

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 an 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.

MDNR Recreation Grant Programs

Michigan Natural Resources Trust Fund (MNRTF) grants are available for park development and land acquisition. The maximum grant for development is \$375,000.

The Township has effectively used this program in the past to finance park land acquisition and development. In the future, the Township may wish to seek MNRTF funding for acquisition of land principally for open space and natural resource preservation purposes.

Implementation of the Lyon Center Vision Plan

The Lyon Center Vision Plan, a plan for New Hudson, was completed in August, 2009. It contained four categories of implementation measures dealing with civic improvements, economic development, circulation improvements, and planning and zoning. Following is a summary of the goals and projects in each category.

Civic Improvements

Four sets of civic improvements are proposed for New Hudson: utility improvements, streetscape enhancements on Grand River Avenue and Milford Road, development of parking lots, and development of public/civic buildings and sites. Following is a detailed list of the proposed projects:

- Complete sanitary sewer connection along Grand River Avenue
- Implement streetscape improvements along Grand River Avenue (street trees, street lights, sidewalks, benches, etc.)
- Explore and implement storm water improvements to support development
- Acquire property necessary to construct DDA parking lots
- Acquire properties necessary for development of the civic campus
- Work with the Library Board to plan Hamlet area library site
- Identify opportunity areas within the Hamlet for small civic spaces (e.g., pocket parks, town square)
- Develop DDA parking lots within the Hamlet
- Explore feasibility of expanded post office within the civic campus with key leaders
- Develop consistent streetscape improvements along Milford Road

Economic Development

A variety of economic development activities are proposed, including encouraging infill and redevelopment, in part through business recruitment, retention, and relocation. Ancillary activities are also proposed. Following is a detailed list of the proposed projects:

- Create a façade program to fund building façade improvements to existing Hamlet buildings
- Encourage infill development and redevelopment in the Hamlet
- Create a parking plan to ensure appropriate quantity and location of parking in the Hamlet area
- Create a business recruitment, retention and relocation strategy to attract new businesses to locate within the Lyon Center area
- Develop and promote activities such as a Farmers' Market and festivals within the Hamlet area

Circulation Improvements

Circulation improvements focus on both motorized and non-motorized transportation. In the category of motorized transportation, the plan focuses on improvements to the Grand River/Milford Road/Pontiac Trail intersection and developing new street connections. Pedestrian improvements are proposed throughout New Hudson. Following is a detailed list of the proposed projects:

- Reconstruct Grand River Avenue and the Milford Road Intersection (curb, gutter, surfacing, etc.)
- Develop a community non-motorized pathway plan to connect all parts of Lyon Center
- Ensure that all road improvements projects are designed consistent with the recommendations of the Lyon Center Vision Plan
- Construct sidewalks on all streets
- Connect the Hamlet to the Oakland County Linked Path and Trail System
- Create new street connections in the southwest residential area of Lyon Center
- Create new street connections in the southwest residential area of Lyon Center
- Create new street connections in the Hamlet

Planning and Zoning

The Planning and Zoning category focuses on needed revisions to existing plans and ordinances, including the zoning ordinance, Township Master Plan, DDA Development and TIF Plans, and Parks and Recreation Plan. In addition, this category deals with ancillary issues such as architectural and green buildings standards and blight control. Following is a detailed list of the proposed projects:

- Revise the Zoning Ordinance to be consistent with this Plan and rezone properties according to the Vision Plan and updated Zoning Ordinance
- Update the Township Land Use Plan to reflect the Lyon Center Vision Plan
- Update the DDA and TIF Plan and obtain approval from the County
- Create architectural design standards for the Hamlet

- Create an ongoing blight enforcement strategy
- Create architectural design standards for the commercial area
- Update and adopt Parks and Recreation Plan that includes the parks and recreation facilities outlined in the Lyon Center Vision Plan
- Review this Vision Plan every 5 years
- Raise awareness of the benefits of green building standards
- Encourage LEED/Energy Star certification for new or renovated buildings

Zoning Plan

Section 33 of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) calls for preparation of a zoning plan which “shall include an explanation of how the land use categories on the future land use map relate to districts on the zoning map.”

In Lyon Township, the Zoning Map and Future Land Use Map convey the same land use strategy. Most of the Township is zoned R-1.0, Residential Agricultural District, reflecting a desire to allow development at a relatively low density of one unit per acre. Residential Planned Developments south of Twelve Mile Road have been planned or developed at a net density of approximately one unit per acre. The corresponding designation for these areas on the Future Land Use Map is Rural Residential (1 acre lots). There is one exception to this relationship. Some of the R-1.0 zoned properties are designated Public and Quasi-Public or Commercial Recreation on the Future Land Use Map.

The Future Land Use Map calls for higher density single family development (up to ½ acre lots) in two general areas: in the northwest part of the Township, west of the Huron Valley Trail and around the City of South Lyon. The corresponding zoning designations for these areas are R-0.3, Single Family Residential, and R-0.5, Single Family Residential.

One area of conflict between the Zoning Map and Future Land Use Map exists in the southeast corner of the Township. Section 36 and portions of Sections 25 and 35 are zoned R-0.5, but the Future Land Use designation is Rural Residential. Environmental problems place development limits on properties in this area, so it might be wise to consider rezoning the land to R-1.0.

The Future Land Use Map and Zoning Map are generally consistent with each other regarding multiple family development. There are two multiple family land use classifications on the Future Land Use Map, Low Density Multiple Family (approx. 4 two-bedroom units per acre) and Moderate Density Multiple Family (approx. 8 two-bedroom units per acre). Corresponding zoning classifications are RM-1, Suburban Townhouse District and RM-2, Multiple Family Residential. Locations where these designations appears are along Grand River Avenue in the northwest part of the Township, around Lake Angela, at Griswold and Eight Mile Roads, and along Eight Mile Road, west of Pontiac Trail. Pendleton Park Apartments, south of Grand River and west of New Hudson Drive, is in a Planned Development.