

To: Township Board
From: David Rohr
Date: October 23, 2024

RE: Final 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 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 conditions:

PCPUD24-0001 received preliminary site plan approval at the June 4, 2024, Township Board of Trustees meeting, with conditions:

PCPUD24-0001 final site plan review at the September 18, 2024, Planning Commission meeting, was tabled for additional updates by the applicant.

PCPUD24-0001 received final site plan approval at the October 16, 2024, Planning Commission meeting, with conditions:

Condition 1: Prior to the issuance of a land use permit, 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 Environmental, Great Lakes and Energy, and Transportation shall be received.

Condition 2: A development agreement including mater 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.

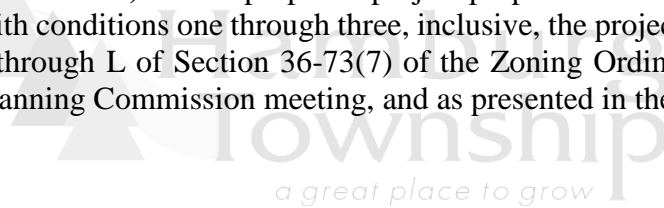
Condition 3: The new lighting fixtures presented, including the bollards, are acceptable and the height of the light poles shall not exceed 12 feet.

RECOMMENDATION:

Staff suggests that the Township Board discuss and review the October 16, 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 final 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 **Final 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 three, 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 October 16, 2024, Planning Commission meeting, and as presented in the staff report.



ATTACHMENTS:

Attachment A: Draft October 16, 2024, Planning Commission meeting minutes

Attachment B: October 16, 2024, Planning Commission Staff Report and Exhibits