

To: Township Board

From: David Rohr

Date: June 4, 2024

RE: Preliminary Site Plan Application for General Planned Unit Development (GPUD24-0001) The proposed project will utilize the General Planned Unit Development (GPUD) regulations (Section 36-439). The proposed project proposes a 208-unit apartment complex with a club house. The complex will be located on old Hamburg Elementary Site. The subject property consists of five existing parcels (15-25-200-056 (VC), 15-25-200-062(GI), 15-25-400-013 (VC), 15-25-400-042 (VC), and 15-25-101-084 (VR)) totaling 15.4 acres. The apartment complex will consist of 22 residential structures, 14 structures with 8 residential units and 15 structures with between 8-16 residential units: a community club house with offices, a gym, a community recreational room, and a pool.

PROJECT LOCATION:

The project is located on a 15-acre site south of E. M-36. The site is accessed by Learning Lane. The site is currently vacant.

PROJECT HISTORY:

Project **PCPUD24-0001**, Site Plan Application for General Planned Unit Development received conceptual site plan review from the Planning Commission on February 21, 2024. No formal action was taken at the meeting and the project was scheduled to be returned to the Planning Commission for formal preliminary site plan review.

The applicant has worked to address the issues raised and the February meeting, including eliminating any three-story building, removing the sports court, expanding the land scaping buffer, and relocating the site pump station.

PCPUD24-0001 received preliminary site plan approval at the May 15, 2024, Planning Commission meeting, with the following conditions:

Condition 1: A lighting plan that meets all the regulations for the village center area shall be submitted as a part of the final site plan review. This plan should include pedestrian scale lighting in the park to allow safe pedestrian access.

Condition 2: A detailed sign plan should be submitted for final site plan review.

Condition 3: Prior to the review of the final site plan or the issuance of a land use permit as needed all appropriate approvals from local, county, state and federal agencies, including, but not

limited to, Hamburg Township Fire, Accessor, and Public Works Departments, the Livingston County Road Commission, Drain Commissioner, and Health Department; and the Michigan Department of Environment, Great Lakes, and Energy, and the Michigan Dept. of Transportation shall be received.

Condition 4: Fencing and buffering will be required along all residential properties as required by the ordinance.

Condition 5: Emergency gate and Knox box will be required at the Washington Street Emergency Exit.

Condition 6: A dedicated access to the Lakeland Trail shall be established.

RECOMMENDATION:

Staff suggests that the Township Board discuss and review the May 15, 2024, Planning Commission Staff report, the recommendations by the Hamburg Township Planning Commission and the proposed project plans and application materials. The Board should make a determination on the preliminary site plan in terms of its own judgment on particular factors related to the individual proposal. The Board should make a determination if the project meets the site plan review standards A-L in section 36-73 (7).

Example Approval Motion

The Township Board approves the **Preliminary Site Plan Application for General Planned Unit Development (GPUD24-0001)** for the proposed project proposes a 208-unit apartment complex with a club house, with conditions one through six, inclusive, the project does meet the site plan review standards A through L of Section 36-73(7) of the Zoning Ordinance as discussed at the May 15, 2024, Planning Commission meeting, and as presented in the staff report.

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ATTACHMENTS:

Attachment A: Draft May 15, 2024, Planning Commission meeting minutes

Attachment B: May 15, 2024, Planning Commission Staff Report and Exhibits