



MCKENNA

August 27, 2025

Planning Commission
Village of Lake Orion
21 E. Church St.
Lake Orion, MI 48362

Subject: VLO-25-03 West Village (315 N Lapeer Road), Site Plan Review #1

Dear Commissioners:

West Village (the "Project") is a site plan application for a fifteen-unit multiple-family development at 315 N Lapeer Street, developed by West Village Residence, LLC (the "Applicant"). The Project is located on one 1.63 acre parcel (09-02-403-020) at the corner of W Church Street and N Lapeer Street. The approximate parcel location is shown below in the yellow outline. The Project scope includes the following:

- Demolition of the former Lake Orion School Administrative Building;
- Construction of two (2) townhome buildings with fifteen dwelling units;
- General site improvements such as landscaping, lighting, interior sidewalk, utilities, etc.



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SUMMARY OF COMPLIANCE

Ordinance Standards	Compliance	Comments
1. Required Information	Complies.	See Item #1
2. Use & Harmonious Design	Complies.	See Item #2.
3. Dimensional Standards	Complies	See Item #3.
4. Natural Features / Landscaping	<u>May comply.</u>	<u>Applicant can improve species selection to meet ordinance intent. See Item #4.</u>
5. Access & Circulation	<u>Complies*</u>	<u>*Fire Marshal approval required.</u>
6. Parking & Loading	<u>May comply.</u>	<u>Parking spaces exceed the minimum by over 20%, therefore, the Applicant must get Planning Commission approval for the 12 extra spaces or remove them from the plan.</u>
7. Building Design & Architecture	<u>May comply</u>	<u>Applicant to provide material colors on a revised elevation plans.</u>
8. Engineering / SWM		See Engineer's report.
9. Lighting	<u>Does not comply</u>	<u>Applicant must provide parking lot pole mounting heights to ensure compliance with the ordinance. Footcandle maximums exceed allowed measurement.; See item #9.</u>

RECOMMENDATION

The proposed project will add a new housing type for Village residents. If the Planning Commission determines that the site plan is in substantial compliance with ordinance standards, we recommend any approval be granted contingent upon the following:

- A. Applicant submittal of a revised site plan that includes:
 1. Landscape plan modifications to address species selection issue if so directed by the Planning Commission.
 2. Parking lot modifications to address excessive parking issue if so directed by the Planning Commission.
 3. Revised building elevations that includes material colors.
 4. Revised photometric plan that includes fixture heights and complies with permitted light levels.
- B. Approval of revised plans by Fire Marshal and Village Engineer.

If you have any questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA

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Village Clerk, Ms. Sonja Stout (stouts@lakeorion.org)



Site Plan Review

Standards for Site Plan Approval are set forth by [Article 19: Administrative Procedures and Standards](#). This project is reviewed against the Village's [Zoning Ordinance](#), Master Plan, existing site conditions, and sound planning and design principles.

Underlined text denotes items that require additional information, consideration, or a waiver from the Code.

We offer the following comments for your consideration:

1. REQUIRED INFORMATION

Section 19.02(D) lists the information required of all site plans undergoing Planning Commission review; the applicant has provided the required information.

2. USE & HARMONIOUS DESIGN

Zoning Ordinance Standards: *All elements of the site must be harmoniously and efficiently designed in relation to the topography, size, and type of land, and the character of the adjacent properties and the proposed use. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted on such property.*

Findings: The site is zoned the RM, Multiple Family Residential District where the varied residential uses are outlined in Section 5.02. The Intent section of Article 5 reads:

The intent of the RM, Multiple Family Residential District is to address the varied housing needs of residents of different age and family groups by providing various types and sizes of residential dwellings for ownership or rental at a higher density than is permitted in any of the Single Family Residential Districts. Multiple family housing should be located near major thoroughfares and collector streets for good accessibility and must be designed so as not to overtax existing community facilities, utilities or services.

The proposed townhouses are suitable for the RM, Multiple Family Residential District as it fits the higher density residential intent. The Project also adheres to the accessibility intent of the District as it is located near major thoroughfares (Church Street and N Lapeer Street).

3. DIMENSIONAL STANDARDS

Zoning Ordinance Standards: *The site plan must comply with the district requirements for minimum floor area, height of building, lot size, yard space, density and all other requirements as set forth in the Schedule of Regulations.*

Findings: The Applicant meets all of the dimensional standards of the RM, Multiple Family Residential District. The table below outlines the dimensional standards required and whether compliance has been met:

Dimensional Measurement	Required	Proposed	Comments
Min. Lot Area	8,000 sq. ft.	70,995 sq. ft.	In compliance.
Min. Lot Frontage	70'	261'	In compliance.
Front Yard Setback	25'	25'	In compliance.
Min. Side Yard Setback (both)	15'	26' (north); 25' (south)	In compliance.



Dimensional Measurement	Required	Proposed	Comments
Min. Rear Yard Setback	25'	25'	In compliance.
Min. Floor Area per 3-Bedroom Unit	1,000 sq. ft.	>1,000 sq. ft.	In compliance.
Max. Building Height	40'	33' 4"	In compliance.
Max. Lot Coverage	35%	26%	In compliance.
Density	15 DUs per acre	15 units/1.15 Acre = 13 DUs/acre	In compliance.

4. NATURAL FEATURES, SCREENING & LANDSCAPING

Zoning Ordinance Standards: *The existing natural landscape shall be preserved in its natural state as much as possible, by minimizing tree and soil removal and by topographic modifications that result in maximum harmony with adjacent properties.*

There must be reasonable visual and sound privacy. Fences, walks, barriers, and landscaping must be used, as appropriate, for the protection and enhancement of property and the safety and privacy of occupants and users.

Findings:

Landscaping and Plant Material. The applicant has provided a landscaping plan on sheets LP.01 and LP.02. The following landscaping and screening standards are relevant to this Project:

Plant Materials and Landscape Elements. The proposed plant materials and landscape elements must be of high quality, be of diverse species types, and follow the required plant material specifications. The landscape plan includes a variety of different street, parking lot, and detention basin trees.

The Ordinance requires that no single plant species comprise more than 20% of any category of plant material. The landscaping plan meets this diversity requirement.

Environmentally Sensitive Design. The ordinance encourages the applicant to incorporate environmentally sensitive design treatments such as permeable pavers, rain gardens or native plantings as well as best management practices for stormwater management. The applicant shows perennial beds throughout the parking lot, The detention basin plantings include a mix of deciduous trees around the permit and a “storm water basin seed mix” within the basin. We recommend that the applicant consider replacing standard perennials and deciduous trees with species native to Michigan including native grasses. These species are more appropriate for the Michigan plant hardiness zone and are not as easily subjective to known diseases or infestation. See additional notes in paragraph 8 Stormwater Management.

5. ACCESS & CIRCULATION

Zoning Ordinance Standards: *All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.*

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets or pedestrian or bicycle pathways in the vicinity of the site. Streets and drives that are a part of an existing or planned street system serving adjacent developments shall be of an appropriate width to the volume of traffic they are planned to carry and shall have a dedicated right-of-way equal to that specified in a recognized source of reference.



Where the Planning Commission determines, after expert consultation, that public safety would be substantially promoted in a particular location by reducing the number of points of ingress and egress between private property and an adjoining highway, cross-access may be required. Shared drive approaches between adjoining parcels may also be permitted under this Section.

Findings:

Vehicular Access. Vehicular access to the site is provided from two driveways which extend from N Lapeer Street and around to Church Street. The existing curb cut on Church Street will be relocated as part of this project. The site plan is subject to the standards of the Township Fire Marshal regarding emergency access and fire suppression.

Pedestrian Connectivity. New development should be walkable and include pedestrian connections to the front of the homes. The site plan shows sidewalks leading to each unit and a perimeter sidewalk in the Church St and Lapeer St rights-of-way in compliance with this standard.

6. PARKING & LOADING

Zoning Ordinance Standards: *Off-street parking, loading, and unloading areas and outside refuse storage areas, or other storage areas that face or are visible from adjacent homes, or from public thoroughfares, shall be screened by walls, fencing or landscaping of effective height.*

Findings: Off-street parking is located within the site. Each townhouse includes a two-car garage. Additionally, 18 parking spots are proposed along the north of the Project site. One of these parking spaces is barrier free, as required by section 14.02.

Per section 14.02, two parking spaces are required for each unit which results in a total of 30 required parking spaces (with 15 units). A total of 48 parking spaces are proposed, including 1 barrier free parking space, exceeding this requirement by 18 parking spaces. Off-street parking space and aisleway are dimensioned at 19 ft. x 9 ft. stalls with a 14' 4" aisle way. Manuvering lane must be 22 feet in width.

Per section 14.02(B.2), the minimum parking requirement shall not exceed 20% in an effort to minimize excessive areas of pavement, unless otherwise approved by the Planning Commission. 20% of 30 is 6, therefore the additional 18 spaces must be approved by the Planning Commission.

7. BUILDING DESIGN & ARCHITECTURE

Zoning Ordinance Standards: *All buildings along the street frontage of the parcel shall have a primary entrance or entrances on the façade facing the street. All primary entrances must be accessible to pedestrians. Primary entrances should be highlighted through the incorporation of architectural features such as canopies, awnings, porticos, raised cornice parapets over the doors arches, large windows, or architectural details such as tile work and moldings that are integrated into the building structure and design.*

Building materials used on exteriors of new buildings shall be appropriate for the character and size of the proposed building, and shall complement the materials used on surrounding buildings and in the Village Downtown. Brick, stone, integrally colored architectural block are preferred building materials. Clapboard materials such as cement siding ("Hardy Plank" or similar) and shake shingles are encouraged as accent building materials. E.I.F.S. and metal may be acceptable as accent materials only, and should not comprise more than 20% of the wall area of any façade. Vinyl or metal siding is discouraged.

Findings:

Building Design. The proposed townhomes have slightly varied front setbacks and façade elements, providing some relief to the large building. Gable roofs help ground the design and provide some vertical interest. Architectural features are provided along the wondows and door frames.



Building Materials. The proposed elevations feature material types; however, the material colors are not specified within the plans. The proposed materials include brick, engineered siding, limestone, vinyl, and stone with asphalt shingled roofs. The applicant must specify material colors on a revised set of elevations.

8. ENGINEERING / STORMWATER MANAGEMENT

Zoning Ordinance Standards: *Appropriate measures shall be taken to ensure that the removal of stormwater will not adversely affect adjoining properties or the capacity of the public storm drainage system and shall comply with State and Federal standards. Provisions shall be made for the construction of stormwater facilities, and the prevention of erosion and dust. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create nuisance ponding in paved areas.*

Adequate services and utilities and improvements shall be available or provided, located and constructed with sufficient capacity and durability to properly serve the development. All utilities shall be located underground unless modified by the Planning Commission based on persuasive evidence provided by the applicant indicating it is not feasible to locate utilities underground. Where possible and practical, drainage design shall recognize existing natural drainage patterns.

Findings: Stormwater pre-treatment infrastructure is not proposed for this Project. All stormwater and utility requirements must be addressed to the satisfaction of the Village Engineer. As noted above the detention pond can be enhanced with best management practices using native species. The Oakland County standards allow for the applicant to evaluate the use of BMPs and propose alternatives if determined to no be feasible.

9. LIGHTING

Zoning Ordinance Standards: *Exterior lighting must be arranged so that it is deflected away from adjoining properties and so that it does not impede vision of drivers along adjacent streets.*

Findings: Building mounted lighting and light pole fixtures are proposed within the Project. Parking areas, driveways and pedestrian walkways within the site are adequately illuminated.

Applicant must provide parking lot pole mounting heights to ensure compliance with the ordinance.

Standards	Required	Proposed	Compliance
Max. Height of Light Fixtures	22' or height of building, whichever is less.	<u>Not Provided</u>	<u>Does Not Comply.</u>
Max. Illumination at Any Given Point	10 fc.	<u>42.6 fc.</u>	<u>Does Not Comply.</u>
Max. Illumination at the Property Line	0.5 fc.	0.3 fc.	Complies