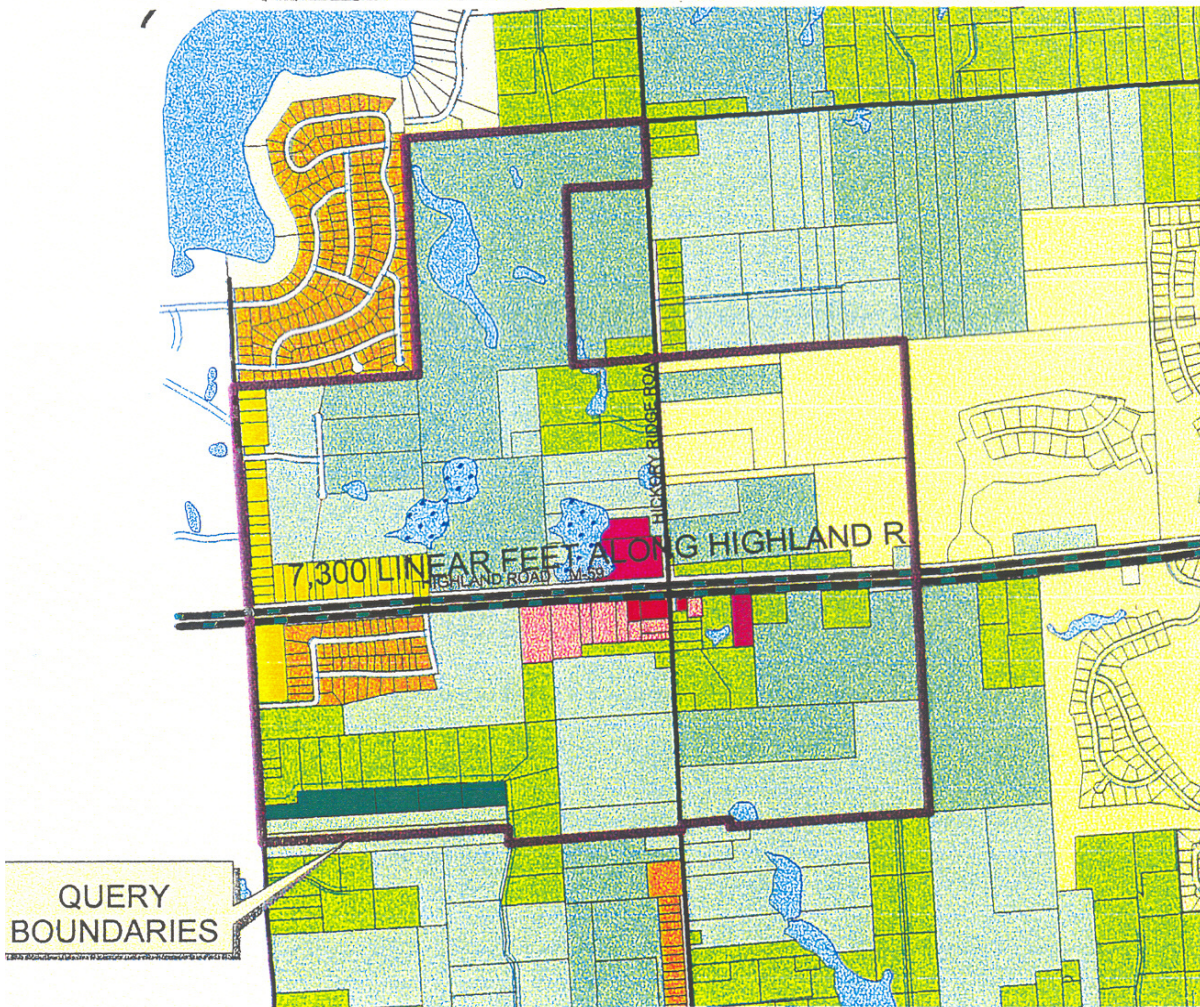
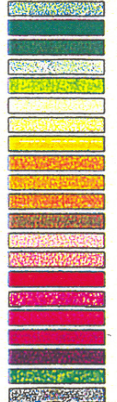


FIGURE 2
WEST HIGHLAND RESIDENTIAL
STUDY AREA

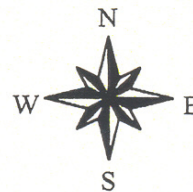


ZONING CLASSIFICATIONS

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- A-1: Agriculture District 10 Acre
- A-2: Agriculture District 5 Acre
- A-3: Recreation District
- R-1AAA: Single Family Residential District 10 Acre
- R-1AAA: Single Family Residential District 5 Acre
- R-1A: Single Family Residential District 3 Acre
- R-1B: Single Family Residential District 65,000 S.F.
- R-1C: Single Family Residential District 20,000-25,000 S.F.
- R-1D: Single Family Residential District 14,000 S.F.
- R-2: Two-Family Residential District
- RM-1: Multiple Family Residential District
- MHC: Mobile Home Park District
- OB: Office Business District
- CB-1: Restricted Commercial Business District
- CB-2: General Commercial Business District
- CB-3: Shopping Center Business District
- CB-4: General Service District
- I-1: Light Industrial District
- I-2: General Industrial District
- Split R1B & R1C
- RailRoad



2000 0 2000 4000 Feet

Figure 3 presents in tabular form a listing of all parcels embraced within the study area, including parcel identification number (Sidwell number), parcel size and current zoning classification.

Figure 4 summarizes both total and percentage acreages of all parcels within the study area broken down by land use plan classification and zoning classification.

Figures 5 and 6 present the road frontage, both in linear feet and as a percentage of the total, of all parcels which front on M-59, broken down by zoning classification and total parcel area.

Figure 7 shows the location of significant natural features (principally wetlands) and utility rights-of-way which may affect future development.

General Township Planning Objectives as Applied to the Study Area

As set forth at length in the text of its Comprehensive Land Use Plan, Highland Township is blessed with a variety of features which contribute to its civic identity and overall quality of life. Of particular importance to a majority of Township residents is the retention of "rural atmosphere" by the preservation of open space along major thoroughfares and other areas of high visual sensitivity. While the citizenry appreciates the inevitability of development of all kinds, it rightly seeks to avoid the congestion, noise, visual clutter and other deleterious effects of intense, "wall-to-wall" development along many of the Township's roadways.

Consistent with such objectives, the Land Use Plan seeks to encourage commercial development along M-59 within the Township's three historic business districts (East Highland; Central Highland, including north and south Milford Road; and West Highland), separated by lower intensity uses such as parks, municipal offices and mixed residential/agricultural parcels. The benefits of this approach include, but are not limited to:

- Development of distinct, compact commercial districts as opposed to a single long, sprawling, nondescript commercial corridor.
- Maximize the natural features and image of the Township.
- Establish varying degrees of intense, commercial development in each of the three distinct commercial areas along M-59.
- Avoidance of traffic congestion by providing sections of less-intense frontage development, along M-59 allowing traffic flow to "even out" or "spread out."
- Minimize the areas in which an excessive number of curb cuts are located that is clearly and effectively accomplished by the very controlled amount of commercial along M-59 and offering a variety of linear commercial frontage along the Milford Road frontage.
- Minimization of noise and light pollution with the maximization of great stretches of natural areas or planned residential open space developments set way off of M-59.

FIGURE 3 MASTER LAND USE DESIGNATION ANALYSIS
"WEST HIGHLAND MASTER LAND USE PLAN DESIGNATION ANALYSIS"

AREA #	PERIMETER	PIN	ZONING CLASS	LAND USE DESIGNATION
8004514	16357.54497	1119200012	A1	ARR510
218133	1981.85457	1119400006	R1AA	ARR510
129722	1592.07199	1119400008	CB4	ARR510
307422	3761.84475	1119400008	R1AAA	ARR510
217860	1980.32452	1119400011	R1AA	ARR510
338660	3302.63761	1119400012	R1AAA	ARR510
436758	3304.07412	1119400013	R1AAA	ARR510
217790	1979.95544	1119400019	R1AA	ARR510
577988	4177.43733	1119400023	R1AA	ARR510
777988	4177.43733	1119400023	R1AAA	ARR510
210352	2640.99998	1119400024	R1AA	ARR510
310852	2640.99998	1119400024	R1AAA	ARR510
220173	1981.13429	1130176014	R1AA	ARR510
2318719	1949.51235	1130176015	R1AA	ARR510
320970	4638.38023	1130200018	R1AAA	ARR510
538897	3291.53789	1130200019	R1AAA	ARR510
217359	1916.12719	1130200031	R1AA	ARR510
222266	2318.67008	1130200032	R1AA	ARR510
220053	1938.75865	1130200033	R1AA	ARR510
2318719	1944.65357	1130200035	R1AA	ARR510
218028	1950.06184	1130200036	R1AA	ARR510
0	0.00000		R1AA	ARR510
0	0.00000		R1AAA	ARR510
354				

ACREAGE

56358	3449.83908	1119400014	CB4	GC
16993	522.72539	1129100001	CB2	GC
15521	759.83314	1129100002	CB1	GC
27210	824.91501	1130200008	CB1	GC
61240	1237.51090	1302000016	CB1	GC
71158	1277.53317	1130200017	CB1	GC
71166	1277.53317	1130200017	CB2	GC
54308	1249.74309	1130200020	CB1	GC
154526	1535.17455	1130200021	CB1	GC
45652	961.00036	1130200030	CB1	GC
69120	1072.08833	1130200037	CB2	GC
0	0.00000		CB1	GC
0	0.00000		CB4	GC
27				

ACREAGE

27/1006 = 2.68% = GENERAL COMMERCIAL

204636	1917.71398	1130200003	CB1	OLC
231095	2027.86490	1130200023	CB1	OLC
10	10006.0997	OFFICE & BUSINESS COMMERCIAL		

ACREAGE

800454	16357.54497	1119200012	A1	OSRES
383551	3449.83908	1119400014	R1AAA	OSRES
217895	3004.97913	1120300001	R1B	OSRES
1765191	5312.80744	1120300003	R1B	OSRES
63723	3474.91457	1120300004	R1B	OSRES
74497	1109.99979	1120300011	R1AAA	OSRES
438021	3331.04593	1120300012	A1	OSRES
119391	1681.37974	1120300014	R1AA	OSRES
080559	1766.17093	1120300018	R1AA	OSRES
54522	1365.37414	1120300020	R1AA	OSRES
099969	4417.11311	1120300022	R1B	OSRES
452493	5058.46318	1120300024	A1	OSRES
452493	5058.46318	1120300024	R1AAA	OSRES
661241	4335.68409	1120300025	R1B	OSRES
459110	2889.11933	1120300026	R1B	OSRES
22426	610.13308	1129100003	R1AA	OSRES
7772	396.29064	1129100004	R1AA	OSRES
28051	830.01833	1129100005	R1AA	OSRES
43360	924.01141	1129100006	R1AA	OSRES
37781	852.61872	1129100007	R1AA	OSRES
182246	1851.00817	1129100008	R1AA	OSRES
181170	5075.49497	1129100014	A1	OSRES
222821	7925.22739	1129100016	R1AAA	OSRES
290705	2362.07530	1129100018	R1AA	OSRES
43485	834.85934	1129100019	R1AA	OSRES
21830	1877.52989	1129100024	R1AA	OSRES
409533	3522.19803	1129100025	I1	OSRES
409563	3522.19803	1129100025	R1AA	OSRES
23649	1408.45563	1129100026	R1AA	OSRES
898583	6951.44574	1129100027	A1	OSRES
142762	2278.96312	1130200009	R1AA	OSRES
66500	752.00051	1130200010	R1AA	OSRES
861385	3995.22169	1130200011	R1AAA	OSRES
179128	6660.04376	1130200022	R1AAA	OSRES
227630	2007.40103	1130200024	R1AA	OSRES
0	0.00000		A1	OSRES
0	0.00000		R1AA	OSRES
0	0.00000		R1B	OSRES
615	6157006.6137	OPEN SPACE RESIDENTIAL		

ACREAGE
TOTAL
ACREAGE

FIGURE 3 ZONING ANALYSIS
"WEST HIGHLAND ZONING ANALYSIS"

PERIMETER	PARCEL	PIN	ZONING CLASS	LAND_USE_9
16367.54497	7029	1119200012	ARR5-10+	ARR5-10+
18357.54497	7029	1119200012	OSRES	OSRES
3331.04593	4952	1120300012	OSRES	OSRES
5058.46318	5098	1120300024	OSRES	OSRES
5075.49497	5619	1129100014	OSRES	OSRES
6951.44574	5343	1129100027	OSRES	OSRES
0.00000	0		OSRES	OSRES
482				

ACRES

759.83314	5361	1129100002	GC	GC
1917.71398	5373	1130200003	OLIC	OLIC
824.91501	5443	1130200008	GC	GC
1237.51090	5366	1130200016	GC	GC
1277.5317	5364	1130200017	GC	GC
1249.74309	5372	1130200020	GC	GC
1935.17455	5368	1130200021	GC	GC
2027.86490	5377	1130200023	OLIC	OLIC
961.00036	5416	1130200030	GC	GC
0.00000	0		GC	GC
20				

ACRES

522.72539	5362	1129100001	GC	GC
1277.5317	5364	1130200017	GC	GC
1072.08833	5369	1130200037	GC	GC
24				

ACRES

1592.07199	5134	1119400008	ARR5-10+	ARR5-10+
3449.83908	5202	1119400014	GC	GC
0.00000	0		GC	GC
16				

ACRES

3522.19803	5356	1129100025	OSRES	OSRES
9				

ACRES

1981.85457	5004	1119400006	ARR5-10+	ARR5-10+
1980.32452	5016	1119400011	ARR5-10+	ARR5-10+
1979.95544	4930	1119400019	ARR5-10+	ARR5-10+
4177.43733	5006	1119400023	ARR5-10+	ARR5-10+
2640.99998	5013	1119400024	ARR5-10+	ARR5-10+
1661.37974	5246	1120300014	OSRES	OSRES
1766.17093	5272	1120300018	OSRES	OSRES
1365.37414	5258	1120300020	OSRES	OSRES
610.13308	5388	1129100003	OSRES	OSRES
396.29064	5410	1129100004	OSRES	OSRES
830.01833	5425	1129100005	OSRES	OSRES
924.01141	5440	1129100006	OSRES	OSRES
852.61872	5471	1129100007	OSRES	OSRES

1851.00817	5357	1129100008	R1A	OSRES
2362.07530	5487	1129100018	R1A	OSRES
834.85934	5599	1129100019	R1A	OSRES
1877.52969	5348	1129100024	R1A	OSRES
3522.19803	6356	1129100025	R1A	OSRES
1408.45563	5354	1129100026	R1A	OSRES
1981.13429	5746	1130176014	R1A	ARR5-10+
1949.51235	5758	1130176015	R1A	ARR5-10+
2278.96312	5459	1130200009	R1A	OSRES
752.00051	5495	1130200010	R1A	OSRES
2007.40103	5520	1130200024	R1A	OSRES
1916.12719	5739	1130200031	R1A	ARR5-10+
2318.67008	5733	1130200032	R1A	ARR5-10+
1988.75865	5741	1130200033	R1A	ARR5-10+
1944.65357	5747	1130200035	R1A	ARR5-10+
1950.06184	5754	1130200036	R1A	ARR5-10+
0.00000	0		R1A	ARR5-10+
0.00000	0		R1A	OSRES
124	124	124	R1A	

ACRES

3761.84475	5134	1119400008	R1A	ARR5-10+
3302.63761	5046	1119400012	R1A	ARR5-10+
3304.07412	5086	1119400013	R1A	ARR5-10+
3449.83908	5202	1119400014	R1A	OSRES
4177.43733	5006	1119400023	R1A	ARR5-10+
2640.99998	5013	1119400024	R1A	ARR5-10+
1109.99979	5290	1120300011	R1A	OSRES
5058.46318	5098	1120300024	R1A	OSRES
7925.22739	5730	1129100018	R1A	OSRES
3995.22169	5637	1130200011	R1A	OSRES
4638.38023	5621	1130200018	R1A	OSRES
3281.53789	5783	1130200019	R1A	ARR5-10+
6660.04376	5378	1130200022	R1A	OSRES
0.00000	0		R1A	ARR5-10+
0.00000	0		R1A	ARR5-10+
251	251	251	R1A	

ACRES

3004.97913	4927	1120300001	R1B	OSRES
5312.80744	4894	1120300003	R1B	OSRES
3474.91457	5085	1120300004	R1B	OSRES
4417.11311	5062	1120300022	R1B	OSRES
4335.68409	4980	1120300025	R1B	OSRES
2889.11933	5031	1120300028	R1B	OSRES
0.00000	0		R1B	OSRES
100	100	100	R1B	

ACRES
TOTAL
ACREAGE

1006

FIGURE 4
MASTER LAND USE PLAN & ZONING PERCENTAGE OF LAND AREA
GRAPHIC ANALYSIS

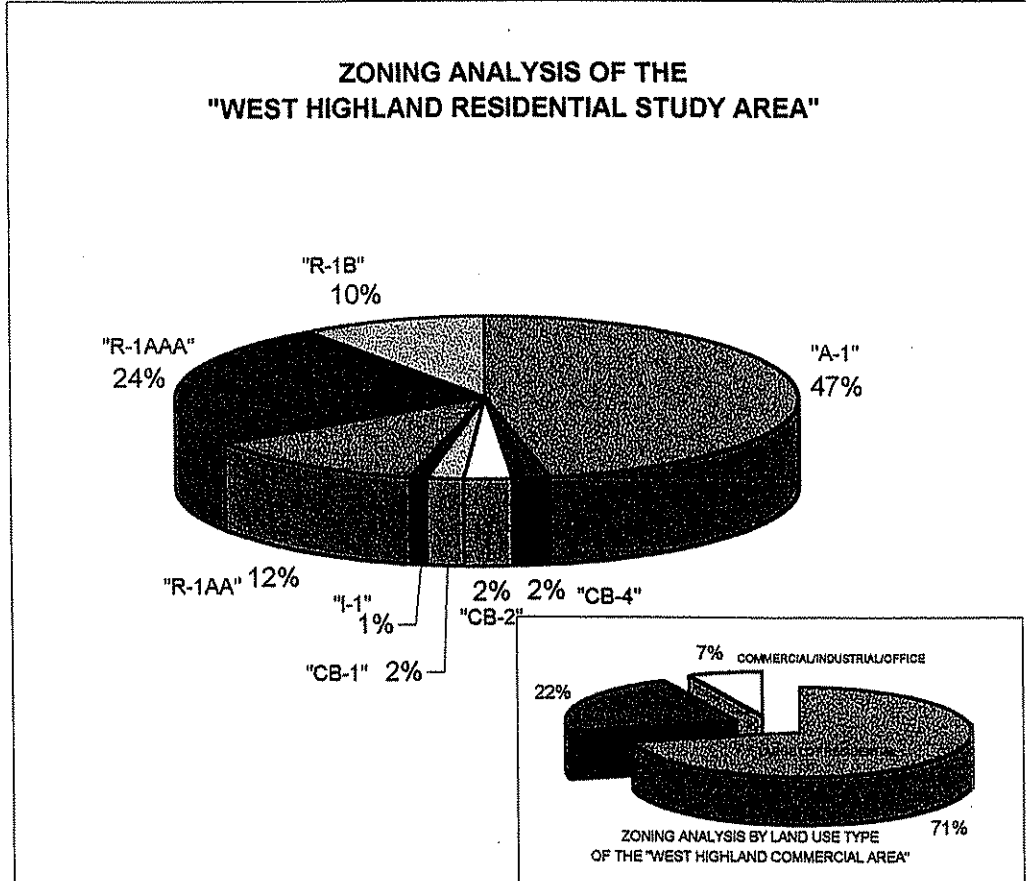
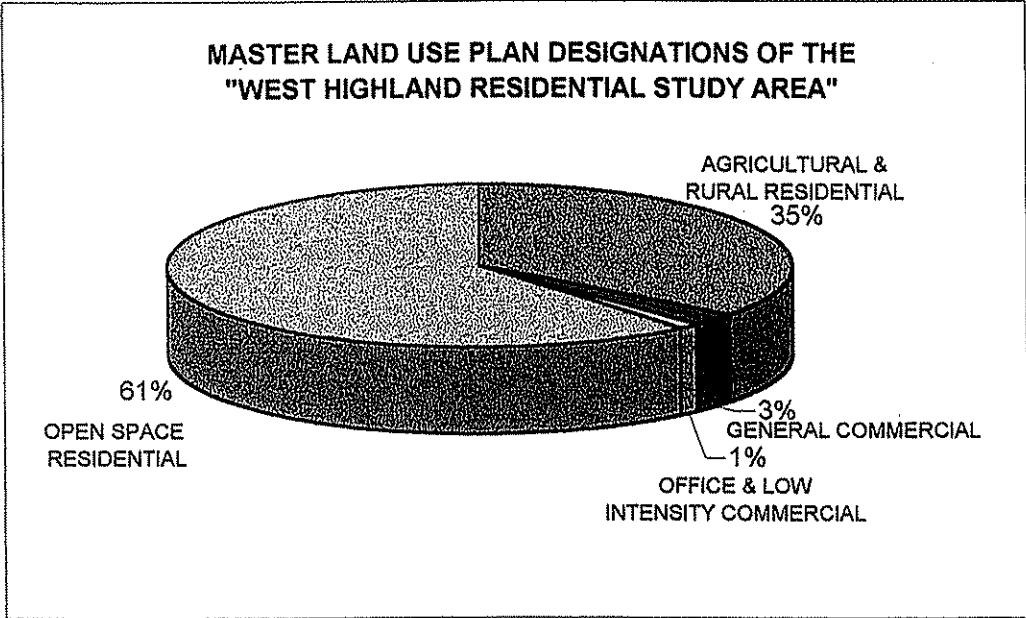


FIGURE 5

ZONING AND MASTER LAND USE PLAN ANALYSIS FOR LOTS ALONG M-59

AREA IN FT2	PERIMETER	PIN	ZONING CLASS	LAND USE PLAN DESIGNATION
109968.67525	4417.11311	1120300022	R1B	OSRES
583581.44905	3449.83908	1119400014	R1AAA	OSRES
119391.00224	1681.37974	1120300014	R1AAA	OSRES
32451.39950	1015.44144	1119376026	R1C	MSLR
32444.00882	1015.24660	1119376015	R1C	MSLR
32436.73442	1015.05232	1119376024	R1C	MSLR
64851.50700	1164.75782	1119376013	R1C	MSLR
32415.19340	1014.46833	1119376028	R1C	MSLR
84622.17386	1365.37414	1120300020	R1AAA	OSRES
32407.45299	1014.27112	1119376030	R1C	MSLR
75589.02134	1213.94411	1119376010	R1C	MSLR
53967.71604	1113.55413	1119376040	R1C	MSLR
64733.39251	1163.19133	1119376032	R1C	MSLR
32356.48735	1012.90673	1119376038	R1C	MSLR
106058.53496	1766.17093	1120300018	R1AAA	OSRES
32349.07909	1012.70835	1119376006	R1C	MSLR
64675.46253	1162.40464	1119376005	R1C	MSLR
48486.31754	1087.04739	1119376004	R1C	MSLR
48446.91887	1086.74194	1119376034	R1C	MSLR
74196.51042	1109.99379	1120300011	R1AAA	OSRES
28811.17576	765.82409	1119376020	R1C	MSLR
20997.68485	709.98265	1119376019	R1C	MSLR
1898585.14647	6951.44574	1129100027	A1	OSRES
218300.83125	1877.52969	1129100024	R1AAA	OSRES
22646.19696	651.23663	1119376047	R1C	MSLR
123549.18273	1408.45563	1129100026	R1AAA	OSRES
400883.04680	3522.19803	1129100025	A1	OSRES
192346.20633	1851.00817	1129100008	R1AAA	OSRES
1719127.55721	6660.04376	1130200022	R1AAA	OSRES
28607.33026	677.23441	1130126009	R1D	MSLR
27867.40771	668.61772	1130126008	R1D	MSLR
14102.70084	511.11073	1130126007	R1D	MSLR

14391.85752	518.41297	1130126006	R1D	MSLR
14286.12823	520.00194	1130126005	R1D	MSLR
14382.15059	521.98728	1130126004	R1D	MSLR
14221.28457	519.99309	1130126003	R1D	MSLR
14104.58203	516.86581	1130126002	R1D	MSLR
28059.64321	671.15042	1130126011	R1D	MSLR
25185.47272	637.82364	1130126010	R1D	MSLR
71059.50982	1185.19045	1130101002	R1D	MSLR
331727.08371	2560.50716	1130101001	R1C	MSLR
8004514.02974	16357.54497	1119200012	A1	OSRES
0.00000	0.00000		R1AA	OSRES
355 RESIDENTIAL ZONED OR MASTER LAND USE PLANNED				

AREA IN FT2	PERIMETER	PIN	ZONING CLASS	LAND USE PLAN DESIGNATION
583581.44905	3449.83908	1119400014	CB4	GC
35510.96111	759.83314	1129100002	CB1	GC
16992.96220	522.72539	1129100001	CB2	GC
71165.96159	1277.53317	1130200017	CB2	GC
61239.86349	1237.51090	1130200016	CB1	GC
134925.28068	1535.17455	1130200021	CB1	GC
69119.92919	1072.08833	1130200037	CB2	GC
64332.94849	1249.74309	1130200020	CB1	GC
204636.29644	1917.71398	1130200003	CB1	OLIC
231096.49994	2027.86490	1130200023	CB1	OLIC
0.00000	0.00000		CB1	GC
0.00000	0.00000		CB1	GC
34 NON RESIDENTIAL ZONED OR MASTER LAND USE PLANNED				

400 TOTAL ACREAGE

FIGURE 6

ZONING & MASTER LAND USE PLAN ANALYSIS FOR LOTS ALONG M-59

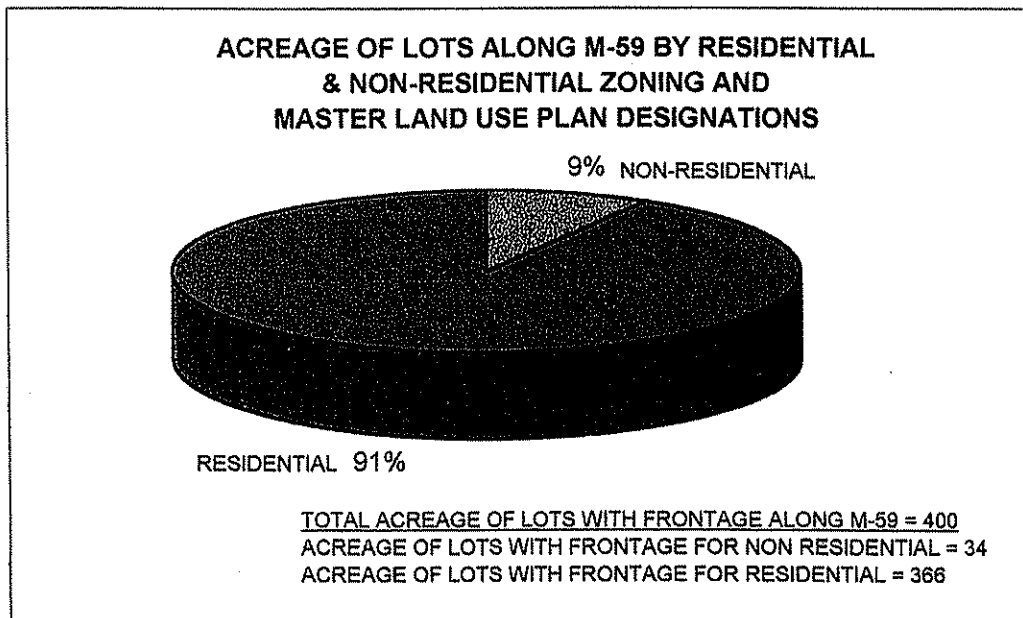
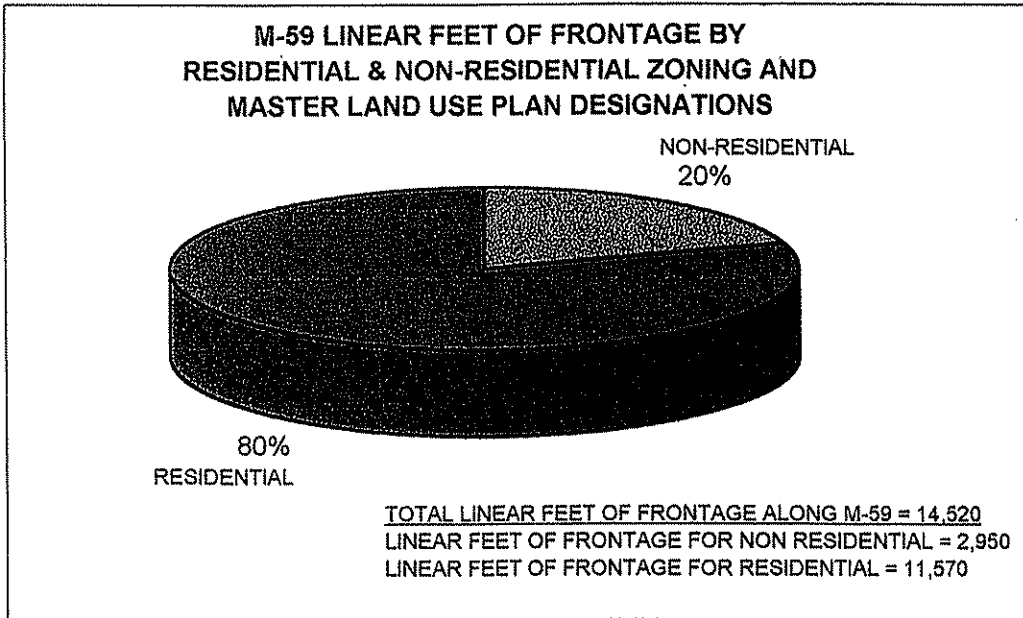
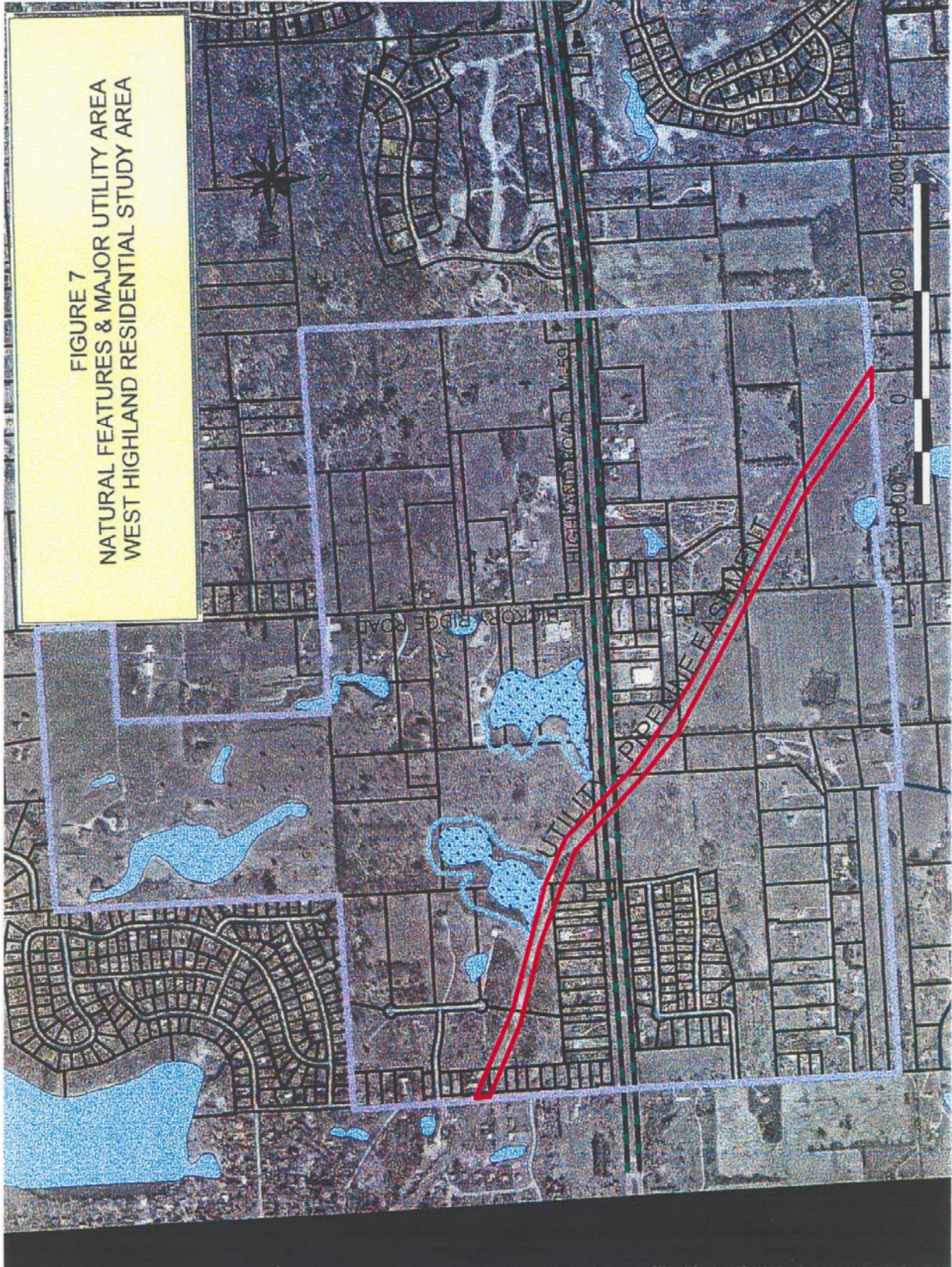


FIGURE 7
NATURAL FEATURES & MAJOR UTILITY AREA
WEST HIGHLAND RESIDENTIAL STUDY AREA



- Preservation of "wetland" and "greenways" for north-south movement of wildlife.
- Utilize natural features such as wetlands, open space, and woodlands as transition land uses to separate more intense uses from less intense uses.

Current Commercial Uses Within the Study Area

Of the three Township business districts along M-59, the area under consideration that is known as West Highland has historically been the smallest in terms of area and least intensive in terms of commercial uses. Originally a cross-roads hamlet served by a general store, the intersection of M-59 and Hickory Ridge Road now boasts several businesses; most of which may still be characterized as "local service" in nature; i.e., two gas stations, a market/convenience store, a hardware store and an auto parts store. The remaining commercial uses consist of (i) an auto salvage yard established long before adoption of the Township's first zoning ordinance in 1968; (ii) a vendor of prefabricated swimming pools; and (iii) an auto dealership erected about 1995. There is also one parcel which, while zoned CB-1, is occupied by a private educational institution (trade school).

Taken together, such existing commercial uses already represent 7 percent of the total land in the study area and 20 percent of the total frontage along M-59 embraced within the study area. Based on existing and projected population growth figures, such existing commercial uses are more than adequate to serve the needs of residents in the western half of the Township with neighborhood services uses; e.g., convenience stores, party stores, fuel, etc. There is likewise ready access to a wide variety of other office and higher intensity commercial uses; e.g., doctors, dentists, restaurants, lumber yards, etc. within a radius of five miles from the M-59/Hickory Ridge Road intersection, either in Highland itself or in the adjacent townships of Hartland and Milford.

If there is some pressure for some additional commercial uses in the West Highland area, the logical location for such uses should be on existing vacant parcels in a very acceptable planning development pattern. Figure 8 shows just such a planning development pattern with very logical and acceptable transitional areas creating land use buffers between the more intense commercial areas at the intersection from the less intense residential areas that surround the commercial area. Figure 9 shows vacant parcels that could be much more acceptable for consideration as potential commercial property than parcels that contribute to a strip image.

In traditional planning concepts, the intersection of M-59 and Hickory Ridge would be treated as a commercial node. The commercial property would be designated in a specific area based on traffic, exposure, parcel sizes, orientation of parcels, ancillary commercial activity, etc. The surrounding area would be analyzed for its buffering potential. Figures 8 and 9 are a representation of an approach that would consider the study area as a node. Up until recently, the node was only west of Hickory Ridge. In light of perhaps some additional need for commercial in this area, the commercial node would expand easterly toward the auto salvage business on the south side of M-59. A logical extension of some commercial activity would be at the northeast corner of this intersection. The buffer used in Highland Township is open space residential. This is especially true for the areas

FIGURE 8
COMMERCIAL AREA AND POTENTIAL
TRANSITIONAL BUFFER

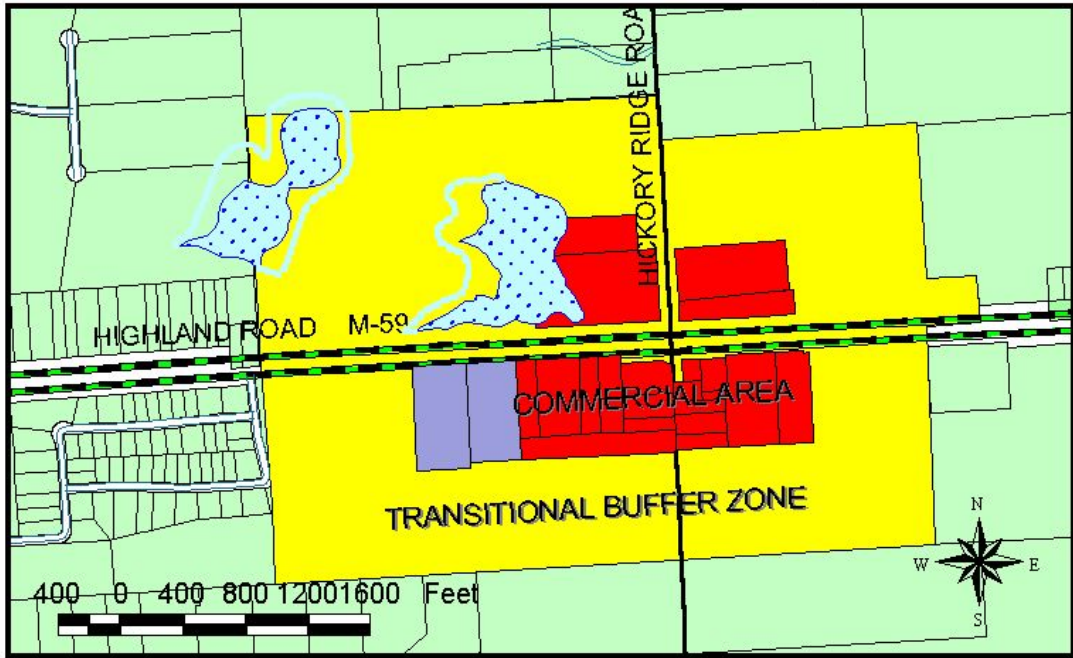


FIGURE 9
COMMERCIAL AREA WITH VACANT IDENTIFIED
~INCREASE IN ACREAGE & FRONTAGE~

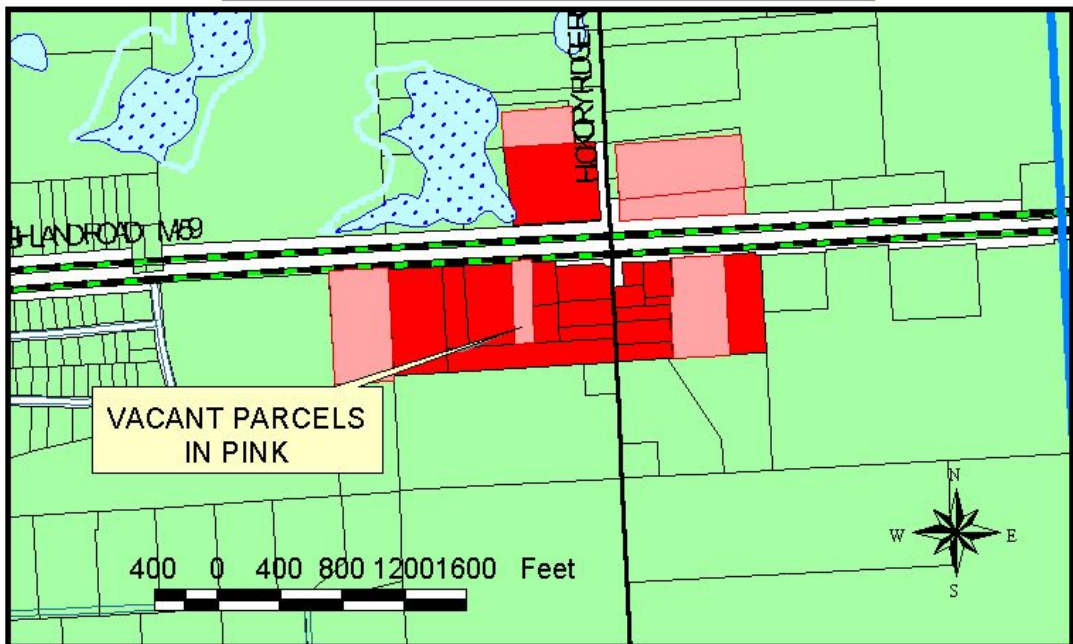
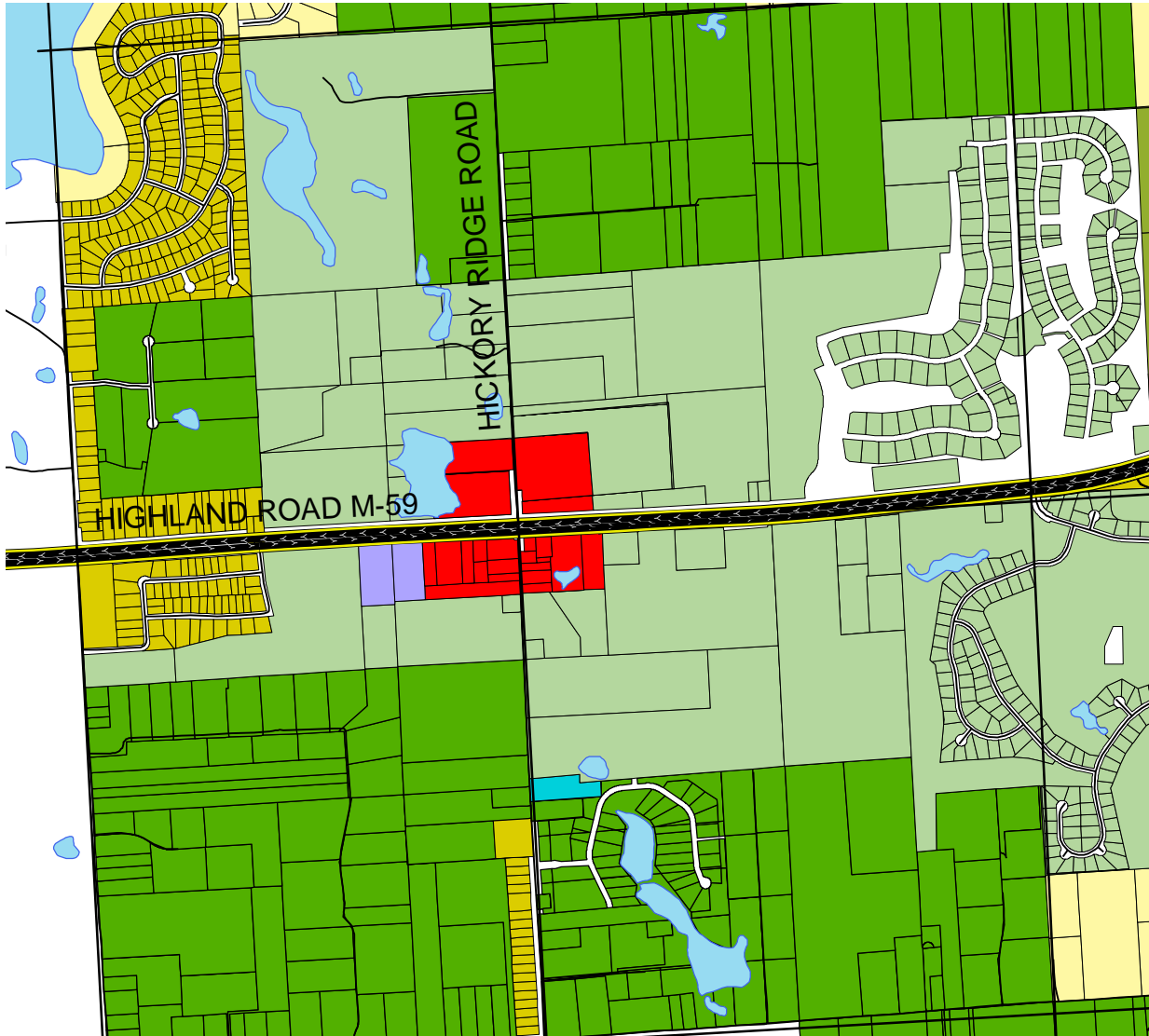


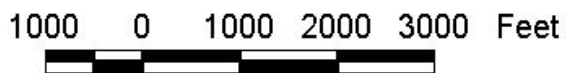
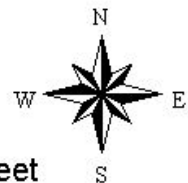
FIGURE 8 A
WEST HIGHLAND
MASTER LAND USE PLAN UPDATE
AUGUST 2, 2001



MASTER LAND USE PLAN DESIGNATIONS

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- AGRICULTURAL AND RURAL RESIDENTIAL - 5-10 Acre Conventional Development - Special Use Open Space Development at up to 3 Acres per dwelling unit
- MEDIUM AND SMALL LOT RESIDENTIAL - 1.5 to 3 Acres per dwelling unit
- MEDIUM AND SMALL LOT RESIDENTIAL - zoned R-1C or R-1D as of 1999; no new R-1C or R-1D to be mapped
- OPEN SPACE RESIDENTIAL - 1.5 Acres to 3 Acres per dwelling unit
- MOBILE HOME PARK
- MULTIPLE-FAMILY RESIDENTIAL
- OFFICE & LOW INTENSITY COMMERCIAL
- GENERAL COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PARKS AND RECREATION
- RAILROAD



surrounding the commercial at this location. In addition to the open space residential that allows the homes to be set well away from the commercial activity, there is a significant natural feature in the northwest area that creates an excellent buffer between the commercial and residential areas. It would be contrary to not only the Highland Township Land Use Plan goals and objectives to let the commercial expand west of the natural feature but it would also be contrary to general planning principles practiced throughout the nation. Figure 9 shows some vacant areas that represent the only logical areas to expand commercial activities in the West Highland Commercial area if it needed to be expanded at all.

Current Residential/Agricultural Uses Within the Study Area

The study area represents a microcosm of Highland Township. It contains a variety of residential lot sizes and development opportunities. Some of the area such as the older plat on the west that predates even the 1982 Land Use Plan, is a very stable, quiet community. The homes on the north side of M-59 also predate the 1982 Plan and represent typical small lot splits. There are also medium lot splits, large lot splits and large parcels that are currently being farmed or have been farmed in the recent past. These latter parcels are coming into their own as potential open space residential developments that are described in general terms in the current Land Use Plan.

The properties east of Hickory Ridge are a mix of some very nice, contemporary one-and-a-half acre density open space residential and a fair amount of various sized lots in the large lot residential and agricultural zoning classification. The eastern portion of the study area boasts a horse farm and some very active agricultural land. The image is open and rural in nature.

All of this residential land surrounds and clearly defines a core area of local commercial property as can be easily seen by reviewing Figure 2.

Findings and Recommendations

The Prestwick, Timber Ridge and Cobblestone projects clearly demonstrate the viability - economic, environmental and otherwise - of higher intensity planned residential developments fronting the M-59 corridor. Through the use of "density averaging" under the PRD provisions in the Zoning Ordinance, such developments provide landscaped greenbelts and other open space areas which buffer their lots from traffic noise while still providing residents with ready, direct access to the Township's Major thoroughfares. At the same time, such greenbelts help maintain "open space" and rural atmosphere from the perspective of the community at large, as well as providing greenways and refuge areas for transient wildlife.

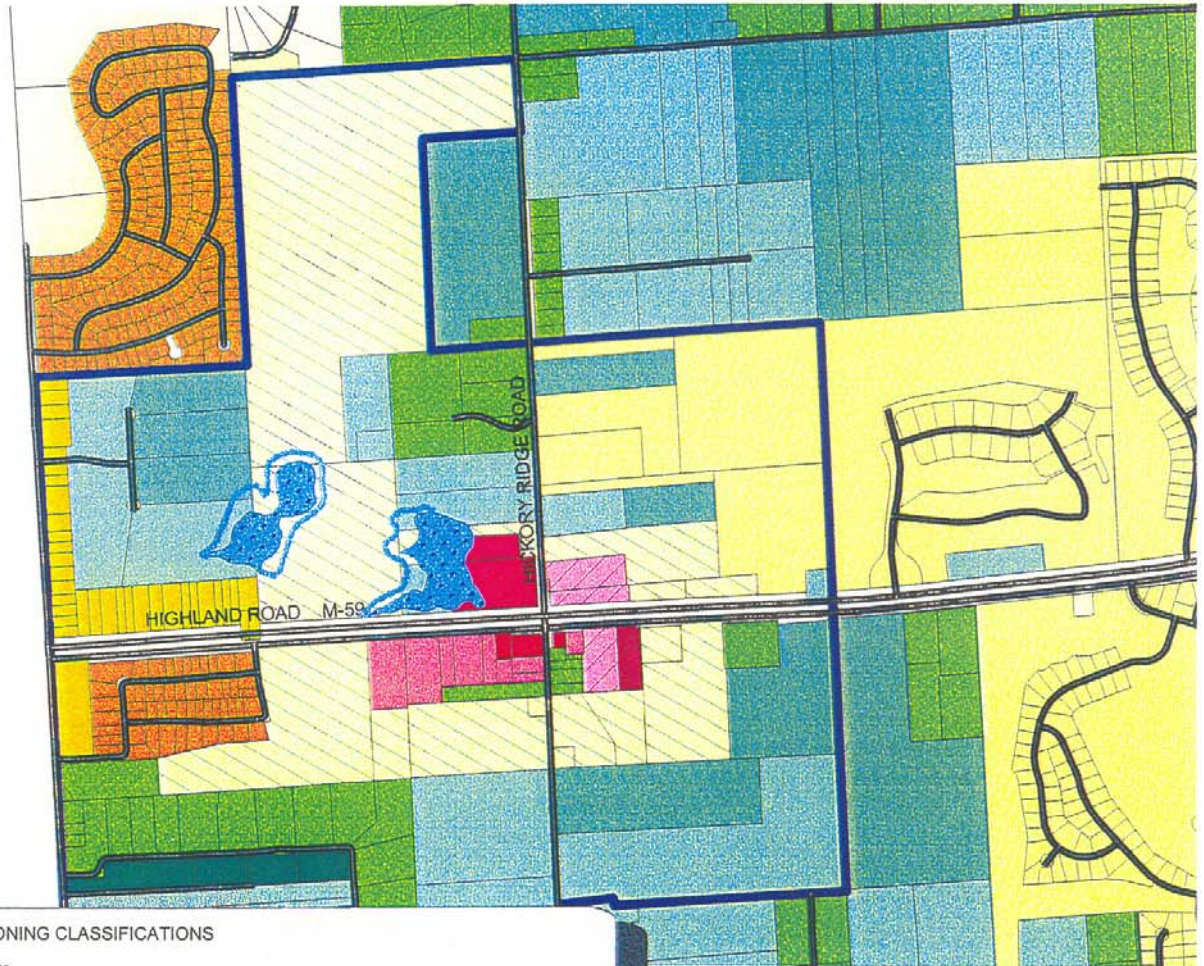
There is no reason why this existing development trend cannot be continued along both sides of the M-59 corridor west of Hickory Ridge Road, as the Land Use Plan in fact contemplates. Such higher intensity residential developments would easily blend in with, and pose no significant problems for the sizeable number of existing small residential lots

to the west. So too, the use of greenbelts, open space and other planning techniques could buffer such residential developments not only from M-59 per se, but also the *existing* commercial uses at the M-59/Hickory Ridge Road intersection.

On the other hand, further expansion of the West Highland commercial district - especially the introduction of large, higher intensity commercial uses - would radically alter the complexion of the entire study area and threaten the ability to extend existing residential development trends all the way to the western Township line. Not only would such commercial development consume a substantial part of the finite road frontage available, but the increase in local traffic, noise, light and other consequences of expanded commercial use would render it more difficult to attract quality residential development to any remaining property.

As noted, the existing Land Use Plan contemplates eventual development of the study area in higher density residential uses. At the time of its adoption, it was believed such development would occur both naturally and gradually, over a period of 10-20 years. For such reasons the Township Zoning District Map has not yet been amended to rezone lower density parcels to the R-1B designation. Given the commercial development pressures which have recently been brought to bear in the study area which show no signs of abating, it is felt prudent that the Planning Commission take a lead by amending the Zoning District Map as set forth in Figure 10. Any risk of thereby stimulating "premature," more intense residential development is outweighed by the benefit of having the kind and quality of development that is consistent with the Land Use Plan and Highland's overall planning objectives.

FIGURE 10
RECOMMENDED ZONING CHANGES
WITHIN THE WEST HIGHLAND STUDY AREA



EXISTING ZONING CLASSIFICATIONS

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-  A-1: Agriculture District 10 Acre
-  A-2: Agriculture District 5 Acre
-  A-3: Recreation District
-  R-1AAA: Single Family Residential District 10 Acre
-  R-1AA: Single Family Residential District 5 Acre
-  R-1A: Single Family Residential District 3 Acre
-  R-1B: Single Family Residential District 65,000 S.F.
-  R-1C: Single Family Residential District 20,000-25,000 S.F.
-  R-1D: Single Family Residential District 14,000 S.F.
-  R-2: Two-Family Residential District
-  RM-1: Multiple Family Residential District
-  MH: Mobile Home Park District
-  OB: Office Business District
-  CB-1: Restricted Commercial Business District
-  CB-2: General Commercial Business District
-  CB-3: Shopping Center Business District
-  CB-4: General Service District
-  I-1: Light Industrial District
-  I-2: General Industrial District
-  Split RTB & RTC
-  RailRoad
-  LAKE



1000 0 1000 2000 Feet

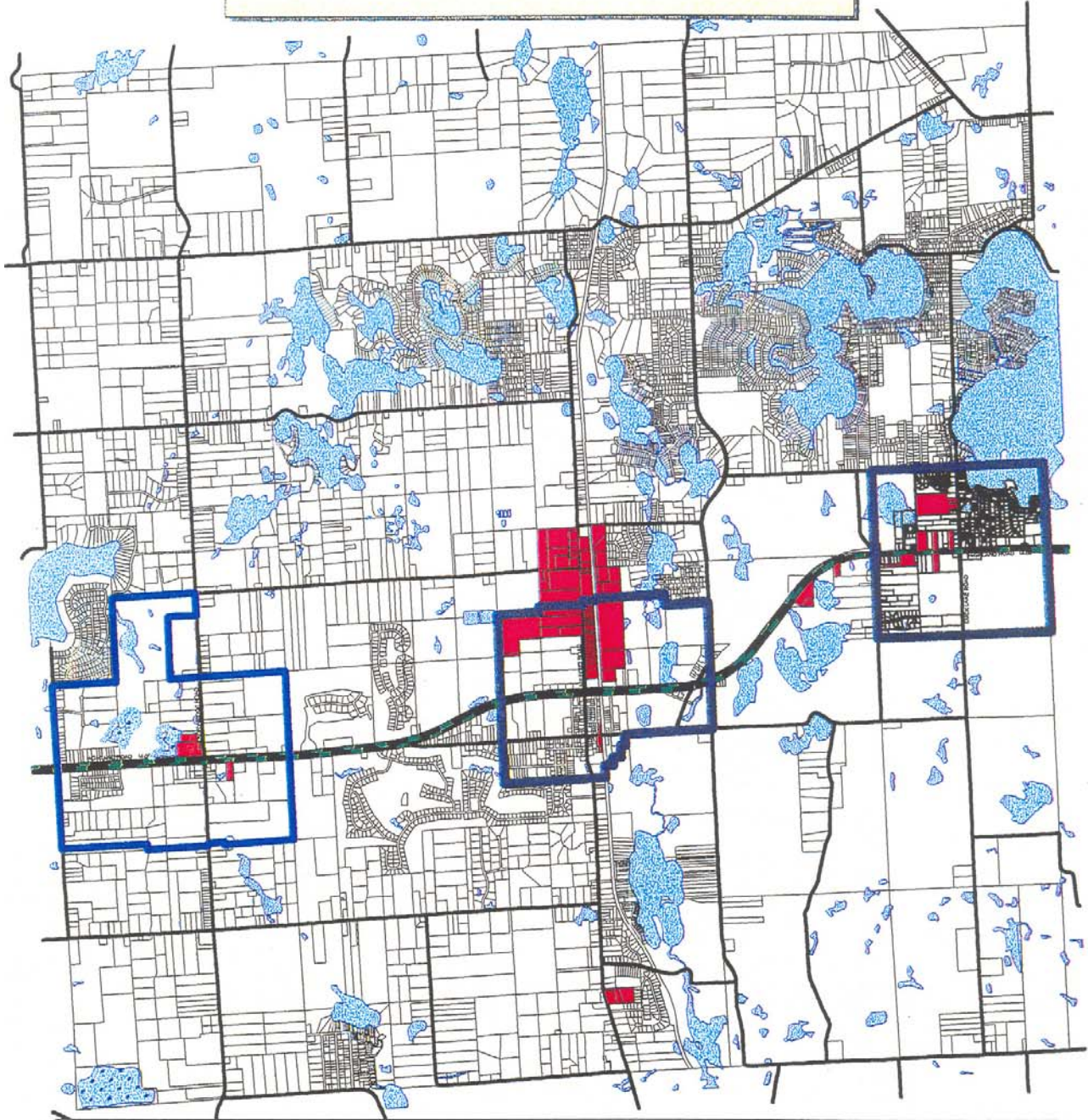


PROPOSED ZONING CHANGES

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-  COMMERCIAL OPTIONS
-  RESIDENTIAL OPTIONS

FIGURE 11
POTENTIAL AUTOMOBILE DEALERSHIP
LOCATIONS, CURRENTLY ZONED CB-4, I-1, OR I-2

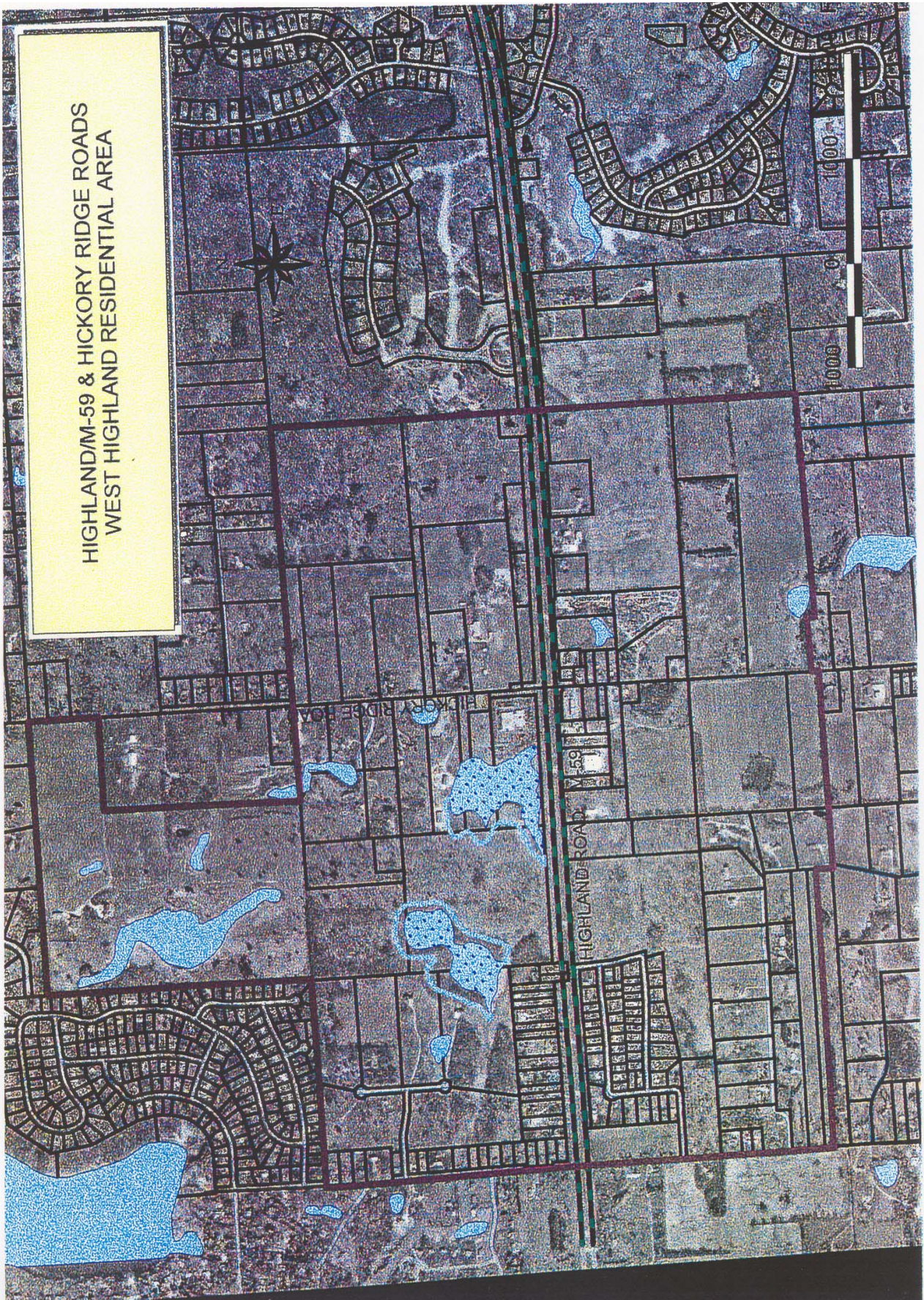


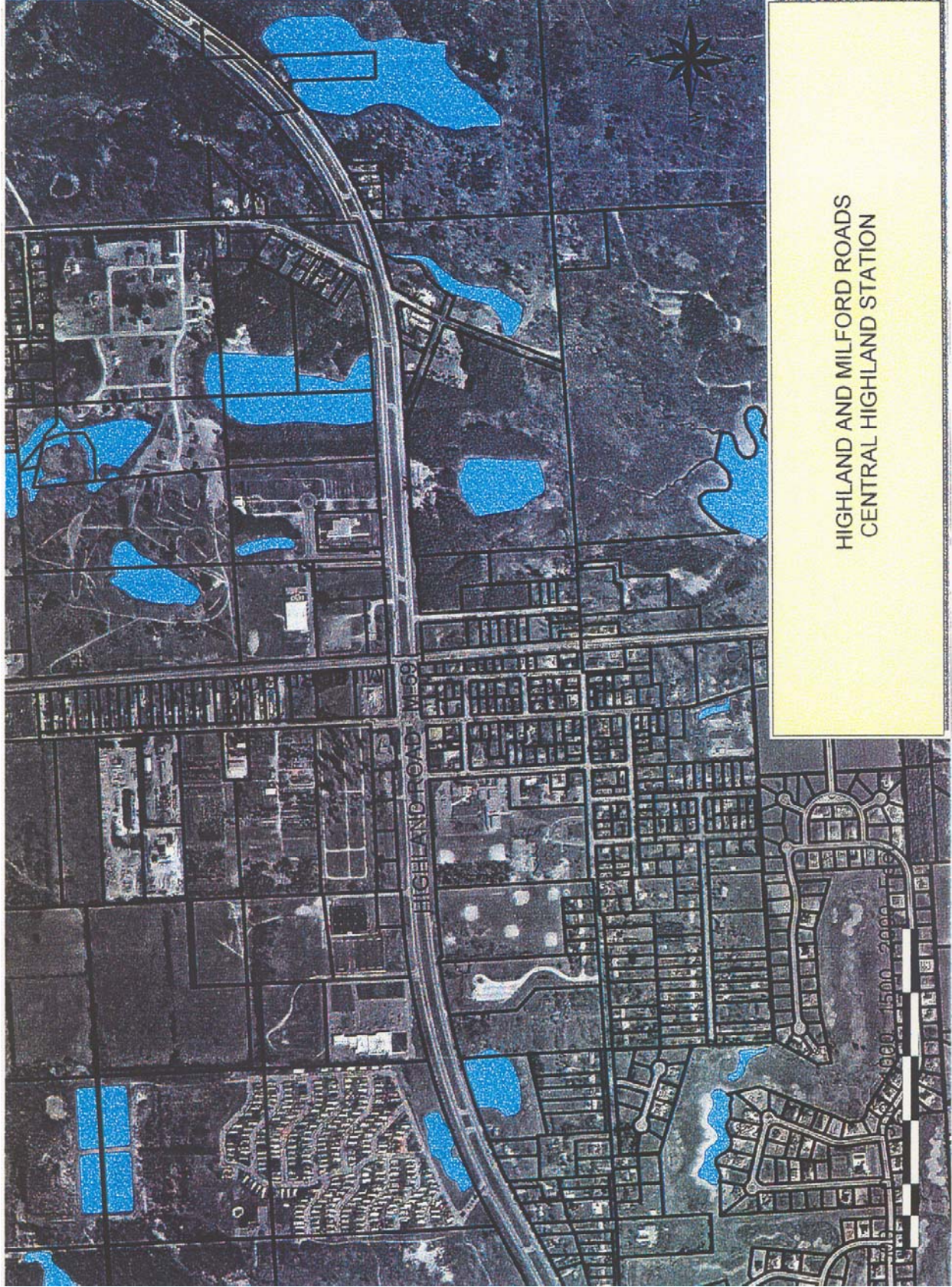
POTENTIAL DEALERSHIP LOCATIONS - ZONED CB-4, I-1, OR I-2



Ht-west-dealer-locate.shp

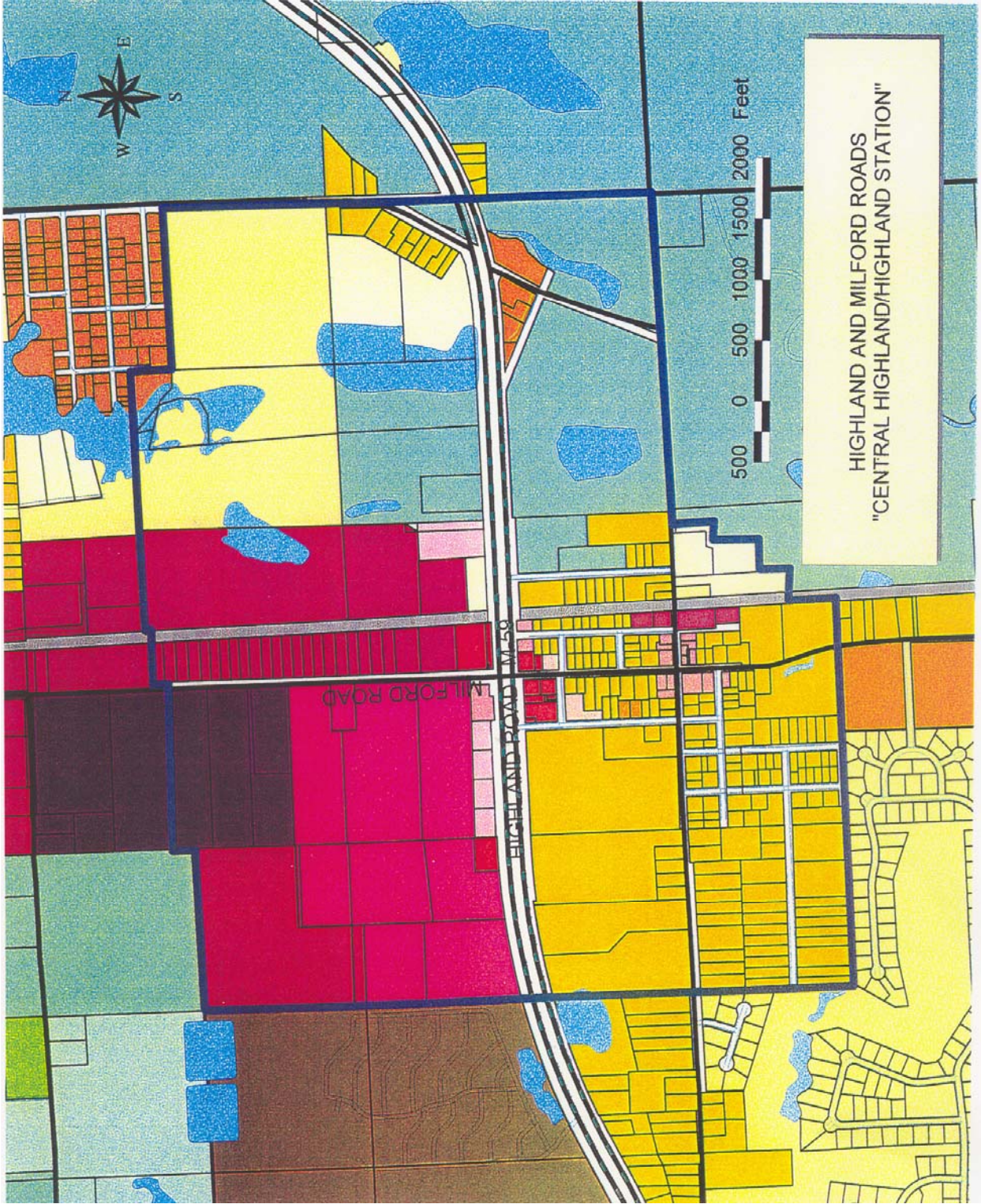
HIGHLAND/M-59 & HICKORY RIDGE ROADS
WEST HIGHLAND RESIDENTIAL AREA





HIGHLAND AND MILFORD ROADS
CENTRAL HIGHLAND STATION

0 1500 2000



HIGHLAND AND MILFORD ROADS
"CENTRAL HIGHLAND/HIGHLAND STATION"

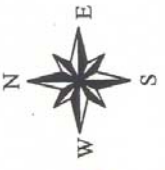
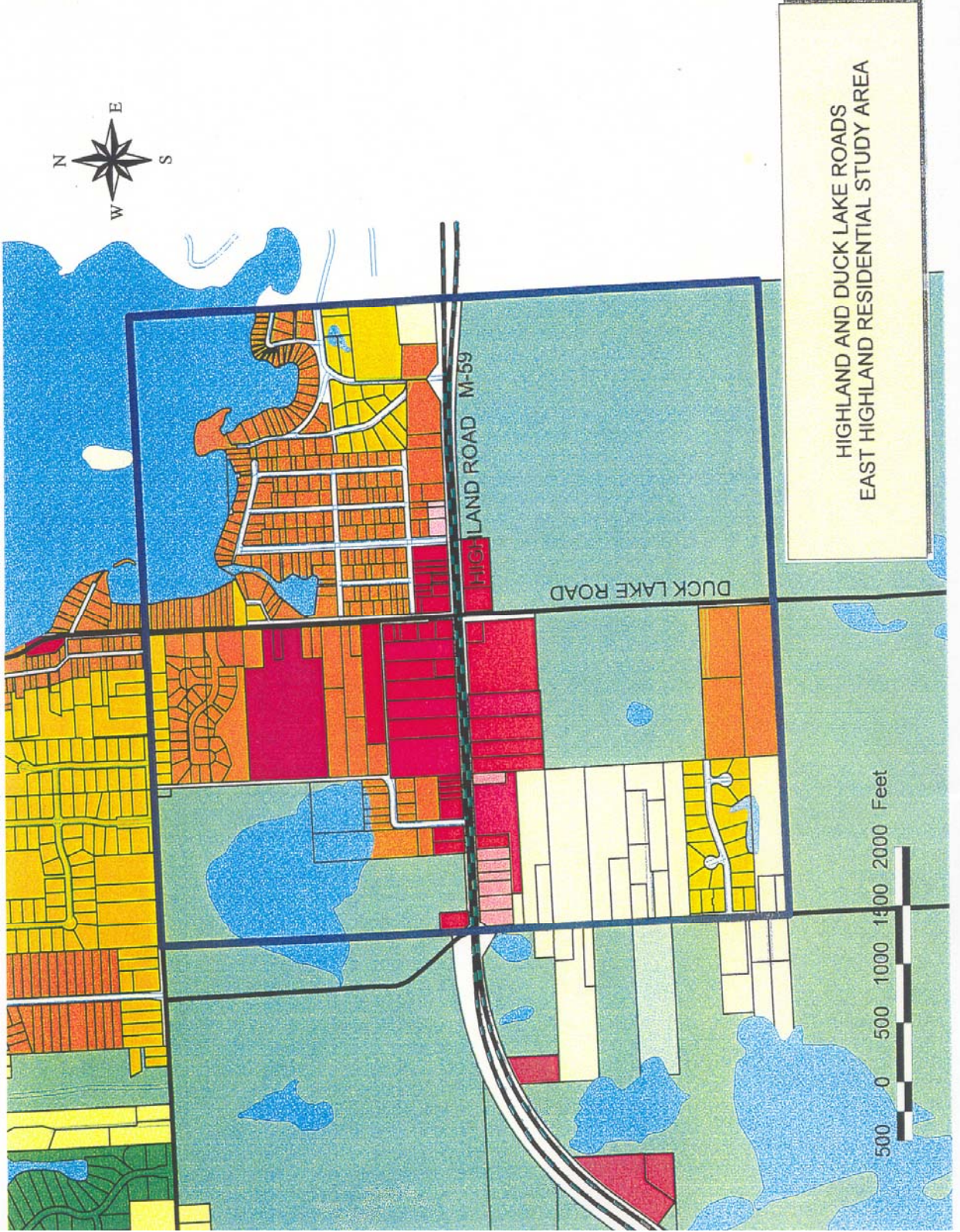
MILFORD ROAD

HIGHLAND ROAD M-59



HIGHLAND AND DUCK LAKE ROADS
EAST HIGHLAND RESIDENTIAL AREA

0 500 1000 1500 2000



HIGHLAND AND DUCK LAKE ROADS
EAST HIGHLAND RESIDENTIAL STUDY AREA

500 0 500 1000 1500 2000 Feet

HIGHLAND ROAD M-59

DUCK LAKE ROAD