

Master Plan



CHARTER TOWNSHIP OF ROYAL OAK
OAKLAND COUNTY, MICHIGAN

A Vision for the Year 2020



ADDENDUM

Adopted: April 9, 2008

A Vision for the Year 2020

MASTER PLAN

**ADDENDUM
(Adopted: April 9, 2008)**

**CHARTER TOWNSHIP OF ROYAL OAK,
OAKLAND COUNTY, MICHIGAN**

prepared by:

MCKenna
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I N C O R P O R A T E D

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Township Board

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Cynthia A. Phillips, Treasurer
David W. Ford, Trustee
Frank L. Miles, Jr., Trustee
Donna Squalls, Trustee
Francine Thurman, Trustee

Planning Commission

Cary M. Junior, Chair
Winifred Cook
David Ford, Trustee/Liaison
Lucile Grayson
Patrick Harbin, Sr.
Stella Jackson
Christine Riley

RESOLUTION
TO ADOPT CHARTER TOWNSHIP OF ROYAL OAK, MICHIGAN MASTER PLAN:
A VISION FOR THE YEAR 2020

WHEREAS, The Charter Township of Royal Oak, Michigan Master Plan was last adopted December 11, 1996; and

WHEREAS, the Township Planning Act 168, of 1959, as amended, requires the Planning Commission to review the Master Plan at least every 5 years after adoption to amend the plan or adopt a new plan; and,

WHEREAS, in May 2007, the Planning Commission held a kick-off meeting to review existing documents, demographics, base maps, and trends for the purpose of updating the Master Plan; and,

WHEREAS, a Letter of Intent to update the plan was mailed to: 1) all planning commissions located within or contiguous to the municipality; 2) the regional planning commission (SEMCOG); 3) the county planning commission (Oakland); and each registered public utility company and railroad company owning or operating a public utility or railroad within the Township; and,

WHEREAS, a workshop was held on October 10, 2007 by the Planning Commission to receive public comment; and,

WHEREAS, the Township Board reviewed the draft plan and authorized the distribution of the plan for the required review period; and,

WHEREAS, the Planning Commission held a public hearing on April 9, 2008, after expiration of the deadline for comment, to discuss and consider the proposed plan; and,

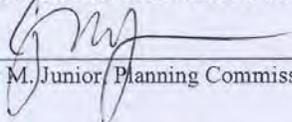
NOW, THEREFORE, BE IT RESOLVED, that the Charter Township of Royal Oak Planning Commission hereby adopts the Master Plan update, as amended, dated April 10, 2008 including all text, descriptive material, and maps.

FURTHER, BE IT RESOLVED, that the Charter Township of Royal Oak Planning Commission hereby directs the distribution of the adopted plan to the Township Board and required entities in accordance with Sec. 8. (5) of PA168, of 1959, as amended.

AYES: Junior, Cook, Grayson, Jackson, Riley, Ford, Harbin

NAYES: NONE

RESOLUTION DECALRED ADOPTED



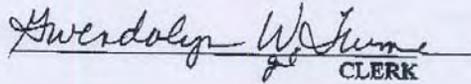
Cary M. Junior, Planning Commission Chair

Resolution to Adopt Master Plan
A Vision for the year 2020
Charter Township of Royal Oak
April 9, 2008

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND

I, Gwendolyn W. Turner, the duly qualified Clerk of the Charter Township of Royal Oak, County of Oakland, State of Michigan, do hereby certify that the foregoing is true and a complete copy of a resolution adopted by the Planning Commission of the Charter Township of Royal Oak at a regular meeting, after public hearing, held on the 9th day of April, 2008, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this 18 day of July, 2008.


CLERK

CHARTER TOWNSHIP OF ROYAL OAK

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INTRODUCTION

The previous Master Plan (1996 update), *A Vision for the Year 2010*, was prepared in 1996 and adopted on December 11, 1996. At that time, the Township consisted of two separate and distinct geographic areas. The northern portion (Census Tract 1724), located on the east side of Greenfield Road between Ten Mile Road and Lincoln Ave, was physically separated by approximately 2 ½ miles from the southern portion (Census Tract 1725). The southern portion is located north of Eight Mile Road, between Meyers Road and the east side of Mitchelldale Ave.

According to 2000 US Census estimates, the Township had approximately 5,173 residents in both northern and southern portions. In 2003 & 2004 the northern portion (Census Tract 1724) was annexed to the City of Oak Park, thereby making the southern portion (Census Tract 1725) the only remaining geographic area of the Township. Today, the community consists of an estimated 2,669 residents.

In 2005, the Township began to start thinking forward and adopted a Brownfield Redevelopment Authority (BRA). In 2007, the Township adopted its first Neighborhood Enterprise Zone No. 1 and initiated a Master Plan update to supplement the previously adopted plan (12/11/96). Since the Township is now defined as Census Tract 1725, the focus of the Master Plan update, *A Vision for the Year 2020*, is to start fresh and to only incorporate comparisons of demographic changes and land uses to Census Tract 1725 only.

To make the Master Plan more “user friendly” to residents and businesses alike, it was decided to develop the final product as an executive summary in a poster/brochure format. Several copies will be made and distributed to the public via the Township Offices, Library, Pearl Wright Senior Center, and Recreation Center. The poster will also be posted to the Township’s web site and distributed to new businesses. This Addendum provides additional information, expanded text, reports, illustrations, and data to supplement the poster/brochure.

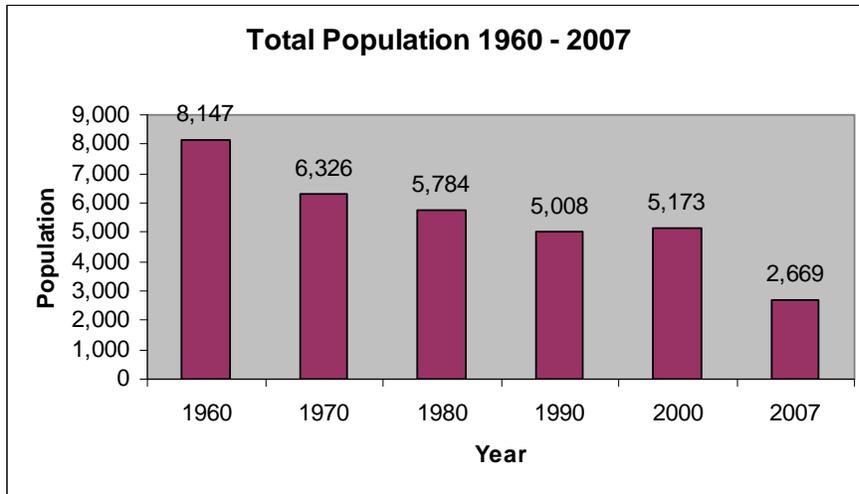
PURPOSE

A comprehensive Master Plan serves as a guide for the physical, cultural, and social growth and development of the community. The purpose of the Master Plan is to: 1) inventory and analyze the community’s land uses, natural resources, and population; 2) identify existing and future needs; and 3) develop strategies and implementation tools to meet those needs and preserve community character.

DEMOGRAPHICS

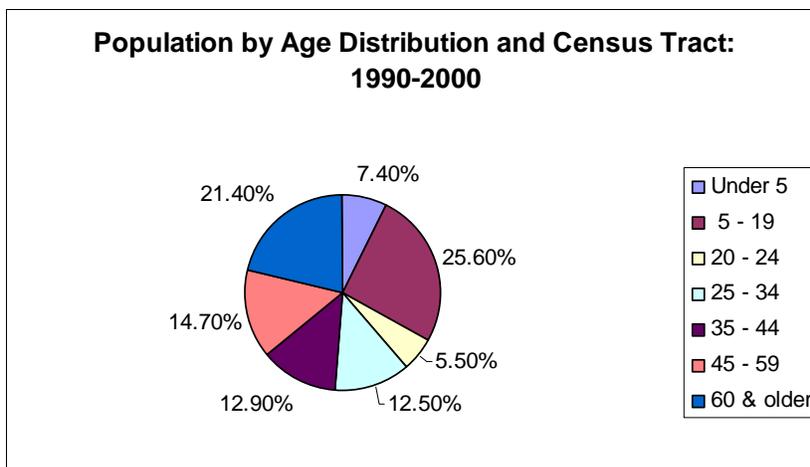
The following analysis of population and housing data for Royal Oak Charter Township, an important component of the planning process, will help determine future needs and establish goals and objectives to guide future development and redevelopment.

In 2004, the northern portion (Census Tract 1724) of the Township was annexed and the Township lost about 52% of its population. Thus, the following demographic summary compares the remaining southern portion (Census Tract 1725) of the Township only.



Sources: 1976 Royal Oak Charter Township Master Plan; 1980 U.S. Census of Population and Housing; 1990 U.S. Census Bureau,

There has been a 67% loss of population since 1960. The loss of population can be quantified in three major events: 1) the construction of I-696; 2) the annexation of the northern portion of the Township in 2004; and 3) the long term decrease in household size. However, there was a slight increase in household size from 2.4 to 2.64 persons per household (Census Tract 1725) from 1990-2000.

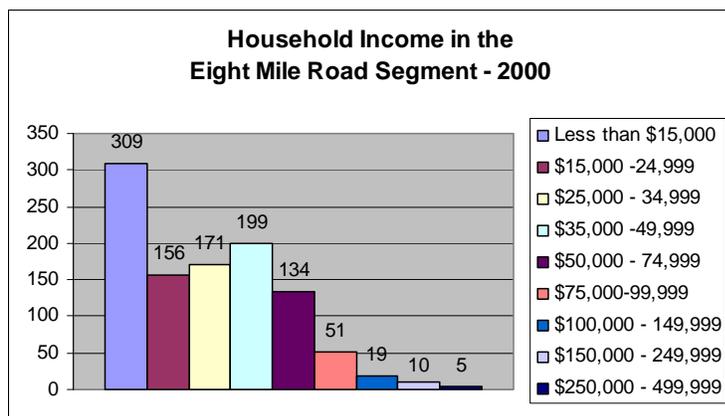


Source: 1990 and 2000 Census of Population

The 5-19 year old age group represents the largest percent of the Township at 25.60%, followed closely by the 60 & older age group at 21.40%. This suggests that municipal facilities for and services to young children and seniors will need to increase in the future. The median age of all residents was 34.1 in 2000, which is slightly younger than the median age of Oakland County at 35.3 years old.

Major populations by race in the Township include: Black or African American (9.5%); White (1.8%); Hispanic or Latino (1.0%); American Indian (0.5%); and other (1.7%).

8.8% of Township residents used public transportation to get to work and 8.9% of Township residents walked to work. Thus, public pathways and transportation amenities are important issues to be addressed.

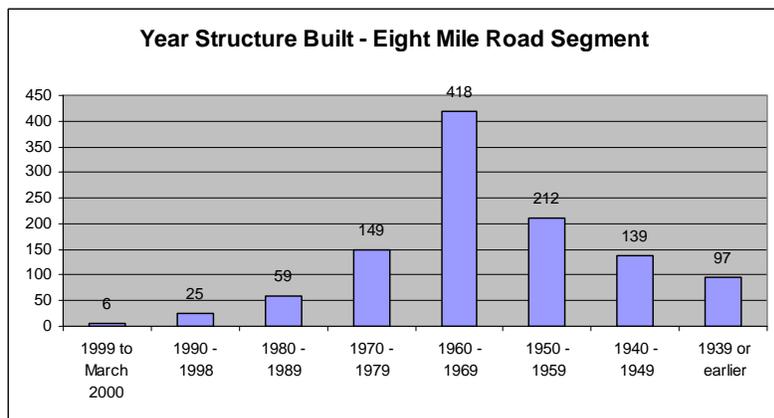


Source: 2000 U.S. Census Bureau, Census of Population of Housing

The 2000 Median Income of Township residents was \$28,634 per household. The largest % of Township residents (29.32 %) had an income of less than \$15,000 per household. In 1999, 561 persons or approximately 21% of persons had an income below the poverty level.

33.78% of Township residents graduated from High School; 3.46% hold an Associate degree; and 6.63% hold a Bachelor’s degree, including 1.61% with a Master’s degree.

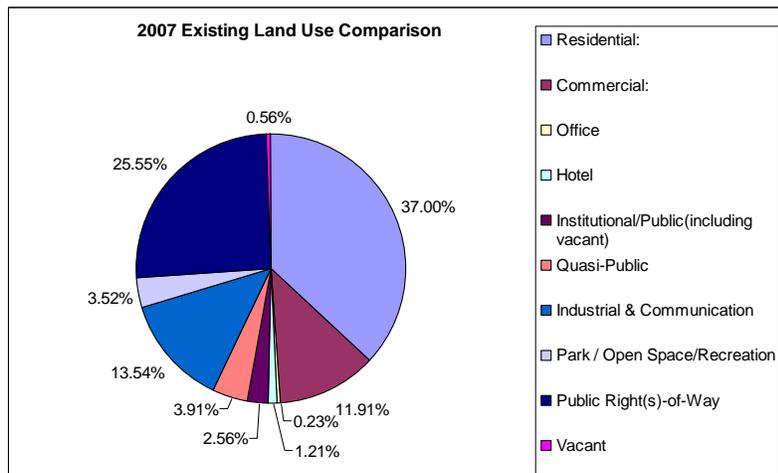
The three largest industries for employment for Township residents include: Educational, health, and social services (24.2 %); Manufacturing (22.6 %); and Retail trade (12.8 %).



Source: 2000 U.S. Census of Housing and Population

There were a total of 1,057 households in 2000, including 658 family households. The majority (37.80%) of households were built between 1960 - 1969. The median year that owner occupied units were built is 1960 and the median year that renter occupied units were built is 1965. The median value for all owner occupied housing units in 2000 was \$72,200 per unit. The vacancy rate in 2000 was 4.3%. Owner occupied units represented 40.59% of total units compared to 59.41% of renter occupied units. Thus, there is a need to provide more owner occupied units in the community.

EXISTING LAND USE



Source: McKenna Associates, Inc., Field Survey, December 1995 and May 23, 2007

Residential land uses make up the greatest percentage of existing land uses at 37% or 132.06 acres. Public Right(s)-of-way make up the next largest land use at 25.55%. Industrial and Communication uses consist of 48.35 acres or 13.54% and Commercial land uses comprise of 11.91% or 42.56 acres. The remaining land uses in the Township include: Quasi-Public (3.91%); Park/Open Space/Recreation (3.52%); Institutional/Public (2.56%); Hotel (1.21%); Office (0.23%); and Vacant (0.56%).

Park and Recreation Facilities

The Township contains two major parks (Civic Center and Mack Rowe) and two recreation facilities (Grant School and Recreation Center) with outdoor components. The Recreation Center is open M-F from 3:00-8:30 pm and on Saturday's from 11:00 am-3:00 pm for basketball clinics. Special events are also held in the gymnasium by appointment. Table __, Existing Parks and Recreation Facilities Inventory, provides an inventory of existing Township recreation facilities within each park.

Existing Development Districts

Charter Township of Royal Oak, MI

Low Density Residential

Up to 7 one-family units per acre. R-1A zoning district; 50-55 ft. lot width; 6,000 sq.ft. min. lot area.



Medium Density Residential

Up to 10 one-family units per acre. R-1B zoning district; 40 ft. lot width; 4,000 sq.ft. min. lot area.



Two Family Residential

Existing non-conforming two family units located in the R-1B district.



Multiple Family Residential

Existing non-conforming three plus residential units located in the R1-B district. Large scale multiple family public and private developments (e.g. Oakdale Coop, WC Chamblis Terraces and Townhomes, & ROT Housing Commission) located in the R-M district.



Multiple Family High Rise

Royal Oak Towers high-rise multiple family building.



Non Auto Commercial

General retail and businesses located along Eight Mile Road in shopping centers or freestanding buildings that are not automobile oriented. (C-1 through C-3 districts).



Auto Related Commercial

Existing oil change, car wash, gas station, and automobile sale, rental, detailing, and repair establishments. (C-1 and C-2 districts).



Neighborhood Commercial

Small scale retail establishments designed for the convenience of persons residing in adjacent residential areas.



Office

Private and institutional offices and off-street parking on the same or abutting lot(s).



Hotel

Existing hotel, motel, and public lodging establishments.



Public

Township Administrative Offices, Recreation Center, and Township owned facilities.



Public-Vacant

Existing undeveloped or vacant Township owned property.



Quasi-Public

Churches, hospitals, and fraternal organizations.



Park, Recreation, and Open Space

Township owned parks (Civic Center and Mack-Rowe Memorial), recreation (Recreation Center) and open space (Grant School recreation and Scotia Rd. boulevard).



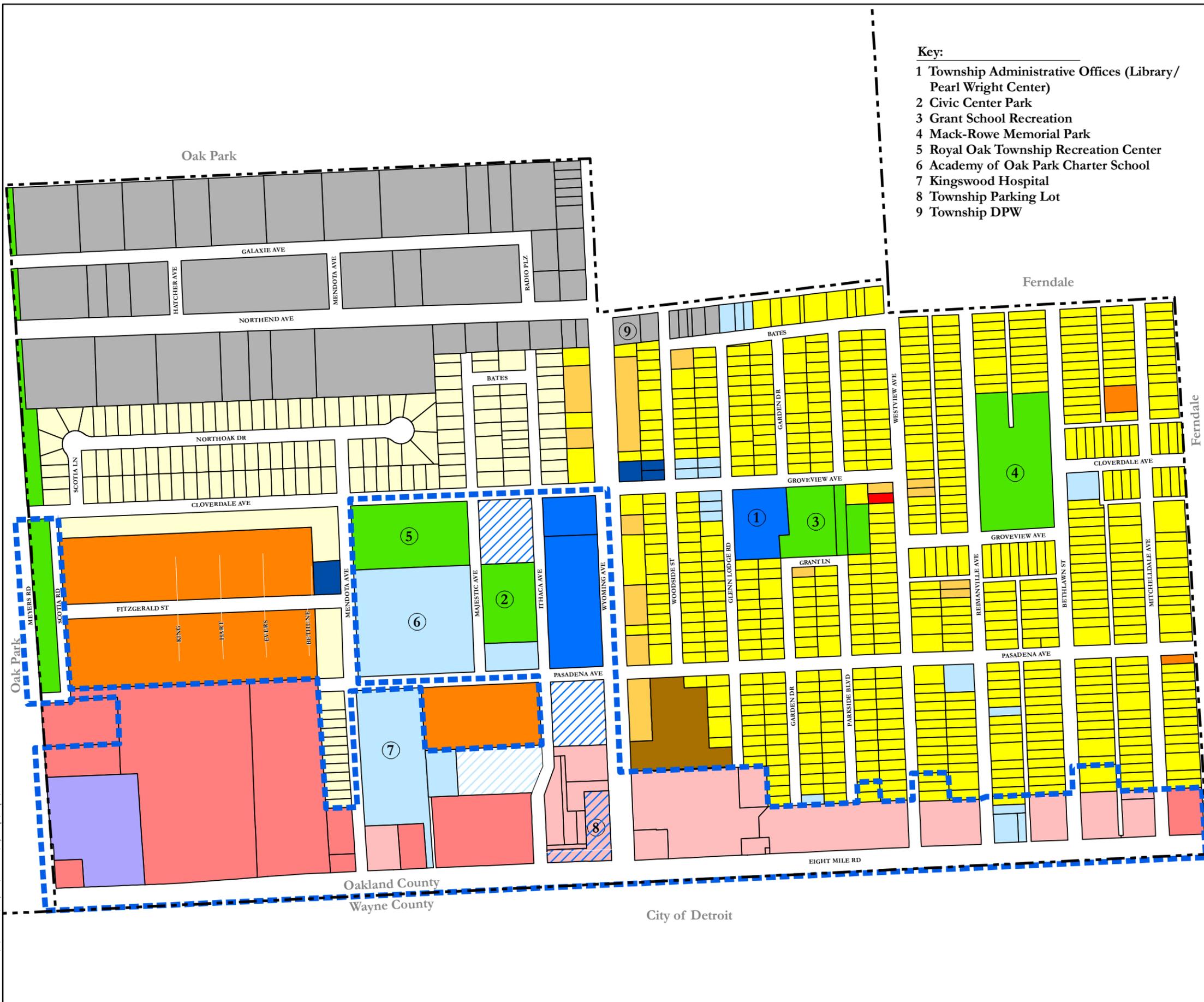
Industrial

Existing industrial, manufacturing, processing, and communication land uses located in the Northend Industrial Park. (M-1 and M-2 Industrial districts).



Vacant - Existing privately owned undeveloped parcels.

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- Key:**
- 1 Township Administrative Offices (Library/Pearl Wright Center)
 - 2 Civic Center Park
 - 3 Grant School Recreation
 - 4 Mack-Rowe Memorial Park
 - 5 Royal Oak Township Recreation Center
 - 6 Academy of Oak Park Charter School
 - 7 Kingswood Hospital
 - 8 Township Parking Lot
 - 9 Township DPW

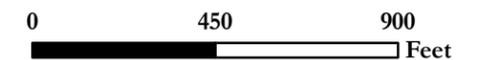
Existing Land Use

Royal Oak Charter Township, Oakland County, Michigan

Existing Land Use

- Low Density Residential
- Medium Density Residential
- Two Family Residential
- Multiple Family Residential
- Multiple Family High Rise
- Non Auto Commercial
- Auto Related Commercial
- Neighborhood Commercial
- Office
- Hotel
- Public
- Vacant
- Quasi-Public
- Park, Recreation & Open Space
- Industrial
- Vacant
- DDA Boundary
- Surrounding Municipalities

Base Source: Oakland County GIS, 2005
 Data Source: McKenna Associates, Inc. Field Survey 5/16/07



PUBLIC INPUT

A workshop was held by the Planning Commission on October 10, 2007 to receive input from the public. The results of the workshop are listed below:

Prouds and Sorries

Participants were asked what things they were most “proud” of in the community and what things (“sorries”) they would like to see either improved or enhanced.

PROUDS	SORRIES
<ul style="list-style-type: none"> • Being Part of the Community • People, close knit community • Low crime/safety • Family life • Neighbors • Location in metro area • Planning Commission • Infill housing • Oldest Black Township in MI Established 1800’s • Mack Rowe Park – new sign, flowers, benches. • DDA Streetscape enhancements / appearance • Government administration • Library 	<ul style="list-style-type: none"> • Police service • Township Services • Recreation Center, lack of programs • Code Enforcements • Senior services • Lack of trash receptacles • Clean-up trash / litter • Pick-up of large, bulk items, no more than once per year. • Two community school districts (creates division in community) • Total brush in yards • Cars on the street during snow storms • Snow removal • Elderly who live alone with no supportive services • Lack of understanding about potential in Township • Lack of involvement by parents and residents

Visioning Session

Participants were asked to generate ideas or visions for four topical areas in the community: 1) Housing/Neighborhoods; 2) Recreation/Environment; 3) Land Use/Transportation; and 4) Commercial/Economic Development. Once a list was generated under each category, participants were asked to vote for their top priorities. The right-hand column lists the point total for each item per category.

Housing / Neighborhoods

	Points
<ul style="list-style-type: none"> • Increase Ordinance Enforcement: <ul style="list-style-type: none"> - Noise - Rental occupancy - Abandoned cars - Vacant lots • Unite two school districts into one for Township residents. • Provide a variety of housing units: <ul style="list-style-type: none"> - Young professionals - Empty nesters - Seniors • Increase police patrols. • Provide full time code enforcement. 	<p>9</p> <p>7</p> <p>6</p> <p>6</p> <p>5</p>

• Increase youth programs.	4
• Create designated pathways.	2
• Enforce teen curfew.	2
• Reinvigorate block clubs.	2
• Provide assisted Living units/complexes.	1
• Need dedicated spaces for seniors.	1
• Unite two neighborhoods, east and west of Wyoming – more united.	-1
• Control home businesses.	
• Initiate house beautification awards.	

Recreation / Environment

	Points
• Construct Viable Recreation Center. Senior Citizens designated space Teen Center Multi generational facility Full service	18
Basketball	4
Fitness center	
Pool	
Multi purpose room	
Ice skating rink	3
• Connect and provide pathways.	2
• Upgrade and maintain existing parks.	1
• Offer programs for special interest.	1
Dancing (ballroom)	1
Organized events and programs	
• Initiate tree planting programs (Boulevard and main thoroughfares).	1
• Foster tree replacement.	
• Create neighborhood parks.	
• Start recycling program.	-1

Land Use / Transportation

	Points
• Provide pedestrian amenities due to large number of walkers in community	2
• Public transportation is important to R.O.T.	2
• Install ornamental street lights on Main Street	2
• Continue streetscape enhancements.	2
• Install Pathways (bike and pedestrian) for health, recreation and community.	2
• Repair sidewalks – ADA accessible.	1
• Start recycling program.	1
• Upgrade bus stop and transit stations due to large number of public transit users.	
• Lighting (2.0 f.c.) for public safety (Myers).	

Commercial / Economic Development

	Points
• Attract sit down/family restaurants	8
• Attract medical center	3
• Seek professional office (Doctor, Dentist, etc.)	2
• Invite fitness centers	2
• Cooking Center / Master Kitchen	2

- | | |
|--|---|
| • Encourage specialty retail (ice cream, coffee shops, etc.) | 1 |
| • Home Improvement Center | 1 |
| • Catering Center Commercial | 1 |
| • Establish Chamber of Commerce | 1 |
| • Lobby for own Post Office | 1 |
| • Bed, Bath, & Beyond | 1 |
| • Hotel (name brand) | |
| • Entertainment (theater, bowling alley, roller rink, etc.) | |
| • Office supply | |

Top Five Priorities

The top five priorities from all categories are listed below.

Top Five Priorities in Township

	Description	Points
1.	<ul style="list-style-type: none"> • Construct Viable Recreation Center <li style="padding-left: 20px;">Senior Citizens designated space <li style="padding-left: 20px;">Teen Center <li style="padding-left: 20px;">Multi generational facility <li style="padding-left: 20px;">Full service 	18
2.	<ul style="list-style-type: none"> • Increase Ordinance Enforcement: <ul style="list-style-type: none"> - Noise - Rental occupancy - Abandoned cars - Vacant lots 	9
3.	<ul style="list-style-type: none"> • Attract sit down/family restaurants 	8
4.	<ul style="list-style-type: none"> • Unite two school districts into one for Township residents. 	7
5.	<ul style="list-style-type: none"> • Provide a variety of housing units: <ul style="list-style-type: none"> - Young professionals - Empty nesters - Seniors 	6
5.	<ul style="list-style-type: none"> • Increase police patrols 	6

The results of the workshop are incorporated into the Goals and Objectives section of the plan.

GOALS, OBJECTIVES AND VISION

Vision Statement

A Vibrant, People-involved, Family-oriented, Safe, Economically-stable, Tree-lined, Residential Mecca Filled with Active Young People Learning, Playing and Succeeding with God's Guidance.

Goals and Objectives

CREATE ATTRACTIVE RESIDENTIAL NEIGHBORHOODS

- ✓ Create Housing options, including brownstones, stacked ranches, duplexes, and townhouses, for young professionals and empty nesters
 - Permit innovative residential developments through Planned Unit Developments
 - Encourage higher density residential development within walking distance of public facilities, jobs, and retail centers

- ✓ Build In-fill Housing on Existing Streets to Create Attractive Neighborhoods
 - Establish a Plan to Improve Residential Streets, block by block
 - Purchase Privately Owned Empty Lots and Deteriorated Houses
 - Assemble property to create larger lots*
 - Use CDBG Funds*
 - Encourage Single Family infill Home Construction on vacant parcels

- ✓ Establish Neighborhood Enterprise Zones (NEZ's) as an incentive for the development and rehabilitation of residential housing.
 - Encourage owner-occupied housing and new investment in the community
 - Develop housing for all persons, regardless of income level, within the NEZ's

- ✓ Establish an Appearance Code
 - Strictly Enforce All Property and Building Codes
 - Adopt a historic preservation program
 - Establish a rental occupancy policy
 - Increase Ordinance Enforcement (e.g. noise, rental occupancy, abandoned cars, vacant lots)

- ✓ Initiate a Proactive Beautification Program
 - Apply for State Grants for Tree Planting
 - Apply for Federal and State Grants to Improve Appearance of major streets and commercial corridors
 - Research and Implement Other Tree Planting and Landscaping Programs
 - Work with the Downtown Development Authority to install beautification projects
 - Promote Crime Prevention through Environmental Design (CPTED)

- ✓ Publicize Housing Opportunities, Mortgage Programs, and Tax Credits
 - Prepare a Description of the Community and its Programs

- ✓ Reduce Church - Neighborhood Conflicts
 - Establish Church Neighborhood Committees to Resolve Issues
 - Place Future Churches on Main Roads Only, but not along Eight Mile Road
- ✓ Strengthen Neighborhoods
 - Vigorous Code Enforcement with full time staff
 - Create a Rental Occupancy Program
 - Promote Crime Prevention and Block Clubs
 - Unite two school districts into one for Township residents

PROVIDE EXPANDED RECREATIONAL AREAS, FACILITIES AND PROGRAMS

- ✓ Construct a Modern Recreation/Community Center (Municipal Complex)
- ✓ Prepare a Comprehensive Plan for Improvement of Township Recreation Facilities
 - Use CDBG and Other Funds for Plan
 - Add Splash Pad and additional aquatic facilities to the Swimming Pool
 - Improve Gym and Other Sports Orientated Activities
 - Initiate Full Recreation Programs for Youth
 - Hire Trained Staff*
 - Obtain Foundation and State Grants
 - Provide a safe and unique area for teens to call their own ("Teen Center")
 - Encourage intergenerational programs and activities (e.g. Seniors and Teens)
- ✓ Renovate and Improve Parks and Recreation Facilities
 - Provide inclusive facilities for all age groups
 - Upgrade outdated playground equipment, level athletic fields, and install baseball infield at Mack Rowe Park
 - Repair and replace weatherization features (e.g. roof, windows, and doors) in the Recreation Center
 - Install barrier-free access to all parks and recreation facilities
 - Add weight and fitness center, computer lab, media center, and meeting rooms to Recreation Center
 - Expand programs offered to residents
 - Increase Ordinance Enforcements within parks
 - Upgrade Basketball/Tennis court at Grant Park

IMPROVE EDUCATION AND TRAINING OPPORTUNITIES FOR RESIDENTS, ESPECIALLY YOUTH

- ✓ Create a Modern Marketplace and Business Incubator Center
- ✓ Build a New Modern Library
 - Combine with new Municipal Complex/Community Center
 - Obtain Funding for Design and Development

- ✓ Build a Modern Education and Training Program
 - ❑ Establish Committee of School, Vocational Centers, Business Owners, and Churches to Design and Implement
- ✓ Use New Development to Create Job Opportunities for Residents
 - ❑ Provide workforce housing
 - ❑ Promote business internships
 - ❑ Re institute “Upward Bound” program for disadvantaged high school students
- ✓ Connect Homes, Businesses, and Township Hall on the Internet
 - ❑ Place Computer in Every Home
- ✓ Establish an Annual College Scholarship Fund

KEEP COMMUNITY SAFE

- ✓ Develop Mutual Aid Agreements with Adjacent Communities
- ✓ Increase police patrols
- ✓ Eliminate Street Loitering
- ✓ Establish Neighborhood Watch Groups on Every Block
- ✓ Obtain a Medical Facility
- ✓ Place Smoke Detectors in Every Home
- ✓ Maintain Public Facilities and Rights-of-Way

CONTINUE COMMUNITY AND ECONOMIC DEVELOPMENT PROJECTS

- ✓ Redevelop Vacant and Underutilized Eight Mile Road Frontage Properties
- ✓ Encourage mixed-use developments in DDA (e.g. sit down restaurants, professional office, healthcare facilities, health and fitness, and specialty shops).
- ✓ Redevelop Recreation Center Site with a modern Township Complex
- ✓ Assure Both Bus and Taxicab Access for Residents
- ✓ Rebuild Residential Neighborhoods through government incentives and private partnerships

MAINTAIN A STABLE AND FINANCIALLY SOUND TOWNSHIP GOVERNMENT

- ✓ Develop Methods of Guaranteeing Long-Term Sources of Income

- ✓ Continue Prudent Fiscal Management
- ✓ Use Economic Development to Expand Township Income
- ✓ Prepare a Street and Infrastructure Improvement Plan
- ✓ Build a Modern Township Hall Complex

PROMOTE ECONOMIC GROWTH AND DEVELOPMENT

- ✓ Encourage Economic Development through Land Assemblage and Demolition Programs
- ✓ Utilize the Brownfield Redevelopment Authority (BRA) Environmental Remediation of Brownfield sites to Promote Revitalization, Redevelopment, and Reuse of Blighted and Functionally Obsolete properties.
- ✓ Promote Commercial Sites through Marketing Programs and Updated Data Base
- ✓ Improve the DDA through Effective Planning and Implementation of Public Improvement projects
- ✓ Promote and Coordinate Activities aimed at Improving the Business Climate
- ✓ Retain Existing Businesses and Attract New Operations that Complement the Existing Business Community
- ✓ Improve the Economic Vitality of the DDA by Providing a Balanced Mix of Commercial uses consistent with Market Demands
- ✓ Foster Development, Redevelopment, and Expansion within the Downtown District, thus Creating Employment and Business Opportunities
- ✓ Assist the Private Sector in the Development of Vacant or Underutilized Land Parcels in a manner that achieves the Highest Appropriate Use potential.

BE AN INVOLVED, CARING COMMUNITY

- ✓ Establish a Nonprofit Church Coalition Development Corporation
- ✓ Establish an Active Block Club on Every Street or Group of Streets
 - ❑ Use Church Coalition to Organize
 - ❑ Recruit Volunteers for “Paint The Town” and other Civic Programs

FUTURE LAND USE PLAN

The plan for future land use is presented on the Future Land use map. The map portrays proposed land uses, community facilities, schools and roads. The map was prepared using existing land use patterns, current development trends, demographic projections, housing trends, redevelopment strategies and the Township's visioning statements.

It must be emphasized that the plan is a guide to show generalized land use. It is not intended to show precisely the size, shape or dimension of specific parcels of land to be used for the purposes indicated. The plan provides long-range recommendations and does not necessarily imply short-range rezoning proposals. Each change in zoning must be considered in relationship to existing and future land use. Sometimes existing conditions will not warrant a change as indicated. In the majority of cases, however, the Master Plan is a land use policy statement that proposes acceptable uses.

In general, a high traffic generating use may be planned in an area that will be served by a thoroughfare that will eventually be widened to provide adequate traffic capacity. In the short run, however, the road may not have the ability to carry traffic loads expected by a proposed use. Thus, the plan in this form, then, may not relate to existing facilities and infrastructure, but indicates what will eventually be available in the future.

The Future Land Use categories are summarized as follows:

Low Density Residential

The intent of the Low Density Residential category is to provide areas of the Township for the construction and continued use of single family dwellings within stable neighborhoods. The Low Density Residential Land Use permits up to 7 dwelling units per acre, with a minimum lot area of 6,000 sq. ft and lot widths between 50-55 ft. Publicly and privately (Homeowners associations) owned and operated parks, parkways, and recreation facilities; municipal facilities (with no outside storage) are also encouraged and permitted.

Schools, religious institutions, and community buildings and facilities may be located in the Low Density Residential Land Use area subject to special conditions.

The Low Density Residential Land Uses can generally be found north of Cloverdale Ave. and west of Wyoming Ave.

Medium Density Residential

A large portion of the Township, east of Wyoming Ave., can be characterized as Medium Density Residential. Historically, this area has a mixture of architectural styles, housing types, and one and two story buildings. The Medium Density Land Use permits up to 10 dwelling units per acre, with a minimum lot area of 4,000 sq. ft and lot widths of 40 ft.

One and two family residential units may be permitted depending upon the specific zoning district. Publicly and privately (Homeowners associations) owned and operated parks, parkways, and recreation facilities; municipal facilities (with no outside storage) are also encouraged and permitted.

Schools, religious institutions, and community buildings and facilities may be located in the Medium Density Land Use area subject to special conditions.

During the past 15 years, the Township has encouraged in-fill housing on a block by block basis. In order to make an impact, a systematic program of infill housing, code enforcement, rental occupancy program, and governmental incentives are needed. Public/private partnerships should be fostered for housing redevelopment. Neighborhood programs (e.g. adopt-a-lot programs, community gardens, and block groups) should be supported and encouraged. Public parks and community spaces need to be upgraded and maintained for the benefit of residents. Architectural guidelines should be adopted and enforced.

Single nonconforming lots located between two residential lots should be split and donated to adjacent property owners if their properties are in good condition. Contiguous vacant lots should be purchased and combined to encourage new housing development.

High Density Residential

One goal of the Master Plan is to “Create housing options, including brownstones, stacked ranches, duplexes, and townhouses, for young professionals and empty nesters.” Currently, there is a lack of and need for this type of housing.

The High Density Residential Land Use category is newly created to promote and encourage owner-occupied brownstone (row houses), stacked ranches, and townhouses. The new district is located adjacent to and surrounding Civic Center Park. This was envisioned to provide ample green space for new residents living in a higher density area. New construction shall consist of 2-3 story brick (to the beltline) structures with architectural details (including porches and balconies). Smaller setbacks may be allowed where open space has been provided. Pedestrian pathways and amenities shall also be provided.

Objectives of this district are to: 1) Permit innovative residential developments through Planned Unit Developments; and 2) Encourage higher density residential developments within walking distance of public facilities, jobs, and retail centers.

Multiple-Family Residential

The intent of the Multi-Family Residential category is to address the varied housing needs of the community by providing locations for development of multiple family housing and other housing that meet the special needs at a higher density than is permitted in the other residential land uses. Multi-Family Residential Land Use areas also reflect the historical pattern of higher density residential developments in the Township.

Multiple family housing should be provided with necessary services and utilities, including pedestrian amenities and usable outdoor recreation and open space. A well designed internal road and pedestrian pathway network shall also be provided. Multiple family developments shall have direct access to a collector road or major thoroughfare. Off-street parking areas shall be screened and landscaped from public view.

General Commercial

The intent of the General Commercial Land Use category is to provide for commercial development that offers a broad range of goods and services. Commercial establishments cater to the convenience and comparison shopping needs of Township residents, residents in adjacent communities, and people in transit. The General Commercial Land Uses are located along Eight Mile Road.

New and renovated commercial buildings shall be compatible in design with adjacent commercial development and shall exhibit good architectural design. Designs shall be subject to review and approval by the Planning Commission. All commercial development shall be buffered (decorative wall and landscaping) from adjacent residential uses. Excessive signage shall not be permitted. Internal driveways and cross-access easements shall be provided wherever feasible.

Mixed-Use Commercial/Office

The Mixed-Use Commercial/Office category is a new land use designation created to encourage innovative design and mixed-use developments. This category has been designated along Eight Mile Road on parcels previously used for automobile dealerships. With the recent downturn in the economy and the loss of market share in the auto-industry, it is unlikely that the need for these former dealerships will continue in the future. Thus, the Township is being proactive in creating a flexible land use category that promotes a variety of office and commercial uses.

Office, professional office, health care facilities, health and fitness facilities, specialty shops, sit down restaurants, and innovative shopping centers are permitted. Innovative design, minimum 2-story buildings, unique architectural features, shared parking, sign control, and the provision of civic space are encouraged.

To facilitate quality development along Eight Mile Road, Planned Development (PD) districts were designated in this area. The PD district provisions are intended to result in development that is substantially consistent with the zoning standards, but allowing for modifications to general standards to assure a superior quality development. The provisions are intended to create well planned, coordinated commercial development of several different parcels. In effect, the PD district provisions will create single commercial developments with several different uses similar to the Kroger / First Commercial shopping center site.

Developing these sites as PD districts prevents haphazard development of fragmented and oddly shaped parcels into separate uses that may not be compatible with one another or with adjacent residential uses.

The Township, through its DDA, will work with potential developers to redevelop this area in coordinated strategies.

Industrial

The industrial and communication uses of the Township are placed in established industrial areas or in industrial parks. The existing industrial areas are anticipated to remain as designated. However, consideration should be given to restrict junk yards as a permitted use in the Northend industrial area.

Public

The Public Land Use designation is reserved for specific municipal uses, such as, but not limited to: administrative offices, library, recreation center, senior center, museums, public safety, etc. The existing site of the Royal Oak Township Recreation Center has been designated a future site of a new municipal complex for the Township.

It is the intent of this land use that municipal buildings be preeminently located in/around a community park facility or located on a main thoroughfare. Further, municipal buildings shall be prominent in a distinct fashion using massing, additional height, contrasting materials, and civic architectural embellishments to obtain this effect.

Focal points, or points of visual termination, shall generally be occupied by more prominent, monumental buildings and structures that employ enhanced height, massing, distinctive architectural treatments, or other distinguishing civic features.

Buildings and accessory structures shall be considered in terms of their relationship to the height and massing of adjacent buildings, other buildings located on the site, and in relation to the human scale. Municipal buildings shall be a minimum of two stories high.

More than one principal building and accessory structures may be permitted on the same lot subject to the following design considerations:

- Spatial relationships between buildings and other structures shall be geometrically logical and architecturally formal. On a lot with multiple buildings, those located on the interior of the site shall front towards and relate to one another, both functionally and visually. A lot with multiple buildings may be organized around features such as courtyards, greens, park facilities and uses, or quadrangles which encourage pedestrian activity and incidental social interaction among users. Smaller, individualized groupings of (historic) buildings are encouraged.
- Buildings shall be located no closer to each other than state and local building and fire codes allow. Buildings shall be located to allow for adequate fire and emergency access.
- Wherever feasible, buildings shall be located to front towards and relate to public streets, both functionally and visually, to the greatest extent possible. Buildings shall not be oriented to front toward a parking lot.

Architectural Design: Buildings shall generally relate in scale and design features to the surrounding buildings, showing respect for the local context. As a general rule, buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses and cornice lines in buildings of the same height; by extending horizontal lines of fenestration; and by echoing architectural styles and details, design themes, building materials, and colors used in surrounding buildings.

Buildings on corner lots shall be considered significant structures, since they have at least two front facades visibly exposed to the street. Buildings shall avoid long, monotonous, uninterrupted walls or

roof planes. Blank, windowless walls are discouraged. Building wall offsets, including projections, recesses, and changes in floor level shall be used in order to add architectural interest and variety, and to relieve the visual effect of a simple, long wall. Similarly, roof-line offsets shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.

Buildings facing a public street or internal open space, shall be architecturally emphasized through fenestration, entrance treatment, and details. Buildings with more than one facade facing a public street or internal open space shall be required to provide several front facade treatments. The architectural treatment of the front facade shall be continued, in its major features, around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors, and details.

All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, and other architectural features, where appropriate.

Exterior Spaces: Exterior public spaces, such as courtyards or plazas, shall be designed to function, enhance surrounding buildings, and to provide amenities for users, in the form of textured paving, landscaping, lighting, street trees, benches, trash receptacles, public art, and other items of street/park furniture, as appropriate. Courtyards shall have recognizable edges defined on at least three sides by buildings, walls, elements of landscaping, and elements of site furniture, in order to create a strong sense of enclosure.

Modular masonry materials, such as brick, slate, and concrete pavers, or gridded cast-in-place materials, such as exposed aggregate concrete slabs shall be used, whenever possible, on sidewalks, pedestrian walkways and pathways, and public or semi-public plazas, courtyards, or open spaces. Asphalt, and non-aggregate exposed concrete slabs should be avoided.

Utilities: The Oakland County Drain Commissioner (OCDC) recommends a sewer system infrastructure assessment study, which would include a closed circuit television (CCTV) inspection of the entire system with rehabilitation or replacement recommendations. The study should be integrated with the Township's Capital Improvement Plan, so sewage disposal system improvements can be considered in a systematic manner as other capital improvements are performed.

It is recommended that the City of Detroit Water and Sewerage Department (DWSD) 6-inch metered tap at Eight Mile Road and Gardenlane be increased to a 12-inch feed to the service area. A booster pump station with the meter pit may be necessary due to occasional low DWSD supply pressure. If a booster pump station were installed, a pressure-sustaining valve would be necessary to prevent water from flowing back into the DWSD system through the existing 10-inch feed located between Meyers and Mendota.

Finally, if a booster pump station were installed, concern over problems caused by higher pressure through the distribution system due to age and condition of the water mains would require that many water mains be replaced. If the 6-inch water mains were replaced, the water main break area on Woodside should be updated as part of the project. Replacement of the 8-inch water main on Glenn Lodge should also be considered due to several water main breaks in that area.

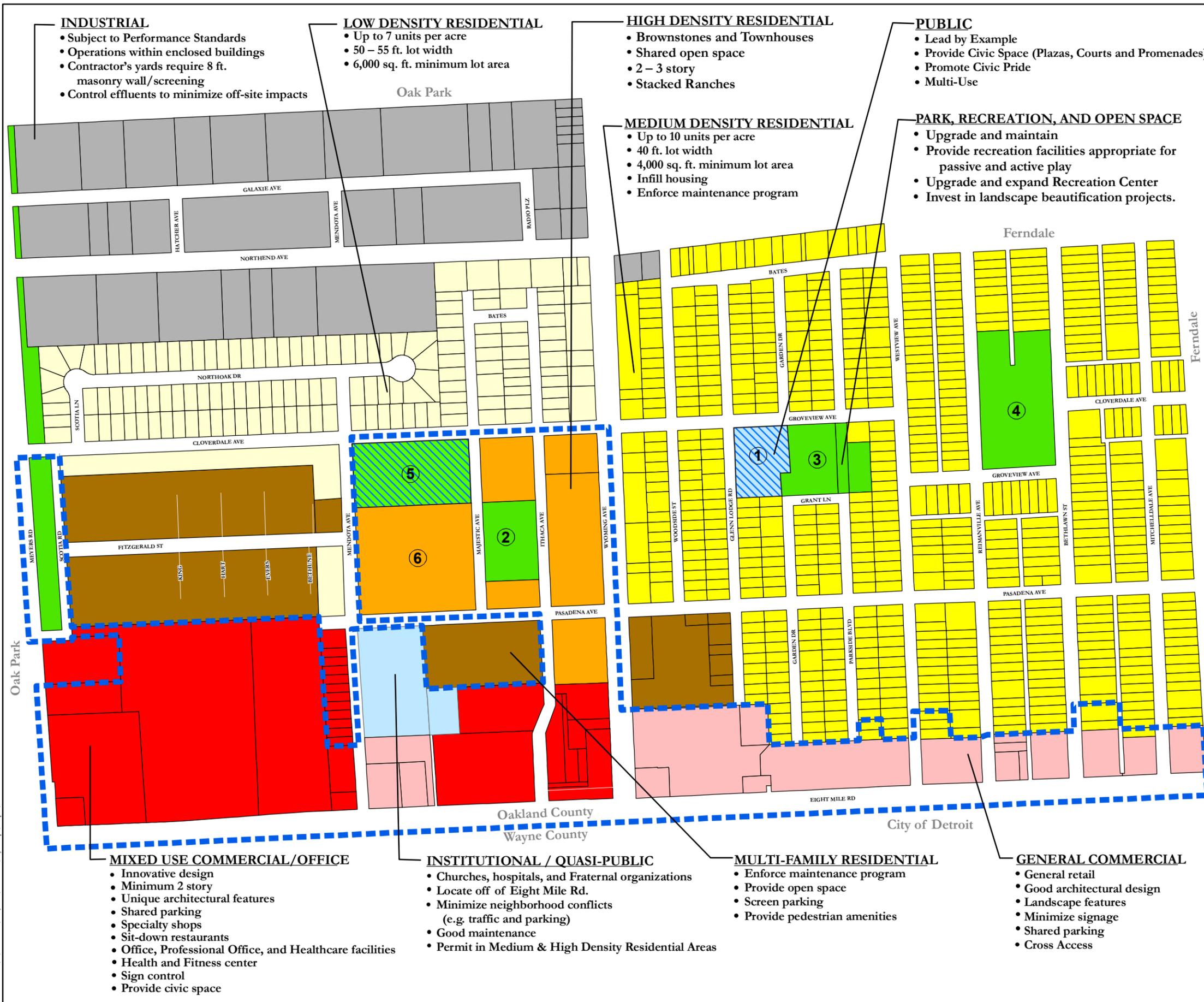
Institutional/Quasi-Public

The Institutional/Quasi-Public land use has been designated for hospitals, churches, and fraternal organizations. This land use category shall be located off of Eight Mile Road, while minimizing neighborhood conflicts (e.g. traffic and parking). These uses may be located in Medium and High Density Residential Areas as well.

Parks, Recreation, & Open Space

All types of parks and recreation facilities (indoor and outdoor), including active and passive in nature, are found in the Parks, Recreation, & Open Space Land Use category. The former Grant Elementary School open space and Meyers Road linear green space have been added to this category.

The Township should adopt an annual program for inspection, maintenance, and upgrading existing park and recreation facilities.



INDUSTRIAL

- Subject to Performance Standards
- Operations within enclosed buildings
- Contractor's yards require 8 ft. masonry wall/screening
- Control effluents to minimize off-site impacts

LOW DENSITY RESIDENTIAL

- Up to 7 units per acre
- 50 – 55 ft. lot width
- 6,000 sq. ft. minimum lot area

HIGH DENSITY RESIDENTIAL

- Brownstones and Townhouses
- Shared open space
- 2 – 3 story
- Stacked Ranches

PUBLIC

- Lead by Example
- Provide Civic Space (Plazas, Courts and Promenades)
- Promote Civic Pride
- Multi-Use

MEDIUM DENSITY RESIDENTIAL

- Up to 10 units per acre
- 40 ft. lot width
- 4,000 sq. ft. minimum lot area
- Infill housing
- Enforce maintenance program

PARK, RECREATION, AND OPEN SPACE

- Upgrade and maintain
- Provide recreation facilities appropriate for passive and active play
- Upgrade and expand Recreation Center
- Invest in landscape beautification projects.

MIXED USE COMMERCIAL/OFFICE

- Innovative design
- Minimum 2 story
- Unique architectural features
- Shared parking
- Specialty shops
- Sit-down restaurants
- Office, Professional Office, and Healthcare facilities
- Health and Fitness center
- Sign control
- Provide civic space

INSTITUTIONAL / QUASI-PUBLIC

- Churches, hospitals, and Fraternal organizations
- Locate off of Eight Mile Rd.
- Minimize neighborhood conflicts (e.g. traffic and parking)
- Good maintenance
- Permit in Medium & High Density Residential Areas

MULTI-FAMILY RESIDENTIAL

- Enforce maintenance program
- Provide open space
- Screen parking
- Provide pedestrian amenities

GENERAL COMMERCIAL

- General retail
- Good architectural design
- Landscape features
- Minimize signage
- Shared parking
- Cross Access

Future Land Use

Royal Oak Charter Township, Oakland County, Michigan

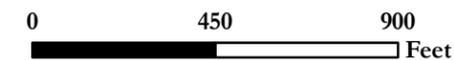
Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Multiple Family Residential
- General Commercial
- Mixed-Use Commercial/Office
- Industrial
- Public
- Institutional/Quasi-Public
- Park, Recreation & Open Space
- DDA Boundary
- Surrounding Municipalities

Key:

- 1 Township Administrative Offices (Library/ Pearl Wright Center)
- 2 Civic Center Park
- 3 Grant School Recreation
- 4 Mack-Rowe Memorial Park
- 5 Royal Oak Township Recreation Center (Future Municipal Complex)
- 6 Academy of Oak Park Charter School

Base Source: Oakland County GIS, 2005
Data Source: McKenna Associates, Inc. 6/14/07



IMPLEMENTATION

The recent establishments of the Brownfield Redevelopment Authority (BRA) and the first Neighborhood Enterprise Zone (NEZ) are examples of implementation tools that will help the Township realize its vision for the community.

There are many additional state and federal programs and grants that should be explored by the Township that will improve housing and spur economic development in the community.

Special Purpose Districts

Certain recommendations in the Master Plan can be best accomplished using a targeted approach, through creation of special districts. Special purpose districts that may have applicability in the Township include the following:

Downtown Development Authority

Michigan Public Act 197 of 1975 provides for the establishment of a downtown development authority (DDA) in the Township's business district, upon finding by the Township Board that the DDA is necessary "to halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the causes of deterioration, and to promote economic growth."

The creation of a DDA has the benefit of bringing business people and Township officials together in a cooperative setting to address problems in the business district. Act 197 also provides a means of financing the DDA's activities, including a maximum two mill property tax within the district, tax increment financing, and issuance of bonds. In other communities, DDA's have undertaken streetscape and road improvements, utility replacement, acquisition and demolition of blighted buildings, parking lot construction, and other improvement activities.

The Township currently has a DDA, which was originally established in March 1990.

Corridor Improvement Authority Act (Michigan Public Act 280 of 2005)

The Corridor Improvement Authority Act provides for the establishment of a corridor improvement authority to promote the economic growth of districts with the Township. The authority would have an ability to correct and prevent deterioration in business districts, encourage historic preservation, authorize acquisition and disposal of property, create and implement development plans and development areas in the districts, to levy and collect taxes, issue bonds, and authorize the use of tax increment financing.

The Act allows a municipality to define a corridor, establish a base of taxable value, and in the future "capture" new taxable value tax dollars to be used specifically within the district instead of being spread and spent throughout the municipality as a whole. Those tax dollars so captured may be from a variety of taxing authorities, excepting the school district.

Brownfield Redevelopment Authority (BRA) Financing Act (MI Publication 381 of 1996)

The act authorizes municipalities the power to create a brownfield redevelopment authority to use tax increment financing for environmental remediation of brownfield sites to promote revitalization, redevelopment, and reuse of certain property (if Core Community).

Brownfield Redevelopment Authorities have the powers and duties to permit the issuance of bonds and other evidences of indebtedness by an authority, to authorize the acquisition and disposal of certain property; to authorize certain funds, to prescribe certain powers and duties of certain state officers and agencies and to authorize and permit the use of certain tax increment financing.

The Township currently has a BRA, which was originally established in April 2005.

Historical Neighborhood Tax Increment Finance Authority Act (Michigan Public Act 530 of 2004)

The Historical Neighborhood Tax Increment Finance Authority Act provides for the establishment of a historical neighborhood tax increment finance authority to promote residential and economic growth. The authority would have an ability to correct and prevent deterioration in neighborhoods and certain other areas, authorize acquisition and disposal of property, create and implement development plans and development areas, issue bonds, and authorize the use of tax increment financing.

Technology Park Development Act

Michigan Public Act 385 of 1984 provides for the establishment of technology park districts and exemption from certain property taxes for qualified research and development and high technology uses. High technology service activity is defined in the act as a use that "has as its principal function the providing of services including computer, information transfer, communication, distribution, processing, administrative, laboratory, experimental, developmental, technical, or testing services."

Local Development Financing Act

Michigan Public Act 281 of 1986 provides for the establishment of a Local Development Finance Authority (LDFA) to undertake economic development activities that promote manufacturing of goods or materials, agricultural processing, or high technology activity. A typical LDFA project might involve construction of roads and utilities deemed necessary for a specific manufacturing or high technology development project. LDFA activities are most frequently financed through tax increment financing or through issuance of revenue bonds that are retired using tax increment revenues.

Neighborhood Area Improvements Act

Michigan Public Act 208 of 1949 authorizes townships to designate neighborhood areas for the purpose of planning and carrying out local public improvements for the prevention of blight in such areas. The Act calls for preparation of neighborhood betterment plans by the Planning Commission.

The Act also provides methods of financing improvements within the neighborhoods, including special assessment districts and issuance of neighborhood improvement bonds.

Financing Tools

Successful implementation of the Master Plan will depend on the ability of the Township to secure necessary financing. Besides the general fund, the following sources of revenue are available to the Township:

Dedicated Millage

Special millages can be used to generate revenues for a specific purpose. For example, one Michigan community has a special land acquisition fund that is supported by a one-quarter mill property tax.

Special Assessments

Special assessments are compulsory contributions collected from the owners of property benefited by specific public improvements (paving, drainage improvements, etc.) to defray the costs of such improvements. Special assessments are apportioned according to the assumed benefits to the property affected.

Bond Programs

Bonds are one of the principal sources of financing used by communities to pay for capital improvements. General obligation bonds are issued for a specific community project and are paid off by the general public with property tax revenues. Revenue bonds are issued for construction of projects that generate revenues. The bonds are then retired using income generated by the project (for example, water and sewer service charges).

Tax Increment Financing

Tax increment financing is authorized by the Downtown Development Authority Act and the Local Development Finance Authority Act. When a tax increment finance district is established, the state equalized value of all properties in the district is recorded. Every year thereafter, the property tax revenue generated by any increase in the total state equalized value is "captured" by the DDA or LDFA to finance the improvements set forth in a development plan. Often, revenue bonds are issued to finance the improvements, and the tax increment revenues are used to repay the bonds.

Michigan Department of Natural Resources Grants

Michigan Natural Resources Trust Fund (MNRTF) grants are available for park development and land acquisition for communities that have an approved recreation plan. Eligible projects include acquisition of land or rights in land for recreational uses or for protection of the land because of its environmental importance or scenic beauty. Development of public outdoor recreation facilities is also eligible. Funds are provided through the sale of oil and mineral leases on State land. Local contributions equal to at least twenty-five (25) percent of the project cost are required. There is no minimum or maximum amount for land acquisition projects. The minimum allowable grant for development projects is \$15,000 and the maximum is \$500,000. The Township has effectively used the MNRTF program in the past to finance park development.

Safe, Accountable, Flexible, Efficient Transportation Equity Act: a Legacy for Users (SAFETEA-LU)

SAFETEA-LU is a successor to the 1998 Transportation Equity Act for the 21st Century (TEA-21) authorizing highway safety, transit, and other surface transportation programs, including regional pathways and trailway systems, for the next five years. In the past years, Congress has authorized \$244.1 billion to implement programs, with Michigan's appointment coming to just over \$643 million. Michigan will receive approximately \$239 million more in federal highway funds each year than under the original TEA-21. With the increased funding, many new projects and programs will be possible.

Next steps towards implementation of the Future Land Use Plan include a thorough review and update of the Township's Zoning Ordinance text and map. Regulations should be changed within the ordinance to promote implementation of the Master Plan's goals and objectives. The Zoning Map should be updated to reflect new land use initiatives and to allow for innovative design and mix-use development in strategic areas.

Working with the Downtown Development Authority (DDA), the Township should continue to reinvest in the community through beautification projects, streetscape enhancements, maintenance programs, and support of community facilities & services located within the district. In addition, the DDA should be proactive in establishing public/private partnerships for redeveloping underutilized and blighted sites within the district. The DDA can take the lead in site investigations, soft engineering, appraisals, demolition of blighted facilities, acquisition and assemblage of obsolete properties. On the marketing front, the DDA can continue to produce timely newsletters, prepare marketing brochures, and recruit private businesses to the community.

Non-residential design standards can be adopted, which promote higher standards for new development in the Township, especially along Eight Mile Road.

Finally, the Township needs to continue and improve a program of strict, but fair code compliance. The establishment of a rental occupancy permit program will also promote increased maintenance and investment in older residential buildings. Such practices will not only make existing structures and uses more attractive and viable, but will help encourage quality development throughout the Township.

APPENDIX A
RMP Opportunity Gap – Retail Store 2006

RMP Opportunity Gap - Retail Stores 2006
Royal Oak Township Master Plan

Polygon (see appendix), Total

	Demand (Consumer Expenditures)	Supply (Retail Sales)	Opportunity Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	28,049,087	114,151,238	(86,102,151)
Motor Vehicle and Parts Dealers-441	5,209,501	66,200,965	(60,991,464)
Automotive Dealers-4411	4,402,627	65,711,415	(61,308,788)
Other Motor Vehicle Dealers-4412	341,506	0	341,506
Automotive Parts/Accsrs, Tire Stores-4413	465,368	489,550	(24,182)
Furniture and Home Furnishings Stores-442	632,531	2,823,720	(2,191,189)
Furniture Stores-4421	353,143	0	353,143
Home Furnishing Stores-4422	279,388	2,823,720	(2,544,332)
Electronics and Appliance Stores-443	633,524	1,028,139	(394,615)
Appliances, TVs, Electronics Stores-44311	488,843	1,028,139	(539,296)
Household Appliances Stores-443111	114,330	0	114,330
Radio, Television, Electronics Stores-443112	374,513	1,028,139	(653,626)
Computer and Software Stores-44312	118,654	0	118,654
Camera and Photographic Equipment Stores-44313	26,027	0	26,027
Building Material, Garden Equip Stores -444	2,499,905	0	2,499,905
Building Material and Supply Dealers-4441	2,252,724	0	2,252,724
Home Centers-44411	908,339	0	908,339
Paint and Wallpaper Stores-44412	56,194	0	56,194
Hardware Stores-44413	194,378	0	194,378
Other Building Materials Dealers-44419	1,093,813	0	1,093,813
Building Materials, Lumberyards-444191	368,137	0	368,137
Lawn, Garden Equipment, Supplies Stores-4442	247,181	0	247,181
Outdoor Power Equipment Stores-44421	36,002	0	36,002
Nursery and Garden Centers-44422	211,179	0	211,179
Food and Beverage Stores-445	3,964,600	23,599,248	(19,634,648)
Grocery Stores-4451	3,632,934	23,599,248	(19,966,314)
Supermarkets, Grocery (Ex Conv) Stores-44511	3,470,470	23,599,248	(20,128,778)
Convenience Stores-44512	162,464	0	162,464
Specialty Food Stores-4452	128,808	0	128,808
Beer, Wine and Liquor Stores-4453	202,858	0	202,858
Health and Personal Care Stores-446	1,912,441	1,680,800	231,641
Pharmacies and Drug Stores-44611	1,638,841	1,437,511	201,330
Cosmetics, Beauty Supplies, Perfume Stores-44612	71,964	243,289	(171,325)
Optical Goods Stores-44613	72,534	0	72,534
Other Health and Personal Care Stores-44619	129,102	0	129,102



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 Prepared For: McKenna Associates, Inc

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RMP Opportunity Gap - Retail Stores 2006
Royal Oak Township Master Plan

Polygon (see appendix), Total

	Demand (Consumer Expenditures)	Supply (Retail Sales)	Opportunity Gap/Surplus
Gasoline Stations-447	3,118,630	108,761	3,009,869
Gasoline Stations With Conv Stores-44711	2,338,159	0	2,338,159
Other Gasoline Stations-44719	780,471	108,761	671,710
Clothing and Clothing Accessories Stores-448	1,316,455	769,281	547,174
Clothing Stores-4481	967,318	769,281	198,037
Men's Clothing Stores-44811	58,275	769,281	(711,006)
Women's Clothing Stores-44812	235,668	0	235,668
Childrens, Infants Clothing Stores-44813	78,822	0	78,822
Family Clothing Stores-44814	512,916	0	512,916
Clothing Accessories Stores-44815	20,023	0	20,023
Other Clothing Stores-44819	61,614	0	61,614
Shoe Stores-4482	196,818	0	196,818
Jewelry, Luggage, Leather Goods Stores-4483	152,319	0	152,319
Jewelry Stores-44831	140,815	0	140,815
Luggage and Leather Goods Stores-44832	11,504	0	11,504
Sporting Goods, Hobby, Book, Music Stores-451	408,530	589,792	(181,262)
Sportng Goods, Hobby, Musical Inst Stores-4511	294,582	589,792	(295,210)
Sporting Goods Stores-45111	135,982	589,792	(453,810)
Hobby, Toys and Games Stores-45112	101,745	0	101,745
Sew/Needlework/Piece Goods Stores-45113	24,940	0	24,940
Musical Instrument and Supplies Stores-45114	31,915	0	31,915
Book, Periodical and Music Stores-4512	113,948	0	113,948
Book Stores and News Dealers-45121	63,331	0	63,331
Book Stores-451211	57,139	0	57,139
News Dealers and Newsstands-451212	6,192	0	6,192
Prerecorded Tapes, CDs, Record Stores-45122	50,617	0	50,617
General Merchandise Stores-452	3,674,632	11,741,987	(8,067,355)
Department Stores Excl Leased Depts-4521	1,684,462	11,741,987	(10,057,525)
Other General Merchandise Stores-4529	1,990,170	0	1,990,170
Warehouse Clubs and Super Stores-45291	1,739,598	0	1,739,598
All Other General Merchandise Stores-45299	250,572	0	250,572
Miscellaneous Store Retailers-453	564,861	0	564,861
Florists-4531	48,358	0	48,358
Office Supplies, Stationery, Gift Stores-4532	196,060	0	196,060
Office Supplies and Stationery Stores-45321	108,757	0	108,757
Gift, Novelty and Souvenir Stores-45322	87,303	0	87,303
Used Merchandise Stores-4533	49,785	0	49,785
Other Miscellaneous Store Retailers-4539	270,658	0	270,658



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RMP Opportunity Gap - Retail Stores 2006
Royal Oak Township Master Plan

Polygon (see appendix), Total

	Demand (Consumer Expenditures)	Supply (Retail Sales)	Opportunity Gap/Surplus
Non-Store Retailers-454	1,671,807	4,341,576	(2,669,769)
Electronic Shopping, Mail-Order Houses-4541	1,118,619	0	1,118,619
Vending Machine Operators-4542	82,681	0	82,681
Direct Selling Establishments-4543	470,507	4,341,576	(3,871,069)
Foodservice and Drinking Places-722	2,441,670	1,266,969	1,174,701
Full-Service Restaurants-7221	1,091,078	0	1,091,078
Limited-Service Eating Places-7222	1,045,573	1,266,969	(221,396)
Special Foodservices-7223	209,173	0	209,173
Drinking Places -Alcoholic Beverages-7224	95,846	0	95,846
GAFO *	6,861,732	16,952,919	(10,091,187)
General Merchandise Stores-452	3,674,632	11,741,987	(8,067,355)
Clothing and Clothing Accessories Stores-448	1,316,455	769,281	547,174
Furniture and Home Furnishings Stores-442	632,531	2,823,720	(2,191,189)
Electronics and Appliance Stores-443	633,524	1,028,139	(394,615)
Sporting Goods, Hobby, Book, Music Stores-451	408,530	589,792	(181,262)
Office Supplies, Stationery, Gift Stores-4532	196,060	0	196,060

* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.

Claritas' RMP data is derived from two major sources of information. The demand data is derived from the Consumer Expenditure Survey (CE Survey), which is fielded by the U.S. Bureau of Labor Statistics (BLS). The supply data is derived from the Census of Retail Trade (CRT), which is made available by the U.S. Census.

The difference between demand and supply represents the opportunity gap or surplus available for each retail outlet in the specified reporting geography. When the demand is greater than (less than) the supply, there is an opportunity gap (surplus) for that retail outlet. For example, a positive value signifies an opportunity gap, while a negative value signifies a surplus.



Prepared On: Fri May 11, 2007 Page 3 Of 4

Project Code: ROT Master Plan

Prepared For: McKenna Associates, Inc

Claritas Tech Support: 1 800 866 6511

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Prepared By:



RMP Opportunity Gap - Retail Stores 2006
 Royal Oak Township Master Plan

Appendix: Area Listing

Area Name:

Type: Polygon Reporting Detail: Aggregate Reporting Level: Block Group
 CLOVERDALE AVE AT WYOMING ST, FERNDALE, MI 48220

Polygon Points:

42.445520 -83.171228	42.454535 -83.172003	42.454837 -83.161928	42.452987 -83.161882
42.453324 -83.157005	42.452785 -83.157005	42.452954 -83.152218	42.446125 -83.151853
42.445520 -83.171228	42.452785 -83.157005	42.452954 -83.152218	42.446125 -83.151853

Project Information:

Site: 1

Order Number: 965227686



Prepared On: Fri May 11, 2007 Page 4 Of 4
 Project Code: ROT Master Plan
 Prepared For: McKenna Associates, Inc

Claritas Tech Support: 1 800 866 6511

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Prepared By:





Area Map

Prepared For: McKenna Associates, Inc
 Project Code: ROT Master Plan

Order #: 965227686
 Site: 01

Appendix: Area Listing

Area Name:
 CLOVERDALE AVE AT WYOMING ST, FERNDALE, MI 48220

Type: Polygon

Polygon Points:

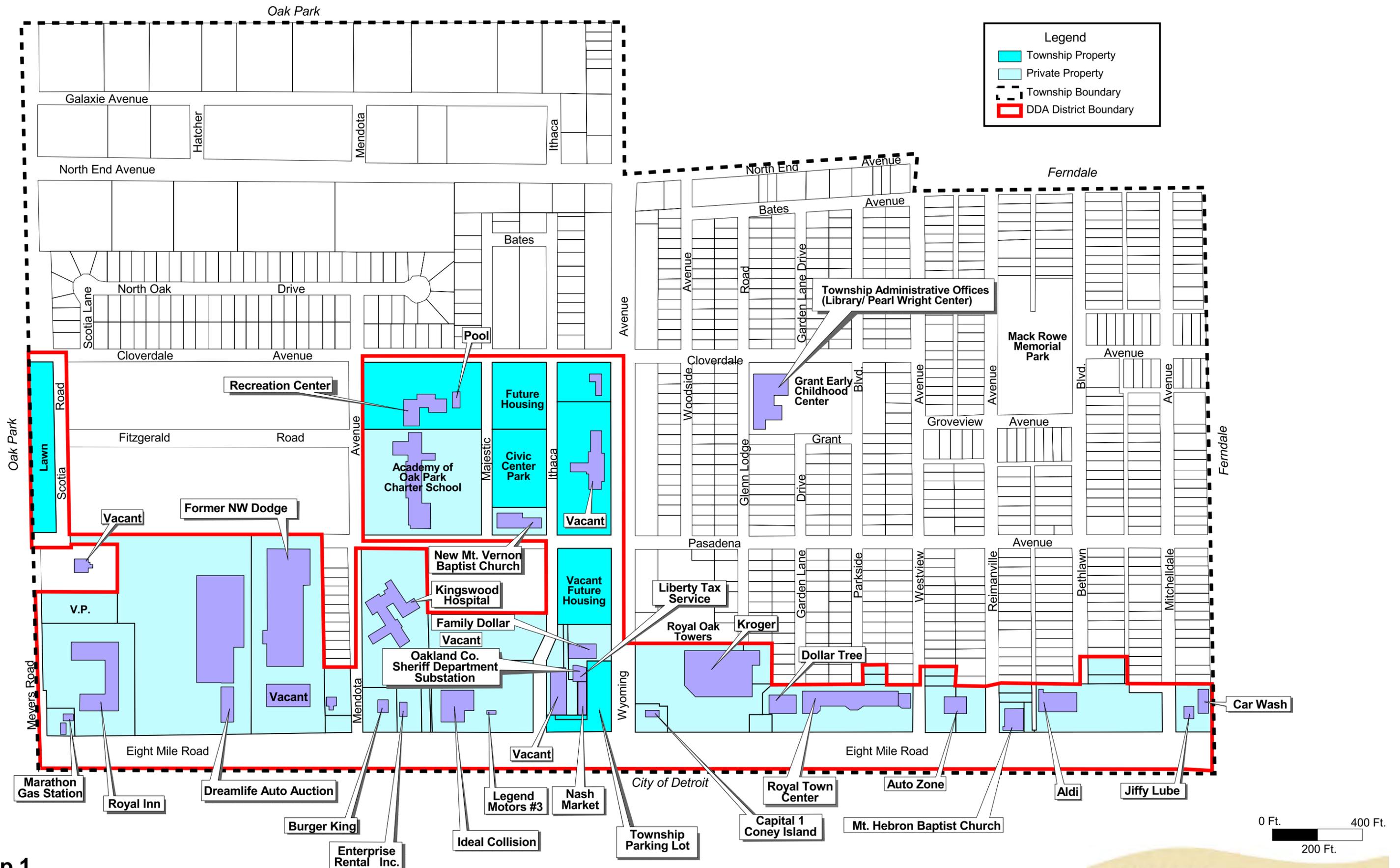
42.445520	-83.171228	42.454535	-83.172003	42.454837	-83.161928	42.452987	-83.161882
42.453324	-83.157005	42.452785	-83.157005	42.452954	-83.152218	42.446125	-83.151853
42.445520	-83.171228	42.452785	-83.157005	42.452954	-83.152218	42.446125	-83.151853



Prepared on: May 11, 2007
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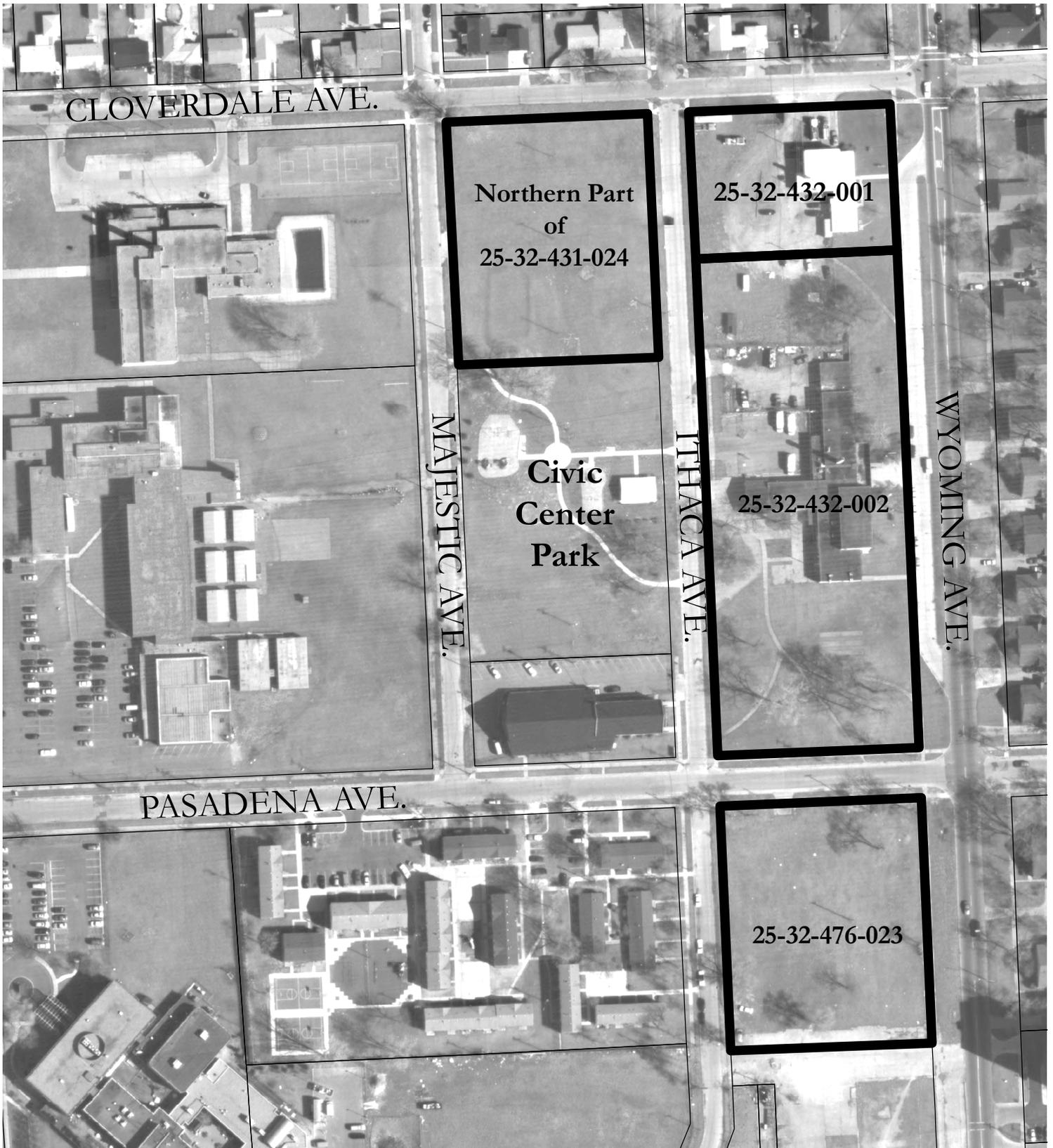


APPENDIX B
DDA District & Development Map



Map 1
Downtown Development Authority District and Development Area
 Charter Township of Royal Oak, Oakland County, Michigan

APPENDIX C
Neighborhood Enterprise Zone (NEZ) No. 1 Project Area



Neighborhood Enterprize Zone (NEZ) No. 1 Project Area

Charter Township of Royal Oak, Oakland County, Michigan

6/14/07



0 50 100
Feet

Owner/ Developer

ROYAL OAK TWP. 05-202
 2400 SOUTH HAVEN DRIVE, ROYAL OAK, MI 48067
 PH: (248) 234-4444
 FAX: (248) 234-4444

Architect/ Planner

3000 E. HAWTHORNE AVENUE, SUITE 1100
 ANN ARBOR, MI 48106
 PH: (734) 975-2000
 FAX: (734) 975-2110

Civil Engineer

PH: (248) 454-8272

BOWERS REIN

2400 SOUTH HAVEN DRIVE, ROYAL OAK, MI 48067
 PH: (248) 234-4444
 FAX: (248) 234-4444

Consultant + Name

Project + Information
 ROYAL OAK TWP.
 TOWNHOMES

Project + Number
 05-202

Issue + Date
 24 MAY 2008
 13 MARCH 2007
 13 MARCH 2007

Sheet + Title
 SITE PLAN

Sheet + Number
 SP1.00

- Specialty Consultants**
- 18 Architectural
 - 19 Civil Engineering
 - 20 Electrical Engineering
 - 21 Environmental Engineering
 - 22 Geotechnical Engineering
 - 23 Industrial Engineering
 - 24 Interior Design
 - 25 Landscape Architecture
 - 26 Mechanical Engineering
 - 27 Planning
 - 28 Structural Engineering
 - 29 Surveying
 - 30 Traffic Engineering
 - 31 Urban Planning
 - 32 Vertical Engineering
 - 33 Water Resources Engineering
 - 34 Woodwork

General Notes

- All utilities indicated to be installed in relation to plan and site conditions. Verify utility locations and depths prior to construction.
- All signs and road layout shall comply with applicable regulations.

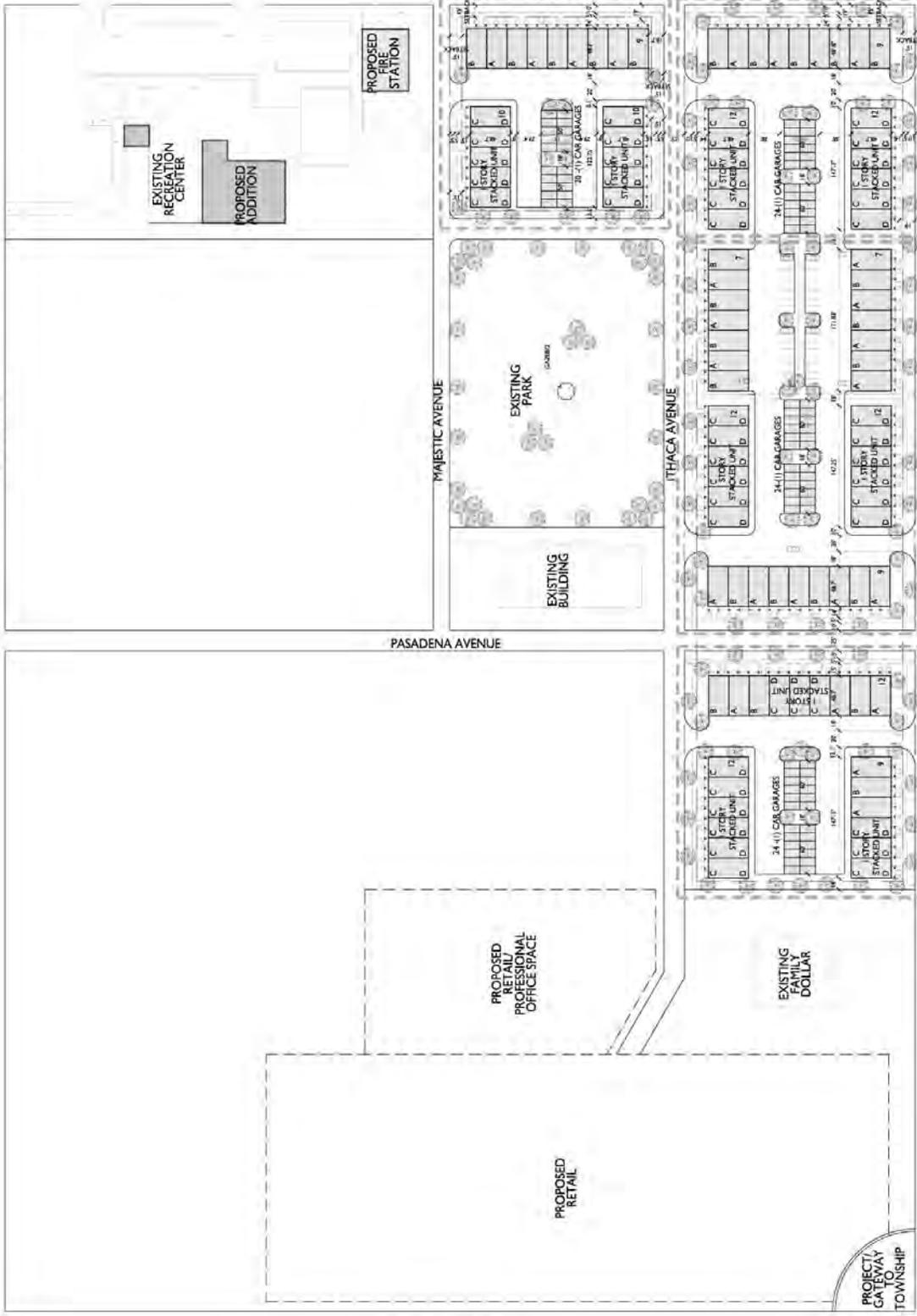
Site/ Building Data

Phase I:
 Building Coverage: 21,776.41 (50%)
 Impervious Area: 21,776.41 (50%)
 Open Space: 24,823.59 (50%)

Phase II:
 Building Coverage: 44,073.41 (50%)
 Impervious Area: 44,073.41 (50%)
 Open Space: 40,926.59 (50%)

Phase III:
 Building Coverage: 31,346.41 (50%)
 Impervious Area: 31,346.41 (50%)
 Open Space: 31,346.41 (50%)

Phase IV:
 Building Coverage: 21,776.41 (50%)
 Impervious Area: 21,776.41 (50%)
 Open Space: 24,823.59 (50%)



PHASE IV:
 20 STACKED UNITS
 10 - 'C' UNITS
 10 - 'D' UNITS
 9 TWO-STORY UNITS
 4 - 'A' UNITS
 5 - 'B' UNITS

PHASE III:
 24 STACKED UNITS
 12 - 'C' UNITS
 12 - 'D' UNITS
 9 TWO-STORY UNITS
 4 - 'A' UNITS
 5 - 'B' UNITS

PHASE II:
 24 STACKED UNITS
 12 - 'C' UNITS
 12 - 'D' UNITS
 23 TWO-STORY UNITS
 12 - 'A' UNITS
 11 - 'B' UNITS

PHASE I:
 24 STACKED UNITS
 12 - 'C' UNITS
 12 - 'D' UNITS
 9 TWO-STORY UNITS
 5 - 'A' UNITS
 4 - 'B' UNITS

142 UNITS TOTAL



APPENDIX D
Wyoming Pasadena Brownfield Plan



Wyoming/ Pasadena Brownfield Project Area

Charter Township of Royal Oak, Oakland County, Michigan

5/4/07



0 Ft. 100 Ft. 200 Ft.



APPENDIX E
Poster/Brochure



Master Plan

CHARTER TOWNSHIP OF ROYAL OAK
OAKLAND COUNTY, MICHIGAN

Adopted April 9, 2008

PURPOSE

A comprehensive Master Plan serves as a guide for the physical, cultural, and social growth and development of the community. The purpose of the Master Plan is to: 1) inventory and analyze the community's land uses, natural resources, and population; 2) identify existing and future needs; and 3) develop strategies and implementation tools to meet those needs and preserve community character.

A VISION FOR THE YEAR 2020

A Vibrant, People-involved, Family-oriented, Safe, Economically-stable, Tree-lined, Residential Mecca Filled with Active Young People Learning, Playing and Succeeding with God's Guidance.

CREATE ATTRACTIVE RESIDENTIAL NEIGHBORHOODS

Create Housing options, including brownstones, stacked ranches, duplexes, and townhouses, for young professionals and empty nesters

- Permit innovative residential developments through Planned Unit Developments
- Encourage higher density residential development within walking distance of public facilities, jobs, and retail centers

Build In-fill Housing on Existing Streets to Create Attractive Neighborhoods

- Establish a Plan to Improve Residential Streets, block by block
- Purchase Privately Owned Empty Lots and Deteriorated Houses
- Assemble property to create larger lots
- Use CDBG Funds
- Encourage Single Family infill Home Construction on vacant parcels

Establish Neighborhood Enterprise Zones (NEZ's) as an incentive for the development and rehabilitation of residential housing

- Encourage owner-occupied housing and new investment in the community
- Develop housing for all persons, regardless of income level, within the NEZ's

Establish an Appearance Code

- Strictly Enforce All Property and Building Codes
- Adopt a historic preservation program
- Establish a rental occupancy policy

Initiate a Proactive Beautification Program

- Apply for State Grants for Tree Planting
- Apply for Federal and State (e.g. ISTEA) Grants to Improve Appearance of major streets and commercial corridors
- Research and Implement Other Tree Planting and Landscaping Programs

- Work with the Downtown Development Authority to install beautification projects
- Promote Crime Prevention through Environmental Design (CPTED)
- Publicize Housing Opportunities, Mortgage Programs, and Tax Credits**
- Prepare a Description of the Community and its Programs
- Reduce Church - Neighborhood Conflicts**
- Establish Church Neighborhood Committees to Resolve Issues
- Place Future Churches on Main Roads Only, but not along Eight Mile Road
- Strengthen Neighborhoods
- Vigorous Code Enforcement
- Create a Rental Occupancy Program
- Promote Crime Prevention and Block Clubs

PROVIDE EXPANDED RECREATIONAL AREAS, FACILITIES AND PROGRAMS FOR TEENS AND YOUTH

Prepare a Comprehensive Plan for Improvement for the Recreation Facilities

- Use CDBG and Other Funds for Plan
- Add Splash Pad and additional aquatic facilities to the Swimming Pool
- Improve Gym and Other Sports Orientated Activities
- Initiate Full Recreation Programs for Youth, Hire Trained Staff
- Obtain Foundation and State Grants
- Provide a safe and unique area for teens to call their own
- Encourage intergenerational programs and activities (e.g. Seniors and Teens)

Renovate and Improve Parks and Recreation Facilities

- Provide inclusive facilities for all age groups

IMPROVE EDUCATION AND TRAINING OPPORTUNITIES FOR RESIDENTS, ESPECIALLY YOUTH

Create A Modern Marketplace and Business Incubator Center

Build a New Modern Library

- Combine with new Municipal Complex
- Obtain Funding for Design and Development
- Build a Modern Education and Training Program**
- Establish Committee of School, Vocational Centers, Business Owners, and Churches to Design and Implement
- Use New Development to Create Job Opportunities for Residents**
- Provide workforce housing
- Promote business internships
- Connect Homes, Businesses, and Township Hall on the Internet**
- Place Computer in Every Home
- Establish an Annual College Scholarship Fund

KEEP COMMUNITY SAFE

Develop Mutual Aid Agreements with Adjacent Communities

- Eliminate Street Loitering**
- Establish Neighborhood Watch Groups on Every Block**
- Obtain a Medical Facility**
- Place Smoke Detectors in Every Home**
- Maintain Public Facilities and Rights-of-Way**

CONTINUE COMMUNITY AND ECONOMIC DEVELOPMENT PROJECTS

- Redevelop Vacant and Underutilized 8 Mile Road Frontage Properties
- Redevelop Carver School Site with a modern Township Complex
- Assure Both Bus and Taxicab Access for Residents
- Rebuild Residential Neighborhoods through government incentives and private partnerships

MAINTAIN A STABLE AND FINANCIALLY SOUND TOWNSHIP GOVERNMENT

- Develop Methods of Guaranteeing Long-Term Sources of Income
- Continue Prudent Fiscal Management
- Use Economic Development To Expand Township Income
- Prepare a Street and Infrastructure Improvement Plan

- Build a Modern Township Hall Complex

PROMOTE ECONOMIC GROWTH AND DEVELOPMENT

- Encourage Economic Development through Land Assemblage and Demolition Programs
- Utilize the Brownfield Redevelopment Authority (BRA) Environmental Remediation of Brownfield sites to Promote Revitalization, Redevelopment, and Reuse of Blighted and Functionally Obsolete properties.
- Promote Commercial Sites through Marketing Programs and Updated Data Base
- Improve the DDA through Effective Planning and Implementation of Public Improvement projects
- Promote and Coordinate Activities aimed at Improving the Business Climate
- Retain Existing Businesses and Attract New Operations that Complement the Existing Business Community
- Improve the Economic Vitality of the DDA by Providing a Balanced Mix of Commercial uses consistent with Market Demands
- Foster Development, Redevelopment, and Expansion within the Downtown District, thus Creating Employment and Business Opportunities
- Assist the Private Sector in the Development of Vacant or Underutilized Land Parcels in a manner that Achieves the Highest Appropriate Use potential.

BE AN INVOLVED, CARING COMMUNITY

Establish a Nonprofit Church Coalition Development Corporation

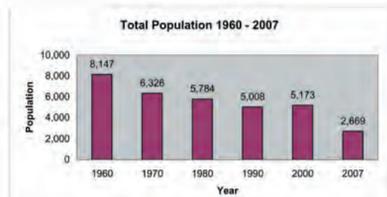
Establish an Active Block Club on Every Street or Group of Streets

- Use Church Coalition to Organize
- Recruit Volunteers for "Paint The Town" and other Civic Programs

DEMOGRAPHICS

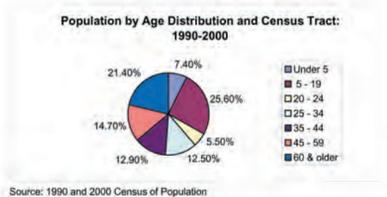
The following analysis of population and housing data for Royal Oak Charter Township, an important component of the planning process, will help determine future needs and establish goals and objectives to guide future development and redevelopment.

In 2004, the northern portion (Census Tract 1724) of the Township was annexed and the Township lost about 52% of its population. Thus, the following demographic summary compares the remaining southern portion (Census Tract 1725) of the Township only.



Sources: 1976 Royal Oak Charter Township Master Plan; 1980 U.S. Census of Population and Housing; 1990 U.S. Census Bureau, Census of Population of Housing; 2000 U.S. Census SEMCOG.

There has been a 67% loss of population since 1960. The loss of population can be quantified in three major events: 1) the construction of I-696; 2) the annexation of the northern portion of the Township in 2004; and 3) the long term decrease in household size. However, there was a slight increase in household size from 2.4 to 2.64 persons per household (Census Tract 1725) from 1990-2000.

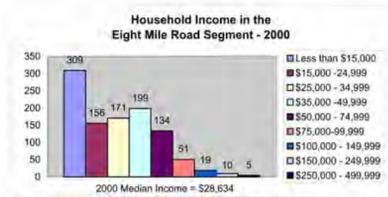


Source: 1990 and 2000 Census of Population

The 5-19 year old age group represents the largest percent of the Township at 25.60%, followed closely by the 60 & older age group at 21.40%. This suggests that municipal facilities for and services to young children and seniors will need to increase in the future. The median age of all residents was 34.1 in 2000, which is slightly younger than the median age of Oakland County at 35.3 years old.

Major populations by race in the Township include: Black or African American (95%); White (1.8%); Hispanic or Latino (1.0%); American Indian (0.5%); and other (1.7%).

8.8% of Township residents used public transportation to get to work and 8.9% of Township residents walked to work. Thus, public pathways and transportation amenities are important issues to be addressed.

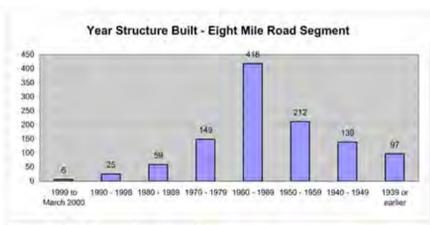


Source: 2000 U.S. Census Bureau, Census of Population of Housing

The 2000 Median Income of Township residents was \$28,634 per household. The largest % of Township residents (29.32 %) had an income of less than \$15,000 per household. In 1999, 561 persons or approximately 21% of persons had an income below the poverty level.

33.78% of Township residents graduated from High School; 3.46% hold an Associate degree; and 6.63% hold a Bachelor's degree, including 1.61% with a Master's degree.

The three largest industries for employment for Township residents include: Educational, health, and social services (24.2 %); Manufacturing (22.6 %); and Retail trade (12.8 %).



Source: 2000 U.S. Census of Housing and Population

There were a total of 1,057 households in 2000, including 658 family households. The majority (37.80%) of households were built between 1960-1969. The median year that owner occupied units were built is 1960 and the median year that renter occupied units were built is 1965. The median value for all owner occupied housing units in 2000 was \$72,200 per unit. The vacancy rate in 2000 was 4.3%. Owner occupied units represented 40.59% of total units compared to 59.41% of renter occupied units. Thus, there is a need to provide more owner occupied units in the community.

FUTURE LAND USE PLAN

The plan for future land use is presented on the Future Land use map. The map portrays proposed land uses, community facilities, schools and roads. The map was prepared using existing land use patterns, current development trends, demographic projections, housing trends, redevelopment strategies and the Township's visioning statements.

It must be emphasized that the plan is a guide to show generalized land use. It is not intended to show precisely the size, shape or dimension of specific parcels of land to be used for the purposes indicated. The plan provides long-range recommendations and does not necessarily imply short-range rezoning proposals. Each change in zoning must be considered in relationship to existing and future land use. Sometimes existing conditions will not warrant a change as indicated. In the majority of cases, however, the Master Plan is a land use policy statement that proposes acceptable uses.

The Future Land Use categories are summarized as follows:

Low Density Residential

The intent of the Low Density Residential category is to provide areas of the Township for the construction and continued use of single family dwellings within stable neighborhoods. The Low Density Residential Land Use permits up to 7 dwelling units per acre, with a minimum lot area of 6,000 sq. ft. and lot widths between 50-55 ft. Publicly and privately (Homeowners associations) owned and operated parks, parkways, and recreation facilities; municipal facilities (with no outside storage) are also encouraged and permitted.

Schools, religious institutions, and community buildings and facilities may be located in the Low Density Residential Land Use area subject to special conditions.

The Low Density Residential Land Uses can generally be found north of Cloverdale Ave. and west of Wyoming Ave.

Medium Density Residential

A large portion of the Township, east of Wyoming Ave., can be characterized as Medium Density Residential. Historically, this area has a mixture of architectural styles, housing types, and one and two story buildings. The Medium Density Land Use permits up to 10 dwelling units per acre, with a minimum lot area of 4,000 sq. ft. and lot widths of 40 ft.

One and two family residential units may be permitted depending upon the specific zoning district. Publicly and privately (Homeowners associations) owned and operated

parks, parkways, and recreation facilities; municipal facilities (with no outside storage) are also encouraged and permitted.

Schools, religious institutions, and community buildings and facilities may be located in the Medium Density Land Use area subject to special conditions.

High Density Residential

One goal of the Master Plan is to "Create housing options, including brownstones, stacked ranches, duplexes, and townhouses, for young professionals and empty nesters." Currently, there is a lack of and need for this type of housing.

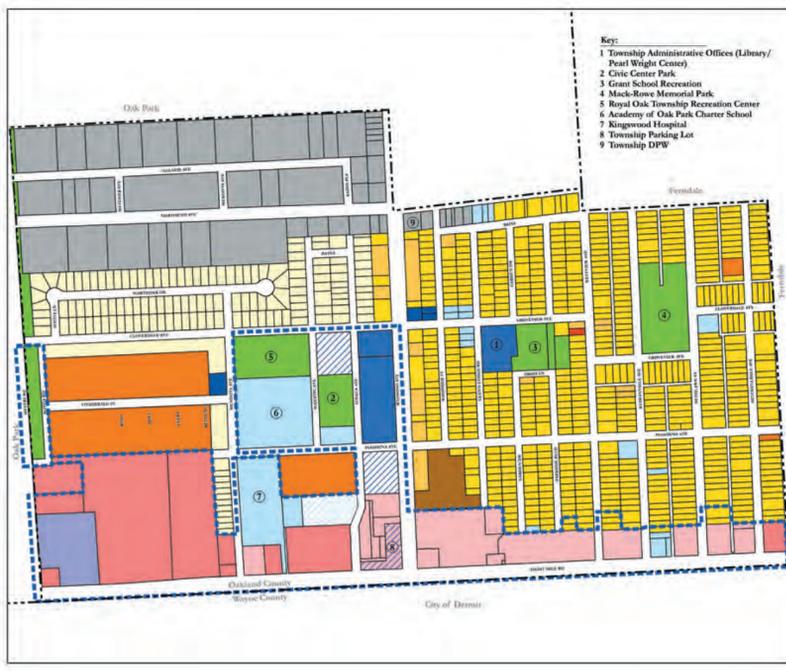
The High Density Residential Land Use category is newly created to promote and encourage owner-occupied brownstone (row houses), stacked ranches, and townhouses. The new district is located adjacent to and surrounding Civic Center Park. This was envisioned to provide ample green space for new residents living in a higher density area. New construction shall consist of 2-3 story brick (to the beltline) structures with architectural details (including porches and balconies). Smaller setbacks may be allowed where open space has been provided. Pedestrian pathways and amenities shall also be provided.

Objectives of this district are to: 1) Permit innovative residential developments through Planned Unit Developments; and 2) Encourage higher density residential developments within walking distance of public facilities, jobs, and retail centers.

Multiple-Family Residential

The intent of the Multi-Family Residential category is to address the varied housing needs of the community by providing locations for development of multiple family housing and other housing that meet the special needs at a higher density than is permitted in the other residential land uses. Multi-Family Residential Land Use areas also reflect the historical pattern of higher density residential developments in the Township.

Multiple family housing should be provided with necessary services and utilities, including pedestrian amenities and usable outdoor recreation and open space. A well designed internal road and pedestrian pathway network shall also be provided. Multiple family developments shall have direct access to a collector road or major thoroughfare. Off-street parking areas shall be screened and landscaped from public view. (over)



Existing Land Use

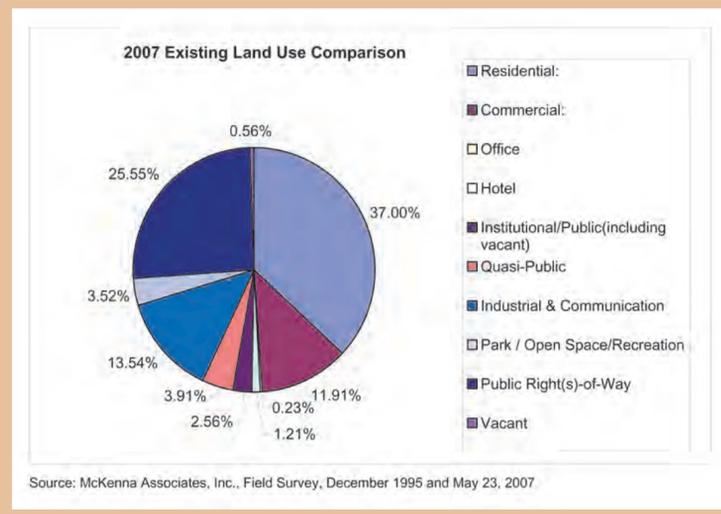
Draft

Royal Oak Charter Township,
Oakland County, Michigan

Existing Land Use

- Low Density Residential
- Medium Density Residential
- Two Family Residential
- Multiple Family Residential
- Multiple Family High Rise
- Non Auto Commercial
- Auto Related Commercial
- Neighborhood Commercial
- Office
- Hotel
- Public
- Vacant
- Quasi-Public
- Park, Recreation & Open Space
- Industrial
- Vacant
- DDA Boundary
- Surrounding Municipalities

Base Source: Oakland County GIS, 2005
Data Source: McKenna Associates, Inc. Field Survey 5/16/07



Source: McKenna Associates, Inc., Field Survey, December 1995 and May 23, 2007

FUTURE LAND USE (continued)

General Commercial

The intent of the General Commercial Land Use category is to provide for commercial development that offers a broad range of goods and services. Commercial establishments cater to the convenience and comparison shopping needs of Township residents, residents in adjacent communities, and people in transit. The General Commercial Land Uses are located along Eight Mile Road.

New and renovated commercial buildings shall be compatible in design with adjacent commercial development and shall exhibit good architectural design. Designs shall be subject to review and approval by the Planning Commission. All commercial development shall be buffered (decorative wall and landscaping) from adjacent residential uses. Excessive signage shall not be permitted. Internal driveways and cross-access easements shall be provided wherever feasible.

Mixed-Use Commercial/Office

The Mixed-Use Commercial/Office category is a new land

use designation created to encourage innovative design and mixed-use developments. This category has been designated along Eight Mile Road on parcels previously used for automobile dealerships. With the recent downturn in the economy and the loss of market share in the auto-industry, it is unlikely that the need for these former dealerships will continue in the future. Thus, the Township is being proactive in creating a flexible land use category that promotes a variety of office and commercial uses.

Office, professional office, health care facilities, health and fitness facilities, specialty shops, sit down restaurants, and innovative shopping centers are permitted. Innovative design, minimum 2-story buildings, unique architectural features, shared parking, sign control, and the provision of civic space are encouraged.

Industrial

The industrial and communication uses of the Township are placed in established industrial areas or in industrial parks. The existing industrial areas are anticipated to remain as designated.

Public

The Public Land Use designation is reserved for specific municipal uses, such as, but not limited to: administrative offices, library, recreation center, senior center, museums, public safety, etc. The existing site of the Royal Oak Township Recreation Center has been designated a future site of a new municipal complex for the Township.

It is the intent of this land use that municipal buildings be preeminently located in/around a community park facility or located on a main thoroughfare. Further, municipal buildings shall be prominent in a distinct fashion using massing, additional height, contrasting materials, and civic architectural embellishments to obtain this effect.

Institutional/Quasi-Public

The Institutional/Quasi-Public land use has been designated for hospitals, churches, and fraternal organizations. This land use category shall be located off of Eight Mile Road, while minimizing neighborhood conflicts (e.g. traffic and parking). These uses may be located in Medium and High Density Residential Areas as well.

Parks, Recreation, & Open Space

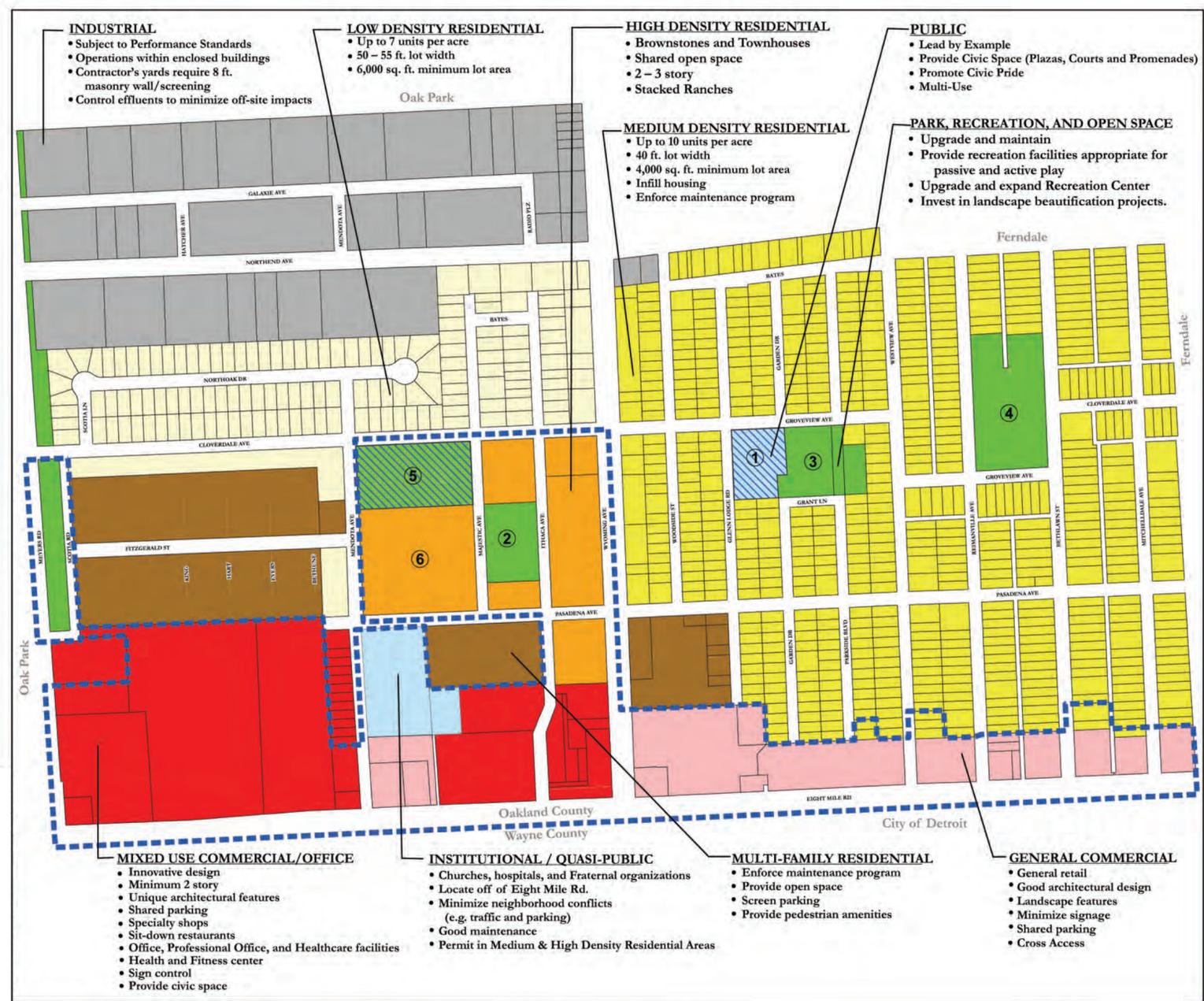
All types of parks and recreation facilities (indoor and outdoor), including active and passive in nature, are found in the Parks, Recreation, & Open Space Land Use category. The former Grant Elementary School open space and Meyers Road linear green space have been added to this category.

The Township should adopt an annual program for inspection, maintenance, and upgrading existing park and recreation facilities.

Implementation

The recent establishments of the Brownfield Redevelopment Authority (BRA) and the first Neighborhood Enterprise Zone (NEZ) are examples of implementation tools that will help the Township realize its vision for the community.

There are many additional state and federal programs and grants that should be explored by the Township that will improve housing and spur economic development in the community.



Future Land Use

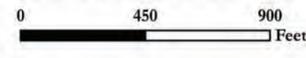
Royal Oak Charter Township, Oakland County, Michigan

Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Multiple Family Residential
- General Commercial
- Mixed-Use Commercial/Office
- Industrial
- Public
- Institutional/Quasi-Public
- Park, Recreation & Open Space
- DDA Boundary
- Surrounding Municipalities

- Key:
- 1 Township Administrative Offices (Library/Pearl Wright Center)
 - 2 Civic Center Park
 - 3 Grant School Recreation
 - 4 Mack-Rowe Memorial Park
 - 5 Royal Oak Township Recreation Center (Future Municipal Complex)
 - 6 Academy of Oak Park Charter School

Base Source: Oakland County GIS, 2005
Data Source: McKenna Associates, Inc. 6/14/07



NOTES:

McKENNA STAFF ACKNOWLEDGEMENTS

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Project Director/Manager Terry Croad, AICP, ASLA, Vice President
Project Assistant Zeb Acuff, Associate Planner
Graphics & Mapping Sabah Aboody-Keer, Senior Urban Designer
Layout John Otwell
Administration Kacy Smith