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

A GREAT PLACE TO GROW

**SPECIAL MEETING OF THE HAMBURG TOWNSHIP PLANNING
COMMISSION**

**WEDNESDAY, FEBRUARY 28, 2019 7:00 P.M.
HAMBURG TOWNSHIP HALL BUILDING
10405 MERRILL ROAD, HAMBURG, MICHIGAN**

- 1. CALL TO ORDER**
- 2. PLEDGE TO THE FLAG**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
- 5. CALL TO THE PUBLIC**
- 6. OLD BUSINESS**

None

- 7. NEW BUSINESS**

COPUD 19-001: Public hearing for preliminary site plan review for a commercial planned unit development to allow a senior housing development of the property at 4715-25-100-105 (6.5 Acres). The property is currently accessed off the end of Veterans Memorial Drive on the east side of the roadway. This senior housing development proposes a mix of independent living, assisted living, and memory care units.

- 8. ZONING ADMINISTRATOR'S REPORT**
- 9. ADJOURNMENT**

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To: Planning Commissioners
From: Scott Pacheco, AICP
Hamburg Township
Township Planner
Date: February 28, 2019
Agenda Item: 7
Project Number: Commercial Planned Unit Development 19-001
Project Location: Parcel #: 15-25-100-105
Owner: Hamburg Township
Applicant: Sam Martin
Agent: Lapham Associates, Scott Bell

PROJECT HISTORY:

In summer of 2016 Hamburg Township purchased the 6.5-acre subject site through the state tax sale. Under Township ownership a Phase 1 and 2 Environmental Site Assessment, a Baseline Environmental Assessments and an initial senior housing market feasibility study were commissioned and prepared for the subject site. The high level market feasibility study was prepared by Plante Moran in June of 2018 and showed that the market could support 70 market rate independent living unit, 110 market rate assisted living units and 20-40 market rate memory care units. In October of 2018 the Township prepared and distributed a request for proposals seeking a purchaser and development team to construct, operate, manage, and provide a senior housing facilities on the site to provide a public benefit to the residence. In January of 2019 the Township Board selected the applicant and their development team to move forward with the proposed project on the subject site.

The environmental assessments and the market feasibility study can be found on the Township's webpage <http://www.hamburg.mi.us> under The Village Center Senior Housing Request for Proposals as Appendix 1 and Appendix 2, respectively.

SITE INFORMATION:

Location:

The 6.5-acre subject Site (parcel 15-25-100-105) is located off of the east side of Veterans Memorial Parkway. The Hamburg Township Fire District building is located at 10100 Veterans Memorial Drive on a five-acre property west of the subject Site; Livingston EyeCare is located in a commercial structure at 10105 Veterans Memorial Drive on a 1.87-acre property

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north of the subject Site fronting on M-36; a single family structure is located at 7250 E M-36 on a 1.87-acre property north of the subject Site; the CVS and Hamburg Post Office are located on a 11.5-acre property off of Village Center Parkway east of the subject Site; and a 22-acre property south of the Site is developed with one single family home. (See Location Map)

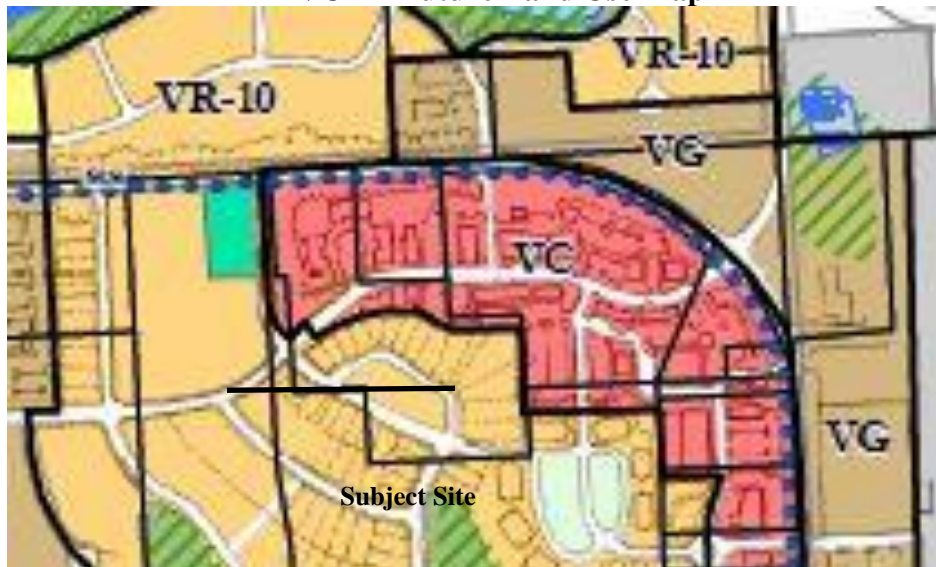
Location Map



Master Plan:

The subject Site is located within the Village Center area and therefore is discussed in the Village Center Master Plan (VCMP). The VCMP designates the north portion of this Site as Village Core District while the south portion of the site is Village Residential-10. (See VCMP Future Land Use Map)

VCMP Future Land Use Map



The purpose of the Village Core/Village Gateway Districts is to provide for community-wide retail uses while integrating with smaller scale shops. These districts should connect to neighboring residential streets. The intent is to allow for commercial uses while creating a pedestrian connection to adjacent neighborhoods and open space.

The purpose of the Village Residential Districts are to provide a variety of predominantly residential uses which include different housing opportunities while providing services such as parks, schools and convenience shops designed to encourage walking and biking thus minimizing the impact of automobile traffic. The intent is to create high quality residential neighborhoods integrated with other neighborhoods and other districts.

PROJECT DESCRIPTION:

The proposed project includes five buildings: one 55,580 square foot main building with 54 senior assisted living units and 16 senior memory care units; and four 3,744 square foot, quadplex building with 4 senior independent living units in each building for a total of 16 senior independent living units. The main building is separated into 4 separated spaces by interior fire walls. However, only the fire doors between the assisted living unit and the memory care unit will be locked, for security and safety purposes. The facility will be licensed by the State of Michigan as an Adult Foster Care and will be operated by a staff of experienced and qualified persons.

The project will extend the utilities, roadways and pedestrian sidewalk systems both on and off of the site. On-site, Village Center Drive will be the east/west street connecting to Veterans Memorial Drive to the west and a new north/south street will be created that will extend in the future through developments south of the subject site to Pearl Street and Stone Street in old downtowns Hamburg. A small one way circular street with on street parallel parking will also be created to access the independent living units proposed on the south east portion of the site. Off-site, Village Center Drive will be extended onto the property to the east to where it currently ends by the existing post office building and Veterans Memorial Parking will be extended to the south as a fire roadway, allowing better access to the site and traffic circulation of the area. The extension of Village Center Drive will also allow for a better connection to the existing water and sewer facilities.

The project will be built in two phases. Phase 1 will include the main structure with all of the improvements associated with that structure including the extensions of the off-site roadways and utilities. Phase 2 will include the 16 independent living units and the improvements associated with those units.

As a part of the preliminary CPUD site plan application the applicant has requested that the following Zoning Ordinance requirements be waived as a part of the project:

1. Section 7.6.1 (P) (Footnot11) requires that in Village Center (VC) zoning *“No building shall be greater than thirty thousand (30,000) square feet gross floor area except for a group of uses, each with individual pedestrian entrances.”* The proposed main building is 55,580 square feet with 45,672 square foot for the 54 assisted livings unit and 9,908 for the 16

memory care units. As stated in the materials submitted by the applicant the building is separated into four different areas, 3 for the assisted living units and 1 for the memory care units. Each of these areas are separated by fire walls for state licensing requirements. There are separate entrances into each of the four areas; however, there is one main entrance for the three assisted living areas off of the north elevation of the building and a secondary entrance off of the west side of the main building for the Memory Care units. The door between the memory care units and the assisted living units is secured.

2. Section 7.6.1 (P) Footnote (12) requires that in the VC zoning district “*Buildings shall be placed no more than twenty (20) feet from the front lot line.*” The main building will be setback between 75 to 80 feet from Village Center Drive and approximately 65 feet from the side street. This distance will allow the parking areas to be located near the entrances for visitors, residence and the general public.
3. The Township Zoning Ordinance does not specifically address senior housing facilities in the parking requirements within the Zoning Ordinance. The applicant has proposed 45 parking spaces associated with the main building and 29 parking spaces associated with the 4 independent living quadplexs.

The main building will include 23 parking spaces in the parking lot area north of the building to the east and west of the main entrance. This parking area will be utilized mostly by visitor and residents of the assisted living facility. There are an addition 22 perpendicular parking spaces to the east of the building along the north south side street. These spaces will be used by visitor to the memory care unit and the employees of the project.

Fifty percent (8) of the independent unit will have a single car garage and a driveway large enough to provide a second outdoor parking space for those units. Thirteen parallel parking spaces along the circular street in front of the independent living units will provide parking for the other 8 independent living units.

A detailed description of the project has been submitted by the applicant as a part of the application (Exhibit A)

COMMERCIAL PLANNED UNIT DEVELOPMENT REVIEW PROCESS (SECTION 17.6)

After the Township Board reviewed the applications for the Village Center Senior Housing RFP they directed staff to work with the applicant on the proposed senior housing project. Because of the scope of this project a CPUD application was required and submitted.

Pre-Application Meeting

An optional pre-application conference to review applicability of the CPUD ordinance to the proposed site and uses was held on January 23, 2019. This conference included township staff from the Police, Fire and Planning Departments; Livingston County staff from the building department, drain commission and road commission, and representatives from the Township Planning Commission and Board. The concept and draft project plans were discussed at this meeting and the applicant was directed to move forward with the CPUD process.

Conceptual Review and Preliminary CPUD Site Plan Review and Public Hearing.

Because this project was part of an extensive RFP process through the Township and the concept of the project was reviewed multiple time by the Township Board. The conceptual review of the project and the Preliminary site plan review will both be discussed as a part of this Planning Commission meeting to help streamline the review process.

The draft preliminary site plan will be reviewed by the Planning Commission. The preliminary site plan includes the information needed to convey to the Planning Commission how the site is proposed to be used. The application and associated materials submitted (Exhibit A and D) appears to 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.

The Planning Commission will conduct a public hearing on the preliminary CPUD site plan on February 28, 2019. Following the public hearing, the Planning Commission will gives direction to the applicant and takes action to either table the project or recommend approval or denial of the preliminary CPUD site plan project to the Township Board. This decision should be based upon if the project meets the eligibility requirements as outlined in Section 17.03.

A recommendation of approval for the Preliminary CPUD site plan shall be accompanied by a description of the minimum conditions under which the proposal will be considered for final approval. In describing such conditions, the Planning Commission may identify specific requirements or standards in the Zoning Ordinance which could be waived or modified upon approval of the final CPUD site plan.

PROJECT ANALYSIS:

The staff report includes the following:

- A list (Table 1) of the zoning regulations that the preliminary CPUD site plan project needs to meet or that has been requested by the applicant to be waived by the Planning Commission as a part of the preliminary CPUD site plan review.
- The CPUD Eligibility Requirements outlined in Section 17.03 of the Zoning Ordinance in **Bold** followed by staff analysis of each requirement.
- An example recommendation of approval motion including a list of suggested conditions that will be required as a part of the final site plan review. The list of conditions includes the identified specific requirements or standards of the Zoning Ordinance which may be waived or modified upon approval of the final CPUD site plan.

To help guide the applicant prepare the necessary project plans for the final CPUD site plan review; Staff has included in Exhibit B a list of the information required for submittal of the final CPUD site plan in section 4.5.5. of the Township Zoning Ordinance; a summary of the regulations in the zoning ordinance and Village Center Master Plan regarding landscaping, lighting, and signage; and a list of the discretionary standards that the Final CPUD site plan will need to meet for the Planning Commission to make the finding to recommend approval of the

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project.

Zoning Regulations:

The subject site is within the Village Center (VC) Zoning District. Table 1 summarizes the zoning regulations that apply for the proposed project:

Table 1
Development Review Compliance Table

Criteria/Regulation	Required by Regulations	Proposed Project	Status
VC Setbacks:			
Main Building			
Front Yard(VC Drive):	20' max	80'	CPUD
Front Yard (Side Street):	20' max	65'	CPUD
Front Yard (VM Drive):	20' max	18'	✓
RearYard:	15'	35'	✓
Quadplexs			
Front Yard:	20' max	<20' to edge of roadway	✓
RearYard:	15'	20'	✓
Minimum Side:	10'	15'	✓
Number of Stories/ Height	2.5 story/ 35 feet	Needs to submit building elevations as a part of the Final Site Plan Review.	
Structure Size:	30,000 sq ft max	55,580 sq ft	CPUD
Lot Size:	283,946	The proposal does not explain how the lot will be separated as a part of this project or if the site will remain as a single lot. The roadways right-of-ways will still be	✓

Criteria/Regulation	Required by Regulations	Proposed Project	Status
		required to be removed from the lot size.	
<p>Suggested Condition 1: As a part of the final site plan review the project plan shall contemplate the location of the road right-of-ways and how the property will be split under the proposed use.</p> <p>As it has in the past the Township will required that the final site plan include the following note “As future development occurs adjacent to the subject site and a connection is deemed appropriate by the Planning Commission, appropriate connections must be provided.”</p> <p>Please note that should the Township Board approve the final CPUD site plan, the Township Ordinance will require a Development Agreement with the developer that would include the following conditions: A curb to curb easement shall be created for all roadways within the project. This easement shall be dedicated to any municipality that may now or in the future control the roadways and wishes to except the easement and make the roadways public. All through traffic on the site shall have open access along these roadway from current developments or future developments.</p>			
<p>Lot Coverage:</p> <p style="text-align: right;">Building:</p> <p style="text-align: right;">Total Impermeable:</p>	<p>50%</p> <p>80%</p>	<p>31.3%</p> <p>73%</p>	<p>✓</p> <p>✓</p>
<p>Landscaping: Conceptual landscaping has been shown on the preliminary site plan. However, no key has been provided. A detailed landscape plan that meets the requirements of the Zoning Ordinance and the intent of the Village Center Master Plan will be required as a part of the Final Site Plan Review.</p>			
<p>Lighting: The preliminary site plan submitted appears to show the locations for future street lighting, however, no key was provided with the site plan to clearly identify what the depictions on the preliminary site are of. A detailed lighting plan will be required as a part of the final site plan review and shall meet the requirements of the zoning ordinance and the Village Center Master Plan.</p>			
<p>Signs: No signs where submitted as a part of the application materials for the preliminary review. Any signage proposed for the project will be provided as a part of the final site plan review of the project and shall meet the requirements of the zoning regulations and the Village Center Master Plan.</p>			

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>Parking:</p> <p>Main Building (70 units/ 75 beds):</p> <p>The Township's zoning regulations for parking in Article 10 Section 10.3.1 Schedule of Parking Space Requirements does not include a subcategory comparable to the proposed senior housing facility use for the main building. The most closely related use mentioned in the section 10.3.1 is <u>Convalescent home, orphanage, or similar use</u> which require one (1) parking space for each four (4) beds plus one (1) space for each two (2) employees.</p> <p>The main building will have 74 beds and 15 employees; if the convalescent home, orphanage, or similar use parking requirement were used for this project 34 parking spaces would be required.</p> <p>Based on other projects that the applicants have built or are in the process of building the applicant has proposed the following parking for the main building: one (1) parking space be provided for every 2.5 beds plus one (1) parking space for every employee. The total number of parking spaces proposed as a part of the main building is 45.</p> <p>The residents of the assisted and memory care units in the senior housing facility will likely drive less frequently than a normal senior because of their need for assistance. However, the applicant has stated that the management of the seniors living facility does not restrict the residents from having vehicles. The seniors in the independent living units will likely still have at least one vehicle.</p> <p>To better provide the resident's access to local businesses and to community services the applicant should provide bus and car services to residents of the project. These services will provide trips to local grocery stores, shopping areas, event, and personal off site appointments. These types of services would also reduce the need to use a personal vehicle for any of the residents that may still have a vehicle, further reducing the parking need and the traffic trip generated by the project.</p> <p>The applicant has stated that the facility will bring doctors, dentists, hair stylists and other professionals on to the site to provide needed services to the residents. This will also reduce the need for personal vehicles, parking and will reduce traffic to and from the site.</p> <p>Independent Living Units (16 units):</p> <p>The independent living unit will be very similar to the elderly cottage housing opportunity (echo) housing units allowed under Article 15 of the Zoning Ordinance. 2 parking spaces are required per unit for an ECHO housing project.</p>			

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>Fifty percent, eight (8) of the independent unit will have a single car garage and a driveway large enough to provide a second outdoor parking space for those units. Thirteen parallel parking spaces along the circular street in front of the independent living units will provide parking for the other 8 independent living units.</p> <p>It appears that the 45 parking spaces provide with the main building and the 29 spaces provided with the independent living units will be adequate because of the use of the site and the additional service provided by the facilities.</p> <p>Suggestion Conditions 2 and 3:</p> <ol style="list-style-type: none"> 2. The applicant shall either work with an existing service provider or independently operate a service for the residence that offers transportation options to local shopping (grocery stores), events (Hamburg Senior Center and Library), and personal off site appointments. They should also work on providing transportation to special events directly from the location if they do not already plan trips. 3. The parking spaces associated with the main building shall be open to use by the future residence of the entire project include the residence and guest of the independent living units. 			
<p>General Parking Requirements:</p> <ol style="list-style-type: none"> 1. Off-street parking for non-residential uses shall be located on the same lot or parcel or within three hundred (300) feet of the building it is intended to serve provided the provisions of Section 10.2.2., Collective Parking, are met. 2. A minimum area of 200 square feet shall be provided for each vehicle parking space and each space shall be designated and reserved for parking. 3. A suitable means of ingress and egress shall be provided and located to minimize traffic congestion and interference with pedestrian movement. The location of all entrances and exits and directional signs, shall be approved by the Planning Commission, and where required by the Livingston County Road Commission and the Michigan Department of Transportation. 4. Parking areas with a capacity of four or more vehicles shall be hard surfaced (either concrete, bituminous asphalt or other stabilized engineered surface) prior to 			<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

Criteria/Regulation	Required by Regulations	Proposed Project	Status
<p>occupancy and shall provide adequate drainage facilities to dispose of all collected surface water. The requirement for paving may be waived by the Planning Commission through paragraph 10.2.1.I.</p> <p>5. Except for single-family residential lots, lighting shall be provided for use when a parking area is in operation. The installation of such lighting shall be so hooded or shielded as to reflect the light away from abutting or neighboring property.</p> <p>6. When required off-street parking in a non-residential district abuts a residential district, there shall be located a landscaped buffer strip fifteen (15) feet wide and parallel to the mutual boundary. The buffer strip shall be composed of trees and/or foliage. In lieu of a buffer strip, the Planning Commission may permit or require a solid fence or wall between six (6) and eight (8) feet in height shall be located along the mutual boundary.</p> <p>7. Federal and State requirements regarding handicapped parking and access shall apply.</p>			<p>Lighting Plan Needed</p> <p>✓</p> <p>See Suggested Condition 4</p>
<p>Suggested Condition 4:</p> <p>4. Prior to review of the final CPUD site plan the applicant shall submit a final CPUD site plan which contains all information required by Section 4.4.2 of the Township Zoning Ordinance and approvals from all appropriate county, state and federal agencies, including, but not limited to, the Livingston County Road Commission, Livingston County Drain Commissioner, Livingston County Health Department and the Michigan Department of Transportation. The process describe in section 17.6.4 shall be followed.</p>			
Uses (Section 7.5.1 (P) VC permitted uses)			
Main building			✓
State Licensed Residential Facilities			✓
Independent Living Quadplexs			✓
Duplex's and Townhomes			
<p>CPUD Requirements:</p> <p>Section 17.4 Project Characteristics</p> <p>1) Location. A CPUD shall only be created on development sites within the Township which have a portion of the property located within the</p>			✓

Criteria/Regulation	Required by Regulations	Proposed Project	Status
Neighborhood Service (NS), Community Service (CS), Mixed Use Development (MD), Village Center (VC) zoning districts or which have a portion of the property designated for commercial future land uses as indicated by the Hamburg Township Master Plan, M-36 Corridor Plan or Hamburg Township Village Plan.			
2) Size. A CPUD shall only be created on development sites one (1) acre in area or greater.			✓
3) Permitted Uses. A. 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 CPUD development. Expansion of or renovation to a building containing a use that is not listed as a Permitted Use or Special Use may be permitted by the Planning Commission upon making the determination that:			✓
B. Uses that are listed as Permitted Uses or Special Uses in the Village Center (VC) zoning district may be permitted in the CPUD, with the exception that residential uses as described in the Village Center (VC) shall not be permitted in a CPUD			✓

DISCRETIONARY REVIEW CRITERIA

The following are the applicable discretionary standards for preliminary CPUD site plan review within the Township's Zoning Ordinance in **bold**, followed by staff analysis of the project as it applies to the each standard. The Planning Commission should review the project and determine if the project meet each standard:

Eligibility Criteria (Section 17.3)

In order for a development to qualify as a Commercial Planned Unit Development, it must be demonstrated that all of the following criteria will be met:

A. A CPUD shall promote the goals and objectives of the Township Master Plan, M-36 Corridor Plan and Hamburg Township Village Plan.

The subject property is located within the Village Center area and the future land use designation of the north quarter of the property is designated Village Core and the rest of the property is designated Village Residential-10. The proposed senior housing facility use is a mixture of medical and residential uses which both contemplated by these designations.

The following are some of the goals, in *italics*, of the Master Plan, Village Center Master Plan and M-36 Corridor Plan that this project complies with and help to implement, followed by staff analysis:

2011 Master Plan:

1. *“To direct future development to those areas most suited for that type of development.”*

This property is well suited for a senior housing facility because the site has access to both public water and sewer; is well connected to the roadways system within the Township being located on the corner of two roadway both having access to M-36, one with an existing traffic signal and the subject site is in close proximity to the emergency services and local shopping.

2. *“Encourage the development of the Village Center as indicated in the Village Center Master Plan.”*

See analysis of the Village Center Master Plan on pages 11-13 of this report.

3. *“Provide an avenue for attainable housing within the village center”*

The project provide three different types of senior housing units including 16 independent living fourplexes with small 983 square foot unit, 54 assisted living units which include 2 bedroom, 1 bedroom and studio units ranging in size from 181 square foot one bedrooms to ____ square feet, and sixteen (16) 181 square feet memory care units.

Village Center Master Plan:

1. *“Encourage development and redevelopment consistent with the historic architecture, mixture of uses and compact layout of a traditional village”*

The independent living units are located on the south side of the site to allow the project to transition into a more residential use as you move south on the property away from M-36 and toward the future connection to old downtown Hamburg. The independent living unit will be designed with larger front porches and are sited on the property to be close to the front sidewalk and roadway. The roadway in this area will be one way and include on street parallel parking to create a village appearance.

As a part of the final site plan review the building architecture will be reviewed and it will be required that the proposed structure be designed to be consistent with the architecture commonly found in a traditional village setting.

2. *“Create a focal point for higher density attainable housing with a mixture of housing type”*

See staff analysis in the 2011 Master Plan Goals #3 above.

3. *“Establish a hierarchy of roads to designate future collectors. Permit more narrow local streets with on-street parking where streets are not intended to serve through traffic,”*

Veterans Memorial Drive and Village Center Drive are the main north south and east west streets in this area. The proposed project will extend Village Center Parkway to provide a connection from M-36 near the post office to Veterans Memorial Drive and will extend Veterans Memorial Drive for fire truck access to the southwest corner of the property. A secondary north south side street is also proposed as a part of this project and will have perpendicular parking access off of this roadway. This north south roadway will provide a future access point to future development on the property south of the subject site and eventually through to Pierce Street and Stone Street in the Old Downtown Hamburg area. A small one way circular street with on street parallel parking is used to access the independent living unit on the southeast corner of the site. The design of this roadway will allow for a more downtown residential village appearance.

As a part of the final site plan review the roadway design will be completed. The developer will work with staff to create roadway widths that meet all requirements and remain as narrow as possible.

4. *“Create an internal street system which provides improved access between the existing village center, township offices, Bennett Park, and surrounding existing and future development.”*

See analysis of Village Center Master Plan Standard 3 above. The new roads will provide a valuable connection between Village Center Drive and Veterans Memorial Drive. And the north south side street will be designed to provide future connections to the property south of the subject site.

5. *“Preserve street capacity and improve safety through control of traffic conflict points along M-36 by using a system of internal streets and well spaced access points”*

See analysis of Village Center Master Plan Standard 3 above.

6. *Open Space Criteria:*

- a. *“Providing smaller pocket parks with playgrounds for children or passive space for other residents to enjoy without having to cross major roadways should be a priority.”***
- b. *“Public and Private Community Parks f Promote the creative design of a wide variety of community parks for the residents and visitors. f Active community parks often contain multiple sports fields, community buildings and other active play areas. f Community parks shall be easily accessible while still providing appropriate buffers to adjacent neighborhoods. f Appropriately located, well-designed parking should be provided at community parks. f Parks should be used to define boundaries between districts. f Community parks should be designed to connect into the larger greenbelts in the planning area”***

Most of the open space areas proposed as a part of the project are either within the private court yard area of the main building or on the sidewalks along the roadways.

Providing a neighborhood pocket park south of the east wing of the assisted living/memory care structure would provide a public amenity that could be connected to and shared by the residents of the subject site and the surrounding future developments. This small park area would provide a buffer between the large main building on the subject site and future development on the properties to the south and southwest of the subject site. Staff would suggest reducing the east wing of the main building and including a small neighborhood park in this location with benches and a walking path. This could be done without reducing the number of beds or units in the main building. Staff has prepared a rough draft of the type of changes that could be proposed to site plan to accommodate this park area (Exhibit C).

Suggested Condition 5:

5. The east wing of the structure should be reduced and a neighborhood park should be added to the south west portion of the site.

M-36 Corridor Plan:

The proposed use will have less impacts on traffic because the senior housing facility use will create a lower number of vehicle trips per day than other uses contemplated on this site during the master plan process, and because the proposed project will extend Village Center Drive from Veterans Memorial Drive to M-36; the development will meet the goal and intent of the M-36 Corridor Plan.

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

The proposed project will provide the existing aging population of Hamburg Township housing that they can transition into as they get older. The project will provide a mix of senior housing types with 16 independent living units for senior who do not need that much assistance, 54 assisted living unit that will provide different levels of assistance based on a resident's need and 16 memory care units which provide assistance for resident's with more intense needs for assistance.

The design, landscaping, lighting and signage proposed as a part of this project will be required to high quality and will be review during the final CPUD site plan review for this project.

C. A CPUD 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 proposed use, the need for the use to be in a single 55,580 square foot structure, and the need for exterior parking areas for this building; the land use objectives for this use could not have been accomplished through the application of conventional zoning provisions.

D. A CPUD 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

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proponent as part of the CPUD or by some other means deemed acceptable to the Township Board.

As stated before the subject property is located within the Village Center area and the future land use designation of the north quarter of the property is designated Village Core and the rest of the property is designated Village Residential-10. The proposed senior housing uses will have a much reduced impact on the public utilities and roadway systems than a more commercial or residential use that could have been approved on this property and met the criteria of the Master Plan and zoning regulations. Again because the proposed uses of the facility is restricted to seniors and mostly senior that require some type of assistance the traffic trips from this uses and the impacts on the sewer and water systems are greatly reduced from other allowed uses.

E. Creation of a CPUD shall establish land use patterns which are compatible with and protect existing or planned uses.

The larger assisted living structure is situated on the site to face north towards M-36 and existing commercial uses. As the project moves south on the site the uses are less intense with the independent living quadplex located in the south west corner of the subject property. This area is designed with reduced front yard setbacks and on street parking to blend into future residential uses on the property to the south.

To make the project better blend into future residential uses on the properties to the south and west of the subject site staff would suggest reducing the east wing of the main building and including a neighborhood park with benches and a walking path. This could be done without reducing the number of beds in the main building. This park would be an amenity for the residence of this project and future projects on adjacent sites and would provide a buffer area between the large main build and the properties to the south and southwest of the site. (Exhibit C)

Suggested Condition:

See condition #5 on page 14

F. The use of the CPUD option shall not be for the purpose of avoiding applicable zoning requirements of the underlying zoning district.

The CPUD waivers allow the senior housing facility to run more effectively and efficiently. The main structure will be all under a single roof making the facilities more accessible to all residents of this building. This will allow all amenities (cafeterias, libraries, seating areas, ext.) to be accessed by all residents without having to go outside. The need for a greater setback from the roadways for the main building allows for parking to be closer to the entrances.

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

The population of Hamburg Township and the Country as a whole is aging with the population of people older than 65 years old increased by 79.3% between 2000 and 2010. This population trend is projected to continue until 2045. This population shift is due to the fact that the average age of the baby boomer generation is reaching an average age of 65 years old and that the

younger generations have reduced family sizes and are waiting longer to have children and that development has also slowed.

The CPUD is proposed to allow a much needed senior housing for the existing residence of the Township.

H. A CPUD 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 the building and landscaping will be reviewed as a part of the final CPUD site plan review for this project. As conditioned the site development included the location of the proposed uses and structure and the development of the roadway systems appears to blend well with the existing and future development of the surrounding properties.

Staff Recommendations:

Staff believe that as conditioned the proposes project is in substantial compliance with the Eligibility Criteria of the CPUD section 17.03.

Recommend the Planning Commission review the preliminary CPUD site plan application, the submitted materials including the project plan and this staff report approve and consider the Eligibility Criteria Section 17.3 A-H and either table the project and request additional information as needed, recommend approval of the project to the Township Board or recommend denial of the project.

Example Approval Motion:

The Planning Commission recommends approval of the preliminary CPUD site plan because the project as conditioned meets the Eligibility Criteria A-H in section 17.3 of the zoning ordinance as discussed at the meeting tonight and as presented in the staff report.

The Planning Commission will allow waivers from the following Zoning Requirements:

- 1) Section 7.6.1 (P) (Footnot11) requires that in VC zoning *“No building shall be greater than thirty thousand (30,000) square feet gross floor area except for a group of uses, each with individual pedestrian entrances.”* The proposed main building is 55,580 square feet with 45,672 square foot for the 54 assisted livings unit and 9,908 for the 16 memory care units.
- 2) Section 7.6.1 (P) (Footnote 12) requires that in the VC zoning district *“Buildings shall be placed no more than twenty (20) feet from the front lot line.”* The main building will be setback between 75 to 80 feet from Village Center Drive and approximately 65 feet from the side street. This distance will allow the parking areas to be located near the entrances for visitors, residence and the general public.
- 3) The Township Zoning Ordinance does not specifically address senior housing facilities in the parking requirements within the Zoning Ordinance. The proposed project will have 45 parking spaces associated with the main building and 29 parking spaces associated with the 4 independent living quadruples.

Conditions of Approval:

- 1) Prior to review of the final CPUD site plan the applicant shall submit a final CPUD site plan which contains all information required by Section 4.4.2 of the Township Zoning Ordinance and approvals from all appropriate township, county, state and federal agencies, including, but not limited to, the Hamburg Township fire district, Hamburg Township engineering review, the Livingston County Road Commission, Livingston County Drain Commissioner, Livingston County Health Department and the Michigan Department of Transportation. The process described in section 17.6.4 shall be followed.
- 2) As a part of the final CPUD site plan review the project plan shall contemplate the location of the road right-of-ways and how the property will be split under the proposed use.
- 3) The following note shall be included on the final CPUD site plan “As future development occurs adjacent to the subject site and utilities, pedestrian and vehicle connections are deemed appropriate by the Planning Commission, the opportunity for these connections shall be provided.”
- 4) Prior to a decision on the final CPUD site plan the developer shall work with the Livingston County Road Commission on making the roadways within the project public. If the roadways remain private the required Development Agreement (DA) between the Township and the Developer shall include a requirement that creates an easements, curb to curb, that include Village Center Drive, the north/south side street, and the one way circular street that accesses the independent living units and that all through traffic on the site has open access along these roadway from current developments or future developments. This easement shall be dedicated upon request to any municipality that may now or in the future control the roadways and wishes to except these easements as public roadways.
- 5) Prior to construction of the project the applicant shall have an agreement with the surrounding property owners to extend the improvements to Veterans Memorial Drive and Village Center Drive on the properties to the west and east as shown on the CPUD site plan.
- 6) As a part of the final CPUD site plan review the applicant shall either work with an existing service provider or independently operate a service for the residence of the project that offers transportation options to local shopping (grocery stores), events (Hamburg Senior Center and Library), and personal off site appointments. They should also consider providing transportation to special events directly from the location if they do not already plan trips.
- 7) A note shall be added to the final CPUD plan that states the parking spaces associated with the main building shall be open to use by the future residence of the entire project include the residence and guest of the independent living units.
- 8) As a part of the final CPUD site plan that applicant shall revise the plans so the east wing of the structure is reduced and a neighborhood park is added to the south west portion of the site.

Next Steps:

If the Planning Commission recommends approval of the preliminary CPUD site plan, the Township Board shall consider the Planning Commission recommendation and public hearing

Page 18

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 CPUD site plan The applicant shall submit a final CPUD site plan which contains all information required by Section 4.4.2 of the Township Zoning Ordinance and approvals from all appropriate county, state and federal agencies, including, but not limited to, the Livingston County Road Commission, Livingston County Drain Commissioner, Livingston County Health Department and the Michigan Department of Transportation.

The Planning Commission shall review the submitted Final CPUD site plan to insure compliance with all standards and criteria of Article 17, Commercial Planned Unit Development, the Hamburg Township Zoning Ordinance and the Hamburg Township Master Plan, M-36 Corridor Plan, Hamburg Township Village Plan, and the Southeast Livingston County Greenways Plan where applicable. The Planning Commission then takes action to recommend approval or denial of the Final CPUD 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 Township Attorney to prepare a contract setting forth the conditions upon which such approval is based. Such conditions shall include, where appropriate, identification of the phases and time table for development, and an estimate of the costs of implementing each phase.

After approval by resolution of the Township Board, the contract (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: Preliminary CPUD site plan application and materials

Exhibit B: List of Final CPUD submittal requirements, zoning requirements and discretionary standards

Exhibit C: Staff's recommended changes to the project layout to allow for a pocket park.

Exhibit D: Project Plans (24" by 36" Commissioners Only)



FAX 810-231-4295
PHONE 810-231-1000

RECEIVED
FEB 15 2019
Hamburg Township
Planning and Zoning Department
Box 157
10405 Merrill Road
Hamburg, Michigan 48139

SITE PLAN APPROVAL APPLICATION

Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Site Plan Approval Application.

Application fees and review fees are required at the time of application.

In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

Note: Acreage calculations based upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)

The undersigned hereby makes application for a Site Plan Approval for: (Check all that apply)

1. **TYPE OF PROJECT:**

<input type="checkbox"/> Open Space	<input type="checkbox"/> Echo	<input type="checkbox"/> Residential	<input type="checkbox"/> Condominium
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> PUD	<input type="checkbox"/> Hardship PUD

2. **TYPE OF APPLICATION:**

<input checked="" type="checkbox"/> Preliminary Site Plan	<input type="checkbox"/> Optional Conceptual Site Plan Review by Planning Commission
<input type="checkbox"/> Final Site Plan	<input type="checkbox"/> Combined – Preliminary/Final Site Plan
<input type="checkbox"/> Site Plan Amendment (less than 25% area of site being changed)	<input type="checkbox"/> Site Plan Amendment (26% or more or site being changed)

3. **PROJECT NAME:** Hampton Manor of Hamburg Submittal Date: Feb. 14, 2019

4. **PROJECT ADDRESS:** Veterans Memorial Drive

Tax Code Numbers: 15 - <u>25-100-105</u>	15 - _____	15 - _____
15 - _____	15 - _____	15 - _____

☒ Metes & Bounds Parcel ☐ Subdivision _____ Lot Numbers: _____

Zoning District Classification: VC "Village Core" Floodplain Classification: Zone X

Number of Lots Proposed: N/A Acreage of Project: 6.5 Acres

5. **PROJECT DESCRIPTION:** Senior Housing Development with assisted living, memory care and independent living units.

6. **OWNER/PROPRIETOR INFORMATION:**

Name: Hamburg Township Phone Number(s): (810) 231-4295
 Email: _____ Address: P.O. Box 157, 10405 Merrill Road
 City: Hamburg State: MI Zip: 48139

7. **APPLICANT:**

Name: Sam Martin Phone Number(s): (989) 714-5007
 Email: sammartin0243@yahoo.com Address: _____
 City: _____ State: MI Zip: _____

8. **DESIGNER INFORMATION:**

Name: Lapham Associates Phone Number(s): (989) 345-5030
 Email: scott.bell@laphamassoc.com Address: 116 S. 3rd Street
 City: West Branch State: MI Zip: 48661

9. **SPECIAL USE PERMIT:**

Is a Special Use Permit required for this project? ☒ No ☐ Yes

IF YES, Attach Special Use Permit Application Form with this site plan review application form

APPLICANT CERTIFICATION:

I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the site plan application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the plans submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE:  DATE: Feb. 14, 2019

*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.

PRELIMINARY & FINAL SITE PLAN
CHECKLIST

Each preliminary & Final Site Plan submitted for review shall provide the following information at the time of application.

A. General Information

- ☒ 1. Name and address of the proprietor and proof of ownership, developer, and registered engineer, registered surveyor, registered architect, registered landscape architect, or registered community planner who prepared the site plan.
- ☒ 2. Date of plan preparation, north arrow, and scale of plan, which shall not be greater than one inch equals twenty feet (1" = 20') nor less than one inch equals two hundred feet (1" = 200').
- ☒ 3. Full legal description of parcel and dimensions of all lot and property lines showing the relationship to abutting properties, and in which district the subject property and abutting properties are located.
- ☒ 4. Area map showing the relationship of the parcel to the surrounding area within one-half mile.
- ☒ 5. The location and description of all existing structures within one hundred feet (100') of the parcel.

B. Physical Information

- ☒ 1. Proposed plans for site grading, surface drainage, water supply and sewage disposal.
- ☒ 2. The location of existing and proposed landscaping, buffer areas, fences, or walls on the parcel.
- ☒ 3. Existing and proposed structure information including the following:
 - a. Footprint location, dimensions and setbacks.
 - b. Finished floor and grade line elevations.
 - c. Elevations drawings that illustrate building design, size, height, windows and doors, and describe construction materials. Elevations shall be provided for all sides visible from an existing or proposed public street or a residential zoning district.
 - d. The Planning Commission may require a color rendering of the building elevation required in paragraph c.
 - e. Proposed materials and colors shall be specified on the site plan. Color chips or samples shall also be submitted at or prior to the Planning Commission meeting to review the site plan. These elevations, colors and materials shall be considered part of the approved site plan.
- ☒ 4. The location and dimensions of all existing and proposed streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel.
- ☒ 5. The location, dimensions, and numbers of off-street parking and loading spaces.

☒ 6. Location of existing and proposed service facilities above and below ground, including:

- a. Well sites.
- b. Septic systems and other wastewater treatment systems. The location of the septic tank and drain field (soil absorption system) should be clearly distinguished.
- c. Chemical and fuel storage tanks and containers.
- d. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.
- e. Water mains, hydrants, pump houses, standpipes, and building services and sizes.
- f. Sanitary sewers and pumping stations.
- g. Stormwater control facilities and structures including storm sewers, swales, retention and detention basins, drainage ways and other facilities, including calculations for sizes.
- h. Location of all easements.

☒ 7. Any other pertinent physical features.

— C. Natural Features

☒ 1. Map of existing topography at two-foot (2') contour intervals with existing surface drainage indicated.

☒ 2. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Livingston County, Michigan."

☒ 3. On parcels of more than one acre, existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.

N/A ☐ 4. Location of existing drainage courses, including lakes, ponds, rivers and streams, and all elevations.

N/A ☐ 5. Location of existing wetlands, delineated under the requirements of section 3.6, Wetland Determination. A Michigan Department of Natural Resources (MDNR) permit shall be required for activities in a regulated wetland or an inland lake or stream. A copy of any correspondence with and applications to the MDNR shall be submitted with the site plan application. The Planning Commission shall not grant final site plan approval until all necessary permits have been obtained.

☒ 6. Location of natural resource features, including woodlands and areas with slopes greater than 10 percent (one foot of vertical elevation for every 10 feet of horizontal distance).

N/A ☐ 7. Location of the required 50 foot natural features setback.

- ☒ 8. Storm water management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent feasible, with the development not substantially reducing the natural retention of storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on or off site.
- ☒ 9. Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or groundwater quality.
- N/A ☐ 10. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges or polluting materials to the surface of the ground, groundwater, or nearby water bodies.

— D. **Natural Features Impact Statement.** The purpose of a Natural Features Impact Statement (NFIS) is to provide the Township with information regarding the impact of a proposed project on the physical, natural, social, and economic environment of the community. A complete report shall be required with all site plan applications. The Zoning Administrator (ZA) has the discretion to modify this requirement based on the specific application. When required the report will be reviewed by the ZA and Hamburg Environmental Review Board (HERB). The HERB may issue an Advisory Report to the Zoning Administrator for review by the Planning Commission. Contained in the Advisory Report will be a summary of the NFIS and appropriate comments and recommendations. The Advisory Report and the required site walk will be used to assist Zoning Ordinance Hamburg Township, Livingston County, Michigan, the Township Board and Planning Commission. The written NFIS will include the following information:

- ☒ 1. Name (s) and address (es) of person(s) responsible for preparation of the impact assessment and a brief statement of any relevant qualifications. The HERB may recommend a qualified individual to prepare the NFIS if deemed appropriate.
- ☒ 2. An impact assessment checklist on a form provided by the Township shall be completed and placed at the beginning of the document.
- ☒ 3. Map (s) and a written description/analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 50 feet of the property. An aerial photograph or drawing may be used to delineate these areas.
- ☒ 4. Description of existing natural features: A description of the environmental characteristics of the site prior to development shall be provide in the form of written documentation and a site inventory map identifying the location of natural features consistent with subparagraph C of this section. In addition, dominant tree species shall be listed and all species greater than 16 inches caliper or greater. As defined in Article 2.00, natural features include but are not limited to: topography, soils, geology, ground water, wetlands, watercourses, plants and animals (including aquatic species), habitat, and scenery.
- ☒ 5. Impact on natural features: A written description of the impact on the identified existing natural features shall be provided. The report shall also provide a natural features protection plan, which identifies on a map the natural features potentially affected. Where disturbance of natural features both during and after construction is proposed, a written analysis of alternative plans, which were considered, shall be provided to justify the proposed plan. The HERB may recommend a

mitigation plan be required which will describe how disturbed natural features were relocated or replace. (See Article 2.00 for complete definition of terms)

- ☒ 6. Impact on storm water management: Description of natural drainage patterns and soil infiltration and unsaturated soil capacity. A description of changes to site drainage and storm water management facilities to be installed in compliance with the Township Storm Water Ordinance. Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.
- ☒ 7. Special Provisions: Provide a general description of any existing deed restrictions, protective covenants, master deed or association bylaws as they relate to the protection of natural features. Zoning Ordinance Hamburg Township, Livingston County, Michigan
- ☒ 8. Information Sources: A list of all sources of information contained in the NFIS, if any shall be provided.
- N/A ☐ 9. Previous Submittals: Any impact assessment previously submitted relative to the site and proposed development, which fulfills the above requirements (and contains accurate information of the site) may be submitted as the required Impact Assessment.

February 15, 2019

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FEB 15 2019

Hamburg Township
Planning and Zoning Department

Scott Pacheco, AICP
Hamburg Township, Planning and Zoning
P.O. Box 157
Hamburg, MI 48139

RE: Proposed PUD plan for Parcel # 15-25-100-105 - Hamburg Twp. # CPUD 19-001

Mr, Pacheco,

We are pleased to submit plans for the proposed Commercial PUD. This project is proposed to be a senior housing development with a mix of assisted living, memory care and independent living units. We have proposed this as a phased development with the assisted living and memory care building being phase I with construction as soon as possible. The independent living portion is to be phase II with construction subsequent to the completion of the phase I construction. Phase II of the development would most likely begin in 3 to 4 years. This proposed development was in response to the Township's RFP from January of 2019 for a proposed senior housing development to revitalize a tax reverted property.

Our proposed development plan will consist of a building that has 54 assisted living units comprised of a mixture of various sizes and 16 dwelling units for memory care. The building will also contain a commercial kitchen and dining facilities for the residents as well as other ancillary uses such as gathering rooms, library, salon, and movie theater. This building will be licensed by the State of Michigan as an Adult Foster Care and will be operated by a staff of experienced and qualified persons. This facility will be manned 24 hours a day with three shifts with each shift having 8 to 10 employees. Units in the assisted living will be priced based on the feasibility study, but will run around \$4,800 / month. The independent living portion of the plan will consist of small single story cottage type quadplex with half of the units having attached garages. Assisted living facilities make a great transition between more dense commercial type uses and single family residential use.

Site development of this project will provide access roadways connecting the project to M-36 via the existing Veterans Memorial Drive and a connector street with the Village Center commercial area at Village Center Parkway. Also, a street connecting to the south through the property will provide for future expansion to the south in a similar fashion to your future land use map in the Village Center Master Plan. The assisted living development will front on the primary connector road with parking for the general public and visitors immediately adjacent to this road on the north side of the site. A porte-cochere will be located at the public's main entrance. Additional parking for employees and solid waste disposal access will be provided

along the east side of the building off the secondary street. The memory care portion of the building will have a separate entrance and parking off the secondary street. The quantity of parking spaces deemed necessary for this project has been based on zoning requirements from other communities for similar projects. (see parking requirements letter) We have proposed sidewalks throughout the development to provide egress from the building as required by the licensing requirements. These sidewalks will also providing pedestrian connections with adjacent properties. The access road and parking for the independent living portion will include a one-way access road with parallel parking and sidewalks to provide the village feel that is intended with your Village Center Master Plan. Buildings will have front porches with short connecting sidewalks to the main walkways. Small patios at the rear of some of the units will allow for additional exterior use.

Development impact on the township and the surrounding area will be minimal. Existing infrastructure will be sufficient for the development. Municipal water for fire suppression and potable water is available at the site and our development plan will loop the water main back to Village Center Parkway. Sanitary sewerage will be provided through the development by several pump stations connecting to the existing low pressure sewer connection on Veterans Memorial Drive. Water usage and waste flows for senior housing projects are typically lower than normal residential uses. Studies have shown that assisted living facilities will have typical flows around 1,100 GPD per 20 bed facility, and Independent living units will have typical flows of 100 GPD per unit. These flows will have a minimal impact on the existing infrastructure.

Traffic volumes are also minimal for these types of developments. Traffic generated by this project, based on the Institute of Transportation Engineers 9th Edition Trip Generation Rates, show an average of 206 daily trips for the assisted living facility and 59 daily trips for the independent living units. The annual average daily traffic (AADT) on M-36 at that segment is 19,492 with a commercial AADT of 1,226 based on MDOT's 2017 traffic data. The additional traffic added is just over 1% of the current daily traffic. A traffic Impact statement is being prepared by our traffic engineers and will be submitted under separate cover.

Natural resource impacts for the proposed development will provide an improvement to the existing conditions of the site. Current contamination from the former use will be mitigated by this development. The existing blighted buildings and rubbish on the site will be removed and a newly constructed building with manicured landscaping will replace the sparsely wooded site. There does not appear to be any significant natural features on the site and wetland inventory maps do not show any wetlands. Storm water will be managed in accordance with the Livingston County regulations and discharge will only be as allowed. Proposed detention

P190043
February 15, 2019

basins will hold storm-water which will provide a filtering of possible contaminants and slow down the release to downstream. A Natural Resource Impact Statement meeting the township's requirements is being prepared for this site and will be submitted under separate cover.

Enclosed with this letter is the site plan application and preliminary site plans for the PUD development. These plans do not yet contain all the final site engineering for utilities, grading and storm-water management, but have the general design concept. The final engineering design is currently underway. In addition to the plans we are enclosing a letter regarding the parking calculations and justification for determine the required parking, and a statement on the operational and management of the facility from the developer. Additional information from preliminary comments from your staff is also enclosed with this application.

Sincerely yours,

LAPHAM ASSOCIATES



Scott E. Bell, AICP Project Manager

ENCL: Site Plan Application
Preliminary Site Plan
Parking Calculations Justification
Table of Areas

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FEB 15 2019

Hamburg Township
Planning and Zoning Department

Other Facility Parking Requirements

Typically the residents in an assisted living facility do not drive and do not have a car and therefore the only parking is for employees and visitors. The information below is compiled from existing approved site plans for other similar assisted living developments that we have built or are currently under construction. It is typically not differentiated between assisted living and/or memory care for parking calculations as this is not an easy thing to observe and study and the requirements would be so similar. As you will notice in the examples below most communities base on the number of beds or units plus the number of employees. Our experience is that this is the most efficient method to determine parking needs.

Hampton Manor – Bay City (40 bed assisted living) Phase I

Required 1 space per bed + 1 space per employee at maximum shift
42 Beds + 8 employees max. = 50 spaces
40 spaces proposed with 11 spaces deferred.

Hampton Manor – Bay City (40 bed assisted living + 14 bed assisted living addition) Phase II

Required 1 space per bed + 1 space per employee at maximum shift
56 Beds + 8 employees max. = 64 spaces
64 spaces proposed.

Hampton Manor of Davison – (42 bed assisted living + 10 bed memory care)

Required 1 space per bed
52 Beds = 52 spaces
38 spaces proposed

Shelby Township (54 bed assisted living)

Required 1 space per bed
54 Beds + 8 employees max. = 62 spaces
62 spaces proposed

Hampton Manor of Brighton (61 bed assisted living + 22 bed memory care)

Required 1 space per 2 DU + 1 space per employee at maximum shift
76 DU/2 + 10 employees max. = 48 spaces
49 spaces proposed.

Conscious Senior Living in Chesterfield Township (58 bed assisted living)

Required 2 space per 3 beds + 1 space per employee at maximum shift
58 Beds $(2/3) + 6$ employees max. = 44 spaces
45 spaces proposed.

Cape Coral (137 bed assisted living)

Required 1 space per 4 beds + 1 space per employee at maximum shift
137 Beds / 4 + 10 employees max. = 45 spaces
46 spaces proposed.

Dundee (72 bed assisted living)

Required 1 space per 4 beds + 1 space per 2 employees at maximum shift
72 Beds / 4 + 12 employees max. / 2 = 24 spaces
41 spaces proposed.

Proposed Senior Living PUD Areas

TOTAL SITE:

283,946ft²

Buildings: 72,476 ft²

55,580 ft² Total Assisted Living and Memory Care Building

45,672 ft² Assisted Living

9,908 ft² Memory Care

16,896 ft² Total Independent Living Development Buildings

14,976 ft² Total Independent Living dwellings 16 units at 936 ft² each

1,920 ft² Total Independent Living garages 8 garages at 240 ft² each

Impervious Areas: 134,553 ft²

52,193 ft² Total Streets

15,075 ft² Village Center Street (on-site) includes sidewalk

14,910 ft² Side Street (on-site)

10,250 ft² Independent Living Street

11,958 ft² Gravel Fire Access Drive (on-site)

24,255 ft² Total Parking lots

15,775 ft² Assisted Living Parking Lot (North side)

2,195 ft² Employee Parking Lot (East side)

3,810 ft² Memory Care Parking Lot (East side)

1,880 ft² Independent Living Parking (Concrete Drives)

595 ft² Dumpster Enclosure & Approach

58,105 ft² Total Sidewalks and Patios

10,130 ft² Building Sidewalks

21,000 ft² Assisted Living Patios

20,000 ft² Estimated Courtyard Elements

4,030 ft² Independent Living Sidewalks

2,175 ft² Independent Living Covered Porches

770 ft² Independent Living Patios

Exhibit B

FINAL SITE CPUD SITE PLAN REQUIRED INFORMATION

General Information

1. Name and address of the proprietor and proof of ownership, developer, and registered engineer, registered surveyor, registered architect, registered landscape architect, or registered community planner who prepared the site plan.
2. Date of plan preparation, north arrow, and scale of plan, which shall not be greater than one inch equals twenty feet (1" = 20') nor less than one inch equals two hundred feet (1" = 200').
3. Full legal description of parcel and dimensions of all lot and property lines showing the relationship to abutting properties, and in which district the subject property and abutting properties are located.
4. Area map showing the relationship of the parcel to the surrounding area within one-half mile.
5. The location and description of all existing structures within one hundred feet (100') of the parcel.

Physical Information

1. Proposed plans for site grading, surface drainage, water supply and sewage disposal.
2. The location of existing and proposed landscaping, buffer areas, fences, or walls on the parcel.
3. Existing and proposed structure information including the following:
 - a. Footprint location, dimensions and setbacks.
 - b. Finished floor and grade line elevations.
 - c. Elevations drawings that illustrate building design, size, height, windows and doors, and describe construction materials. Elevations shall be provided for all sides visible from an existing or proposed public street or a residential zoning district.
 - d. The Planning Commission may require a color rendering of the building elevations required in paragraph c.
 - e. Proposed materials and colors shall be specified on the site plan. Color chips or samples shall also be submitted at or prior to the Planning Commission meeting to review the site plan. These elevations, colors and materials shall be considered part of the approved site plan.
4. The location and dimensions of all existing and proposed streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel.
5. The location, dimensions, and numbers of off-street parking and loading spaces.
6. Location of existing and proposed service facilities above and below ground, including:

- Well sites.
 - Septic systems and other wastewater treatment systems. The location of the septic tank and drainfield (soil absorption system) should be clearly distinguished.
 - Chemical and fuel storage tanks and containers.
 - Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.
 - Water mains, hydrants, pump houses, standpipes, and building services and sizes.
 - Sanitary sewers and pumping stations.

 - Stormwater control facilities and structures including storm sewers, swales, retention and detention basins, drainage ways and other facilities, including calculations for sizes.
 - Location of all easements.
7. Any other pertinent physical features.

Natural Features

1. Map of existing topography at two-foot (2') contour intervals with existing surface drainage indicated.
2. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Livingston County, Michigan."
3. On parcels of more than one acre, existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.
4. Location of existing drainage courses, including lakes, ponds, rivers and streams, and all elevations.
5. Location of existing wetlands, delineated under the requirements of section 3.6, Wetland Determination. A State of Michigan permit shall be required for activities in a regulated wetland or an inland lake or stream. A copy of any correspondence with and applications to the State of Michigan shall be submitted with the site plan application. The Planning Commission shall not grant final site plan approval until all necessary permits have been obtained.
6. Location of natural resource features, including woodlands and areas with slopes greater than 10 percent (one foot of vertical elevation for every 10 feet of horizontal distance).
7. Location of the required 50 foot natural features setback.
8. Storm water management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent feasible, with the development not substantially reducing the natural retention of storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on or off site.
9. Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or groundwater quality.
10. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges or polluting materials to the surface of the ground, groundwater, or nearby water bodies.

Natural Features Impact Statement.

The purpose of a Natural Features Impact Statement (NFIS) is to provide the Township with information regarding the impact of a proposed project on the physical, natural, social, and economic environment of the community. A complete report shall be required with all site plan applications. The Zoning Administrator (ZA) has the discretion to modify this requirement based on the specific application. When required the report will be reviewed by the ZA and the environmental consultant. The environmental consultant may issue an Advisory Report to the Zoning Administrator for review by the Planning Commission. Contained in the Advisory Report will be a summary of the NFIS and appropriate comments and recommendations. The Advisory Report and the required site walk will be used to assist the Township Board and Planning Commission. The written NFIS will include the following information:

1. Name (s) and address(es) of person(s) responsible for preparation of the impact assessment and a brief statement of any relevant qualifications. The Zoning Administrator or environmental consultant may recommend a qualified individual to prepare the NFIS if deemed appropriate.
2. An impact assessment checklist on a form provided by the Township shall be completed and placed at the beginning of the document.
3. Map (s) and a written description/analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 50 feet of the property. An aerial photograph or drawing may be used to delineate these areas.
4. Description of existing natural features: A description of the environmental characteristics of the site prior to development shall be provided in the form of written documentation and a site inventory map identifying the location of natural features consistent with subparagraph C of this section. In addition, dominant tree species shall be listed and all species greater than 16 inches caliper or greater. As defined in Article 2.00, natural features include but are not limited to: topography, soils, geology, ground water, wetlands, watercourses, plants and animals (including aquatic species), habitat, and scenery.
5. Impact on natural features: A written description of the impact on the identified existing natural features shall be provided. The report shall also provide a natural features protection plan, which identifies on a map the natural features potentially affected. Where disturbance of natural features both during and after construction is proposed, a written analysis of alternative plans, which were considered, shall be provided to justify the proposed plan. The environmental consultant may recommend a mitigation plan be required which will describe how disturbed natural features were relocated or replaced. (See Article 2.00 for complete definition of terms)
6. Impact on storm water management: Description of natural drainage patterns and soil infiltration and unsaturated soil capacity. A description of changes to site drainage and storm water management facilities to be installed in compliance with the Township Storm Water Ordinance. Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.
7. Special Provisions: Provide a general description of any existing deed restrictions, protective covenants, master deed or association bylaws as they relate to the protection of natural features.
8. Information Sources: A list of all sources of information contained in the NFIS, if any shall be provided.
9. Previous Submittals: Any impact assessment previously submitted relative to the site and proposed development, which fulfills the above requirements (and contains accurate information of the site) may be submitted as the required Impact Assessment.

LIST OF ZONING REGULATIONS:

Landscaping Requirements:

Greenbelt :

Within all multiple family residential, mobile home park, commercial and industrial districts, a twenty (20) foot wide greenbelt shall be planted along the public right-of-way including the equivalent of one (1) canopy tree and four (4) shrubs, rounded upward, for every forty (40) linear feet of frontage, planted within the greenbelt. The width of this greenbelt may be reduced by the Planning Commission in the Village Center zoning district.

Buffer Zone

- **Multifamily adjacent to Commercial (C)** No fence requirements and 1 canopy tree, 1 evergreen tree and 4 shrubs per each 30 linear feet along the property line.
- **Multifamily adjacent to Multifamily or Single Family (B)** 6 foot high continuous wall or berm, and 1 canopy tree, 1 evergreen tree and 4 shrubs per each 30 linear feet along the property line

Parking Lot

1 canopy tree for each (2,000) square feet of paved driveway and parking lot surface is required within 18 feet of the parking areas.

Waivers and Modifications.

The Planning Commission may waive or modify the fencing or landscape buffering requirements upon a determination that a solid fence or landscaping buffer will not be necessary or effective for screening. In making such a determination, the following shall be considered.

1. Need for security;
2. Abutting district or existing use;
3. Extent that existing natural vegetation provides the desired screening;
4. Topography which would eliminate the benefits of required landscaping;
5. Building heights and views in relation to existing topography and vegetation as well as views from adjacent uses;
6. Similar conditions existing such that no good purpose would be served by providing the required landscaping plan.

Lighting Requirements (See Attached Village Center Lighting Schematics):

Village Center Master Plan:

- **Village Core Lighting:** Streetlights within the VC/VG District must be as shown in figure L1 and spaced 50' o.c. Parking lot lighting may be a shoebox design with a maximum height of 20 feet and painted black. Additional lighting is recommended and may include building and signage lighting as well as accent up-lights on buildings or at landscaping.
- **Village Residential Lighting:** Streetlights should be scaled for lighting the

pedestrian way at approximately 12' in height and 50' o.c. Additional lighting may include accent lights along residential pathways or landscaping.

Section 9.11.4

- Exterior lighting shall be fully shielded and directed downward toward the Earth's surface, away from residential uses, roads, glass, water or other reflective materials which would create excessive off-site glare or incident rays.
- The Zoning Administrator and/or Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare and the proposed fixtures will improve the appearance of the site.
- Lights on poles shall not be taller than the building whose area they illuminate nor taller than fifteen (15) feet whichever is shorter. Lights on poles may exceed fifteen (15) feet up to twenty (20) feet if the fixtures are located a minimum of seventy-five (75) feet from any planned, zoned or used residential areas.
- Lighting shall not be of a flashing, moving or intermittent type.
- Except where used for security purposes, all outdoor lighting fixtures, existing or hereafter installed and maintained shall be turned off between 11:00 p.m. and sunrise, except when used for commercial and industrial uses, such as in sales, assembly and repair areas, where such use is open for business after 11:00 p.m. but only for so long as such use open for business. Businesses with light fixtures used for security purposes are encouraged to use a motion detection device which is directed to detect motion within the property.
- Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.
- The intensity of light within a site shall not exceed ten (10) footcandles or one (1) footcandle at any property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 footcandles is permitted. The only exception is with gas station canopy and automobile dealership lighting, where a maximum of twenty (20) footcandles is permitted within the site but the above standards shall apply to intensity at the property line.

Sec. 9.11.5. Sign Lighting Standards.

- Indirect illumination of signs, canopies and buildings is permitted provided a maximum 125 watt bulb is utilized and there is no glare.
- The use of laser light source, searchlights or any similar high intensity light for outdoor advertisement or entertainment is prohibited.
- Luminous tube and exposed bulb fluorescent lighting is prohibited as part of a sign provided the proposed luminous tube or exposed bulb fluorescent lighting is determined to be consistent with the architectural character of the building.
- Internally illuminated signs shall have a minimum of 60% of the sign face composed of an opaque surface which allows no light to transmit through.

Sign Regulations:**Village Center Master Plan:**

- General Requirements: Signs shall be architecturally consistent with the style, materials, colors, and composition of the building.
- A sign program shall be developed for buildings which house more than one tenant. Signs shall at a minimum be consistent with one another.
- All signs shall be externally illuminated. All signs which project out from the building must have a minimum vertical clearance of nine feet.
- Wall Signs: Wall signs shall be placed generally within a sign band located above the storefront and not exceed 80% of the linear frontage. Maximum size, per façade, is .75 square feet per linear foot or 24 square feet. Letters shall not exceed 18 inches and shall be mounted flush against the wall.
- Awning and Canopy Signs: Sign lettering and/or logo shall not compromise more than 20% or 10 square feet of exterior surface. Awnings and canopies must be permanently attached to the building.
- Projecting Signs: Signs shall project no more than 48 inches from the building face. Signs are limited to five square feet per side. Projecting signs shall be visually appealing with wrought iron mounting hardware.
- Marquee Signs: Marquee signs are only allowed on theaters, cinemas, schools, performing arts facilities, parking structures, and religious institutions. The sign copy shall be limited to include only the facility's name and changeable copy related to present and future events. The facility portion shall be no larger than 40% of the sign area and the changeable copy portion no larger than 80%.
- Window Signs: Window signs shall not exceed 10% of the window so that visibility into and out of the window is not obscured. Window signs shall be directly applied to the window or hung inside the window, concealing all mounting hardware and equipment.
- Freestanding Signs: Freestanding signs must be ground mounted and architecturally harmonious with the character of the building. They must meet the size requirements of the Zoning Ordinance and be located in a landscaped area.
- A-Frame Sidewalk Signs: There shall only be one a-frame sign per business and it must be located within five feet of the main entrance. Five feet of clear sidewalk must be maintained at all times and signs must be stored indoors during closed hours. Portable sidewalk signs shall be made of wood or decorative metal, with cast iron brackets, and shall be architecturally compatible with the style, composition, materials, colors and details of the building. No portable sidewalk sign shall exceed an overall height of fortyfive (45) inches and an overall width of twenty-four (24) inches.

Article 18, Section 18.8 Signs Permitted in Residential Districts (CE, RAA, RA, RB, RC, WFR, NR, MHP, OH, and VR)**Signs allowed with a Sign Permit****1. Permanent Signs**

- a. Residential Development Sign: One (1) freestanding monument or wall sign to be located within 50 feet of entrance to a subdivision, condominium project, multiple-family complex or mobile home park not to exceed thirty-two (32) square feet in area. These signs may be located within the road right-of-way of the development as long as the proposed signs are approved as a part of the development improvements when the original project is approved.
 - b. Non-Residential Sign: One (1) freestanding monument and (1) wall- sign are allowed on lots with non-residential uses other than home occupations. The freestanding sign shall not exceed twenty (20) square feet in area. The wall sign shall not exceed one (1) square foot for every two (2) lineal feet of building frontage, or one-hundred (100) square feet, whichever is less.
 - c. Home Occupation Sign: One (1) freestanding, projecting, or wall sign not to exceed six (6) square feet in area on lots with an approved Home Occupation. Freestanding home occupation signs shall not exceed four (4) feet in height.
 - d. A sign or similar notice is allowed for every 150 feet along the property line of a lot, provided that each sign is no more than two square feet in area, is posted no higher than 4 feet above grade and is located entirely upon private property. These signs shall not be within 150 feet of another sign and are allowed on vacant sites.
 - e. Permanent signs in the residential zoning districts may be illuminated if they are located along one of the following roads: Bishop Lake Road, Chilson Road, Hamburg Road, M-36, McGregor Road, Pettysville Road, Strawberry Lake Road, Whitewood Road, and Winans Lake Road.
 - f. Permanent signs in residential zoning districts may be Electronic Display Signs with approval of a special use permit under Section 3.5 of the code, along one of the following roads: Bishop Lake Road, Chilson Road, Hamburg Road, M-36, McGregor Road, Pettysville Road, Strawberry Lake Road, Whitewood Road, and Winans Lake Road.
2. Temporary Signs
- a. Residential Development Sale and Lease Sign. One (1) freestanding or wall sign shall be permitted for an approved subdivision, condominium project, multiple-family complex or mobile home park. Such a sign is permitted for a period not to exceed two (2) years from the date of the approval of the project. Thereafter, if properties are still actively marketed for sale or lease in the development, extensions may be permitted on an annual basis with approval of a Land Use Permit. The sign shall not exceed twenty (20) square feet in area.

Signs allowed without a Sign Permit:

1. Temporary Signs

- a. Sale or lease signs. One (1) freestanding sign per roadway frontage shall be permitted on a site that is actively marketed for sale or lease. The sign shall not exceed 6 square feet in size. These signs are allowed on vacant properties.
- b. Portable wall or freestanding signs with the following restrictions:
 - i. The total area for all portable signs must not exceed twenty (20) square feet at one time.
 - ii. No more than 5 portable signs can be erected at one time.
 - iii. Signs of this type must be located solely on private property outside of any street right-of-way or corner clearance area.
 - iv. Signs of this type shall not be in place for longer than 45 days.

Article 18, Section 18.10 Signs Permitted in the Village Center (VC) and Mixed Use (MD)

- A. Non-Residential Multi-Tenant Developments must create a sign program, so the signs are consistent with one another. Sign Programs must be reviewed and approved by the Planning Commission and must meet the standards under Section 18.11.A.1.
- B. All permanent signage without an approved sign program within the Village Center (VC) and Mixed Use (MD) district requires Planning Commission approval. Permanent signage proposed in buildings with an approved sign program can be issued by the Zoning Administrator with a sign (land use) permit if the signs are consistent with the sign program.
- C. The following information is required to be submitted for approval of a Sign Program: (All Plans, accurately drawn to scale)
 1. Site Plan with the following:
 - a. Property lines with dimensions;
 - b. Outline and dimensions of all structures related to the use or activity to which the signage relates;
 - c. Location of all existing and proposed signage (i.e. directional, descriptive, identification, etc.).
 2. Written Inventory describing all existing and proposed signage:
 - a. Type (wall-mounted, freestanding, canopy, window, directional, etc.);

- b. Dimensions of all signs, total area of sign faces (for two-sided signs area of one side only), and percentage of wall or window coverage (where applicable). Sign areas are determined by calculating the smallest rectangle enclosing the entire sign face.
 3. Sign Design Plan indicating design, dimensions, exterior materials, lettering, graphics, colors, framing, attachments, and any other visual exterior details. Please also include a side section showing the sign thickness and projection from the building wall.
 4. Conceptual Building Elevation dimensioning the placement of the proposed sign(s) and indicating the building wall dimension.
- D. All signage in 18.8 and 18.9 is allowed in the VC and MD district with the following additional requirements:
1. Wall Signs: Wall signs shall be placed generally within a sign band located above the store front and not to exceed 80% of the linear frontage. Maximum size per façade is .75 square feet per linear foot up to 24 square feet. Letters shall not exceed 18 inches and shall be mounted flush against the wall.
 2. Awning Sign: Sign lettering and/or logo shall not comprise more than 20% or 10 square feet of the exterior surface of the canopy.
 3. Projecting Signs: signs shall not project more than 48 inches from the building face and shall have a maximum size of five (5) square feet per side. These signs shall have wrought iron mounting hardware.
 4. Window Signs: Window signs shall not exceed 10% of the window so that visibility into and out of the window is not obscured. Window signs shall be directly applied to the window or hung inside the window, concealing all mounting hardware and equipment.
 5. Freestanding Signs: Freestanding signs must be ground mounted and architecturally harmonious with the character of the building. They must meet the size requirements of the Zoning Ordinance and be located in a landscaped area.
 6. One Day Portable Signs: must be made of wood or decorative metal with cast iron brackets and shall be architecturally compatible with the style, composition, materials, colors, and details of the building.

DISCRETIONARY REVIEW STANDARDS FOR CPUD FINAL SITE PLAN REVIEW

CPUD Design Standards Section 17.5

A CPUD development must meet the intent and guidelines related to site design as stated in the Site Design Chapter of the M-36 Corridor Plan, and the Village Design Chapter of the Hamburg Township Village 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 Village Center and M-36 Corridor Plans:

- A. Sidewalks/Pedestrian Circulation**
- B. Parking/Loading Areas**
- C. Architecture**
- D. Signs**
- E. Street and Access Design**
- F. Lighting**
- G. Landscaping**

Site Plan Review Standards Section 4.5.7.

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 the Zoning Ordinances.**
- B. All required information has been provided.**
- C. The movement of vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.**
- D. The proposed development will be harmonious with existing and future uses in the immediate area and the community.**
- 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.**
- 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, storm water 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.**
- H. The proposed development shall respect the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required.**
- I. The proposed development will not cause soil erosion or sedimentation.**

- J. Landscaping, including trees, shrubs and other vegetative material is provided to maintain, improve and/or restore the aesthetic quality of the site.**
- K. Conformance to the adopted Hamburg Township Engineering and Design Standards. (Amended 3/10/87)**
- 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 define 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, roof line shapes and rhythm. Buildings within the area designated on the M-36 Corridor Plan/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 fifty percent (50%) of the facade shall be constructed of, or covered with, the following materials:**
 - a. Brick;**
 - b. Fluted or scored concrete block;**
 - c. Cut stone;**
 - d. Vinyl siding;**
 - e. Wood siding;**
 - f. Glass; or,**
 - g. 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 roof lines.**

- 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.**

Start Suggested Condition 5

Exhibit C

