

The Residence @ West Village

Site Plan / Special Use Application Narrative

315 N. Lapeer Street, Village of Lake Orion, MI

Sidwell Number: 09-02-403-020

Date: August 11, 2025

Submitted by:

West Village Residence, LLC

79 Oakland Avenue, Pontiac, MI 48342

Contact: (248) 758-9925

Narrative Description of Proposed Use

The applicant, West Village Residence, LLC, proposes the redevelopment of the 1.63± acre property at 315 N. Lapeer Street, formerly the Lake Orion School Administrative Building, with the construction of a new 15-unit for-sale townhome condominium development. The site is located within the Village of Lake Orion and zoned RM (Residential Multiple-Family). The existing structure will be demolished to allow for the construction of two new residential buildings.

Proposed Development Summary

- Total Units: 15 for-sale townhome condominiums
- Building A: 7 units
- Building B: 8 units
- Unit Type: All units are three-bedroom residences
- Each unit includes: A private entry, 2-car garage, full kitchen, great room, and second-floor laundry
- Total Building Footprint: 18,585 SF
- Building Height: 33'-4" (within 40' zoning limit)
- Setbacks: Front 25', Rear 25', Side 25' – all compliant

Site Density & Open Space

- Gross Site Area: 70,995 SF (1.63 acres)
- Detention Pond Area (excluded): 13,932 SF (0.32 acres)
- Density Calculation Area: 57,063 SF (1.31 acres)
- Maximum Units Allowed (per RM zoning): 19
- Proposed Units: 15
- Open Space: 52,410 SF (1.2 acres), equating to ~74% of site area
- Lot Coverage: 26% (well below 35% maximum)
- Note: The pond area on this site is being used to serve the adjacent Lofts & Flats @ West Village development and has been excluded from the zoning density calculation for this parcel.

Access, Circulation, and Parking

- Access: one way street with the entry on Lapeer and the exit on Church Street.
- Internal driveways and garage approaches provide full vehicle circulation
- Parking Provided:
 - 30 spaces (2-car garages for each unit)
 - 18 additional surface parking spaces for guests and overflow
 - Total: 48 spaces (exceeds 30-space minimum requirement)

Stormwater Management

- Stormwater will be managed through a redesigned and enlarged detention basin located at the north side of the property.
- Key stormwater details include:
 - Existing basin to be replaced and regraded per the updated civil plans
 - Detention area: approx. 14,000 SF (0.32 acres)
 - Stormwater quality and quantity controls will comply with Oakland County Water Resources Commission (OCWRC) requirements
 - Basin perimeter is fully landscaped with:
 - Shade trees (1 per 50 LF)
 - Ornamental trees (1 per 75 LF)
 - Native seed mix and erosion control blanket to stabilize slopes

Landscape Design

- The landscape plan (sheets LP.01–LP.02) provides extensive plantings including:
 - Street trees, evergreen shrubs, and foundation plantings
 - Hosta beds and hydrangeas along the building façades
 - Interior courtyard and walkways framed by flowering trees
 - Mulch: Natural, double-shredded hardwood (no dyes or palette wood)
- All planting materials, spacing, and warranties comply with A.A.N. Standards and Village ordinance.

Photometric & Lighting Plan

- Site lighting is designed per SE-01 through SE-05 with attention to safety and light pollution minimization:
 - Downcast LED pole and wall-mounted fixtures at drive lanes and parking areas
 - Light levels are evenly distributed to enhance pedestrian safety
 - No off-site light spillover—photometric cut sheets demonstrate 0.0 footcandles at property lines
 - Maximum average maintained footcandle levels comply with Village code

Utilities & Infrastructure

- Water & sanitary sewer will be connected to existing Village utilities located in Lapeer Road and Church Street
- Individual metering and service stubs to each unit
- Fire lane clearance and turning radii designed per Fire Department standards
- Electric and gas utilities will be routed underground to each unit
- One ADA-compliant unit and garage will be designated, with final location confirmed at permit stage

Architectural Character

- Each townhome has been designed to blend traditional materials with modern functionality:
 - Brick accents, siding, gabled roofs, and inset garage doors
 - All units feature:
 - Open-concept main floor with 9'+ ceilings
 - Kitchens with peninsula seating and pantry
 - Private front door entry and garage access
 - Upper-floor laundry and primary bedroom suites

Zoning & Master Plan Alignment

- This proposal is consistent with the Village of Lake Orion's land use goals, which promote:
 - Infill residential development
 - Housing ownership opportunities
 - Walkable, human-scaled neighborhoods
 - Sustainable stormwater design
 - Attractive architecture and compatible density
- The redevelopment of this institutional parcel into quality, owner-occupied housing meets those criteria.

Conclusion

- The Residence @ West Village is a community-focused residential development that repurposes a previously School Administrative site into high-quality housing with strong architectural appeal and public benefit.
- The proposal exceeds ordinance requirements in terms of parking, landscaping, stormwater, and density compliance, while contributing positively to the neighborhood character and Village housing stock.
- The applicant respectfully requests Site Plan approval and looks forward to collaborating with the Village on this transformative project.