

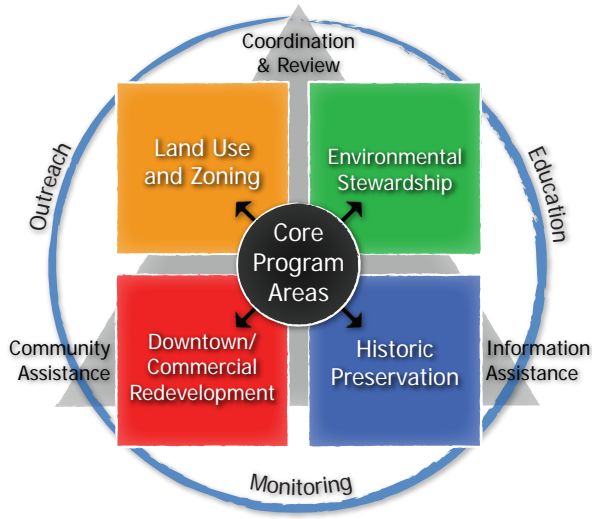
- PLANNING GROUP -

The Planning Group is one of four functional groups within the Oakland County Planning and Economic Development Services Division (PEDS). PEDS mission is to promote economic vitality, support distinct communities, and conserve environmental resources through knowledge, cooperative initiatives, and consultative services.

The Planning Group provides consultative services and products that address county and local economic, community, and environmental topics. The primary clients of the Planning Group are the County Administration, local governments, not-for-profit organizations, businesses, and developers.

Planning Group Mission

Serve the public interest by providing planning, economic development, and design services that establish processes and best practices so that Oakland County continues to grow as a diverse, healthy, complete, and desirable living and working environment.



- PROGRAM STAFF MEMBERS -

Administration

Douglas Smith, Director
Economic Development and Community Affairs

Daniel P. Hunter, Manager
Planning and Economic Development Services

Bret C. Rasegan, Supervisor
Planning Group

Charlotte P. Burckhardt, AICP, PCP

Principal Planner
Program Administrator & Boundary Coordination

burckhardtc@oakgov.com
248-858-5443

Chris Moshier

GIS Technician
Land Use, Composite Master Plan, GIS & Development Potential

moshierc@oakgov.com
248-858-1995

Executive Office Building

2100 Pontiac Lake Road Bldg. 41W
Waterford, MI 48328-0412
www.oakgov.com/luz

OAKLAND COUNTY LAND USE AND ZONING PROGRAM



Mission Statement

Prepare and provide land use information to, and zoning and master plan reviews for, Oakland County communities to improve land use coordination and decision-making.



- BOUNDARY COORDINATION -

Community Master Plan Review

In the State of Michigan, the county is the only level of government charged with the responsibility of boundary coordination. To fulfill this obligation, Oakland County reviews draft master plans.

Communities are required to send a copy of the draft master plan to the county and to all adjacent communities. The county has 63 days from the receipt of the master plan to conduct its review; adjacent communities also have 63 days to provide comments.

Coordination at the borders is a prime consideration in reviewing the master plan; however, the plan is also reviewed in its entirety.

Reviews of community master plans are available on the Land Use and Zoning Program web site.

Township Rezoning Review

By state law (P.A. 110 of 2006, the Michigan Zoning Enabling Act), the County has the authority to review and comment on all township rezoning requests.

Since 1982, the Oakland County only reviews and makes recommendations on those cases that involve the border of an adjacent community or involve County property.

In reviewing boundary cases, the County considers compatibility of the proposed rezoning with the zoning in the adjacent community and conformance to the township's Master Plan.

Reviews of township rezoning requests are available on the land use and zoning web site.



- GIS DATA AND PRODUCTS -

Annual Land Use Inventory

Since 2001, Oakland County has used its Geographic Information System (GIS) to conduct an annual land use inventory of the County's 910 square miles. Access to current, accurate land use data is important because it is the basis of community planning.

Oakland County's land use data is unique in that it is parcel-based. This allows the single family residential category to be further divided into eight classes, based on density, for a total of 21 land use categories.

Because the data is provided to communities at no cost, their planning consultants can allocate their resources towards analysis during the master plan process.

The County has also converted a hard-copy 1966 Land Use Map for use in GIS. Community summaries and maps for each year of land use data are available on the Land Use and Zoning Program web site.

Composite Master Plan

Oakland County does not have a master plan; however, each of the 62 communities in Oakland County has developed a master plan with a future land use map.

Using GIS, the County has developed a composite master plan that generalizes each community's future land use categories into 18 standardized types of land use. These land use categories are also very similar to those used in the Annual Land Use Inventory permitting comparisons between the existing and planned land uses.

The composite master plan is available to Oakland County communities and their consultants. It is also used at the county-level to promote boundary coordination and for development potential analysis.

Maps and summaries for each community are available on the Land Use and Zoning Program web site.



- OTHER SERVICES -

Educational Workshops

In support of an Oakland County Business Roundtable recommendation, the Land Use and Zoning Program provides educational opportunities for planning commissioners, zoning board of appeals members, and elected officials. *Two programs are describe below:*

Planning Basics is a half-day workshop, coordinated with the Michigan Association of Planning, that introduces planning and zoning and clarifies the participant's roles and responsibilities in the process.

The **Citizen Planner** program is a seven week series provided, in partnership with MSU Extension, to equip community officials with the technical knowledge and leadership skills needed to perform their duties more effectively and responsibly. Participants can earn a Master Citizen Planner certificate after completion of the course. Two sessions are satisfied through participation in the **Planning Basics** workshop.

Development Potential Analysis

Development Potential is an *estimate* of the *maximum* amount of development that could occur according a community's master plan. It does not *project* community growth, rather it depicts *potential* growth without an associated time-frame.

It uses a set of modifiable assumptions and formulas that address existing land use, community master plans, unbuildable areas, and future road right-of-way to calculate the number of potential single family units for each parcel and the number of potential acres of non-single family residential development.

Development potential is a service provided to Oakland County communities and is usually requested during the community master plan process. With community-involvement, the default methodology can be tailored to meet the specific needs of each community.

