



# MCKENNA

February 26, 2026

Planning Commission  
Village of Lake Orion  
21 E. Church Street  
Lake Orion, Michigan 48362

**Subject:** Lumber Yard at Paint Creek – 215 S Broadway

Dear Commission Members,

We have reviewed the above Planned Unit Development (PUD) request for an amendment to an existing development of the historic Lumber Yard at Paint Creek property located at 215 South Broadway Street, as submitted by Matthew Gibb on behalf of the Lake Orion Downtown Development Authority (DDA). The applicant proposes to redevelop four parcels consisting of the existing lumber yard site into a multi-use site that includes an event barn, market pavilion, trailhead canopy structure, and commercial and office buildings.

## **PROPOSED DEVELOPMENT OVERVIEW:**

The site is composed of four parcels, totaling 4.2 acres. The existing zoning district of the site is Mixed-Use – MU. The redevelopment is envisioned as a community landmark and a gateway to downtown Lake Orion. Through adaptive reuse of historic structures and coordinated site planning, the project integrates a farmers market pavilion, public event barn, vendor kiosks, trailhead amenities, public gathering spaces, and limited supporting downtown uses.

## **PUD ELIGIBILITY PROCESS SUMMARY**

The first formal step in the PUD process is for the Planning Commission to review the application and concept plan to determine eligibility. After consideration, the Planning Commission shall make a recommendation to the Village Council on whether the proposed development satisfies the eligibility criteria in Section 11.02 of the Zoning Ordinance.

Per Section 11.02, the PUD must meet the following five (5) eligibility criteria:

1. **Contiguous:** All land included in a PUD shall be contiguous.
2. **Benefits:** The PUD shall provide at least three (3) of the recognizable and substantial benefits below that would not be possible using the standards of the underlying zoning district or this Ordinance: Feature Preservation, Mixed-Use, Open Space/Recreation, Mitigation, and Redevelopment
3. **Impact.** In relation to the underlying zoning, the proposed type and density of use shall not result in an unreasonable increase in the use of public services, facilities and utilities, and shall not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment.
4. **Master Plan.** The proposed development shall be consistent with the goals and objectives of the Master Plan of the Village and shall be consistent with the intent and spirit of this Ordinance.



5. Unified Control. The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.

Should PUD Eligibility be granted by the Village Council, Preliminary PUD Plan consideration and a Public Hearing would then be held by the Planning Commission at a future meeting.

## RECOMMENDATION

Based on the information submitted, it is recommended that the Planning Commission recommend PUD Eligibility approval for the 215 S Broadway to the Village Council. Further, this is an opportunity for the Planning Commission to provide direction to the applicant in anticipation of a full PUD Preliminary Plan submittal.

Please note, as a PUD, approval by the Village Engineer, the Department of Public Works, the Township Fire Department, the Township Building Department, and any other applicable local or state agencies must be satisfied upon completion of the process.

## PUD ELIGIBILITY REVIEW

The PUD is an optional method of development that may be permitted in any location and zoning district in the Village, only after review and recommendation by the Planning Commission and discretionary approval of the Village Council finding that the following criteria will be met:

- A. Contiguous: All land included in a PUD shall be contiguous. Land shall be considered contiguous when separated by a public or private street/alleyway, or public land.**

### Findings:

All land on the site is contiguous. The property is located on the corner of S Broadway St/M-24 and Atwater St. The site consists of four parcels: 09-11-228-020, 09-11-228-019, 09-11-228-016, 09-11-228-004.

No part of the site is to be separated by a public or private street.

- B. Benefits: The PUD shall provide at least three (3) of the recognizable and substantial benefits below that would not be possible using the standards of the underlying zoning district or this Ordinance:**
1. **Feature Preservation: Preservation of significant natural or historic features, including protected wetlands, woodlands, trees, and scenic vistas.**
  2. **Mixed-Use: A complementary mixture of zoning uses or a variety of housing types.**
  3. **Open Space/Recreation: Useable and well-defined common open space for passive or active recreational use. Noncontiguous open space is permitted but in no case shall the project open space be less than ten (10%) percent of the total site area. Such open space shall include amenities, including but not limited to gardens, dining/gathering areas, trails/pathways, art installations, playgrounds, among others**
  4. **Mitigation. Interventions that minimizes the negative impacts of development, including but not limited to green infrastructure as provided in Section 6.03(F).**



**5. Redevelopment. The PUD involves adaptive re-use or redevelopment of a building or site through which creative design addresses unique site limitations.**

Findings:

We have determined that the proposed PUD meets the following benefits:

1. Feature preservation
  - a. The site adopts historical preservation of many aspects of this site in Lake Orion. The historic main barn on the site is proposed to be restored and adaptively reused as a flexible public market and event space. The former lumber rack structure on the East side the Main Barn is proposed to be repurposed as an open-air market pavilion. A repurposed supply house canopy is also to be used on the site. historic office building is proposed for white-box renovation to support small-scale commercial uses such as a bakery or complementary retail.
2. Open Space/Recreation
  - a. The site holds a planned purpose of becoming a place of community gathering for the residents of Lake Orion. There is to be an event barn, as well as open space for open air markets, events, fairs, etc. A landscape/greenbelt area is to cover approximately 49% of the site.
3. Redevelopment
  - a. The site is an adaptive reuse of the historic lumber yard, as stated above. We believe the repurposing of this site will prove a beneficial addition to the Village of Lake Orion.

Due to the proposed PUD providing three of the requirements of at least three out of five criteria, this site provides a recognizable and substantial benefit that would not be possible using the standards of the underlying zoning district or this Ordinance, therefore making it compliant with this eligibility requirement.

**C. Impact. In relation to the underlying zoning, the proposed type and density of use shall not result in an unreasonable increase in the use of public services, facilities and utilities, and shall not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment.**

Findings:

We do not anticipate unreasonable burden among public services, facilities, utilities, or the land and surrounding property owners in the event this PUD actualizes.

The applicant should work with both the Village of Lake Orion and Orion Township necessary entities, including Engineers, DPW, Building, Fire Department, and Police Department to ensure compatibility of this site with its location and usage of the land.

The adjacent parcels to the site are as follows: North: DC, South: PUD, East: RM, West: MU. The impact on the multi-family development next to the site is anticipated as low, in exception of construction. The applicant should provide sufficient screening when landscaping is discussed in the site plan review process.

The applicant has indicated a traffic impact assessment is underway in collaboration with Fishbeck and MDOT. The issue of traffic should be accounted for when determining site plan approval, in the future.



**D. Master Plan. The proposed development shall be consistent with the goals and objectives of the Master Plan of the Village and shall be consistent with the intent and spirit of this Ordinance.**

Findings:

After reviewing this proposed development in consideration of the Lake Orion Master Plan 2025 Amendment, we can determine that the following goals and objectives of the master plan can be accomplished with the approval of this PUD:

1. Revitalize the Village's Historic Character because of the objectives.
  - a. Promote the restoration, reuse, and renovation of historic buildings.
  - b. Establish a historic district for the DDA and historic neighborhoods.
  - c. Obtain official designation of historic buildings and sites.
2. Encourage high-quality design.
  - a. Develop a unified streetscape plan for the M-24 corridor respects the realities of small town sites, including setbacks, building height, massing, scale, and detail.
3. Encourage local businesses to come to the Village.
  - a. Promote and encourage the downtown as the preferred location for future retail, office, restaurant, and entertainment development and as a key element to the community's small town character.
  - b. Create a business recruitment program and continue to develop marketing materials.
4. Maximize the potential of the land and future businesses by ensuring uses are properly placed and brochures.
  - a. Concentrate general commercial uses on the M-24 thoroughfare for maximum access to the trade area population.
5. Ensure high-quality infrastructure that promotes and improves quality of life in commercial areas.
  - a. Promote adequate off-street parking for commercial uses, including joint-use parking and additional off-street parking uses in the downtown.
6. Introduce economic vitality projects.
  - a. Create, design, and establish a seasonal or yearly farmers market venue with the potential for year-round activity space for the entire community.
  - b. Purchase key parcels that play a vital role in redevelopment.
7. Improve the overall design and function of the Village through public space.
8. Provide adequate park and recreation opportunities for all village residents and visitors.
9. Develop an efficient parking system that increases public safety, efficiency, and convenience.

**E. Unified Control. The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall prohibit a transfer of ownership and/or control until project completion and upon a 90-day A notice to the Village Manager.**

Findings:



This planned unit development is proposed under the ownership and control of the Lake Orion DDA, as submitted by Matthew Gibb, Executive Director.

We are happy to discuss further; please do not hesitate to contact us with any questions.

Thank you.

Respectfully submitted,

**MCKENNA**

Jake VanBoxel, MSA  
Principal Planner

Sommer Nafal, NCI  
Assistant Planner

CC: Village Clerk: Ms. Sonja Stout, 21 E. Church Street, Lake Orion, MI 48362 (stouts@lakeorion.org)