

# 9



## IMPLEMENTATION STRATEGIES & OPPORTUNITIES

The implementation strategies of this chapter will assist the Village in putting the key recommendations of the Master Plan to work. Aggressive implementation techniques enable the Village to turn potential problems into real opportunities. The implementation program that follows will attempt to correlate specific plan proposals with appropriate implementation techniques. These techniques should be referred to frequently and used systematically so that the outcome is a consistent program of implementation over whatever period of time is required to achieve the Master Plan recommendations.

### **IMPLEMENTATION TOOLS**

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

#### **Zoning Ordinance Standards**

The Village'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 commercial and office districts
- Relocate improperly placed signs, and replace those of non-conforming design

### Subdivision and Condominium Regulations

Subdivision Regulations and Condominium Regulations Ordinances are valuable tools in achieving the type of residential development desired by the Village. These ordinances should be periodically reviewed and updated to incorporate effective standards that will result in high quality, attractive residential developments.

### 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.

Land use recommendations for the Special Study Area at 14 Mile and Telegraph Roads, outlined in Chapter 6, may assist the Village in influencing the focus area's future development. Chapter 7, Infill Development Guidelines, establishes policies to guide future infill development within Bingham Farms. Chapter 8, Neighborhood Character and Design Guidelines, provides standards for the design of infill housing and redevelopment or replacement housing within the Village's residential neighborhoods.

### 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 Village 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 Village 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, 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.

### 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 owner's development rights, thereby preserving open space use of property in perpetuity. At the current time, Villages 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 table below have been developed to assist with the continual use of this policy document.

Table 9-1  
Implementation Program

GOAL / OBJECTIVE	ACTION
Preserve natural features such as steep slopes, woodlands, flora and fauna, rivers and streams, and wetlands.	Adopt ordinance provisions encouraging the maintenance of natural buffers and the provision of visual screening along major roadway corridors.
	Consider the adoption of a natural features overlay zoning category to provide guidelines, including buffer provisions, to minimize impacts to sensitive natural features.
	Encourage developers to preserve natural features, wildlife corridors, and open spaces within residential and non-residential developments.
	Review and strengthen site plan review procedures to ensure wetland and woodland identification and preservation.
	Develop or refine ordinances to protect and regulate woodlands and wetlands.
	Consider drafting a wildlife corridor plan.
	Consider developing a transfer or purchase of development rights program to encourage resource preservation.
	Evaluate the feasibility of constructing trailways along 13 and 14 Mile Roads.
Maintain the existing residential character.	Maintain zoning districts that provide for large residential lot sizes with generous setback and yard requirements.
	Identify and pursue necessary updates to the Zoning Code to permit the housing types and densities recommended by the Master Plan.
	Consider amending the Zoning Code to include standards governing infill development.
	Consider incorporating portions of the Residential Design Guidelines into the Zoning Code.
	Reevaluate the Village's Planned Unit Development Ordinance to ensure that standards mandate construction and site design of the highest quality.
	Consider amending the Village Code to regulate nighttime illumination in residential neighborhoods.

GOAL / OBJECTIVE	ACTION
Ensure that non-residential uses are compatible with the community's predominantly residential character.	Establish architectural standards for non-residential buildings, and promote the use of residential architectural elements within office and other non-residential developments.
	Consider placing additional limitations on permitted office and commercial uses.
	Consider amending the Village Code to regulate nighttime illumination in Commercial and Professional Services Zoning Districts.
Achieve a transportation network which serves the build-out population and non-residential development needs of the Village.	Refer to access management guidelines in the site plan review process, and consider amending the Zoning Code to include access management requirements for all new development.
	Explore potential funding sources to assist with the construction of proposed pathway segments.
	Encourage developers to make improvements to roads impacted by their developments.
	Continue to evaluate traffic volumes and crash history at 13 Mile Road and Bingham Road, to determine if signal and turn-lane warrants are met or if other improvements are necessary.
	Monitor traffic volumes and speeds on Bingham Road to gauge if traffic calming measures should be implemented.
	Consider installing a two-way left-turn lane on 13 Mile Road in the vicinity of Bingham Farms Elementary School.

## ZONING PLAN

Zoning Districts Map 9-1 shows the current boundaries of Village zoning districts. Zoning Plan Map 9-2 is intended to encourage short-term implementation of the long-range land use recommendations included in the Future Land Use Plan. These short-term actions could be implemented through a Village-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.

## Potential Zoning Code Amendments

In order to implement key recommendations of the Master Plan, the Village may wish to amend certain sections of the Bingham Farms Village Code.

The Village is currently in the process of formulating a woodlands protection ordinance to regulate the removal of trees during development. Further standards to discourage and/or prohibit development that would adversely

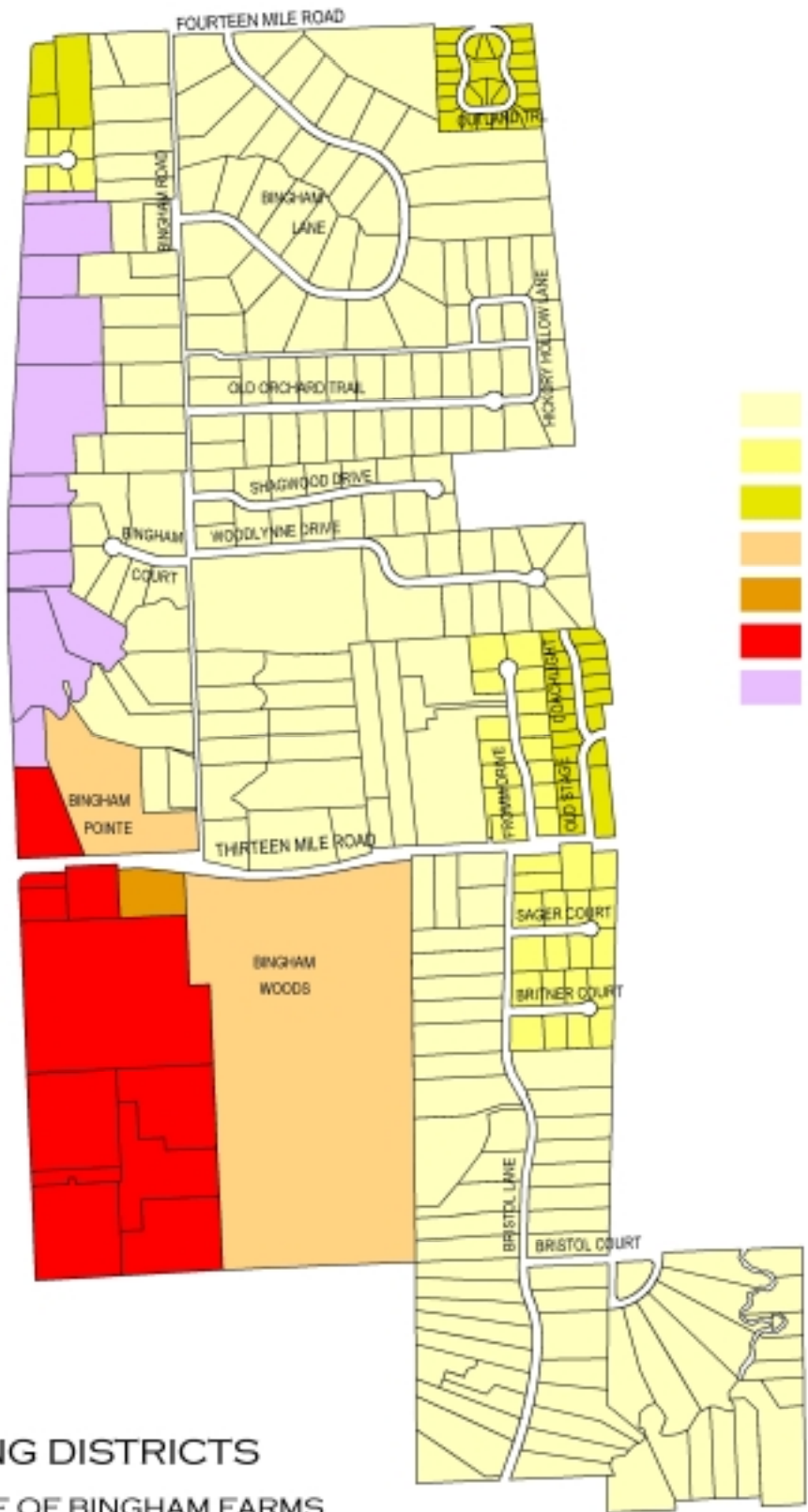
affect natural resources should be considered. For example, the Zoning Code should perhaps be amended to eliminate the use of floodplains and steep slopes when determining permitted residential density.

Another ordinance amendment, which sets forth standards for the design of residential driveways, is also pending. The establishment of such standards would make the driveway design recommendations contained in Chapter 8's Residential Design Guidelines mandatory, not merely advisory.

Consideration should also be given to incorporating other crucial Design Guideline recommendations into the Village's Zoning Code, such as maximum lot coverage standards for all buildings. Concurrently, the Village may wish to develop advisory and/or binding architectural design standards for non-residential buildings.

Like the Design Guidelines, portions of Chapter 7's Infill Development Guidelines should also be incorporated into the Village Code, beginning with a clear definition of what constitutes residential infill / redevelopment. The following guidelines could also be included in such an amendment:

- Residential Infill / Redevelopment shall be consistent with the predominant character of the existing neighborhood or with the distinctive Bingham Farms characteristics identified in Chapter 8 of the Master Plan.
- Residential Infill / Redevelopment proposals shall be consistent with the use and density recommendations of the Village Master Plan. To that end, all requests for rezoning will be measured against the adopted Master Plan.
- Residential Infill / Redevelopment shall not require public expenditure for infrastructure improvements. The cost of all infrastructure upgrades shall be borne by the development sponsor.
- Residential Infill / Redevelopment shall not receive density credit for unbuildable natural features including regulated wetlands, floodplains, and fragile, steep slopes in excess of 20 percent.



- R-1 Residential
- R-2 Residential
- R-3 Residential
- R-4 Residential
- R-5 Residential
- C-1 Commercial
- PS Professional Services

**ZONING DISTRICTS**  
**VILLAGE OF BINGHAM FARMS**  
**OAKLAND COUNTY**

MAP 9-1





**ZONING PLAN**  
**VILLAGE OF BINGHAM FARMS**  
**OAKLAND COUNTY**

MAP 9-2



**BIRCHLER ARROYO**  
 ASSOCIATES, INC.