



July 26, 2023

Village of Pinckney
Planning Commission
220 S. Howell
Pinckney, Michigan 48169

Subject:	Final Open Space Residential Plan Review Lakeland Knoll
Applicant/Owner:	Progressive Properties, Inc. / Mr. Marshall Blau
Location:	Vacant Land in the Northeast Quarter of Section 22 (Parcel # 4714-22-200-004 & 4714-22-200-005)
Current Zoning:	R3, High Density Residential District / Residential Open Space Development
Project No.:	P1040012

Dear Planning Commission Members:

We have reviewed the proposed residential open space development for Final Site Plan approval to allow the development of Lakeland Knoll, a single family residential development. This report focuses on the Final Site Plan review as outlined in Sections 152.350 through 152.354 and 152.391 through 152.393 of the Ordinance.

A. PROJECT DESCRIPTION AND BACKGROUND

This subject parcels total 57.7 acres of land and are located immediately north of the Mike Levine Lakelands Trail and west of the Village water tower. The property is proposed to include a total of 123 single-family detached condominium units that will be accessed from N. Howell Street, which currently provides access to the Village water tower. An emergency access drive is proposed to extend to Pond Street. The development is planned to be built in two phases with Phase 1 containing 51 lots and Phase 2 having 72 lots. Due to Village utility capacity limitations, only Phase 1 is allowed to proceed with construction at this time.

On July 27 2020, Village Council accepted the Preliminary Site Plan for Lakeland Knoll and approved the Special Use Permit for the development with specific departures from the requirements of the Zoning Ordinance for minimum lot area from 8,712 to 6,050 square feet, minimum lot width from 66 to 55 feet, minimum front yard from 30 to 22 feet, minimum side yard from 6 to 7.5 feet, and minimum rear yard from 20 to 30 feet. Additional conditions imposed included approval of the emergency/secondary access, addition of a future road connection, review and approval of the Master Deed and Bylaws, review and approval by EGLE for the wetland determination and the Village water and sewer system capacity, and review and approval of the layout of streets, access, traffic, stormwater runoff, public water and sewer by the Village Engineer.

The applicant is now seeking Final Plan approval and has submitted a revised set of drawings dated June 28, 2023. The procedures for approving the final residential open space development plan requires the Planning Commission to conduct another public hearing, review the final site plan request, and make a recommendation to Village Council to approve, approve with conditions, table, or deny the final site plan request. Upon receiving a final plan recommendation from the Planning Commission, the Village Council then may conduct a public hearing, and approves, approves with conditions, tables, or denies the final residential open space development plan.

B. SITE PLAN REVIEW

The purpose of the final site plan review is to confirm compliance with the Village Zoning Ordinance and conformance with Village Technical Standards. Text shown in bold indicates comments needing attention or discussion.

Lot Area and Site Data

A comparison of the lot area and site data under the conventional R3, High Density Residential development (Sheet 8) and the provided dimensions under a residential open space development (Sheet 3) is presented in Table 1 below to highlight the flexibility granted for the subject development. No density bonus is requested. The developer is proposing to decrease the total number of lots proposed as well as their lot sizes thereby increasing the usable dedicated common open space.

Table 1. Lot Area, Size and Other Data

	Conventional Layout R3, High Density Residential	Proposed Residential Open Space Development
Property	57.7 Acres	57.7 Acres
Common Open Space	Approximately 5 Acres	24.28 Acres
Road ROW Area	Approximately 10.3 Acres	Approximately 9.5 Acres
Stormwater Management Pond Areas	Approximately 10 Acres	Approximately 8.5 Acres
Percent Open Space	8.7%	42%
Density	2.40 Units/Acre	2.13 Units/Acre
Number of Lots	139	123
Minimum Lot Area	8,712 Square Feet	6,050 Square Feet
Average Lot Area	-	7,187 Square Feet
Minimum Lot Width	66'	55'
Minimum Front Yard	30'	22'
Minimum Side Yard	6'	7.5'
Minimum Rear Yard	20'	30'
Maximum Building Height	2.5 story / 35'	2.5 story / 35'

Natural Features

An environmental assessment was provided to describe the natural resources found on the site which include steep slopes, wooded areas, and wetlands. In addition, a wetland determination was conducted by King & MacGregor Environmental, Inc. and wetland areas were mapped (Sheet 2). A pre-application meeting with EGLE confirmed that a wetland permit was needed for the residential development. **The applicant needs to provide documentation that a wetland permit from EGLE was obtained.**

Much of the site will remain undeveloped allowing the preservation of steep slopes, wooded area, natural habitat, and wetlands. Draft deed restrictions have been formulated to guarantee that the common open space will be protected from all forms of development as well as to ensure tree preservation and proper management of the preserved natural resources.

Access, Roads and Circulation

All vehicular access to the development is proposed from N. Howell Street, a major collector road (Sheet 3). The applicant has obtained approval from the Michigan Department of Natural Resources (MDNR) who owns the Mike Levine Lakelands Trail to allow access to the property from N. Howell Street, which already provide access to the Village water tower. **The applicant needs to submit documentation that approval was also obtained from MDNR and any other property owners for the construction of an emergency access drive connecting to Pond Street.** The detail for the connection to Pond Street indicates plastic bollards being proposed at the DNR property boundaries. **The Putnam Township Fire Marshal and the Pinckney Police Department should review this and may require a gate with provision of an emergency key box or other rapid access system.**

All interior roads are proposed to be public and meet the design requirements of the Village Technical Standards. A future road connection is proposed to the north. The Putnam Township Fire Marshal and Pinckney Police Department have verified that the access to the development and the internal roads are adequate for emergency vehicle access. In addition, a traffic impact study was reviewed and approved as part of the site plan review process.

Dedicated sidewalks and walking trails are proposed along each interior road and through the open space area which connect to the Mike Levine Lakelands Trail. **The sidewalk connection to the trail needs to extend south along N. Howell Street to link to W. Depot Street.**

Landscaping and Screening

A landscape buffer area in accordance with Section 152.329 has been provided along the outside boundary of the development and shown on the Landscape Plan (Sheet LP1). While existing preserved wooded areas are sufficient to meet the buffer standards, plantings are proposed to the site's northwest and south areas to achieve the standards for a landscape buffer. The Landscape Plan also incorporate provision of street trees on private properties along the road rights-of-way and cluster of trees within the open space area.

Signs

A monument sign is proposed to be located in a median by the entrance to the development. A detail is provided on Sheet LP1. **A sign permit will need to be obtained prior to installation.**

Lighting

Street lighting is proposed to be designed, installed, and maintained by DTE in accordance with the DTE Street Lighting program. A photometric plan and fixture detail sheets were submitted for review in October 2020 and revised in 2021. The Village requirement for maximum light level of 10 foot-candles and pole height of 15 feet are met. **The summary photometric plan and fixture detail sheet needs to be incorporated in the final site plan package.**

Utilities and Grading

Sheet 4 and 5 illustrate the overall development proposed grading and utility plan. We defer to the Village Engineer for review and comment on the engineering aspects of this proposal. In addition, Sheet 6 presents the stormwater calculations, a drainage map, and the location of the detention ponds per Livingston County Drain Commissioner's office requirements. We defer to the Village Engineer for review and comment on the stormwater management and the proposed utilities associated to of this residential development proposal.

Building Floor Plan and Elevations

Typical building elevations were provided and offer information on the proposed building architecture. The layout, size, bulk, height and architectural design of the buildings is consistent with existing Village homes and will enhance the visual character of the Village. **The typical building elevations need to be part of the final site plan package.**

Master Deed and Bylaws

The Village Attorney will review the final documents to ensure they meet the Village requirements.

C. FINAL SITE PLAN REQUEST RECOMMENDATION

We suggest the Planning Commission conducts a public hearing as required and, following the hearing, recommends Village Council approval of the final open space residential development plan proposed on parcel numbers 4714-22-200-004 and 4714-22-200-005 contingent on:

1. Documentation that a wetland permit are obtained.
2. Documentation that a MDNR agreement and any needed easement are obtained for constructing the emergency access connecting to Pond Street as well as review and approval from the Putnam Township Fire Marshal and the Pinckney Police Department that rapid emergency access is adequate.
3. Incorporating the photometric plan and light fixture details as well as the typical building elevations in the final site plan drawing package.
4. Updating the Master Deed and Bylaws and addressing any remaining comments from the Village Attorney.
5. Addressing any other comments noted by the Village staff, Village Engineer, and all other required agencies.

Please do not hesitate to contact us if you have any questions.

Sincerely,

Lucie Fortin

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