



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

April 23, 2024

Gage Belko
Planning and Zoning Coordinator
Village of Lake Orion
21 E. Church St.
Lake Orion, MI 48362

Re: Snug Harbor
Site Plan Review #2
NFE Job No. 0039

Dear Mr. Belko:

We have reviewed the Site Plan for the above referenced site. Our review is consistent with the requirements of Article 19 of the Zoning Ordinance, Section D – Required Information, relevant sections of the Zoning Ordinance related to the zoning district, Title XV: Land Usage, of the Lake Orion Code of Ordinances, and sound engineering design principles. We offer the following comments:

Density / Overall Concept:

1. For Planning Commission consideration: the site is zoned MU, Mixed Use, but is designed using RM district density (higher than MU density) while utilizing MU setbacks (less than RM setbacks). This feature of the current Zoning regulations allows increased density in MU sites that provide only residential (no mixed) uses without providing the non-residential features contemplated in the MU zoning designation.
2. As revised, the site proposes building coverage of ~42% (50% maximum allowed), with approximately 52.2% impervious area total. The size of this site is less than 1 acre, and the developer is not proposing stormwater detention. The proposed stormwater management features include pervious pavement and native, no-mow plant mix along the shoreline. In this instance, we find that the design has met the intent of the Village's adopted stormwater management ordinance provisions for improving water quality and decreasing stormwater runoff via pre-approved Best Management Practices (BMP).

Plan Contents:

3. The plans show updated property lines and the response letter states that this is the final boundary. It appears that the buildings meet the minimum required front yard setback of 10'.
4. Parking counts are required to be "off-street" parking; the 10' front setback means half the driveway length is located within the street, not off-street, which thus does not meet the Zoning Ordinance required parking count.
5. The landscape plan indicates plantings outside the area identified as the final boundary. If this is acceptable to the Village, landscaping in this area will require Road Commission approval for work in the Heights Road right-of-way.
6. The site does not provide pedestrian access along Heights Road. The design engineer has stated that there is "little room for a walk outside the pavement", presumably to the west of this site. The topographic survey does not extend the required 50' beyond the property line to consider this statement. The Zoning Ordinance states that "sidewalks and other pedestrian connections shall be

provided within and between sites in the MU district.” The word “shall” is prescriptive, thus connection to the Mystic Cove development at least is required by the Ordinance wording.

We have no objection to site plan approval subject to comments 4 thru 6, unless such comments are waived by or receive a variance from the Village.

We note that the unit floor plans are titled “For Lease Product” and thus assume these units would not be individually owned. If the units are to be developed as a condominium, Exhibit B documents must be submitted for review.

If you have any questions, please do not hesitate to call.

Sincerely,

Nowak & Fraus Engineers



Wendy E. Spence, PE
Senior Project Manager

CC: Wesley Sanchez, DPW Director
Todd Stanfield, LOPD
John Pender, Assistant Chief, Orion Township Fire Department
Jeffrey Williams, Fire Marshall, Orion Township Fire Department
David Goodloe, Building Official, Orion Township
Sonja Stout, Clerk, Lake Orion

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