

**Director's Report**

Project Name: Avalon (White Lake Hill, LLC)  
 Description: Preliminary site plan approval  
 Date on Agenda this packet pertains to: June 9<sup>th</sup>, 2022

- |  |   |
|--|---|
| <input type="checkbox"/> Public Hearing                  | <input type="checkbox"/> Special Land Use |
| <input type="checkbox"/> Initial Submittal               | <input type="checkbox"/> Rezoning         |
| <input checked="" type="checkbox"/> Revised Plans        | <input type="checkbox"/> Other:           |
| <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Subject to all staff and consultant review comments being addressed.
DLZ	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 05/25/2022
Justin Quagliata	Staff Planner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 05/25/2022
John Holland	WLT Fire Chief	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 05/24/22



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

May 25, 2022

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

**RE: The Avalon- f.k.a. White Lake Hill- Preliminary Site Plan Review – 4<sup>th</sup> Review**

Ref: DLZ No. 2145-7233-21

Design Professional: PEA Group

Dear Mr. O' Neil,

Our office has performed the above mentioned Preliminary Site Plan review for the revised plan dated May 16, 2022. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

#### **General Site Information**

This site is located on the north side of M-59 and east of Ormond Road. The property is located on both sides of Hill Road: across from former Brooks Elementary School and West of Meijers. Total site acreage is approximately 110.02 acres.

#### **Site Improvement Information:**

- Construction of a Planned Development consisting of **81 (previously 87)** single family condominium homes on the east side of Hill Road.
- Proposed paved and public road for the single family condominium homes with one point of access off Hill Road.
- Construction of a Planned Development consisting of **406? 393?** [see comment o)] multi-family units for lease on the west side of Hill Road. Associated clubhouse and pool as part of multi-family development.

- For multi- family units: associated paved and curbed parking including ADA accessible parking spaces and maneuvering aisles for clubhouse and pool. Internal streets and drives are also proposed with a point of access off M-59 and a second point of access off Hill Road.
- Site to be serviced by watermain and sanitary sewer.
- Storm water runoff is proposed to be detained as follows: 1) Detention Pond at the northwest corner of Hill Road and M-59- to discharge to existing storm sewer just south. 2) Two detention ponds on the west side of Hill Road and located centrally in the multi-family portion- to discharge to existing culvert under Hill Road. 3) Detention ponds located on the southernmost portion of the single family phase- to discharge to existing watercourse located between the two ponds. 4) Detention pond located on the eastern portion of the single family phase- to discharge to the existing wetlands to the southwest.

We offer the following comments:

Note that comments from our April 13, 2022 review letter are in *italics*. Responses to those comments are in **bold**. New comments are in standard typeface.

The following items should be noted with respect to Planning Commission review:

- a) We note that the number of single family lots has been reduced from 87 to 81 and that the multi-family has been reduced from 406 units to 393 units. These reductions in the number of lots and units will likely not impact utility layout or design. We note that the plan sheets included as part of this submittal did not show the proposed watermain, sanitary sewer, or storm sewer; we assume that the layouts proposed on the previous Preliminary Site Plan dated April 4, 2022 are to remain the same.
  - b) *Pond 2 located in the single family section of the development (see plan Sheet P-5.1) proposes discharge to the adjacent wetlands to the west. Clarify where drainage from this wetland shall be routed as it appears from existing topography that there is no outlet from this wetland. In addition, a portion of this wetland is located off site; an off-site drainage easement would be required. Additional topographical survey information will be required for the property to the south of the wetlands in order to clarify the drainage path. The design engineer has noted that the discharge from the proposed pond (now labeled as Pond 5) will discharge at an agricultural rate and follow its natural off site drainage course. The difference in pre and post development area discharging from proposed Pond 5 to the existing wetlands is an increase of 0.2 acres. We can consider this item*
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**complete for this level of review, however the capacity for the receiving wetland to accommodate the increased runoff volume will need to be demonstrated at the time of Final Site Plan.**

- c) *The multifamily exiting drive onto M-59 shows a width of 16 feet. Township Zoning Ordinance 5.11Q.v. requires a width of 20' for one way drives and a minimum width of 24' for two way drives.*

**Dimensions have been clarified; DLZ defers further comment regarding compliance to Township Planning Department.**

- d) *We defer to the Township as to whether 6 foot wide sidewalk is required on both sides of Hill Road. None is proposed at this time. Township Zoning Ordinance 5.21 requires a minimum of 6 foot width for sidewalks along major roadways. Comment outstanding. We continue to defer to the Township with regard to this item. Note that an 8' wide path has now been added along a portion of the west side only of the Hill Road frontage and that two road crossings of the path have been proposed near the Hill Road entrances in order to connect the multi-family to the single-family units. The locations for the path crossings should be reviewed for proper pavement markings and pedestrian crossing signage. Comment addressed at this level of review. Per the design engineer, this item was discussed at a Township Zoom meeting on March 25, 2022. It was determined that an 8' wide path will be added along the western side of Hill Road from M-59 to the single family entrance. Paths are also now shown along the frontage for Units 81-84 and 85-87 only as the adjacent areas pose an issue with regulated wetlands and stream encroachment. The developer agreed at the meeting to make a contribution to the White Lake Sidewalk Fund to supplement pathway areas not installed along Hill Road.*

**We note that portions of the proposed sidewalk along the western side of Hill Road are proposed outside the future ROW. This sidewalk locations shall be either adjusted to inside the future ROW or an easement shall be provided. In addition, our comment with respect to the proper pavement markings and pedestrian crossing signage for Hill Road crossing will need to be addressed at the time of FSP/FEP submittal.**

- e) *The following single family lots present conflicts with either the proposed house, required grading, or the potential deck/patio encroaching into the wetlands setback: 1, 27, 28, 40, 61, and 88. Impacts to the wetlands buffer will need to be removed. Comment outstanding. The wetlands setback/buffer for all wetlands was not shown on the initial Preliminary Site Plan submittal dated December 8, 2021. There are now units in the single family portion of this development as well as other areas of the development where grading is proposed in the wetlands setback/buffer which is not allowable. The following single family units will require revision with respect to grading in the wetlands setback: 1-7, 20, 27, 28, 39, 40, 52-54, 61, 75, 76, 84, 85, and 88. In addition, the proposed retaining wall adjacent*

grading to the northwest of multi-family Unit 19 will also require adjustment with respect to grading in the wetlands buffer. Since the units listed border EGLE regulated wetlands, our office concurs with the recommendation by Barr Engineering, Inc Wetland Delineation Report (dated February 9, 2022) recommending that Barr's wetland boundary determination and jurisdictional opinion be reviewed by EGLE prior to undertaking any activity near or within any identified wetlands; the proposed layout as submitted may require revision, in response to EGLE's review, to unit/ lot layout in the single family phase, thus impacting the preliminary site layout. **Comment addressed. Per a meeting with the Township on March 25, 2022, it was agreed that grading within the 25' wetland setback would be acceptable. A wetland restoration plan shall be required at the time of FSP/FEP submittal. Plan shall include a timeline for restoration of the wetland buffers. Note that the developer shall also be required to comply with all EGLE requirements with respect to grading and regulated wetlands. A note shall be provided on the FSP/FEP with regard to the wetland buffer restoration.**

- f) *All public roads are required to be built to RCOC standards. **Comment remains as a notation.***
  - g) *Specify the proposed width of the shared access driveways for Lots 81-84 and 85-88 of the single family portion. These drives shall be built to private access drive standards of White Lake as specified in the Zoning Ordinance Section 5.16. Section C. ii. requires two points of access for such drives to an adjacent public or private road. Section D. ii. requires that access driveways shall be able to accommodate emergency vehicles. **Comment partially addressed. Two points of access for each of the drives are now proposed, however, Ordinance 5.16 C.i. requires a 30' wide easement width for an access drive; 25' is proposed for Lots 81-84 and 85-88. In addition, Zoning Ordinance Section 5.16 C. iii. regarding setbacks shall be met (Unit 85 is not in compliance). Also specify on plan that the 20' drive widths proposed are measured as 20' from the edge of the gutter line per Ordinance 5.16 C. v. Please also provide fire truck turning radius for these private access drives. **Comment addressed. Fire truck movements have been provided and show that while tight the trucks will be able to traverse the drives.*****
  - h) *Clarify if there is an existing drainage easement on the property south of the single family Detention Ponds 1 and 3. An easement will be required for discharge of drainage off site. In addition, the design engineer will be required to demonstrate that there will be no downstream impacts from the proposed development in terms of stormwater discharge flows. Engineer will need to demonstrate that adequate downstream capacity exists to handle post development flow. **Comment remains as a notation and can be further clarified at the time of FSP. Design engineer has stated in their February 15, 2022 review response letter: "There is not an easement in place. There is an existing stream which provides the historical drainage route through the said parcel to a box culvert under M-59. Since the development will have a 100-year detention basin and will discharge stormwater at an agricultural rate, the downstream ditch should have adequate capacity. A detailed***
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**engineering analysis will be provided to the township and MDOT during the construction plan phase.”**

- i) *End sections for the three detention basins proposed on the single family portion will be required to be located outside the wetland setback. Comment partially addressed. Our office finds the basin outlet locations acceptable and that the outlet pipes for Basins 4 and 5 shall be constructed within the wetlands setback and the land restored to its natural preconstruction condition. Note that location of the basin end sections shall be subject to review and approval by EGLE. EGLE may require revision of the end section locations. Our office recommends the Township require a wetland setback restoration plan and that the developer be required to post a bond amount to guarantee proper and timely completion of restoration of the wetland buffer setbacks in these two areas should EGLE approve the end section locations. **Comment addressed for this level of review. The design engineer notes a wetland setback restoration plan shall be provided at the time of FSP/FEP submittal. A note shall be provided on the FSP/FEP regarding wetland setback restoration.***
  - j) *Extend the sanitary sewer to the north property line along Hill Road. Comment remains. Applicant indicated that the topography near the northern property restricts construction of the sanitary sewer at this location and would require a construction easement from the adjacent property owner. Township Ordinance requires extension to the limits of the property line and the sanitary sewer master plan indicates that gravity sanitary sewer is ultimately proposed north of this location. We defer to the Township if a variance can be granted on this requirement or if completion of this item will be a condition of approval. **Comment addressed. Discussion with the Township concluded that the sewer shall not be extended to the north property line and that an easement for future sanitary sewer extension shall be provided. In addition, the developer shall be required to deposit a monetary fee or escrow with the Township as assurance to supplement the future sewer extension.***
  - k) *With nearly 60 feet of elevation change, the designer should ensure that sufficient pressure exists at the higher elevations for a bathroom on the 2<sup>nd</sup> story. The water may have to come from Pressure District 4 to service units with higher elevations as it appears that there will be insufficient pressure on the northern portions of the proposed development. To interconnect between the pressure districts, at least one PRV may be required. We suggest that the Township request escrow funds with regard to this item such that DLZ can model the water system to determine any deficiencies that may exist regarding water pressures and/or capacities. Our office has performed modeling of the proposed water system, see attached water model results; In all scenarios the area at the northeast corner of Aurora Circle experienced the lowest resulting pressure. There is a need for a handful of homes in this vicinity to have individual booster pumps to ensure adequate pressure given the various scenarios. It can also not be understated that the proposed design places an incredibly high criticality*
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rating on the existing 16" watermain along M59. This is the only supply proposed to serve the nearly 500 residential units. If something were to happen to this watermain there is no second source or storage to feed this area temporarily. DLZ recommends a second water supply be installed to provide redundancy to the proposed distribution system. Please note that in order to stay within the same pressure district the source would need to be from south of the existing Pressure Reducing Valves that exist on either side of the existing Meijer store. **Comment addressed at this level of review. As a condition of the Township engineer's recommendation for Preliminary Site Plan approval, the developer acknowledges the critical issue of not having a redundant source of water supply for the proposed development. The design engineer has stated that a second supply connection is being researched.**

- l) Sanitary sewage from this development is tributary to the existing Meijer sanitary sewer pump station located at the Northeast corner of Highland Road and Bogie Lake Road; an analysis will need to be provided that indicates there is sufficient capacity within the existing pump station, or if upgrades will be necessary to support the additional discharges. **Comment addressed and remains as a notation. Design engineer states in their review response letter dated February 15, 2022: "Since an 18" sewer has been stubbed to the Hill Road/M-59 intersection, it is our understanding that the pump station and forcemain were designed for future development along Hill Road and Ormond Roads. A detailed analysis will be conducted during the construction plan phase."**
  - m) Proposed future decks or patios for Lots 12,15,82, and 83 of the single family portion of the development appear to encroach into the proposed storm sewer easement. Please revise. Comment outstanding. A 12' wide deck or patio would only allow for 5' of easement on one side of the storm sewer relative to Units 82 and 83; 6' minimum is required. In addition, Units 9-12 would have a similar issue. Unit 80- the deck or patio could only be placed on the NE area of the rear of the house. Units 85 and 86 would not have enough space for a deck or patio without storm sewer easement encroachment. **This comment remains outstanding. Since the lot numbering and count has changed and no utility information has been included with the current submittal, we are unable to review requested changes or provide comment.**
  - n) Parcel Area Table on Sheet P-2.0 of plans appears to be missing parcel data for Units 82,83,84,86, and 87. Please update. **Comment addressed.**
  - o) The number of multifamily units of 393 in the 'Multi-Family Site Data Table' on Sheet P-2.0 does not match the total shown (72+334=406) in the same table under subsection "Minimum Lot Size.'
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The following comments can be addressed on the Final Site Plan/Final Engineering Plan:

**Final Site Plan/Final Engineering Plan Comments-**

General

1. Plan shall contain notes per White Lake Township Engineering Design Standards Section A. 8. a.-d.
2. Provide at least two permanent benchmarks on NAVD 88 datum. Benchmarks are required at least every 1,200 feet.
3. Provide soil boring reports that were prepared by CTI and McDowell.
4. The topographical survey shows existing overhead electrical lines on the parcel west of Hill Road. Clarify as to whether these lines shall remain or be relocated and as to whether an easement for the lines exists. In the event the lines are to be relocated, the easements (if existing) will need to be vacated.
5. A landscape plan showing all proposed trees relative to proposed storm sewer, sanitary sewer, and watermain shall be submitted. Note that 10' horizontal separation is required between proposed utilities noted and proposed trees.

Paving/Grading

1. ADA accessible ramps will be required on sidewalk adjacent to ADA parking spaces. Ramp slopes shall meet ADA requirements.
2. Structural wall calculations, that have been signed and sealed by a Registered Structural Engineer, verifying the wall integrity and the ability to support lateral and vertical stresses will need to be provided for retaining walls over 30" tall.
3. Retaining walls >30" in height shall require a decorative fence or railing at the top that is a minimum of 36" in height.
4. Wetland buffers shall be clearly shown on all grading sheets.
5. Sheets 3.1-3.4 have Hill Road mislabeled as Highland Road. Please revise.

Watermain

1. We defer to the Fire Department regarding items related to fire suppression and hydrant coverage.
  2. Show 20' wide easements for all watermain on plan.
  3. Additional gate wells will be required to meet isolation requirements.
  4. Radii of watermain appears to be too small at Units 40-41. Bends may be necessary.
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5. There appears to be less than 10 feet of separation barrel to barrel between the storm sewer and watermain proposed in front of multifamily Unit 38. Please revise.

#### Sanitary Sewer

1. A manhole will need to be added along Hill Road southeast of multifamily Unit 28. There is 720 feet between manholes.
2. There appears to be less than 10 feet of horizontal separation to storm sewer in front of multifamily Unit 57. Please revise so minimum separation is achieved.
3. Modify sanitary sewer connection note on Sheet P-4.1 to read: "Connect proposed 10" **and 18"** sanitary to existing 18" sanitary stub."

#### Stormwater Management

1. We recommend that the proposed ditch end section tie into the MH southwest (adjacent to multi-family Detention Pond 3) be moved such that the end section ties into a separate manhole due south of the end section. This would eliminate the potential for four pipe connections into the same MH. See Sheet 4.2.
2. Show 12' easements for storm sewer on plan.
3. A minimum of 12" diameter sewer is required for storm sewer carrying surface drainage. Reference Sheet 4.4; proposed sewer for Lots 55-80 and 28-36 will need to be changed from 8" to 12".
4. Storm sewer shall be located no closer than a 10' horizontally from proposed buildings/structures. Reference Building #28 multi-family.

#### Recommendation

Most of our previous comments have been addressed; the need for a redundant water source is a significant outstanding item that needs to be acknowledged by the applicant as a condition of PSP approval should the Planning Commission desire to make that motion. The storm sewer easement deck encroachments mentioned in Item m) above should be discussed as they may pose problems as units are built out. DLZ is confident the remaining items can be further clarified on the Final Site Plan submittals without significant modification to the site layout.

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INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

WLT-White Lake Hill- PSP Review.04

May 25, 2022

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Please feel free to contact our office should you have any questions.

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.  
Department Manager

Victoria Loemker, P.E.  
Senior Engineer

Cc: Justin Quagliata, Community Development, *via email*  
Hannah Micallef, Community Development, *via email*  
Aaron Potter, DPS Director, White Lake Township, *via email*  
John Holland, Fire Chief, White Lake Township, *via email*  
Jason Hanifen, Fire Marshal, White Lake Township, *via email*

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# WHITE LAKE TOWNSHIP PLANNING COMMISSION

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Planning Commission

**FROM:** Sean O'Neil, AICP, Community Development Director  
Justin Quagliata, Staff Planner

**DATE:** May 25, 2022

**RE:** The Avalon  
Rezoning and Preliminary Site Plan – Review #4

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Staff reviewed the revised preliminary site plan (PSP) prepared by PEA Group (revision date May 16, 2022). The previous staff report for the rezoning and PSP (attached) should be referenced for a more complete overview of the project. At its April 21, 2022 meeting the Planning Commission recommended approval of rezoning both parcels to Planned Development (PD) and recommended denial of the PSP. In an effort to address concerns of the Planning Commission, a number of changes were made to the PSP, including:

- Reduction of 13 multiple-family (apartment) units, from 406 to 393
  - Multiple-family density reduced from 6.3 units per acre to 6.1 units per acre
- Reduction of 6 single-family units, from 87 to 81
  - Single-family density reduced from 2.8 units per acre to 2.6 units per acre
- Increased multiple-family setback from north property line, from 50 feet to 120 feet
- Eliminated sign setback waiver request at the corner of Hill Road and Highland Road
- Eliminated Highland Road driveway width waiver request
- Eliminated parking stall striping waiver request
- Eliminated dumpster pad waiver request

Overall, there would be 393 apartment units for rent among 57 buildings (**Building 39 is not located on the PSP; revise building numbers accordingly**) consisting of 17, twelve-unit buildings; 17, six-unit buildings (21 on the prior PSP); 4, five-unit buildings (5 on the prior PSP); 10, four-unit buildings (6 on the prior PSP); and 9, three-unit buildings. **An updated number of two-bedroom units and three-bedroom units shall be provided on Sheet P-2.0.** In the multiple-family portion of the development, the 12-plex buildings would be two-stories in height and all other building types would consist of ranch-style dwellings. The 81 site condominiums would consist of one- and two-story units. All of the single-family and multiple-family units would have an attached two-car garage. Some single-family products have an optional two-and-a-half car garage and/or three-car garage. There are no side-entry garages on either the single-family or the multiple-family units.

**On Sheet P-2.0, the following shall be updated in the Multi-Family Site Data Table:**

- **Proposed Use: incorrect dwelling units per acre provided.**
- **Building Footprint Area: was not updated from prior PSP.**
- **Minimum Lot Size: number of units and minimum lot size not updated from prior PSP.**
- **Building Lot Coverage: was not updated from prior PSP.**
- **Setback Requirements (proposed only): was not updated from prior PSP.**
- **Parking Calculations: was not updated from prior PSP.**
- **Open Space: was not updated from prior PSP.**

**On Sheet P-2.0, the following shall be updated in the Single-Family Site Data Table:**

- **Maximum Building Lot Coverage: incorrect standard listed (correct standard is 20%) and proposed maximum lot coverage was not updated from prior PSP.**
- **Proposed Setbacks: the prior PSP noted a 45-foot rear yard setback prescribed for Units 8-13. If proposed, the data table shall note differing setbacks for certain units.**
- **Open Space: was not updated from prior PSP.**

*Parallel Plan*

For any residential project, a parallel plan demonstrating the layout and density of residential uses that would be possible without use of the PD District is required. A parallel plan must meet all standards for lot area, lot width, and setbacks; roadway improvements; open space; and contain an area which conceptually would provide sufficient area for stormwater detention. Lots in the parallel plan must provide sufficient building envelope size without impacting regulated wetlands.

The applicant provided a parallel plan showing the parcel on the east side of Hill Road developed under R1-D (Single-Family Residential) zoning. According to the plan, 96 units could be developed on “lots” 80 feet wide and 12,000 square feet in area (the minimum lot size standards for R1-D zoning). With 96 units on 32.51 net acres (net acreage for parallel plan purposes only), the parallel plan yields a single-family density of 2.9 dwelling units per acre.

On the west side of Hill Road, the parallel plan shows the parcel developed under RM-2 (Multiple-Family) zoning. As indicated on the plan, 600 units (apartments) could be developed among 49 twelve-unit buildings and 2 six-unit buildings. For the multiple-family portion of the development, the parallel plan shows buildings on the site at the maximum lot coverage (20%), and the minimum amount of recreation space is provided (1.49 acres). Note areas of recreation space are not identified on the plan; it appears areas likely comprising recreation space include the pocket park, clubhouse facility, and park commons noted on the plan. With 600 units on 63.94 net acres (net acreage for parallel plan purposes only), the parallel plan yields a multiple-family density of 9.4 dwelling units per acre.

## **Waivers**

Generally, in a PD the standard requirements for lot size, yards, frontage, setbacks, building height, and type and size of dwelling unit are waived, provided the purpose and intent of the zoning ordinance are incorporated into the overall development plan. For PDs the zoning ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during site plan review. Where modifications of zoning ordinance standards are requested, the Developer must provide a table which clearly compares each requested modification to the zoning ordinance standard to be modified. Unless variations are specifically requested and approved by the Planning Commission, the final site plan must comply with the appropriate standards of the Township. Based on the revised PSP, the Developer is requesting the following waivers for the Avalon PD:

### *Recreation Space*

Multiple-family developments are required to provide recreation space for the use of the residents therein. A formula is applied whereby 5,000 square feet for the first unit plus an additional 100 square feet for each additional unit determines such space required for recreation. For a 406-unit multiple-family development, 45,500 square feet of recreation space is required. The submitted open space plan shall be revised to note the correct recreation space requirement (10,700 square feet is incorrectly listed as required). 18,623 square feet of recreation space (clubhouse, pool, and dog park) is proposed in the multiple-family portion of the development; therefore, a waiver of 26,877 square feet is required for the amount of recreation space. **It appears a recreation space waiver is still required – an updated calculation shall be provided on the PSP.**

*Lot Area*

The existing R1-A zoning district requires parcels have a minimum lot area of one acre. In the R1-D (Single-Family Residential) zoning district, the densest district in the Township, parcels are required to have a minimum lot area of 12,000 square feet. For the single-family portion of the project, the PD has “lots” ranging from 7,431.38 square feet to 17,750.68 square feet in size. The average “lot” size is 9,118.05 square feet. Staff suggests the Planning Commission consider requiring minimum lot area of at least 8,000 square feet. **Based on the revised PSP, “lots” range from 8,039 square feet (607.62 square foot increase) to 17,205 square feet (545.68 square foot decrease) in size. The average “lot” is 9,337 square feet (218.95 square foot increase) in size.**

*Lot Frontage/Width*

Lot width is the straight-line distance between parallel side lot lines, measured at the front setback line. Where side lot lines are not parallel, the width is measured at the front setback line parallel to the street or tangent to the curve of the street. The existing R1-A zoning district requires parcels have a minimum of 150 feet of lot frontage. In the R1-D zoning district, parcels are required to have a minimum lot width of 80 feet. Lots on a cul-de-sac or curvilinear street must have a minimum of 65 feet of frontage and comply with the lot width requirement at the minimum front setback line. Additionally, corner lots in condominium subdivisions must be at least 20 feet wider than the minimum width required by the zoning ordinance. For the single-family portion of the project, the PD has “lots” ranging from 62 feet of lot width (including “lots” on a cul-de-sac or curvilinear street) to 107 feet (**now 105 feet**). The average “lot” width is 68 feet. Staff suggests the Planning Commission consider requiring minimum lot width of at least 70 feet. **Based on the revised PSP, the minimum lot width and average lot width remain unchanged from the prior plan. Maximum lot width decreased two feet, from 107 feet to 105 feet. Staff still supports a larger lot width, with 70 feet suggested as the requirement for the PD.**

*Setbacks and Lot Coverage*

The yard setbacks and lot coverage for the existing R1-A zoning district, R1-D zoning district, PD zoning district, and the proposed PD (single-family) are summarized in the table below.

	R1-A zoning	R1-D zoning	PD zoning	Proposed PD
Front yard setback	35 feet	30 feet	40 feet	25 feet
Side yard setback	25 feet	10 feet	25 feet	10 feet
Rear yard setback	40 feet	30 feet	TBD	35 feet**
Max. lot coverage	20%*	20%*	TBD	35%***

\*A maximum 30% lot coverage may be approved administratively by the Community Development Director or his designee on existing lots of record where the lot has sanitary sewer service and the proposed building complies with all setback requirements.

\*\*A 45-foot rear yard setback is prescribed for Units 8-13. **As noted on page 2 of this report, clarification is required on the revised PSP.**

\*\*\* **As noted on page 2 of this report, clarification is required on the revised PSP.**

Buildings within a multiple-family development must have a minimum setback of 25 feet from the back of sidewalk or 25 feet from back of curb (if no sidewalk is present). A five-foot waiver is requested to allow a 20-foot front setback. **Waiver remains requested.**

The Planning Commission may consider the proposed setbacks and lot coverage and determine whether they are appropriate or whether additional setbacks or less lot coverage should be established. The submitted plan notes no deck or patio would encroach into any setback.

#### *Decks, Porches, and Patios*

The zoning ordinance states “In no instance shall a deck, porch, patio or paved terrace be located in any recorded easement...” As noted in the DLZ review letter dated April 13, 2022 decks and patios attached to several single-family units would likely encroach into the proposed storm sewer easement. Staff is concerned about deck/patio encroachment into the storm sewer easement. Maintenance activities within the easement could potentially damage decks/patios in the vicinity. While the storm system is private and must be maintained by the condo association (after assignment by the Developer), if the association fails to maintain the storm sewer and the Township exercises its right to maintain/repair/replace the system (as would be outlined in the development agreement and master deed) correcting resulting damage to private decks/patios should not be the responsibility of the Township. Hold harmless language, subject to approval by the Township Attorney, would need to be incorporated into the development agreement and master deed if a waiver was granted to allow deck/patio encroachment into the storm sewer easement. There is an alternative to not install decks/patios on the rear of units where encroachment into the storm sewer easement would occur. The decks/patios on the units in question could potentially be relocated to the sides of units and/or reduced in size. **As noted in the DLZ review letter dated May 25, 2022, since the unit count and numbering has changed and no utility information was included with the current submittal staff and consultants are unable to review requested changes or provide comment.**

Separate from the waiver request, the note under the typical lot layout on Sheets P-2.3 and P-2.4 of the site plan shall be revised to add the word “within” following the word “encroaching.” Also, the words “wetland buffer” shall be replaced with the words “natural features.” **Comment outstanding.**

Additionally, the Developer shall clarify its correspondence to the Township dated April 4, 2022. In said communication, the Developer requested a waiver to allow decks/patios to encroach within the Natural Features Setback on Units 1, 4, 9, 27, and 40. Such a request for waiver is inconsistent with the submitted preliminary site plans. **Comment outstanding; however, it does not appear a waiver for the aforementioned units to encroach into the Natural Features Setback is required.**

### *Driveway Access*

For boulevard-style driveways, the minimum required entering road width is 20 feet and the minimum required exiting road width is 22 feet. The Hill Road boulevard access to the multiple-family portion of the development (both entering and exiting drives) appear to be 19 feet in width (the PSP measures the drive width to the back of curb; road measurement surface is taken between the edges of the gutter pan) and is noncompliant. Waivers (1 foot for entrance; 3 feet for exit) are needed to allow a reduction of the required road surface width.

### *Street Layouts and Blocks*

The maximum length of cul-de-sac streets and maximum length of blocks within condominium subdivisions cannot exceed 1,500 feet. The Developer is seeking a 930-foot waiver to allow maximum block length of 2,430 feet. Topography, steep grades, and natural features on the site were the stated reasons for the requested waiver. The Fire Department has reviewed the length of the streets and blocks and is satisfied with accommodations for emergency access.

### *Street Continuation*

The zoning ordinance requires the street layout in condominium subdivisions provide for continuation of streets to adjoining residential developments or the proper projections of streets (a stub) to adjoining property which could be developed in the future. Currently there is no street stub proposed to the property to the north. The applicant stated there is a 26-foot grade difference from the north property line to the proposed road. Topographic conditions seem to justify a waiver from this requirement.

### *Sidewalks*

The zoning ordinance requires a minimum six-foot-wide sidewalk placed one-foot from the inside edge of the right-of-way along both the east and west Hill Road property frontages, which the applicant is required to install as part of the project. The submitted site plan shows an eight-foot concrete sidewalk along the west side of the Hill Road property frontage from Highland Road to the south side of the single-family access (across the street). Portions of this sidewalk are proposed outside of the future right-of-way; the sidewalk must be relocated inside the road right-of-way or an easement be provided. Right-of-way/easement widths for public walkways when not adjacent to or a part of street rights-of-way must be at least 15 feet and dedicated to the use of the public. Sidewalks on the east side of Hill Road are proposed along the frontage of Units 81-84 (**now Units 75-78**) and Units 85-87 (**now Units 79-81**). There are regulated wetlands and a stream along the remaining portion of Hill Road north of Units 81-84 (**now Units 75-78**); therefore, the Developer is requesting a waiver to not install sidewalks in this location. However, the Developer offered to make a contribution to the Township Sidewalk Fund to supplement the pathway areas not installed along Hill Road. The amount of the proposed donation must be provided and accepted by the Township.

### *Signs*

The zoning ordinance requires the area, quantity, location, and dimensions of all signs to be provided with the preliminary site plan. One monument sign, not more than 30 square feet in area, may be maintained at or adjacent to the principal entrance to a residential development. One additional sign may be permitted if the residential development has access to two thoroughfares or the development has more than one boulevard street entrance from an existing arterial or it has at least 250 dwellings. The signs may not exceed a height of six feet. The multiple-family portion of the development would contain more than 250 units, so a second development entry sign is permitted by right.

A waiver is requested to install a third sign (determined to be the sign at the corner of Highland Road and Hill Road). For the multiple-family portion of the development, the other monument signs are proposed adjacent to (Highland Road) and within (Hill Road) the boulevard entrances. One monument sign is proposed within the boulevard entrance to the single-family portion of the development.

While signage details were not provided, staff can administratively review and approve the sign design. The monument signs would be required to comply with residential district sign regulations, including not more than 30 square feet in area and six feet in height.

### **Comments to be addressed from previous review**

- The apartments would have access to a 6,658 square foot clubhouse consisting of a business center, fitness center, and leasing office. A patio (covered and uncovered) at the rear of the clubhouse is adjacent to a swimming pool. The conceptual clubhouse renderings state the building would be 5,132 square feet in size. Clarify the size of the clubhouse and revise the plans for consistency.
- The open space plan does not clearly indicate if stormwater management areas are counted as open space. Clarification must be provided.
- Parking calculations (for multiple-family dwellings) on Sheet P-2.0 shall be revised; the number of bedrooms, guest parking required, and total parking required are incorrect.
- Phasing, if any, shall be indicated on the plans.
- A trash enclosure detail shall be provided on Sheet P-7.0 showing the finished face on the outside walls of the enclosure and indicate the color of the gate.
- An updated list of all requested waivers shall be provided by the Developer. Furthermore, PD modifications 2, 4, and 5 shall be removed from the table on Sheet P-2.0.

## **Planning Commission Options / Recommendation**

The Planning Commission may recommend approval or denial of the rezoning request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. The Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board. **The proposed rezoning and planned development are both compatible with the Master Plan and with surrounding land uses. Staff recommends approval of the rezoning, and approval of the preliminary site plan subject to the items identified in this report being addressed prior to final site plan.**

The following notations summarize the preliminary site plan review:

- Recommendation of approval is in accordance with the preliminary site plans prepared by PEA Group (revision date ~~April 4, 2022~~ **May 16, 2022**), subject to revisions as required. The utility, grading, and storm drainage plans for the site are subject to the approval of the Township Engineering Consultant and shall be completed in accordance with the Township Engineering Design Standards.
- Recommendation of approval is in accordance with the preliminary ranch unit building elevations and floor plans prepared by Alexander V. Bogaerts & Associates, P.C. dated March 29, 2022, subject to revisions as required and with the preliminary 12-plex elevations and floor plans prepared by Burmann Associates Inc. dated June 27, 2018 and July 17, 2018, subject to revisions as required.

### **Attachments:**

1. Avalon staff report dated April 13, 2022.
2. Revised preliminary site plan prepared by PEA Group (revision date May 16, 2022).
3. Preliminary ranch unit building elevations and floor plans prepared by Alexander V. Bogaerts & Associates, P.C. dated March 29, 2022.
4. Preliminary 12-plex elevations and floor plans prepared by Burmann Associates Inc. dated June 27, 2018 and July 17, 2018.



## Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 05/24/22

Project: The Avalon

File #: N/A

Date on Plans:

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The Fire Department has the following comments with regards to the Revised site plan for the project known as The Avalon:

1. Multifamily phase.
  - a. The spacing between hydrants shall not exceed 300 feet. **Comment addressed**
  - b. The hydrants shall be arranged to provide adequate coverage for all buildings including #56 and #57 (additional hydrant to be added to this area). **Comment addressed**
  - c. Include a turn radius profile for units # 49-58. **Comment addressed**
  - d. The layout/configuration of the proposed street names assigned to this project are too closely grouped creating potential confusion to responders. **Pending (Street names are subject to Fire department approval)**

Avoid the following:

- Name changes at jogs and curves.
- Duplicate names.
- Names that could be mispronounced or are difficult to pronounce.
- Names that are spelled or pronounced close to an existing street/road name.

Reference the Township map for guidance.

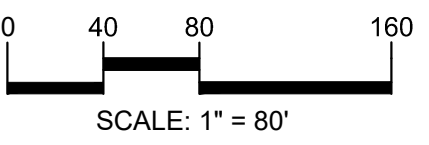
John Holland  
Fire Chief  
Charter Township of White Lake  
(248)698-3993  
[jholland@whitelaketwp.com](mailto:jholland@whitelaketwp.com)

Plans are reviewed using the International Fire Code (IFC), 2015 Edition and Referenced NFPA Standards.

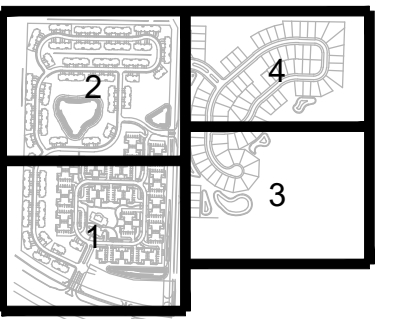








**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT  
**WHITE LAKE HILL, LLC**  
31550 NORTHWESTERN HWY  
FARMINGTON HILLS, MI 48334

PROJECT TITLE  
**THE AVALON**  
HIGHLAND ROAD  
WHITE LAKE TWP, MI

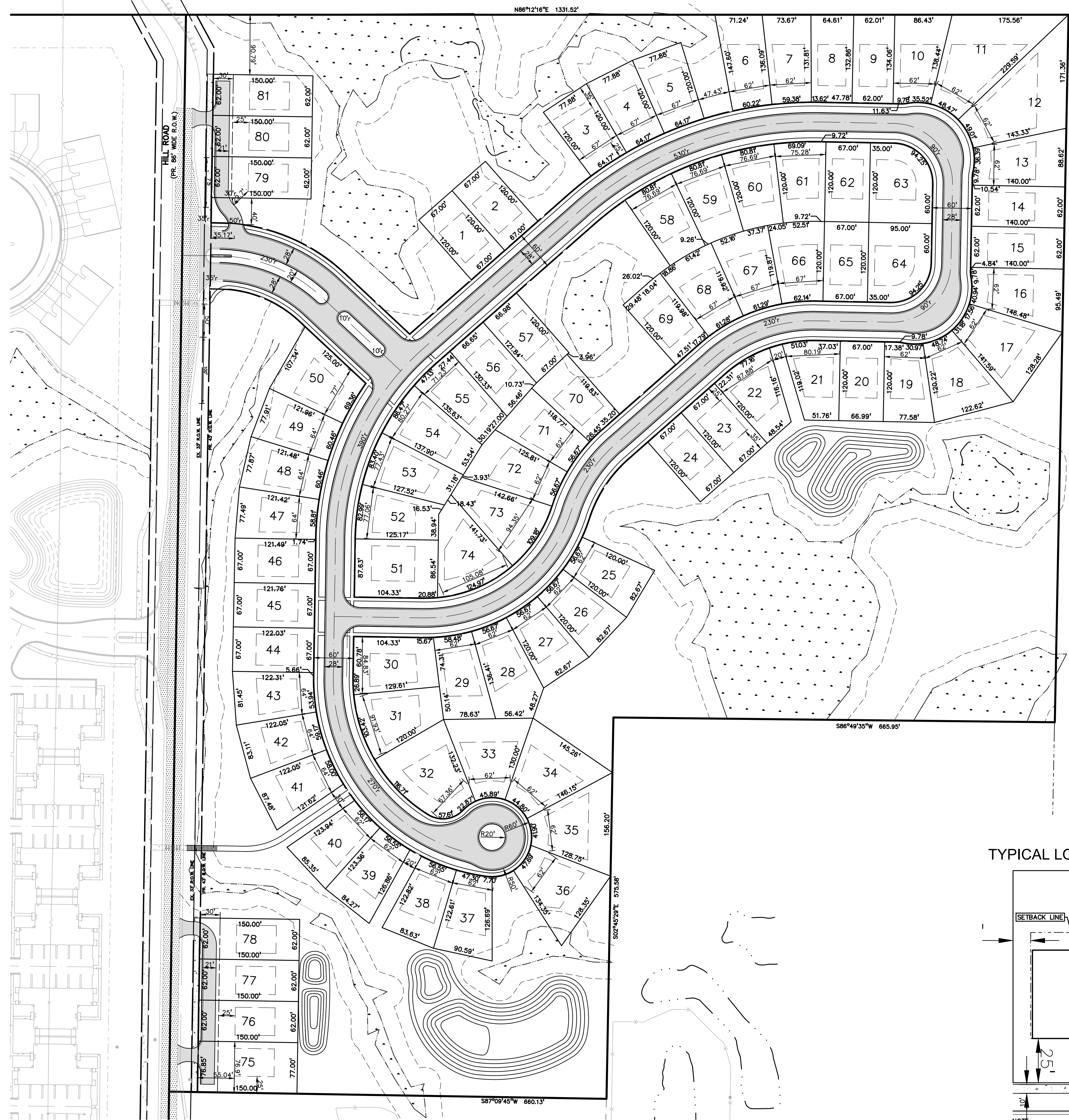
REVISIONS	

REVISED SITE LAYOUT	5-16-2022
TOWNSHIP PSP REVIEW	4-4-2022
TOWNSHIP PSP REVIEW	2-25-2022
OWNER REVIEW	11-29-2021
ORIGINAL ISSUE DATE:	12-8-2021

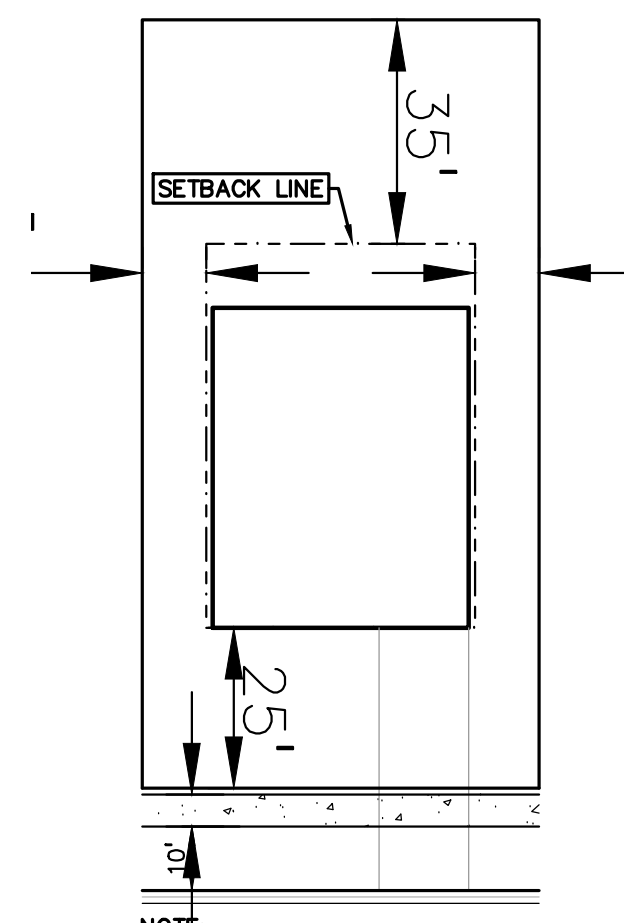
DRAWING TITLE  
**PRELIMINARY SITE PLAN - 4**

PEA JOB NO.	2021-0084
P.M.	JC
DN.	KMB
DES.	DSK
DRAWING NUMBER:	

**P-2.4**



**TYPICAL LOT LAYOUT**



NOTE: BUILDING STRUCTURES, INCLUDING DECKS, DRIVES, SIDEWALKS, ETC. ARE RESTRICTED FROM ENCRoACHING THE 25' WETLAND BUFFER SETBACK.

**LEGEND**

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	R RECORDED
⊙ NAIL FOUND	⊗ MONUMENT SET	M MEASURED
⊗ NAIL & CAP SET		C CALCULATED

**EXISTING**

- OH-ELEC-W-O- ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UC-CATV- UNDERGROUND CABLE TV, CATV PEDESTAL
- UC-PHONE- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UC-ELEC- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS- GAS MAIN, VALVE & GAS LINE MARKER
- WATER- WATER MAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SEWER- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM- STORM SEWER, CLEANOUT & MANHOLE
- COMB- COMBINED SEWER & MANHOLE
- SQUARE- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST- POST INDICATOR VALVE
- WATER- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- METER- METER BOX, TRANSFORMER, IRRIGATION CONTROL, VALVE
- UNIDENT- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN

**PROPOSED**

- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER
- WETLAND
- STD. HEAVY R.O.W. DUTY ONLY
- STD. HEAVY DEEP DUTY, DUTY STRENGTH

**NOT FOR CONSTRUCTION**



## **WHITE LAKE HILL, LLC**

**dba**

### **The Avalon**

Please see below for the summary of changes in waivers and modifications.

#### **Summary of plan changes and improvements**

- Decreased multi-family lots from **406** to **393**
- Decreased single-family lots from **87** to **81**
- Increased setback to a minimum of **100'** to the north property line and buildings adjacent northerly neighbor are setback to **120'** on the multi-family portion. The majority of the area within the setback will be kept in its natural state
- The minimum lot square footage has been increased to **8040** square feet.
- No patios, structures, or decks will encroach on a storm sewer easement or within the wetland setbacks.
- Developer will incorporate EV charging stations with the multi-family portion of the development