

# WHITE LAKE TOWNSHIP

## *COMMUNITY DEVELOPMENT DEPARTMENT*

**DATE:** August 13, 2021

**TO:** Planning Commissioners

**FROM:** Sean O'Neil, Planning Director 

**SUBJECT:** Request for Waiver of Minimum Parcel Size (Sec. 3.11.X)

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As you are aware, we recently amended the Zoning Ordinance to allow an applicant to request a waiver from the ten (10) acre parcel size minimum, when developing a Planned Development (PD) or Planned Business (PB) project. We now have our third such request. The developer, Doug Boehm, wishes to make a PD application to build a Comfort Care assisted living facility on the west side of Union Lake Road, north of Carpathian (across from the Lakepointe Project and Independence Village). The parcel is approximately 8.37 acres in size, is currently zoned Local Business (LB), and is bordered by other residentially zoned properties. The Master Plan designation for this parcel is Planned Neighborhood. The project would be served by both the municipal water and sewer systems.

I would consider this type of product to be in line with the Township's Master Plan and also appropriate for this parcel. Developing this parcel under the current LB zoning is not desirable because of the traffic it would generate, on what is an already busy arterial road, and is also not consistent with the Master Plan vision. Please be aware that your recommendation would go to the Township Board for their final consideration. Additionally, a waiver approval does not, in any way, guarantee eventual site plan approval, or bestow any other approvals or rights beyond simply allowing the applicant to proceed ahead through the PD approval process with a parcel smaller than ten (10) acres in size. For your reference, I have attached the language found in Section 3.11.X of the Zoning Ordinance, as well as a brief description of the Planned Neighborhood section of the Master Plan. Please contact me if you have any questions, or require further information.

Thank you.

Commission may increase the minimum required setback up to one hundred fifty (150) feet based upon consideration of the site plan, landscape plan, and building elevation drawings.

- N. No interior side setback required where adequate provision is made for emergency access and loading/unloading access at the rear of the building. If a residential use abuts an RB district, the total of the two side yard setbacks may be reduced to 25 feet.
- O. In RM-1 and RM-2 districts, the Planning Commission may permit building heights up to 3 stories subject to approval of a site plan that demonstrates an increase in open space.
- P. Total minimum amount of habitable floor area ready for occupancy must equal the minimum amount of floor area required for a one story building in the same zoning district. One half of the finished habitable floor area of the story below the ground story may be included within the total minimum amount of floor area required per unit.
- Q. No building shall be located closer than 25 feet to any regulated wetland, submerged land, watercourse, pond, stream, lake or like body of water. The setback shall be measured from the edge of the established wetland boundary as reviewed and approved by the Township.
- R. No structure shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit established in Article 3.0, Zoning Districts, of this ordinance for the district in which the building is located, except that roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment, required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, stage lofts and screens, flagpoles, chimneys, smokestacks, individual domestic radio, television aerials and wireless masts, water tanks, or similar structures may be erected above the height limit, herein prescribed. No such structure may be erected to exceed by more than fifteen (15) feet the height limits of the district in which it is

located; nor shall such structure have a total area greater than twenty-five (25) percent of the roof area of the building; nor shall such structure be used for any residential purpose or any commercial or industrial purpose other than a use incidental to the main use of the building.

- S. Lots on a cul-de-sac or curvilinear street shall have a minimum of 65 feet of frontage and shall comply with the lot width requirement at the minimum front setback line.
- T. The minimum side yard setback for a side-entry garage shall be 25'.
- U. Structures located within a multiple-family development, including attached condominiums, row and townhouse dwellings, and the like, shall have a minimum setback of 25' from the back of sidewalk or 25' from back of curb for developments without sidewalks.
- V. Maximum depth to width ration of 4:1.
- W. A maximum 30% lot coverage may be approved administratively by the Director of the Community Development Department or his/ her designee on existing lots of record where all of the following criteria are present:
  - i. The lot has sanitary sewer service, and
  - ii. Storm water collected from the roof of the home and garage is directed to a storm drain, retention or detention basin, lake or other body of water, and
  - iii. The proposed building development complies with all setback requirements of the appropriate zoning district, unless a variance has been approved by the Zoning Board of Appeals.
- X. To be eligible for Planned Development or Planned Business District approval, the Township Board, upon recommendation by the Planning Commission, may permit a smaller parcel than otherwise required by this Ordinance if:
  - i. The proposed project has unique characteristics and benefits; or
  - ii. The parcel in question has unique characteristics that significantly impact development.

**1**  
Purpose and  
Introduction

**2**  
Definitions

**3**  
Zoning  
Districts

**4**  
Use  
Standards

**5**  
Site  
Standards

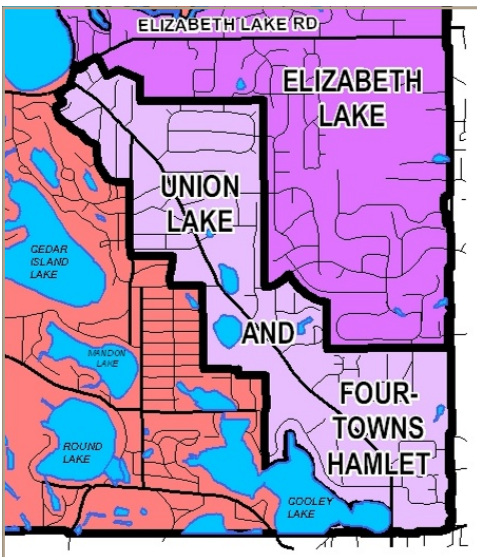
**6**  
Development  
Procedures

**7**  
Admin and  
Enforcement





## LAND USE PLAN



density, single family subdivision developments, such as, recreation space, pedestrian circulation systems and amenities, preservation of sensitive natural features, and attractive landscaping of common areas. As an element of future Mobile Home development approval, the Township will require 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 new or redeveloped Mobile Home communities.

### Planned Neighborhood

The Planned Neighborhood land use category is envisioned as a primarily residential land use of mixed densities and multiple product types, in a setting that may occasionally include a limited number of neighborhood retail, office and personal service clusters. Planned Neighborhoods are proposed to be located in the Highland West; Highland East; Lakes Village; and Union Lake and Four Towns Gateway planning areas. Connections to and segments of the Township's community-wide pathway system will be required as an integral part of all Planned Neighborhoods. Dedicated, usable open space with a variety of amenities will be sought as an element of large-scale, residential development, and the Township will seek public park and connected open space dedications from landowners/ developers. All Planned Neighborhood development is intended to be served by Township sanitary sewers and either Township public water or community well systems. Net residential densities are anticipated to range between 2.0 and 8.0 units per acre, and non-residential elements should not exceed 25% of the net neighborhood land area after preservation of natural features.

### Multiple Family

The Multiple Family land use category provides appropriate locations for the Township's highest residential densities. This category may be characterized by owner-occupied duplexes, townhomes, stacked ranches, and flats, as well as traditional multi-family rental apartments. Developments in this land use category would typically require an RM-1 or RM-2 zoning classification and be characterized by state-of-the-art products types with significant amenities and facilities for their residents. As an element of large-scale, Multiple Family residential development, 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 expected as an integral part of all Multiple Family communities. Densities are expected to range between 6.0 and 10.0 units per acre, based upon the product type, zoning classification, and approved development plan.



August 5<sup>th</sup>, 2021

White Lake Township Planning Commission  
7525 Highland Rd.  
White Lake, MI 48383

White Lake Township Planning Commission:

My name is Douglas Boehm, and I am the Executive Director of Comfort Care Senior Living. I am writing this letter today regarding the property located with the Property Identification Number 12-36-176-002 (on Union Lake Road, south of Elizabeth Lake Road) in reference to rezoning from Local Business (LB) to Planned Development (PD). The property referenced above is 8.37 acres and is less than the required minimum lot area of 10 acres. This letter is to ask the Planning Commission to approve a waiver of the lot size and for us to move forward with the preliminary site plan and rezoning of this site.

What our organization is proposing is to develop an Independent Living, Assisted Living, and Memory Care facility, a home where the residents of White Lake Township can age in place. According to a third-party market study, there is a need for an additional 303 senior living beds in White Lake Township and its surrounding 5-mile radius.

With this site being proposed from Local Business (LB) to Planned Development (PD), we would see a significant decrease in parking and traffic for our use compared to the uses in the LB district, such as retail commercial uses, restaurants, and fast foods chains. This will benefit and keep the same type of uses as the surrounding area that consists of single and multi-family homes. This development will also work with the RCOC on the future expansion of Union Lake Road and provide a sidewalk along the street Right-of-Way. Our resident will have open space areas which will be beautifully landscaped including the interior courtyards of the structure.

As a part of our development, we will also be working and coordinating with the neighbors to the south, West View, a multi-family residential community, with emergency access and extension of the water main loop onto our site.

Our organization will work with the municipality on other feasible community benefits that we are able to provide.

Sincerely,

Douglas Boehm  
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Comfort Care Senior Living  
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