



# MCKENNA

September 30, 2025

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

Subject: **VLO-25-001 Eastport Village Mixed Use Development – Site Plan Review #1** (Site Plan Dated July 3, 2025)

Location: **545 S. Broadway St. (East side of S. Broadway St, north of Glanworth Ave.)**  
**Village of Lake Orion Lots: Parcel #09-11-278-034 and 09-12-152-001**  
**Orion Township Lots: Parcels #09-11-427-016, 09-11-427-017, 09-11-427-004, 09-11-427-006 and 09-11-427-007**

Zoning: **MU – Mixed Use**

Dear Commissioners:

At the Village’s request, we have reviewed the above-referenced site plan application. The applicant is Mocerri Lake Orion, LLC. on behalf of the current property owner Jacobsen-Orion Properties, LLC.

### EXISTING AND PROPOSED DEVELOPMENT

The site is approximately 11.68 acres in area and is a partially developed site with an undeveloped area currently occupied by woodlands and vegetation. The property spans across multiple parcels, as well as both the Village of Lake Orion and Orion Township. The property line of the subject site is outlined in a red line on the aerial photo included below. The separation of the two municipalities is shown with the blue line on the photo. Majority of the proposed development is located in the Township, with just the northern portion being located in the Village. The site, within the Village, is zoned MU - Mixed Use.

The applicant is proposing to develop a mixed-use PUD consisting of one retail building and 55 residential units, 48 of which are single-family detached units, and seven live/work attached units.

### SPECIAL LAND USE REQUIRED

Section 9.02.B.6 allows single family detached dwelling units to be located in the Mixed-Use district after special land use review and approval. Our special land use review



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comments are discussed in a separate letter. The proposed construction requires site plan review and our site plan comments follow.

### **MIX OF USES AND SITE LOCATION**

There are eight residential units located either partially or completely in the Village. While the majority of the lots abut residential properties, two of the units to the west have adjoining property lines with a commercial property, which is a bank.

The commercial portion of the site is outside of the Village boundaries, with the exception of the northern portion of the parking lot, which includes the dumpster enclosure. The commercial use is abutting another commercial property to the north, which is the bank.

### **SITE PLAN REVIEW COMMENTS**

We have reviewed the site plan in accordance with Lake Orion Zoning Ordinance standards and sound planning and zoning principles to provide helpful and constructive feedback on the development of this site. We offer the following comments for your consideration.

- A. Use.** As outlined above, the proposed use requires special use approval. Site plan approval should only be granted contingent upon the applicant receiving special land use approval.
- B. Signed and Sealed Plans.** While the site plan is signed and sealed by a professional engineer, the architectural plans and survey are not stamped by a licensed architect or a licensed professional surveyor. All submitted plan sheets must be signed and sealed by the relevant licensed professionals.
- C. Property Description and Cited Parcel Numbers.** The legal description on the title page and Sheet 2 of the plan set include Village parcel number 09-11-278-034 which is the northern most lot of the development. However, based on the Oakland County Property Gateway, Village parcel number 09-11-151-045 does not exist. This number must be removed and parcel number 09-12-152-001 must be added which is the triangular lot located in the northeast corner of the project boundary. We also note that it appears the Orion Township lot at 571 S Lapeer Rd, parcel number 09-11-427-007, is missing and must be added to a revised property description.
- D. Dimensional Standards.** The design standards and dimensional requirements applicable to single family residential dwelling units in the MU district in Section 9.03.C(7) of the Zoning Ordinance are as follows:
  - 1) *Single family dwelling units shall have a minimum floor area of 900 square feet (SF).*

The site plan does state a proposed minimum floor area for the single family dwelling units. However, a Typical Cottage Plan on Sheet 3 shows a footprint greater than 2,000 SF to be located on units 1 to 7. A Typical Cape Cod Plan is shown for Unit 44 which is greater than 1,800 SF. We note that the applicant has provided detailed floor plans with a previous submittal. The applicant must revise the plan to specify the minimum floor area for the units and include floor plans and elevations with a complete site plan set.
  - 2) *Residential density in areas of the site dedicated solely to residential land uses shall be as permitted in the RM District, based on that area of the site dedicated solely to residential use.*

Per Sec. 5.03.B(1) single family dwellings in the RM district shall have a functional residential density of 6.05 dwelling units per acre. Based on a plan scaled area for the residential land uses of 61,600 SF, the site is proposed to have 5.65 Dus/acre. The site is in compliance with this standard.



- E. Site Circulation.** The site appears to be generally well laid out to allow for efficient access for passenger vehicles to travel around the property. It appears larger vehicles could navigate the site effectively. A maneuvering plan has been provided showing how large vehicles will navigate into and out of the site.

The plans note that the dead-end road, located south of the attached building structure, is not in compliance with International Fire code 503.2.5. However, to mitigate this, an approved turnaround is provided at the approximate midpoint of the street, as permitted by IFC 104.10. We defer to the Township Fire Marshal to determine an appropriate design.

- F. Parking and Loading.** Off-street parking and loading requirements are governed by Article 14 of the zoning ordinance. The residential properties require two spaces for each unit, which are provided with the driveways. The commercial parking is dependent on the use of the building, but it is located outside of the Village boundaries.

There are about 29 parking stalls located with the Village portion of the proposed development. The parking spaces located on the site in the Village should be 9 ft by 19 ft in dimension. The proposed spaces are 10 ft by 20 ft, which complies. The maneuvering lane width must be a minimum of 22 ft and the proposed is 26 ft in compliance with the standard.

The loading space is located outside of the Village boundaries.

- G. Landscaping and Screening.** A landscape plan on Sheet L1 has been provided with the submittal, indicating the type, location, density, and intended function of existing and proposed landscape materials including groundcover, trees, shrubs, ornamentals and other landscape plantings and features.

Sec. 15.02(D) states parking lots and vehicular use areas on a lot that abuts the M-24 right-of-way shall have landscaping installed and maintained between the parking lot or vehicle use area and the right-of-way. The proposed landscaping adjacent to the road is a 6-foot greenbelt with shrubs. There is also a proposed retaining wall with railing. The height of the wall should be provided.

The landscape plan also notes the location of a proposed six (6) ft high vinyl fence along the boundary between the commercial uses and residential units 1 and 44 in the Village and units 45 to 48 in the Township. Not enough information has been provided to determine the height of the retaining wall and the fence in relation to the surface grade of the parking lot and the residential units. A cross-section detail must be provided showing the elevation on either side of the retaining walls, which elevation the fence will be located and the overall heights of the wall and fence.

- H. Dumpster Enclosure.** A double dumpster enclosure is proposed on the northeast corner of the proposed retail building on the site, however, dumpster enclosure details are not provided. Please provide enclosure details for the proposed dumpster.
- I. Lighting.** A detailed photometric lighting plan has not been provided with the site plan submittal. Please provide a photometric plan that includes the location, mounting height and light levels for all existing and proposed light sources. Detailed cut sheets for all fixtures must be provided and the fixtures must be full cut-off, pointed directly downward, and mounted with fixed brackets to ensure fixtures are not capable of being angled after installation. Please ensure the light levels at the driveway approaches are sufficient to clearly illuminate the access points at night. We note that the applicant has provided photometric plans in the past. These must be included as a part of the complete site plan set and must comply with the above requirements.



- J. Signs.** The applicant has not submitted signage plans, except for the parking and stop signs. The site plans indicate there is existing signage to remain and be renovated. Any signage proposed within the Village shall be required to apply for a separate sign permit prior to installation and shall be reviewed for compliance with Village Sign Ordinance.

### **RECOMMENDATION**

The development of a partially vacant site will provide new retail and housing options for residents and visitors to the Village. While the site is generally in compliance with ordinance standards, outstanding items need to be addressed. The Planning Commission can request the applicant submit a revised set of plans that addresses the issues identified above. Alternatively, if the Planning Commission feels the site is in substantial compliance with the zoning ordinance, we recommend any approval should only be granted with the following conditions:

1. The project receiving Special Land Use approval.
2. Submittal of a revised complete site plan set that includes:
  - a. Revisions to the cited parcels numbers.
  - b. Proposed minimum floor area for the single family residential dwellings.
  - c. Floor plans and elevations for the single family residential dwellings,
  - d. A detailed cross-section of the commercial and residential elevations that includes the proposed retaining wall and screening fence.
  - e. A photometric plan that is compliance with the requirements of Paragraph I above.  
Details of the dumpster enclosure is provided.
3. Any revisions as required by the Village Engineer and Township Fire Marshall.

We look forward to reviewing these findings and recommendations with you. Please feel free to contact us with any questions.

Respectfully submitted,

**McKENNA**

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