



May 1, 2024

Village of Lake Orion
21 E. Church Street
Lake Orion, MI 48362

Attn: Mr. Gage Belko

GW# 20107.40

Re: Snug Harbor Site Plan Review #1
NFE Job No. 0039

Dear Mr. Belko,

Please see the attached revised site plan documents addressing the review comments from McKenna review letter dated March 26, 2024, Nowak and Fraus's review letter dated March 20, 2024, and Orion Township Fire Department review letter dated March 21, 2024 (responses are *italicized*):

McKenna Review Letter

1. Before approving the proposed site plan and associated residential-only use for Snug Harbor, the Planning Commission should advance an ordinance amendment to permit multi-family uses without a commercial component by-right in the MU District and clarify corresponding density requirements. This will serve to better meet the intent of the MU District, support high-quality residential development, and reduce conflicts of interpretation.
This issue was already addressed with the approval of Starboard.
2. There remain minor discrepancies in plant material specifications (47 persian blue catmint are noted, but only 37 are shown on the plan; 57 sprinter boxwood are noted, but 47 are shown; "MEG" are noted on the plan but are not indicated within the plant list).
Landscape plans will be revised.
3. The landscaping plan does not comply with this diversity requirement; however, we recommend that the Planning Commission waive this requirement, consistent with other multifamily developments in the MU district, to promote a cohesive design within a smaller site.
As was the case with Starboard, this is a small site where diversity requirements would not allow for a cohesive design. We request a waiver.
4. The site plan is subject to the standards of the Township Fire Marshal regarding emergency access and fire suppression. Curb cuts onto Heights Road are further subject to the review and approval of the Road Commission of Oakland County.
Fire Marshal has provided a letter of approval for this development. We have submitted a conceptual review to the RCOC and no major comments were received. We will submit for permits with the RCOC after site plan approvals.
5. There is an opportunity to provide connections with the adjacent Mystic Cove development. The applicant states the site's topography prevents sidewalk installation; this is not substantiated by the submitted drawings, which show an east to west elevation change of about one foot. Clearly defined pedestrian connections to Mystic Cove and across the site must be provided; this can be done within the site's boundaries or within the ROW after Council approval.
Since there will be no existing connections on either side of the walk, developer would like to propose to pay into a village infrastructure fund for future construction when connecting walks are constructed.

6. While there is a shared, paved driveway extending from the 1-car garages to the road, these are largely within the right of way and do not provide the necessary off-street parking required for the flats. The applicant states that this is common in surrounding neighborhoods. While this may be the case for existing homes, the standard for new construction requires that 10'x18' off-street parking spaces must be provided. For multi-family developments, the Planning Commission may permit up to 50% of the required parking to be located off-site, within 300 feet of the site, with written agreement (14.01(A)(6)). Because the applicant proposes parking within the Village right of way, the Council must agree to the use of this area for private residential parking. The Planning Commission may also approve a reduction in off-street parking requirements with satisfactory evidence provided by the applicant (14.02(B)(3)).
We request a waiver from the planning commission for this requirement.
7. The applicant must specify material colors. This can be depicted with renderings and building elevations. Material samples and color elevations must be provided to and approved by the Planning Commission.
A rendering will be provided, and material samples will be provided to the planning commission.

Nowak Fraus Review Letter

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.
As per previous review information, the zoning ordinance points to the RM district for density for sites that are strictly residential.
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).
Acknowledged.

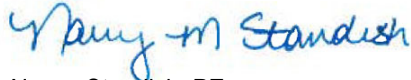
Plan Contents:

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'.
Acknowledged.
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.
We request a waiver from the planning commission from this requirement.
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.
Acknowledged.
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.

Since there will be no existing connections on either side of the walk, developer would like to propose to pay into a village infrastructure fund for future construction when connecting walks are constructed.

Please feel free to contact me if you have any questions.

Respectfully,
GIFFELS-WEBSTER



Nancy Standish, PE
Partner

Cc: Dominic F. Mocerì, Mocerì Companies (by email)
Dominick Tringali, Mocerì Companies (by email)