

TO: Hamburg Township Planning Commission

FROM: Planning & Zoning Department

DATE: May 14, 2025

AGENDA ITEM TOPIC: Conceptual Review:
Tundall Apartment Homes
E. M-36 PUD
Tax Code #: 4715-25-100-091
Hamburg, MI 48139

Conceptual Review

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 Proposal

The proposed project will utilize the General Planned Unit Development (GPUD) regulations (Section 36-439). The project location is zoned Village Commercial (VC). The proposed project includes a mix of duplexes (**12 units**), multi-family (**48 units**), and single family homes (**69 units**). Overall density will be **129 unit/39.45 acres = 3.3 units/acre**. Access to the parcel will be provided by two ingress/egress easements off of M-36. The parcel has extensive wetlands on the southside which will remain as open space. A possible connection to the lakelands trail may also be possible.

- Elevations will be similar to Regency Village (images provided)