

# Density views called 'misleading'

Continued from Page 1

"They are talking people. But there's no question that in cluster, you're going to get more units," Joynst said.

He had his own examples, based on a table of density in single-family residential zones for both single-family subdivisions and cluster options.

IN THE most restrictive RA-1 single-family residential zone, developers can build single-family houses or cluster housing, if designated.

In the RA-1 zone, 1.8 units per acre are allowed for single-family houses and natural-feature clusters. Cluster housing on a major road, for example, in the RA-1 zone is 3.1 units per acre.

**'They were trying to say the families aren't as big (in cluster housing), yak, yak . . . I think it was a smoke screen.'**

—Springbrook resident

That means on a five-acre development, for example, nine units would be allowed for both single-family houses and natural feature clusters. But in the other type of cluster, 15 units would be allowed.

"I'm objecting to the increased density that cluster gives. Density equals buildings," Joynst said.

Arnold offers another perspective. "Overall, the effect is minimal, in my estimation. I was doing it more on people because in my mind, that is what requires city services, school services," Arnold said.

Generally, the number of people brought into the city in cluster housing is either the same or slightly more than for single-family houses. Arnold maintains that a because family size in clusters is

smaller than in single-family houses based on estimates that single-family houses draw families of 3.2 people and cluster, 2.5 people.

IN A general example, if 20 single-family houses are built on 10 acres, 84 people would move in. On the same acreage, approximately 50 would move into natural-feature clusters and 77-78 into clusters. A multiple-housing development on the same acreage would draw about 150 people, Arnold said.

He questions whether perhaps another 300-400 people brought into the city by cluster housing will make much of a dent considering a 68,000 population.

"Obviously, there are people who live in the city who still wish it was like it was 20 years ago — rural," Arnold said.

# Liquor licenses receive tacit OK

By Casey Hana  
staff writer

Records are reviewed for each Class C business annually, but this year the public safety department went one step further.

According to Lauhoff, officers visited each business "to see what changes were made" to adhere to recent liquor law enforcement efforts.

"We tried to get a general feel. For the most part, people have become more aware," he said.

THE DEPARTMENT is looking for organized employee training efforts, he said, so employees know how to handle situations involving liquor sales.

Not only did officers visit Class C establishments, but other package liquor businesses in Farmington.

"Most licensees are now providing more visible signage stating that they require age identification and many more conducting special training," Deadman said in his report.

"The (public safety) department has a diligent enforcement program dealing with liquor licenses. We believe that most of the licensed establishments recognize this fact and have changed many operating procedures," he added.

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# Planners take new look at cluster

By Joanne Malleszowski  
staff writer

Cluster housing is again scheduled for discussion at a Farmington Hills Planning Commission public hearing at 7:30 p.m. Thursday, March 17.

Commissioners will discuss a proposed zoning text change to amend the number of buildings allowed per acre, design standards and site plan submittal requirements for cluster housing.

Specifically, commissioners will consider decreasing the number of cluster buildings allowed per acre in the city's few RA-3 single-family residential areas.

Currently, 4.8 units per acre are allowed for cluster housing in an

RA-3 zone. Commissioners will consider changing it to 3.9 per acre, city planner Ed Gardiner said.

"They got to thinking that maybe the 4.8 is a little dense," Gardiner said.

THE PROPOSED change stems from a review of the city's master land use plan. Following a public hearing March 3, planning commissioners changed the development guidelines in the categories of cluster housing, office, multiple, recreational/park and miscellaneous.

Those changes were not required to go before the Farmington Hills City Council. But the proposed zoning text change for cluster housing will go before the council.

Following the public hearing Thursday, planning commissioners will make a recommendation to the city council. The council will schedule another public hearing and make a final decision on decreasing the cluster density in RA-3.

THE MOST controversial area for cluster housing in an RA-3 zone is along the east side of Orchard Lake Road, between 10 and 11 Mile. But that area is not zoned RA-3. Only the master land use plan designates it as RA-3 with a cluster housing option, Gardiner said.

Though the planning commission recommended rezoning certain parcels requested by developers

along the thoroughfare to RA-3, the city council refused, primarily because of the high density. The area remains RA-1, the most restrictive residential zone for both single-family houses and clusters.

The Orchard Lake Road area also is the site of two consent judgments that resulted in increased density for clusters and single-family houses in the current RA-1 zone.

In the judgment involving cluster housing, developer Alan Gottlieb is allowed to build 4.2 units per acre on the narrow, long lots fronting Orchard Lake Road. The proposed change in RA-3 from 4.8 to 3.9 attempts to strike a medium range in cluster density, Gardiner said.

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