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P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139-0157

Memorandum

To: Planning Commission
From: David Rohr
Date: February 21, 2024
Re: Conceptual Review: The Crossing at Lakelands Trail (Apartments)

Zoning Ordinance

The Applicant has applied for conceptual site plan review by the Planning Commission under Sec.36-445 of the Hamburg Township Zoning Ordinance.

Sec. 36-445. - Conceptual review.

The applicant may submit a draft site plan for the optional conceptual review by the planning commission. The draft site plan shall include as much detailed information as needed for the applicant to convey to the planning commission how the applicant would like to utilize the site. Information should include potential building locations, vehicular parking areas, types of uses, road layouts, if applicable, and setbacks from property lines. The conceptual review allows the applicant to present the proposed project to the planning commission, at an early stage in the development process, prior to formal submittal of the project. This process allows the developer to receive comments and feedback from the planning commission based on the information submitted. No formal action is taken by the planning commission at this time.

Project Description

GPUD Conceptual Site Plan review for 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 (15-25-400-042 (VC), 15-25-400-013(VC), 15-25-101-084 (VC), 15-25-200-056 (VC), and 15-25-200-107 (GI)) totaling 15.4 acres. The apartment complex will consist of 16 residential structures: 2 structures with 24 residential units, 6 structures with 16 residential units, 2 structures with 12 residential units; 5 structures with 8 residential units, a community club house with offices, a gym, a community recreational room, and a pool. Amenities include: two pickleball courts, car charging station, BBQ areas, bike racks, pedestrian paths, and dog park.

Project History

On July 20, 2016, the Planning Commission granted preliminary site plan approval for a Commercial Planned Unit Development (CPUD) project for the 208-unit apartments called The Crossings at Lakeland Trail.

On December 21, 2016, the Planning Commission granted Final site plan approval for the Commercial Planned Unit Development (CPUD) project for the 208-unit apartments called The Crossings at Lakeland Trail.

On February 15, 2017, the Township Board of Trustees granted Final site plan approval for the Commercial Planned Unit Development (CPUD) project for the 208-unit apartments called The Crossings at Lakeland Trail.

To date, the project has not progressed, and all prior site plan approvals have expired.

Attachments:

Application
Conceptual Site plan
Exterior elevations