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**To:** Planning Commissioners  
**From:** David Rohr  
Hamburg Township  
Township Planner  
**Date:** December 20, 2023  
**Agenda Item:**  
**Project Number:** Preliminary Site Plan Application for General Planned Unit  
Development (GPUD23-001)  
**Project Location:** 76200 M-36 and 10303 Hamburg Road  
**Owner:** Ronny Hamama  
**Applicant:** Ronny Hamama

**LOCATION:**

The project is located on two sites at the south side of the Hamburg Road and M-36 intersection: parcel 15-25-101-078 at 7620 East M-36 and parcel 15-25-200-025 at 10303 Hamburg Road.

A parcel combination of four parcels and land division to create two parcels has been processed by the Township (PLD23-007). The boundary adjustment will allow the proposed townhome project to be on one site (Parcel A, 4.47) and the mobile gas station to be on a separate site (Parcel B, 1.42 acres)

## Location Map



### **PROJECT DESCRIPTION:**

The proposed project will utilize the General Planned Unit Development (GPUD) regulations (Section 36-439). The proposed project includes 40 for-rent Townhomes in eight buildings with between 4-7 units in each building and a 1,400 square foot community center/office management building. The project will extend the utilities and pedestrian trails/sidewalk systems from the M-36 intersection with Hamburg Road to Livingston Street to the south and Campbell Ct. to the east. The project also includes a 81,447 shared open space area (Parcel A).

The project is proposed as a General Planned Unit Development to allow more flexibility with the zoning code requirements. Please see the Zoning Regulations section below for a list of the zoning code requirements.

**GENERAL PLANNED UNIT DEVELOPMENT REVIEW PROCESS:**

The Preliminary GPUD site plan shall contain enough detail to explain the proposed uses, relationship to adjoining parcels, vehicular and pedestrian circulation patterns, open spaces and landscape areas, and building density or intensity.

1. Applicant originally submitted on May 31, 2022, for preliminary site plan review for the GPUD. The original submittal was for two sites, one site with 28 for-rent townhomes and the second site with a gas station.
2. Applicant received preliminary approval from the Planning Commission on July 20, 2022., and preliminary approval from the Township Board on August 4, 2022. No final site plan review was done.
3. Planning Staff sent the submitted information and plans to the Hamburg Township Public Works and Fire Departments, the Hamburg Township Engineer and the Hamburg Township Utilities Department for review and comment. Applicant submitted information and plans to the Livingston County Public Health Department (LCHD) and Road Commission (LCRC) and the Michigan Department of Environment Great Lakes and Energy (EGLE) and Transpiration (MDOT) for comments.
4. At tonight’s meeting on December 20, 2023, the Planning Commission will conduct the public hearing for this project. At this hearing the Planning Commission will act and recommend approval or denial of the preliminary site plan for the GPUD to the Township Board or table the project if the Planning Commission determines more information is required to make a recommendation. A recommendation of approval can include recommended conditions of project approval.
5. Following the public hearing, the Planning Commission recommendation is forwarded to the Township Board for a final determination on the preliminary site plan for GPUD.
6. If the preliminary site plan for the GPUD is approved by the Township Board the applicant will then start working on the submittal of a final site plan for the GPUD.

**ZONING ORDINACE REGULATIONS:**

The subject sites are located within the Village Center (VC) and Village Residential (VR) Zoning District. The zoning district regulations are listed below with the GPUD process allows flexibility to the required regulations. Table 1 summarizes the zoning regulations that apply for the proposed project:

**Table 1** (Sheet AS1.00 Site Plan)

**SITE DATA**

| Regulation         | Information   |
|--------------------|---|
| Parcel I.D.        | #4715-25-101-078 / #4715-25-200-025 / #4715-25-200-024 / #4715-25-200-023 |
| Address            | 7620 E. M-36 & 10303 Hamburg Rd. Hamburg Twp, MI                          |
| Zoning             | VC - Village Center/ VR- Village Residential                              |
| Lot Area           | Parcel A -194,357 Sq. Ft. / Parcel B - 61,961 Sq. Ft.                     |
| Lot Area Combined: | 256,501 Sq. Ft. (5.88 Acres)  |

**ZONING SCHEDULE OF REGULATIONS**

| Regulation   | Required  | Provided - Parcel A (Townhomes)  | Provided - Parcel B (Service Station)  |   |
|--|---|--|--|---|
| Setbacks   | VR Zoning<br>Front: 20'<br>Side: 10'<br>Rear: 25'<br><br>VC Zoning<br>Front: 20'<br>Side: 10'<br>Rear: 15'<br><br>Garage:<br>5' From Building Line<br><br>10' Between each building | <b>BUILDING A : COMMUNITY CENTER</b><br><br>Front: n/a<br>Side: 15'-0"<br>90'-3"<br>Rear: 15'-1" | <b>SERVICE STATION</b><br><br>Front: 193'-8"<br>Side: 25'-6"<br>51'-1"<br>Rear: 88'-6"     |   |
|  |   | <b>BUILDING B, C, D &amp; E</b><br><br>Front: 62'-0"<br>Side: 64'-6"<br>11'-7"<br>Rear: 133'-10" | <b>BUILDING F</b><br><br>Front: 491'-10"<br>Side: 68'-0"<br>28'-8"<br>Rear: 15'-0"         | <b>RETAIL MIXED USE</b><br><br>Front: 58'-0"<br>Side: 20'-0"<br>58'-8"<br>Rear: 276'-1" |
|  |   | <b>BUILDING G</b><br><br>Front: 72'-5"<br>Side: 93'-4"<br>133'-2"<br>Rear: 385'-1"               | <b>BUILDING H &amp; I</b><br><br>Front: 50'-0"<br>Side: 33'-7"<br>178'-3"<br>Rear: 157'-9" | <b>BUILDING J</b><br><br>Front: 64'-1"<br>Side: 11'-7"<br>16'-11"<br>Rear: 15'-1"       |
| Min. Lot Area  | VR: 80 SF<br>VC: 65 SF  | 4.46 Acre - 194,357 Sq. Ft.  | 1.4 Acre - 61,961 Sq. Ft.  |   |
| Max. Dwelling unit per Acre                                  | VR: 8 / Acre<br>VC: 10 / Acre   | 40 Dwelling units /4.46 Acre<br>10 unit/Acre   | 2 Dwelling units /1.4 Acre<br>2 unit/Acre  |   |
| Building Height  | VR / VC : 35' / 2.5 Stories   | 2 Stories / 23'-9" 22'-6" Townhome<br>1 Story/13'-3" Community center                            | 2 Story - 24' Height<br>Canopy - 17' Height  |   |
| Maximum Lot Coverage building/parking                        | VR: 35/40<br>VC: 50/80  | 21% Building (40,201 SF)<br>58 % Total Impervious (112,910 SF)                                   | 24% (15,146 SF)<br>87% (54,118 SF)   |   |
| <b>PARCEL A &amp; B COMBINED TOTAL BUILDING COVERAGE 65%</b> |   |  |  |   |
| Open Space   | 1,500 SF/ PER UNIT<br>60,000 SF REQ. OPEN SPACE   | 2,036 SF / Unit Provided<br>(81,447 SF)  | 7,843 SF   |   |
|  |   | <b>PARCEL A &amp; B COMBINED OPEN SPACE 77,776 SF</b>  |  |   |

**PARKING SUMMARY - Parcel A (Townhomes)**

| Regulation       | Required  | Provided   |
|------------------|---|--|
| Site Requirement | 1.5 Spaces /Unit:<br>1.5/40 units= 60 Spaces<br>+ Community Center 1 Space / 400 SF<br>= 3.5 Spaces | 21 Street Parking Spaces (Guest)<br>+ 40 Garage Parking Spaces<br>4 Spaces by Community Center |
| Total            | 63.5 Spaces Required  | 65 Spaces Provided   |

**PARKING SUMMARY - Parcel B (Service Station)**

| Regulation       | Required   | Provided  |
|------------------|--|---|
| Site Requirement | Service Station: 1 Space / Stall + 1 Employee<br>= 13 Spaces Retail:<br>Retail: 1 Space / 150 SF = 16 Spaces | 37 Lot Parking Spaces +                                     |
| Total            | 29 Spaces Required Including 2 Accessible Space  | 37 Spaces Provided Including<br>4 Accessible Parking Spaces |

**Landscaping:**

The preliminary plan provides a tree removal plan and shows that many trees will need to be removed with a few existing trees to be preserved within the proposed open space park.

Plan Page L101: Landscape Plan shows conceptual landscaping including the existing trees to remain and proposed new trees.

The landscaping plan details two buffer areas: west and south. Both proposed buffers provide more landscaping than is required. The entire site (sans M-36) is wrapped in a 6' wooden fence.

Little detail is provided for the M-36 or Campbell Ct. frontages. A more detailed plan would be useful for the final site plan review.

In the Zoning Regulations the Planning Commission may waive or reduce the buffer zone landscaping requirement if equivalent screening is provided by existing or planned parks, parkways, recreation areas, or by existing woodlands on the lot, and topographic or other natural conditions. Existing quality trees (hickory, oak, maple, ash) with a caliper at least eight inches shall count as two trees toward the above requirements.

1. Where a six-foot-high continuous wall is required, such wall shall be a masonry wall, except that the planning commission may allow the substitution of a six-foot-high pressure-treated wood fence.

Because this project is a General Planned Unit Development the landscape requirements can be set by the Development Agreement as part of the Planned Unit Development process and the Planning Commission does not need to officially waive the landscaping requirements.

**Suggested Condition 1:**

A more detailed landscaping plan that meets all the requirements. Applicant may also specify which landscaping requirements they wish to have waived.

**Lighting:**

The lighting plan of the project shows 21 lights along the main roadway all between M-36 and Campbell Rd.

In the Village Center area, A consistent type of pedestrian scale ornamental lighting shall be provided along all sidewalks, within any off-street parking lots and along road frontages.

**Suggested Condition 2:**

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 to the front doors of the units facing this park.

|  |   |
|--|---|
| <p><b>Signs:</b><br/>                 Signs details were submitted for the VR and VC districts. The submitted sign details appear to conform to the ordinance requirements. Any additional signage proposed for the project will be provided as a part of the final site plan review and shall meet the requirements of the zoning regulations.</p>  |   |
| <p>General. The overall design and mixture of uses shall be consistent with the intent of this district. Compatibility of uses shall be determined by the following:</p> <ol style="list-style-type: none"> <li>1. The uses shall not create noise, dust, odors, fumes or other nuisances that will have an obnoxious effect on surrounding residences.</li> <li>2. Traffic volumes generated by the use shall not have a negative impact on surrounding residential character.</li> <li>3. Architecture shall meet the requirements of section 36-73(7).</li> <li>4. Location and use of yards shall contribute to the continuation of open space areas within the immediate vicinity.</li> <li>5. Location and design of landscaping and pedestrian areas shall be compatible with and enhance the area pedestrian and open space network.</li> <li>6. Location, size and types of architectural projections such as porches or awnings shall be compatible with other structures along the same block.</li> <li>7. Location, scale and design of signs shall be consistent with the character of other signs, street elements structures and uses located along the same street.</li> <li>8. Residential development shall be designed to be compatible with surrounding land uses, while providing a mixture of housing types to meet the varied needs of Township residents.</li> </ol> <p><b>Staff Analysis:</b><br/>                 The project has been designed to be compatible with the surrounding area and to have a downtown village appearance, creating a design to help foster community interaction. MDOT and the LCRC will require the developer to prepare a traffic study for this project and MDOT and LCRC approvals will be required as a part of the final site plan review.</p> <p><b>Suggested Condition 3:</b><br/>                 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, Assessor, 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 Transportation shall be received.</p> | <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> |
|  |   |

|   |   |
|---|---|
| <p><b>Sidewalks/pedestrian circulation.</b></p> <ol style="list-style-type: none"> <li>1. Site design shall demonstrate a special sensitivity to pedestrian circulation and safety.</li> <li>2. Sidewalks at least five feet wide and at least seven feet wide where abutting parking shall be provided along public streets and private roads; bike paths shall be required in locations designated in the Hamburg Village master plan or to provide linkages with existing or planned bikepaths.</li> <li>3. All developments shall provide pedestrian linkages between public sidewalks and the building entrances.</li> </ol> <p>Staff Analysis:<br/>         The sidewalk system within the development has been designed to provide good pedestrian access within the site and to the surrounding areas both along M-36, Pearl Street, and Campbell St. The developer may wish to consider creating a pedestrian access route from the area off the sidewalk on Campbell Ct. in the development that is closest to the retail store at the gas station to allow easy access to this use.</p> <p><b>Suggested Condition 4:</b><br/>         As a part of the final site plans a pedestrian access route shall be created to the retail store building from the sidewalk on the east side (Campbell Ct.) of the development.</p>  | <p>✓</p> <p>✓</p> <p>✓</p>                            |
| <p><b>Architecture.</b></p> <ol style="list-style-type: none"> <li>1. Buildings shall possess architectural variety but enhance the overall cohesive and historic village character.</li> <li>2. Building architecture shall meet the standards of section 36-73(7).</li> <li>3. The first floor of front facades shall include at least 30 percent windows. The approximate size, shape, orientation and spacing shall match that of buildings on adjacent lots.</li> <li>4. The mass and proportion of structures shall be similar to structures on adjacent lots and on the opposite side of the street. Larger buildings may be broken-up with varying building lines and rooflines to provide a series of smaller scale sections which are individually similar in mass and proportion to surrounding structures.</li> <li>5. Buildings located on corner lots shall provide distinct and prominent architectural features or site elements which reflect the importance of the building's corner location and creates a positive visual landmark. An entry feature or site landmark shall be required at corners designated for such a feature in the Hamburg Village master plan. The architectural feature or site element shall be subject to planning commission approval.</li> </ol> <p>Staff Analysis:<br/>         The proposed designs have utilized large front porches and with garages access along the roadways. The fronts of the nine proposed units will be accessed off a park area providing a unique feature to this tight community. The main street</p> | <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> |

|  |                            |
|--|----------------------------|
| <p>layout and the on-street parking is also utilized to provide a downtown village feel when entering this development.</p>  |                            |
| <p><b>GPUD Requirements:</b></p> <p>A. <b>Location.</b> A GPUD shall only be created on development sites within the Township which have a portion of the property located within the Neighborhood Service (NS), Community Service (CS), Mixed Use Development (MD), Village Residential (VR), or Village Center (VC) zoning districts.</p> <p>B. <b>Size.</b> A GPUD shall only be created on development sites one (1) acre in area or greater.</p> <p>C. <b>Permitted Uses.</b></p> <p>1. Uses that are listed as Permitted Uses or Special Uses in the underlying zoning district or uses identified in the underlying future land use category of the Township Master Plans may be permitted in a GPUD development.</p> | <p>✓</p> <p>✓</p> <p>✓</p> |

**DISCRETIONARY REVIEW CRITERIA**

The following are the applicable discretionary standards for preliminary GPUD site plan review within the Township’s Zoning Ordinance in **bold**, followed by staff analysis of the project as it applies to each standard. Because this project is a GPUD it requires compliance to the Planned Unit Development Standards (Section 36-442) and the Site Plan Review Standards (Section 36-73). When the Planning Commission is reviewing the project for compliance to Section 36-442 and 36-73 it should remember that tonight’s meeting is for the preliminary site plan review and that additional information may need to be submitted with the final site plan application for the Planning Commission to verify that the project meet the standards in section 36-442 and 36-73(7). The Planning Commission should review the project and determine if the project meet each of the following standards:

**Planned Unit Development Project Standards (Section 36-442)**

**In considering any application for approval of any Planned Unit Development community site plan, the Planning Commission shall make their determinations on the basis of the standards for site plan approval set forth in Article 3 of this chapter, as well as the following standards and requirements:**

(1)

A GPUD shall promote the goals and objectives of the Township master plan, and village center master plan. Including the intent and guidelines related to site design as stated in the transportation section of the master plan, and the village design chapter of the Hamburg Township village center master plan, where applicable. Along with other appropriate site design standards, guidelines, and principles, the following site development elements shall also be reviewed for consistency with the applicable guidelines of the master plan and the village center master plan:

- a. Sidewalks/pedestrian circulation.
- b. Parking/loading areas.



- c. Architecture.
- d. Signs.
- e. Street and access design.
- f. Lighting.
- g. Landscaping.

*This project has been designed to comply with the Village Center Master Plan. The future land use designation of the subject site is Village Core along M-36 and Village Residential-10 everywhere else on the property. The Community Center/Office building was intentionally located on the site closer to M-36 and the residential component of the project has been proposed south of community center/ office building and the existing gas station. The project architecture of the structures and layout of the project has been created to meet the requirements in the Village Center Master Plan, Village Residential areas.*

(2)

A GPUD shall result in a higher quality of development than could be achieved under conventional zoning.

*The centralized park area and the connections provided through the site result in a higher quality of development than could be achieved otherwise.*

(3)

A GPUD shall not be created in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards without the need for variances.

*Because of the long roadway extension to access Campbell Street to the east and in creating the centralized public park area on the site some regulatory flexibility is required for the development of the site.*

(4)

A GPUD may be created only when the proposed land use will not add public service and facility loads beyond those contemplated in the master plan or other applicable plans or policies of the Township unless the applicant can demonstrate to the sole satisfaction of the Township Board that such added loads will be accommodated or mitigated by the proponent as part of the GPUD or by some other means deemed acceptable to the Township Board.

*The proposed GPUD will add additional public service and facility loads envisioned by the Village center master plan. The Township Board should confirm this in the final site plan review.*

(5)

Creation of a GPUD shall establish land use patterns which are compatible with and protect existing or planned use. The use of the GPUD option shall not be for the purpose of avoiding applicable zoning requirements of the underlying zoning district.

*The proposed project is a General Planned Unit Development (GPUD). The proposed project meets most of the regulations of the zoning district. However, because of the layout of the project, the size of the landscape buffer has been reduced from 20 feet to 15 feet and in certain areas of the site and along the east property line and along the pearl street connection the project is not able to meet the requirements for the number of trees. Also, to soften the design of the project and to lessen the impact on the adjacent properties a continuous wall along the perimeter of the entire site has not been proposed as a part of the project.*

The Hamburg Township zoning ordinance states that the intent of the GPUD is to

- Permit private development which is substantially in accordance with the goals and objectives of the Township Master Plan which and the Township Village Center Master Plan.
- Permit regulatory flexibility to achieve development that comply with the Township's Master Plans in order to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities; to encourage the creation of useful open space particularly suited to the proposed development and parcel on which it is located; and to provide appropriate housing, employment, services and shopping opportunities to satisfy the needs of residents of the Township of Hamburg.

The GPUD should be laid out so that proposed uses, buildings, and site improvements relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.

*It appears that the proposed project will meet the intent of the GPUD. By allowing this project some slight regulatory flexibility, the proposed development will be compatible with the Master Plan, provided needed multi-unit housing within the village area, achieve the efficient use of the land, and will provide important pedestrian connections and amenities in the village area.*

(6)

A GPUD shall not be allowed solely as a means of increasing the density or intensity of development.

*The density of the project is not increased over what would be allowed under the underlying zoning district.*

(7)

A GPUD shall improve the appearance of the Township through quality building design and site development, the provision of trees and landscaping consistent with or beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

*The design of this project will improve the appearance of the Township and will provide needed connection through the site to the surrounding community, a centralized park area, on street parking, and high-quality design features. The proposed for-rent townhomes will also provide the Village area with a much-needed housing alternative to the existing single-family housing within the Village.*

### **Suggested Condition 5**

A development agreement including master deeds and bylaws will be submitted for this project. This agreement will be reviewed by the Township Attorney. This agreement shall include a cross access agreement that allows public use of the private roadways, sidewalks and parks within the project.

### **Standards for Site Plan Review (Section 36-73).**

Compliance with the standards of this section are required as a part of the Final Site Plan review. Staff has included these standards into the review of the preliminary site plan to make sure that if the preliminary site plan review is approved the applicant is aware that the project will need to meet the requirement of this section once all the required information is submitted for final site plan review. In the review of all site plans, the Zoning Administrator and the Planning Commission shall endeavor to assure the following:

**a. The proposed development conforms to all provisions of this chapter.**

The proposed development has been designed to meet all the required site plan review requirements. See the development compliance review table on pages 3 to 7 of this report for information about how the proposed project would conform to all the provisions of the Zoning Ordinance regulations.

**b. All required information has been provided.**

The application is for the preliminary site plan for the GPUD. It appears that the applicant has submitted adequate information for the planning commission review of the preliminary site plan for the proposed GPUD project. All required information under section 36-73 and as to address the initial comments from the different agencies and reviewing bodies will be required prior to final site plan review.

**c. The movement of vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.**

The Township fire district and township engineer has reviewed the roadway and sidewalk layout of the project. The project has been designed to access both M-36 and Campbell Ct. providing two forms ingress/egress for the development. with one main roadway. The sidewalk system that is proposed will provide pedestrian connection to the units and pedestrian access through the site from the multiuse trail and commercial along M-36 to the Village Area and the Lakelands trail via Pearl Street. The site has been designed to provide safe and convenient streets and sidewalks.

MDOT approvals will also be required prior to issuance of a zoning permit for this project.

**d. The proposed development will be harmonious with existing and future uses in the immediate area and the community.**

The development will be harmonious with existing and future uses.

**e. The proposed development provides the necessary infrastructure improvements, such as roads, drainage, pedestrian facilities and utilities, to serve the site, and be adequately coordinated with the current and future use of adjacent properties.**

The preliminary project plans do not provide enough detail for the Township Engineer to do a full review of the infrastructure proposed. However, an initial review was prepared by the Township Engineer and these comments will need to be addressed as a part of the final site plan review of the project. Attached. The plans submitted for final site plan review will provide greater details on the drainage, roadway construction, and other improvements.

**f. The applicable requirements of Township, county and state agencies are met regarding grading and surface drainage and for the design and construction of storm sewers, stormwater holding facilities, water mains, and sanitary sewers.**

See comments in item e above. The plans submitted as a part of the final site plan review will address the Township Engineers initial comments and will provide greater details on the drainage, the design and construction of storm sewers, stormwater holding facilities, water mains, and sanitary sewers.

**g. Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, and woodlands.**

There are not any lakes, ponds, streams, wetlands, or steep slopes on the site. The site is wooded and most of the trees will be removed as a part of the project. The project does propose to preserve 60 existing trees.

**h. The proposed development shall respect the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required.**

A detailed grading plan has been submitted. The subject property is relatively flat and the location of the improvements on the site have been placed on the areas with the least slope. The grading plan will be reviewed by the Township engineer.

**i. The proposed development will not cause soil erosion or sedimentation.**

Prior to issuance of a building permit for this project the Livingston County Drainage Commission will require approval of a soil erosion and sedimentation plan that meets the local and state requirements.

**j. Landscaping, including trees, shrubs and other vegetative material is provided to maintain, improve and/or restore the aesthetic quality of the site.**

A detailed landscape plan has been provided as a part of the GPUD preliminary site plan review (Exhibit A, Page L101). This plan was reviewed on pages 5-6 of this report, the

landscaping will help screen the project from the surrounding homes and help to restore the aesthetic quality of the site.

**k. Conformance to the adopted Hamburg Township Engineering and design standards.**

Detailed engineering plans are not required to be submitted as a part of the preliminary site plan review process. The township engineer has done a cursory review of the preliminary plans and project layout. The engineering comments are attached. If the GPUD preliminary site plan is approved the application will address the engineering comments and will be required to comply with all Hamburg Township Engineering and design standards prior to the issuance of a land use permit.

**l. All proposed commercial, office, industrial, institutional and multiple-family development shall utilize quality architecture to ensure that buildings are compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously into the streetscape and meet the objectives the Township master plan. New buildings, additions and renovations shall be designed to preserve or complement the design character of existing development, provide visual harmony between old and new buildings, and create a positive image for the Township's various commercial shopping nodes. Commercial, office, industrial, institutional and multiple-family architecture shall be reviewed by the planning commission under the following criteria:**

**1. Buildings shall front towards and relate to the public street. Buildings shall be located to create a defined streetscape through uniform setbacks and proper relationship to adjacent structures. Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roofline shapes and rhythm. Buildings within the area designated on the master plan and Village Center master plan as the "Hamburg Village" shall be compatible with the historic character of the unincorporated place commonly referred to as the "Old Hamburg Village."**

**2. Building materials and colors shall relate well and be harmonious with the surrounding area. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominant streetscape. For any side of a principal building facing a public or private street, at least 50 percent of the facade shall be constructed of, or covered with, the following materials:**

- 1. Brick;**
- 2. Fluted or scored concrete block;**
- 3. Cut stone;**
- 4. Vinyl siding;**
- 5. Wood siding;**
- 6. Glass; or**
- 7. Other materials similar to the above as determined by the planning commission.**

**3. Buildings shall possess architectural variety, but enhance the overall cohesive community character. Buildings shall provide architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked rooflines.**

**4. Building walls over 100 feet in length shall be broken up with a combination of the following: varying building lines, windows, architectural accents and trees.**

- 5. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.**
- 6. Where the rear facade of a building will be visible from a residential zoning district, or the rear of the site will be used for public access or parking, such rear facade shall be constructed to a finished quality comparable to the front facade.**
- 7. Signs, landscaping, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with other nearby developments. Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian plazas and/or pedestrian furniture.**

The proposed layout and structures on the site have been designed to be compatible with the village character of the ‘Old Hamburg Village’ and to comply with the Village Center Master Plan. Some of the design elements that help to achieve this are usable front porches, the first floors of the homes are set at an elevation slightly higher than the public sidewalks, where garage face the street they are set back 4 feet from the front façade of the home and 9 feet from the front façade of the covered porch, nine of the home front the park and are accessed off an alley, on street parallel parking spaces are provided along the main roadway, and quality materials and trim will be utilized to build these units.

The proposed streetlights shall match the required street lighting in the Village Center Master plan and shall be appropriately spaced along the entirety of the main roadway and lower level pedestrian lighting shall be used in the park to allow safe access to the fronts of the nine houses that front this park area.

#### **RECOMMENDATIONS:**

Staff believe that as conditioned and with final review of the project under the final site plan review requirement the proposes preliminary site plan for the GPUD project is substantially compliance with the required standards under sections 36-442 and 36-73.

The Planning Commission should review and discuss the preliminary GPUD site plan application, the submitted materials including the project plans, the staff report, and any information presented at the public meeting; and either recommend approval or denial of the preliminary site plan for the GPUD to the Township Board.

#### **Example Approval Motion:**

The Planning Commission recommends approval of the preliminary GPUD site plan, as shown on project plan (Exhibit A) , to the Township Board because the project as conditioned it is consistent with the requirements of the General Planned Unit Development regulations and will be able to meet site plan review standards of the zoning ordinance as discussed at the meeting tonight and presented in the staff report with the following conditioned of approval:

**Suggested Condition 1:** A more detailed landscaping plan that meets all the requirements. Applicant may also specify which landscaping requirements they wish to have waived.

**Suggested Condition 2:** 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 to the front doors of the units facing this park.

**Suggested 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 Transportation shall be received.

**Suggested Condition 4:** As a part of the final site plans a pedestrian access route shall be created to the retail store building from the sidewalk on the east side (Campbell Ct.) of the development.

**Suggested Condition 5**

A development agreement including master deeds and bylaws will be submitted for this project. This agreement will be reviewed by the Township Attorney. This agreement shall include a cross access agreement that allows public use of the private roadways, sidewalks and parks within the project.

**Suggested Condition 6:** Prior to the review of the final site plan or the issuance of a land use permit as needed all appropriate 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 Transportation shall be received.

**Next Steps:**

If the Planning Commission recommends approval of the preliminary GPUD site plan, the Township Board shall consider the Planning Commission recommendation and public hearing comments and shall take action to approve, deny or remand the site plan back to the Planning Commission for further review.

If the Township Board approves preliminary GPUD site plan the applicant shall submit a final GPUD site plan which contains all information required by Article 3 of the Township Zoning Ordinance.

The Planning Commission shall review the submitted Final GPUD site plan to insure compliance with all standards and criteria of Article 3 Site Plan Review and Article 12, Planned Unit Development. The Planning Commission then takes action to recommend approval or denial of the Final GPUD site plan to the Township Board based upon compliance with the above referenced standards.

Upon receipt of the report and recommendation of the Planning Commission, the Township Board shall review all findings. If the Township Board determines that approval would be appropriate, it shall instruct the Applicant to work with the Township Attorney to prepare a

development agreement setting forth the conditions upon which such approval is based. Such conditions shall include, where appropriate, identification of the phases and timetable for development, and an estimate of the costs of implementing each phase.

After approval by resolution of the Township Board, the Development Agreement shall be executed by the Township and the applicant and recorded in the County records. Approval shall be granted only upon the Township Board determining that all qualification requirements, conditions of approval, and provisions of this and other Township Ordinances have been met, and that the proposed development will not adversely affect the public health, welfare and safety. Approval shall further be subjected to the condition that the contract will be properly recorded.

**Exhibits:**

Exhibit A: Project Application.

Exhibit B: Preliminary GPUD site plan and other project plans

Exhibit C: Village Center Master Plan: Village Residential pages 47-50

Exhibit D: Hamburg Township Fire Department Initial Review

Exhibit E: Hamburg Township Engineering Consultant Initial Review