



The car in the right center of the picture is waiting to turn left onto southbound Orchard Lake Road. The shopping center

this driveway serves is on Orchard Lake Road, one-quarter mile south of 14 Mile.

Orchard Lake upgrading planned

Continued from Page 1

close 11 of the 101 driveways between 12 and 14 Mile. Providing more or improved room to make turns into some of the driveways is widening some of the driveways and putting in landscaped islands to provide a better entrance and exit traffic.

Additional traffic signals and combining some drives and aligning others such as at K mart on the east and Tally Hall on the west are part of the plan.

Much of the traffic problem along Orchard Lake Road comes from the

myriad of drives — some backed up as traffic navigates into parking lots. . . all create a point of traffic conflict and friction," said traffic engineer Kevin McCarthy.

To make matters worse, traffic counts show that traffic is growing at about 7 percent annually along the thoroughfare with the latest ranking at 40,500 vehicles daily traveling the two-mile stretch.

YET WITH all the driveways, there are only nine traffic signals between Oakland Community College, just south of I-696 to Northwestern Highway and 14 Mile.

"Out of our 1988 intersection rankings, the top four of the top 6 locations posting the most accidents in the city were along this two-mile stretch," McCarthy said.

Between January 1985 and December 1986, 828 total accidents occurred along the two-mile stretch.

Intersections with the greatest number of accidents in 1986 were 12 Mile, 13 Mile, 14 Mile and the heavily congested area by K mart, Tally Hall and Orchard Place malls, just south of 14 Mile, McCarthy said.

Of the total 828 accidents in three years, 248 or 30 percent involved the driveways, 113 were directly tied to

Clusters approved

After more than one year, developer Frank Milo received approval for his 14-unit cluster housing project, to be built on property in both Farmington and Farmington Hills.

Farmington planning commissioners granted approval and two necessary ordinance waivers Jan. 11; Farmington Hills granted site plan approval in 1987. A necessary rezoning was approved by the Farmington City Council in December.

Plans for the small condominium development, whose units are expected to cost in the \$150,000 range, were "substantially revised" during the past year because of setback and other zoning requirements, Milo told the Farmington Planning Commission Jan. 11.

The property is south of Arundel, next to Longacre Elementary School.

"After these hearings, I guess we pretty well satisfy everybody," Milo added.

MOST OF the 1.24 acres is in Farmington Hills; the remainder is

in Farmington. Several units will be built over the boundary line of the two cities.

The development is expected to act as a buffer between residential homes and future multi-family housing along Freedom Road, behind the Milo development. The project is expected to begin next spring and will abut the Beechwood Estates subdivision in Farmington Hills.

The access street to the development, which will come off of Arundel, will be 30 feet from the closest house and 20 feet from Longacre school.

Eight of the Cape Cod-style units will be detached, and six attached in typical cluster fashion. The 1 1/2-story units will have about 2,170 square feet, with one bedroom downstairs and two on the upper level. All will have attached two-car garages and full basements, Milo added.

Vegetation and trees will remain "heavy" in the 40-foot setbacks, he added.

Current plans call for low-growing evergreens and other landscaping in lieu of lawns.

Beautify roadway, says planner

By Joanne Maliszewski
staff writer

It's deliberately simple.

That's how Farmington Hills planner Callum Murray describes a plan to improve the appearance of concrete-strewn Orchard Lake Road, between 12 and 14 Mile roads.

"We've got an image of Orchard Lake Road and with the incorporation of everybody here, we can enhance that image for the benefit of residents, visitors and property owners and also enhance the quality of life in that area for all these people," Murray said.

The planning efforts address three major problems along Orchard Lake. They are high-volume traffic, "the visual intrusion of utility lines and the presence of large barren parking lots."

"The proposals . . . are designed to complement and reinforce previous efforts by both the city and by property owners, some who have been recognized in the past by the beautification commission," Murray told members of the city council, Economic Development Commission, planning and beautification commissions last week.

THE PLAN is designed to reduce the harsh appearance of concrete parking lots and sparse landscaping. Many property owners along the thoroughfare have improved their areas, including the large offices, which have landscaping plans.

But the city's plans are expected to fill in the gaps and add to the efforts of both the city's tree-planting program several years ago and individual property owners' efforts.

The plan calls for screening the parking areas, landscaping between the sidewalks and parking lots and planting more trees. In areas where there are plans for traffic islands, Murray suggests landscaping with trees and flowers to soften the concrete look.

"A lot can be done with a very narrow area . . . Trees provide shade in the summer, shelter in the winter and (prevent) soil erosion and prohibit runoff, and they're a buffer

against noise. So a lot can be done," Murray said.

The plan may include low-level lighting along the thoroughfare, as suggested by councilman Joe Alkateb. "Lighting on Orchard Lake, especially in front of the theater, is a mish-mosh of all kinds of things," he said.

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on the agenda

Agenda details for government meetings scheduled for this week follow. All meetings are open to the public.

Farmington Hills City Council
City Council Chambers
31555 11 Mile
7:30 p.m. Monday, Jan. 25

- Council will consider a resolution establishing a consent agenda and appointing Jean Fox as liaison to the Farmington Hills historical and historic district commission. Also to be considered is a request for a Class C liquor license for Kyoto North Inc. Council also will consider enacting the following zoning map amendment ordinances:
- Rezoning from RA-1, one-family residential to OS-1, office service at 25816 Orchard Lake Road, south of 11 Mile.
- Rezoning from RCE, elderly housing to RC-2, multiple family at the northeast corner of Freedom and Drake roads.
- Rezoning from RA-2, one-family residential to OS-2, planned office service, on the east side of Orchard Lake Road, between 12 and 13 Mile.

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