



A2 EXISTING LAND USE

One of the most important factors that influence the future direction of a community is its existing conditions, particularly the extent and pattern of land uses. The existing land use in White Lake Township was inventoried and analyzed in order to provide a background for determining the direction that both current and long-term planning decisions should take. The existing land use data was compiled by Oakland County and verified through aerial photo analysis and some on-site observations. Following the Existing Land Use Map (Map A2-1) and a description of the various land use categories, an analysis of the type, location and intensity of the different forms of development was completed. The map and report will serve as a valuable resource during the development of the Master Plan.

LAND USE CLASSIFICATIONS

The following is a description of the various land use classifications used in the existing land use survey.

Agriculture. This category includes land that is unused or idle, as well as all land used for crops and permanent pasture land.

Single-Family Residential. Single-family residential uses include individual homes within a platted subdivision or a condominium development, including accessory structures and yards.

Multiple-Family Residential. Apartments, townhomes, two-family, duplex, and single-family attached homes are included in this category.

Mobile Home Park. Planned mobile home parks and manufactured housing communities, including related accessory buildings.

Commercial/ Office. Land areas where retail sales and service establishments are located, in addition to professional and business offices.

Industrial. The industrial category comprises uses with or without buildings where materials are processed, fabricated, assembled, or manufactured; or where equipment, materials, or wastes are stored out-of-doors.

Public/Quasi-Public. Public uses include public schools, libraries, cemeteries, and government buildings. Quasi-public uses include churches, private schools, private lodges or clubs, and meeting halls.

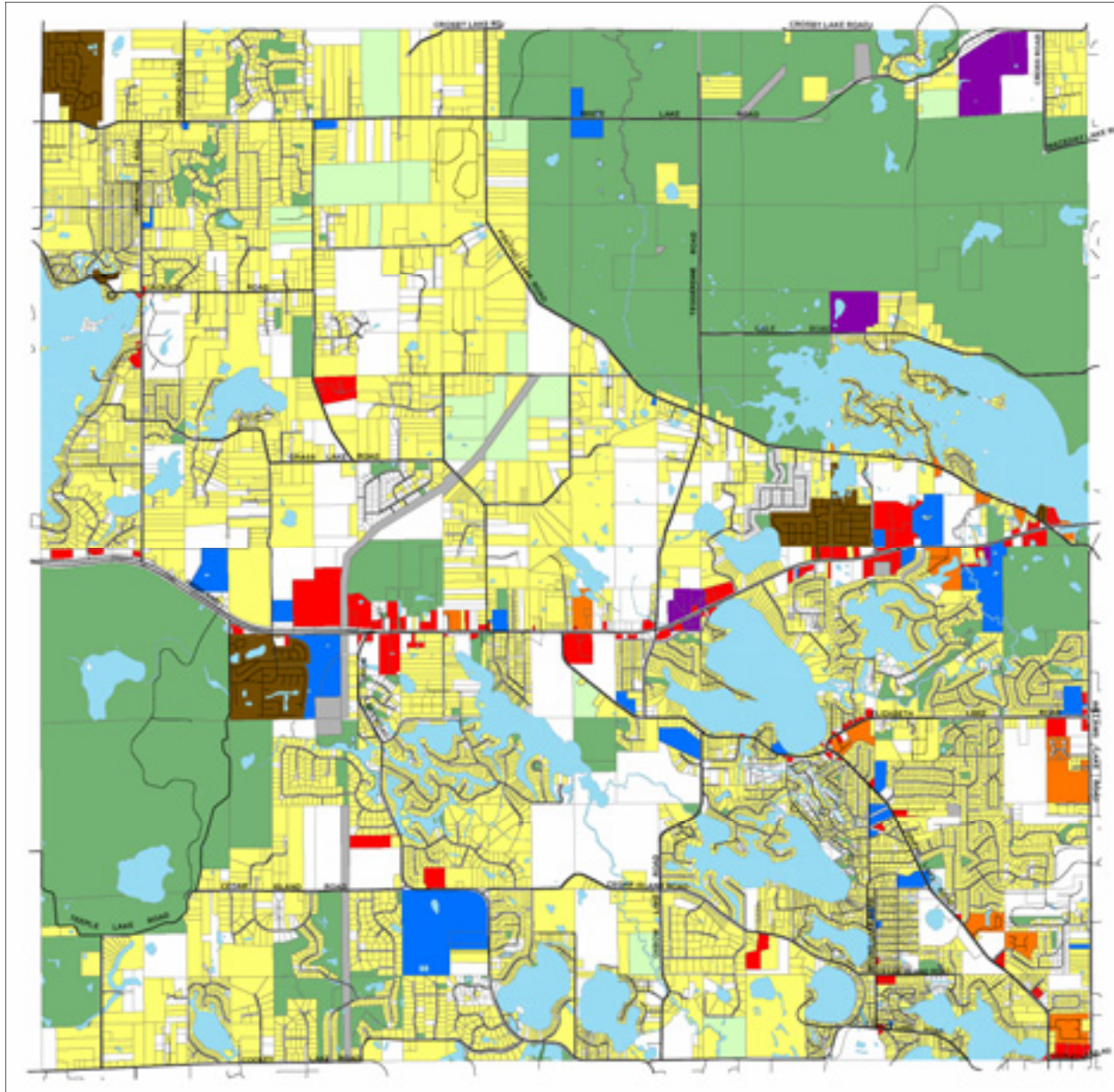
Recreation/Open Space. Recreation and open space uses encompass both public parks and private recreation facilities, including ski areas and golf courses.

Right-of-Way. The right-of-way category comprises the road network in its entirety, include public roads maintained by the Road Commission for Oakland County and private road easements maintained by homeowner or condominium associations.

Utilities. This classification includes well sites, compressor stations, electric transmission line corridors, substations, gas lines, and natural gas refineries, among other utility uses.

Water. The water category includes the 26 named lakes within the Township and rivers.

Vacant. Undeveloped land that is not categorized as farmland, per the assessing records.



-  AGRICULTURAL
-  SINGLE FAMILY RESIDENTIAL
-  MULTIPLE FAMILY RESIDENTIAL
-  MOBILE HOME PARK
-  COMMERCIAL/OFFICE
-  INDUSTRIAL
-  PUBLIC/QUASI-PUBLIC
-  RECREATION/OPEN SPACE
-  TRANSPORTATION, UTILITY, & COMMUNICATION
-  VACANT
-  WATER

Map A2-1
Existing Land Use

White Lake Township
Oakland County, MI



LAND USE ANALYSIS

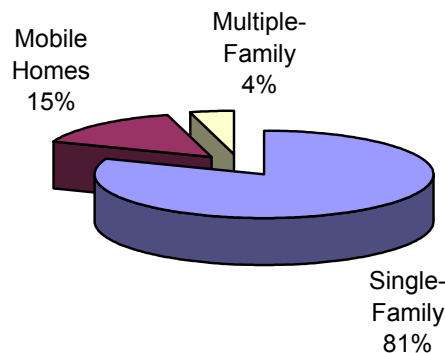
Table A2-1 below provides an analysis of the various land use types within White Lake Township. The table summarizes the number of parcels, acreage and percentage of overall land area dedicated to each use, as of 2004. Figure A2-1 provides a breakdown of the number of housing units by type (single-family, multiple-family, mobile home), based on 2000 U.S. Census data.

Table A2-1
Land Use Inventory, 2004

Land Use Category	Parcel Count	Number of Acres	Percentage of Land Area
Vacant	2,442	3,420	14.40%
Agriculture	19	504	2.10%
Single Family Residential	8,977	8,166	34.40%
Multiple-Family Residential	42	159	0.70%
Mobile Home Park	11	343	1.40%
Commercial/Office	149	373	1.60%
Industrial	19	157	0.70%
Public/ Quasi-Public	38	386	1.60%
Recreation/ Open Space	306	5,903	24.90%
Right-of-Way and Road Easements	N/A	1,539	6.50%
Utilities	27	180	0.80%
Water	N/A	2,586	10.90%
TOTAL		23,716	

The following paragraphs describe the land use patterns found throughout the Township, and the significant land use changes that have occurred since the adoption of the previous White Lake Master Plan in 1999.

Figure A2-
Vacant and Residential Land Inventory Comparison, 1998 and 2004



Vacant. Approximately 14% of the Township's land area is vacant, which includes over 2,400 parcels. The majority of these parcels are located within the western portion of the Township, particularly in the northwest quadrant, where there are lower densities of development and sewer and water service is not provided. These vacant areas may experience a significant pressure for new development, and provide White Lake with the opportunity to consider their land use policy options in order to direct the type and location of development to meet the Township's goals.

Agriculture. There are less than 20 parcels within the Agricultural category, and it is expected that this number will continue to decrease as development continues within the Township. The majority of these parcels are located in the northwest quadrant of the Township, however very little land is currently under full-time farming operations. Many of these agricultural parcels may be used for pasture, particularly for horse owners; part-time or "gentleman" farming operations, or fallow fields.

Residential. Residential development is the most significant land use in the Township, with approximately one-third of the land (34.4%) developed with single-family, multiple-family, and mobile home park uses. The southeast quadrant of the Township has the highest concentration of residential development, and has received all of the new multiple-family development. Examples of new multiple-family developments that are under construction or have recently been completed are Elizabeth Trace, Whetherstone, Williams Lake Crossing, and Reserve at Tull Lake. The growth of residential uses in this area, particularly during the 1990s, is due primarily to the advent of sanitary sewers and the extension of water lines, along with favorable economic conditions for development. Additional acreage has been developed for mobile home parks, primarily due to the elimination of private sewage systems and redevelopment to accommodate more units. There are five mobile home parks in the Township, including Pontiac Lake Mobile Home Park on Pontiac Lake Road near the junction of M-59; White Lake Mobile Home Park and Chateau Cranberry on Fisk Road; Cedar Brook Estates on the south side of M-59, west of Bogie Lake Road; and Meadow Lake Estates at White Lake and Eagle Roads. Figure A2-1 provides a breakdown of the percentage of residential units devoted to each of the three residential types. As the pie chart indicates, there is a growing variety of residential choices within White Lake Township.

Commercial / Office. The majority of the commercial and office land uses are concentrated along the M-59 corridor. The extension of water lines and the construction of sewers since the adoption of the 1999 Master Plan has allowed for the construction of large-scale commercial developments such as White Lake Marketplace, Meijer, and Lowe's, which would serve the community-wide needs of White Lake residents. There has not been a significant change in office development within the Township, which is primarily limited to small professional and medical offices.

Industrial. There has not been a significant change to the industrial uses within White Lake since 1999. With the exception of Mack Industries on White Lake Road (manufacturer of precast concrete structures) and Gale Sand and Gravel on Gale Road, the remaining industrial uses are concentrated along M-59 near Teggerdine Road. Some of these existing industrial buildings along M-59 have undergone renovations to update the structure and make it usable by smaller, less intensive uses.

Public & Quasi-Public. Public and quasi-public uses are located throughout the Township, and they have changed very little since the previous Master Plan. Public uses consist of the Huron Valley Educational Complex on Bogie Lake Road (Lakewood Elementary, White Lake Middle School, and Lakeland High School); Brooks Elementary on Hill; Oxbow Elementary on Oxbow Lake Road; Dublin Elementary on

Sandyside Street, and Douglass Houghton Elementary on Elizabeth Lake Road. The White Lake Township municipal buildings, including the Town Hall, Police Department, Fire Hall #1, and Library are located on Highland Road. Fire Hall #2 is located in the southeast quadrant of the Township on Round Lake Road and Fire Hall #3 is located in the northwest quadrant of the Township on Ormond Road. Quasi-public uses include the Fisk Farm on Fisk Road at M-59, Dublin Center on Union Lake Road, St. Patrick's School at Union Lake Road and Hutchins, several churches, four cemeteries (White Lake, Oxbow, Lakeside, and St. Patrick), and meeting halls.

Utilities. The utilities classification includes such things as electric substations and gas regulator stations, telephone switching equipment, community well sites in the southeast quadrant of the Township, and the like. The major utility in the Township that affects land use is the high-voltage electric transmission line corridor generally running from the southwest to the northeast portion of the Township.

Recreation/ Open Space. Recreation/ open space uses include two large-scale recreation areas operated by the Michigan Department of Natural Resources (Highland State Recreation Area and Pontiac Lake State Recreation Area) and a Huron-Clinton Metropark (Indian Springs Metropark). Highland State Recreation Area is situated on the western border of White Lake and extends into Highland Township. Pontiac Lake State Recreation Area is located in the northeast quadrant of the Township. Indian Springs Metropark is on the northern border of White Lake, adjacent to Pontiac Lake State Recreation Area, and extends into Springfield Township. The State of Michigan also owns an undeveloped parcel on McKeatchie Road.

White Lake Township has community parks, including the Judy Hawley Memorial Field, located behind the Township Hall on Highland Road, and the Ferdinand C. Vetter Memorial Field on Union Lake Road, adjacent to the Dublin Senior Center.

White Lake Township has three golf courses, including the Indian Springs Metropark Golf Course off of White Lake Road, Brentwood Golf and Country Club on Havenwood, and White Lake Oaks Golf Course, operated by Oakland County.

The privately-owned Alpine Valley Ski Area, located on M-59, provides recreational activities during the winter months.

CONCLUSION

The development patterns identified on the Existing Land Use map provide a base from which to begin the process of developing a Township Master Plan. Once identified, positive trends can be encouraged while negative trends should be avoided or reversed. The eclectic mix of uses throughout White Lake Township will provide unique challenges to the Commission. The vacant land remaining in the Township provides the Planning Commission the opportunity to provide a positive direction for change and growth in the future.