



COMMISSION ACTION SUMMARY SHEET

MEETING DATE: November 4, 2024

TOPIC RZ-24-01 (315 N. Lapeer) Rezoning Request

BACKGROUND BRIEF: Kyle Westberg of West Investment Group, LLC, proposes to rezone the subject site (parcel ID: 09-02-403-020) from the RV, Village Single-Unit Residential District to the RM, Multi-Unit District. The property – which is currently occupied by the Lake Orion Community Schools Administration Building, surface parking, and detention pond – is under purchase agreement between the applicant and LOCS, the Superintendent of which has supplied a letter authorizing the rezoning.

A site plan has not been proposed at this time; however, we anticipate the redevelopment of this parcel to include some form of multiple-unit or cluster housing in support of – and adjacent to – the redevelopment of the former high school / Ehman Center property to the north, which will provide high-density multi-unit housing under a Planned Unit Development designation. This PUD is undergoing final site plan and engineering review; however, we anticipate an amendment or additional PUD to accompany the site in question once a development plan is in place.

The applicant is coming before the Planning Commission for consideration of a recommendation for rezoning approval to the Village Council.

COMMISSION ACTION: No recent action on this case; however, on June 10, 2024, the Village Council approved an addendum to the approved PUD agreement for the historic school building which includes this parcel of land in order to meet the PUD development standards for density, parking, and stormwater detention.

FINANCIAL IMPACT:

None – the developer will be assuming all costs for rezoning, site planning, and future redevelopment.

RECOMMENDED MOTION:

To **RECOMMEND APPROVAL** of the requested rezoning to the Village Council regarding the LOCS administration building property located at 315 N. Lapeer Street, Parcel 09-02-403-020.