



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

October 18, 2024

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

**Re: Elizabeth Lake Retail
RTS Memorandum Response**

Ref: DLZ File No. 2145-7233-05

Date of Memo: 10/4/24

Design Professional: Jacob Swanson, PE, PTOE
and Paul Bonner, EIT; Fleis & VandenBrink

The applicant has submitted a Rezoning Traffic Study (RTS) for Rezoning P.I. #12-21-426-007 from Agricultural "AG" to General Business "GB". P.I. #12-21-426-007 is a 8.644 acre parcel located on the south side of Highland Road (M-59) and the east side of Elizabeth Lake Road. The study evaluates the maximum potential traffic generation from the existing zoning as well as the anticipated traffic generated under the proposed rezoning. The RTS utilized traffic counts on Highland Road from 2023 (MDOT) and on Elizabeth Lake Road from 2022 (MDOT).

We have reviewed the analysis; the methodology is in line with standard practices, and the findings are supported by the data provided. The analysis indicates that the zoning change will significantly impact the potential traffic volumes generated by the site compared with the existing zoning classification, but does not significantly impact the number of overall trips on the adjacent roads. Highland Road currently experiences of 24,022 trips of two-way traffic per day and Elizabeth Lake Road currently experiences 8,629 trips of two-way traffic per day.

Based on data from the Single-Family Detached Housing section of the 11th edition of the "ITE Trip Generation Manual", which is the highest potential trip generation under the existing AG zoning, the additional daily trips are 12.8 per unit; resulting in an additional 64 trips per day. Additionally, 5 AM Peak Hour trips per day and 6 PM Peak Hour trips per day are anticipated to added to the existing traffic volumes under the existing zoning.

The RTS also evaluated the maximum site trip generation potential under the proposed GB zoning, which included 33,000 square feet of General Office Building, 33,000 square feet of Medical-Dental Office Building, and 33,000 square feet of Strip Retail Plaza. The maxim site trip generation under the proposed GB zoning results in up to 1,622 daily trips, with an additional 89 AM Peak Hour trips and 182 PM Peak Hour trips per day.

The resulting potential change in zoning could generate an additional 1,558 daily trips.



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Based on the location on parcel as well as the zoning classification of the adjacent parcels, we recommend rezoning the existing parcel from “AG” to “GB”.

Respectfully,
DLZ, Inc.

Leigh Merrill, P.E.
Project Manager

Cc: Michael Leuffgen, P.E., DLZ *via email*
Andrew Littman, Community Development, *via e-mail*
Hannah Kennedy-Galley, Community Development, *via e-mail*
Nick Spencer, Building Official, White Lake Township, *via email*
