

TO: White Lake Planning Commission
FROM: David J. Waligora, AICP, Senior Planner
DATE: April 29, 2026
RE: SLU – Hospitals and Other Health Care Facilities:
Urgent Care at Gateway Crossings

Agenda item: 7A

Meeting Date: May 7, 2026

Applicant: Gateway Commons LLC
600 N. Old Woodward, Ste. 100
Birmingham, MI 48009

Owners: Gateway Commons LLC
600 N. Old Woodward, Ste. 100
Birmingham, MI 48009

Address: 6350 Highland Rd
White Lake, MI 48383

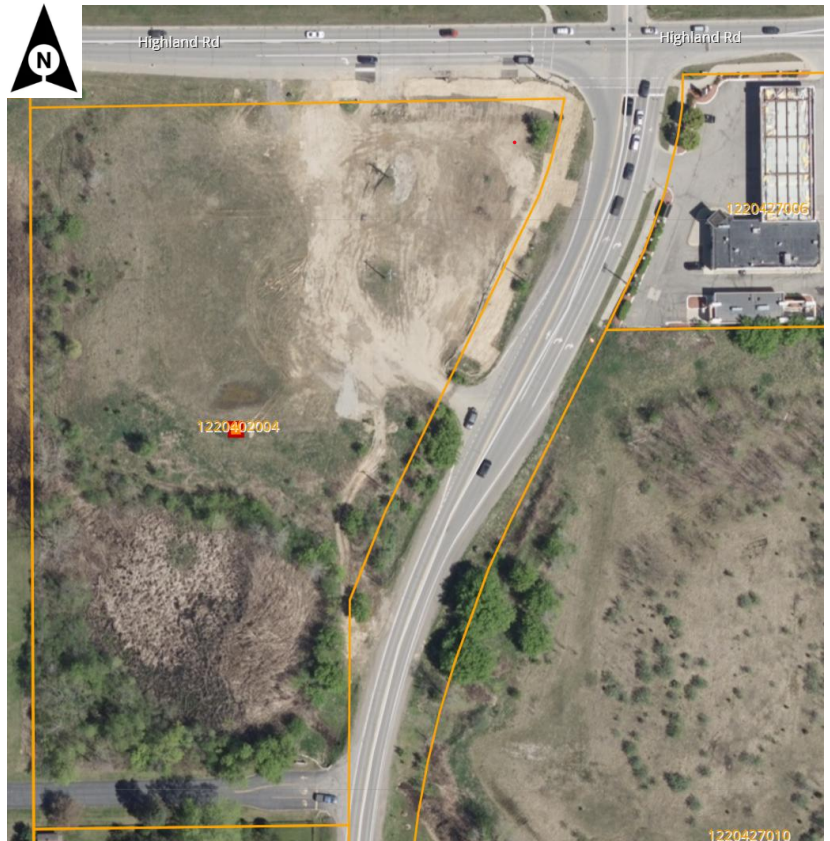
Parcel #: 12-20-402-004

Location: SW Corner of Bogie Lake
Road and Highland Road

Zoning: GB – General Business

Attachments

- 1. Application
- 2. Site Plan



Property Description

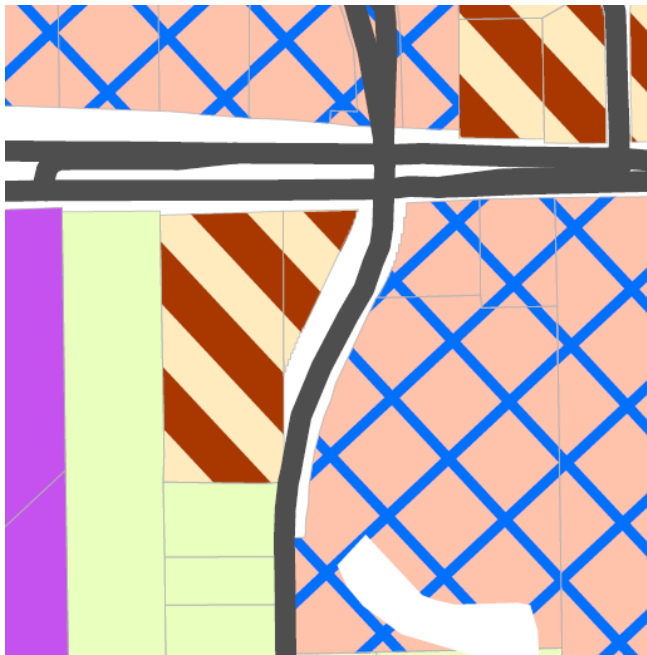
The subject property is a 5.3-acre commercial parcel and is currently under construction as a 4-suite commercial strip mall. One of the other three tenants will be Starbucks, located at the eastern extent of the building. They received an SLU for drive-through along the rear of the building. The final site plan for this project was approved by Planning Commission on September 5, 2024. The Township Board approved the preliminary site plan at its April 16, 2024, meeting. Finally, the property owner received 4 variances, one of which is now null and void due to a parking ordinance amendment.

Applicant's Proposal

The applicant proposes to establish an urgent care facility within a 2,544 square foot building suite (Suite No. 4), located in the Gateway Crossings commercial development within the General Business (GB) Zoning District. **The subject suite was originally planned for restaurant use, which is considered a more intense land use than an urgent care facility by staff.**

The applicant has indicated that the proposed urgent care facility will provide outpatient medical services, including urgent care, general medical practice, internal medicine, family practice, pediatrics, and occupational medicine.

All services are expected to be provided on an outpatient basis with no overnight stays or inpatient care. The process requires a review of Section 4.30 and Section 6.10.



- SF SUBURBAN FARM
- GB GENERAL BUSINESS
- PB PLANNED BUSINESS
- PD PLANNED DEVELOPMENT

Neighboring Land Uses

North: Vacant, Planned Business Meijer Complex
East: Fueling Station and Convenience Store
South: Single Family and Place of Worship
West: ITC Corridor and Redwood Apartments

Use Standards: Hospital and Other Health Care Facilities (Section 4.30) Proposal

Findings of Fact:

1. The Planning Commission must by ordinance find that the SLU is consistent with good planning, compatible with surrounding land uses, and is in the best interest of the Township and its residents.

Staff Analysis: The urgent care facility is consistent with surrounding commercial uses, represents a community-serving use, and is consistent with good planning practices and the best interest of the Township and its residents

Finding: Meets standard

2. The Planning Commission must hold a public hearing and publish the notice on two separate occasions

Staff Analysis: Publication occurred on April 21st and April 28th

Finding: Meets standard

3. Application Requirements

Staff Analysis: The applicant provided all required application materials.

Finding: Meets standard.

4. Planning Commission determination of Public Health

Staff Analysis: The proposed use is not expected to be detrimental to public health, safety, or welfare.

Finding: Meets standard.

5. C: Emergency areas and service areas shall be located away from residential uses and districts

Staff Analysis: The proposed use is located within an existing commercial development and does not include dedicated emergency or service areas adjacent to residential uses; therefore, the standard is met.

Finding: Meets standard.

General Standards for All Special Land Uses (Section 6.10) Analysis

Staff finds the following request meets the stated standards of the Zoning Ordinance:

- i. The use is harmonious with surrounding development and consistent with the size, scope, and location within the GB – General Business Zoning District, as it occupies an existing commercial tenant space within a developed commercial center.
- ii. Traffic impacts are anticipated to be equal to or less than the previously approved restaurant use; therefore, overall trip generation is expected to be reduced from the original site plan approval.
- iii. The use is not anticipated to create nuisance impacts beyond those typically associated with permitted commercial uses.
- iv. The use is not expected to negatively impact adjacent properties.
- v. The use supports surrounding commercial activity and provides a service consistent with the needs of the community.
- vi. The site remains compliant with previously approved density and open space requirements.

- vii. Public services, including utilities and emergency services, are adequate to serve the proposed use, as the use is less intensive than the initial restaurant use.
- viii. The use is located within an existing developed commercial site and is not expected to result in environmental impacts beyond those typical of permitted commercial uses.
- ix. The use provides a public convenience by offering local access to outpatient medical services.
- x. The proposed use is not expected to be injurious to the public health, safety, and welfare.
- xi. No evidence has been presented to indicate the use will negatively impact surrounding property values.

Conclusion

Based on the above analysis, the proposed urgent care facility meets the applicable standards of Section 4.30 and Section 6.10 of the Zoning Ordinance. The use is consistent with the character of the surrounding commercial development, is not expected to create negative impacts on adjacent properties, and will provide a service that supports the needs of the community.

Staff recommends approval of the Special Land Use, subject to any conditions deemed necessary by the Planning Commission.

Planning Commission Options:

Motion for Approval

I move to approve the Special Land Use request for a hospital and other health care facility (urgent care) within Suite No. 4 of the Gateway Crossings development, located at 6350 Highland Road, Parcel No. 12-20-402-004, in the GB – General Business Zoning District, based on the findings that the request meets the standards of Section 4.30 and Section 6.10 of the Zoning Ordinance, as outlined in the staff report dated April 29, 2026, and subject to the following conditions:

1. The use shall be operated in substantial compliance with the application and materials submitted.
2. All services shall be provided on an outpatient basis only, with no overnight stays or inpatient care permitted.
3. Any future modifications to the use that would materially alter the scope of operations shall require additional review and approval by the Planning Commission.
4. The applicant shall comply with all applicable Township, County, and State regulations and obtain all necessary permits prior to occupancy.

Motion for Denial

I move to deny the Special Land Use request for a hospital and other health care facility (urgent care) within Suite No. 4 of the Gateway Crossings development, located at 6350 Highland Road, Parcel No. 12-20-402-004, in the GB – General Business Zoning District, based on the findings that the request does not meet the standards of Section 4.30 and Section 6.10 of the Zoning Ordinance, specifically:

1. The applicant has not demonstrated that the proposed use is compatible with surrounding land uses or consistent with good planning practices.
2. The proposed use may result in impacts to adjacent properties, including but not limited to traffic, operational intensity, or nuisance conditions.
3. The request has not sufficiently demonstrated that the use will not be injurious to the public health, safety, and welfare.
4. The application does not adequately address the general standards for Special Land Uses under Section 6.10.

CHARTER TOWNSHIP OF WHITE LAKE

SITE PLAN AND PLAT REVIEW APPLICATION

White Lake Township Community development Department, 7525 Highland Road, White Lake Michigan 48383 (248)698.3300 x163

APPLICANT AND PROPERTY INFORMATION

Applicant: Gateway Commons LLC
Phone: 248-433-7000
Address: 600 N. Old Woodward, Ste. 100, Birmingham, MI 48009
Applicant's Legal Interest in Property: Owner
Property Owner: Gateway Commons LLC
Address: 600 N. Old Woodward, Ste. 100, Birmingham, MI 48009

PROJECT INFORMATION

Project Name: Gateway Crossing
Parcel I.D. No.: 12-20-402-004
Proposed Use: Urgent Care
Current Zoning: GB
Existing Use: New construction
Parcel Size: 5.3 acres
Floor Area / No. of Units: 2850sf

TYPE OF DEVELOPMENT

Subdivision
Site Condominium
Commercial
Multiple Family
Special Land Use
Industrial
Adult Entertainment

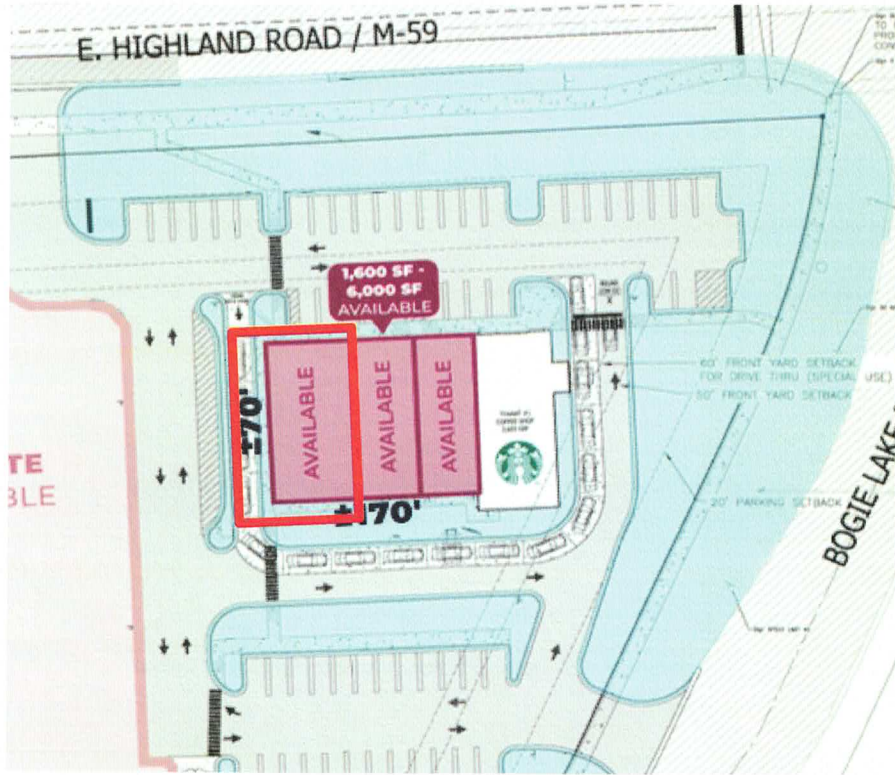
SITE PLAN SUBMITTAL CHECKLIST

PDF File and Three (3) paper copies (sealed) as required by Zoning Ordinance 58
Application Review Fees
PLANS WILL NOT BE ACCEPTED UNLESS FOLDED AND NO GREATER THAN 24" X 36" IN SIZE

REQUIRED SIGNATURES

Handwritten signatures and dates for Property Owner and Applicant, dated 4/14/26.

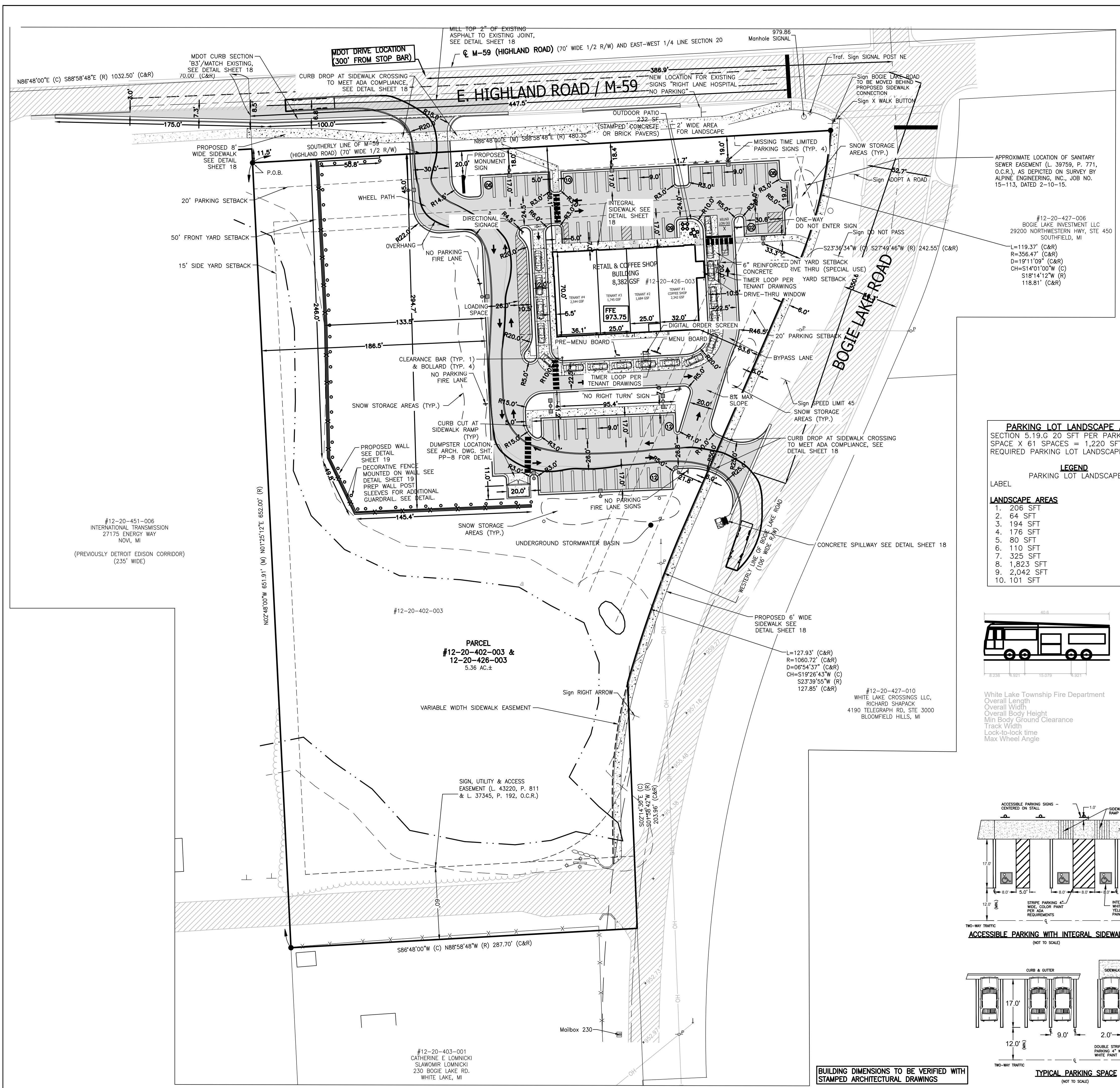
EXHIBIT



PROPERTY DESCRIPTION:

DESCRIPTION OF COMBINED PARCEL, AS SURVEYED BY KIEFT ENGINEERING, INC., JOB NO. KE 2012.247, DATED 1-30-13, AS SHOWN ON SURVEY BY ALPINE ENGINEERING, INC., JOB NO. 15-113, DATED 2-10-15:

PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, T3N-R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLAND ROAD (M-59, 70 FOOT HALF WIDTH) LOCATED S88°58'48"E 1032.50 FEET AND S01°25'12"W 70.00 FEET FROM THE CENTER OF SECTION 20, T3N-R8E; THENCE S88°58'48"E 480.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BOGIE LAKE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT 119.37 FEET, SAID CURVE HAVING A RADIUS OF 356.47 FEET, A DELTA OF 19°11'09" AND A LONG CHORD OF S18°14'12"W 118.81 FEET; THENCE S27°49'46"W 242.55 FEET; THENCE ALONG ON A CURVE TO THE LEFT 127.93 FEET, SAID CURVE HAVING A RADIUS OF 1060.72 FEET, A DELTA OF 06°54'37" AND A LONG CHORD OF S23°39'55"W 127.85 FEET; S01°58'42"W 203.96 FEET; THENCE N88°58'48"W 287.70 FEET; THENCE N01°25'12"E 652.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC IN BOGIE LAKE ROAD. CONTAINING 5.36 ACRES.



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
FF	FF	CONTOUR
FF	FF	FINISHED FLOOR ELEVATION
T/C	T/C	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/W	T/W	TOP OF CURB / CONCRETE
F/L	F/L	TOP OF WALK
T/P	T/P	FLOW LINE
B/P	B/P	TOP OF PIPE
RM	RM	BOTTOM OF PIPE
INV	INV	RIM ELEVATION
MH	MH	INVERT ELEVATION
IN	IN	MANHOLE STRUCTURE
CB	CB	INLET STRUCTURE
RY	RY	CATCHBASIN STRUCTURE
ES	ES	REAR-YARD STRUCTURE
OV	OV	END-SECTION
HY	HY	GATEVALVE STRUCTURE
UP	UP	HYDRANT
SN	SN	UTILITY POLE
SL	SL	SANITARY SEWER
FM	FM	SANITARY LEAD
PS	PS	FORCE MAIN
ST	ST	PRESSURE SEWER
WM	WM	STORM SEWER
WL	WL	WATER MAIN
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
T	T	TELEPHONE
X	X	FENCE
W	W	SILT FENCE
W	W	WETLAND BOUNDARY
W	W	LIMITS OF GRADING/CLEARING
W	W	INLET / CATCHBASIN
W	W	FLARED END-SECTION
W	W	GATE VALVE
W	W	HYDRANT
W	W	UTILITY POLE
W	W	SIGN
W	W	NOT FIELD VERIFIED TO BE REMOVED
W	W	CONCRETE
W	W	ASPHALT
W	W	PARKING LOT LANDSCAPING

SITE DATA:

WHITE LAKE TOWNSHIP
 COMBINED PARCELS # 4712-20-402-003 AND # 4712-20-426-003
 HIGHLAND ROAD
 WHITE LAKE, MI 48383
 5.36 AC +/-

ZONING: GENERAL BUSINESS

USE: RETAIL BUILDING SQUARE FOOTAGE (FOOTPRINT): RETAIL WITH DRIVE-THROUGH
 8,620 GSF

SINGLE OWNER LEASABLE BUILDING WITH ADDITIONAL DEVELOPABLE SPACE ON THE WEST SIDE OF THE PARCEL. PARCEL TO REMAIN UNDER SINGLE OWNER AT THIS TIME.

MIN. LOT AREA REQUIRED FOR ZONING: 1 ACRE
 MIN. LOT WIDTH: 200 FT
 TOTAL EX. LOT WIDTH: 485.39
 MAX. LOT COVERAGE: 40% BLDG, 85% IMPERVIOUS

MIN. SETBACKS REQUIRED: PROPOSED SETBACKS
 FRONT: 50-FT FRONT (NORTH): 88.1 FT
 FRONT (EAST): 50.0 FT
 REAR: 20-FT REAR (SOUTH): 487.6 FT
 SIDE: 15-FT SIDE (WEST): 245.2 FT

REQUIRED PARKING:
 TENANT #1: (COFFEE SHOP W/ DRIVE-THROUGH)
 = 1.0 SPACE PER 75 GROSS FLOOR AREA
 2,342 / 75 = 31.23 SPACES ~ 32 SPACES PLUS 8 STACKING SPACES

TENANT #2: (GENERAL RETAIL)
 = 1.0 SPACE PER 200 GFA
 1,684 GFA / 200 = 8.42 SPACES ~ 8 SPACES

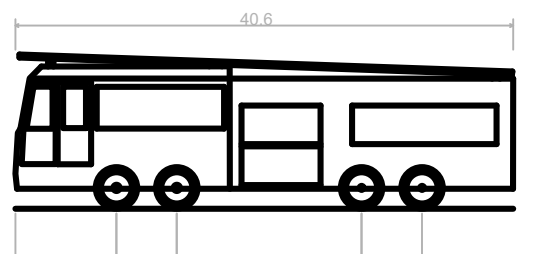
TENANT #3: (GENERAL RETAIL)
 = 1.0 SPACE PER 200 GFA
 1,745 GFA / 200 = 8.73 SPACES ~ 9 SPACES

TENANT #4: (RESTAURANT)
 = 1.0 SPACE PER 100 GFA
 2,544 GFA / 100 = 25.44 SPACES ~ 25 SPACES

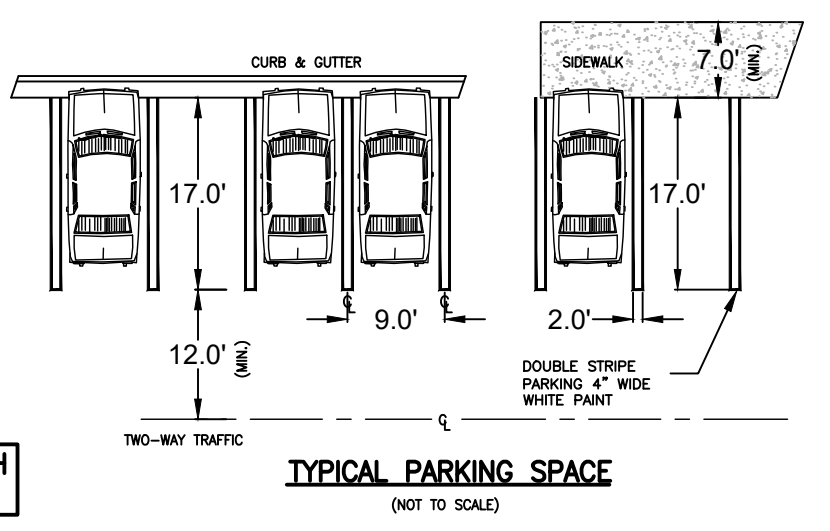
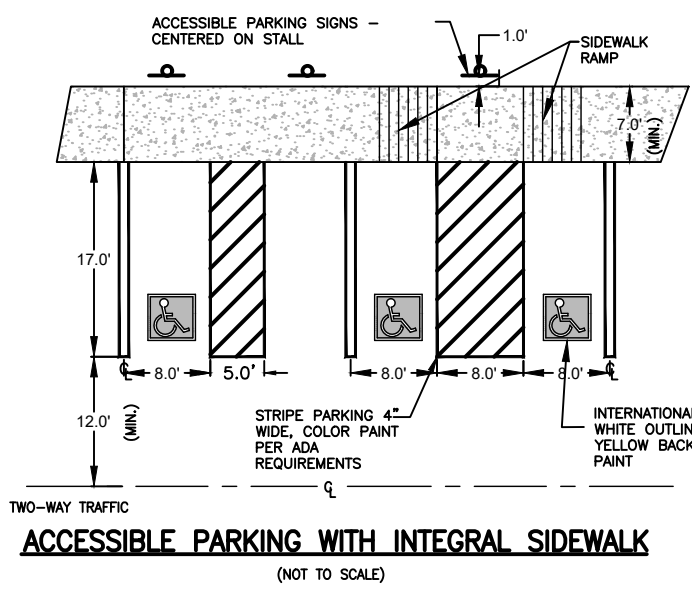
SPACES REQUIRED: 32 + 8 + 9 + 25 = 74 SPACES AND 8 STACKING SPACES
PROVIDED: 59 SPACES INCLUDING 3 ADA SPACES, PLUS 16 STACKING SPACES

PARKING LOT LANDSCAPE AREA:
 SECTION 5.19.G 20 SFT PER PARKING SPACE X 61 SPACES = 1,220 SFT
 REQUIRED PARKING LOT LANDSCAPING

- LANDSCAPE AREAS**
- 206 SFT
 - 64 SFT
 - 194 SFT
 - 176 SFT
 - 80 SFT
 - 110 SFT
 - 325 SFT
 - 1,823 SFT
 - 2,042 SFT
 - 101 SFT



White Lake Township Fire Department
 Overall Length 40.00ft
 Overall Width 9.665ft
 Overall Body Height 12.582ft
 Min Body Ground Clearance 1.826ft
 Track Width 9.665ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°



- SITE PLAN NOTES**
- VARIANCES TO BE REQUESTED:
 - VARIANCE FOR PARKING DEFICIENCY - 77 SPACES AND 8 STACKING SPACES REQUIRED. PROPOSED 59 SPACES WITH 16 STACKING SPACES.
 - VARIANCE FROM ACCESS MANAGEMENT STANDARDS - DISTANCE BETWEEN HIGHLAND ROAD ENTRANCE AND INTERSECTION WITH BOGIE LAKE ROAD CANNOT BE LESS THAN 455 FEET. CURRENT PROPOSED DISTANCE IS 386 FEET.
 - (SPECIAL USE) DRIVE-THRU REQUIRES A 60-FOOT FRONT YARD SETBACK FROM BOGIE LAKE ROAD R.O.W. THE DRIVE-THRU WINDOW IS MORE THAN 60' FROM THE R.O.W. BUT THE CLOSEST CORNER OF THE BUILDING IS 50 FEET. REQUEST ZONING BOARD OF APPEALS MAKES AN INTERPRETATION ALLOWING THE SETBACK AS PROPOSED BEING CONFORMING TO THE 60-FOOT FRONT YARD SETBACK TO THE DRIVE THRU WINDOW.
 - (SPECIAL USE) VARIANCE FOR HIGHLAND ROAD DRIVEWAY LOCATED LESS THAN 200 FEET FROM THE RESIDENTIAL ZONING DISTRICT TO THE WEST.
 - ACCESS DRIVE SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
 - THE OUTDOOR DINING MAY OPERATE ONLY DURING THE FOLLOWING HOURS:
 M-TH: 8:00AM TO 12:00AM (MIDNIGHT),
 FRIDAY: 8:00 AM TO 2:00 AM,
 SATURDAY: 10:00 AM TO 2:00 AM
 SUNDAY: 10:00 AM TO 10:00 PM
 - PARKING SPACES AT THE SOUTH END OF THE SITE SHALL BE DESIGNATED/MARKED AS EMPLOYEE PARKING.

BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

GATEWAY CROSSING

PROJECT: GATEWAY CROSSING, LLC
 PREPARED FOR: 600 NORTH OGDONWOOD ROAD, SUITE 101
 BIRMINGHAM, MI 48009
 248-433-7000

TITLE: SITE PLAN

PER	REVISIONS	DATE
6	PER TOWNSHIP COMMENTS	2/17/26
5	PER MDOT COMMENTS	3/19/25
4	PER MDOT COMMENTS	2/25/25
3	OWRC SANITARY REVISIONS	2/25/25
2	TOWNSHIP COMMENTS	10/28/24
1	TOWNSHIP AND OWRC COMMENTS	9/17/24
0	TOWNSHIP COMMENTS	8/16/24
	MDOT COMMENTS	7/8/24
	REVISION PER	DATE

DESIGNED BY: ST
 DRAWN BY: DH
 CHECKED BY: BL
 SCALE: 1" = 40'
 JOB NO: 22-029-1
 DATE: 05/30/24
 SHEET NO. 4