

Director's Report

Project Name: 4001 Caron Ridge
 Description: Rezoning Request
 Date on Agenda this packet pertains to: January 16, 2025

- | | |
|---|--|
| <input checked="" type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Land Use |
| <input checked="" type="checkbox"/> Initial Submittal | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Revised Plans | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Preliminary Approval | |
| <input type="checkbox"/> Final Approval | |

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Based on comments from the Planning Consultant
Andrew Littman	Staff Planner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 12/3/2024

WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

Rezoning Review

Applicant:	Jeremy Latozas
Project Name:	4001 Caron Ridge Drive Rezoning
Parcel ID:	12-08-300-062
Parcel Size:	40.95 Acres
Application Date:	December 2, 2024
Current Zoning:	R1-A, Single Family Residential District
Action Requested:	Rezone to SF, Suburban Farms District

Project Description

The Applicant is requesting to rezone a 40.95-acre parcel from R1-A (Single Family Residential) to SF (Suburban Farms). The site, which is located south of Jackson Boulevard and west of Caron Ridge Drive, consists of a 1,028 square-foot single family home and undeveloped vacant land. This rezoning is being sought to be able to construct a 4,000 square-foot accessory structure. While Section 5.7.C of the Zoning Ordinance limits the size of accessory structures in residential districts to 125 percent of the ground floor area of the principal building, which would only allow the Applicant to construct a 1,285 square foot accessory structure, this size limitation does not apply to accessory structures in the SF (Suburban Farms) zoning district.

As a matter of history, in 1995 the subject site was part of 104 acres that was rezoned from AG (Agricultural) and SF (Suburban Farms) to R1-A (Single Family Residential) for the purpose of developing residential subdivisions. Although a part of the 104 acres was developed, the 40.95 acres of the subject site were not.



Aerial Photograph of Site (Source: Google Earth)

Neighboring Zoning and Land Use



The zoning map (shown above) and table (shown below) illustrate that rezoning the subject site to the SF zoning district would be consistent with the zoning classifications of surrounding land.

Direction	Zoning	Existing Use
Site	R1-A (Single Family Residential)	Single Family Home / Vacant
North	SF (Suburban Farms) / R1-A (Single Family Residential)	Single Family Homes
South	R1-D (Single Family Residential)	Grass Lake / Vacant
East	R1-A (Single Family Residential)	Single Family Homes / Vacant
West	SF (Suburban Farms) / AG (Agricultural)	Single Family Homes / Vacant

Additionally, the subject site can conform to SF zoning district development standards. Per Section 3.1.2 of the Zoning Ordinance, the SF district requires a minimum lot area of 2 acres and minimum lot width of 165 feet. The Applicant can easily meet these requirements, as the subject site is over 40 acres in area and has a lot width of 460 feet at its narrowest point. Furthermore, single-family detached dwellings (the existing land use of the subject site) are permitted by right in the SF zoning district.

Natural Features

The Applicant did not provide any information related to the site's natural features. Below is our observed condition of the site:

Topography: The site has varied terrain, with gently rolling hills in the north, a relatively flat middle section, and a steep declivity into Grass Lake in the south.

Wetlands: According to the Michigan Department of Environment, Great Lakes and Energy, wetlands stretch across the southern section of the parcel where land directly abuts Grass Lake.

Woodlands: Dense tree canopy coverage is concentrated on land adjacent to Grass Lake, and there is moderate tree canopy coverage in the northeast and midwest sections of the site.

Soils: Predominant soils are Leoni Gravelly Sandy Loam and Fox Sandy Loam

Master Plan

Future Land Use Map



Future Land Use Designation

- Recreation / Open Space
- Agriculture / Rural Residential
- Suburban Residential

When evaluating a rezoning request, the Township should not only review the Master Plan's Future Land Use Map, but also the broader goals and strategies of the Plan. As shown above, the subject

site has a future land use designation of “Suburban Residential.” This designation is intended to provide for large lot, low density residences with open space in residential subdivisions. Examples of appropriate uses in Suburban Residential areas include large-lot single family homes, parks, churches, and public facilities or institutions. A table in the Master Plan immediately before the future land use map lists R1-A and R1-B as the corresponding zoning districts to the Suburban Residential future land use.

Although the SF zoning district is not entirely consistent with the suburban residential future land use designation, the goals and strategies of the Master Plan appear to support rezoning this parcel from R1-A to SF. One primary goal is to preserve the rural character of the Township, which is to be achieved by concentrating residential development south of M-59 while preserving agricultural land north of M-59 (page 94 of the 2024 Master Plan). Although the applicant is not seeking to rezone to the “Agricultural” zoning district, the Master Plan affirms that the Suburban Farms zoning district “proves effective to encourage agrarian uses and preserve the rural character of the Township with large lot sizes” (page 95).

Rezoning Standards

Section 7.13 of the White Lake Township Zoning Ordinance lists the criteria for evaluating a rezoning request. Our analysis of each criterion is as follows:

- A. *Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.*

Rezoning the subject site from R1-A to SF is consistent with preserving agricultural land and the rural character of the Township, which is one of the overarching goals of the Master Plan. Moreover, the SF zoning designation is consistent with the site’s Suburban Residential future land use designation in that it encourages larger lots, lower density residential development, and open space preservation.

- B. *Compatibility of the site’s physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.*

The site’s physical, geological, hydrological, and other environmental features are compatible with the uses permitted in the SF zoning district. Moreover, it should be noted that the site’s physical and environmental features (most notably its large size, hilly topography, and tree canopy) are more characteristic of Township properties zoned SF than Residential.

- C. *Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.*

Since the subject property has a residential land use, this criterion does not apply.

- D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*

Rezoning the subject site to SF would result in it being compatible with neighboring properties. Property surrounding the subject site is either zoned R1-A or SF, and the uses permitted in these two zoning districts are nearly identical. Additionally, since the SF zoning district allows for lower density, it could result in lower environmental and traffic impacts, as well as less usage of Township infrastructure.

- E. The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the “health, safety and welfare” of the Township.*

The uses permitted in the SF zoning district are the same or less intense than those permitted in R1-A zoning district, and therefore the proposed rezoning would not result in greater use of Township utilities or services.

- F. The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

Since the uses permitted in the SF zoning district are the same or less intense than those permitted in R1-A zoning district, the proposed rezoning would not result in an increase in traffic. A traffic study is not required under these circumstances.

- G. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the township currently zoned and available to accommodate the demand.*

This criterion is not relevant since the permitted uses in the SF and R1-A zoning districts are nearly identical.

- H. The boundaries of the requested rezoning district are reasonable in relationship to its surroundings, and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.*

Although of above-average size, the boundaries of the subject site are not unreasonable compared to surrounding parcels. Moreover, any construction on this 40+ acre site will obviously be able to meet dimensional standards

- I. *The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*

Given the parcel's physical features and history, as well as the zoning designations of surrounding properties and the Master Plan's key objective to preserve the rural character of the Township, staff's position is that the more appropriate zoning designation for the subject parcel is SF.

- J. *If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?*

This request does not concern a specific use, so this criterion does not apply.

- K. *The requested rezoning will not create an isolated and unplanned spot zone.*

Since the parcels to the immediate west of subject site are zoned SF, the proposed rezoning would not create an isolated or unplanned spot zone.

- L. *The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*

This is a new rezoning request.

- M. *An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.*

No conditions are being requested, so this criterion does not apply.

- N. *Other factors deemed appropriate by the Planning Commission and Township Board.*

N/A

Recommendation

Given the parcel's physical features and history, as well as the zoning designations of surrounding properties and the Master Plan's key objective to preserve the rural character of the Township, we recommend approval of the proposed rezoning from R1-A (Single Family Residential) to SF (Suburban Farms).

Respectfully submitted,

Andrew Littman

Andrew Littman
Township Planner

CHARTER TOWNSHIP OF WHITE LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
7525 Highland Road, White Lake, Michigan 48383-2900
248-698-3300, Ext. 163

APPLICATION TO REZONE PROPERTY

Date: 12.02.2024

Applicant: Jeremy Latozas

Address: 4001 Caron Ridge Dr. White Lake, MI 48383

Phone No.: 248.789.7014 Fax No.: _____

E-mail: specialtyfleetservicesllc@gmail.com

Applicant's Interest in Property: Owner

Property Owner: Jeremy Latozas

Owner's Address: 4001 Caron Ridge Dr. White Lake, MI 48383

Phone No.: 248.789.7014 Fax No.: _____

Location of Property: 4001 Caron Ridge Dr. White Lake, MI 48383

Sidwell No(s): 12-08-300-062

Total area of change: 40.95 acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as R1-A Single Family Res. District, be reclassified as SF Suburban Farm District.

Applicant's Signature: _____

(If owner does not sign application, attach letter signed by owner, requesting zoning change.)

Please Print Name: Jeremy Latozas

Required Attachments:

x _____ 1. Legal description of the property proposed to be rezoned.

X _____ 2. Location map

X _____ 3. Rezoning sign location map

X _____ 4. Statement indicating why change is requested

X _____ 5. Review fee (check payable to the Charter Township of White Lake)



December 9, 2024

White Lake Township Planning Department
Andrew Littman, AICP
Staff Planner
7525 Highland Rd.
White Lake, MI 48383

RE: 4001 Caron Ridge Dr – Request for size variance for Accessory Structure

Mr. Littman,

Jeremy and Jordana Latozas, and Jerry LaForest, have retained Designhaus Architecture to seek the rezoning of their property at 4001 Caron Ridge Dr. The property is currently zone R1-A Single Family Residential, and they wish to rezone it to SF Suburban Farm.

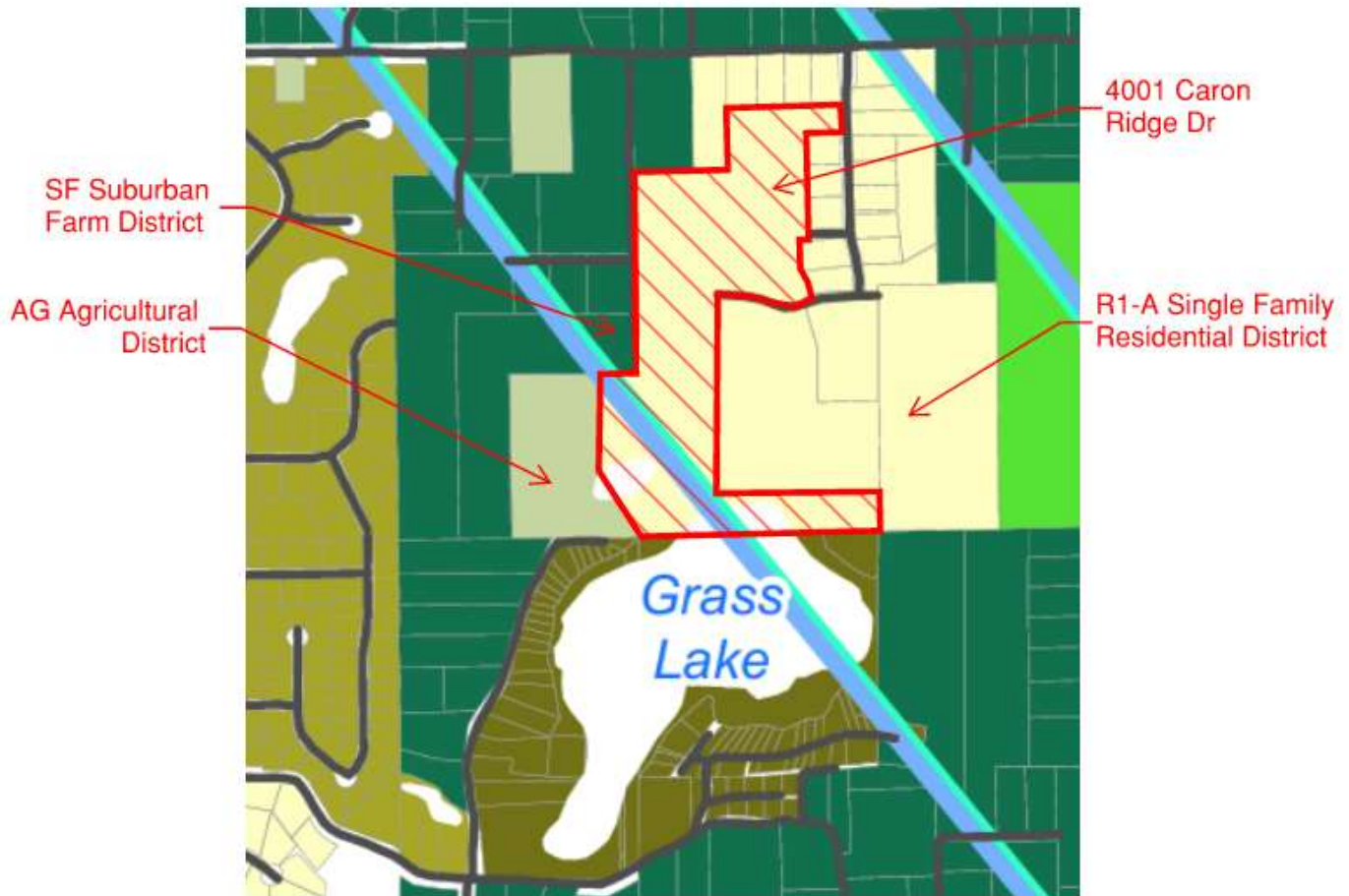
The property at 4001 Caron Ridge Dr is a 40.95-acre parcel located in White Lake Township. The parcel is zoned R1-A Single Family Residential. There is a single-family home on the parcel that is 32' x 32' or 1,028 square feet in size.

This parcel went before the White Lake Township Zoning Board of Appeals on November 14th, 2024, for a variance for the allowable size of an accessory structure on the property. At this meeting, it was recommended that the parcel be rezoned to SF-Suburban Farm rather than granted the variance for the size of the proposed accessory structure.

The White Lake Township Zoning Ordinance, section 3.1.3, states the intent of the R1-A Single Family District; *Section 3.1.3.A - Intent: The Single-Family Residential Districts are established as districts in which the principal use of land is for single family dwellings, located in neighborhoods that include open space and that preserve sensitive natural environmental features.* The characteristics of this parcel do not fit the language of section 3.1.3 because the parcel is not the size or typography of a typical “neighborhood” lot.

The parcel and its size more closely fit the characteristics of the SF Suburban Farm zoning district per section 3.1.2 of the White Lake Township Zoning Ordinance; *Section 3.1.2.A – Intent: The Suburban Farms District is created to establish areas of the Township for single family residences in a rural environment characterized by low densities and significant open spaces.* This 40.95 acre parcel is a rural environment with low density and significant open space as opposed to a neighborhood.

This parcel is adjacent to other parcels of large size that are zoned SF-Suburban Farm and AG-Agricultural. The Rezoning of this parcel from R1-A Single Family Residential to SF Suburban Farm will not create a “SPOT” zone with unlike zoning districts adjacent to each other, instead, it will provide more continuity of the appropriate zoning districts per parcel size and use.





We believe the rezoning of this parcel from R1-A Single-Family District to SF-Suburban Farm is appropriate. This is due to the characteristics of the parcel meeting the intent of the SF-Suburban Farm district and the adjacent areas and parcels that are already zoned SF-Suburban Farm.

Thank you for your consideration and I am available to discuss this matter further. I can be reached at 248-601-4422 or via email at joe@designhaus.com.

Regards,

Joe Latozas
Senior Vice President
Designhaus, LLC

CC: Jeremy Latozas
 Jordana Latozas
 Jerry LaForest

PARCEL 12-08-300-062

PART OF SE 1/4 OF SECTION 7 & PART OF SW 1/4 OF SECTION 8, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT A POINT LOCATED N 87°02'04" E 520.00 FT FROM THE W 1/4 CORNER OF SAID SECTION 8, T3N, R8E; TH CONTINUING N 87°02'04" E 165.00 FT; TH S 02°57'56" E 324.00 FT; TH N 87°02'04" E 450.00 FT; TH S 02°57'56" E 156.28 FT; TH S 87°02'04" W 184.00 FT; TH S 02°57'56" E 579.72 FT; TH S 87°02'04" W 48.31 FT; TH S 02°57'56" E 167.74 FT; TH S 23°43'25" E 143.17 FT; TH ALONG A CURVE TO LEFT 51.38 FT, SAID CURVE HAVING A RADIUS OF 351.97 FT AND A LONG CHORD BEARING OF S 66°04'43" W 51.34 FT; TH S 17°18'38" E 30.46 FT; TH ALONG A CURVE TO THE RIGHT 185.28 FT, SAID CURVE HAVING A RADIUS OF 210.00 FT AND A LONG CHORD BEARING OF S 88°43'43" W 179.33 FT; TH ALONG A CURVE TO THE LEFT 180.80 FT, SAID CURVE HAVING A RADIUS OF 449.19 FT AND A LONG CHORD BEARING OF N 77°31'37" W 179.58 FT; TH N 89°03'28" W 128.56 FT; TH S 02°18'42" E 1103.77 FT; TH N 87°10'40" E 878.24 FT; TH S 01°54'40" E 217.80 FT; TH S 87°10'40" W 1301.05 FT; TH N 53°16'41" W 30.33 FT; TH N 38°09'22" W 371.47 FT; TH N 02°13'28" W 582.14 FT; TH N 88°04'12" E 216.65 FT; TH N 02°18'42" W 1107.02 FT; TH N 88°07'34" E 519.98 FT; TH N 02°18'42" W 669.91 FT TO THE POINT OF BEGINNING. EXCEPTION BEGINNING A POINT LOCATED N 87°02'04" E 520.00 FT FROM THE W 1/4 CORNER OF SAID SECTION 8, T3N, R8E; TH CONTINUING N 87°02'04" E 165.00 FT; TH S 02°57'56" E 324.00 FT; TH S 87°02'04" W 168.70 FT; TH N 02°18'42" W 324.02 FT TO THE POINT OF BEGINNING. CONTAINING 40.95 ACRES.

WHITE LAKE TOWNSHIP NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning Commission of the Charter Township of White Lake will hold a public hearing on **Thursday, January 16, 2025, at 6:30 P.M.** at the Township Annex, 7527 Highland Road, White Lake, Michigan 48383, to consider the following changes to the zoning map:

Property identified as Parcel Number 12-08-300-062 (4001 Caron Ridge Drive), located south of Jackson Boulevard, between Ormond Road and McKeachie Road, consisting of approximately 40.95 acres.

The applicant requests to rezone the property from R1-A (Single Family Residential) to SF (Suburban Farm) or any other appropriate zoning district.

Persons interested are requested to be present. Pertinent information relative to this rezoning request is on file at the Community Development Department and may be examined at any time during regular business hours of 8:00 a.m. to 5:00 p.m. Persons interested may visit the Community Development Department, contact the Community Development Department by telephone at 248-698-3300, ext. 5, or attend the Public Hearing on the date specified. Written comments are also welcome at 7525 Highland Road, White Lake, MI 48383. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office at least 5 days before the hearing.

Sean O'Neil, AICP
Community Development Director