



MASTER PLAN

*City of Orchard Lake Village,
Michigan*

2024

MASTER PLAN

*City of Orchard Lake Village,
Michigan*

City of Orchard Lake Village Planning
Commission Orchard Lake Village, Michigan

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Prepared with the assistance of:



MCKENNA

235 E. Main Street, Suite 105
Northville, MI 48167
mcka.com

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Planning Commission

Vincent Valvona, Chairman
Jackie Beach, Vice-Chairman
Gary Stoneback
Brian Beaty
David Steuer
Ann Hartzell
Jeff Dziuba

City Council

Norm Finkelstein, Mayor
Bruce McIntyre, Mayor Pro Tem
David Steuer
Kevin Kroger
Kelly Mandel
Fred Leeb
S. Dave Sullivan

City Staff

Gerry McCallum, Director of City
Services Rhonda McClellan, City Clerk / Treasurer
Jeffrey Gomez, Chief of Police

Prepared with the assistance of:



MCKENNA

235 East Main Street, Suite 105
Northville, MI 48167
mcka.com

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Chapter 1.

Community Description

The City of Orchard Lake Village is nestled among sparkling lakes in Oakland County, Michigan, about 25 miles northwest of Detroit. The City is a special place, made unique by its lakes, great natural beauty, colorful history, prosperous citizenry, and high-quality residential living.

About 43 percent of the area within the City of Orchard Lake Village rests underwater. The City surrounds its namesake, Orchard Lake, but also includes a portion of Upper Straits Lake and borders, along its northern limits, the waters of Cass Lake. A number of smaller lakes, ponds, and wetlands are located within the community as well. These water features and their associated woodlands and wildlife have long attracted settlers to the area—from the Native Americans, who hunted and fished among the lakes, to the residents of today who enjoy the beauty, recreational opportunities, and comfortable living that the community provides.

The natural setting marked by these water features has always commanded respect and admiration. Throughout the many years of settlement and development, residents of the area have recognized the importance of the natural environment and taken strong steps to protect it.

Early settlers such as the Ward family preserved and protected large areas of forested land for future generations to enjoy.

Over the years, Orchard Lake residents have demonstrated their continuing commitment to preserving their unique community by conserving natural areas, crafting regulations that protect trees, lake shores and open spaces, and authorizing infrastructure improvements that protect water quality and quality of life. These continuing efforts have succeeded in preserving and maintaining the natural character of the community and the lakes, despite the residential development that has taken place along the lake shores.

Residential development is another remarkable feature of Orchard Lake Village. While many communities rely on commercial and industrial development to bolster local economies and tax bases, Orchard Lake depends upon its high-quality, upscale residential development for its economic base. Only two small commercial areas exist in Orchard Lake, and they comprise just one percent of the land area in the City. The key to the future of Orchard Lake Village is vigilance in maintaining and preserving the beauty, quality, and economic stability of the residential environment, as reflected in this Master Plan's vision statement.

The Vision Statement

A vision statement clearly and concisely states what citizens envision for their community. The vision statement keeps planning efforts in focus and directs the creation of goals, objectives, and planning strategies for the community. The following vision statement is the foundation of this Master Plan:

The City of Orchard Lake Village is a small community of incomparable natural beauty, accentuated by pristine lakes, woodlands, wetlands, and other natural features. Within this setting, a unique, upscale, predominantly residential community has been created, fostering among residents a profound sensitivity to the City's natural features and rich history, which is supported chiefly by its residential economic base. The City strives to sustain this thriving community and outstanding quality of life for all residents far into the future.

The History of the City of Orchard Lake Village

As the vision statement reveals, residents of Orchard Lake Village cherish their history and long-standing commitment to the community's environment. Also, an important part of the planning process is an appreciation of historical antecedents of the City. The history of the Orchard Lake community begins with the Native Americans, who were lured by the area's beauty and natural resources.

Before the arrival of the white settlers, the Ottawa Indians enjoyed hunting and fishing throughout the area. Indian lore abounds in Orchard Lake, including stories regarding the Ottawa Chief Pontiac, who may have plotted his unsuccessful siege of Fort Detroit in 1764 on "Me-nah-sa-gor-ning," the 38-acre island in the center of Orchard Lake. The name, "Me-nah-sa-gor-ning," means "apple place." In 1825, the island, now known as "Apple Island," became an Indian reservation.

White settlers began to arrive in the 1820s, including Jerome Galloway, who bought Apple Island in 1827 after it was ceded to the U.S. Government by the Indians. Ensuing owners included Peter Dow and his relatives, Peter Coates, Colin Campbell, David Ward, General Joseph T. Copeland, and others.

During the 1850s, the then-remote Orchard Lake area was established as a Scottish community with numerous summer visitors. The Scottish settlers, in 1832, formed the first curling club in America. Orchard Lake, being large and round, attracted sailing races and regattas.

Maps 1, 2, and 3 depict West Bloomfield Township and the Orchard Lake community in the years 1896, 1917, and 1930. Evident from these maps is the impact certain property owners and their families had on development patterns during the early part of the century, largely deterring small lot, cottage-type development that occurred around other lakes.

The Ward family played a prominent role in the development of Orchard Lake Village. David Ward, a doctor, surveyor, lumberman, and farmer, accumulated 300 acres of land in the area of what is now known as Harbor Hills and Wards Point. His two sons became very important figures in the history of Oakland County, as well as Orchard Lake Village.

The first son, Henry Clay Ward, born in 1851, occupied a large white-frame home at the intersection of Commerce Road and Old Indian Trail. The old mansion, demolished in the late 1960s, became the home of C.E. Summers, who developed the Harbor Hills subdivision.

The second son, Willis C. Ward, born in 1862, remained a lifelong resident of Orchard Lake until his death in the 1940s. He was a central figure in preserving the natural beauty of the area. Many of the beautiful sights bordering Orchard, Cass, and Upper Straits Lakes were purchased by Ward and platted by his son-in-law, General F.S. Strong.

Willis Ward believed the residents of the City should feel grateful to those who have gone before them to preserve the native forest growth around the community's lakes, and the charm and tranquility of the residential community.

Travel from Detroit to Orchard Lake became easy with the arrival of the Grand Trunk railroad and, in 1895, the Interurban. In the mid-19th century, a large summer resort hotel was built on the east end of the lake. The Orchard Lake Hotel was patronized by the elite of Detroit.

After the economic panic of 1873, the hotel was sold to Colonel J. Sumner Rogers, who established the Orchard Lake Military Academy—the first military academy in Michigan. The academy, in the early 1900s, became a Polish Institute, now St. Mary's Preparatory High School, known commonly as The Orchard Lake Schools.



Another area landmark is the Orchard Lake Community Church—Presbyterian, located on the north shore of Orchard Lake, which was started by Colin Campbell in 1871 and completed on July 18, 1874. It was the only church in the area at the time.

Campbell's youngest son, Forest Campbell, and his wife Caroline owned and lived on Apple Island, selling it with the life estate to Willis Ward in 1916. Ward's son-in-law, General Strong, donated the island to the West Bloomfield School District in 1970, and it became the Marjorie Ward Strong Woodland Sanctuary.

The Ward family was instrumental in preserving another prominent parcel in its natural state when, in 1969, Harold Ward donated 35 acres of wooded property at the northwest corner of Old Orchard Trail and Pontiac Trail to the Cranbrook Institute of Science. The Institute acquired another 15 acres from Ward in 1978. In 1991, the Cranbrook Nature Center was acquired by the City and renamed the Orchard Lake Nature Sanctuary. Residents of the City agreed to impose taxation on themselves to purchase the property for about \$5 million. The residents desired to perpetuate the property as a nature preserve, as it was intended years before by the Ward family. As a natural preserve and important green space in Orchard Lake, the Sanctuary provides a continuing habitat for animals and plants, as well as a visual and recreational amenity for the community.

Government History

Prior to 1928, the community now known as the City of Orchard Lake Village was part of West Bloomfield Township. The residents of the community voted (92 in favor, 5 against) on March 19, 1928, to incorporate as Orchard Lake Village. On December 8, 1964, residents of the Village voted to become a city, and S.F. Leahy served as the first mayor. The City Charter places legislative and governing powers in the hands of a seven-member elected City Council. The Council annually elects one Council person to serve as Mayor.

Residential Development Phases

The residential development history of Orchard Lake Village falls into distinct phases. The initial development phase was as a resort community, with many properties used as cabins, cottages or second homes for Detroit-area residents. The second phase was marked by growth of the Detroit metropolitan area to the north and west, which caused Orchard Lake Village to become more suburban in character. Property owners began converting second homes or building new homes for year-round use and began commuting to jobs in Detroit and other area communities.

In the third development phase, property owners sought larger, higher quality homes. Older homes were demolished or remodeled, and in some areas (particularly in Zoning District 1) lots were combined to achieve more spacious development parcels. That trend seems to be reversing somewhat today—in a fourth phase, perhaps—as some residents begin to split their large lots into smaller lots for the development of additional home sites.

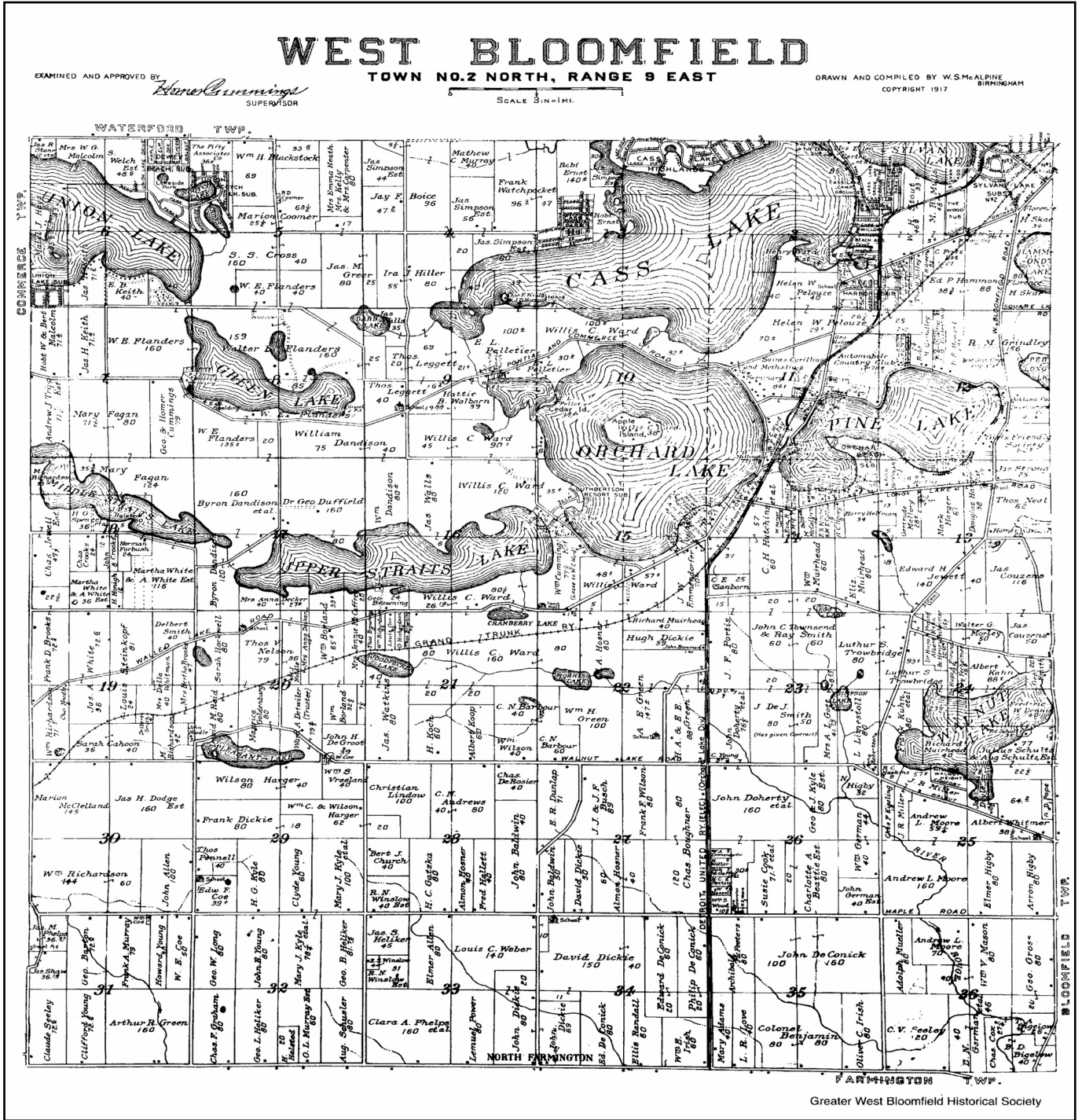
The City of Orchard Lake Village has 888 housing units according to Southeast Michigan Council of Governments (SEMCOG) 2020 data—near capacity for the City. It is the legacy of the current residents to carry forward the rich history of the small community and to preserve the natural endowment enjoyed by the Indian tribes and early settlers.



Map 1. West Bloomfield Township in 1896



Map 2. West Bloomfield Township in 1916



Planning for the City of Orchard Lake Village

Prior to 1956, municipal planning and zoning activity was limited; development was essentially entrusted to a relatively few property owners. The community forayed into land use regulation in 1956, upon adoption of its first zoning ordinance.

Residents of the then-Village voted to become a city in 1964. The initial city government passed ordinances to maintain large home sites, upgrade zoning restrictions, address pollution and littering, and limit dredging and filling.

The City of Orchard Lake Village formed a Planning Commission in 1980, which was permanently constituted by the City Charter revision approval on November 3, 1981. The Planning Commission and the City Council, recognizing the need to guide local zoning, land subdivision, land usage and street access, as well as meet the state's mandate, quickly moved to provide Orchard Lake Village with a Master Plan.

The City Council authorized the preparation of a City Master Plan by the Planning Commission in March 1981. The Michigan Planning Enabling Act of 2008 requires the Planning Commission to make and adopt a master plan as a guide for development of the City. Section 45 of the Act requires the Planning Commission to review the master plan every five years to determine whether to amend the existing plan or adopt a new master plan.

The 1982 Master Plan for the City of Orchard Lake Village set forth existing characteristics, land use problems and potentials, development goals and objectives, and planned land use recommendations for the City. The 1982 plan, like this document, reflects residents' desires as well as sound municipal planning principles.

Following adoption of the 1982 Master Plan, Orchard Lake Village experienced continued development of vacant residential areas and redevelopment of existing residential properties, particularly lakefront homes. The community instituted a more formal development review process, recognizing that appealing characteristics of the City were being altered by new development.

In the 1990s, the installation of water and sanitary sewer systems, done as a means of protecting the water quality of the lakes, accelerated the pace of development and redevelopment, and made the need for an updated Master Plan more apparent. Paving of roads, by improving the appearance of certain neighborhoods, may also have contributed to the accelerated growth.



The Master Plan

The City of Orchard Lake Village initiated an update of the community's Master Plan in 1997, beginning with a thorough review of the 1982 Plan by the Planning Commission. The residential-oriented community, feeling development pressure and a need to protect its high quality of life and natural environment, determined its 1982 Master Plan required updating to better respond to future growth, development, and redevelopment. The Master Plan, contained in this document, represents the commitment of the City and its residents to preserve the unique quality of the residential environment, which is the Master Plan's primary and overriding goal.

The Master Plan is the result of data collection and analysis, meetings, and discussions by the Planning Commission and City Council, as well as input from Orchard Lake Village residents. It consists of text, charts, maps, and analysis regarding development of the community. The Planned Land Use Map provides the basis for the Zoning Map and Zoning Ordinance.

This Master Plan update does not propose any significant changes in the community. However, the Master Plan examines issues and seeks solutions to problems that face the City, such as excessive traffic, possible future development of large acreage parcels, redevelopment of obsolete sites, the scale of residential development, and the fiscal impacts of various development patterns.

The 2006 plan was updated in 2011 to reflect significant changes over the past five years. The 2012-adopted update included consideration of the Orchard Lake Road Corridor Study, the change in fire and emergency medical services, Federal stormwater regulations, the City Capital Plan, the impact of the emerald ash borer on the trees in the City, and the impact of increased traffic from development north of the City and from completion of M-5 west of the City.

The 2018 update considered the impact at the time, of the Walgreens development on the commercial district and traffic patterns in the vicinity of Pontiac Trail and Orchard Lake Road. It also addresses the need for empty-nester housing for residents who wish to downsize but remain in the community. The plan reflected heightened interest and concern for the lakes and woodlands, due to the constant threat of pollutants and invasive species.

The 2023 Master Plan update at this time continues to identify development pressures within the City's limited commercial corridor, redevelopment of single-family residential Lakefront lots, redevelopment of existing commercial sites, traffic and other factors which contribute to the overall quality of life for residents.



Cover of the 2018
City of Orchard Lake
Village Master Plan

Chapter 2:

Goals and Objectives

A statement of general goals and objectives will help guide the City through the planning and implementation process. It is important to set goals and objectives because they: 1) help achieve consensus on the purpose of the Master Plan and the desired outcome; 2) provide a guide for zoning and capital improvement decisions; 3) provide a framework for evaluating current and future planning and development issues.

Goals are general in nature and are statements of ideals toward which the City wishes to strive. They represent the ultimate purpose of the planning effort, stated in a way that is broad in scope.

Objectives are more specific and present a means of attaining the stated goals. Objectives take the form of more measurable standards, or they specify the way in which the goals can be achieved. Objectives are often specific statements which can be readily translated into detailed design proposals or action recommendations.

Together, the following vision, goals and objectives provide the foundation of the Master Plan and a framework for future implementation strategies.

Goals and Objectives

Goal 1: Maintain residential quality and character.

OBJECTIVES:

- » Maintain an appropriate scale and density of residential land use.
- » Maintain high standards of site and building design.
- » Encourage the development of housing to satisfy all segments of the population.

Goal 2: Preserve and enhance the natural environment and water quality.

OBJECTIVES:

- » Encourage the preservation of existing woodlands, wetlands and trees, and promote street tree planting to help preserve the natural setting for residential areas.
- » Maintain the trees and vegetation around the City's lakes, and prevent encroachment of housing and other development closer to the lake edge.
- » Provide for the protection of the lakes in the City from the dangers of pollution, untreated and uncontrolled stormwater run-off, overuse and misuse.
- » Protect the vistas and overlooks provided to the residents and the public from vantage points along the lakes.
- » Coordinate water quality efforts with other communities and government agencies that share the shoreline of the lakes or have regulatory authority over the lakes, such as Keego Harbor, Waterford Township, West Bloomfield Township, the Oakland County Water Resources Commissioner, the Road Commission for Oakland County, and EGLE (Michigan Department of Environment, Great Lakes, and Energy).
- » Encourage residents and businesses to use restraint in the use of exterior lighting to prevent excessive lighting and sky glow.

Goal 3: Encourage a vibrant and attractive business and office district.

OBJECTIVES:

- » Seek a mix of commercial and office uses that address the needs of Orchard Lake residents.
- » Encourage high quality commercial and office site design, development and redevelopment, including landscaping, that is consistent with the City's character.
- » Encourage continual maintenance and aesthetic improvements by commercial property owners.
- » Promote coordination of design, traffic and parking between adjoining sites.
- » Prevent proliferation of signs and other graphics that clutter and degrade the appearance of the commercial corridor.

Goal 4: Maintain the high quality of public and utility services.


OBJECTIVES:

- » Permit development only if it is within the capacity of the City's sanitary sewer and water systems.
- » Encourage regular maintenance and development of adequate utility systems (water and sewer systems; electric, land-line telephone, and gas services; internet service; cellular telephone service; and cable television) throughout the City, consistent with the goal of enhancing the residential environment.
- » Annually update the Financial Plan and Model (the Capital Plan) for the City, and seek ways to implement the plan.
- » Seek the cooperation of utility companies, the West Bloomfield School District, and other companies or organizations that provide public services to Orchard Lake, to maintain the visual appeal of their facilities in accordance with high standards of site design and maintenance.
- » Maintain an informative and interesting City website.

Goal 5: Maintain a functional road system that is sized to meet the needs of a small residential community.

OBJECTIVES:

- » Resist efforts to widen roads to increase their capacity and speeds because of the deleterious impact such roads have on the residential neighborhoods.
- » Continue to work with the Road Commission for Oakland County to improve intersection design, signage, and signalization throughout the City.
- » Work with the Road Commission for Oakland County and adjacent communities on transportation improvements that would minimize the impacts of through-traffic.



Goal 6: Ensure ongoing community planning and the implementation of Master Plan recommendations.

OBJECTIVES:

- » Review, update, and amend the zoning and subdivision regulations to address the goals and objectives of the Master Plan.
- » Recommend priorities for long-range capital improvements programming.
- » Update the Master Plan on a regular basis to address changing conditions, redevelopment proposals, and the development of new needs by residents.
- » Cooperate with nearby communities through the exchange of information on development and redevelopment issues, and other shared interests, including implementation of the Orchard Lake Corridor Plan.

Goal 7: Protect the character, history and integrity of the City.

OBJECTIVES

- » Continually educate the public on the value to the community of the lakes and other natural and historical features, and promote wise and responsible use of these resources and features.
- » Promote the interests of the City and residents on issues involving state or federal authority, or the authority.

Chapter 3

Land Use Analysis

A fundamental procedure to the formulation of a community Master Plan is an analysis of existing land uses. This analysis not only identifies what and where particular uses are, but also highlights where future development might occur and where land use conflicts may exist or develop.

The City of Orchard Lake Village is unique in relation to land use. The City's small size, large lakes, limited roads, and existing residential development severely limit its ability to grow and develop. The City, due to its almost "built out" nature, is unable to accommodate a full and typical range of land uses while maintaining its residential charm and quality of life.



The City has felt development pressure although it has subsided in recent years. The installation of water and sewer systems made some sites, previously unusable for septic systems, available for development. Also, a number of residential properties were combined and redeveloped, creating concerns about scale and building heights within the community's natural surroundings.

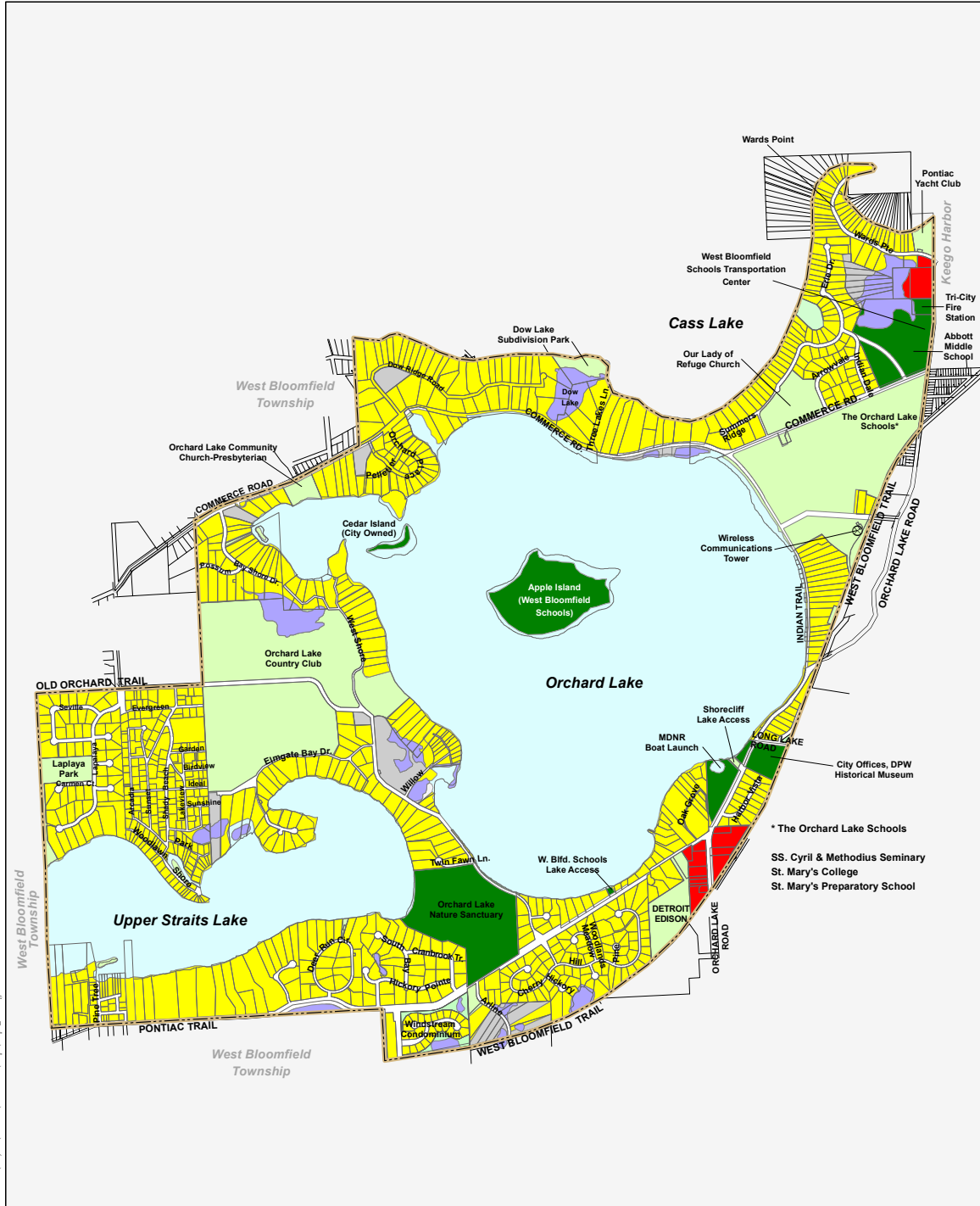
These are among the concerns that are identified in the inventory and analysis of existing land uses, which form a basis from which municipal land use policies may be developed. Map 4, Existing Land Use, delineates land use classifications, including:

Single Family, Commercial, Public, Quasi-Public, Water/Wetlands (not including Cass, Orchard and Upper Straits Lakes) and Vacant.

The following is a brief definition of each of the land use categories:

- » **Single Family.** This classification includes parcels or portions of parcels having one-family detached dwellings.
- » **Commercial.** This classification includes a cross-section of retail, service, and office establishments satisfying the day-to-day needs of residents of the City and surrounding area.
- » **Public.** Land parcels that are owned by or serve the public at large are classified as Public land use, such as City offices, public schools, and fire stations. Land parcels used as open space and outdoor recreation also are included in this classification, such as the Orchard Lake Nature Sanctuary.
- » **Quasi-Public.** This classification includes land parcels that are of a public nature in types of use, but serve only a portion of the public or are privately owned. Examples of Quasi-Public uses are private sailing and country clubs, private schools, churches, and subdivision outlots.
- » **Water/Wetlands.** This classification includes small lakes, ponds, and wetland areas located throughout the City. Orchard Lake, Upper Straits Lake, and Cass Lake are not included in this classification.
- » Water/wetlands areas typically are not suitable for development, and often are worthy of preservation or protection.
- » **Vacant.** Land not used for any of the above defined purposes is considered vacant. This classification includes undeveloped property.

Table 1 shows the existing land use classifications used in this study and the acreage falling within each category. The following is a discussion of the notable issues in the community regarding land use.



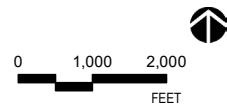
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Map 4 - Existing Land Use

City of Orchard Lake Village, Michigan
July 10, 2018

EXISTING LAND USE CATEGORIES

- Single Family
- Commercial and Office
- Public
- Quasi-Public
- Water and Wetlands (not including Cass Lake, Orchard Lake, Upper Straits Lake)
- Vacant
- Municipal Boundary



Basemap Source: City of Orchard Lake Village
Data Source: McKenna March 2018



Land Use Issues and Analysis

Single Family Residential

About 66 percent of the land area in the City (37 percent of total acreage), or 949 acres, is currently developed as Single Family Residential land use. Single family residential areas in Orchard Lake are characterized by the overall quality of housing and residential areas, the variety of lot sizes and architectural styles, and the willingness of home owners to make substantial investments in their properties.

The value of residential property is reflected in the equalized value, which is reported annually by Oakland County Equalization. At the time of preparation of this Master Plan update, the 2022 Equalization Report recorded an equalized value of all real property of \$548,446,180. Due to new housing construction and investments made by residents in their homes, the equalized value of real property increased from \$476,888,670 in 2017 to \$548,446,180 in 2022; an increase of \$71,557,510, in just a 5-year time period (see Table 1). The figures in Table 1 reveal that residential real property accounts for most of the growth in property values in the City. Residential real property now accounts for 96.42% of the total value of property in the City.

The City of Orchard Lake offers the four following single family zoning classifications:

District	Minimum Lot Size
Zone 1	15,000 sq. ft.
Zone 2	20,000 sq. ft.
Zone 3	40,000 sq. ft.
Zone 4	60,000 sq. ft.

Within the community, lots range from very large lakefront properties to the narrow and irregular lots of Shady Beach Heights, Shady Beach, and R.C. Bankers subdivisions, which provide residential diversity and variety to the single family housing mix. The variety of home types offers housing opportunities for households of different sizes and requirements.

In recent years, new single-family development in the Orchard Lake community has been concentrated in Zone 3, which provides large, spacious lots of 40,000 square feet or larger. Since 1983, Zone 3 has by far been the preference of residents for new housing construction, as noted in Table 3.

Table 1. Comparison of State Equalized Values, 2017 & 2022

LAND USE	2017 EQUALIZED VALUE	AS A PERCENT OF THE TOTAL	2022 EQUALIZED VALUE	AS A PERCENT OF THE TOTAL
Commercial	\$10,841,200	2.27%	\$12,848,020	2.34%
Industrial/Utility	\$53,980	0.01%	\$54,760	0.01%
MDNR Boat Launch Site	\$716,800	0.15%	\$684,310	0.12%
Residential Lakefront	\$348,406,590	73.06%	\$398,280,800	72.62%
Residential non-Lakefront	\$112,110,840	23.51%	\$130,543,760	23.80%
Personal Property	\$4,759,260	1.00%	\$6,034,530	1.10%
Total	\$476,888,670.00	100.00%	\$548,446,180.00	100.00%

Source: Oakland County Equalization Reports, 2022.

Table 2. Existing Land Use Classifications and Acreage

LAND USE CLASSIFICATION	TOTAL ACREAGE	PERCENT OF TOTAL ACREAGE	TOTAL LAND AREA*
Single Family	769.20 acres	29.78%	49.60%
Commercial	26.10 acres	1.01%	1.68%
Institutional	163.00 acres	6.31%	10.51%
Recreation/Open Space	128.70 acres	4.98%	8.30%
Golf Course	144.20 acres	5.58%	9.30%
Transportation, Communication, Utilities	0.50 acres	0.02%	0.03%
Vacant	118.30 acres	4.58%	7.63%
Water	1032.10 acres	39.96%	–
Road right-of-way	200.80 acres	7.77%	12.95%
Totals	2582.90 acres	100%	100%

Source: McKenna with SEMCOG input

Table 3. Residential Building Permits Issued (2017-2022)

YEAR	RESIDENTIAL ZONE 1		RESIDENTIAL ZONE 2		RESIDENTIAL ZONE 3		RESIDENTIAL ZONE 4	
	NEW HOME	ADDITIONS	NEW HOMES	ADDITIONS	NEW HOMES	ADDITIONS	NEW HOMES	ADDITIONS
2017	1	2	0	4	5	3	1	1
2018	1	2	2	1	1	3	0	1
2019	0	0	1	0	4	2	2	1
2020	1	0	0	1	2	0	0	1
2021	0	0	0	1	0	1	2	0
2022	4	0	0	0	0	2	2	1
Total	7	4	3	7	12	11	7	5

Source: Orchard Lake Village

During the 1980s, residential development and redevelopment was concentrated in the Orchard Lake Woodlands, Hickory Pointe and Deer Run subdivisions on the southern edge of the City. The 1990s was marked by scattered infill development and redevelopment, based on building permit information provided by the City. The most recent residential development, Windstream subdivision, offered 25 lots ranging in size from 13,733 to 21,580 sq. ft.

The large, wooded lots with attractive homes characterize the residential atmosphere of Orchard Lake Village, but even in more dense neighborhoods, there is a secluded, lake-oriented atmosphere. The current zoning classifications have adequately preserved the residential character while, based on the building permit data, offering ample development options for what little available land remains.

The 1982 Master Plan observed that single family residential development is the most appropriate use to achieve preservation and wise use of natural environmental assets throughout the community. Also, within the relatively small land area available for residential development, it would be extremely difficult to provide for a greater range in density, yet still achieve compatibility between adjoining density classifications, and accomplish the goal of maintaining natural assets and the open character of the community. Even with the limitations resulting from the small size of the community, Orchard Lake Village has provided for a greater range in density than many other communities that have a much larger land area.

Only a few, scattered parcels remain for single family development, and most of these contain small lakes, wetlands or other features which make them difficult to develop. New development continues, however, as property owners tear down existing houses and rebuild.

A major challenge facing the City is to permit residential development, but in a way that protects existing residents' views of the lakes, protects the natural beauty of the lakefront, and discourages development that is out-of-scale with the surroundings. The City is determined to maintain high standards of development, even on lots that face constraints because of shape, size, topography, or environmental characteristics.

Another challenge is providing housing for empty-nesters and seniors, so that residents can continue to live in the City when looking for smaller homes. To accommodate such housing, the City may have to consider proposals to combine parcels to make larger developable parcels, as well as proposals for higher density housing than residents are presently used to.



Commercial

Approximately 1.01 percent, or 26.10 acres, of the City's current land use is commercial (which includes retail, service and office uses). Because of the City's limited land area and residential orientation, little commercial development has taken place since the 1982 Master Plan.

In the City of Orchard Lake Village, there are two concentrations of commercial uses. The first is adjacent to an extensive commercial area in West Bloomfield Township on Orchard Lake Road, between the West Bloomfield pedestrian trail and Pontiac Trail. The second area is found further north at the city limits where Orchard Lake Road enters the City of Keego Harbor.

Because of the traffic on Orchard Lake Road, left turns, both in and out of commercial properties, are often difficult. Substantial traffic improvements were made when the former Walgreens was constructed, resulting in improved signalization and creation of a four-way intersection.

Commercial development at the north end of Orchard Lake Road in the City is mostly contained within the Orchard Commons shopping center. Renovations in 2008 included a complete exterior façade change and creation of new tenant spaces.

Commercial revitalization efforts in recent years have focused on the following:

- » To promote greater cooperation among business owners to solve problems they have in common, such as parking and access.
- » To achieve common, shared parking areas and reduce access points, particularly on the west side of Orchard Lake Road south of Pontiac Trail.

- » To encourage consolidation of commercial properties, whenever appropriate.
- » To promote aesthetics for all Orchard Lake Village commercial areas. New design guidelines were established and amended to upgrade the appearance of commercial centers. These guidelines are intended to achieve the following objectives:
 - 1) Implement standards that encourage the best and consistent quality of design in a traditional manner.
 - 2) Achieve a harmonious character among building façades.
 - 3) Allow individual expression of a retail business while achieving compatibility.
 - 4) Encourage property owners and proprietors to understand and appreciate the spirit and intent of the architectural enhancements that the guidelines are intended to promote.
 - 5) Encourage harmonious signage and illumination.
 - 6) Provide guidance to applicants so they understand the City's design vision and objectives when considering expansion or renovation of their establishments.

This effort was furthered by the City's participation in the Orchard Lake Road Corridor Study Group, which is no longer active. Six communities extending from I-696 north to Telegraph Road, including Farmington Hills, West Bloomfield Township, Orchard Lake Village, Keego Harbor, Sylvan Lake, and Bloomfield Township, along with the County Planning Division and the Road Commission for Oakland County, began meeting in 2000 to develop a plan to enhance the corridor. All six communities and the County Board of Commissioners accepted the award-winning study.



Institutional

The City of Orchard Lake Village has 163 acres or 6.31% of total acreage in Institutional Uses. The use category includes the City Hall building, various churches and Roosevelt Elementary school, a part of the West Bloomfield School District, which provides quality education to the younger generation.

Orchard Lake Community Church–Presbyterian, and Our Lady of Refuge Church are long standing fixtures in the community. Roosevelt Elementary School, which is part of the West Bloomfield School District, is located at 3380 Orchard Lake road, at the intersection with Commerce Road. Roosevelt Elementary School was built in 1920 and its current enrollment is 501 students in grades K-5.



Recreation/Open Space

The City of Orchard Lake Village has 128.70 acres of open space or recreational land, many which provide great beauty, recreation, history, or services to residents and visitors alike. The uses in this category comprise about 8.30 percent of the land area (4.98 percent of total acreage).

Recreation and Open Space in the City includes the Orchard Lake Nature Sanctuary, a wooded site adjacent to Orchard Lake and Upper Straits Lake that includes walking trails; Apple Island, owned by the West Bloomfield School District and a site of historical and natural significance, having been nominated to the National Register of Historical Places in early 2018, and the Michigan Department of Natural Resources Boat Launch, a property providing attractive open space and public access to Orchard Lake. The environmental analysis of Chapter Four examines the Nature Sanctuary, Apple Island, and the lake in greater detail.

This category also includes quasi-public use spaces such as Laplaya Park and Pontiac Yacht Club.





Golf Course

The Orchard Lake Country Club located in the heart of the City has the reputation of being one of the finest golf and country clubs in the State. The golf course occupies about 144.20 acres or 5.58% of the total land acreage.

Transportation, Communications and Utilities.

The category is a small land use occupying 0.5 acres or 0.02% of the total acreage and includes the DTE substation behind the businesses on the west side of Orchard Lake Road, south of Pontiac Trail. Detroit Edison site on West Bloomfield Trail, is considered as vacant since it has the potential for redevelopment under the underlying zoning district.

Water

The water category with Orchard Lake and Upper Straits Lake is among the most valued assets of the Orchard Lake community. The City has found that constant vigilance is required to protect the natural beauty, peacefulness and water quality that these water features provide. Chapter Four examines the environmental issues in greater detail.

Orchard Lake and the portion of Upper Straits Lake within the city limits total about 1032 acres, or about 39.9 percent of the City's area. Orchard Lake, Upper Straits Lake, and Cass Lake provide the City with approximately 8.5 miles of shoreline. Scattered throughout the City are smaller lakes, ponds, and wetlands. Many of the wetlands and water features have been incorporated into residential areas as visual features or common areas, or are located near the backs of large parcels with homes built on the front, buildable portions of the lots.

Experience has shown that the City must remain vigilant in protecting all its water and wetlands features, both large and small. Many of the remaining vacant properties in the city include small lakes, ponds or wetlands, which need to be protected from the impact of development.

As the very name of the City implies, the community is closely tied to its lakes and water features, and should continue to protect them from pollution, run-off, overuse, and misuse.

Vacant

Only 4.58 percent of the land area, or 118.3 acres, is vacant. As long as water features and wetlands are adequately protected, the remaining vacant sites can be incorporated into the City's existing residential districts, which provide for a variety of housing types.



Additional Land Use Issues

Historical Features

Historical buildings and sites add to the City's character and interest, and require long-term efforts for preservation and maintenance.

Among the historical assets of Orchard Lake Village are:

- » **Apple Island (Marjorie Ward Strong Woodland Sanctuary).** The history of the island dates back to the days of Native American settlement in the area. Legend has it that Pontiac, Chief of the Ottawa, visited the island. Indian relics were found on the island, and an early U.S. survey tells of Indian orchards there. Given to the West Bloomfield School District in 1970, the island currently is used for ecological and historical education. According to property and deed documents, ownership of Apple Island will transfer to the City of Orchard Lake Village if the school district wants to give up its property rights to the island.
- » **The Orchard Lake Schools.** The site contains St. Mary's Preparatory School. The Castle—the oldest structure on the site—was built in 1858 as the private mansion of Joseph Tarr Copeland, of the Michigan Supreme Court. The building became a resort hotel and a military academy headquarters before becoming the residence of the Rector in 1909. The institution has maintained its distinctive old buildings.
- » **Orchard Lake Community Church—Presbyterian.** The initial structure was completed in 1874 and was the only church in the area at the time; it still stands proudly on the site today. A 16,000–sq. ft. addition to the church was constructed in 2007–2008. The addition included meeting rooms for religious education, music education, a welcoming center, an entry canopy, and administrative offices.
- » **Orchard Lake Country Club.** Construction of the golf course began in 1926 on 175 acres of land previously owned by the Ward family (then in West Bloomfield Township), approximately 148 acres of which is located in Orchard Lake Village. The course opened on August 3, 1927, with a tournament. Throughout the years, the country club has provided a variety of recreational opportunities and a peaceful gathering spot for social and family functions. Major renovations to the golf course were completed in 2015.

Chapter 4.

Environmental Analysis

The natural environment, which lured Native Americans and European settlers to the area long ago, remains a key ingredient in the image, attraction and beauty of the City of Orchard Lake Village.

First and foremost are the major lakes: Orchard Lake, now ringed by roadways and spacious residences; Upper Straits Lake, also providing residential lakefront property before extending to the west beyond the city limits; and Cass Lake, with its shoreline bordering City residences to the north.

Dotting the landscape of Orchard Lake Village are a number of smaller lakes, ponds and wetlands, such as Dow Lake on the north side of the City; a large wetlands behind Roosevelt Elementary School; and a small lagoon on the south end of Orchard Lake. The wetlands are critical to the water quality of the surrounding lakes as they provide a recharge area and filtration system for runoff.



The Orchard Lake Village area is situated in three different watersheds. Storm water from Orchard Lake and Cass Lake flows northeasterly as part of the Clinton River Watershed. Upper Straits Lake is in the Huron River Watershed, draining west and south. A small area in the southeastern part of the City is in the Rouge River Watershed, flowing to the east and south.

The City, over many years, has dedicated a great deal of effort to preserving the delicate ecological balance that exists in this watershed system. For example, zoning regulations have been adopted to maintain an ample setback from the lakes, and fertilizing regulations have been adopted to minimize lawn fertilizer runoff into the lakes.

The Orchard Lake Special Assessment District Aquatic Advisory Board was formed on February 19, 2013, and the Upper Straits Lake Special Assessment District was formed on January 23, 2023. These bodies were formed to monitor and improve water quality. Their activities include monitoring of invasive species, weed harvesting, herbicide application, goose control, and the employment of lake ecology consulting services to maintain the quality and beauty of the lakes.

The City's topography is the result of ancient glaciers and varies from rolling hills to gently undulating plains. The loamy and clay soils of the area generally are well-drained. Coldwater shale of the Mississippian geologic period underlies the City.

The lakes bestow the community with a number of significant resources and amenities, including scenic views, tranquil residential settings, cooling summer breezes, fish and wildlife habitat, and recreational opportunities. It is imperative that the City continually protect these beautiful natural features.

An impressive tree canopy adorns the land around the lakes, giving the residential community a naturalistic, "woody" flavor. The wooded lake shores and neighborhoods require preservation by the City and residents.



Environmentally Significant Sites

Several sites in Orchard Lake Village rate as environmentally significant. Marjorie Ward Strong Woodland Sanctuary (Apple Island) has been established to bring the students of the West Bloomfield School District an appreciation of their natural environment, the need to conserve natural resources and an understanding of basic ecological programs. The island, though only 38 acres in size, possesses a large number of plant species.

The vegetation of the island includes oak-hickory forest, typified by black, white and red oaks, and shagbark hickory; hardwood forest, typified by sugar maple, basswood, white elm and ironwood; and swamp forest, typified by white birch, willow, sugar maple and a variety of shrub species.

Equally important is the Orchard Lake Nature Sanctuary, a 50-acre wooded tract of land that was acquired from the Cranbrook Schools in 1991. According to a study by environmental consultant and naturalist Jonathan S. Schecter, the Sanctuary includes many different plant species, several different biotic communities and an abundance of wildlife. Some of the oak trees on the site are more than 250 years old. The terrain, which was shaped by glaciers, is composed of rolling hills. A small parking area and walking trail system allow public access to the Nature Sanctuary. (See Map 5)

Also significant to the environmental quality of the City are Orchard Lake Country Club and St. Mary's Campus . These large Quasi-Public areas provide open space and additional tree canopies that add to the City's natural character.

Although they are not located in the City, the West Bloomfield Trail and West Bloomfield Woods Nature Preserve are natural amenities for residents. The trail runs 6.8 miles from a trailhead located on Haggerty Road south of Walnut Lake Road, to Woodrow Wilson Blvd and Depew Drive at Sylvan Manor Park north of Orchard Lake; it connects with the Clinton River Trail, which offers another 16 miles of trail use northeasterly from the West Bloomfield Trail for those seeking recreation opportunities. Extension of the trail to the west is planned as a result of acquisition of the Coe Railroad right-of-way. Residents of the City of Orchard Lake Village have convenient access to the trail, which serves as the City's boundary for more than a mile at the southeast edge, for walking, biking and cross-country skiing. The West Bloomfield Woods Nature Preserve is located near the City on Arrowhead Road and includes 162 acres and two miles of trails.

Because of the City's reliance on its natural features, it must monitor environmental quality, educate the public and adapt to changing conditions. The following environmental issues will require constant attention by the City.

Water Quality

Studies were completed in 2023 by lake consultants on the water quality of Orchard and Upper Straits lakes. Table 4 summarizes lake characteristics and some of the studies' results.

Orchard Lake was found to have slightly better than average water quality for a lake of its size and use, and the water of Upper Straits Lake was described as better than average. Cass Lake was described as having average to slightly better than average water quality. All three lakes have abundant residential development along their shores and recreational usage of their waters. The studies revealed several water quality concerns.

The presence of non-native plant or animal species, such as zebra mussels, milfoil and purple loose-strife, in the lake is always a concern. The zebra mussel population in all three lakes, has caused a serious disruption to the lakes' ecosystem. The mussels also represent a hazard to swimmers. Stepping on a mussel on the beach or lake bottom can cause foot lacerations.

Orchard and Upper Straits and Cass lakes were found to have Eurasian hybrid water milfoil and starry stonewort present. The non-native underwater plant is invasive and a nuisance to lake users, but is being well-managed on Orchard Lake and Upper Straits Lake with a comprehensive and properly regulated herbicide and weed harvesting program. Other invasive species are carefully watched for and followed closely when present.

Roadway runoff is a problem at areas around Orchard Lake's shore. Road salt and fluids leaking from automobiles are highly toxic and damaging to aquatic life. Property owners who have lawns to the lake's edge are urged to establish "greenbelts" of vegetation to filter fertilizers and pollutants, as well as provide additional wildlife habitat.

To address the destruction of natural lakeshore vegetation in home renovations, demolitions, and new construction, in 2000 the City adopted the Woodland, Tree, and Vegetation Preservation Ordinance, which was amended in 2012. These regulations restrict tree removal to dead and diseased trees and protect all vegetation close to environmentally sensitive areas. In addition, special procedures are required by ordinance and have been implemented to protect trees and environmentally sensitive areas during construction.

Natural lakeshore vegetation often is destroyed or damaged as a result of home renovations, demolitions or construction. Methods for protecting lakeshore vegetation must be continued to be implemented during the construction process.

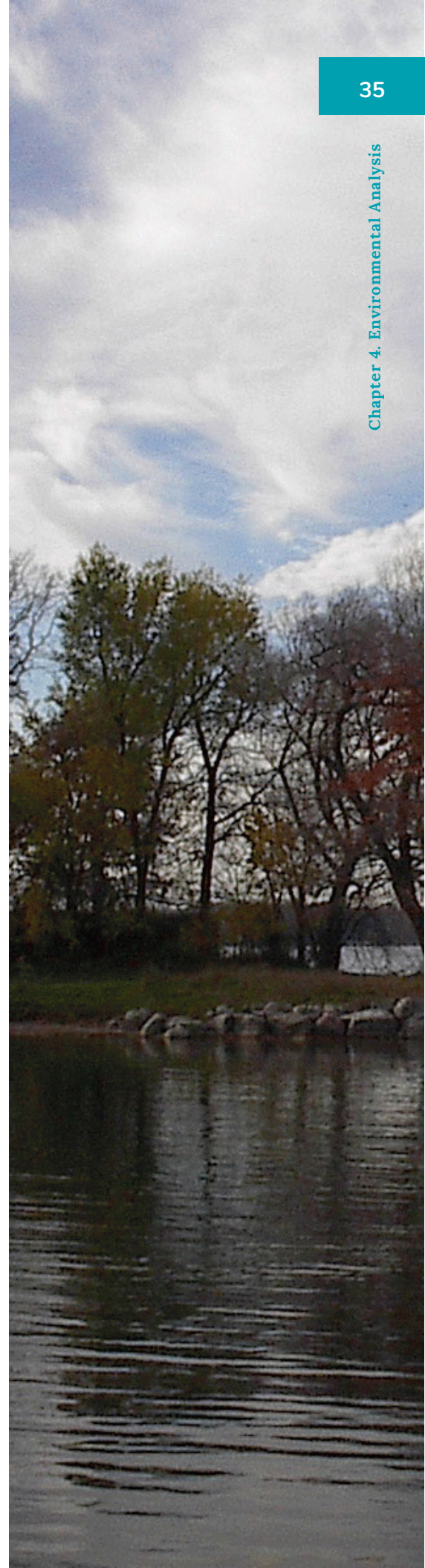


Table 4. Lake Characteristics

CHARACTERISTICS	ORCHARD LAKE	UPPER STRAITS LAKE	CASS LAKE
Surface Area	788 acres	323 acres	1,280 acres
Perimeter	5.74 miles	6.24 miles	26.1 miles
Deepest Point	111 feet	101 feet	120 feet
General Water Quality	Slightly better than average, oligotrophic	Better than average, oligotrophic	Average to slightly better than average, mesotrophic
Environmental Concerns	<ul style="list-style-type: none"> » Zebra mussel » Eurasian water milfoil » Starry stonewort » Roadway runoff 	<ul style="list-style-type: none"> » Zebra mussel » Eurasian water milfoil » Starry stonewort 	<ul style="list-style-type: none"> » Zebra mussel » Eurasian water milfoil » Starry stonewort » Curly leaf pondweed » Periodic bacteria concerns
Legal Lake Levels			
Summer	930.50	930.80	929.22
Winter	930.20	n/a	927.87

Sources: *Orchard Lake, 2023 Water Quality Report by Lake Pro Inc.*
Upper Straits Lake, 2023 Lake Report by Progressive AE
Cass Lake, 2022 Data Report by Cooperative Lakes Monitoring Program

In 2003 the City received its National Pollutant Discharge Elimination System Certificate of Coverage from the MDEQ. The requirements and responsibilities of the permit are designed to manage stormwater discharge and are extensive. The City is working with the Clinton River Watershed Council to carry out its responsibilities and comply with the requirements. The City is also in the Huron Watershed and Rouge River Watershed with the majority being in the Clinton River Watershed.

In the interest of protecting water quality, a key management tool is minimizing the amount of stormwater runoff, which is a key source of pollutants in the lakes. Stormwater runoff substantially increases when development creates impermeable surfaces, such as roads, buildings and driveways. Also, any widening or expansion of the City's road system could substantially increase runoff into the lakes. There is a need to maintain a greenbelt between roads, structures, and the lakes so that stormwater runoff is properly filtered before entering the lakes.

Development tends to eliminate wetlands and open lands where the water can filter into the ground. Where wetlands are used to intercept pollutants, the wetlands environment will be altered over time because of increased water levels and the introduction of new chemicals and nutrients.

In relation to stormwater management, the type of development around Orchard, Upper Straits and Cass lakes has been beneficial. The lower intensity of use and reduction of impermeable surfaces offered by the large-lot single family residential developments have provided the lakes with a strong, natural filtration system. The City must maintain its lake shore setbacks, fertilizing regulations and lot coverage requirements for single family residences, which provide ample permeable surfaces and vegetative areas around the lakes, and examine methods for stronger enforcement of these regulations.

Table 5. Stormwater Management Principles

PRINCIPLE	METHODS
Encourage the filtering of stormwater that carries sediments before they reach the water body.	<ul style="list-style-type: none"> » Shape ground to carry runoff through vegetation » Create greenbelts of vegetation » Divert stormwater into sedimentation basins.
Limit impervious surfaces	<ul style="list-style-type: none"> » Build narrower roads
Maintain wetlands to help with sediment filtration and the storage of stormwater.	<ul style="list-style-type: none"> » Build roads serving multiple parcels » Build smaller parking lots » Keep wetlands intact. » Require natural features setback » Soil erosion/sedimentation control » Impervious surface limitations

Source: "Protecting Michigan's Inland Lakes: A Guide for Local Governments, undated, Van Buren Conservation District with Support from the Michigan Department of Environmental Quality."

The West Bloomfield Township studies urge residents and lake associations to pool resources and become active in water quality and plant management for both Upper Straits and Orchard lakes. The City has shore owners' associations that work to protect the quality of the lakes through aquatic weed harvesting and educational programs. Long-range management plans need to be developed for the lakes, the studies state.

Remaining wetlands must be protected as an integral part of the watershed system. Development should avoid the wetland areas and not affect the quantity or quality of water flowing into the system. Wetland plant and animal communities are balanced and adapted to a certain, although fluctuating, water supply. More or less water coming into a wetland ecosystem can severely damage plants and animals, and ultimately affect the quality of water in the entire watershed. (Table 5 shows three main stormwater management principles.)

The Water Resource Commissioner (WRC) for Oakland County is charged with maintaining mandated lake levels in all of the area lakes and this is monitored on Orchard Lake by the Aquatic Advisory Board.

The quality of the groundwater also is a concern, although the construction of the sanitary sewer system in the mid-1990s has lessened the threat of groundwater contamination by eliminating septic systems within the City.

Trees and Vegetation

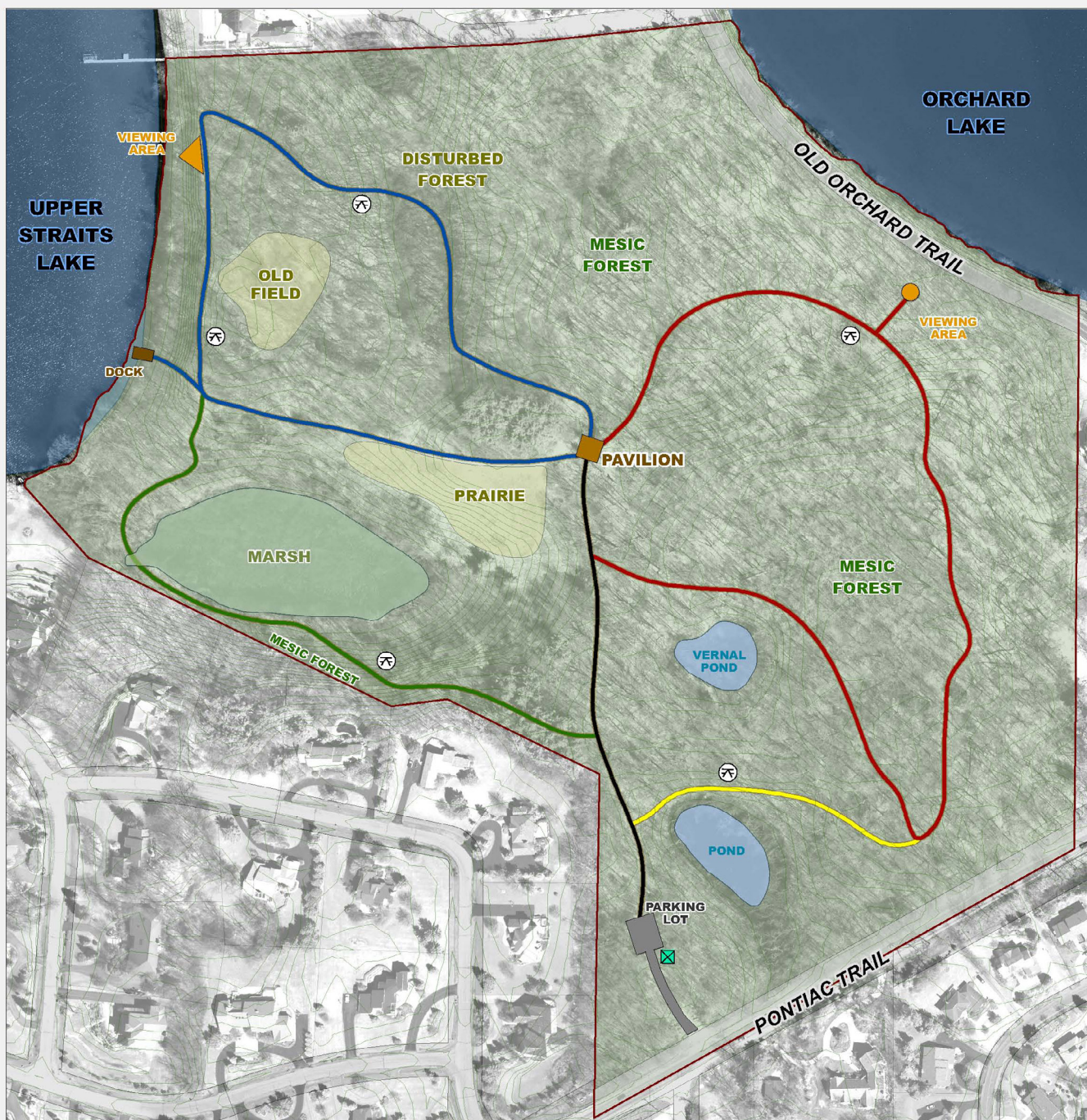
The City of Orchard Lake Village needs to conserve its impressive tree canopy and open spaces, and encourage the planting of native vegetation around its lake shores and residences. Besides affecting water quality, the trees and plants of Orchard Lake are major features in the community's appearance, charm and character.

The tree canopy can be furthered protected through the maintenance of strict height regulations on both residential and commercial properties. If buildings are allowed to extend above the tree canopy, the community will begin to take on a more urban look, which will erode its unique character.

A tree canopy adorns many of the public roadways throughout the City of Orchard Lake Village—a canopy that would be damaged if streets were widened or straightened. The State of Michigan, in conjunction with the Road Commission of Oakland County, provides a "Natural Beauty Roads" program that provides protection to significant right-of-way vegetation or natural beauty along designated roadway segments.

A number of insects and diseases have had an impact on certain tree species. The emerald ash borer has killed ash trees across the state of Michigan by burrowing under the bark. More recently, oak wilt has become prevalent in several areas around the state. Oak wilt is a fungus that travels from tree to tree through underground root connections or is spread above-ground by sap beetles; red oaks are particularly vulnerable to this disease. Additionally, "diplodia tip blight," a fungus, commonly effects pine trees, as do pine shoot beetles. It is necessary to remain vigilant and respond appropriately to tree insects and diseases. In some cases, tree replacement is the only solution.

The City currently has a tree ordinance in place. The intent of the City is to retain and protect the trees that play such an important role in the City's charm and character. Property owners need to be continually educated by the City on the value of trees and plants to both the watershed and local aesthetics. Trees and plants also provide energy savings to residents: Tree shade reduces air-conditioning costs, and windbreaks created by vegetation and shrubbery reduce heating costs.

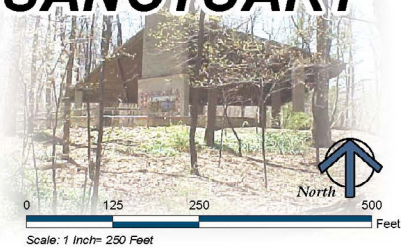


ORCHARD LAKE NATURE SANCTUARY

MAP LEGEND

- | | | | | |
|--|---------------------|--------|--|-----------------------|
| | MAIN TRAIL | 0.2 Mi | | TWO FOOT CONTOUR LINE |
| | LAKEVIEW LOOP TRAIL | 0.5 Mi | | PARK BENCH |
| | WOODLAND LOOP TRAIL | 0.5 Mi | | RESTROOM |
| | MARSH TRAIL | 0.3 Mi | | |
| | POND TRAIL | 0.1 Mi | | |

CITY OF ORCHARD LAKE VILLAGE
 3955 Orchard Lake Road Phone: (248) 682-2400
 Orchard Lake, MI 48323 Website: <http://www.cityoforchardlake.com>



Air Quality

The quality of the air in Orchard Lake Village is more of a regional, rather than a local concern. Southeastern Michigan, which includes Oakland County, has often been rated as a “non-attainment area,” meaning that it does not meet federal air quality standards. The single greatest contributor to air pollution in southeastern Michigan is automobile use. In Orchard Lake Village, most of the trips are generated by pass-through traffic.

There is little the City can do to improve regional air quality, other than maintain its low density residential uses and its vegetation. The residential-oriented community is not an employment center. It is estimated that Orchard Lake businesses employ about 851 people (2016, SEMCOG Data based on ACS 2012-16). An accepted rule of thumb is that a self-contained, self-reliant community within which people live, work, shop and play must have a ratio of jobs to housing units of about 1.5. The City of Orchard Lake Village has a jobs to housing ratio of about 0.74, meaning that most residents commute outside the City to work.

The trees and plants of Orchard Lake Village provide additional oxygen to the atmosphere through the photosynthesis process, and also reduce the localized effects of the “urban heat island.” In hot summer months, the intense heat generated by pavement and rooftops in large metropolitan areas, or urban “islands” in the landscape, contribute to what is called the “greenhouse effect.” The City of Orchard Lake Village remains a good global citizen by its preservation of the natural environment and low density residential development.

Overuse and Abuse

Apple Island (Marjorie Ward Strong Woodland Sanctuary), Orchard Lake Nature Sanctuary and the lakes are valuable natural and recreational assets to the community. An important element of preservation of these facilities is protecting them from inappropriate use and overuse.

The community must monitor these natural resources and, if necessary, put additional limits on the type and quantity of usage. For example, means are needed to keep snowmobiles off of Apple Island. The machines destroy the vegetation, and the “noise pollution” may be detrimental to wildlife. “No trespassing” signs do not stop abuse of the island by summertime boaters, and wintertime hikers and snowmobilers.

Cass Lake, bordering the City to the north, has become especially active with public recreational use, such as skiing, jet-skiing and pleasure boating. These motor-boating activities can lead to environmental problems, such as shoreline erosion and noise and water pollution, and are a public safety concern. Public access to Cass Lake and Orchard Lake needs to be monitored to prevent overuse and misuse that would degrade the quality of these natural resources.

The City of Orchard Lake Village shares the shorelines of Upper Straits Lake and Cass Lake with residents of West Bloomfield Township, Waterford Township and Keego Harbor. All communities bordering the lakes must cooperate and work together in solving the lake issues and developing fair and consistent regulations.

Again, public education and support on these issues are critical. For the City to preserve its high quality of life, its residents and visitors must be aware of the importance of the natural environment and methods to protect it.

The City must take a pro-active stance on all environmental issues as they serve to preserve the quality of life.

Chapter 5.

Population and Housing

General Demographic Trends

In 1940, the City of Orchard Lake Village had 72 housing units and a population of 295. After World War II, the pace of growth was steady, with an increase of 100 to 150 housing units each decade up to the 1980s (see Table 6). The 1980s was the decade of highest growth, when 216 units were added to the housing stock. By 1990, most of the vacant developable land was occupied, so the pace of growth slowed, resulting in 45 additional housing units between 1990 and 2000.

According to the Census, there were 869 housing units in the city in 2010. According to SEMCOG data, 19 additional units were added by 2020, a 2.2% increase over the 2010 figure.

As the number of housing units increased over the decades, household size decreased, as noted in Table 6. There were 4.1 persons per household in 1940; by 2000 there were only 2.95 persons per household. Housing size continued to decrease in the past decade, reaching 2.78 in 2010. According to SEMCOG, there was an average of 2.69 residents per household in 2016. The downward trend has continued with a household size of 2.73 persons in 2020 and 2.72 persons in each household per SEMCOG July 2022 data.

Table 8 and Figure 1 reveal that there was a steady increase of between 300 and 500 residents in each of the decades since 1940, but the pace of population growth leveled off considerably after 1990. There was a small 3.1 percent decrease between 1990 and 2000. The pace of population growth accelerated between 2000 and 2010, resulting in a 7.2 percent increase (see Table 8). However, a decrease of 5.8 percent was recorded between 2010 and 2020, showing a downward trend again.

Table 6. Housing Units

YEAR	TOTAL	NUMERIC CHANGE	PERCENT CHANGE
1940	72	--	--
1950	171	+99	+137.5
1960	286	+115	+67.3%
1970	410	+124	+43.3
1980	544	+134	+32.7
1990	760	+216	+39.7
2000	805	+45	+5.9
2010	869	+64	+7.9%
2020	888	+19	+2.2%

Source: 2020 Census and SEMCOG

Household Composition

In 1990, 81.8 percent of the households in the City were “family households.” According to the Census, a family household “consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption.” By 2000, the proportion of family households had increased to 86.5 percent. According to the American Community Survey, 87 percent of the households are now family households.¹

Table 7. Household Size

YEAR	AVERAGE HOUSEHOLD SIZE
1940	4.10 persons
1950	4.00 persons
1960	3.94 persons
1970	3.63 persons
1980	3.24 persons
1990	2.98 persons
2000	2.95 persons
2010	2.78 persons
2020	2.73 persons

Source: 2020 Census and SEMCOG

According to the 2021 American Community Survey, (ACS), 231 families—about 29.1 percent of all families—contained children. By comparison, about 27.86 percent of all families in the County contained children.

Age Structure

The age statistics reveal subtle changes in the population, with an increase in the median age. In 1980, the median age of the City’s population was 33.7 years. The median age increased to 36.1 in 1990, and it was 42.6 years in 2000. The 2010 Census revealed that the median age had increased to 46.9 years and the latest data indicates a further increase in median age in 2020 to 49.4 years which is indicative of an aging population. By comparison, the median age of Oakland County’s population was 41 years per the 2021 ACS 5-year estimates. The median age in the fastest growing communities in the County, where young residents live, is as low as 30.7 years in Royal Oak Township. At the other extreme, the median age in Bloomfield Hills and Clarkston is 51.1 and 51.3 years, respectively.

Even though the median age for the City’s population has increased, a review of the median age data shows a reversal of previous trends in various age groups from 2010 as seen in Table 9. Between 2000 and 2010 data reveals that the largest gains were recorded in the “65 years and older” category (70.8%), and the greatest drop was in the less than 5 years old category (-34.1%). However, the 2020 census shows a 10% increase in the population of children under 5 years which translates to 128 residents. The data also reveals a slower increase of 23% for the 65 year and older category or 91 residents.

Although the gaining of the population has slowed down, the increase in the median age of the City’s residents creates the need for an investigation into housing types to accommodate older populations. The implications of such an investigation may reveal the need for smaller “empty-nester” housing and senior housing in the form of independent and dependent living in the City, services so seniors can age in place, senior assisted living, or other alternatives.

Table 8. Total Population

YEAR	TOTAL	NUMERIC CHANGE	PERCENT CHANGE
1940	295	–	–
1950	696	+401	+135.9%
1960	1,126	+430	+61.8%
1970	1,487	+361	+32.1%
1980	1,798	+311	+20.9%
1990	2,286	+488	+27.1%
2000	2,215	-71	-3.1%
2010	2,375	+160	+7.2%
2020	2,238	-137	-5.8%

Sources: SEMCOG

¹ The American Community Survey (ACS) is an ongoing statistical survey by the U.S. Census Bureau, sent to approximately 250,000 addresses monthly (or 3 million per year). It regularly gathers information previously contained only in the long form of the decennial census. The Bureau switched to the ACS because the long form of the census became increasingly unpopular, resulting in a declining response rate.

Education, Employment and Income

The population of Orchard Lake Village is well-educated. Per the 2020 Census and 2021 ACS 70.9 percent of the population 25 years of age or older have a college degree, and of that 34.9 percent of the population has a graduate degree (see Table 10). Overall, 94.3 percent of the City's population has completed high school.

Table 9. Age Structure

AGE INTERVALS	2010		2020		NUMERICAL CHANGE
	NUMBER	PERCENT	NUMBER	PERCENT	
Under 5 years	81	3%	209	10%	+128
5 to 19 years	542	23%	342	16%	-200
20 to 34 years	280	12%	404	18%	+124
35 to 64 years	1,057	45%	890	40%	-167
65 years & older	415	18%	506	23%	+91
Median Age	46.9 years		49.4 years		

Source: U.S. Census Bureau

By comparison, about 57.3 percent of the County's population as a whole, according to the 2021 ACS, has a college degree, and 21.3 percent has a graduate degree. Overall, 94.6 percent of the County's population has completed high school.

Over 70 percent of the City's civilian labor force 15 years and over is employed in a managerial, professional, or technical occupation (see Table 11). By comparison, 52 percent of the County's population is employed in these occupations. As expected, based on the education data, a small proportion (10%) of the City's labor force is engaged in service, production, machine operator, and similar positions.

As would be expected based on other population and housing statistics, households in Orchard Lake Village enjoy a high standard of living. According to the 2021 ACS, the median household income was \$203,750, which is a significant increase from the 2010 ACS 2010 value of \$185,467. By comparison, the median household income for Oakland County per the 2021 ACS as a whole is \$86,275.



Housing

The equalized value of residential property (lakefront and non-lakefront) in the City totaled \$528,824,560 in 2022—approximately 96.42 percent of the community's total equalized value.

Demonstrating the value of the lakes to the City, in 2017, 73.06 percent (\$348,406,590) of the residential SEV was lakefront property. In contrast, 23.51 percent (\$112,110,840) of the residential SEV was non-lakefront property.

As noted previously in Table 6, since 1940 the pace of residential construction was steady, with an increase of 100 to 150 housing units each decade up to 1990. After 1990, the pace of residential construction slowed, as buildable lots become less available. According to the 2010 Census, there were 869 housing units in the City. By 2020, the number of housing units has increased slightly to 888.

The existing land use data presented earlier (Table 2) revealed that only about 49.60 percent of the City's land area (29.78 percent of the total acreage), or about 769.20 acres, is available for single family residential development. The City has provided for a range in residential density within these acres, with four residential zoning classifications of varying density.

Within the relatively small land area available for residential development, the four residential districts achieve a diversity of housing types, sizes, densities, and costs (i.e., housing choice) while also achieving compatibility between adjoining zones and maintaining the natural assets and the open character of the community. Even with the limitations resulting from the small size of the community, Orchard Lake Village has provided for a greater range in density than many other communities that have a much larger land area.

Development experience over the past 5 to 10 years has demonstrated that current zoning classifications provide for reasonable use of property, resulting in development in all single family residential zoning districts (see Table 3, Residential Building Permits Issued for New Structures).

In recent years, much of the new residential construction has taken place in Zone 1, Zone 3 and Zone 4 subdivisions, including Shady Beach, Dow Ridge and Cruice Pointe. The construction of sanitary sewers has generated new development in Shady Beach, Shady Beach Heights, and R. C. Bankers subdivisions, all of which are in Zone 1.

The City of Orchard Lake Village is located in an urbanized area with a variety of additional housing types and opportunities in nearby communities.

Meeting Housing Demand

A key Master Plan consideration is: "How well do the City's land use policies and regulations accommodate the housing needs of the community?" To answer this question, it is necessary to first define the primary market area, which for any one housing development generally extends five to ten miles from the development. Based on a 10-mile market radius, the following demographic profile existed for the City of Orchard Lake Village target market in 2005 (based on estimates by Claritas, Inc.): total population: 620,632 people; average household size: 2.45 persons; median age: 38.9 years; owner occupancy: 73 percent; and, white collar employment: 73 percent.

Analysis of market demand in a ten-mile market radius reveals four key factors that affect the demand for various types of housing within the target market area: population, households, income, age, and employment. These factors are discussed in the following paragraphs.

Population and Households. Age is the key population characteristic that affects demand for types of housing. A high percentage of households where the head is 20 to 30 years of age suggests a need for first time buyers or first time move-ups. A high proportion of residents above the age of 60 indicates the need for move-down housing, although statistics show that 75 percent of those over the age of 65 are likely to remain homeowners. Where a large proportion of residents are in their 40's and 50's – the peak earning period – there is typically a strong demand for high-end, single family detached housing.

Table 10. Educational Attainment

POPULATION AGES 25 AND OLDER	
High School Graduate	23.4%
College – Bachelor's or Associate's Degree	36%
College – Graduate School	34.9%
Total, High School Graduates and Above	94.3%

Source: 2020 U.S Census and 2021 ACS

The target market area for the City contains a high proportion of residents in the 35 to 64 age bracket (48.3%), indicative of strong demand for single family detached housing. Forty-three percent of the residents in the target market are in this age bracket, consistent with Oakland County as a whole (based on 2005-2009 ACS data).

Population projections indicate that the population level will remain steady or decline slightly in the age brackets that typically demand single family housing, with a decrease in the number of residents in the younger age brackets that typically have a need for multiple family housing.

The projections also reveal growth in the older age brackets, suggesting a need for some empty-nester and senior housing.

The data suggest that housing demand in the target market area will mirror conditions elsewhere in the country where the maturing baby boom will be the most significant factor affecting demand.

Income and Employment. As incomes rise, those interested in living in Orchard Lake or the vicinity generally demand and can pay for larger, customized houses in neighborhoods with more amenities. Occupational composition is closely related to income, in that middle and upper income employees in managerial, professional, executive, and technical positions typically seek quality single family detached housing.

A significant portion of the labor force in the target market extending five to ten miles from the City, are employed in white collar positions. Forty-six (46) percent are employed in management, business, or professional occupations. Only 2.5 percent of the work force was unemployed according to 2005 estimates. As noted previously, the City’s population is even more heavily represented by white collar managerial, professional, and technical employment.

As can be expected based on the employment profile, incomes in the City and the abutting communities such as West Bloomfield the target market area are high, with a median household income of \$69,813, based on 2005 Claritas estimates. Based on income and occupational status, the typical household in the target market fits the profile of a household that would own their home.

Experience has shown that most buyers, when confronted with two houses of similar price or rent, choose the product that most resembles a single-family house. According to the Residential Development Handbook, “given the economic choice, buyers still overwhelmingly prefer to purchase a single-family house—one with private green space all around it—even if it means a longer commute and a smaller lot. Most buyers are willing to squeeze themselves financially for a detached house.”

Table 11. Composition of Labor Force ages 16 and Older

PROFESSIONS	CITY OF ORCHARD LAKE VILLAGE	OAKLAND COUNTY
Management, business, science and arts	795 (70%)	340,462 (52%)
Service (healthcare support, protective services, food preparation, building maintenance, personal care)	97 (8%)	85,958 (12%)
Sales and office	184 (17%)	132,107 (20%)
Natural resources, construction and maintenance	30 (3%)	34,758 (6%)
Production, transportation, material moving	29 (2%)	63,237 (10%)
Total	1,135 (100%)	656,612 (100%)

Source: U.S. Census Bureau, 2012 – 2016 American Community Survey 5-Year Estimates (Orchard Lake Village)
U.S. Census Bureau, 2016, American Community Survey 1-Year Estimates (Oakland County)

Experienced housing developers note that if people have the financial ability they will generally choose to live in single family detached housing. The income data reveals that households in the target market area definitely have the financial ability to choose the type of housing in which they live.

Residents of Orchard Lake Village have been exercising that choice in the past ten years strongly in favor of single-family detached housing on lots that are approximately 40,000 square feet in size (i.e., Zone 3). Of the permits issued for new structures since 2013, 25 (44%) have been for new homes in Zone 3. Zone 1 accounted for 14 permits (24%), and Zones 2 and 4 accounted for 7 permits (12%) and 12 permits (20%), respectively. In summary, the demographic profile of the primary market area, building permit data, and other housing data presented above indicate that the City has been addressing the primary housing needs of the community with its four residential zoning classifications; however, consideration needs to be given towards providing for senior housing options to allow the population to age in place. The City of Orchard Lake Village has established the zoning framework to address other needs in the form of Planned Development zoning, which is described in Chapter 9.

Table 12. Annual Household Income

INCOME	CITY OF ORCHARD LAKE VILLAGE	OAKLAND COUNTY
Less than \$25,000	5.8%	12.6%
\$25,000 - \$49,999	5.9%	16%
\$50,000 - \$74,999	3.9%	14.7%
\$75,000 - \$99,999	5.3%	13.1%
\$100,000 - \$149,000	15%	18.6%
\$150,000 or more	64.1%	25%
Median Household Income	\$203,750	\$86,523

Sources: 2020 U.S.Census, 2021 American Community Survey.



Chapter 6.

Commercial Development

Two commercial areas are located in the City of Orchard Lake Village. A small shopping center (Essco Square) on the east side of Orchard Lake Road, as well as several independent stores and businesses on the west side of Orchard Lake Road, greet visitors and residents at the major south entry point into the community. At the northeast corner of the City on Orchard Lake Road, adjacent to Keego Harbor, is the Orchard Commons shopping center.

As previously mentioned, the City does not rely heavily on commercial properties for its tax base or financial support. Only 26 acres of the community's 2,596 acres, just one percent, are commercially zoned, and little land remains for commercial expansion. The total equalized value of commercial properties in 2022 was \$12,848,020.00, or 2.34% of the total equalized value of the City.

Though the commercial areas occupy a small land area, the impact of these areas is significant because Orchard Lake Road is the City's most heavily traveled thoroughfare. Although Orchard Lake Village is an upscale residential community, its commercial districts stand in contrast to the quality and image of its neighborhoods. In the period since the 1999 Master Plan was completed, some improvements have been made, including upgrades of the Essco

Square facade with West End Kitchen and Bar, and various landscaping improvements. A Walgreens pharmacy was constructed at the intersection of Orchard Lake Road and Pontiac Trail, replacing the Village Centre Shopping Center and a restaurant; but was not successful. The building is vacant at this time and has potential for adaptive re-use or for the site to be re-developed. The Village Palace Restaurant on Orchard Lake Road is also a potential site for upgrades to enhance the Orchard Lake Road commercial corridor. A project proposed for creating a new multi-tenant strip commercial center on the west side of Orchard Lake Road, after demolition of an existing dry cleaner's store, salon and Starbucks, did not materialize. The prime location of these parcels makes them suitable for redevelopment for the proper user who will invest in site improvements and enhancements that meet the City's high architectural standards.

The purpose of this chapter of the plan is to examine the attributes and deficiencies of the commercial areas. This examination focuses principally on two aspects of the commercial areas: retail/service characteristics and urban design features. This chapter concludes with recommendations to improve the business districts and the Orchard Lake Road corridor.



Orchard Commons
Shopping Center

Existing Businesses

The City's shopping centers contain mostly small, independently operated businesses, with a few national franchises or chains. Orchard Commons, at the northeast corner of the community on Orchard Lake Road, contains approximately 54,000 square feet of commercial space and is anchored by the Salvation Army Thrift Store. In 2023, the shopping center also included a pizzeria, a deli, a gun shop, a tobacco store and a dollar store. A podiatry office is located just north of the shopping center.

Although Orchard Commons is well maintained, landscaping is minimal for the shopping center and parking lot.

More businesses—about 20—reside in Orchard Lake Village's southern commercial area. On the east side of Orchard Lake Road, south of the Mobil gas station, is the Essco Square shopping center.

Essco Square contains approximately 27,500 square feet of commercial space. In November 2023, the shopping center is anchored by the Mezza Mediterranean Grille restaurant and Sushi Samurai. Other tenants include a barber shop, smoke shop, vacuum store, nail salon, beauty salon and a bakery. Additional businesses attached to the Essco Square included the Vintage Wine Shoppe and West End Kirchen and Bar. Further north, is the vacant Walgreens buildings and the Mobil gas station.

Across from the shopping center on the west side of Orchard Lake Road, a strip of eight independent businesses line the roadway, each maintaining separate entrances. In November 2023, the businesses included a gas station, bank, cleaners, oil change service station, and a self-storage warehouse facility adjacent to the West Bloomfield Trail at the City limits. The former Village Palace Restaurant and site of former nail salon and Starbucks are vacant and present an opportunity for redevelopment.

Addressing the Needs of the Marketplace

The businesses in Orchard Lake Village are not specifically targeted to meet the needs of City residents, although residents do patronize some of the businesses. Even if the businesses were more focused on the specific needs of local residents, due to the small size of the City's commercial districts the businesses can only address a minute portion of residents' retail and service needs.

In general, Orchard Lake Village businesses are more geared to serve traffic passing by with convenience goods and services. The most successful of these businesses seem to have focused on the necessary needs of residents and passersby—banking, auto service, dry cleaning, restaurants, etc.

The convenience goods and services market is intensely competitive. Nearby competition includes the Crosswinds shopping center, located immediately south of the City. This shopping center contains a Kroger grocery, CVS drugstore, and several smaller businesses and restaurants in an attractive, accessible setting. Larger scale business districts are located farther south in West Bloomfield Township and Farmington Hills. A wide variety of businesses extend along Orchard Lake Road to the north through Keego Harbor and Sylvan Lake.

In this competitive environment, businesses that have not “carved out a niche” based on quality service, outstanding selection, unique goods or services, convenience of access or hours of operation, appealing store environment, or other criteria will not remain successful. Many businesses have come and gone in the City, indicating that they failed to carve out their niche. Faced with a choice between two competing, more-or-less equal businesses, consumers are likely to be drawn to the business located in the more attractive, up-to-date, and accessible shopping center.

Beyond identifying a serious concern about the viability of the City's commercial areas, it is beyond the scope of a community's Master Plan to draft operational plans to sharpen the competitive edge of businesses and commercial properties. However, one facet of commercial viability—urban design—is within the purview of the Master Plan.

*Essco Square
Shopping Center*



Urban Design Considerations

The Orchard Lake Road corridor has some positive urban design features, especially if one looks beyond the commercial segments. There are striking natural features, including the lake itself, the woods at the intersection of Pontiac Trail and Orchard Lake Road, and the stately oak trees that border the Orchard Lake Schools south of Commerce Road. In terms of the built environment, City Hall, Roosevelt Elementary School, and the Tri-City Fire Station cast a positive image on the corridor.

Also, in recent years, some of the commercial properties have been renovated or redeveloped, improving the appearance of the corridor.

As new development occurs or buildings are renovated, the opportunity exists to bring the differing elements together in a cohesive manner so as to create a strong positive image. The Zoning Ordinance provides guidance on how to accomplish this, with architectural standards that emphasize quality building materials (such as brick and stone), architectural detailing (such as cornices, window and door trim, decorative lighting), abundant landscaping, and subdued exterior building colors.

Access and parking are related urban design elements that deserve serious attention along the corridor.

The access problems are exacerbated by lack of coordination between parking areas and driveways between adjoining sites.

Fragmented ownership, small site size, and lack of cooperation among businesses exist in the corridor.

The size and configuration of buildings and sites does not generally accommodate modern retailing very effectively.

The most successful businesses along Orchard Lake Road diligently care for their buildings and sites. The poorly maintained buildings and sites detract from the better maintained businesses.



Recommendations

Formation of a Business Organization

Revitalization of the Orchard Lake Road corridor requires involvement of the business and property owners in a concerted effort. Consideration must be given to organizing the owners under the recodified Tax Increment Financing Act, Public Act 57 of 2018, part 2: Downtown Development Authorities and part 6: Corridor Improvement Authorities. These acts provide for the establishment of an administrative board composed of business and property owners and City representatives, for the purposes of improving, maintaining, and promoting a commercial district. Creating an organization under the Act would make the business people members of the team and give them direct responsibility for implementing improvement projects. A program that is developed with the participation of the business community is likely to generate good ideas, including ideas for implementation, thereby assuring success.

Revitalization Plan

Once the business organization is formed, a revitalization plan must be prepared. The first step in the planning process is to decide what image is desired for the corridor. One approach would be to transform the district so that it stands apart from the commercial development along Orchard Lake Road to the north and south. Considering the size and relative importance of the district, an equally valid approach would be to de-emphasize the district's uniqueness and instead try to make it blend in with surrounding development. Of greatest importance, consensus must be sought among business and property owners and City officials so that business improvements, building renovations, and regulatory efforts are all focused on the same goals.

Essential elements of the revitalization plan include:

- » **Access and Parking.** On the west side of Orchard Lake Road, south of Pontiac Trail, the plan must incorporate plans to consolidate and reduce the number of driveways, provide access between sites, and redesign parking so that collectively the layout functions as a single, well-organized parking lot. Easements would be needed to allow access from one site to the next, and it may be necessary for some businesses to lease spaces on their sites for use by adjacent businesses. A study demonstrated that redesign of the parking on the west side of Orchard

Lake Road could be achieved with an overall increase in parking, improved organization of parking, improved access, and an overall upgrade in the appearance of the parking areas. Improvements in organization and access on the east side of Orchard Lake Road were achieved through redesign and coordination of parking patterns when Walgreens was constructed.

The study also found that parking coordination could be extended to the rear of the businesses on the west side of Orchard Lake Road, where there is sufficient space to create a single large parking lot. A large lot could accommodate more intensive commercial development of the area.

The solution to the larger access problem requires the input of a traffic engineer to coordinate vehicular movement to and from commercial properties with traffic on Orchard Lake Road and Pontiac Trail. Ideally, the solution would funnel traffic from the commercial areas on both sides of Orchard Lake Road to a signalized intersection. Alternatively, driveways onto Orchard Lake Road could be reduced, but signals could be timed better to provide breaks in the traffic to allow turns in and out. In short, a fresh look at traffic patterns at the south end of the corridor is needed; it must be made easier for customers to access the businesses in this part of the City.

The benefits of a business organization come into focus on the issue of parking and access. The Act provide the legal means to achieve such coordination as well as the financial tools to pay for the construction and maintenance of improvements.

- » **Streetscape Plan.** The revitalization plan must include recommendations to improve the public realm - the road right-of-way - as prominently noted in the Orchard Lake Road Corridor Study. A landscape plan is needed to supplement the street tree plantings initiated by the City a few years ago and give the landscaping a more robust image. On the west side of Orchard Lake Road, for example, there is sufficient room for a double row of street trees and a hedge of shrubs to screen the parking lots. Bold landscaping gateway plans should be considered to welcome people at the north and south entrances to the City.

Landscape plans are also needed for the west side of Orchard Lake Road, north of Pontiac Trail (in the vicinity of the MDNR boat launch), and for the City Hall site. The St. Mary's Campus frontage on Orchard Lake Road could also benefit from landscape improvements to maximize the visual impact of the existing street trees.

In addition to landscaping, the streetscape plan must address other urban design elements, such as lighting and sidewalks. Decorative lighting fixtures installed at regular intervals can have a tremendous impact, producing a sense of cohesiveness day and night.

In the interest of public safety, sidewalks are needed along Orchard Lake Road. The design plan must consider whether sidewalks for public uses should be

adjacent to the businesses, or in their usual location one foot inside the road right-of-way. The study found that sidewalks would get more use and be safer located adjacent to or near the businesses, provided that the sidewalks are raised six inches above the parking lot grade to provide a clear demarcation between the pedestrian and vehicular areas. Brick pavers should be installed to demarcate cross walks and to signal drivers when to stop when approaching a driveway on Orchard Lake Road.

Transportation Alternatives Program (TAP) is a competitive grant program administered by Michigan Department of Transportation, that funds projects such as bike paths, streetscapes, and historic preservation of transportation facilities that enhance Michigan's intermodal transportation system, promote walkability, and improve quality of life for Michigan citizens. The City could possibly apply for some streetscape grants through this program.

- » **The Private Realm.** A comprehensive revitalization plan must also address the private realm - the buildings and sites occupied by the businesses. Foremost, the plan must address building design and signs. Consensus must be sought on general design goals (e.g., should a "more residential" theme be pursued), quality and durability of exterior building materials, orientation of building entrances toward the street, design of the front facade to provide a welcoming appearance, and avoiding loud or garish building colors. Following the 2005 Master Plan, the City adopted architectural design standards to achieve these building design goals.

With respect to signage, the plan should seek consensus so as to achieve consistency in type, size, color, and lighting of signs. Sign design standards should contribute to the cohesiveness of the corridor design. For example, a nearby community achieves cohesive sign design by limiting colors to black and gold.

Lighting is as important in the private realm as it is along the street right-of-way. The revitalization plan can identify specific types of lighting fixtures for use in parking lots and pedestrian areas so as to provide continuity throughout the City and adequate light while minimizing glare. Lighting is often overlooked as a powerful urban design tool that can create a certain ambience in an area.

Maintenance is an important element of the revitalization plan. Agreement on minimum maintenance standards or a maintenance code must be one of the primary objectives of the plan. The powers granted under Act 197, Act 120 and Act 280 may be of benefit because these acts provide for "ongoing maintenance." Under these acts, property owners could vote to impose a two mill tax on themselves, or they could agree to a special assessment to pay for maintenance (and for security,

promotion, and continued operations) along the corridor.

- » **Coordination with Keego Harbor and West Bloomfield Township.** An effective revitalization plan for the Orchard Lake Road corridor cannot be done without considering and involving businesses and planners in Keego Harbor and West Bloomfield Township. Coordination is especially important at the north end of the corridor. A plan to revitalize the west side of Orchard Lake Road will have little impact unless comparable efforts are made across the street in Keego Harbor.

Redevelopment

Redevelopment should not be overlooked as a possible commercial revitalization solution. The advantages of redevelopment are very evident on the east side of Orchard Lake Road, immediately south of the City, where the Crosswinds shopping center was redeveloped a few years ago. The commercial land in the City of Orchard Lake Village is not being used as effectively as it could, in part because of the configuration of lots and fragmented ownership patterns. This is particularly evident on the west side of the road, south of Pontiac Trail.

Under these circumstances, the benefits from building and site renovations will be limited. Redevelopment is the most effective tool to address the underlying site and ownership problems and to maximize use of the land.

Redevelopment is encouraged through the use of the City's Planned Development regulations (Article XIII-A of the City of Orchard Lake Village Zoning Ordinance). Within designated areas of the City, including the commercial areas, Planned Development provides regulatory feasibility to facilitate innovative development and to provide the opportunity to develop new uses for which there is a need in the community.

The Planned Development regulations were created due to the very limited areas available for development or redevelopment within the City and to allow for a greater variety of land uses if the need exists for such uses.

Planned Development could be effectively used in commercial areas to achieve redevelopment that would enhance the appearance of the community, generate more efficient parking and traffic patterns, and lead to a more vibrant mix of land uses in the City of Orchard Lake Village.

Chapter 7.

Transportation

Like nearly every community within the Detroit metropolitan area, the City of Orchard Lake Village feels traffic pressures. Every weekday morning and afternoon, the three main arteries serving the City—Orchard Lake Road, Pontiac Trail and Commerce Road—become congested with typical “rush-hour” traffic.

Most of the traffic is caused by commuters—working people from nearby communities making their way, primarily, to jobs south and east of the City. And as a residential community, most of the working people of the City of Orchard Lake Village must take to the roads to commute to their own places of employment in other areas.

The automobile traffic using the mostly two-lane road system threatens the residential and natural character of the community. The major transportation challenge for the City of Orchard Lake Village is to relieve the traffic pressures and improve traffic safety in ways that do not harm the wooded and tranquil residential qualities of the City.



The Road System

The road network for the City is properly sized for a small residential community nestled among three lakes. With the exception of the short segments of Orchard Lake Road, all of the streets in the City are two lanes. Orchard Lake Road south of Pontiac Trail is five lanes wide; Orchard Lake Road between Long Lake Road and Pontiac Trail is three lanes wide, with two lanes north bound and one lane south bound. Orchard Lake Road north of Commerce Road is four lanes wide.

Most Midwestern communities are served by a grid road network that gives drivers numerous options for travel off of the major arterial roadways. Grids tend to disperse traffic and relieve congestion. The lakes, however, prevent a grid system from being established for the City. The main roads serve as passages between and among the lakes, and are generally curvilinear in nature because they are dictated by shorelines. The lakes severely limit the expansion of the road network.

Four roads—Pontiac Trail, Commerce Road, Orchard Lake Road, and Old Orchard Trail—carry most of the traffic through the City. All of these roads, with the exception of portions of Orchard Lake Road, are primarily residential in character. These four roads account for approximately 8.6 miles of the City's road system (which consists of approximately 24 total miles), of which only approximately 0.6 miles is non-residential in character. With respect to land use, the City has a predominantly residential road system, but due to the lack of a regional grid system, these roads are forced to carry more traffic than typical residential roads.

Orchard Lake Road, which generally follows the eastern edge of the community and separates Orchard Lake from Pine Lake, carries primarily through-traffic in a northeast-south direction. Pontiac Trail carries through-traffic in an east-west direction and connects the City of Orchard Lake Village to Haggerty Road and M-5 on the west. The completion of M-5 in the last decade, has added traffic to City streets. Orchard Lake is currently undergoing rehabilitation/reconstruction from Commerce Road to Middlebelt Road. The project is expected to be completed in 2023.

Commerce Road, an east-west route, weaves between the north shore of Orchard Lake and the south shore of Cass Lake, terminating at Orchard Lake Road on the east. Old Orchard Trail weaves between Orchard Lake and Upper Straits Lake, serving as a collector road for residential developments on the western side of the City and providing access to the Orchard Lake Country Club.

A traffic volume count reported by SEMCOG in 2021 found that Orchard Lake Road, between Pontiac Trail and Long Lake Road, carries the highest daily volume of traffic. This three-lane segment of road carried 27,700 trips in a 24-hour period. The majority of traffic during the morning rush hour is headed south out of the City. In the afternoon peak hour, the northbound lanes become more heavily traveled as people return home from work.

Traffic Accidents

The following daily traffic totals were reported by SEMCOG (trips/day):

- » Orchard Lake Road, north of Commerce Road: 25,500 (2021)
- » Orchard Lake Road, between Pontiac Trail and Lone Pine: 16,051 trips (northbound only, 2017), 14,101 trips (southbound, 2019)
- » Pontiac Trail, between Old Orchard Trail and Orchard Lake Road: 19,500 trips (2021)
- » Pontiac Trail, west of Old Orchard Trail: 6,880 trips (eastbound only, 2015)
- » Commerce Road, west of Orchard Lake Road: 5,440 trips (eastbound only, 2012)
- » Commerce Road, Indian Trail to Orchard Lake Road: 10,090 (2012)

These numbers show a considerable amount of traffic moving through the City of Orchard Lake Village, considering that the community has a population of only 2,351 people (2021 Census).

Another important street within the City is Old Orchard Trail, which runs northwest from Pontiac Trail and through the Orchard Lake Country Club. More local, residential traffic uses this street. However, updated SEMCOG data from 2021 notes that there has been a drop in trip count from 20,910 trips in 2016 to 19,500 trips in 2021 for that stretch.

The rest of the City's streets are primarily residential subdivision streets. Many of the subdivisions have only one access point onto a major roadway, so they serve only local residential traffic.

The heavy volume of traffic passing through the City of Orchard Lake Village leads to concerns about traffic safety, especially at the unusually configured and heavily traveled junction of Pontiac Trail and Orchard Lake Road. The Southeast Michigan Council of Governments (SEMCOG) compiles crash data for intersections and road segments in the region. Based on data collected over a 5-year period (2017-2021), the intersection of Orchard Lake and Pontiac Trail experiences more crashes than any other intersection in the City. An average annual crash rate of 13.4 was recorded at this intersection. This number however is significantly lower than the average crash rate of 20.8 recorded in the preceding 5-year period from 2012-2016, indicating that intersection safety has improved.

Map 6 displays the intersections and road segments where accidents occurred in 2017-2021, based on SEMCOG data. The crash-prone areas include Orchard Lake Road intersections at Pontiac Trail (mentioned above), Long Lake Road, Commerce Road, Wards Point Drive, and Indian Trail, and the intersections of Pontiac Trail with Old Orchard Trail and Oak Grove Circle.

Road Character

The City's most heavily traveled roads have a residential, wooded and scenic character, which is further enhanced by the curves and narrow quality of the two-lane streets. Standard engineering solutions, such as widening the roadways to add additional traffic lanes or straightening out curves, are not necessarily acceptable solutions for the City, because of the impact these actions would have on the City's unique residential character.

The widening of the major streets would create additional impervious surfaces and increase roadway runoff entering the area lakes, which is a source of water pollution, as discussed in Chapter Four. Widening or straightening of Pontiac Trail, in particular, would require the elimination of some large trees that provide the road with a beautiful, green canopy.

A great part of the City of Orchard Lake Village's residential charm is intangible: the sense that one gets when driving through parts of the community, of being in a wooded countryside filled with country estates and cottages. The narrow and winding roads—reminiscent of older, rural roads—are an important ingredient in creating this "sense of place" for Orchard Lake.

Road widening in the City of Orchard Lake Village would severely damage this sense of place by creating a more urbanized environment. Additional traffic lanes would cut a wider swath through the community, eliminating trees and adding more distance between vehicular passengers and the surrounding landscape. Wider roads would increase speeds and traffic flow through the City, but they would also have an urban homogenizing effect. Key elements of the City's unique character would be destroyed.

Road Projects

The most significant road project in recent years was the signalization upgrade related to the Walgreens development, which improved access at the intersection of Pontiac Trail and Orchard Lake Road. While the City has no plans for major road improvements in the next five years, it plans to use Tri-Party funds for overlay projects, so as to improve surface conditions and longevity of the road pavement.

On a regional scale, long-range plans of the RCOC and the Southeast Michigan Council of Governments (SEMCOG) include improvements to Orchard Lake Road extending from Middle Road to Roycroft, just south of Commerce Road. The project proposes to convert the stretch of roadway to three lanes with a dedicated center turn lane, reconstruct drainage improvements from south of Roycroft Street to north of Commerce Road, mill and resurface the road surface, repair curbs, upgrade sidewalks and traffic signals throughout the corridor. The project has a proposed timeline for Summer 2023–Fall 2023, although delay in right-of-way acquisitions may extend project timeline to 2024.

Road Widening: The Conventional Solution to Traffic Congestion

A common approach to relieving traffic congestion is to add additional lanes and widen the roadways. This approach is not considered a viable alternative for the City of Orchard Lake Village, for the following reasons:

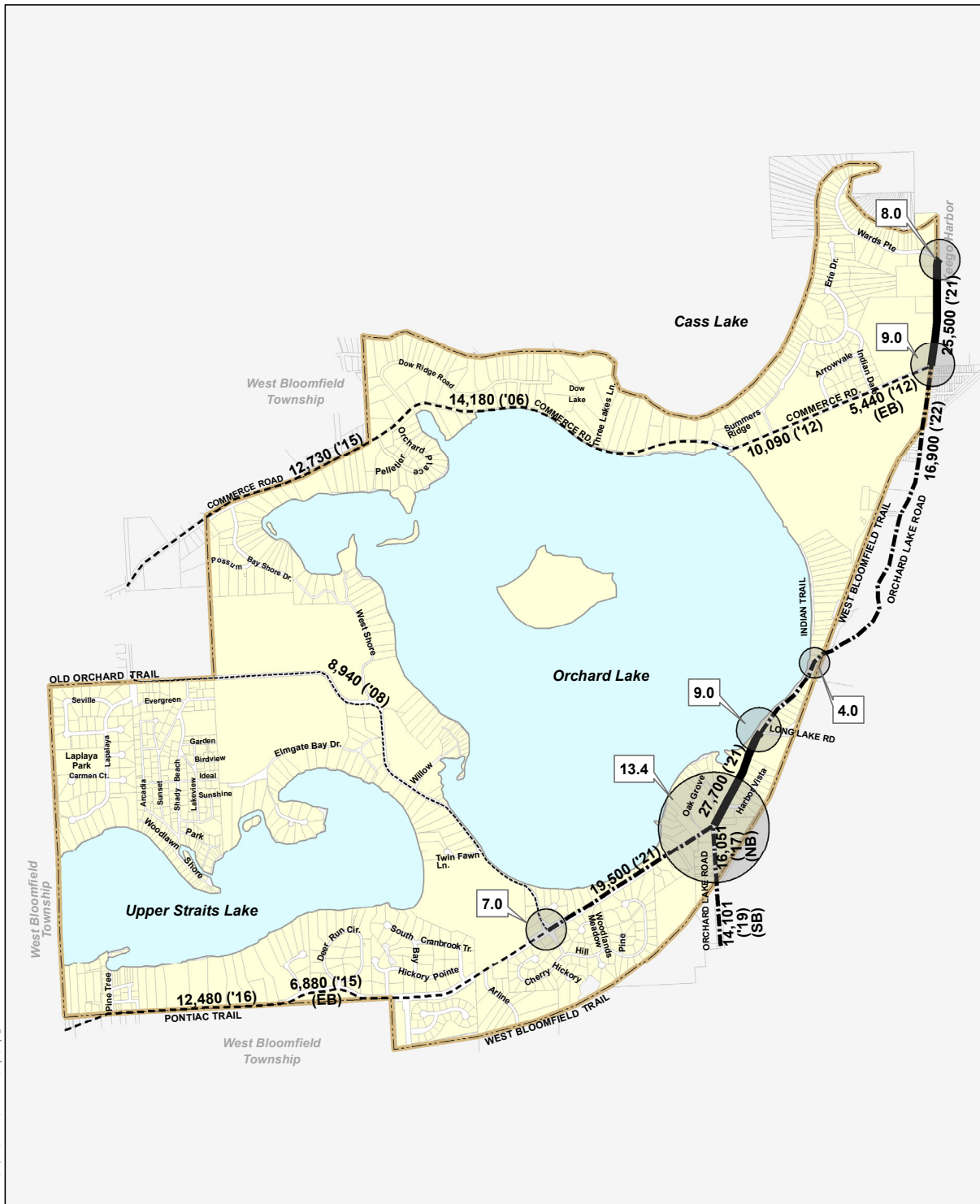
- » There is no certainty that traffic congestion would be reduced by adding lanes. Roads in surrounding communities are as congested as those in the City of Orchard Lake Village. Adding lanes and capacity on City roads would simply siphon off traffic from surrounding roads, resulting in the same traffic congestion problems but with higher traffic volumes.
- » Road widening segments the City and isolates sections of the community. Widening Pontiac Trail would have a strong negative impact by isolating the southernmost part of the City. The segment of the City of Orchard Lake Village south of Pontiac Trail is evidence that four and five-lane roads are divisive.
- » The widening of roads would have a detrimental environmental impact on the City and its lakes. The increased runoff from the additional impervious surfaces and wider roads would affect lake quality. Also, road widening and faster traffic would result in more of the area's abundant wildlife getting killed on the roadways.
- » Wider roads would greatly impact the natural features and residential quality of the roads and the entire community. As mentioned previously in this chapter, all of the City's major roads are residential, both in character and in the type of land use they serve. Road widening would result in destruction to the impressive tree canopy that covers portions of these roads, and would increase traffic and speeds beyond the residential scale of the community.

For these reasons, and with the community's unique character at stake, the City of Orchard Lake Village must resist any efforts at widening the City's streets, especially Pontiac Trail. The City should employ other strategies to relieve traffic congestion.

Public Transportation

The West Oakland Transportation Authority (WOTA) provides demand-response public transportation services to residents of Orchard Lake Village. This service, which began in June 2023, is available to seniors (55 years and older), adults with disabilities, veterans, and low-income families. WOTA transportation services run Monday through Friday from 6:00 a.m. to 9:00 p.m. and Saturday from 8:00 a.m. to 4:00 p.m.

Also, the Suburban Mobility Authority for Regional Transportation (SMART) is considering extending fixed route bus service (Route 851) into West Bloomfield Township, Orchard Lake Village, Keego Harbor, and Sylvan Lake, along the Orchard Lake Road corridor. SMART has identified Orchard Lake Commons in the City of Orchard Lake Village and Crosswinds Mall in West Bloomfield Township as potential Park & Ride locations. Use of public transportation is one strategy to reduce the volume of traffic and alleviate traffic congestion.

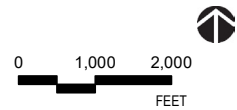


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Map 6 - Traffic Volumes & Accidents

City of Orchard Lake Village, Michigan
November 28, 2023

- | | |
|--|--|
| 24-Hour, Two-Way Traffic Counts | 2010 Traffic Accidents |
| ----- 0 - 10,000 | ○ Area of Accidents |
| ----- 10,001 - 15,000 | XX Average Number of Accidents in Area (2017 - 2022) |
| ----- 15,001 - 20,000 | --- Municipal Boundary |
| ----- 20,001 - 25,000 | |
| ----- 25,001 - 35,000 | |
| ----- 35,000 and over | |



Base Map Sources: City of Orchard Lake Village
Data Source: SEMCOG, 2017



Recommended Strategies

- » **Upgrade existing roads.** A small increase in road capacity and improvement in traffic safety can result from upgrading existing roads. Appropriate upgrading includes re-surfacing, paving shoulders, providing turn lanes and correcting geometric deficiencies (such as slope adjustments, but not the straightening of roads, which would harm roadway character). Upgrades to existing roads should be undertaken to improve efficiency and traffic flow, not to create high-speed roads through the City, as proposed by the RCOC plan for Orchard Lake Road.
- » **Improve intersections.** Improving intersections is the single most effective action to relieve congestion and improve traffic safety without wide scale disruption to the City's natural features and residential character. Intersection improvements are effective because road capacity is largely related to intersection capacity. Intersection improvements can dramatically improve traffic safety, since most accidents occur at the intersections. Improvements that are typically made at intersections include adding extra lanes to accommodate turning movements or to add stacking capacity and new signalization. A roundabout is an option that has been considered for moving traffic at the Orchard Lake Road/Pontiac Trail intersection, but is not planned for the immediate future.
- » **Improve traffic management and technology.** Beyond intersection improvements, the City should continue to work with the Road Commission to pursue methods for managing traffic and improving traffic flow, including signal synchronization, speed controls, traffic calming techniques, and intelligent transportation system alternatives, such as "smart" traffic signals, to solve road capacity and safety concerns. The roads in the City are part of a large network, so improvements within the City will improve traffic conditions on a regional scale.
- » **Seek regional solutions.** The City of Orchard Lake Village cannot solve the traffic problems on its roads by itself. A majority of the traffic on Orchard Lake Road, Pontiac Trail, and Commerce Road is generated by non-residents. Consequently, solutions to the City's traffic congestion problems require improvements to roads outside of the City. The City must work with the Road Commission and SEMCOG to improve the surrounding network of roads, so as to alleviate traffic congestion on City roads.
- » **Pursue Natural Beauty Road designations.** By obtaining Natural Beauty Road designations, the City can ensure that the special character and quality of its roads will not be destroyed, and that the roads will not be threatened by widening or severe alterations.
- » **Coordinate land use with road capacity.** Although large vacant parcels are not readily available in the City for new residential development, the possibility of lot consolidation and redevelopment exists. Such redevelopment proposals must be carefully analyzed to determine their impact on the already congested road system. According to the Institute of Transportation Engineers Trip Generation handbook, 7th Edition, single family detached housing generates an average of 9.57 trips/day on a weekday. Residential condominiums and townhouses (ownership units) generate an average of 5.86 trips/day. Such information should be used to analyze and select alternatives that minimize impact on traffic.
- » **Continue a City-wide Roads Committee.** To better monitor conditions and change, to identify improvements, and to lobby for transportation improvements at the county, region, and state level, it is recommended that the City continue the "Roads Committee." This Committee should remain actively involved with SEMCOG and the Road Commission for Oakland County to pursue the City's objectives.

Chapter 8

Community Facilities

City of Orchard Lake Village residents rely on several public and private entities, including the City government, to provide for their community, educational, and recreational facilities, and public services. The community facilities, considered public and quasi-public land uses, comprise approximately 416 acres within the City—approximately 16 percent of the City of Orchard Lake Village’s total area. The purpose of this chapter is to identify public service needs that have an impact on land use. This analysis is not intended to address the full scope or delivery of such services.



DPW Building

Public Services

City Administration and Services

The City government provides a number of essential services including administration and maintenance of City-owned property, roads, and the Orchard Lake Nature Sanctuary. The City, including the Department of Public Works (DPW), employs 13 full-time employees. The City contracts with private companies for trash pick-up and disposal. City Hall and the DPW building are located on the east side of Orchard Lake Road just south of Long Lake Road intersection, at the east end of the City. The DPW building houses all of the DPW equipment including all trucks and equipment. All city vehicle maintenance is performed in this building as well. The old DPW building located close to the intersection area was recently demolished.

Police Services

The City operates its own Police Department, which provides police protection and services within the City boundaries. The department is located in City Hall and is staffed by 10 full-time police officers.

Fire Protection

In 1968, Orchard Lake joined with Keego Harbor and Sylvan Lake to create the volunteer Tri-City Department. In 2003, the Tri-City Fire Board contracted the West Bloomfield Fire Department to operate the Tri-City station and provide full-time fire and emergency medical services to the three cities.

The Tri-City Fire Commission, funded by the City of Orchard Lake Village, the City of Keego Harbor, and the City of Sylvan Lake, provides services for fire protection within those communities. The Tri-City Fire Commission is managed by the Tri-City Fire Board, which consists of two appointed representatives from each community.

The West Bloomfield Fire Department is staffed with professional, full-time paramedics and fire personnel. The Tri-City station, along with the other West Bloomfield fire stations, is part of an expanded immediate response group, the Oak-Way mutual aid organization.

Library

The City of Orchard Lake Village does not have its own library, but contracts with and contributes to the West Bloomfield Township library system so that residents can use the nearby West Bloomfield facilities. City residents contribute 0.3 mill in tax revenues to the West Bloomfield library system.

Two branches are located near the City of Orchard Lake Village: on Walnut Lake Road, south of the City and on Commerce Road, west of the City. These branches provide convenient library access for the City of Orchard Lake Village residents.

Utilities

Consumers Power Company supplies natural gas for home heating and cooking. Detroit Edison is the sole electricity provider, and AT&T provides basic telephone service. Cable television service is available in the City, with oversight by the Greater West Bloomfield Cable Communications Commission.

The Oakland County Water Resource Commissioner's office operates, maintains, and administers the City's sanitary sewer and public water system. The water, which is purchased from West Bloomfield Township, is obtained from the Detroit water system.

Education

Most of the City of Orchard Lake Village is within the West Bloomfield School District. The southwest corner of the City extends into the Walled Lake Consolidated School District. The residential areas of the City near West Long Lake Road are in the Bloomfield Hills School District.

The only public school building located in the City is Roosevelt Elementary School, which is a West Bloomfield school located at the northwest corner of the Orchard Lake Road/Commerce Road intersection. The West Bloomfield Schools Transportation Center, where school busses are stored and maintained, is located north of Roosevelt Elementary School. The school system also owns Apple Island (Marjorie Ward Strong Nature Sanctuary).

Private schools located in the City are St. Mary's Preparatory High School and Our Lady of Refuge School.

Recreation

The major public recreational facility is the Orchard Lake Nature Sanctuary, which is owned by the City and provides passive recreational opportunities for residents and visitors. The City does not have a parks and recreation department, but the sanctuary is managed by the Orchard Lake Nature Sanctuary Committee, and is maintained by the Department of Public Works. The Committee has eight members who are appointed by the City Council. Members often includes individuals who are not City residents, but who have made significant contributions or have significant interest in the sanctuary and the preservation of natural areas.

The Orchard Lake Nature Sanctuary includes trails and a pavilion, and is ideal for hiking, nature walks and cross-country skiing.

The lakes provide abundant recreational opportunities for water enthusiasts. Many City of Orchard Lake Village residents live on the shores of Orchard, Upper Straits, or Cass Lake, or have access to the lakes, and maintain boats. The Michigan Department of Natural Resources (MDNR) provides a public boat launch facility at the southeast shore of Orchard Lake, on Orchard Lake Road.

Contributing to the recreational opportunities and open space of the community are three private facilities: the Orchard Lake Country Club, and the Pontiac Yacht Club. The Country Club, a private facility, provides golfing, swimming, sailing, and tennis facilities for members. The Orchard Lake Schools' grounds are used by residents for casual play and walking. Orchard Lake St. Mary's offers ice skating.

Orchard Lake City Hall Site



Level of Services

The level and quality of public services in the City of Orchard Lake Village are considered high, and there are no major issues relating to the delivery of services to residents. The City and other service providers, however, must stay abreast of changing technologies and methods that can improve public service delivery or quality and possibly reduce costs.

In the coming years, American cities will likely see the provision of electricity, local telephone, and cable television opening up to competition among several providers. Local communities may not have significant regulatory authority in this emerging marketplace but should cautiously exercise all governing authority that is provided to maintain service quality, avoid facility conflicts, and obtain franchising fees.

Concerning community facilities and services in the City of Orchard Lake Village, the major issues relate to the physical facility sites within the community. With minimal land available in the City of Orchard Lake Village, the public and quasi-public sites are under redevelopment pressure as potential locations for residential and commercial development. The remainder of this chapter examines future use and development of the major community facilities located in the City.

The City Hall Site

The City Hall site currently contains City Hall, the Department of Public Works building, and the Police Department. The site slopes down to Orchard Lake Road, and continues down to the lakeshore of Orchard Lake, offering a view of the lake from City Hall.

The West Bloomfield Trail, a popular pedestrian recreational trail, bounds the site on the east. The trail runs 6.8 miles from a trailhead located on Haggerty Road, south of Walnut Lake Road, to Sylvan Manor Park, north of the City; it connects with the Clinton River Trail, which offers another 16 miles of trail use northeasterly from the West Bloomfield Trail for those seeking recreation opportunities. The trail serves as the City's boundary for more than a mile at the southeast edge.

In 2023, the renovation of the City Hall with Police Department and the construction of new DPW building with garages was completed. The new facility greatly improves the aesthetic appearance of the site and its functionality. The site has attractive landscaping and the location of the DPW garages to the east side of the site, places it away from the previous prominent frontage on Orchard Lake Road. The old DPW building has been demolished, and the site with the museum and the former DPW building has been split off from the City Hall site to create a potential redevelopment site for the future.

The City of Orchard Lake Village does not require additional land to be set aside or identified for municipal functions, but the entire City Hall site should be retained for the long term as "public" land use.



Orchard Lake Nature Sanctuary

The City of Orchard Lake Village has no plans for alterations to the nature sanctuary. Use and development of the sanctuary are guided by the Nature Sanctuary Development Plan. The facility is well-maintained by the Department of Public Works and does not require any significant improvements or changes. As mentioned previously in this Master Plan, it is a beautiful and extremely valuable amenity for the residents of the City of Orchard Lake Village and the surrounding area. The City and its residents recognize the significance of the property, so long-term preservation as a nature sanctuary is the City's goal.

Roosevelt Elementary School and School District Transportation Center Site

The City is not aware of any plans for changes to Roosevelt Elementary School, and there is no need to identify land for additional school facilities within the City of Orchard Lake Village. The school bus garage would benefit from evergreen screening in an effort to upgrade its appearance on Orchard Lake Road.

Apple Island

West Bloomfield Schools officials have no plans for changes to Apple Island (Marjorie Ward Strong Woodland Sanctuary). It will be preserved in its current habitat according to the Assistant Superintendent for Business for West Bloomfield Schools. Deed restrictions prohibit development of the island and restrict its use to a "woodland nature sanctuary."

The island was deeded to the school system by the Ward family, and will revert to City ownership for continued preservation should the school system decide to give up ownership.

The school system has pontoon boats that are used to transport students to the island in the spring and fall for nature field trips. The island has a dock, which is maintained by West Bloomfield Schools. Community and charitable organizations, such as the Boy Scouts, periodically clean up the island.



St. Mary's Campus

The Orchard Lake Schools, a Catholic-affiliated facility located between Orchard Lake Road and Commerce Road at the northeast corner of the City, includes St. Mary's Preparatory School, Polish Mission and John Paul II Liturgical Center.

The Orchard Lake Schools' grounds are an important open space for the City. With the exception of the football fields and varsity baseball field, the grounds are open and accessible to residents for walking and casual play.

Orchard Lake Country Club

The prestigious Orchard Lake Country Club is one of the largest open parcels of land that is also subjected to development pressure. The northern portion of the country club property, along golf holes number 13, 14, and 15, has been considered as one of the few areas in the City of Orchard Lake Village remaining for development. The country club, however, intends to retain the property for the "long term," according to the Club's former general manager, who called the area an aesthetic buffer for the golf course.

The City's goal should be to protect the entire Country Club facility as a recreational, natural, and open space amenity for the City. If portions of the Country Club ever become available for development, large-lot single family residential land use, consistent with adjacent areas, should be the City's land use goal.





MDNR Boat Launch

The MDNR Boat Launch

The Michigan Department of Natural Resources (MDNR) owns and maintains a public boat launch facility on the southeastern shore of Orchard Lake, on Orchard Lake Road. The MDNR classifies the boat launch as “a hard-surfaced ramp with sufficient water depth and lake size to accommodate most trailerable boats.” The facility includes a toilet facility and 62 paved trailer-sized parking spaces. The site is operated by the Parks and Recreation Division of MDNR, and is open from 5 a.m. to 11 p.m. daily. Swimming, wading, and bathing is prohibited at the site, and a fee is charged for launching boats. The site was substantially upgraded in 2012, resulting in improvements to parking and circulation. In 2017, the City and the Michigan Department of Natural Resources—Parks and Recreation Division executed a Memorandum of Understanding (MOU) to establish responsibilities for securing the boating access site. According to the MOU, the Police Department will take responsibility for securing the gates to the site during the hours it is posted closed to the public.

In general, the site is well-maintained and a pleasant open space on the lake. For travelers moving north on Orchard Lake Road through the community, the boat launch provides the first glimpse of Orchard Lake. The City should work with MDNR to improve the appearance of the fence and landscaping along the front of the site. The site should be included in corridor landscaping plans, as recommended in the Commercial Development chapter.

DTE Energy Site

DTE Energy, the electric company serving the City of Orchard Lake Village and the Detroit metropolitan area, owns a 12-acre wooded tract of land between Pontiac Trail and the West Bloomfield Trail, just west of Orchard Lake Road. The vacant parcel has been eyed as a potential site for residential and commercial development.

DTE Energy, however, intends to retain the site for an electric station or substation. A company representative said DTE Energy foresees significant growth in the City of Orchard Lake Village area for a number of years and will require the site for future power facilities.

The site is not likely to become available for development, but if all or a portion of the site becomes available, the preferred use is residential. The site does include some wetland areas, and any future development must be sensitive to the existing natural conditions.

Community Facility Strategies

The City of Orchard Lake Village is well-served by its community facilities, both public and private. These facilities provide high quality services and amenities for the community, including recreational and cultural activities, large areas of open space, and preservation of the natural environment. Every effort must be made to retain these facilities since they advance the quality of life and contribute to the character and appeal of the community. Fortunately, all of the agencies operating community facilities in the City of Orchard Lake Village currently intend to preserve and maintain, and in some cases expand upon, their current facilities.

The City should consider the following strategies in relation to community facilities:

- » **Foster and maintain strong working relationships with public service providers and operators of community facilities.** The City can better achieve its long-range goals and objectives through cooperation with the public and quasi-public entities. By maintaining good relationships with the organizations, the City will be better able to monitor and direct any future development on community facilities sites.
- » **Involve community facilities in overall aesthetic or design plans.** Aesthetics are an issue at several of the sites within the City of Orchard Lake Village. As the City prepares corridor or landscaping plans, community facilities and the operators of these facilities should be involved. If the community decides upon a motif or central design theme, the community facilities should be a part of the motif. In the short term, the City should work with the MDNR to bring about aesthetic improvements at the boat launch.
- » **Develop a consensus plan and implementation approach for the City Hall site.** The City should develop the site as a strong and attractive focal point for the community and its namesake, Orchard Lake, and provide a variety of community activities and services on the site.
- » **Continually monitor and evaluate the quality of public services to residents.** The City must continually evaluate the quality of its services to residents, and provide the budgetary and organizational flexibility to make improvements or changes as required.

Chapter 9

Planned Land Use

The City of Orchard Lake Village is a small community of incomparable natural beauty, accentuated by pristine lakes, woodlands, wetlands and other natural features.

Within this setting, a unique, upscale, small, predominantly residential community has been created, fostering among residents a profound sensitivity to the City's natural features and rich history, which is supported chiefly by its residential economic base.

The City strives to sustain this thriving community and outstanding quality of life for all residents far into the future.

The above vision statement captures the essence of the City of Orchard Lake Village. The City is defined by its lakes, woodlands, and other natural features, and by its appealing residential neighborhoods nestled within this rich natural environment.

Throughout the many years of settlement and development, residents of the area have recognized the importance of the natural environment and have taken steps to protect

it. These steps have included zoning regulations to prevent overcrowding and encroachment onto the lake front, acquisition of the Orchard Lake Nature Sanctuary, and installation of water and sanitary sewer utilities.

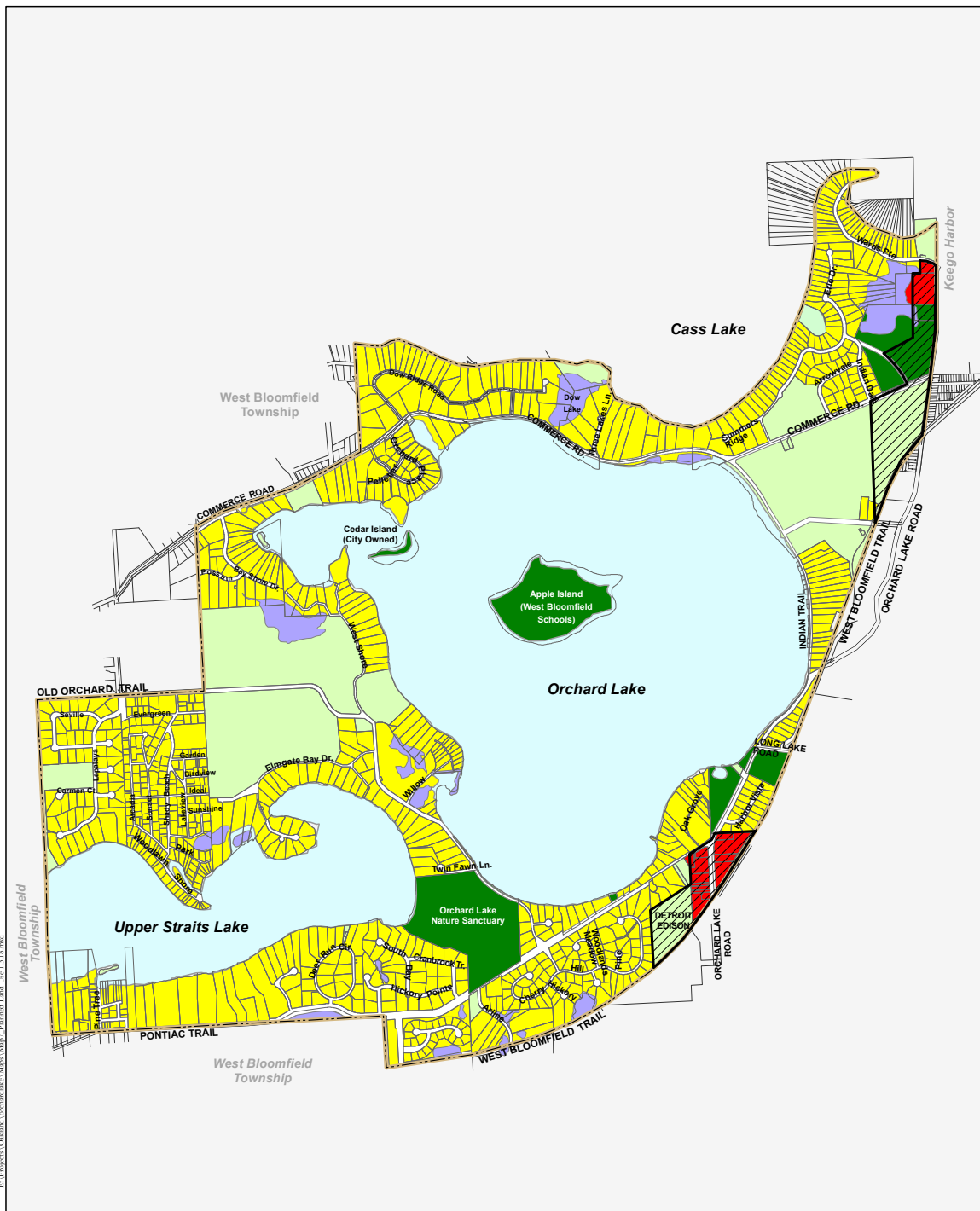
This Land Use Plan reinforces the City's traditional emphasis on maintaining the quality of its natural environment and residential neighborhoods. Previous chapters have documented the fragility of the natural environment and the risks of surface water contamination, woodland and wildlife loss, and other dangers to the natural environment and resources. The Plan has further documented the ongoing residential construction, which has resulted in larger, higher quality, upscale housing, while raising concerns about the proper scale of housing and compatibility between adjoining homes.

Out of this analysis have come goals, objectives, and strategies "to sustain this thriving community and outstanding quality of life for all residents far into the future."



Land Use Map

The designation of appropriate land uses is one of the most important planning strategies to result from the master planning effort. Map 7 illustrates Planned Land Use, which builds on the existing pattern of development. Accordingly, the predominant land uses are single family residential (986 acres, 69% of the land area), which includes most of the land previously shown as vacant on the existing land use map, and Orchard and Upper Straits Lakes (1,116 acres, 43% of the total area of the City).



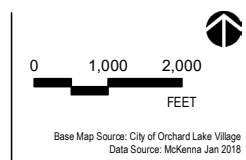
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Map 7 - Planned Land Use

City of Orchard Lake Village, Michigan
 July 10, 2018

PLANNED LAND USE CATEGORIES

- Single Family
- Commercial and Office
- Public
- Quasi-Public
- Water and Wetlands (not including Cass Lake, Orchard Lake, Upper Straits Lake)
- Areas Eligible for Planned Development Zoning
- Municipal Boundary



Single Family Residential

The Single Family Residential classification provides residents with a wide variety of housing and neighborhoods, as noted in the Land Use Analysis chapter. Single Family Residential encompasses four zoning classifications, corresponding to minimum lot sizes ranging from 15,000 sq. ft. to 60,000 sq. ft. Within the relatively small land area available for residential development in the City of Orchard Lake Village, it would be difficult to provide for a greater range of housing, yet still achieve compatibility between adjoining density classifications.

The needs of one residential market segment are not currently being met – the empty-nester households in search of smaller housing units. Existing Orchard Lake residents in search of such housing must often leave the City. Proposals for higher density empty-nester housing on the remaining vacant land are worthy of serious consideration.

Although most remaining vacant land is designated Single Family Residential on the Planned Land Use Map, such a designation does not condone or imply development of wetlands or other natural habitat. The features of each remaining vacant parcel must first be thoroughly inventoried by appropriate experts to determine that residential development can actually occur. Also, small parcels of land south of Commerce Road, adjacent to Orchard Lake, are designated Single Family Residential to signify their potential use for lake access in conjunction with larger developable single family parcels. The small parcels south of Commerce Road cannot be developed with structures in a manner that is consistent with the City’s planning and environmental protection goals.

Large lot single family residential development is consistent with the City’s goals to protect the lakes, wetlands, woodlands, and other natural features. In the interest of protecting water quality, a key management tool is minimizing the amount of storm water runoff, which is a primary source of pollutants in the lakes. Runoff occurs when development creates impermeable surfaces, such as buildings and driveways. Because of the density of single family use permitted in the City, impermeable surfaces have been kept to a minimum. In fact, the lower intensity of use and reduction of impermeable surfaces offered by the large-lot residential areas have provided the lakes with a natural filtration system.

Surface water quality is affected by contaminants in road run-off. Although most traffic on the City’s main thoroughfares is generated by commuters traveling through the City, the existing and planned single family development pattern minimizes trips generated within the City. Although the net effect may be small, all efforts to reduce travel on roads that edge the lakes help to reduce harmful storm water run-off into the lakes.

A major challenge facing the City is to permit continued residential development and redevelopment, but in a manner that protects existing residents’ views of the lake, protects the natural beauty of the lakefront, discourages development that is out-of-scale with the surroundings, and minimizes impermeable surfaces. To achieve these objectives, it will be necessary for the Planning Commission and City Council to continue to monitor the impacts of lot consolidation and division, and residential construction, and to make necessary adjustments to the zoning ordinance, land division and consolidation regulations, and other development codes.

Table 13. Planned Land Use

LAND USE CLASSIFICATION	TOTAL ACREAGE	PERCENT OF TOTAL ACREAGE	TOTAL LAND AREA*
Single Family	986 acres	38%	69%
Commercial	26 acres	1%	2%
Public	130 acres	5%	9%
Quasi-Public	286 acres	11%	20%
Orchard & Upper Straits Lakes	1,116 acres	43%	--
Other Lakes, Ponds & Wetlands	52 acres	2%	--
Totals	2,596 acres	100%	100%

* Total Land Area does not include lakes, ponds, and wetlands. Source: McKenna

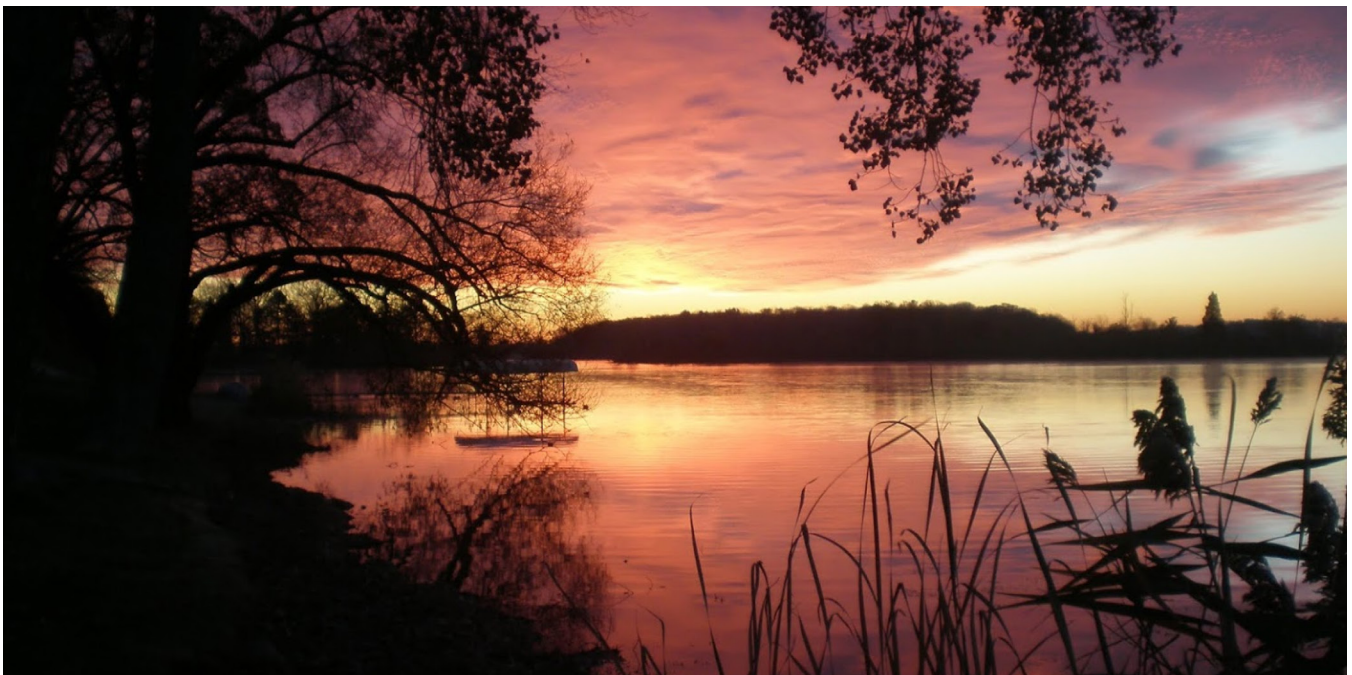
Commercial and Office

The Planned Land Use Map retains the two existing Commercial and Office districts along Orchard Lake Road, but proposes no increase in the amount of land dedicated to commercial and office uses.

Public use

Public land uses include the City Hall Site, the Orchard Lake Nature Sanctuary, the MDNR Boat Launch, Roosevelt Elementary School and the West Bloomfield Schools Transportation Center, the Tri-City Fire Department, and Apple and Cedar Islands. Most of these uses are expected to continue in existence for the next several decades, but the Planning Commission has considered appropriate uses for various parcels, in the event that the current use ceases:

- » **West Bloomfield Schools Property.** In the event that Roosevelt Elementary School ever closes or that the School Transportation Center moves, a non-residential use of the easterly 300 feet (approximately) of the property, fronting on Orchard Lake Road, would be appropriate. Either commercial or office development would be compatible with adjoining uses along Orchard Lake Road. Office use would be more appropriate from a land use perspective, providing a transition between the traffic and more intensive uses along the corridor, and the residential and quasi-public uses to the south and west. Residential development would be most appropriate on the westerly side of the school property, if it ever becomes available for redevelopment.
- » **Apple Island.** The West Bloomfield Schools plan to continue using Apple Island as a nature sanctuary as intended by the Ward family, who deeded it to the School District. Deed restrictions prohibit development of the island. If the School District ever decides to give up ownership, it will revert to the City. Every effort must be made to continue to preserve the island in its natural state, as intended by the Ward family.
- » **City Hall Site.** As noted in the Community Facilities chapter, the Planning Commission supports continued ownership of the entire site by the City for municipal and civic uses. The site was updated in 2023 with improvements to existing City Hall, expansion of the Police Department and construction of a new Department of Public Works (DPW) facility. The site is well laid out and attractively landscaped. The City has demolished the old DPW building and created a new parcel by splitting off the City Hall site from the land located at the corner of Orchard Lake Road and Long Lake Road intersection.





Quasi-Public Use

Quasi-public uses include the Orchard Lake Country Club, the Orchard Lake Schools, Our Lady of Refuge Church and School, Orchard Lake Community Church-Presbyterian, Pontiac Yacht Club, the Detroit Edison site west of Orchard Lake Road and south of Pontiac Trail, and subdivision parks and open spaces.

Although there are no known plans to change ownership or use of any of these facilities within the 5- to 10-year time period covered by this plan, proposals to develop underutilized land always are a possibility. Generally, single family development would be the most appropriate land use, in consideration of the environment and predominantly single family land use of surrounding properties.

However, certain of these properties, such as the east side of the Orchard Lake Schools site, may be able to accommodate new uses for which there may eventually be a demonstrated need. The Planned Development option in the Zoning Ordinance is the most appropriate regulatory tool to permit such development.

Implementation of the Plan

Zoning and Other Regulations

Zoning is the most useful tool for implementing the Master Plan. The City has used zoning quite effectively in the past to protect woods and open spaces, maintain residents' views of the lakes, and allow new development at a scale that is compatible with existing housing.

A City is an entity in constant change, however, so continued vigilance will be required to achieve planning goals in the future. It will be important to continue and perhaps strengthen the thorough review process for all types of development. The review process delays the start of construction in some cases, but such delays are justified in a community like the City of Orchard Lake Village where every parcel is an integral part of the puzzle, and where structures are designed and built to last for several decades.

It is important to recognize the changes in residents' needs and aspirations. Different types of homes are being built today than were built ten years ago. Zoning and development codes have been revised and fine-tuned in response. Revisions and fine tuning of the zoning ordinance and other ordinances will be necessary to respond to changing needs and circumstances.

Planned Development

Planned Development (PD) is a special optional regulatory tool that can be effectively used to achieve some of the land use objectives set forth in this Plan. For example, Planned Development provides the regulatory flexibility that would be needed to undertake comprehensive redevelopment of the City's commercial districts.

Planned Development also provides the regulatory means by which future needs of residents can be met. There is a small amount of developable land remaining in the City to accommodate new uses for which there may eventually be a demonstrated need. It is not practicable to create separate zoning districts and/or regulations for every possible use or to prematurely identify possible locations for various uses. Planned Development provides a feasible regulatory approach to accommodate such uses, provided that all of the conditions and standards in the zoning ordinance are met so that adjoining existing and new uses relate to each other in a compatible manner, without adverse impact of one use on another. Examples of uses that might be permitted in a Planned Development include attached townhouses, attached and detached single family

cluster developments, a mixture of uses, and housing for elderly residents. Planned Development requires simultaneous approval of a site plan and rezoning of land to PD. Tying rezoning to a site plan is particularly useful in a community like the City of Orchard Lake Village that is largely built out. The site plan assures that the rezoning will result in development that is compatible with existing land use.

Planned Development should be selectively used to facilitate exceptional development. It should not be misused to permit ordinary development that should be reviewed under conventional zoning, nor should it be used to permit development that does not satisfy the goals and objectives of this Master Plan.

Maintaining Water Quality

The lakes and other surface waters are the backdrop on the canvas upon which the picture of the City of Orchard Lake Village is painted. It would be difficult to overstate how important water quality is to the quality of life and image of the City. This Plan has documented some of the known threats to water quality: non-native plants and animals; contaminated storm water runoff from the roads; excessive land cover, which causes higher rates of storm water runoff and diminishes the natural filtering capacity of wetlands and waterfront lands; excessive use of pesticides and herbicides; and certain types of motor sports activity on the lakes.

Preservation and enhancement of the natural environment mandates serious efforts to protect water quality. Such efforts shall be coordinated with other communities and agencies that share the shorelines of the lakes or that have regulatory authority over the lakes. Lake activity and water quality should be measured and monitored on a regular schedule (e.g., annually or semi-annually) to track changes in water quality from year-to-year and to assure quick response to detected degradation.

Such efforts may reveal the need for regulatory control of activity on or near the lakes. The Planning Commission noted the need to "form regulatory consensus" among the several communities and governmental agencies involved with the lakes.

Business District Improvements

The consensus of the business and property owners and City officials should be sought on a revitalization plan. Such a plan should establish minimum standard of design for buildings and signs, seek consolidation of driveways and coordination of parking between sites, and include recommendations to improve the right-of-way with street trees, streetlights, and sidewalks. Article 17 of the Zoning Ordinance contains design guidelines which have been enacted to achieve consistent appearances of commercial properties along the Orchard Lake Corridor within the City of Orchard Lake.

Transportation Improvements

Transportation is one of many issues that cannot be effectively dealt with by the City acting alone. Moving traffic in, through and around the City is a matter of regional concern that requires working with decision-makers at the Road Commission and SEMCOG. Cooperation with these agencies is necessary to plan and fund road improvements, and to extinguish proposals that would make unwanted “improvements” to roads in the City.

In terms of actual road improvements, this Plan emphasizes upgrading of existing roads by resurfacing, paving shoulders, and providing passing and turn lanes, improving intersections, and improving traffic management using new technology. Pursuit of the Natural Beauty Road designation is recommended to avoid future road construction that would threaten loss of the tree canopy and other natural features. Of secondary importance, this Plan notes benefits to be had by safely accommodating bicycling and walking.

In 2022 Oakland County passed a regional transit plan providing three distinct types of services – paratransit for seniors and people with disabilities; microtransit for on-demand rides within certain zones; and fixed bus routes. Many of the City’s major roadways and secondary connectors are part of the network of new service routes. This may be beneficial to seniors in the community looking to travel short distances without having to drive.

Community Facilities Strategies

The City of Orchard Lake Village residents benefit from high quality community facilities and services. Many such facilities and services, such as the library, post office and schools, are provided by agencies other than City government. Consequently, to be certain that the quality of facilities and services is sustained, it is necessary for the City to foster and maintain strong working relationships with public service providers and operators of community facilities.

The City must work diligently to establish and apply high standards of design for community facilities. Aesthetic improvements should be sought by the West Bloomfield School District and the MDNR to upgrade the appearance of the school bus facility and the public boat launch.

The City has effectively used surveys to gauge residents’ opinions on various matters. Such surveys are recommended to monitor and evaluate the quality of public services offered to residents. In a community that is defined by its appealing residential neighborhoods, maintaining a high level of public services is of paramount importance.

Seek Quality Professional Services

Often a community’s ability to achieve its planning goals and objectives depends on having the right people in place to help implement the plans. Accordingly, the City should seek the best professional planning, engineering and legal services.

Zoning Plan

***“The State of Michigan Planning Enabling Act, Public Act 33 of 2008, requires that a local unit of government, having adopted a zoning ordinance, prepare a zoning plan for various zoning districts controlling height, area, bulk, location, and use of buildings and premises. The zoning plan includes an explanation of how the land use categories on the Planned Land Use map relate to the districts on the zoning map.*”**

Below is Orchard Lake’s Zoning Plan, which describes the relationship between the city’s Planned Land Use categories and their corresponding zoning districts. The zoning plan shows the zoning districts that would most appropriately implement the vision of the Planned Land Use Map.”

Table 14. Zoning Plan

PLANNED LAND USE CLASSIFICATION	CORRESPONDING ZONING CLASSIFICATION	MINIMUM LOT SIZE (SQ. FT.)
Single Family Residential	Zone 1 – Single Family Residential	15,000 sq. ft
	Zone 2 – Single Family Residential/Community Facility Zone	20,000 sq. ft.
	Zone 3 – Single Family Residential/Community Facility Zone	40,000 sq. ft
	Zone 4 – Single Family Residential/Community Facility Zone	60,000 sq. ft.
Commercial and Office	Zone 5- Professional Office	None Specified
	Zone 6 – Local Business	None Specified
Public	Zone 2 – Single Family Residential/Community Facility Zone	None Specified
	Zone 3 – Single Family Residential/Community Facility Zone	
	Zone 4 - Single Family Residential/Community Facility Zone	
	Zone 5 – Professional Office	
Quasi-Public	Zone 3 – Single Family Residential/Community Facility Zone	None Specified
	Zone 4 – Single Family Residential/Community Facility Zone	



235 East Main Street
Suite 105
Northville, MI 48167
mcka.com

John Jackson, AICP, NCIPresident
Vidya KrishnanSenior Principal Planner
Brian Keesey, AICP GIS/Mapping
Carrie LeitnerArt Director

