

Director's Report

Project Name: River Caddis Development, LLC Rezoning Request

Description: Preliminary Site Plan Approval

Date on Agenda this packet pertains to: January 20th, 2022

☐ Public Hearing

☐ Special Land Use

☒ Initial Submittal

☒ Rezoning

☐ Revised Plans

☐ Other: _____

☐ Preliminary Approval

☐ Final Approval

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Comments
Sean O'Neil	Planning Director	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
McKenna & Associates	Planning Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 12/29/2021



December 29, 2021

Sean O'Neil – Community Development Director
 Charter Township of White Lake
 7525 Highland Road
 White Lake, MI 48383

Subject: River Caddis
 Proposed Rezoning #1
 Rezoning from Agricultural (AG) to Multiple Family Residential (RM-2)

Location: South of Highland Road, west of Elizabeth Lake Road
 Parcel Numbers 12-21-426-004 and 12-28-226-001

Applicant(s): John McGraw, River Caddis

Dear Mr. O'Neil:

We have received an application for a rezoning review for two undeveloped parcels of property, consisting of approximately 64.8 acres. The site is currently zoned AG Agricultural and has frontage on Elizabeth Lake Road and 31' of frontage on Hillwood Drive (unimproved right of way). The petitioner is proposing to rezone the property to Multiple Family, RM-2, which, per the Master Plan, allows up to ten (10) dwelling units per acre.

COMMENTS

1. **Existing Conditions.** The conditions of the site and the surrounding area are summarized below:

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Undeveloped	Planned Community	Agricultural
North	Agricultural (proposed PD)	Planned Community	Agricultural
East	Library & Undeveloped Land	Planned Community	Agricultural
South	Brendel Lake, Single Family Residential	Residential Resort	Brendel Lake, R-1C, Single Family Residential
West	Single Family Residential	Residential Resort	R-1D, Single Family Residential

2. **Zoning Ordinance Rezoning Requirements.** Section 7.13 of the Zoning Ordinance provides standards for the review of rezoning proposals. The following review criteria are specified in Section 7.13 (a) through (n):
 - 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.** The Future Land Use map shows this site as being Planned Community. Per the Master Plan:



Planned Community is characterized by a mix of uses that includes higher residential densities and a variety of housing product types as well as a core area with retail, dining, entertainment, governmental, recreational, institutional, office and personal service establishments. These are proposed to be the “town centers” of White Lake that give the community an identifiable “sense of place” as well as a central and satellite gathering locations. Residential elements of a Planned Community may take the form of a freestanding neighborhood, or may be permitted on the upper floors of non-residential development in the community core area. Multi-use/story buildings are expected to have 2 or 3 stories, however open space must be provided. Dedicated, usable open space with a variety of amenities will be featured as an element of large-scale, mixed use development, and the Township will seek public park and connected open space dedications from landowners/developers. Connections to and segments of the Township’s community-wide pathway system will be required as an integral part of all Planned Community developments.

A planned development with commercial and multiple family is currently proposed for the area north of the subject area. The proposed RM-2 zoning is compatible with the proposed project.

Additionally, the north portion of the subject parcel is located in the Lakes Town Center Area Plan. These guidelines should be adhered to at the time of site plan review, as well as those guidelines/requirements of the Civic Center Development Plan, once it is adopted.

- 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 is presently undeveloped and relatively flat. It appears to be a reasonable piece of land for multiple family development. There are some wetlands on the site and the applicant has stated that a future development will allow the preservation and management of the lake edge and wooded wetland habitats.
- 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.*** While no such evidence has been submitted, we observe that the request is compatible with the use and zoning of other properties on the south side of Highland Road in this area and the Township’s Master Plan. If the property was developed under the current zoning of Agricultural the return on investment would likely be less than development under the RM-2 zoning.
- 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.*** Multiple family uses are compatible. As noted above, the properties to the south of the site are zoned residential and are physically separated by Brendel Lake. This physical feature provides a buffer between the single family and any future multiple family uses. Appropriate screening between the single family residential to the west and the subject property could be accomplished through site plan review.
- e. ***The capacity of the Township’s utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the “health, safety and welfare” of the Township.*** It appears that the site is an area that is intended to be serviced by public water and sanitary sewer. We defer to the Township Engineer regarding this matter.



- f. ***The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. A rezoning traffic study shall be prepared as described in Section 6.3, if required based on the standards of Section 6.3.B.i of the Zoning Ordinance.*** A rezoning traffic study (“RTS”) is required if the proposal is either a) inconsistent with the Master Plan or b) involves other than residential down-zoning. This requirement can be waived if recent studies have been completed in the area and the study would be of little benefit. The proposed use, which could result in as many as 650 multi family dwelling units will definitely require a traffic study; however, with respect to the proposed development to the north, it is more appropriate to have a traffic study done in conjunction with a site plan. The applicant submitted a trip analysis.
- 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.*** The petitioner should address the demand for multiple family units. The applicant states, in his cover letter, that the demand for multiple family exceeds the supply; however, this statement should be backed up by a quantitative (gap) analysis of the demand for multiple family units. There are currently other applications in the Township for multiple family projects.
- 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.*** Part of the intent of the RM-2 district is that areas zoned as such should be located near shopping, community services and facilities, and major roads for good accessibility. The subject parcels meet all of these standards. Additionally, the parcels are more than adequate to meet the minimum lot size and dimensional requirements for multiple family developments. It's location with respect to Highland Road also furthers the intent of the proposed district, as well as it's proximity to the White Lake Library and future community service uses that may be located in the immediate area.
- i. ***The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*** This proposed RM-2 District is more consistent with the Master Plan than the existing Agricultural zoning designation.
- 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?*** Rezoning to RM-2 is the most appropriate way to allow for multiple family units on these parcels. Amending the Agricultural zoning district to allow for such uses is not in keeping with sound planning principals.
- k. ***The requested rezoning will not create an isolated and unplanned spot zone.*** Multiple family development is consistent with the Mast Plan.
- l. ***The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*** It is our understanding that this request had not been previously made.
- 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.*** This is not a conditional rezoning.
- n. ***Other factors deemed appropriate by the Planning Commission and Township Board.*** If the Planning Commission or Township Board desire information on other considerations related to the proposal, we would be happy to assist them.



RECOMMENDATION

We are comfortable with recommending that the Planning Commission recommend that the Township Board approve the request to rezone the site from AG, Agricultural to RM-2, Multiple Family Residential for the following reasons:

1. The requested RM-2 zoning district is consistent with uses outlined in the Master Plan for the Planned Community area.
2. Rezoning the parcel to RM-2 is compatible with the character of the surrounding area.

Granting the rezoning of the parcels does not guarantee future site plan/development approval, as those applications will still need to be made.

If you have any questions about this report or require additional information, please do not hesitate to contact us.

Respectfully submitted,

MCKENNA

cc: Mr. Justin Quagliata
Ms. Hannah Micallef



December 28, 2021

Sean O'Neil
Community Development Director
White Lake Township

RE: River Caddis Development Statement of Zoning Request for the Property Located at the Corner of M-59 and Elizabeth Lake Road.

Sean,

Pursuant to the attached rezoning package, River Caddis Development, LLC ("RCD") is requesting the rezoning of the above referenced property. The property in question is approximately 70 acres ("Property") and is currently zoned agricultural. RCD is requesting the zoning be changed from agricultural to RM-2 allowing for up to 10 multifamily units per acre. RCD plans to master plan the Property in coordination of the Master Development Plan of the Civic Center Development Plan in partnership with White Lake township.

Immediately below are our explanations of rezoning based off Article 7.13 Criteria for Amendment of the zoning map:

- A. Our plan remains consistent with the goals of White Lake Township's master plan for Higher Density Residential.
- B. Our development will allow the preservation and management of the lake edge and wooded wetland habitats.
- C. The current zoning is not consistent with the master plan.
- D. Consistent with "C"
- E. Existing utilities are likely sufficient
- F. RCD is Performing Trip Analysis
- G. Demand for Multi-Family in the area exceeds current supply.
- H. Requested Zoning allows for special land use from the "Towne Center" to Surrounding Land Uses, and the land size allows for conformance with the local design standards.
- I. The request is compatible with the Towne Center Master Plan and is a suitable district to implement the master plan goals.
- J. Rezoning the Land is more appropriate
- K. No Spot Zoning will result from this request.
- L. No request for rezoning of the parcel have been applied for in the last year
- M. NA
- N. NA





RCD also requests the rezoning be subject to the closing and transfer of ownership from the Glynn Property Owners to River Caddis Development, LLC or an entity to be named in the future.

We look forward to discussing this further with the Township and its stakeholders and are free to answer any questions as to our process we are going to be undertaking.

Sincerely,

RIVER CADDIS DEVELOPMENT, LLC

John McGraw
Director of Development



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: 12/8/21

Applicant: River Caddis Development, LLC

Address: 1038 Trowbridge Road. East Lansing, MI 48823

Phone No.: 517.420.7393 Fax No.: _____

E-mail: jmcgraw@rivercaddis.com

Applicant's Interest in Property: Purchaser/Future Owner

Property Owner: Glynn Properties, LLC

Owner's Address: 995 La Salle Avenue. Waterford, MI 48328

Phone No.: 248.807.1453 Fax No.: 248.681.2493

Location of Property: Southwest Corner of Highland Road and Elizabeth Lake Road, White Lake Township, MI. As depicted hereto

Sidwell No(s): 1221426005; 1228226001

Total area of change: 70 Acres acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as Agriculture District, be reclassified as RM-2 District.

Applicant's Signature:  _____

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

Please Print Name: John McGraw

Required Attachments:

- _____ 1. Legal description of the property proposed to be rezoned.
- _____ 2. Location map
- _____ 3. Rezoning sign location map
- _____ 4. Statement indicating why change is requested
- _____ 5. Review fee (check payable to the Charter Township of White Lake)

To: Matt Schwanitz

Date: December 30, 2021

CC: Mike Polmear, Mike Darga,
Andy Wakeland

Project: Rezoning of Parcels
on Elizabeth Lake Rd

From: Bill Stimpson

RE: White Lake Twp Trip Generation Forecast

The following table summarizes the requested trip generation forecast:

Trip Generation Forecast for 700 Low-Rise Multifamily Dwelling Units¹

Land Use	ITE Use Code	Size	Weekday Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220	700 d.u.	5,251	70	233	303	210	124	334

¹ A trip is a one-directional vehicular movement into or out of the site (5,251 daily trips here represent 2,625.5 round trips). Forecast is based on trip rates and application methodology recommended by the Institute of Transportation Engineers in its *Trip Generation Manual – 10th Edition + Supplement* (2020) and *Trip Generation Handbook – 3rd Edition* (2017). In this case, all trips are forecasted using ITE-recommended equations for data-fitted curves. The forecast is based on data collected nationally prior to the pandemic and is therefore conservatively high, since it does not reflect the “work-from-home” phenomenon.

Supporting data from the Institute of Transportation Engineers’ *Trip Generation Manual* are attached, along with a description of the assumed land use. Please note that on the plot for daily trips, ITE’s software in this case only displays the number of trips based on the sample average rate (5,124). Per ITE guidelines, the recommended forecasting method – use of the equation for the fitted curve – yields the forecasted 5,251 trips shown in the table above.

Multifamily Housing (Low-Rise) (220)

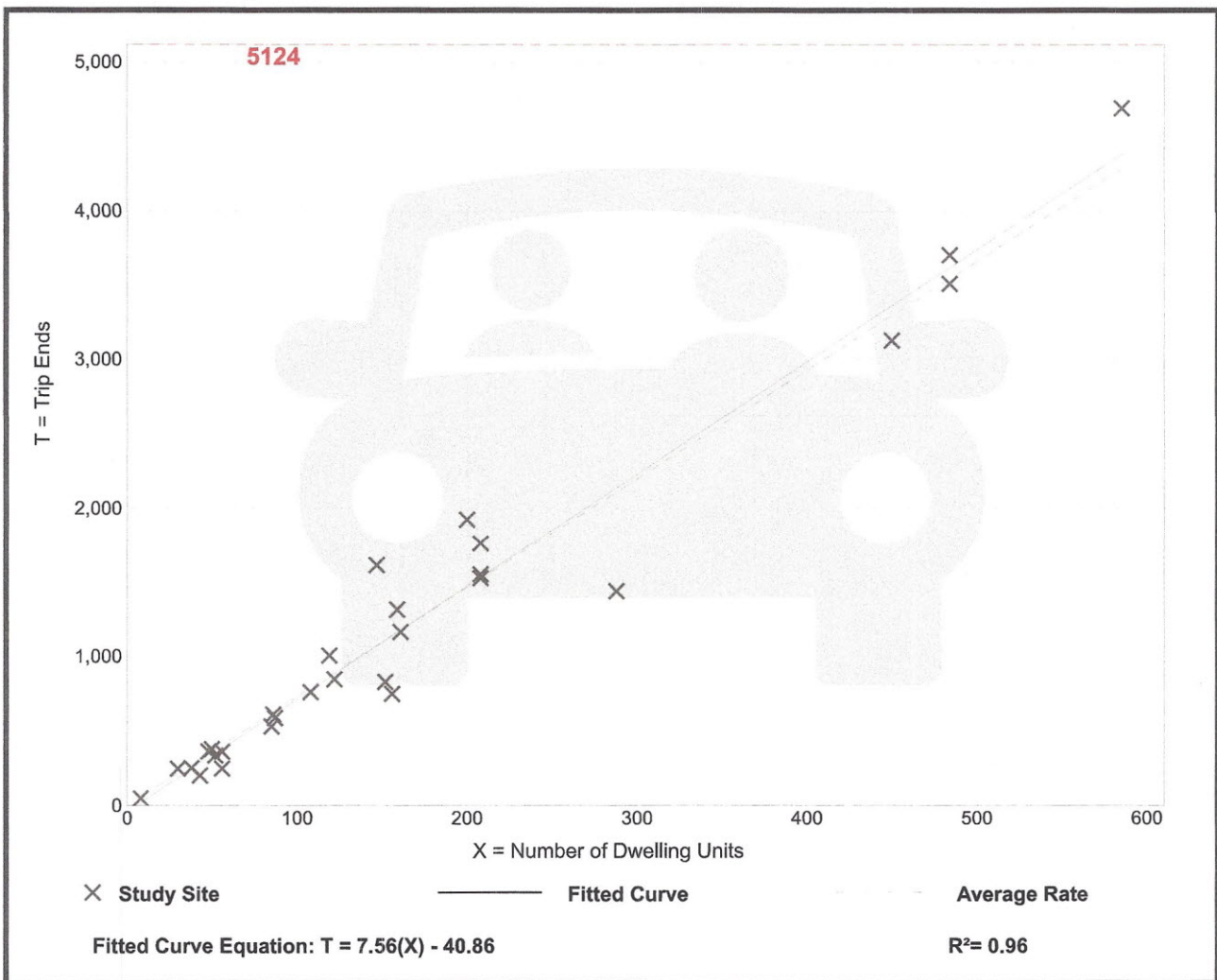
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



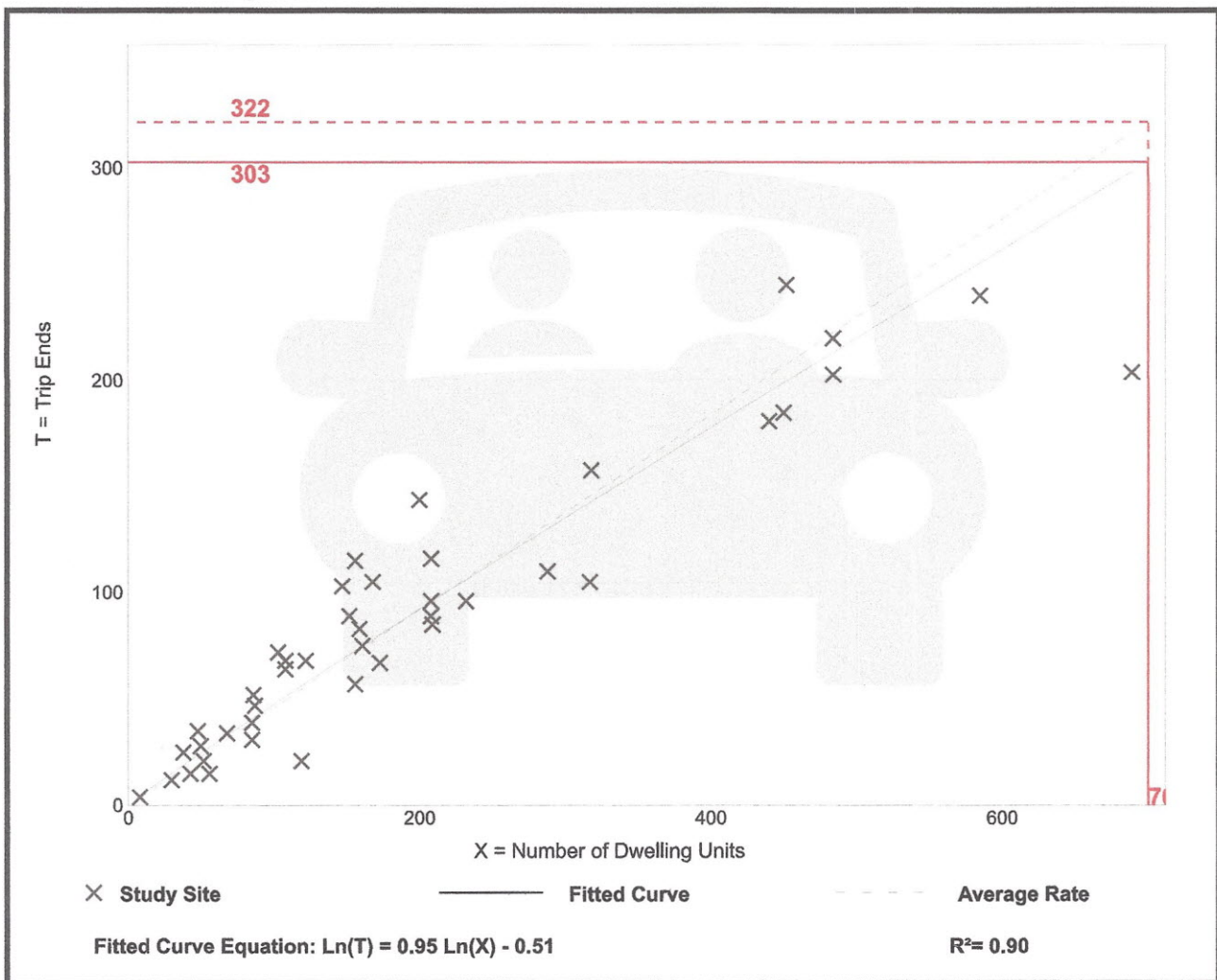
Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 42
 Avg. Num. of Dwelling Units: 199
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



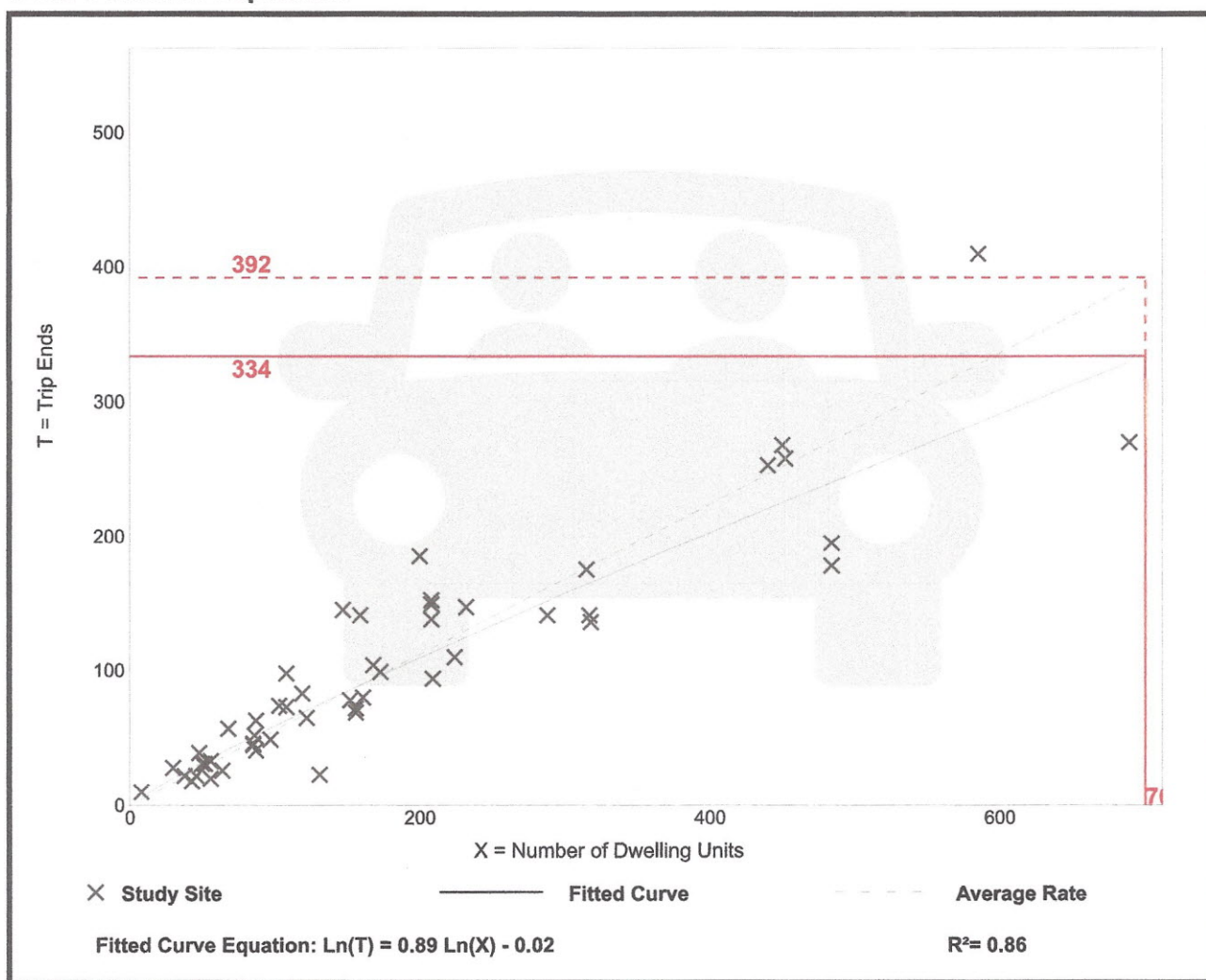
Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 50
 Avg. Num. of Dwelling Units: 187
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951



Charlton Blvd

201515

Hobby Lobby

Elizabeth Lake Rd

Town Center Blvd

Elizabeth

Brendel Lake

**WHITE LAKE TOWNSHIP
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing by the White Lake Township Planning Commission on **Thursday, January 6, 2022 at 7:00 P.M.** at the Township Annex, 7527 Highland Road, White Lake, Michigan 48383, to consider the following changes to the zoning map:

Property described as parcel numbers 12-21-426-005 and 12-28-226-001, located at the southwest corner of Highland Road and Elizabeth Lake Road, consisting of approximately 73.41 acres.

Applicant requests to rezone approximately 44.8 acres of the approximately 53.41 acre parcel 12-21-426-005, excluding the northeasterly 8.61 acres, and the approximately 20 acre parcel 12-28-226-001 from **(AG) Agricultural to (RM-2) Multiple Family Residential** 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



PROPERTIES OUTLINED IN RED
PROPOSED TO BE REZONED.

