

LAND USE | **Plan** **Section 8.0**

INTRODUCTION

The Master Plan strives to improve the quality of life within the Township by planning for the development of vacant land and the redevelopment of existing sites. To achieve this, the Master Plan is comprehensive, long-range, and regional in scope.

A Land Use Plan will permit minor refinements as the Township and its property owners realize and decide on very specific courses of action. Land use and development decisions are based on both the narrative and graphic framework of the document. Therefore, it should not be deviated from without good and documentable cause. Such deviation lessens the validity of the Plan leaving the Township vulnerable to haphazard development. The Plan is more than just an agglomeration of maps, charts, and text. Within the graphics, mapping, and text are spatial distributions and logistical relationships aligned with the Township's existing physical and social conditions, as well as the Township's selected long-term vision for growth.

CONCEPT PLAN

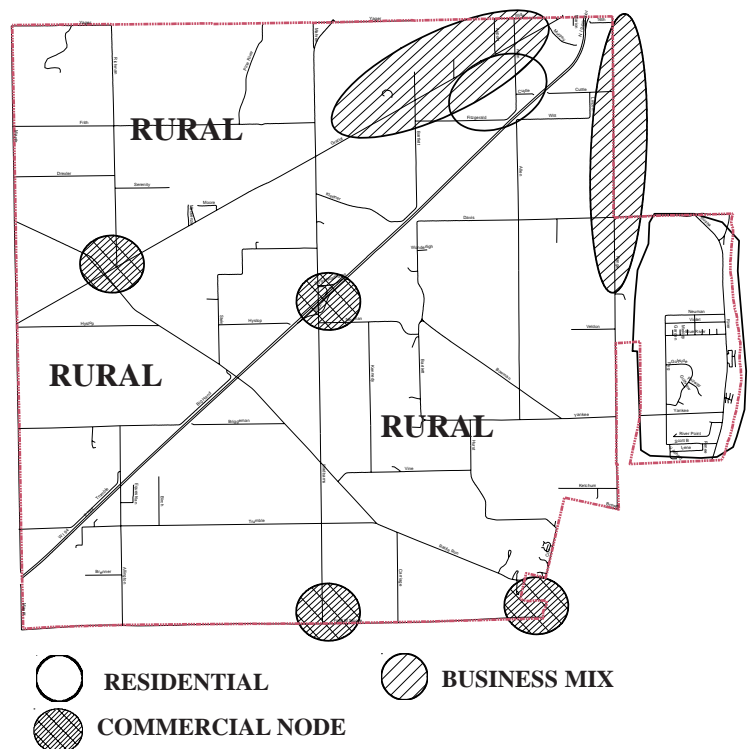
The potential physical arrangement and distribution of various land uses on vacant land is finite in number. Regional considerations, existing land use, the road network, soils, topography, population growth, and economic potential each acts to narrow the number of possible optimum arrangements. The resulting alternatives are given further expression by the selected visions and strategies that provide the policy framework for the future land use plan. Collectively, these factors and influences shape future growth potential into a selected conceptual physical arrangement of land use distribution.

The conceptual development plan offers the basic land use framework from which a more refined and detailed pattern will be derived. The concept plan envisions that the greatest intensity of development will occur at several well-defined focal points and along the Township's principal transportation corridors.

The principal development focal point is focused on the area closest to the St. Clair River. The established density pattern, proximity to major transportation routes, and the availability of utilities in this area supports this pattern.

Areas along Gratiot and Range Road are considered secondary focal points based on the existing development pattern and higher traffic volumes within these areas. Development west of Range Road, which accounts for approximately two-thirds of the Township, is reserved for rural purposes.

ILLUSTRATION 33
CONCEPT PLAN



LAND USE PLAN

Since the amount of land used for residential purposes frequently occupies large areas of the community, the characteristics of the housing often influence the community's overall character. In addition, the number of households in a community is directly related to the amount of commercial that can be supported. The Master Plan is intended to reflect the visions and strategies developed during the Township's visioning meetings. Land uses, densities, and character are planned in concurrence with the visions and strategies, while taking into consideration existing land development patterns and trends.

This section presents the land use designations for St. Clair Township. The section will outline planning implications and the land use classifications that will define future growth trends for residential, commercial and industrial land uses. A land use summary concludes this section.

Residential Planning Implications

Residential land uses within the community generally include low density, rural land uses west of Range Road, and more suburban style higher intensity residential development east of Range Road as one moves closer to the St. Clair River and the City of St. Clair. The planning factors that impact land use decisions for residential development in the Township are summarized as follows:

Development densities consistent with planned and existing infrastructure – The availability of sanitary sewer and water, or lack thereof, places limitations on the number of housing units that the Township may be able to support. As identified in the Environmental Analysis of the Master Plan, the Township does not maintain soils that are well suited for septic use. Because of this issue, larger lots are necessary to accommodate engineered septic fields. This issue, along with an extensive gravel road network and an existing rural character, makes the area of the Township west of Range Road best suited for rural, large lot development.

Sanitary sewer and water services are planned/ currently available to property located east of Range Road. Public utilities and a paved road infrastructure make this area of the Township ideally situated to accommodate higher density single-family and multiple-family residential development.

Maintaining a rural atmosphere – The majority of St. Clair Township is "rural" in character. Steps towards protecting that rural character should be made to preserve the lifestyle that so many St. Clair Township residents have become accustomed to. Utilizing the appropriate buffers and intermediate land uses to transition between higher intensity areas and the rural portions of the Township should be considered.

ILLUSTRATION 34

***PRESERVATION OF THE RURAL
ATMOSPHERE IS ONE OF THE
PRIMARY OBJECTIVES OF THE
PLAN***



Protection of environmentally sensitive areas – St. Clair Township has a wealth of environmental resources due to its location along the St. Clair River. Its location within three (3) different watersheds makes it important for the Township to recognize the existing environmental resources and protect them to the greatest extent possible. Areas with significant amounts of wetlands/woodlands, or areas within the floodplain should be taken into consideration when development is proposed. Any development that may occur on environmentally significant land should be designed in such a manner to minimize the impacts on the surrounding ecosystem.

Residential Designations

Agricultural Residential - This designation reflects the general agricultural/rural character of these areas. The density in this area is planned for one (1) unit for every four (4) acres, or 0.25 units per acre. Approximately 19,700 acres of land are designated for Agricultural Residential purposes.

Single Family Residential – Approximately 900 acres of land are designated for single-family residential development in the Township. This designation has been created to address two (2) needs: 1) to provide a transitional designation between higher intensity uses along Gratiot Avenue such as commercial and industrial and nearby rural/agricultural acreage, and; 2) to accommodate higher density residential development where the public infrastructure is available, similar to existing development east of Range Road and along the St. Clair River. The residential lot areas expected in this designation will vary between 10,000 square feet and four (4) acres, depending on the location of the site and the surrounding conditions/available infrastructure of the area. Lots that are planned for this designation that do not maintain sanitary sewer services should remain at four (4) acres in size until such time that these services become available.

While the map and the text of the Master Plan support the development of single-family residential along the River, the Township may also consider a multiple-family zoning designation for properties abutting the St. Clair River. Before determining whether or not a multiple-family designation on the River is appropriate, the Township should consider the surrounding land uses, the size of the property and its ability to accommodate a higher density, and the potential impacts the higher density designation will have on the immediate area.

Multiple Family Residential – The multiple-family residential designation is designed to accommodate townhouse, duplex and apartment developments. All areas that have been identified on the Land Use Plan for multiple-family development currently maintain some form of multiple-family dwellings. St. Clair Township maintains ten percent (10%) of its total housing stock as multiple-family type dwelling units. Based on this analysis, a need for additional multiple-family housing has been identified. As a general guide, this Master Plan recommends maintaining between fifteen percent (15%) and twenty percent (20%) of the total number of housing units in the Township as multiple-family to be more consistent with County averages. It is envisioned that the area of the map identified as PUD will be able to accommodate the anticipated need for multiple-family residential units over the next twenty (20) years. The PUD designation will be further discussed later in this section.

Manufactured Housing Community - The existing mobile home park is the only property that maintains this designation. The forty-eight (48) acre site currently has approximately ninety (90) units within the existing development. With a substantial amount of vacant land at the current site, expansion that could more than double the number of units is possible. Based on the additional amount of developable land, the Plan does not project a need to site any additional manufactured housing communities within the borders of the Township.

Commercial Planning Implications

Non-residential land uses encompass a relatively small percentage of land in the Township, while playing an important role in the local economy. Access to jobs, services and entertainment are all issues that the Township must consider when reviewing potential locations for non-residential uses, while also considering the Township's ability to provide services for those uses. The rural character of the Township must also be weighed heavily, due to the fact that residents of a rural Township are expected to travel further for access to goods and services. St Clair Township's location within close proximity to the City of St. Clair, City of Marysville and the City of Port Huron are important factors when determining a need for commercial and industrial land.

Planning for a responsible amount of commercial & industrial acreage – The development of commercial uses in the Township is dependent on a number of factors, the most important of which is the availability of a sufficient amount of land zoned for commercial purposes. In some instances, municipalities, in their zeal for tax base, zone more land than can be absorbed for retail use. This excess of zoned retail land over reasonable anticipated demand is commonly termed overzoning. It is worthwhile to analyze how projected commercial acreage demands compare with existing commercially zoned acreage totals.

Planning for access management along Gratiot and Range Road – Access management strategies should be implemented wherever possible throughout the Township. In particular, Gratiot and Range Road are the two areas where most non-residential development has occurred. As new development and redevelopment of aging sites occur, consideration should be given to the elimination of curb-cuts where access to the site is available at other locations. Cross access agreements and stub drives between sites should also be secured to further increase connectivity and reduce unnecessary turning movements onto main thoroughfares in the Township.

Redevelopment of aging commercial and industrial structures – With a substantial amount of the planned commercial in the Township located in areas that are currently occupied by non-residential land uses, the Planning Commission must focus attention on the redevelopment of existing nonconforming structures. Whenever site plans for existing structures are reviewed by the Planning Commission, every effort should be made to bring these sites as close to meeting existing Ordinance standards as possible, while still maintaining a reasonable relationship between the proposed improvement and the required changes to the site. Efforts should also be made to encourage land assembly where smaller nonconforming sites could be consolidated to create one development that meets current Ordinance standards.

ILLUSTRATION 35

*A NEW GAS STATION AT THE I-94/
WADHAMS INTERCHANGE*



ILLUSTRATION 36

*EXISTING DEVELOPMENT AT THE
RATTLE RUN & GRATIOT INTERSECTION*



Minimize impact of commercial/industrial sites on residential properties - The location of both commercial and industrial areas must take into account the intensity and the potential for nuisances that may be associated with particular use types. The Plan strives to minimize or mitigate any potential compatibility problems that may appear wherever residential and non-residential uses share a common boundary. Where these situations exist, careful attention should be directed to site plan review to mitigate any potential nuisances through careful building placement, appropriate setbacks, and the provision of buffering and screening. This issue is most prominent on the south side of Gratiot and on the west side of Range Road where non-residential development will abut residential land uses.

Commercial Designations

Office Research – Two hundred and twenty-two (222) acres on the west side of Range Road have been identified as Office Research. This land use designation has been established to encourage industrial/office research type uses. Uses planned for in this area will maintain a more office/wholesale supplier character, as opposed to an office use that generates a substantial amount of traffic from providing services to the general public. This designation will provide a buffer between the residential uses to the west and the industrial users in Marysville on the east side of Range Road. In addition, an overlay category has been provided for the northernmost portion of the Range Road Office-Research district. This overlay area may be suitable for a higher intensity commercial designation, based on its proximity to the I-94 interchange and commercial uses within the City of Marysville.

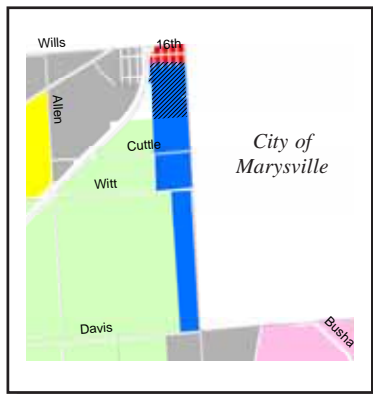


ILLUSTRATION 37
OFFICE RESEARCH

The Office Research category is designed to act as a transition between more intense non-residential land uses and residential land uses and will require the development of a new zoning district. The Township should gradually introduce this designation during the implementation process of the Master Plan to avoid random haphazard development on currently vacant Range Road property. Property should not be rezoned to this classification unless it abuts another non-residentially zoned piece of land. Land at the northwest corner of Range Road and Davis Road is the most appropriate property to be initially zoned to this new zoning classification due to its location across the street from a major industrial user in the City of Marysville and its location at the intersection of two (2) planned major roads.

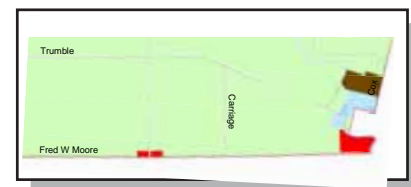
Commercial – The Commercial designation has been established to accommodate general commercial uses within the Township. At two hundred (200) acres, there is a substantial amount of commercial land planned for over and above what the economics section of the Plan indicates the Township will be able to support over the next twenty (20) years. However, based on existing land use patterns and current traffic counts, the Township has identified areas that are best suited to accommodate commercial uses as the Township grows. This includes a commercial overlay designation within the Office-Research area on Range Road. As a timing document, the Master Plan should be referenced when determining whether or not it is an appropriate time to rezone property to a commercial designation. One of the main points that should be considered is whether existing commercial land in the area is being fully utilized, and if the proposed commercial use could be accommodated within an existing commercial building.

Mixed Use Business - Located along Gratiot, this designation reflects the mixture of existing businesses that maintain an industrial/intense commercial character. Based on these existing uses, industrial or commercial zoning may be appropriate. As time progresses and either industrial or commercial users begin to emerge as the dominant use, the Township should accept that use as most appropriate for this section of Gratiot.

ILLUSTRATION 38
COMMERCIAL NODES

The Master Plan recognizes several existing commercial nodes in the Township. Of note are the existing commercial nodes at the intersections of Rattle Run and Gratiot, Wadhams and Gratiot and the Wadhams/I-94 interchange. The northwest corner of Wadhams and I-94 is currently vacant but is governed by a consent judgement which dictates that commercial will be located in this area.

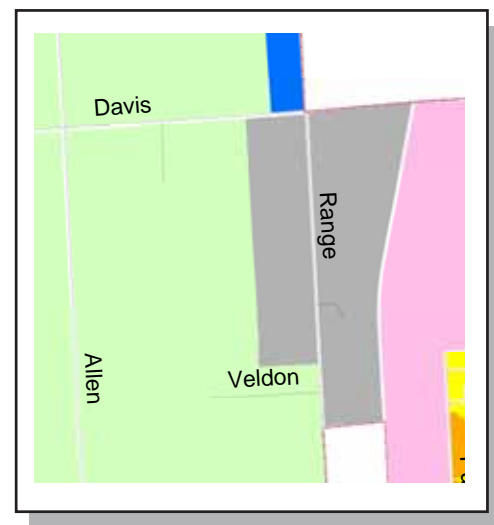
Future commercial nodes are planned along Fred Moore Highway at the intersection on Wadhams Road and at the City of St. Clair border. Based on the traffic volumes at Wadhams and Fred Moore, it was determined that this would be an ideal location for future commercial use. The commercial node at the City of St. Clair border is a recognition of the planned commercial area on the southern side of the road in China Township.



Industrial - Industrial uses are intended to include repair and assembly shops, warehousing and office and research facilities. Areas abutting higher intensity uses (e.g. property abutting the St. Clair County International Airport) would be best suited to maintain a more intense industrial zoning classification. The Plan encourages these higher intensity industrial users to locate where residential uses are not in close proximity, since these uses typically generate higher volumes of truck traffic and require a significant amount of outdoor storage. Careful consideration to screening should be given for all industrial development to ensure that neighboring residential properties are adequately screened. The planned industrial land on the west side of Range Road should not maintain an industrial zoning classification until all land on the east side of Range Road that is planned for industrial has been fully developed. With the City of St. Clair Industrial Park under development, the Township aims to ensure that an adequate industrial market exists prior to introducing an industrial zoning designation on the west side of Range Road.

ILLUSTRATION 39

Planned industrial land on the west side of Range Road should not be zoned for such a use until the existing industrial land on the east side of Range Road is fully utilized.



Other Designations

Public – This designation identifies Township property, schools, cemeteries and other public land.



ILLUSTRATION 40
TOWNSHIP HALL

Planned Unit Development – The Planned Unit Development (PUD) classification has been designated for 641 acres of land bounded by the railroad tracks on the west, Davis Road on the north and River and Pug Roads on the east. The majority of this land is currently vacant and maintains the most potential for a coordinated development with a mixture of uses. As such, it has been determined that development under the provisions of a PUD in the Zoning Ordinance would be the best tool to achieve this goal. A PUD gives the Township discretionary authority to determine if the proposed development is in the best interest of the Township, while giving the developer the ability to be flexible in designing the layout/use configuration on the site.

ILLUSTRATION 41

The Planned Unit Development site is currently vacant.



It is envisioned that the PUD will maintain a substantial amount of passive and active open space with connecting pathways. Both single-family and multiple-family residential land uses could be accommodated at this site. Any commercial and industrial development should be designed in proximity to the most intense uses that are adjacent to the site, such as the railroad tracks, the Range Road industrial corridor and Davis and River Roads. Substantial landscaping buffers between non-residential and residential uses should be provided. The overall residential density of the site is planned for approximately two and one-half (2.5) units per acre. If open space is preserved from areas west of Range Road as part of the PUD through the implementation of a TDR or PDR, as discussed later in this document, the Township may consider a substantial increase in residential density for the site.

Should a PUD not develop on the site, the following breakdown should be utilized as a guide in determining the appropriate amount of acreage for each use type. If a conventional development is proposed rather than a PUD, the Township must review all necessary studies to determine if there is a market demand and specific need for such development at that time prior to granting a rezoning.

- Single-Family Residential - 350 acres
- Multiple-Family Residential - 100 acres
- Industrial/Office Research - 100 acres
- Commercial/Office - 90 acres

TABLE 28

*TOWNSHIP LAND USE
PLAN SUMMARY*

Township Land Use Summary

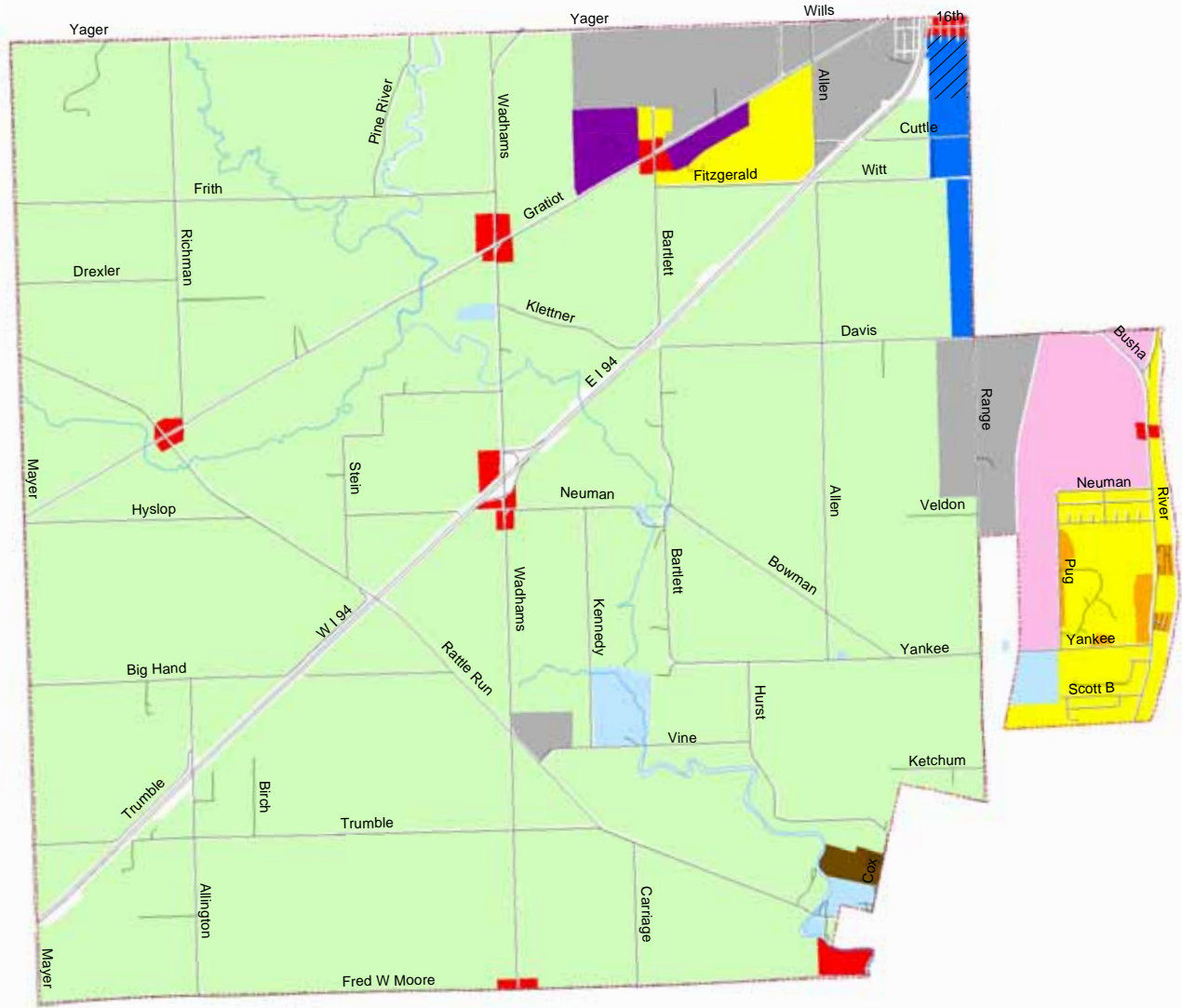
The detailed summary of all acreage allocations for each land use category has been provided in the corresponding table. The zoning that would most probably be consistent with the associated land use category has also been provided.

<i>Master Plan Designation</i>	<i>Expected Density Allocation</i>	<i>Acres Designated</i>	<i>Potential Consistent Zoning</i>
<i>Agricultural Residential</i>	0.25 Dwelling Units per Acre	19,841 Acres	RU, CR
<i>Single-Family Residential</i>	0.25 to 3.0 Dwelling Units per Acre	906 Acres	RS-1 or RS-2
<i>Multiple-Family Residential</i>	4.0 to 6.0 Dwelling Units per Acre	53 Acres	RM
<i>Manufactured Housing Community</i>	4.0 to 6.0 Dwelling Units per Acre	48 Acres	MH
<i>Commercial</i>	N/A	200 Acres	B-1, B-2, CR
<i>Office Research</i>	N/A	222 Acres	New District Required - OR
<i>Mixed-Use Business</i>	N/A	172 Acres	B-1, B-2, I-L or I-H
<i>Industrial</i>	N/A	1,163 Acres	I-L or I-H
<i>Public</i>	N/A	223 Acres	N/A
<i>Planned Unit Development (PUD)</i>	2.5 Dwelling Units per Acre*	641 Acres	PUD

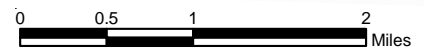
*Use of TDRs may permit increased density

**ST. CLAIR
TOWNSHIP**
LAND USE
PLAN

ILLUSTRATION 42
LAND USE PLAN



St. Clair Township
St. Clair County, Michigan
Prepared By: St. Clair Township Planning Commission



CDM
Community Planning & Management, P.C.
Professional Planning Consultants

- | | |
|--|--|
|  AGRICULTURAL RESIDENTIAL |  COMMERCIAL OVERLAY |
|  SINGLE FAMILY RESIDENTIAL |  COMMERCIAL |
|  MULTIPLE FAMILY |  MIXED-USE BUSINESS |
|  MANUFACTURED HOUSING COMMUNITY |  INDUSTRIAL |
|  OFFICE RESEARCH |  PUBLIC |
| |  PLANNED UNIT DEVELOPMENT |

IMPLEMENTATION

General Zoning Ordinance Recommendations

Setbacks – In all districts, the Township should consider amending the Zoning Ordinance to measure front yard setbacks from the centerline of the road right-of-way. By measuring the setback from the centerline of the road, rather than the existing right-of-way line, the Township can better ensure that no structures will occupy an area the Road Commission must acquire for future roadway expansion.

In relation to commercial and industrial development, the Township should consider requiring buildings to maintain a setback that is closer to the future road right-of-way, with parking in the side or at the rear of the site. Studies have shown that the closer a building is to the road, the slower vehicles will travel on that road. As an example, if a building is located on a road with a one hundred and twenty (120) foot wide planned right-of-way, the zoning provision would allow a minimum setback of seventy (70) feet from the centerline of the road and a maximum setback of ninety (90) feet from the centerline on the road. With an established building line that maintains a minimum distance from the road right-of-way for non-residential structures, traffic speeds will decrease and a more aesthetically pleasing streetscape will have been established.

Building Materials – In the development of new commercial and industrial structures, the Township should create an ordinance requiring brick or better for the majority of the structure. This ensures long-term durability of the structure with limited maintenance required.

Sidewalks/Pathways - Require all new development to install an eight (8) foot wide pathway along the road frontage. All new residential developments should maintain five (5) foot wide sidewalks on interior roads.

Access Management - Require cross-access easements for commercial development to allow for future connections between commercial sites.

Zoning Districts - As stated previously in the Land Use Plan, changes in the proposed use districts may be necessary to better accommodate the Master plan. They are as follows:

Reduce the area currently zoned RS-1 that is not in the sewer district to match the area planned for single-family residential on the Land Use Plan map.

Develop a new Research Office zoning district for the northern area of Range Road.

Amend the Planned Unit Development Ordinance to better reflect the PUD policy outlined in this Plan.

Open Space and Farmland Preservation Recommendations

St. Clair Township has traditionally been a rural community with a substantial amount of farmland still existing. While preserving farmland has been identified as an important goal by the residents of the Township, the survey that was conducted during this Master Plan process indicates that maintaining the rural atmosphere is more important than maintaining productive farmland. The Environmental Analysis Section indicates that the majority of the prime farmland in the Township is east of Range Road and has long been developed.

Because of the lack of prime farmland and the survey's indication that the Township residents are not in favor of expending taxpayer dollars to preserve open space or farmland, St. Clair Township must look at other means to ensure that the main goal of preserving the rural character of the community is accomplished. Simply relying on the Township's minimum lot size of four (4) acres will not maintain the rural character of the community over the long term. Often, such minimum lot sizes will result in a residence on a major road with a substantial amount of land left unutilized at the rear. Essentially, the minimum four (4) acre parcel on a major road becomes a holding zone for this undeveloped property at the rear until such time that the market and available infrastructure deems it economically feasible to develop the entire property. Additional measures beyond simple minimum lot sizes must be taken to ensure that the true rural character of the community is retained.

Goals	Implementation Techniques
Minimize Visual Impact of Development	<ul style="list-style-type: none"> • Structures should not be placed in open fields. • Residences should be located adjacent to tree lines and wooded field edges. • Residences should not front directly on off-site streets. • Where clustering will yield open space that can remain in active agriculture, its use should be explored and possibly required.
Retain Rural Features	<ul style="list-style-type: none"> • Existing farm roads should be incorporated into subdivision design. • Stone rows and tree lines should be preserved. • Existing agricultural structures, such as barns and silos, should be preserved, where feasible.
Minimize Site Disturbance	<ul style="list-style-type: none"> • Roads should follow existing contours. • <i>Disturbance for the construction of roads, basins and other improvements should be kept at a minimum.</i> • Disturbance on individual lots should be limited.

TABLE 29
IMPLEMENTATION
TECHNIQUES FOR RURAL
PRESERVATION

Tools for Rural Preservation

Transfer of Development Rights

One of the best techniques for farmland and open space preservation within a municipality is the use of transfer of development rights. The transfer allows growth to be accommodated in a managed fashion, in more urban areas of the Township, while still protecting vital outlying farmland areas by allowing a rural property owner to sell their development rights to a developer, who will then utilize those development rights to increase density on a property which has the necessary public utilities to accommodate the additional density. The areas identified as Agricultural in the Land Use Plan provide the framework for one-half of a transfer of development rights mechanism. This provides the sending area, or the area from where development rights are transferred.

The other side of the transfer, which is the area where development rights are transferred, would be the urban growth area - or in St. Clair Township's case, the area east of Range Road. This boundary, which is intended to be serviced by sanitary sewer, water, and other urban services, can much more easily accommodate development, rather than the rural areas of the Township. Both the outlying farmland areas and the area contained within the urban growth boundary must work in unison to create a viable rural preservation tool. An illustration showing the sending and receiving zone for the TDR program has been provided.

It is important that the size and potential overall development density of the urban growth boundary be carefully considered in relation to the sending zone when developing a transfer of development rights mechanism. In the case of St. Clair Township, the primary sending area is several times larger than the area of the receiving area. For the mechanism to be completely successful, the total development density of the receiving area must be able to accommodate the units being sent from the rural preservation area. Development density ratios that reduce the total number of development rights being transferred may be utilized, but careful consideration must be given so the ratio is not set so high that the option becomes unattractive to developers. It must also be noted that the Township Zoning Act does not specifically enable a Township to use transfer of development rights. However, recent legislation has been adopted which permits non-contiguous open space as part of a planned unit development (PUD). Through the implementation of a PUD, the Township may promote the transfer of density from the rural area to the PUD for additional units per acre.

ILLUSTRATION 43

Development rights are purchased from the sending zone and used to increase density in the receiving zone through the implementation of a TDR program

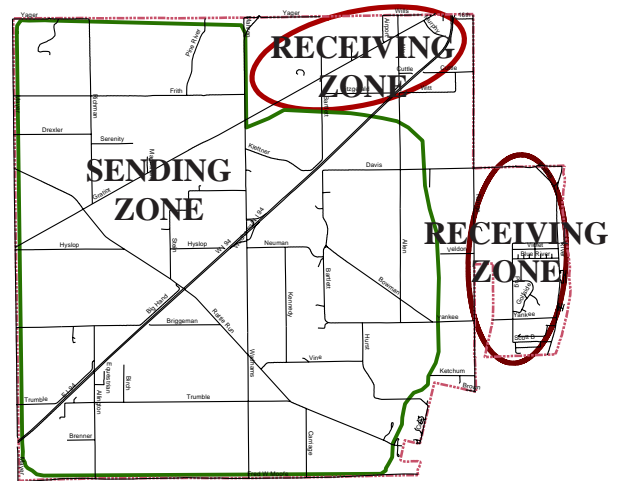


TABLE 30
**TRANSFER OF
DEVELOPMENT RIGHTS
SUMMARY**

PRESERVATION METHOD	ISSUES	BENEFITS	CONCERNS
TRANSFER OF DEVELOPMENT RIGHTS	<ul style="list-style-type: none"> Which areas should be protected? What type of transfers should be permitted? How should development rights be allocated? Where should development be transferred, and at what densities? Should the zoning in the sending area be changed to create more of an incentive for landowners to sell development rights? Should the zoning in the receiving area be changed to create more of an incentive for developers to buy development rights? Should the local government buy and sell development rights through a TDR bank? TDR programs can accomplish multiple goals, including farmland protection, protection of environmentally sensitive areas, the development of compact urban areas, and the promotion of downtown commercial growth and the preservation of historic landmarks. 	<ul style="list-style-type: none"> TDR protects farmland permanently, while keeping it in private ownership. Participation in TDR programs is voluntary - landowners are never required to sell their development rights. TDR promotes orderly growth by concentrating development in areas with adequate public services. TDR programs allow landowners in agricultural protection zones to retain their equity without developing their land. TDR programs are market-driven--private parties pay to protect farmland, and more land is protected when development pressure is high. 	<ul style="list-style-type: none"> TDR programs are technically complicated and require a significant investment of time and staff resources to implement. TDR is an unfamiliar concept. A lengthy and extensive public education campaign is generally required to explain TDR to citizens. The pace of transactions depends on the private market for development rights. If the real estate market is depressed, few rights will be sold, and little land will be protected.

P.A. 262 Purchase of Development Rights – The State of Michigan recently passed P.A. 262, which provides for the purchase of development rights through the local unit of government in conjunction with the State Agricultural Department. This farmland preservation option allows the municipality to purchase the density rights of the property, while leaving all other rights associated with the property with the landowner. This preservation option leaves farms as farmland or open space (should the farm be retired) in perpetuity. Public Act 262, provides matching State funding for Townships or other municipalities to purchase farmland development rights. If there is a desire to participate in this program, the Township should work closely with the County to assist in the development and implementation of the program. The steps required to qualify for matching funds for the purchase of development rights are as follows:

- Have adopted within the last 10 years, a comprehensive land use plan that includes a plan for agricultural preservation.
- Have adopted a development rights ordinance providing for a purchase of development rights program pursuant to the County Zoning Act, or the Township Zoning Act, containing the following:
 - An application procedure
 - The criteria for a scoring system for parcel selection within the local unit of government.
 - A method to establish the price to be paid for development rights, which may include appraisal, bidding or formula based process.
- Indicated which parcels, the size of those parcels, and the location that are proposed for PDR.
- Indication of local matching funds coming from either the Township or the County.
- An estimation of the value of the agricultural conservation easement.

<i>PRESERVATION METHOD</i>	<i>ISSUES</i>	<i>BENEFITS</i>	<i>CONCERNS</i>
PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS OR PURCHASE OF DEVELOPMENT RIGHTS	<ul style="list-style-type: none"> • What kind of farmland to protect, which areas to target and how to set priorities? • What restrictions to put on the use of the land? • How much to pay for easements? • How to raise purchase funds? • How to distribute state funds among local jurisdictions? • How to administer PACE programs? • How to monitor and enforce easements? 	<ul style="list-style-type: none"> • PACE protects farmland permanently, while keeping it in private ownership. • Participation in PACE programs is voluntary. • PACE can be implemented by state or local governments, or by private organizations. • PACE provides farmers with a financially competitive alternative to development, giving them cash to help address the economic challenges of farming in urban-influenced areas. • PACE programs can protect ecological as well as agricultural resources. • PACE limits the value of agricultural land, which helps to keep it affordable to farmers. • PACE programs involve the non-farming public in farmland protection 	<ul style="list-style-type: none"> • PACE is expensive. • PACE can rarely protect enough land to eliminate development pressure on unrestricted farms. • PACE programs are generally unable to keep up with farmer demand to sell easements. This results in long waiting lists and missed opportunities to protect land. • Purchasing easements is time-consuming. • The voluntary nature of PACE programs means that some important agricultural lands are not protected. • Monitoring and enforcing easements requires an ongoing investment of time and resources.

TABLE 31
PURCHASE OF DEVELOPMENT RIGHTS SUMMARY