

PLANNING COMMISSION

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Chairperson
Larry Fox

Vice-Chairperson
Jeff Newsom

Secretary
Keith Voight

Joseph Colaianne
Sue Grissim
Michael Mitchell
Tom Murphy

**PLANNING COMMISSION AGENDA
THURSDAY, MARCH 24, 2016
7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Meeting Agenda
5. Approval of Meeting Minutes
 - a. Planning Commission - Regular Meeting - Feb 25, 2016 7:00 PM
6. Call to Public
7. Old and New Business
 - a. Site Plan SP #538-C, Planned Development Mixed Use Concept Plan (M-59 and Old US 23)
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

1. **Call to Order** - THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LARRY FOX AT 7:00 PM

2. **Pledge of Allegiance**

3. **Roll Call**

PRESENT: Joe Colaianne (7:40 PM), Thomas Murphy, Larry Fox, Jeff Newsom, Sue Grissim
ABSENT: Michael Mitchell (Excused), Keith Voight (Excused)

4. **Approval of Meeting Agenda**

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting - Jan 14, 2016 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Jeff Newsom, Vice Chairman
SECONDER:	Thomas Murphy, Commissioner
AYES:	Murphy, Fox, Newsom, Grissim
ABSENT:	Colaianne
EXCUSED:	Mitchell, Voight

6. **Call to Public**

No one came forward.

7. **Public Hearing**

(None)

8. **Old and New Business**

a. Site Plan #530-F - Walnut Ridge Estates, Final Site Plan for an Amendment to a Planned Development

Site Plan Application #530F - Walnut Ridge Estates-Final Site Plan Amendment to the River Church Planned Development

Chair Fox asked staff for an overview of the proposal. The Director conveyed that the project is an amendment to the River Church Planned Development requesting approval to construct 65 single family site condominiums on the north portion of the property. The new development, Walnut Ridge Estates, will be accessed by a single road on the east side of the property access and will be constructed in 3 phases. This is the final step of a three step process, each step of which requires approval by both the Planning Commission and Board of Trustees.

Chair Fox invited the applicant to respond and no additional comments were offered at this point. He then proceeded to the staff review indicating that there were seven items to be discussed per the staff report. The first item relates to the location of future accessory buildings; this issue has been appropriately resolved. Chair Fox asked for clarity on the phasing schedule relating to sidewalks and pathways. The Director described the need for a pathway along M-59, stating that due to the topography and site conditions, a raised boardwalk would be needed on the western portion of the site. Vetur Church, the entity responsible for the installation of this pathway, is requested relief from this requirement. Newsom said that he understands the concerns of the Church and not wanting to built a sidewalk that doesn't connect to anything to the west at this point. He indicated that perhaps a decision on the boardwalk portion of the pathway be delayed until the property to the west is constructed, with the appropriate language added to the plan documents. Chair Fox said that others have been required to put in pathways lot line to lot line. The Director said that specific language addressing when the boardwalk must be installed will help in terms of enforcement of that stipulation in the future. Murphy suggested that the plan language state that the boardwalk portion be required when adjacent property is

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developed as he is concerned with an older boardwalk section being connected to a newer section possibly 15 years into the future. Chair Fox asked the Director to modify the plan language to require construction of the concrete portion of the sidewalk when indicated (Phase 3), but allowing the boardwalk portion to be constructed when the boardwalk associated with the property to the west is developed. The Director suggested a ten year maximum; following further discussion though, it was agreed that the Church could delay the boardwalk portion until such time as the property to the west developed or a pathway to the west is otherwise constructed.

Chair Fox identified the next item to be a determination as to whether or not graphic exhibits showing the elevations of proposed homes should be included in the documents, or whether the written descriptions provided were sufficient. The applicant confirmed that the written descriptions offered a higher level of flexibility for builders since they would not be locked into duplicating a "picture". The Planning Commission agreed that the written descriptions were sufficient. Discussion then moved to whether or not grass should be provided over the temporary emergency access. The applicant expressed concern about grass over the gravel and the impact of plowing. Murphy questioned how the access would hold up under these circumstances. The Commissioners agreed that providing topsoil and grass over the emergency access was unnecessary.

The next item discussed was whether the applicant should stipulate homeowner contributions to a road maintenance fund in the condo documents. The applicant's representative said that the structure for such contributions is already in the provisions and specifically requiring this in addition could complicate matters. She said that this concern was already covered. Grissim asked for clarification and the applicant's representative said that the condo board is given explicit authority to require funds for such maintenance purposes. Chair Fox said, however, that often the reserves for private road maintenance are inadequate and then the homeowners seek relief from the Township. Upon further discussion, it was determined that the language currently in the documents, leaving this issue to the condo association board, was determined sufficient.

Chair Fox asked that the color of the park furniture be added to the plan, and went on to the last item. The 7th item related to ensuring that the numbers of plants identified in the landscape plan matched the schedule. Chair Fox then asked the Director for an explanation of the temporary cul-de-sac issue noted as a condition of approval. The Director said that gravel turn-arounds are shown as an interim measure during phasing and this condition of approval simply requires that these be built when necessary. Chair Fox also noted that this applicant is nearing the finish line on this project and has been before the Planning Commission a number of times before. Murphy identified a correction relative to the phasing schedule and this was noted by the Director.

Grissim made a motion to forward the application to the Board of Trustees with the conditions listed in the staff report, along with the additional condition allowing Venture Church to delay construction of the boardwalk portion of the pathway until such time that the property to the west, or the path to the west, is otherwise installed. The motion was seconded by Newsom; the motion carried unanimously. Comm. Colaianne apologized for being late.

RESULT:	RECOMMENDED TO APPROVE WITH CO [UNANIMOUS]
MOVER:	Sue Grissim, Commissioner
SECONDER:	Jeff Newsom, Vice Chairman
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim
EXCUSED:	Mitchell, Voight

9. Call to Public

No one came forward.

10. Planner's Report

The Director reported on the following:

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The Board is interested in identifying meeting dates for a Joint Meeting between the Planning Commission and the Board of Trustees. (April 28th and May 5th were determined to be viable options)

A mixed use development is being proposed for the SW corner of M-59 and Old US-23 and the conceptual plan will likely be presented at the second meeting in March (March 24th).

The next submittal for the Newberry mixed use project (Mayberry Homes) may be scheduled for consideration at a special meeting on April 7th.

I have been in contact with the real estate broker for the Walmart property - they did not reveal any plans, but further discussions are anticipated.

11. Committee Reports

None

12. Adjournment

Meeting adjourned by Chair Fox at 7:50 PM.

Submitted by,

Keith Voight
Planning Commission Secretary

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer

Subject: Site Plan SP #538-C, Planned Development Mixed Use Concept Plan (M-59 and Old US 23)

Date: March 17, 2016

Recommended Action

Request for Conceptual Review

Discussion

The applicant is proposing a mixed use planned development consisting of multiple family and commercial uses on the 71.46 acres located southwest of M-59 and Old US23.

Financial Impact

Enter Financial details here if applicable, otherwise delete this message.

Attachments

SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (PDF)

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MEMORANDUM

Date: March 17, 2017

To: Hartland Township Planning Commission

From: Planning Department

Subject: **Hartland Mixed Use Development
Planned Development Concept Plan, Application No. 538-C**
Concept Plan for 523 multi-family units and future commercial uses on 71.46+/-
largely undeveloped acres
(Parcel ID#'s 4708-28-100-014 and 4708-28-100-018)

APPLICANT

Applicant – Edward Rose & Sons
Developer – Edward Rose & Sons
Property Owner – Lakeside Oakland Development LC (29.85 acres)
Tags Sports Center (40.56 acres)
Civil Engineer – Nowak & Fraus Engineers
Landscape Architect – Grissim Metz Andriese
Wetland Consultant – Brooks Williamson and Associates, Inc.

SITE DESCRIPTION

The subject property consists of two parcels: 1) 29.85 undeveloped acres located on the south side of M-59 west of Old US-23, Parcel ID# 4708-28-100-014, and, 2) 40.56 acres directly to the south and contiguous, also west of Old US-23, Parcel ID# 4708-28-100-018. The northern of the two parcels is vacant; the south parcel is the location of the Tags Sports Center consisting of ball fields with batting cage, concession stand, clubhouse & locker rooms, and restroom facilities. Both properties are zoned GC-General Commercial and also designated as Commercial in the 2015 Future Land Use Plan and on the Future Land Use Map. Neither the current zone district nor the future land use designation references multiple family uses.

The land to the north (across M-59) is zoned PD – Planned Development; to the west is GC-General Commercial and High Density Residential; to the east (across Old US-23) is GC – General Commercial, LI – Light Industrial, and PD – Planned Development; and to the south, is GC – General Commercial and CA-Conservation Agriculture. The 2015 Comprehensive Plan shows future land use designations of Commercial to the north; Medium Urban Density Residential to the west; Commercial and Planned Industrial to the east; and Planning Industrial to the south.

In terms of existing land uses adjacent to the property, it is bounded on the north (across M-59) by the Shoppes at Waldenwoods which includes a Kroger Grocery, Target Store, CVS

Pharmacy, and TCF Bank along with many other smaller commercial establishments. It is bounded on the west by the LaFontaine Auto Dealership and the Charyl Stockwell Academy to the south of the Auto Dealership, and the Millpointe single family residential development south of the Academy. The size of the single family lots bordering the subject property is approximately 7,200 sq. ft. or .165 acres. To the east, (across Old US-23), is the Fountain Square Shopping Center which includes a Speedway Fuel Station, several restaurants, a jeweler, and a tattoo shop, along with various other commercial establishments. Spiral Industries and Koppert Biological, along with smaller light industrial uses, are situated to the south of the Fountain Square Center on Old US-23. A one-half acre DTE electric facility abuts the on the west side of Old US-23.

As indicated earlier, the south parcel contains the Tags Sports Center which includes a softball complex and a putt putt golf course. There are four small buildings on the site that support these recreational functions. The Striking Lanes Bowling Center and Hartland Animal Hospital are located to the south of the subject property.

SITE ANALYSIS

The site analysis provided indicates that the topography is varied with a ridge traversing the central portions of the northern parcel containing slopes ranging from 2-5% overall. The slopes exceed 5% as the ridge dips south toward the regulated wetland near the boundary between the north and south parcels. The south parcel is relatively flat with slopes of generally less than 2% except for the eastern portion, where they range from between 5% and 18%. The property generally drains from the southwest to the northeast.

The wetland analysis provided illustrates the location of 4 smaller areas of unregulated wetlands, and one 1.7 acre regulated wetland in the central portion of the combined property. In terms of soils, the site analysis says that the site consists mainly of soils in the Miami Loam family with pockets of Pewamo Clay Loam near the wetlands. A soils map is provided on the plan.

PROPOSED CONCEPT PLAN

SUMMARY:

The applicant is proposing a mixed use planned development consisting of multiple family and commercial uses on the 71.46 acres located southwest of M-59 and Old US-23. The multiple family component is proposed for 50.77 acres, while commercial is designated for 12.88 acres. A residual property of 7.81 acres is identified in the tally. The multiple family component will include a mix of four different building types for an overall total of 523 units.

- 1) 36 – 3-story manor style buildings with 12 attached garages totaling 360 units
- 2) 5 – 2-story townhomes with 5 attaches garages totaling 25 units
- 3) 30 – 3-story towne flats totaling 30 units
- 4) 36 – 3-story towne flats together totaling 108 units

The number of anticipated bedrooms is not provided, therefore it is difficult to estimate the future population of the complex. In general, if the average number of persons per dwelling is 2, the complex could accommodate 1,046 new residents, a 7% increase in population at this location.

The main access for the multiple family component is proposed to be via a boulevard entry off Old US-23. The community building is located at the end of the boulevard, and the front elevation faces Old US-23. The community building is described as featuring a pool, a fitness facility, and a public meeting room. A loop road provides access to the majority of the 63 acres

and provides a connection to the north across the wetland area to another grouping of units and the commercial acreage fronting on M-59. A second entrance off Old US-23 provides a connection to the Charyl Stockwell Academy. The 3 story manor style buildings are mainly located around the loop road and adjacent to the Charyl Stockwell Academy; the town flat product is situated adjacent to the Millpointe single family residential development. Conceptual elevations illustrating architecture and materials were included in the submittal.

Three proposed commercial areas totaling 12.88 acres are identified on the Concept Plan. Two of the three areas, the 3.84 acre and the 6.46 acre site, have frontage on M-59, while the 2.58 acre site has frontage on Old US-23. The 6.46 acre site is situated at the corner and has frontage on Old US-23 as well as M-59. The applicant states that in terms of lineal footage, 1,790 lineal feet of proposed road frontage (55%) is commercial while 1,430 lineal feet is multiple-family. A proposed 7.81 "residual property" is located in the southeast corner and no use is identified. The plan states that the uses within the proposed commercial areas are contemplated to be restaurants with indoor and outdoor seating, a tavern, coffee shop, retail shops, a hotel, banks, etc. It further states that pedestrian walkways and strong linkages within a between the proposed commercial and multiple-family uses will be provided. No conceptual design of the commercial component, nor conceptual commercial elevations, have been provided.

PLANNED DEVELOPMENT PROCEDURE:

Per Section 3.1.18 – Planned Developments, as contained in the Hartland Township Zoning Ordinance, approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by both the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval authority at each step. The process ultimately requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district. In this case, both parcels involved are currently zoned GC – General Commercial. As part of the rezoning, a public hearing is held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the Planning Commission reviews and makes a recommendation on the Preliminary Plan. Approval of the Final Plan by the Township Board constitutes a rezoning of the subject property to PD. The procedures specific to a conceptual review are as follows:

Section 3.1.18.C.iv. Conceptual Review. Planned Development projects are required to be submitted for a conceptual review in order to facilitate a complete and thorough review prior to approval. This requirement is deemed necessary because planned development projects are generally complex projects that could have a major impact on surrounding land uses and significantly affect the health, safety and general welfare of Township residents.

a. Conceptual Review Procedures. Conceptual review shall be undertaken first by the Planning Commission and then by the Township Board at public meetings held pursuant to all applicable notice requirements. No formal action shall be taken on a plan submitted for conceptual review. Upon completion of the conceptual review by the Planning Commission and Township Board, the minutes of the conceptual review meetings shall be prepared and be made available for the benefit and use of the Planning Commission during the formal consideration of the proposal.

b. Information Required for Conceptual Review. The information required for conceptual review shall be provided according to the requirements of Section 3.1.18.E.i of this Ordinance and shall be submitted to the Township Zoning Administrator at least twenty-one (21) days prior to a meeting for conceptual review.

c. Effect of Conceptual Review. The conceptual review shall not constitute any form of approval of the planned development or the site plan. The process is intended to facilitate preliminary review and to give the applicant an indication of the issues and concerns that must be resolved prior to final approval of the site plan for the planned development project.

PLANNED DEVELOPMENT ELIGIBILITY CRITERIA:

3.1.18.B. To be eligible for Planned Development approval, the applicant must demonstrate that the following criteria will be met:

i. Recognizable Benefits.

The Planned Development shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community, and shall result in a higher quality of development than could be achieved under conventional zoning.

***Staff Comment:** No information has been provided at this point regarding recognizable benefits. Insufficient information has been provided as to whether the proposal results in a higher quality of development than could be achieved under conventional zoning.*

ii. Minimum Size.

These provisions are generally intended for implementation on a land area of at least twenty (20) acres of contiguous land.

***Staff Comment:** The proposed PD is identified as 71.46 acres in size.*

iii. Use of Public Services.

The proposed type and density of use shall not result in an unreasonable increase in the use of public services, facilities, and utilities, and shall not place an unreasonable burden upon the subject site, surrounding land, property owners and occupants, or the natural environment.

***Staff Comment:** Review comments have been requested from the Hartland Township DPW, HRC Engineering, Hartland-Deerfield Fire Authority, Livingston County Drain Commission, Livingston County Road Commission, and MDOT. The responses received are included with this staff report. The most urgent questions relating to water/sanitary service, traffic impacts, and storm water drainage cannot be addressed without more information being provided as described in the review letters attached. No preliminary water capacity determinations, sewer capacity determinations, or traffic impact assessments were included with this submittal.*

The applicant notes on the plan that in terms of utilities, the north parcel currently does not have any constructed utilities, but may receive services from cable, electric, gas, sewer and water services from either M-59 and/of Old US-23.

iv. Compatibility with Comprehensive Plan.

The proposed development shall not have an adverse impact upon the Comprehensive Plan for the Township. Notwithstanding this requirement, the Township may approve a Planned Development proposal that includes uses which are not called for on the Future Land Use Map, provided that the Planning commission and Township Board determination that such a deviation from the Future Land Use Map is justified in light of the current planning and development objectives of the Township.

Staff Comment: *The future land use designation for the subject property as contained in the 2015 Comprehensive Plan Amendment is Commercial. The Commercial designation does not reference multiple family uses. The 2015 Comprehensive Plan Amendment was adopted by the Township in September of 2015 and the update process focused primarily on the sufficiency of residential designations, including multiple family. Although the designations of several other properties changed as a result of the Planning Commission's extensive review and analysis, the designation of the subject property remained unchanged as a result of the 2015 comprehensive planning process. The subject property was previously designated Commercial and has remained Commercial. The Planning Commission has discussed the potential for a full update to the Comprehensive Plan occurring in the near future, at which time a thorough analysis of all land use designations and locations would be undertaken.*

It should be noted that the applicant has provided its own market analysis for the subject site done by Maxfield Research & Consulting. This document has been provided in the attachments.

v. Unified Control.

The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project, or assuring completion of the project, in conformity with this Ordinance. The applicant shall provide legal documentation of single ownership or control in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans, and further, that all portions of the development that are not to be maintained or operated at public expense will continue to be operated and maintained by the developers or their successors. These legal documents shall bind all development successors in title to any commitments made as a part of the documents. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is provided to the Township in advance of the transfer.

Staff Comment: *The applicant states that "The proposed development provides unified control of the proposed land uses. Edward Rose & Sons will own, develop and manage the multi-family uses and control the commercial use through agreements, covenants, conditions, deed restrictions, etc. to ensure conformance with the planned development and ordinance requirements." The Hartland Township Attorney is responsible for reviewing all requisite planned development documents to ensure compliance with the unified control provisions. Such review typically begins at the preliminary review stage of the planned development process.*

PLANNED DEVELOPMENT DESIGN STANDARDS

3.1.18.C. Proposed planned developments shall comply with the following project design standards:

i. Location.

A planned development may be approved in any location in the Township subject to review and approval as provided for herein.

Staff Comment: (None)

ii. Paved Access.

All planned developments shall front upon and take access only from hard surfaced roads. All roads in a planned development shall be hard surfaced.

Staff Comment: Access is proposed to be from M-59 and Old US-23. All internal roads will be required to be paved.

iii. Permitted Uses.

Any land use authorized in this Ordinance may be included in a planned development as a principal or accessory use, provided that:

- a. The predominant use on the site shall be consistent with the uses specified for the parcel on the Township's Comprehensive plan for Future Land Use.
- b. There shall be reasonably harmonious relationship between the location of buildings on the site relative to buildings on land in the surrounding area.
- c. The mix of uses and the arrangement of those uses within a planned development shall not impair the public health, safety, welfare, or quality of life of residents in the community as a whole.

Staff Comment: The Township's Comprehensive Plan for Future Land Use designates the subject site as Commercial, therefore, the predominate use on the site must be commercial. As illustrated on the proposed Concept Plan, 12.88 acres of the 63.65 acres, (20%) of the project, is shown as commercial with the remainder (80%) shown as multiple family. Further, no information is provided as to when, how, or in what manner the commercial component is to be developed. A determination must be made as to whether the proposal meets the predominant use standard stated above. Also, it must be determined as to whether the proposed use can be considered reasonably harmonious, and whether the mix of uses will impair the public health, safety, welfare, or quality of life of residents.

iv. Residential Density.

It is generally intended that the overall density of residential uses within a planned development should not exceed the density that could be achieved for the land to be developed in accordance with the adopted Hartland Township Comprehensive Plan. However, the Planning Commission and Township Board may agree to permit development of additional "bonus" dwellings when a proposed development exhibits outstanding design principles and will constitute a long-lasting positive attribute the community. The Planning Commission may agree to recommend up to a forty (40%) increase in dwellings on a site in recognition of such outstanding attributes. The Township Board in its sole discretion shall have the ability to approve such density increase up to the forty (40%) percent subsequent to an affirmative recommendation from the Planning Commission. Thus, if the planned development land area would accommodate one-hundred (100) dwellings in accordance with the Comprehensive Plan, the planned development plan could include up to one-hundred and forty (140) dwellings if a maximum bonus was awarded by the Planning Commission and Township Board. The bonus

may be used for either single-family detached dwellings or for multiple-family attached dwellings, at the discretion of the Planning Commission and Township Board.

Examples of outstanding design attributes that may result in the award of a density bonus by the Planning Commission and Township Board include:

- a. Innovative energy efficient design; provision of additional open space in excess of required open space; added improvement to assure vehicular and pedestrian safety; or, added landscaping or other site features to assure a long-term aesthetically pleasing appearance.
- b. The planned development reclaims land in a manner that is consistent with the Comprehensive Plan, where previous use of the land causes severe development difficulties, or constraints such as reclamation of land that has been previously mined or excavated.
- c. The planned development would include certain public facilities, such as a sewer treatment plant or public water treatment and distribution facilities, to enhance the long-term viability of the project and allow for more efficient use of the land and surrounding land.
- d. The proposed arrangement of uses and residential densities within the planned development enhances the compatibility of proposed development with existing or planned land use on adjacent land.
- e. Provision of a greater amount of open space than the minimum requirements specified by the Township.

Staff Comment: *The Township's Comprehensive Plan calls for a maximum density of 8 units per acre; the applicant is proposing 10.30 units per acre. No information has been provided relative to the examples listed as to what outstanding design attributes are being proposed to warrant the density increase.*

The applicant has, however, stated that the amount of open space equates to 29.45 acres or 58%. Some of the increase in open space is due to the proposed 3-story (as opposed to 2-story) buildings. It must be recognized, however, that the MR-Multiple Family Residential zone district regulations state that the minimum lot area for multiple family buildings should be 5 acres plus 5,554 sq. ft. per dwelling. A unit count of 523 x 5,554 sq. ft.=2,904,742 sq. ft. or 66.7 acres. Considering that the acreage of the proposed multiple family site is 63.7 acres, it appears that the proposal does not meet the minimum lot size requirement in terms of the MR-Multiple Family Residential zone district standards. The purpose of the planned development process is to allow for flexibility in standards such as these— the MR information is simply provided for comparison purposes.

v. Design Details

The applicant shall prepare a detailed description of the following elements to be implemented in the proposed planned development. Such design details are commonly described in a "Pattern Book". If the applicant chooses to create such a Pattern Book to respond to the minimum design detail requirements described in subsection 3.1.18.C.vi. The book shall be submitted as part of the preliminary review application.

- a. Public and private road dimensions, geometric design, and construction materials

- b. Streetscape details for typical sections of interior and exterior roads indicating relative sizes and locations of landscape plantings, street lights, any proposed street furniture waste baskets, and similar elements
- c. Locations and sizes of open spaces for parks and resource preservation and any related improvements or modifications
- d. Public Facilities
- e. Scale and form of buildings
- f. Building locations, lot sizes and setbacks
- g. Architectural features and materials
- h. Exterior signs and lighting
- i. Driveways and parking
- j. Landscaping

Staff Comment: *As indicated previously, the detailed description of these elements are typically provided at the preliminary review stage. The conceptual scale and form of the buildings, the general locations and setbacks, and potential architectural materials, have been included with the Concept Plan.*

It should be noted for information at this point, that Section 3.24.25 – Notes to District Standards, states that multiple family buildings and structures shall be limited to a maximum length of 160 ft and the maximum number of dwelling units per building shall be 8. Common walls between dwelling units shall not overlap by more than forty (40%) of the linear distance of the shorter of the two adjoining walls so as to create offsets. The Planning Commission may waive these requirements upon a determination that the proposed building is compatible with adjacent land uses and will not have an adverse impact on the public health, safety, and welfare.

vi. Minimum Design Detail Requirements

The following minimum standards shall apply to a planned development unless a different standard is approved in the design details submitted and approved in accordance with 3.1.18.C.v. above. If a Pattern Book is created and approved in accordance with 3.1.18.C.v. above, the design details included in the Pattern Book shall replace the specification of this subsection as described below. If such Pattern Book fails to address a minimum design detail requirement, the specification indicated in this subsection shall prevail.

- a. Minimum Yard Requirements. Modification to these yard setback requirements may be approved by the Township Board, upon recommendation from the Planning Commission upon making the determination that other setbacks would be more appropriate because of the topography, existing trees and other vegetation, proposed grading and landscaping or other existing or proposed site features.

Along perimeter adjacent to public road:	50 ft.
Along perimeter, but not adjacent to a road:	40 ft.
Along an internal collector or local road:	40 ft.
Along an internal thoroughfare road:	50 ft.
Between parking lot/property line and adjacent to road:	40 ft.
Between parking lot/property line but not adjacent to road:	50 ft.

Staff Comment: *The setbacks as stated appear to be minimally addressed. No information on proposed buffering has yet been provided. Required buffering may necessitate greater setbacks.*

- b. Distances Between Buildings. Buildings within a planned development shall comply with the following spacing requirements unless otherwise specified by the PD agreement:

(3) Residential buildings containing more than one unit (including: apartments, townhouses, and any other attached dwellings) shall conform to the spacing requirements set forth in Section 3.1.9.

Staff Comment: *The spacing requirements appear to have been met.*

- c. Building Height. No building in a planned development shall be greater than thirty-five (35) feet in height.

Staff Comment: *Although the proposed buildings are stated to be under the 35 ft. requirement, it should be noted that the MR-Multiple Family Residential zone district states, relative to building height, "35 ft. or 2.5 stories, whichever is less". The manor style and towne flat buildings are proposed to be 3-story.*

- d. Parking and Loading. Planned Developments shall comply with the parking and loading requirements specified in Section 5.8, Loading Space Requirements and Section 5.9, Off-Street Parking Requirements of the Zoning Ordinance, except that the off-street parking for separate buildings or uses may be provided collectively, subject 3.1.18.C.vi.d. 1-3.

Staff Comment: *Parking lots are shown on the Concept Plan; detailed parking information is not required at the concept stage.*

- e. Landscaping. Planned Developments shall comply with the following landscaping requirements: (as specified in 3.1.18.C.vi.e.1-8)

- (1) General Site Requirements
- (2) Landscaping Adjacent to Roads
- (3) Berm Requirements
- (4) Screening
- (5) Parking Lot Landscaping
- (6) Standards for Plant Material
- (7) Treatment of Existing Plant Material
- (8) Buffering of Nonresidential Uses

Staff Comment: *No landscaping details are provided at this point nor necessarily required at the concept plan stage although the applicant states that "a landscaped buffer is also proposed between the proposed townhomes and the existing single family to the west".*

- f. Open Space Requirements. Open space shall be provided to complement and accentuate the high-quality design of the proposed planned development. At minimum, the planned development shall provide open space consistent with the previous zoning designation for the site. Provision of a greater amount of open space shall be considered an example of design excellence that shall contribute to the basis for consideration of a residential density bonus. Open space included in the planned development shall be maintained in perpetuity in accordance with the provisions of the planned development agreement.

Staff Comment: *The applicant has stated that 29.45 acres, or 58% open space, is provided. Please see iv. Residential Density for discussion of open space. For informational purposes, the definition of open space, as stated in Section 2.2.169 of the Zoning Ordinance is as follows:*

Open Space – An area that is intended to provide light and air, and is designed for either environmental, scenic, or recreational purposes. Open space may include lawns, decorative planting, walkways, gazebos, active and passive recreation areas, playgrounds, fountains swimming pools, woodlands, wetlands and water courses. Open space shall not be deemed to include driveways, parking lots or other surfaces designed or intended for vehicular travel, but may include a recreational clubhouse or recreation center.

- g. Natural Features. Consistent with the stated intentions for creation of these regulations, the preservation of the natural features of the Township are an important planning consideration. A PD proposal must consider the natural topography and geologic features, scenic vistas, trees and other vegetations, and natural drainage patterns that exist on the PD site and propose a development pattern which preserves and avoids disruption of those natural features as much as possible.

Staff Comment: *One of the primary natural features on the site is the linear wetland area that traverses the site from northeast to southwest. Some of the wetlands associated with this feature are identified as “regulated”. The applicant is showing the location of this wetland natural area and designates it as a “wetland linear park”. This feature creates a natural dividing line which is serving to define separate multiple family areas, as well as separating the Old US-23 commercial area from an adjacent multiple family building. One road is showing as crossing the wetland area.*

- h. Sidewalks and Pedestrian Access. The applicant must demonstrate the PD site and all uses within the site will be connected to any existing pedestrian and nonmotorized vehicle paths and trails within a public right-of-way or easement open to the public.

Staff Comment: *Detailed review of sidewalks and pedestrian accesses typically occurs at the preliminary plan stage. The applicant does state on the Concept Plan, however, that “pedestrian walkways and strong linkages within and between the proposed commercial and multi-family uses will be provided”. No illustrations are offered.*

- i. Other Considerations. The applicant shall consider and address in the proposal other local features or development characteristics of the proposed PD that may produce conflict between existing development, other development proposed for the area around the PD and the uses or layout of the uses proposed in the PD. The Planning Commission or Township Board shall advise the applicant of particular conflicts should such be known to the Township officials.

Staff Comment: *(None)*

Hartland Township DPW Review

The DPW Director's review dated 3/15/16 (attached) states that the plans are inadequate and that Public Works is unable to determine if water and sewer needs can be met. The review then describes what will be needed to make the necessary determinations.

Engineer's Review

The Township's Engineer, HRC, provided a review dated 3/14/16 (attached). It states that the proposed development will have a substantial impact on the water supply, sanitary sewer service capacity, and storm drainage system, and more information will be required. It also states that the traffic impacts will need to be evaluated and reviewed by Livingston County Road Commission and MDOT.

Hartland Deerfield Fire Authority Review

The Fire Marshal's review dated 3/15/16 states four points: 1) 3-story residential buildings may be approved contingent on compliance with the fire code; 2) location of the hydrants must be shown; 3) access for fire apparatus will be needed; and, 4) turning radius requirements must be met.

Livingston County Road Commission

The Livingston County Road Commission, in its 3/3/16 email (attached), states that a traffic study will be needed to understand the impacts; it further states that this is a large and congested intersection and interchange, so it will be very difficult to mitigate traffic impacts. An email was also provided which provides comments from both LCRC and MDOT on the requirements for the traffic analysis.

Livingston County Drain Commission

The Livingston County Chief Deputy Drain Commission states in his review email dated 3/10/16, that there are two general sets of comments at this point: 1) a determination by the Township's Engineer will need to be made regarding available capacity in the sanitary sewer collection system as to whether there is available capacity to serve the proposal – without offsite improvements, it appears any sewer service areas to the south will not have available capacity; 2) it is not recommended that the tributary area bisecting the property be used for storm water detention – runoff storage should occur off-line, possibly requiring use of the commercial designated property for detention.

Michigan Department of Transportation

(A traffic impact study is needed)

Recommendation

No formal action shall be taken by the Planning Commission or the Township Board as part of a Planned Development Concept Plan review. However, it must be recognized that the proposed Concept Plan will have significant impacts on the long-range future of Hartland Township with respect to traffic, utilities, population, school enrollment, tax base, effects on surrounding properties. The Planning Commission and Township Board should be prepared to have extensive discussion at the Conceptual Plan review stage such that the applicant has a solid understanding of the Township's expectations, particularly considering that such use at the proposed location is not anticipated by the Zoning Ordinance nor the Comprehensive Plan.

Attachments: Concept Plans 3/1/16
 DPW Review 3/15/16
 HRC Review 3/14/16
 Fire Marshal Review
 LCRC Email 3/3/16
 LCDR Email 3/10/16

Cc: Edward Rose & Sons
38525 Woodward Avenue
Bloomfield Hills, MI 48303
248.686.5582
Paul Mott
Nathan Anderson

Grissim Metz Andriese
300 East Cady Street
Northville, MI 48167
248.347.7010
Noah Birmelin

Nowak & Fraus Engineers
46777 Woodward Ave.
Pontiac, MI 48342-5032
248.332.7931

B. West, Director of Public Works (email)
J. Booth, HRC/Township Engineer (email)
M. Bernardin, Fire Marshal (email)
K. Recker, LCDC (email)
J. Todesco, LCRC (email)



Robert M. West, Public Works Director
2655 Clark Road
Hartland MI 48353
Phone: (810) 632-7498

TO: Planning Department
DATE: 3/15/2016
DEVELOPMENT NAME: Edward Rose & Sons Development
DEVELOPMENT ADDRESS / PIN#: SW Corner of M-59 & Old US 23 (4708-28-100-018)
APPLICATION #: 538-C
REVIEW TYPE: PD – Concept Plan

Public Works has reviewed the concept plans in regards to municipal water services and Residential Equivalency Units (REUs). The concept plans propose a mixed use including commercial development and multi-family units. However, **the plans are inadequate and therefore Public Works is unable to determine if water and sewer needs can be met.** See detailed explanations below.

REUs

Water and Sewer REUs assigned to each parcel are as follows:

Parcel ID	Sewer REUs	Water REUs
08-28-100-014	30.57	82.0
08-28-100-018	56.98	112.0
08-28-100-019 (adjacent parcel)	7.7	14.0

Public Works understands the current property owners will explore transferring a portion of REUs as part of the proposed boundary adjustment to #08-28-100-019 (adjacent) prior to the sale to Edward Rose & Sons (developer). Public Works requires the proposed REU transfer documents be submitted for review.

In order for an analysis regarding required REUs and allocations to be conducted, details of the proposed structures need to be provided. Because multi-family units are assigned REUs based upon number of bedrooms, applicant must indicate the number in bedrooms per unit. Additionally, the amenities in the common buildings should be specified, such as pool or workout rooms within the clubhouse.

Commercial facilities are assigned REUs based upon a number of factors, such as square footage or number of rooms, chairs, lines, etc. REUs for restaurants are based upon alcohol, meals, or service. Given so many variables affecting required REUs, applicant will need to provide more specific details in regards to the proposed commercial businesses in order for an REU analysis to be conducted.

The applicant should reference the attached REU Classification Table for all unit factors.

Plans

The following details will be required on site plans and construction plans:

1. Water main material, sizes and connection detail sheet
2. Water service lead location, size and materials including fittings, valves and hydrants
3. Sanitary sewer material and sizes and connection detail sheet
4. Sewer impact analysis with average and peak flow calculations
5. Monitoring manhole for sewer connection and location if required
6. Utility easements noted as public or private.

Please feel free to contact me with any questions or comments, and thank you for your time.

Robert M. West
Public Works Director

Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)

**PRINCIPALS**

George E. Hubbell
 Thomas E. Biehl
 Keith D. McCormack
 Nancy M. D. Faught
 Daniel W. Mitchell
 Jesse B. VanDeCreek
 Roland N. Alix
 Michael C. MacDonald
 James F. Burton

SENIOR ASSOCIATES

Gary J. Tressel
 Randal L. Ford
 William R. Davis
 Dennis J. Benoit
 Robert F. DeFrain
 Thomas D. LaCross
 Albert P. Mickalich
 Timothy H. Sullivan

ASSOCIATES

Jonathan E. Booth
 Marvin A. Olane
 Marshall J. Grazioli
 Donna M. Martin
 Charles E. Hart
 Colleen L. Hill-Stramsak
 Bradley W. Shepler
 Karyn M. Stickel
 Jane M. Graham
 Thomas G. Maxwell
 Todd J. Sneathen
 Aaron A. Uranga

HUBBELL, ROTH & CLARK, INC.

OFFICE: 105 W. Grand River
 Howell, MI 48843
 PHONE: 517.552.9199
 FAX: 517.552.6099
 WEBSITE: www.hrc-engr.com
 EMAIL: info@hrc-engr.com

March 14, 2016

Hartland Township
 2655 Clark Road
 Hartland, MI 48353

Attn: Mr. Troy Langer, Planning Director

Re: Conceptual Site Plan Review
 Edward Rose & Sons Development
 Section 28, Hartland Township
 Site Plan Application No. 538C

HRC Job No. 20160226.22

Dear Mr. Langer:

As requested, this office has reviewed the conceptual layout plans for the above project as prepared by Grissim, Metz, Andriese & Associates (plans dated March 1, 2016, received by the Township on March 1, 2016). We have the following comments:

Water Supply

The proposed development will have a substantial impact on the Township's water supply system. Available system capacity, pressure and fire flows within the existing system are currently under review by this office for the Township. Additional information for the proposed water demands of this development need to be submitted to the Township so their potential impacts can be evaluated.

Sanitary Sewer

The proposed development will have a significant impact on the Livingston County Drain Commission's (LCDC) sanitary sewer collection system. Available collection capacity within the existing system and downstream pump station will need to be evaluated to determine if offsite system improvements are necessary. The proposed sanitary sewer improvements will require the review and approval of the LCDC.

Storm Drainage

The conceptual layout does not show any storm water retention/detention areas. On site storm water detention and/or retention will be required to be provided in accordance with LCDC standards. The on-site storm water management and the need for potential downstream improvements will require review and approval of the LCDC.

Traffic Impact Study

The evaluation of impacts to traffic movements and potential paving improvements to M-59 will require the review and approval from the Michigan Department of Transportation. The Old US-23 impacts and paving improvements will require review and approval from the Livingston County Road Commission.

Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)



Mr. Troy Langer
March 14, 2016
HRC Job Number 20160226.22
Page 2 of 2

The items noted above will need to be incorporated into future site plan submittals. If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

A handwritten signature in black ink that reads 'Michael P. Darga'. The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Michael P. Darga, P.E.

DMH/dmh

pc: Hartland Twp; K. Scherschligt, B. West, M. Bernardin
HRC; R. Alix, J. Booth, D. Hansen, File

Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)



FIRE MARSHALS OFFICE

Hartland Area Fire Dept.
3205 Hartland Road
Hartland, MI. 48353-1825

Voice: (810) 632-7676
Fax: (810) 632-2176

E-Mail: firemarshal@hartlandareafire.com

March 15, 2016

TO: Planning Commission
Attn: Zoning Department
Hartland Township
3191 Hartland Road
Hartland, MI 48353

RE: Application # 538-C, request for PD Conceptual Site Plan, for *Nathan Anderson – Edward Rose & Sons*

Based upon review of the site plan stamped March 1, 2016 by Hartland Township, the conceptual drawing of the project has produced the following comments from this office:

- This office will approve residential building heights greater than 2 stories contingent upon the proper use of fire codes. Currently, Hartland Township uses NFPA 2012, and IFC 2012 editions, as well as the adopted fire prevention ordinance.
- The locations of fire hydrants will be needed on future plan submittals.
- Access for fire apparatus (Aerial Platform) to perform emergency life rescue will be needed, but further assessment will be performed on more detailed drawings.
- Turning radius' requirements will be in place to conform to local jurisdiction needs.

The above items will need to be incorporated into future site plan submittals. If you have any questions, or I may be of further assistance, please feel free to contact me at your convenience.

Yours In Fire Safety,
Michael R. Bernardin
Michael R. Bernardin
Fire Marshal

cc: Fire Chief Adam L. Carroll
File

Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)

Kim Scherschligt

From: Jodie Tedesco [jtedesco@livingstonroads.org]
Sent: Thursday, March 03, 2016 2:13 PM
To: Kim Scherschligt
Cc: Mike Goryl; Mike Craine; Kim Hiller; Steve Wasylk
Subject: FW: PD Concept Plan Review - SW Corner of M-59 & Old US-23 - Hartland Twp.
Attachments: RE: Hartland Township - M 59 & Old 23

Hi Kim,

We will need a traffic study to understand the impacts better. Attached is an email that was sent earlier regarding this intersection.

Thanks for keeping us in the loop.

Jodie Tedesco, P.E.
 County Highway Engineer

From: Mike Goryl
Sent: Thursday, March 03, 2016 12:59 PM
To: Jodie Tedesco
Cc: Mike Craine; Kim Hiller; Steve Wasylk
Subject: RE: PD Concept Plan Review - SW Corner of M-59 & Old US-23 - Hartland Twp.

Jodie,

Attached is an email where Wendy Ramirez and I both gave some comments to the engineer that will be doing the traffic impact study for this site. I don't know where the study is at, but it will drive most of my comments going forward. But it's a large development at a congested intersection and interchange, so it's going to be very difficult to mitigate traffic impacts.

I expect most of my comments will be about the same as they were for the last proposed development for this site a number of years ago, when Kim and I met many times with Hartland Township, MDOT and the developer to try to resolve driveway issues, traffic impacts and mitigation alternatives. Guessing this one will follow the same path.

Mike

From: Jodie Tedesco
Sent: Thursday, March 03, 2016 12:16 PM
To: Mike Goryl; Mike Craine; Kim Hiller; Steve Wasylk
Subject: FW: PD Concept Plan Review - SW Corner of M-59 & Old US-23 - Hartland Twp.

Let me know if you have any comments.

JT

From: Kim Scherschligt [mailto:kscher@hartlandtwp.com]
Sent: Thursday, March 03, 2016 10:31 AM
To: 'dropiewskil@michigan.gov'; Jodie Tedesco; 'Ken Recker'
Cc: Troy Langer; 'Booth Jonathan'; 'Darga Mike'
Subject: PD Concept Plan Review - SW Corner of M-59 & Old US-23 - Hartland Twp.

Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)

Good Morning,

Attached please find a concept plan for a proposed Planned Development consisting of an apartment complex and commercial uses to be construct on approximately 70 acres located SW of M-59 and Old US-23 in Hartland Township. Due to the size, scale, and impacts of this development, the Planning Department is requesting preliminary review and comment by your agency at this conceptual stage. The applicant is requesting consideration at the Planning Commission meeting of March 24th, therefore we are hoping to receive comments by March 15th.

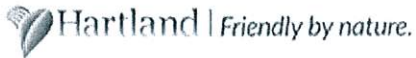
Thank you very much for your consideration and attention to this request; please contact our Office should you have questions or concerns.

Regards,
Kim Scherschligt, AICP



Kim Scherschligt, AICP
Planner

2655 Clark Road | Hartland, MI 48353
810.632.7498 o | 810.632.6950 f
www.hartlandtwp.com
[Facebook](#) | [Twitter](#) | [YouTube](#)



Kim Scherschligt

From: Ramirez, Wendy (MDOT) [RamirezW@michigan.gov]
Sent: Wednesday, February 03, 2016 10:15 AM
To: Mike Goryl; Julie M. Kroll
Subject: RE: Hartland Township - M 59 & Old 23

Hi Julie,

I'm probably stating the obvious but the counts should be taken while schools are in session during a non-holiday.

Thanks,
 Wendy

From: Ramirez, Wendy (MDOT)
Sent: Wednesday, February 03, 2016 9:53 AM
To: 'Mike Goryl' <mgoryl@livingstonroads.org>; Julie M. Kroll <jkroll@fveng.com>
Cc: Nathan Anderson@edwardrose.com; Lindon Ivezaj@edwardrose.com; Paul Mott@edwardrose.com; Mike Labadie <mlabadie@fveng.com>; McMurphy, Patrick (MDOT) <McMurphyP@michigan.gov>
Subject: RE: Hartland Township - M 59 & Old 23

Good morning, Julie,

Thank you for the opportunity to review.

The scope of work looks fine to me also with some minor exceptions. You will need to include turn counts for the following locations:

- 1) Commercial drive on the north side of M-59 directly across from the proposed East Site driveway.
- 2) Commercial drive on the north side of M-59 just to the west of the proposed West Site driveway (entrance to Charyl Stockwell Academy School).
- 3) M-59 at Blaine Road.

In addition, for the pm peak period for the proposed M-59 at West Site Driveway (also entrance to Charyl Stockwell Academy School), please start the turning movement counts at 3:30 pm instead of 4:00 pm in order to capture the school peak traffic.

As a side note, with the last proposed development at this location, there were a variety of issues that needed to be discussed in regards internal roadway connection from the Charyl Stockwell Academy Drive (Proposed West Site driveway). We may want to have a meeting with LCRC, Hartland Township & MDOT to discuss.

Thanks,
 Wendy

From: Mike Goryl [mailto:mgoryl@livingstonroads.org]
Sent: Wednesday, February 03, 2016 7:51 AM
To: Julie M. Kroll <jkroll@fveng.com>; Ramirez, Wendy (MDOT) <RamirezW@michigan.gov>
Cc: Nathan Anderson@edwardrose.com; Lindon Ivezaj@edwardrose.com; Paul Mott@edwardrose.com; Mike Labadie <mlabadie@fveng.com>
Subject: RE: Hartland Township - M 59 & Old 23

Julie,

Thanks for allowing us the opportunity to review.

The scope of work looks fine to me, with one exception. You'll need to get turn counts at all driveways on the east side of Old 23 within the limits of the proposed development. I'm guessing Wendy will probably want the same for those driveways along M-59.

Also, the Working Concept Plan is missing the Speedway driveway, and the south drive on the Working Concept Plan does not seem to match the south driveway on the Google Earth file (shown as the bowling alley driveway).

Mike

From: Julie M. Kroll [<mailto:jkroll@fveng.com>]
Sent: Tuesday, February 02, 2016 10:55 AM
To: Mike Goryl; Wendy Ramirez (ramirez@michigan.gov)
Cc: Nathan Anderson([edwardrose.com](mailto:anderson@edwardrose.com)); Lindon Ivezaj([edwardrose.com](mailto:ivezaj@edwardrose.com)); Paul Mott([edwardrose.com](mailto:mott@edwardrose.com)); Mike Labadie
Subject: Hartland Township - M 59 & Old 23

Mike and Wendy,

We are working a scope of work for a project that is located in the southwest quadrant of M-59 & Old US 23 in Hartland Township. I've attached a draft scope of work, site location map, and site concept plan for your review. Please let me know if you have any changes or comments.

Thanks,

Julie M. Kroll, PE, PTOE
Sr. Project Manager

FLEIS & VANDENBRINK

27725 Stansbury Blvd., Suite 150 | Farmington Hills | MI | 48334
 O: 248.536.0080 | D: 248.536.1998 | C: 248.342.5786 | F: 248.536.0079
www.fveng.com

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Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)

Kim Scherschligt

From: Ken Recker [KRecker@livgov.com]
Sent: Thursday, March 10, 2016 6:39 PM
To: Kim Scherschligt; 'dropiewskil@michigan.gov'; 'jtedesco@livingstonroads.org'
Cc: Troy Langer; 'Booth Jonathan'; 'Darga Mike'; Bob Demyanovich; 'jtedesco@livingstonroads.org'; Robert West
Subject: RE: PD Concept Plan Review - SW Corner of M-59 & Old US-23 - Hartland Twp.
Attachments: Private Drain Tributary.pdf

Kim,

I have two general sets of comments regarding the aforementioned concept plan:

Sanitary

There is an 8" gravity sewer line running along the south side of M-59 and the west side of Old US-23. Both of these sewer mains discharge to the Clark Road pump station. From a capacity perspective we will need the Township's Engineer to make a determination of the available capacity in the collection system to handle the proposed number of housing units. Without offsite improvements, it appears sewer service areas, if any, to the south of the proposed development on the west side of Old US-23 will not have available capacity. I understand from discussing this issue with Mr. Demyanovich and Mr. West that the recently received capacity study analysis proposals, once implemented, may go part of the way towards quantifying this issue.

Storm water

The wetland/Linear Park shown bisecting the development carries a significant tributary area, which runs parallel to M-59 back to the west, and borders the Browning County Drain. A map showing the approximately 650 acre tributary area to this linear park is attached. Due to the significant upstream tributary area and the proximity of adjoining structures to the west, we would not recommend using this area for stormwater detention. Runoff storage from newly improved areas should occur "off-line" of the receiving drainageway. Given the proposed layout, it would appear that a substantial amount of the storage required will have to occur in park areas, and possibly on the proposed commercial property fronting M-59.

Furthermore we understand the receiving system includes a privately maintained collection system to the east of Old US-23. This system, which we believe consists of 36" and 42" corrugated plastic pipe, discharges into the existing right of way of US-23, and that discharge from US-23 flows into Round Lake, an area which has historically exhibited concerns pertaining to both water quantity and quality.

Given the aforementioned issues and potential constrictions in the downstream system, we would recommend hydraulic analysis of the proposed collection system, downstream to Round Lake at a minimum. We understand this analysis was previously performed at the time of the shopping center development between the freeway and Old US-23.

If you have any questions or need further clarification give us a call.

Sincerely,

Kenneth E. Recker, II, P.E.
 Chief Deputy Drain Commissioner

From: Kim Scherschligt [mailto:kscher@hartlandtwp.com]
Sent: Thursday, March 03, 2016 10:31 AM
To: 'dropiewskil@michigan.gov' <dropiewskil@michigan.gov>; 'jtedesco@livingstonroads.org'

<jtedesco@livingstonroads.org>; Ken Recker <KRecker@livgov.com>

Cc: Troy Langer <TLanger@hartlandtwp.com>; 'Booth Jonathan' <Jbooth@hrc-engr.com>; 'Darga Mike' <MDarga@hrc-engr.com>

Subject: PD Concept Plan Review - SW Corner of M-59 & Old US-23 - Hartland Twp.

Good Morning,

Attached please find a concept plan for a proposed Planned Development consisting of an apartment complex and commercial uses to be construct on approximately 70 acres located SW of M-59 and Old US-23 in Hartland Township. Due to the size, scale, and impacts of this development, the Planning Department is requesting preliminary review and comment by your agency at this conceptual stage. The applicant is requesting consideration at the Planning Commission meeting of March 24th, therefore we are hoping to receive comments by March 15th.

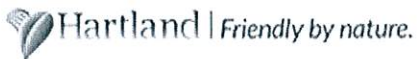
Thank you very much for your consideration and attention to this request; please contact our Office should you have questions or concerns.

Regards,
Kim Scherschligt, AICP

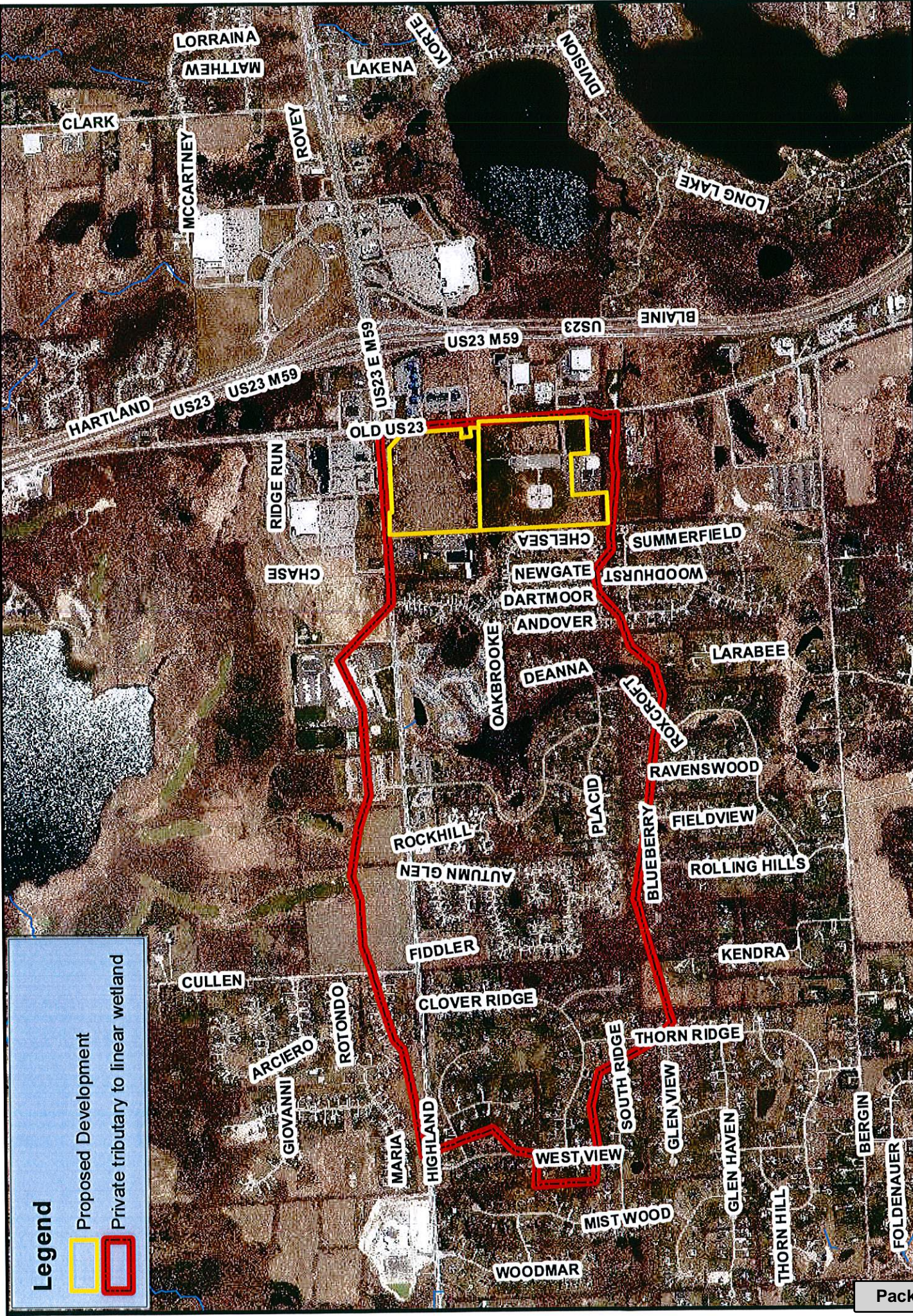


**Kim Scherschligt, AICP
Planner**



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810.632.7498 o | 810.632.6950 f
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[Facebook](#) | [Twitter](#) | [YouTube](#)



1 inch = 1,500 feet



Legend

-  Proposed Development
-  Private tributary to linear wetland

Private Drain Tributary
 Part of Sections 18, 19, 28, 29 & 30 of Hartland Township

Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)

Livingston County Drain Commissioner
 2300 E Grand River
 Howell, MI. 48843
 Orthophoto Flown 2015



Bloomfield Hills ● Indianapolis ● Kalamazoo ● Flint



Builders ● Developers ● Property Managers



38525 Woodward Ave.
Bloomfield Hills, Michigan 48303
(248) 686-5500

Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)

Company Profile



Edward Rose & Sons is a privately held real estate development and management company that engages in a variety of land development and construction projects that include multi-family residential, senior living and large scale mixed use projects. Edward Rose & Sons has created an organization that is creative and adaptive in its responses to a variety of rental markets. With fifty years of multi-family ownership and management experience, Edward Rose & Sons is continuously evaluating and improving both existing and proposed projects. Based in Bloomfield Hills, Michigan Edward Rose & Sons has three other development and/or management offices located in Kalamazoo, MI, Flint, MI and Indianapolis, IN.

Edward Rose, the founder of the company, began building single-family homes in 1921. The company has been continuously active in residential development and construction since its inception and has completed more than 83,000 dwelling units. Prior to 1965, the majority of the construction work was in the area of single-family homes. At that time the concentration shifted towards multi-family construction with over 68,000 units built. Currently, 59,000 of these multi-family units are under company control. The company owns and manages developments in Alabama, Illinois, Indiana, Iowa, Michigan, Missouri, Nebraska, North Carolina, Ohio, South Carolina, Virginia, Washington and Wisconsin. In 2005 Edward Rose & Sons began developing Senior Living projects as part of its portfolio. The company currently has facilities operating in Memphis, TN and Clinton Twp, MI, with facilities under construction in Avon, OH, Novi, MI, Carmel, IN and a facility planned for Poulosbo, WA

Edward Rose is involved with all phases of development, construction and management of its multi-family, senior and mixed use communities. This includes land acquisition, rezoning, site planning, site improvements, construction, project management and property management. The company's involvement in all phases of development, design and implementation gives the company an unusual perspective which allows it to be proactive in responding to a community's needs during the planning and design stages of development. Unlike the merchant building market, Edward Rose and Sons is able to sustain a high standard of quality throughout a property's lifecycle.

The Edward Rose companies are unique in their philosophy of ownership and management in the real estate development industry. The Edward Rose companies consider their projects as long term investments in communities. The management team approaches these investments with a commitment which maximizes and retains value over long periods of ownership.

The company acts as the general contractor during the construction phase. All contracts for labor and materials are negotiated and administered independently by each office. The company relies heavily on the local markets for the provision of materials, contractors and on site staffing. This includes all phases of the development from the beginning to ongoing management and maintenance. Edward Rose & Sons developments are usually staffed with personnel from the communities in which they are located.

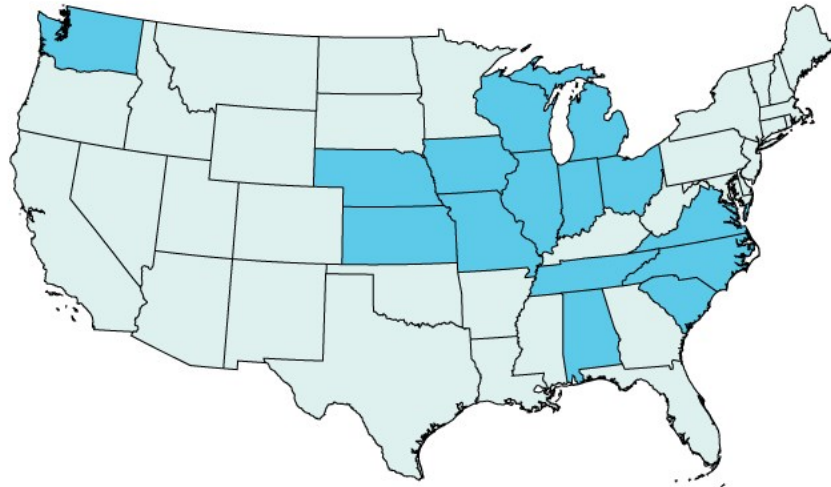


Experience in multiple markets and the longevity of ownership have given Edward Rose & Sons a unique perspective to provide products that can be tailored to meet the housing needs and market conditions of most communities. Common to all of the Edward Rose & Sons communities are typical amenities that include community spaces, swimming pools, and fitness centers. Edward Rose & Sons is also known for their attention to detail in creating natural settings, lakes and extensive landscaping for their developments. An Edward Rose & Sons development is an attractive addition to any community.



Company Profile

Edward Rose Properties, Inc



States with Edward Rose Properties

Alabama

138 Apartment Units
390 Units Under Construction

Illinois

3,453 Apartment Units
192 Units Under Construction

Indiana

15,082 Apartment Units
668 Units Under Construction
159 Seniors Under Construction

Iowa

222 Apartment Units
282 Units Under Construction

Kansas

438 Units Under Construction

Michigan

29,666 Apartment Units
375 Units Under Construction
178 Seniors Units
184 Seniors Under Construction

Missouri

771 Apartment Units
252 Units Under Construction

Nebraska

1,674 Apartment Units
666 Units Under Construction

North Carolina

617 Apartment Units
288 Under Construction

Ohio

2,632 Apartment Units
330 Units Under Construction
177 Seniors Under Construction

South Carolina

980 Apartment Units
870 Units Under Construction

Tennessee

36 Apartment Units
756 Units Under Construction

Virginia

1,708 Apartment Units
252 Units Under Construction

Washington

540 Apartments Proposed
642 Units Under Construction
160 Seniors Proposed

Wisconsin

2,094 Apartment Units
378 Units Under Construction

Development Philosophy



As a distinguished leader in the multifamily development and management industries, Edward Rose consistently maintains high standards in total ownership of its communities. Since the company retains long-term ownership of its assets, every detail of a new property is carefully considered from site selection through final landscaping designs, with an emphasis on quality. Our development philosophy is simple: *Develop and build thoughtfully designed multifamily communities to exclusively own and manage.*



Awards ad Recognition

Industry Recognition

Edward Rose has been a distinguished leader in the multifamily housing industry for 50 years, and continues to set new standards in development and property management. Consistently ranking among the nation's top apartment owners, developers, and management companies, Edward Rose remains dedicated to quality and committed to the long-term success of every community.

Below is a summarized list of recent industry awards achieved between 2013 and 2015

National Multi-Housing Council

- Largest Apartment Managers
- Largest Apartment Owners

Multifamily Executive

- Top 50 Managers
- Top 50 Owners
- Top 50 Builders



Awards and Recognition

Edward Rose Properties, Inc

2015 APARTMENT OWNERSHIP

NATIONAL MULTIFAMILY HOUSING COUNCIL 50
(50 Largest U.S. Apartment Owners as of January 1, 2015)

Owner Rank 2015	Owner Rank 2014	Company Name	Units Owned 2015	Units Owned 2014	Corporate Officer	HQ City	HQ State
1	1	Hunt Companies	244,451	253,295	Chris Hunt	El Paso	TX
2	2	Boston Capital	139,934	153,515	Jack Manning	Boston	MA
3	4	PNC Real Estate	130,800	126,972	Todd Crow	Portland	OR
4	5	Boston Financial Investment Management, LP	120,146	124,720	Kenneth Cutillo	Boston	MA
5	3	AIG Affordable Housing (formerly SunAmerica Affordable Housing Partners)	116,247	130,664	Douglas S. Tymins	Los Angeles	CA
6	6	Equity Residential	110,063	109,465	David J. Neithercut	Chicago	IL
7	7	The Richman Group Affordable Housing Corporation	105,375	102,098	Richard Paul Richman	Greenwich	CT
8	8	Enterprise Community Asset Management, Inc.	103,181	99,984	Charles R. Werhane	Columbia	MD
9	9	MAA	82,268	82,611	H. Eric Bolton, Jr.	Memphis	TN
10	10	AvalonBay Communities, Inc.	73,182	72,814	Timothy J. Naughton	Arlington	VA
11	12	Alliant Capital, Ltd.	71,916	69,361	Brian Goldberg	Woodland Hills	CA
12	14	Edward Rose Building Enterprise	59,264	58,319	Warren Rose	Bloomfield Hills	MI
13	17	Raymond James Tax Credit Funds, Inc.	59,039	52,799	Steve Kropf	St. Petersburg	FL
14	13	Camden Property Trust	58,948	59,899	Richard J. Campo	Houston	TX
15	36	Essex Property Trust, Inc.	56,620	33,560	Michael J. Schall	Palo Alto	CA
16	19	The Related Companies	53,727	51,320	Jeff Blau	New York	NY
17	11	Aimco	52,336	60,553	Terry Considine	Denver	CO
18	29	BH Equities LLC	52,044	39,383	Harry Bookey	Des Moines	IA
19	20	WNC & Associates, Inc.	51,865	50,077	Wilfred N Cooper, Jr.	Irvine	CA
20	16	J.P. Morgan Asset Management	51,416	52,972	Allina Boohoff	New York	NY
21	18	UDR, Inc.	50,268	51,159	Thomas W. Toomey	Highlands Ranch	CO
22	22	Lincoln Property Company	48,705	47,918	Tim Byrne	Dallas	TX
23	21	Forest City Residential Group, Inc.	47,884	48,007	Ronald A. Ratner	Cleveland	OH
24	24	The Michaels Organization	46,662	46,405	John J. O'Donnell	Marlton	NJ
25	25	Balfour Beatty Communities	44,797	43,971	Christopher Williams	Marvern	PA

Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)



Awards and Recognition

Edward Rose Properties, Inc

2015 APARTMENT MANAGEMENT

NATIONAL MULTIFAMILY HOUSING COUNCIL 50
(50 Largest U.S. Apartment Managers as of January 1, 2015)

Manager Rank 2015	Manager Rank 2014	Company Name	Units Managed 2015	Units Managed 2014	Corporate Officer	HQ City	HQ State
1	1	Greystar Real Estate Partners, LLC	393,079	214,696	Robert A. Faith	Charleston	SC
2	3	Lincoln Property Company	164,416	153,445	Tim Byrne	Dallas	TX
3	4	Pinnacle	131,790	132,450	Rick Graf	Dallas	TX
4	5	Equity Residential	110,063	109,465	David J. Neithercut	Chicago	IL
5	6	WinnCompanies	96,955	87,542	Gilbert Winn	Boston	MA
6	7	MAA	82,268	82,582	H. Eric Bolton, Jr.	Memphis	TN
7	9	Alliance Residential Company	82,123	71,972	Bruce Ward and V. Jay Hiemenz	Phoenix	AZ
8	10	FPI Management, Inc.	76,500	69,675	Dennis Treadaway	Folsom	CA
9	8	AvalonBay Communities, Inc.	72,564	71,734	Timothy J. Naughton	Arlington	VA
10	11	Apartment Management Consultants, LLC	71,483	64,421	Greg Wiseman	Cottonwood Heights	UT
11	12	Bell Partners Inc.	66,202	63,832	Steven D. Bell and Jonathan D. Bell	Greensboro	NC
12	19	BH Management Services, LLC	62,040	50,438	Harry Bookey	Des Moines	IA
13	15	Edward Rose Building Enterprise	59,264	58,319	Warren Rose	Bloomfield Hills	MI
14	14	Aimco	58,981	59,135	Terry Considine	Denver	CO
15	13	Camden Property Trust	58,948	59,899	Richard J. Campo	Houston	TX
16	41	Essex Property Trust, Inc.	56,620	33,560	Michael J. Schall	Palo Alto	CA
17	25	Hunt/LEDIC Management Affiliates	54,113	44,427	Chris Hunt and Pierce Ledbetter	El Paso	TX
18	16	Fairfield Residential Company LLC	52,530	55,629	Chris Hashioka	San Diego	CA
19	24	Asset Plus Companies	51,112	44,462	Michael S. McGrath	Houston	TX
20	20	The ConAm Group of Companies	51,000	50,000	Chaz Mueller	San Diego	CA
21	30	The Bozzuto Group	50,556	40,450	Thomas S. Bozzuto	Greenbelt	MD
22	18	UDR, Inc.	50,268	51,159	Thomas W. Toomey	Highlands Ranch	CO
23	21	The Related Companies	48,530	47,901	Jeff Blau	New York	NY
24	34	CFLane, LLC	47,128	38,059	Byron Cocke	Atlanta	GA
25	23	Balfour Beatty Communities	44,838	44,554	Christopher Williams	Marvern	PA

Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)



Edward Rose Properties, Inc

Existing Properties

Prairie Lakes - Peoria, IL



Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)



Existing Properties

Edward Rose Properties, Inc

Irene Woods—Memphis, TN



Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)



Existing Property Photographs

Edward Rose Properties, Inc

The Harbours—Clinton Twp., MI



Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)



Existing Property Photographs

Edward Rose Properties, Inc

Killian Lakes—Columbia, SC



Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)



Existing Property Photographs

Lakepointe Apartments - Batavia, OH



Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)



Conceptual Plan, Building Elevations & Photos

by



**Presented to Hartland Township, MI
for PD Conceptual Review
3/1/16**

Edward Rose & Sons
38525 Woodward Avenue
Bloomfield Hills, MI 48303 - 2011
(248) 686-5500

Conceptual Master Plan

by



Legend:

- PROPERTY / ROW LINE
- SETBACK
- EXISTING WETLAND
- OPEN SPACE / PARK

Multi-Family Building Key:

- (A) 3 STORY MANOR STYLE WITH 12 ATTACHED GARAGES - 36 UNITS
- (TB) 2 STORY TOWNHOUSES WITH 5 ATTACHED GARAGES - 5 UNITS
- (F30) 3 STORY TOWN FLATS - 30 UNITS
- (F36) 3 STORY TOWN FLATS - 36 UNITS

DEVELOPMENT SUMMARY

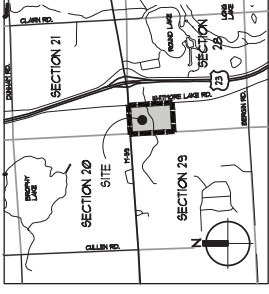
MANOR STYLE TOWNHOUSES	360 UNITS
TOWN FLATS	25 UNITS
TOTAL MULTI-FAMILY UNITS:	138 UNITS
DENSITY:	513 UNITS
PROPOSED PARCEL ZONING:	PD
RESIDENTIAL:	50.71 AC
COMMERCIAL:	12.88 AC
TOTAL ACRES:	63.65 AC
PROPOSED RESIDUAL PROPERTY ZONED:	COMMERCIAL
TOTAL ACRES:	121 AC

Proposed Land Use:

- 1. COMMERCIAL USES
 - a. USES WITHIN THE PROPOSED COMMERCIAL USE THAT ARE CONTEMPLATED ARE RESTAURANTS WITH INDOOR AND OUTDOOR SEATING, A TAVERN, COFFEE SHOP, RETAIL SHOPS, A HOTEL, BANKS, ETC.
 - b. PEDESTRIAN WALKWAYS AND STRONG LINKAGES WITHIN AND BETWEEN THE PROPOSED COMMERCIAL AND MULTI-FAMILY USES WILL BE PROVIDED.
- 2. MULTI-FAMILY USES
 - a. THE ATTACHED PACKET TITLED CONCEPTUAL PLAN, BUILDING ELEVATIONS & PHOTOS INCLUDES COLORED BUILDING ELEVATIONS AND PHOTOS OF THE MULTI-FAMILY USES INCLUDING TOWNHOUSES, TOWN FLATS, MANOR STYLE BUILDINGS WITH ATTACHED GARAGES AND THE COMMUNITY BUILDING/POOL.
 - b. PLEASE ALSO SEE ADDITIONAL INFORMATION REGARDING THE MULTI-FAMILY USES ON THE CONCEPTUAL SITE PLAN.
- 3. THE PROPOSED TOWNHOME USE PROVIDES A TRANSITION FROM THE EXISTING AND ADJACENT SINGLE FAMILY USE TO THE WEST TO THE PROPOSED 3 STORY MULTI-FAMILY BUILDINGS.
 - a. TWO STORY TOWNHOUSES ARE PROPOSED ALONG THE SOUTHWESTERN PORTION OF THE PROPOSED DEVELOPMENT ADJACENT TO THE EXISTING SINGLE FAMILY TO THE WEST (DESIGNATED AS A MEDIUM URBAN DENSITY RESIDENTIAL USE)

- TO PROVIDE A TRANSITION TO THE PROPOSED THREE STORY MULTI-FAMILY TOWN FLATS AND MANOR STYLE BUILDINGS.
 - a. A LANDSCAPED BUFFER IS ALSO PROPOSED BETWEEN THE PROPOSED TOWNHOUSES AND THE EXISTING SINGLE FAMILY TO THE WEST.
- 4. THE PROPOSED MULTI-FAMILY USE IS ADJACENT AND COMPLEMENTARY TO THE COMMERCIAL AND PLANNED INDUSTRIAL/RD DESIGNATED FUTURE LAND USES.
- 5. THE PROPOSED COMMERCIAL USE IS THE PREDOMINANT USE WITHIN THE PROPOSED DEVELOPMENT
 - a. THE PROPOSED COMMERCIAL USE HAS 100% OF THE M-59 TRAFFIC COUNT, M-59 ALONG WITH THE HIGHEST EXPOSURE AND TRAFFIC COUNT OF 30,000 TO 31,000 AADT WHILE THE PROPOSED FRONTAGE ALONG OLD US 23 HAS A TRAFFIC COUNT OF 16,700 AADT.
 - b. A MAJORITY OF THE TOTAL ROAD FRONTAGE ALONG THE PROPOSED WESTLY PROPERTY LINE (M-59) IS COMMERCIAL. THE PROPOSED ROAD FRONTAGE IS AS FOLLOWS: 1790 LF COMMERCIAL FRONTAGE (85%) AND 1430 LF MULTI-FAMILY FRONTAGE (15%). IN OTHER WORDS FROM THE PERSPECTIVE OF A PERSON DRIVING BY IN A VEHICLE ON M-59 AND OLD US 23, MORE FRONTAGE IS COMMERCIAL THAN MULTI-FAMILY.
- 6. THE PROPOSED COMMERCIAL USE MAINTAINS M-59'S COMMERCIAL CORRIDOR
 - a. THE PROPOSED MULTI-FAMILY USE SITS BEHIND THE PROPOSED COMMERCIAL USE WITH EXPOSURE ONLY ON OLD US 23.

- 6. THE PROPOSED DEVELOPMENT PROVIDES OUTSTANDING AMENITIES
 - a. PROVIDES A PARK AREA TO SERVE AS A NODE BETWEEN THE COMMERCIAL AND MULTI-FAMILY USES
 - b. PRESERVES AND ENHANCES THE WETLANDS AND UTILIZES THEM AS AN AMENITY
 - c. PROVIDES SIGNIFICANT LANDSCAPED OPEN SPACES AND PARK AREAS THAT INCLUDE WALKING STATUS SEATING AREAS, PICNIC AREAS, DOG PARKS, SHADE STRUCTURES, ETC.
 - d. PROVIDES A COMMUNITY BUILDING WITH THE FOLLOWING: 1) A POOL, 2) A FITNESS FACILITY AND A 3) PUBLIC MEETING ROOM (SEE ATTACHED CONCEPTUAL PLAN, BUILDING ELEVATIONS & PHOTOS PACKET)
 - e. PROVIDES RETENTION AREAS AS AMENITIES TO ENHANCE OPEN SPACES AND VIEWS
- 7. THE BUILDING HEIGHT OF PROPOSED BUILDINGS, INCLUDING THE PROPOSED THREE STORY MANOR STYLE AND TOWN FLAT MULTI-FAMILY BUILDINGS SHALL NOT EXCEED 35 FEET.
- 8. THE PROPOSED DEVELOPMENT PROVIDES UNIFIED CONTROL OF THE PROPOSED LAND USES. EDWARD ROSE & SONS WILL OWN, DEVELOP AND MANAGE THE MULTI-FAMILY USES AND CONTROL THE COMMERCIAL USE THROUGH AGREEMENTS, COVENANTS, CONDITIONS, DEED RESTRICTIONS, ETC. TO ENSURE CONFORMANCE WITH THE PLANNED DEVELOPMENT AND ORDINANCE REQUIREMENTS.



Location Map
Scale: NAD 83 State



**GRISSIM
METZ ASSOCIATES
ANDRIESE**

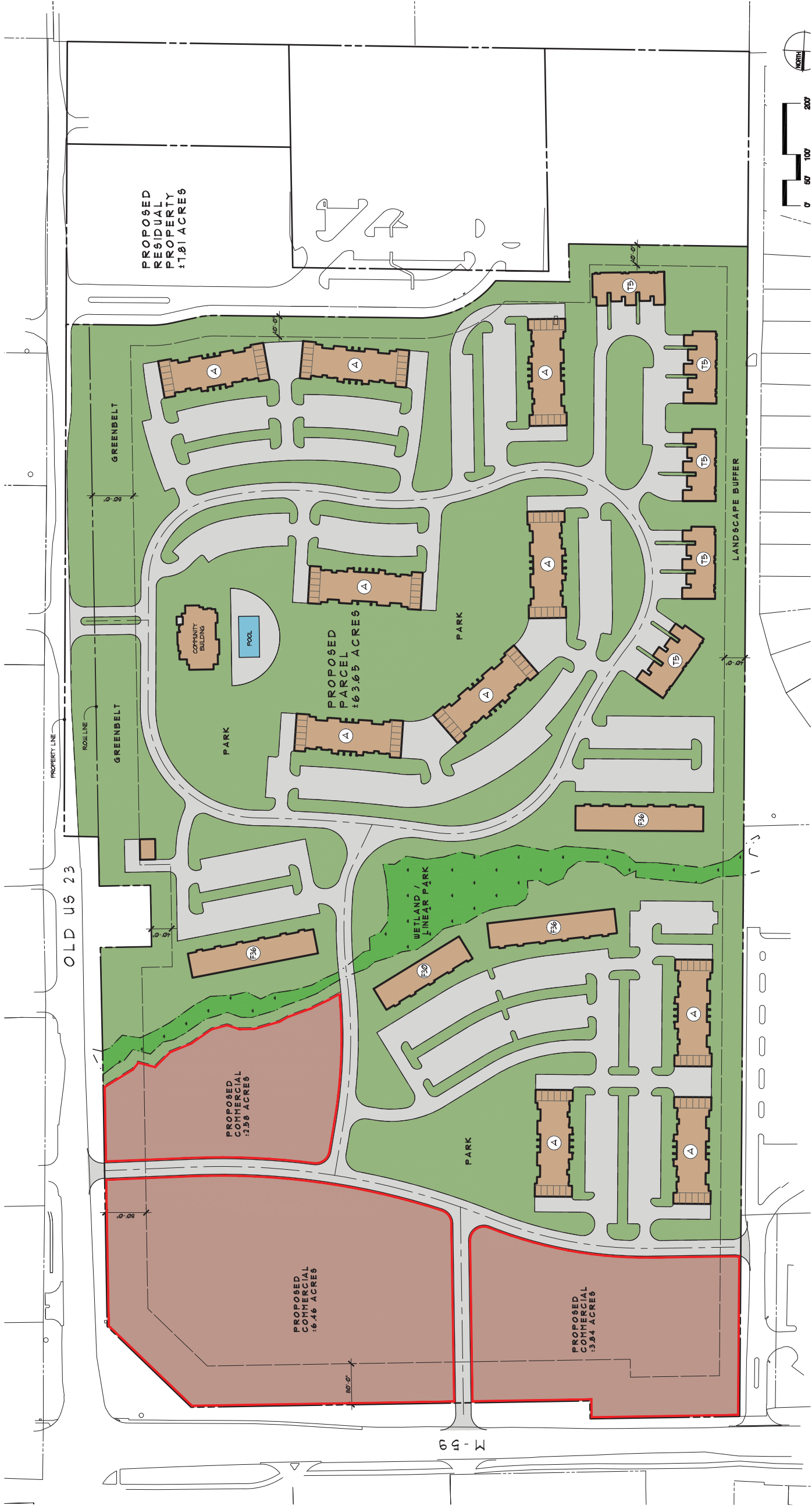
300 East Cady Street
Northville, MI 48167
Ph: 248-347-7010

Project: **Harland Mixed Use Development**
Harland Township, Michigan

Client: **Conceptual Site Plan**

Job Number: R2H155
Drawn: NB
Checked: SC
Scale: 1" = 100'

Date: 03.01.2016
Issued for: Conceptual PD Review



Conceptual Building Elevations & Photos

by



Conceptual Building Elevations
Manor Style Multi-Family Units



Front Elevation
No Scale

- ASPHALT SHINGLES
- HORIZONTAL SIDING
- COMPOSITE TRIM
- PREFAB HEAD DETAIL
- LOUVERED SHUTTERS
- BRICK
- COMPOSITE BRACKET
- COMPOSITE COL. ENCLOSURE



Rear Elevation
No Scale

- HORIZONTAL SIDING
- ASPHALT SHINGLES
- COMPOSITE TRIM
- PREFAB HEAD DETAIL
- BRICK
- LOUVERED SHUTTERS
- COMPOSITE BRACKET
- COMPOSITE COL. ENCLOSURE



Side Elevation
No Scale

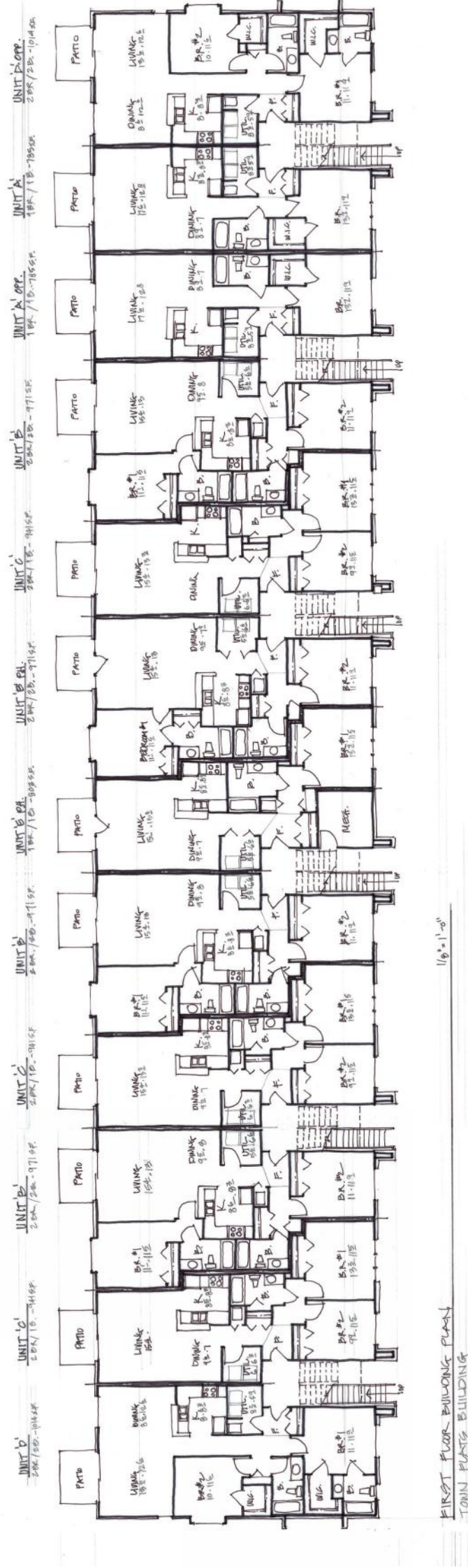
- BRICK OR FAUX STONE CHIMNEY
- ASPHALT SHINGLES
- COMPOSITE TRIM
- HORIZONTAL SIDING
- BRICK
- PREFAB HEAD DETAIL
- PRIVACY WALL
- COMPOSITE BRACKET

Photos - Irene Woods - Murfreesboro, TN
Manor Style Multi-Family Units





Conceptual Towne Flats - Elevation



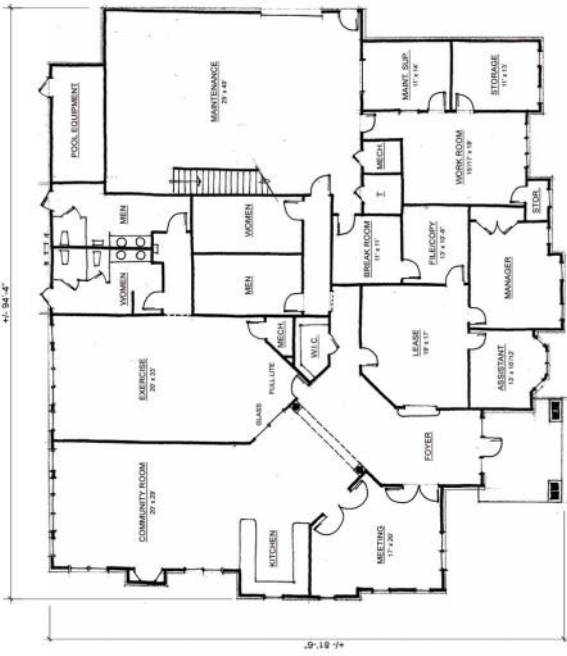


Photos - Lake Pointe - Batavia, OH
Towne Flats Multi-Family Units





Conceptual Building Elevations
Community Building



Floor Plan
No Scale



Front Elevation
No Scale



Side Elevation
No Scale



Rear Elevation
No Scale



Photos - Community Buildings



CONCEPTUAL FRONT ELEVATION

Alexander ✓ Bogardts + Associates, P.C.
 Architecture • Planning • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248-334-5000



e2013



February 29, 2016

Mr. Troy Langer, Planning Director
Hartland Township
2655 Clark Road
Hartland, MI 48353

RE: Commercial & Multi-Family Demand
Proposed Site – South of M-59 and West of Old US Highway 23

Dear Mr. Troy Langer,

Maxfield Research & Consulting has been engaged in market analysis for 32 years working with a diverse group of clients evaluating markets in over 30 states. Maxfield evaluated the Hartland Township Primary Market Area in late 2015 to provide an independent objective review of the market demand for commercial and multi-family residential uses for the proposed 60 acre site located south of M-59 and west of Old Highway 23 (see Figure 1). Maxfield has provided several key findings and conclusions below.

MARKET AREA

Several significant sub-markets exist within Livingston County competing with Hartland to attract jobs and commercial activity. The Primary Market Area (see Figure 2) for the proposed site has a population of 83,822 within 30,767 households (see Figure 3). However, only 18% or 14,663 people reside within Hartland Township. The Primary Market Area represents an approximately 8 mile average radius from the intersection of M-59 and US Highway 23.

COMMERCIAL & MULTI-FAMILY DEMAND

Commercial Demand – Proposed Site

We evaluated the commercial viability of the subject property and estimate a demand for approximately 81,400 square feet over 10 years. At a building to land ratio of 25%, that represents a demand of 7.5 acres. Approximately 12.9 acres of commercial land are currently proposed as part of the proposed mixed-use development, exceeding the 7.5 acre demand. A variety of factors including location of the proposed site and its characteristics, projected population growth, retail demand/supply gap, expenditure patterns, commuting patterns and retail vacancy rates were considered in the analysis.

The retail market has been sluggish and remains so with few businesses seeking to expand into new locations. Thus, we anticipate that the demand for retail on the subject property will not start to be realized until 2020 and beyond.

Multi-Family Demand – Proposed Site

We found the market could support the proposed 523 unit multi-family component with phasing consistent with a market absorption of 72 multi-family units per year.

Commercial Demand - Residential Base

Commercial growth and development, principally retail development, depends heavily on the amount of support population that exists within a certain geographic distance. Retailers are likely to prefer locations that offer excellent visibility and very convenient access. While the frontage along M-59 possesses these characteristics, the surrounding support population, at this time, is insufficient to support a substantial increase in retail development at this location. This is demonstrated by the recent closing of the Walmart store, east of US Highway 23.

Many national retailers make a point of locating in close proximity to Walmart stores as the volume of sales and customer base at a Walmart location often spills over to other businesses in the immediate area, especially with the significant traffic generation that Walmart provides. With the closing of the Walmart at this location, retailers are more likely to raise concerns over the viability of a retail outlet at this intersection.

Commercial Demand – Multi-Family Impact

Supporting additional population and household growth through the development of multifamily housing units will increase the population and household base that is located in the immediate vicinity of the commercial district and will support the existing retail base in addition to new retail that would locate on some of the available property. Growth in rooftops supports more retail development. Therefore, attracting more people to the area daily through other real estate segments will support existing and future commercial development on already available sites.

Commercial Demand - Slow Retail Growth Nationally

The closing of the Walmart is representative of a larger long-term trend impacting all retail and many related businesses. The slow growth environment of the past 8 years continues as evidenced by Walmart same store sales growth of only 1.4% in 2015 nationwide. Unfortunately, this is not the exception but generally true of all store based retail sales. Other stores such as K-Mart, Best Buy, Target, Office Depot, J.C. Penney, Macy's and Sears are also closing a significant number of stores nationally. Compounding this further is the continued growth of on-line (internet) shopping as an alternative to traditional store locations. The growth of Amazon and other on-line shopping is impacting retailer's justification for building more stores. In contrast, Amazon's North American sales in 2015 grew 25.3% to \$63.7 billion. These trends play out in the marketplace through reduced new store openings and closures.

LOCATION OF PROPOSED USES

The proposed commercial frontage that directly abuts M-59 would be the most attractive to potential commercial users, primarily for retail uses. Most of the frontage on the proposed site along Old 23 has poor visibility from M-59 and US Highway 23. The multifamily housing proposed on the site would bring additional households to the area that will support the nearby existing and any future commercial uses developed on available property. Development of additional housing in the immediate vicinity will also signal to existing and prospective commercial businesses that the support population is projected to increase, which is likely to generate development interest from other commercial uses.

PROJECTED COMMERCIAL ABSORPTION – HARTLAND TOWNSHIP

The proposed 12.9 acre commercial component of the proposed multi-family and commercial development on the subject site is more than sufficient to accommodate the amount of commercial

Mr. Troy Langer
Hartland Township

February 29, 2016
Page 3

demand as previously stated. In the immediate vicinity of the subject site there is at least 117 acres of commercially zoned land including, but not limited to: 1) available sites totaling 48 acres within the Ramco-Gershonen at the northeast corner of US-23 and M-59 adjacent to the Meijer that opened in 2009, 2) 2.8 acres at Clark Rd. and M-59 3) 31 acres of available sites adjacent to Target, 4) a 27 acre Walmart site and a 5) 8.6 acre site next to Walmart. At a land coverage ratio of 0.25 to 1, the amount of commercial space that could be accommodated by the 117 acres described above is estimated at 1.3 million square feet. The estimated consumer demand for retail space was estimated at 271,000 square feet over the next ten years. ***At the current pace of demand, it would require 45 years to absorb the acreage that has been set aside for commercial development in the area of the US-23 and M-59 intersection referenced above excluding the proposed 12.9 acre commercial component.***


Most basic neighborhood goods and services are already located in the vicinity of the M-59 and US Highway 23 intersection including general merchandise, groceries, drugstores, fast food outlets, financial institutions, convenience gas and restaurants. Additional land is plentiful for future commercial development.

Maxfield supports the proposed commercial use along the frontage of M-59 and the proposed multi-family housing on the subject property to increase the residential base in the community, thereby supporting existing and future commercial development in Hartland Township.

If you have questions or need additional information, please contact me at (612) 904-7977.

Sincerely,

MAXFIELD RESEARCH AND CONSULTING, LLC



Mary C. Bujold
President

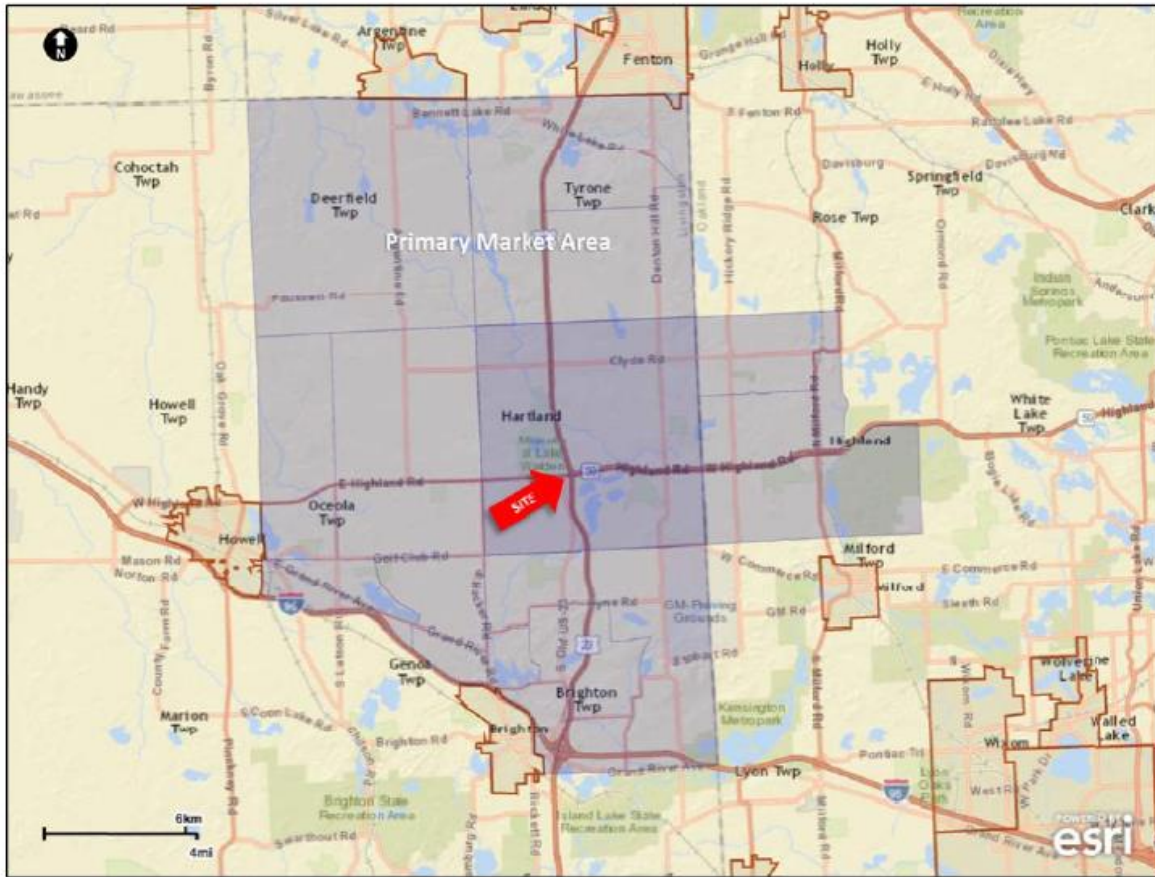
FIGURES

Figure 1 – Proposed Site



Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)

Figure 2 – Primary Market Area



Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)

Figure 3 – Population and Household Growth Trends

POPULATION AND HOUSEHOLD GROWTH TRENDS AND PROJECTIONS HARTLAND TOWNSHIP MARKET AREA 2000 - 2020								
	Census		Estimate	Forecast	Change			
	2000	2010	2015	2020	2000-2010		2010-2020	
					No.	Pct.	No.	Pct.
Population								
Primary Market Area	69,987	82,058	83,822	86,208	12,071	17.2%	4,150	5.1%
<i>Hartland Township</i>	<i>10,996</i>	<i>14,663</i>	<i>15,049</i>	<i>15,528</i>	<i>3,667</i>	<i>33.3%</i>	<i>865</i>	<i>5.9%</i>
<i>Remainder of PMA</i>	<i>58,991</i>	<i>67,395</i>	<i>68,773</i>	<i>70,680</i>	<i>8,404</i>	<i>14.2%</i>	<i>3,285</i>	<i>4.9%</i>
Livingston County	156,951	180,967	185,323	190,654	24,016	15.3%	9,687	5.4%
Detroit MSA*	4,452,557	4,296,250	4,261,580	4,278,482	-156,307	-3.5%	-17,768	-0.4%
Households								
Primary Market Area	24,212	29,816	30,767	31,806	5,604	23.1%	1,990	6.7%
<i>Hartland Township</i>	<i>3,696</i>	<i>5,154</i>	<i>5,354</i>	<i>5,558</i>	<i>1,458</i>	<i>39.4%</i>	<i>404</i>	<i>7.8%</i>
<i>Remainder of PMA</i>	<i>20,516</i>	<i>24,662</i>	<i>25,413</i>	<i>26,248</i>	<i>4,146</i>	<i>20.2%</i>	<i>1,586</i>	<i>6.4%</i>
Livingston County	55,384	67,380	69,761	72,264	11,996	21.7%	4,884	7.2%
Detroit MSA*	1,696,943	1,682,111	1,682,649	1,694,370	-14,832	-0.9%	12,259	0.7%
*Detroit-Warren-Livonia MSA (Lapeer, Livingston, Macomb, Oakland, St. Clair, and Wayne Counties)								
Sources: US Census Bureau; ESRI; Maxfield Research & Consulting, LLC								

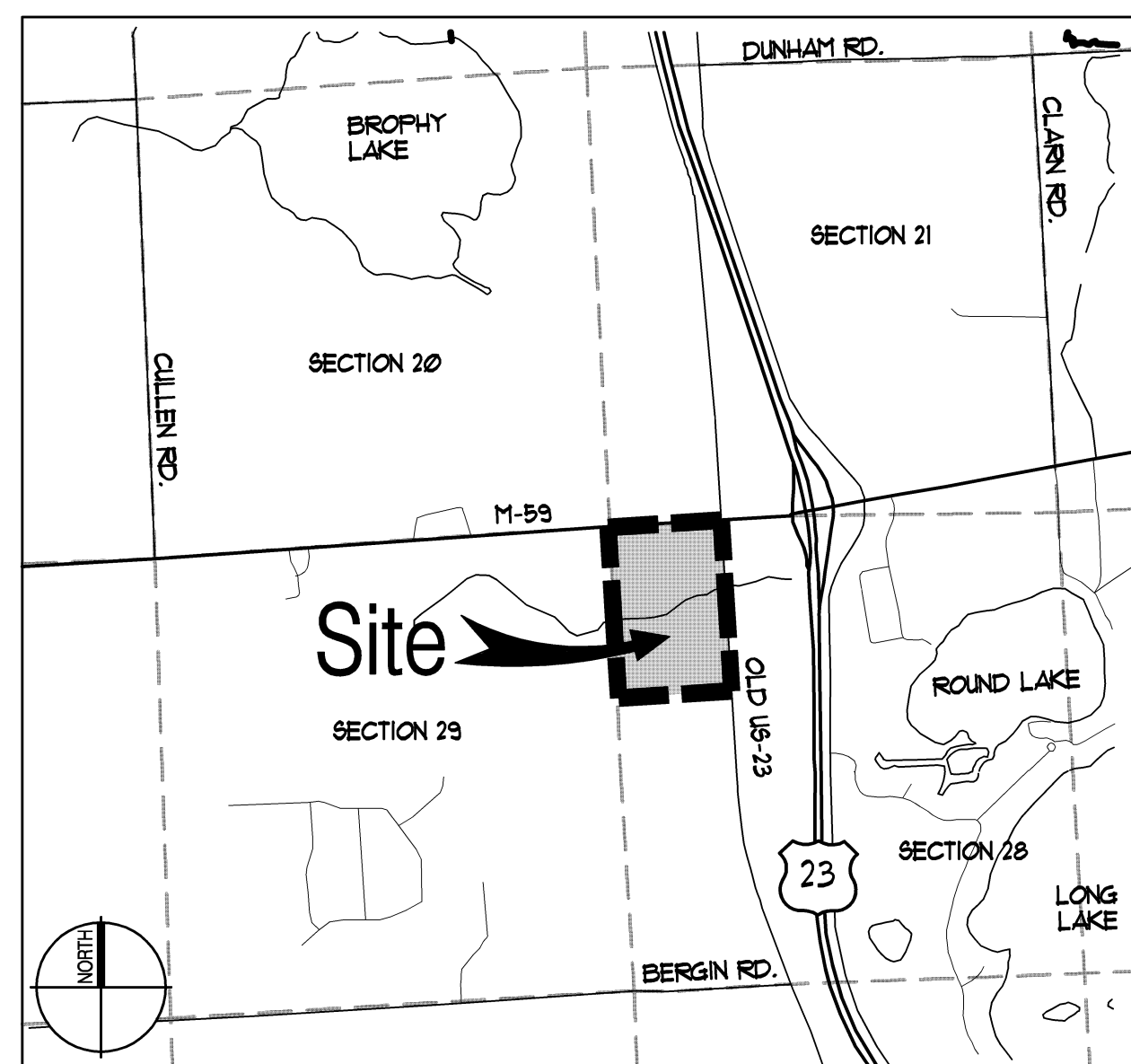
Figure 4 – Hartland Towne Square



Hartland Mixed Use Development

Hartland Township, Michigan

Issued for: **Conceptual Review**
 Date: 03.01.2016



LOCATION MAP
NOT TO SCALE

Drawing Index Key:																				
●	Drawing Issued																			
○	Drawing Not Issued																			
✕	Drawing Issued for Reference Only																			
Drawing Index:		03/01/2016 Conceptual Review																		
—	COVER																			
L100	Existing Conditions & Natural Features																			
L200	Conceptual Site Plan																			

Contacts:

Developer:
 Edward Rose & Sons
 38525 Woodward Avenue
 Bloomfield Hills, MI 48303
 (248) 696-5582
 Paul Mott
 Nathan Anderson

Landscape Architect:
 Grissim Metz Andriese
 300 East Cady Street
 Northville, Michigan 48167
 (248) 347-7010
 Noah Birmelin

Surveyor / Civil Engineer:
 NOWAK & FRAUS ENGINEERS
 46777 Woodward Ave.
 Pontiac, MI 48342-5032
 (248) 332-7931
 Brad Brickel

Wetland Consultant:
 Brooks Williamson and
 Associates, Inc.
 30366 Beck Road
 Wixom, MI 48393
 (248) 624-9100
 Don Beminger

Hartland Mixed Use Development
 03.01.2016

Existing North Parcel Description

PARCEL NO. 41-08-28-100-014
ACREAGE: 1.3090
ZONING: GENERAL COMMERCIAL (GC)
OWNER: LAKESIDE OAKLAND DEV LC
LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, MICHIGAN MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY M-59...

Existing South Parcel Description

PARCEL NO. 41-08-28-100-018
ACREAGE: 1.4056
ZONING: GENERAL COMMERCIAL (GC)
OWNER: TTS 2, INC.
LEGAL DESCRIPTION:
PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, T.3N, R.6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 28...

Site Analysis

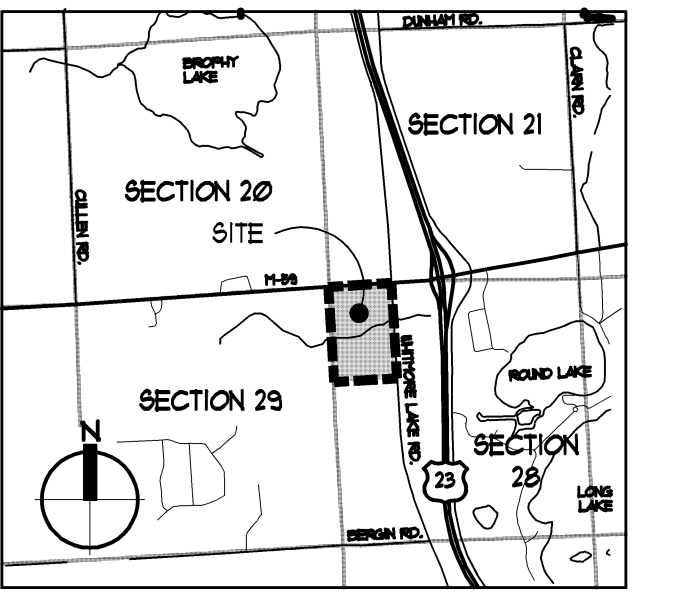
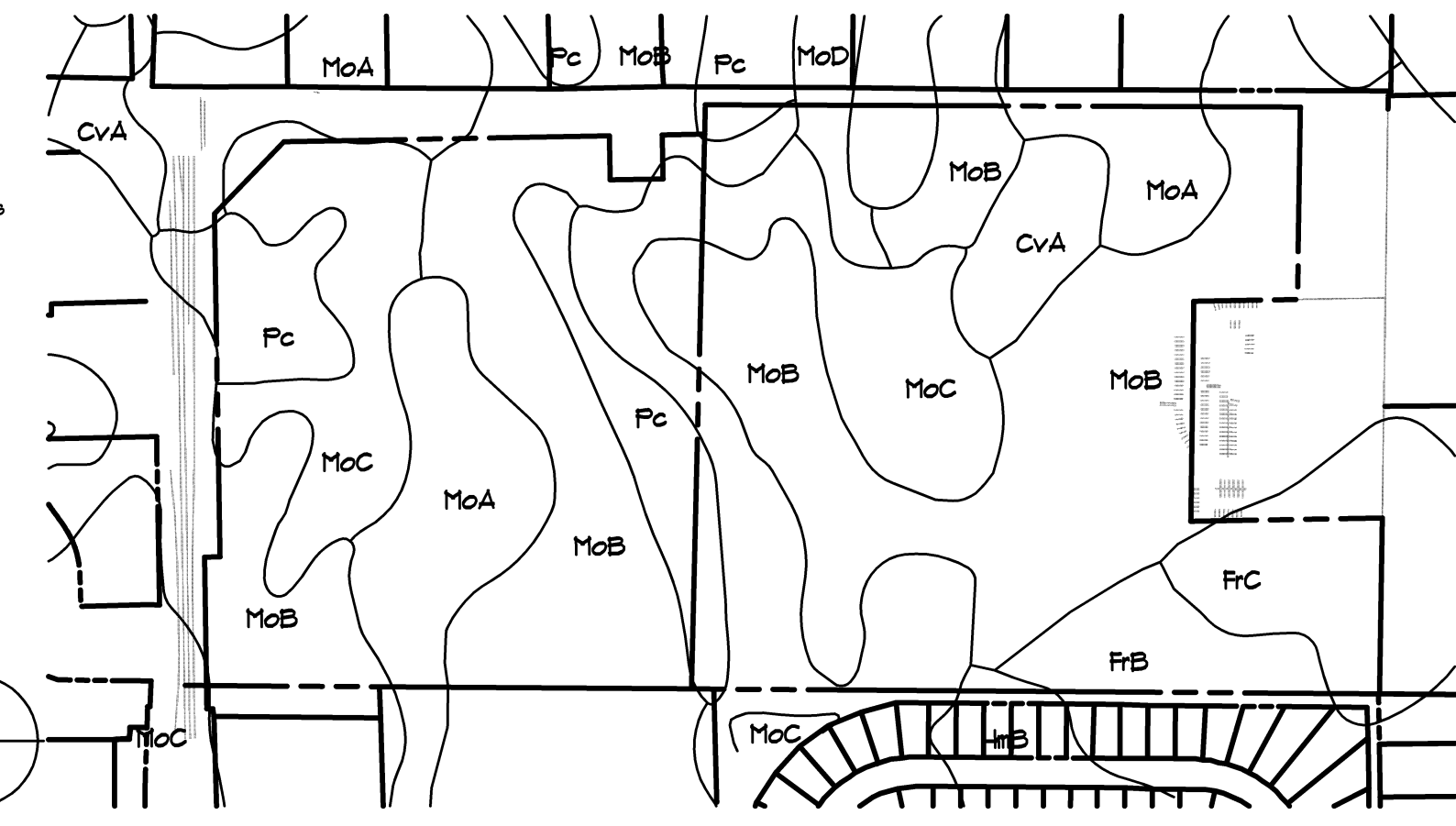
EXISTING ZONING AND FUTURE LAND USE
THE SITE IS ZONED AS GENERAL COMMERCIAL (GC) WITH A FUTURE LAND USE OF COMMERCIAL. THE INTENT OF THE PROPOSED PD DEVELOPMENT IS TO PROVIDE COMMERCIAL USE ALONG M-59 AND PROVIDE MULTIFAMILY RESIDENTIAL COMPONENT AS A TRANSITION FROM THE ADJACENT RESIDENTIAL PROPERTIES.
TOPOGRAPHY:
THE TOPOGRAPHY OF THE PARCELS IS VARIED. THE NORTHERN PARCEL HAS A RIDGE IN THE MIDDLE OF THE PARCEL THAT RUNS FROM WEST PROPERTY LINE TO THE EAST. SLOPES RANGE FROM 2% TO 5% OVERALL AND TEND TO EXCEED 3% AS THEY GET CLOSER TO THE WETLAND ON THE SOUTH PART OF THE PARCEL.
THE SOUTH PARCEL IS RELATIVELY FLAT @ TO 2% ON THE WEST PORTION OF THE PROPERTY AND DRAINS TO THE NORTHEAST. THE EAST PORTION OF THE PARCEL SLOPES TO THE NORTHEAST AT A RANGE BETWEEN 5% TO 8%.

Summary

TOTAL ACREAGE: 1.7146
ZONED: GENERAL COMMERCIAL
FUTURE LAND USE: COMMERCIAL
CURRENT USE:
NORTH PARCEL - VACANT
SOUTH PARCEL - COMMERCIAL RECREATION AREA
UTILITIES
THE NORTH PARCEL CURRENTLY DOES NOT HAVE ANY CONSTRUCTED UTILITIES, BUT MAY RECEIVE SERVICES FROM CABLE, ELECTRIC, GAS, SEWER, AND WATER SERVICES FROM EITHER M-59 AND/OR OLD US 23. THE SOUTH PARCEL IS CURRENTLY SERVICED BY CABLE, ELECTRIC, GAS, SEWER, AND WATER FROM OLD US 23.
SOILS AND HYDROLOGY
THE MAJORITY OF THE SITE CONSISTS OF THE MIAMI LOAM FAMILY WITH SLOPES THAT RANGE FROM 0% TO 10%. THERE ARE POCKETS OF PULAUO CLAY LOAM AROUND SOME OF THE WETLANDS.
SURFACE WATER ON THE NORTH PARCEL FLOWS NORTHEAST TOWARD THE UNREGULATED WETLAND AND THEN CONVEYED OFF SITE BY A CULVERT CONNECTED TO M-59 STORM SYSTEM. A PORTION ALSO FLOWS TO THE SOUTH INTO THE REGULATED WETLAND AND CONVEYED OFFSITE BY A CULVERT HEADING EAST UNDER OLD US 23.
SURFACE WATER ON THE SOUTH PARCEL GENERALLY FLOWS FROM THE SOUTHWEST TO THE NORTHEAST OF THE PROPERTY AND INTO THE REGULATED WETLAND LOCATED ON THE NORTH PARCEL.
CULTURAL FEATURES
THIS SITE DOES NOT CONTAIN ANY HISTORIC OR CULTURAL FEATURES. THE PARCELS TO THE WEST CONSIST OF COMMERCIAL, SPECIAL USE (SCHOOL) AND HIGH DENSITY SINGLE FAMILY. TO THE SOUTH OF THE SITE IS STRIKING LANES BOULING. TO THE EAST OF THE SITE IS A MIX OF COMMERCIAL AND LIGHT INDUSTRIAL USES. TO THE NORTH OF THE SITE, ACROSS M-59, IS A COMMERCIAL SHOPPING CENTER.

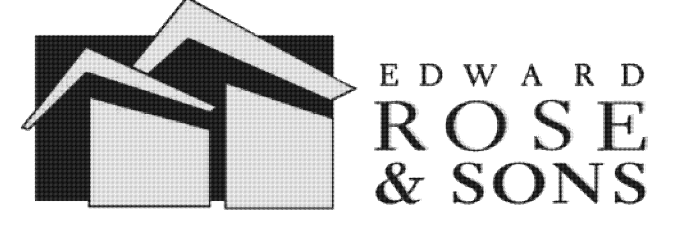
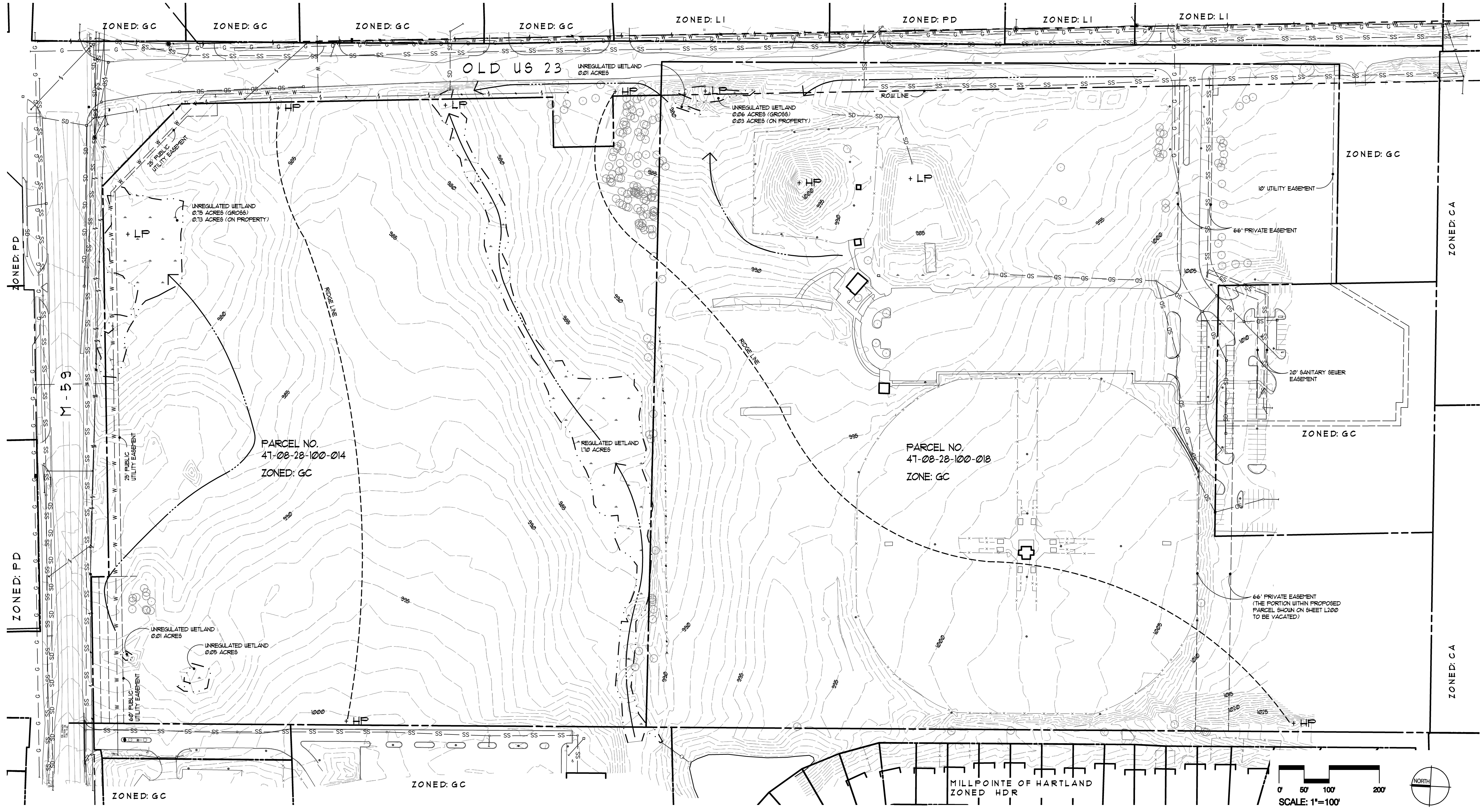
Soil Map

- CvA Conover loam, 0 to 2 percent slopes
FB Fox-Boyer complex, 2 to 6 percent slopes
FR Fox-Boyer complex, 6 to 12 percent slopes
HbB Hillsdale sandy loam, 2 to 6 percent slopes
HbB Hillsdale-Miami loam, 2 to 6 percent slopes
MoA Miami loam, 0 to 2 percent slopes
MoB Miami loam, 2 to 6 percent slopes
MoC Miami loam, 6 to 12 percent slopes
MoD Miami loam, 12 to 18 percent slopes
Pc Psawno clay loam



Location Map
Scale: Not to Scale

- Legend
PROPERTY LINE
995 CONTOUR LINE
+ HP HIGH POINT
+ LP LOW POINT
--- RIDGE LINE
--- SWALE LINE
--- GAS
--- OVERHEAD POWER
--- SD STORM
--- SS SANITARY
--- W WATER
--- WETLANDS
--- EXISTING FENCE
--- EXISTING TREE



GRISSIM METZ ASSOCIATES ANDRIESE

300 East Cady Street
Northville, MI 48167
Ph: 248-347-7010

Project: Hartland Mixed Use Development
Hartland Township, Michigan
Sheet: Existing Conditions & Natural Features

Job Number: R29-155
Drawn: NB
Checked: SG
Scale: 1" = 100'

Date: 03.01.2016
Issued for: Conceptual PD Review

Legend:

- PROPERTY / ROW LINE
- SETBACK
- EXISTING WETLAND
- OPEN SPACE / PARK

Multi-Family Building Key:

- (A) 3 STORY MANOR STYLE WITH 12 ATTACHED GARAGES - 36 UNITS
- (TB) 2 STORY TOWNHOMES WITH 5 ATTACHED GARAGES - 5 UNITS
- (F30) 3 STORY TOWN FLATS - 30 UNITS
- (F36) 3 STORY TOWN FLATS - 36 UNITS

DEVELOPMENT SUMMARY

MANOR STYLE	360 UNITS
TOWNHOMES	25 UNITS
TOWN FLATS	138 UNITS
TOTAL MULTI-FAMILY UNITS:	523 UNITS
DENSITY:	10.30 UNITS/ACRE
OPEN SPACE:	29.45 AC (158%)
PROPOSED PARCEL	
PROPOSED ZONING:	FD
RESIDENTIAL:	50.71 AC
COMMERCIAL:	12.88 AC
TOTAL ACRES:	63.65 AC
PROPOSED RESIDUAL PROPERTY	
ZONED:	COMMERCIAL
TOTAL ACRES:	1.81 AC

Proposed Land Use:

THE PROPOSED LAND USES PROVIDE A MIX OF COMMERCIAL AND MULTI-FAMILY USES INCLUDING TWO STORY TOWNHOMES AND THREE STORY TOWN FLAT AND MANOR STYLE BUILDINGS. DESCRIPTIONS AND OBJECTIVES OF THE PROPOSED USES ARE PROVIDED BELOW

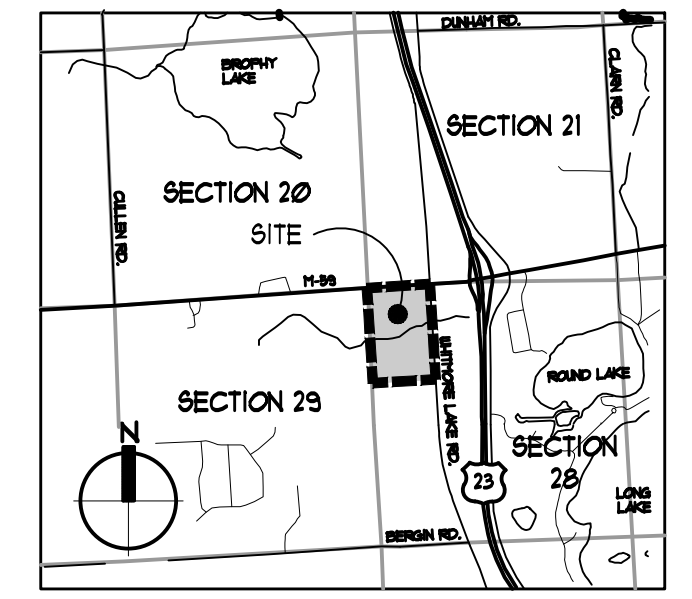
- COMMERCIAL USES
 - USES WITHIN THE PROPOSED COMMERCIAL USE THAT ARE CONTEMPLATED ARE RESTAURANTS WITH INDOOR AND OUTDOOR SEATING, A TAVERN, COFFEE SHOP, RETAIL SHOPS, A HOTEL, BANKS, ETC.
- MULTI-FAMILY USES
 - THE ATTACHED PACKET TITLED 'CONCEPTUAL PLAN, BUILDING ELEVATIONS & PHOTOS' INCLUDES COLORED BUILDING ELEVATIONS AND PHOTOS OF THE MULTI-FAMILY USES INCLUDING TOWNHOMES, TOWN FLATS, MANOR STYLE BUILDINGS WITH ATTACHED GARAGES AND THE COMMUNITY BUILDING/POOL.
 - PLEASE ALSO SEE ADDITIONAL INFORMATION REGARDING THE MULTI-FAMILY USES ON THE CONCEPTUAL SITE PLAN.
- THE PROPOSED TOWNHOME USE PROVIDES A TRANSITION FROM THE EXISTING AND ADJACENT SINGLE FAMILY USE TO THE WEST TO THE PROPOSED 3 STORY MULTI-FAMILY BUILDINGS.
 - TWO STORY TOWNHOMES ARE PROPOSED ALONG THE SOUTHWESTERN PORTION OF THE PROPOSED DEVELOPMENT ADJACENT TO THE EXISTING SINGLE FAMILY TO THE WEST (DESIGNATED AS A MEDIUM URBAN DENSITY RESIDENTIAL USE)

TO PROVIDE A TRANSITION TO THE PROPOSED THREE STORY MULTI-FAMILY TOWN FLATS AND MANOR STYLE BUILDINGS.

- A LANDSCAPED BUFFER IS ALSO PROPOSED BETWEEN THE PROPOSED TOWNHOMES AND THE EXISTING SINGLE FAMILY TO THE WEST.

- THE PROPOSED MULTI-FAMILY USE IS ADJACENT AND COMPLEMENTARY TO THE COMMERCIAL AND PLANNED INDUSTRIAL/RID DESIGNATED FUTURE LAND USES.
- THE PROPOSED COMMERCIAL USE IS THE PREDOMINANT USE WITHIN THE PROPOSED DEVELOPMENT
 - THE PROPOSED COMMERCIAL USE HAS 100% OF THE M-59 FRONTAGE, THE FRONTAGE WITH THE HIGHEST EXPOSURE AND TRAFFIC COUNT. M-59 ALONG THE PROPOSED FRONTAGE HAS A TRAFFIC COUNT OF 30,100 TO 31,400 AADT WHILE THE PROPOSED FRONTAGE ALONG OLD US 23 HAS A TRAFFIC COUNT OF 16,210 AADT.
 - A MAJORITY OF THE TOTAL ROAD FRONTAGE ALONG THE PROPOSED EAST PROPERTY LINE (OLD US 23) AND THE PROPOSED NORTH PROPERTY LINE (M-59) IS COMMERCIAL. THE PROPOSED ROAD FRONTAGE IS AS FOLLOWS 1,700 LF COMMERCIAL FRONTAGE (95%) AND 1,430 LF MULTI-FAMILY FRONTAGE (45%). IN OTHER WORDS, FROM THE PERSPECTIVE OF A PERSON DRIVING BY IN A VEHICLE ON M-59 AND OLD US 23, MORE FRONTAGE IS COMMERCIAL THAN MULTI-FAMILY.
 - THE PROPOSED COMMERCIAL USE MAINTAINS M-59'S COMMERCIAL CORRIDOR.
 - THE PROPOSED MULTI-FAMILY USE SITS BEHIND THE PROPOSED COMMERCIAL USE WITH EXPOSURE ONLY ON OLD US 23.

- THE PROPOSED DEVELOPMENT PROVIDES OUTSTANDING AMENITIES
 - PROVIDES A PARK AREA TO SERVE AS A NODE BETWEEN THE COMMERCIAL AND MULTI-FAMILY USES
 - PRESERVES AND ENHANCES THE WETLANDS AND UTILIZES THEM AS AN AMENITY
 - PROVIDES SIGNIFICANT LANDSCAPED OPEN SPACES AND PARK AREAS THAT INCLUDE WALKING PATHS, SEATING AREAS, PICNIC AREAS, DOG PARKS, SHADE STRUCTURES, ETC.
 - PROVIDES A COMMUNITY BUILDING WITH THE FOLLOWING 1) A POOL, 2) A FITNESS FACILITY AND 3) PUBLIC MEETING ROOM (SEE ATTACHED 'CONCEPTUAL PLAN, BUILDING ELEVATIONS & PHOTOS' PACKET)
 - PROVIDES RETENTION AREAS AS AMENITIES TO ENHANCE OPEN SPACES AND VIEWS
- THE BUILDING HEIGHT OF PROPOSED BUILDINGS, INCLUDING THE PROPOSED THREE STORY MANOR STYLE AND TOWN FLAT MULTI-FAMILY BUILDINGS SHALL NOT EXCEED 35 FEET.
- THE PROPOSED DEVELOPMENT PROVIDES UNIFIED CONTROL OF THE PROPOSED LAND USES. EDWARD ROSE & SONS WILL OWN, DEVELOP AND MANAGE THE MULTI-FAMILY USES AND CONTROL THE COMMERCIAL USE THROUGH AGREEMENTS, COVENANTS, CONDITIONS, DEED RESTRICTIONS, ETC. TO ENSURE CONFORMANCE WITH THE PLANNED DEVELOPMENT AND ORDINANCE REQUIREMENTS.



Location Map
Scale: Not to Scale



GRISSIM METZ ASSOCIATES ANDRIESE

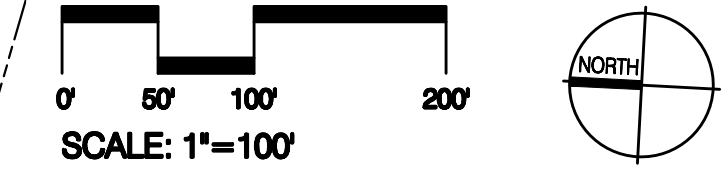
300 East Cady Street
Northville, MI 48167
Ph: 248-347-7010

Project: Hartland Mixed Use Development
Hartland Township, Michigan

Sheet: Conceptual Site Plan

Job Number: R29-155
Drawn: NB
Checked: SG
Scale: 1" = 100'

Date: 03.01.2016 Issued for: Conceptual PD Review
03.10.2016 Conceptual PD Review



Review of Multi-Family Designated Sites
on Hartland Township's Future Land Use Plan for the
Proposed Mixed Use Development

by



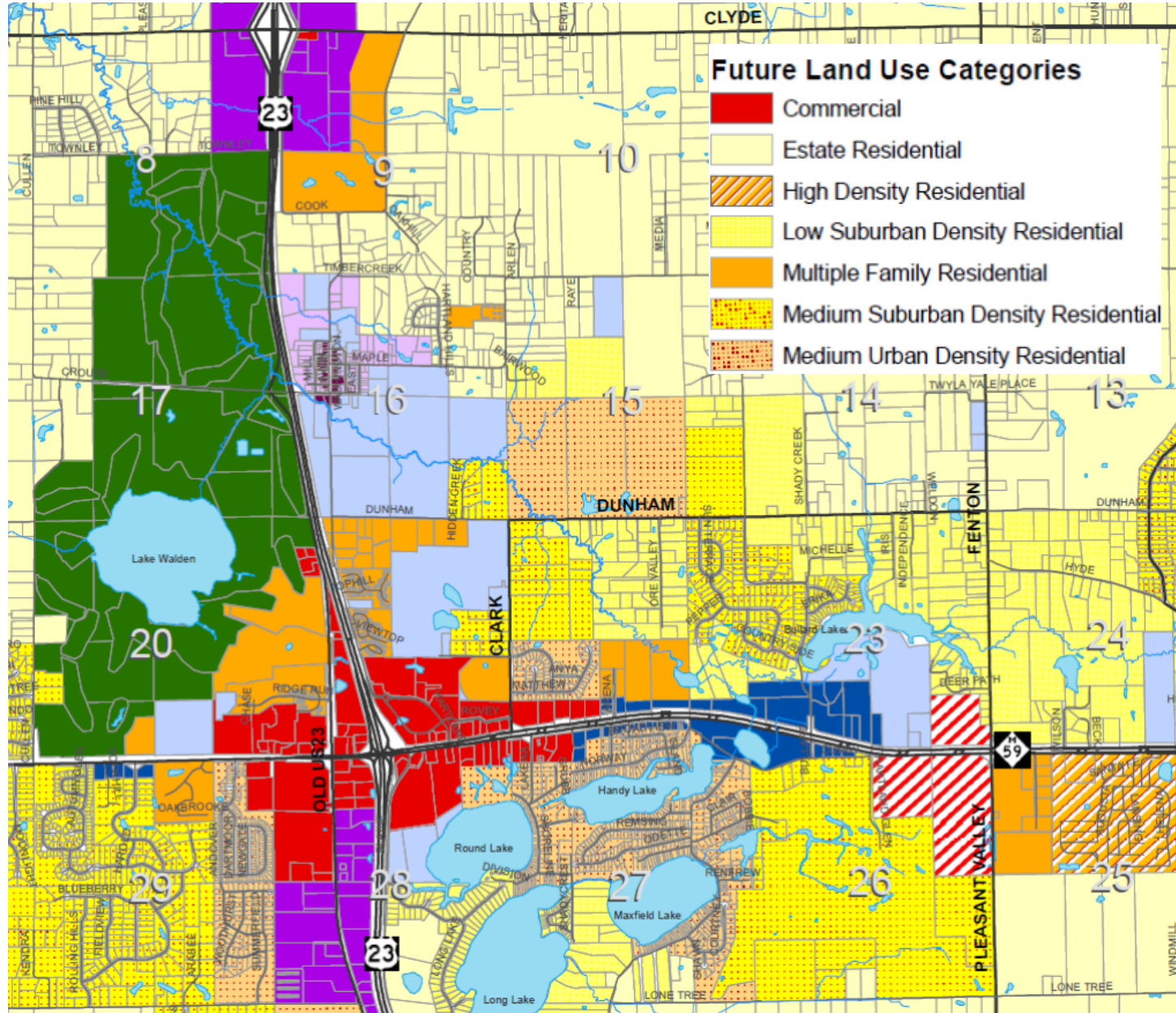
Presented to Hartland Township, MI
for PD Conceptual Review
3/1/16

Summary

No sites designated Multi-Family in the Hartland Township Future Land Use Plan are acceptable for the proposed mixed-use development for one or more of the following reasons including, but not limited to: 1) Insufficient usable acreage excluding wetlands and floodplains 2) No sewer to site 3) Difficult topography 4) Unpaved roads to site 5) Insufficient proximity to retail/commercial uses 6) Insufficient proximity to US-23 and M-59 exit 7) Too close to other proposed multi-family development

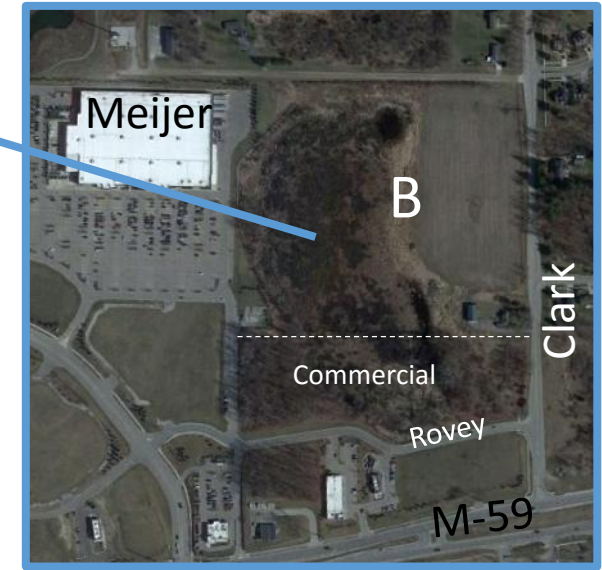
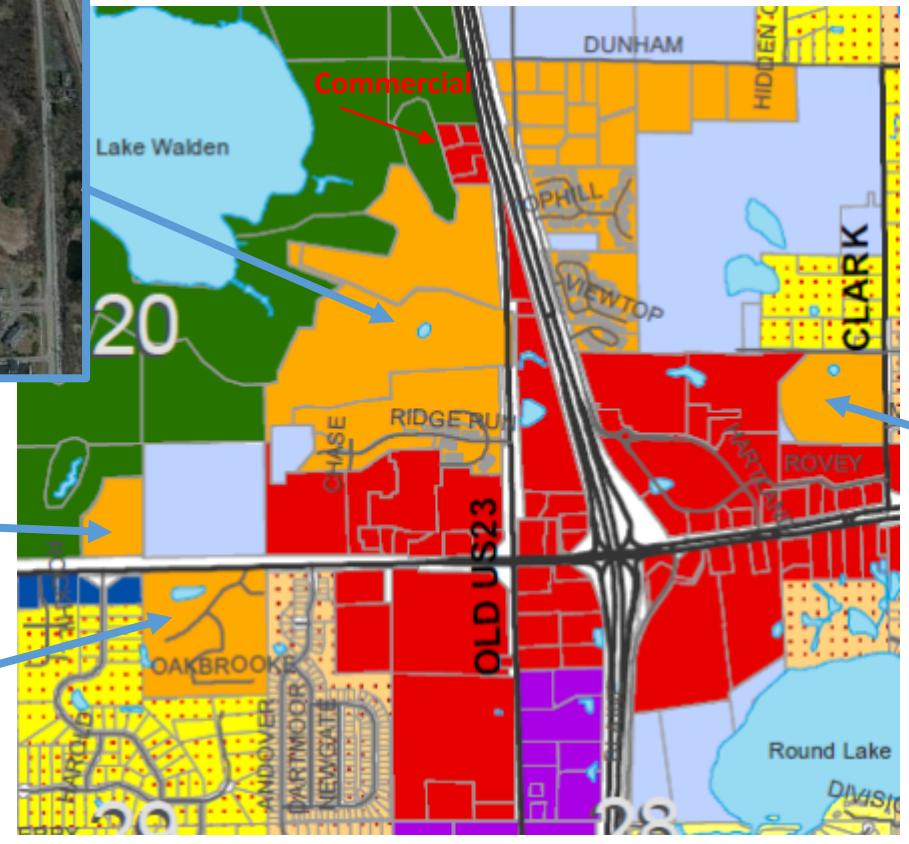


Comprehensive Plan 2015 – Future Land Use



Central Area

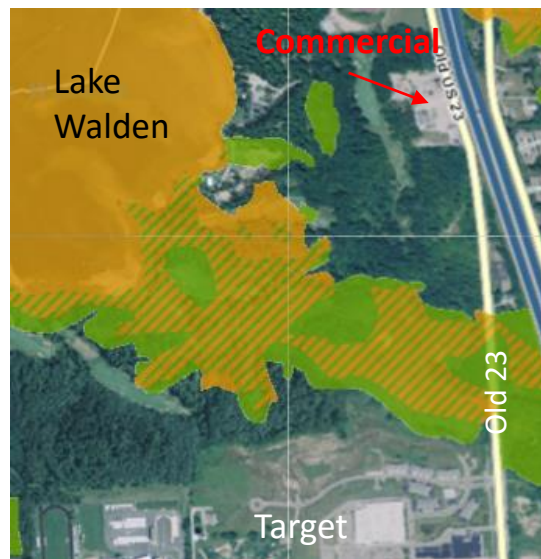
US 23 & Highland Rd



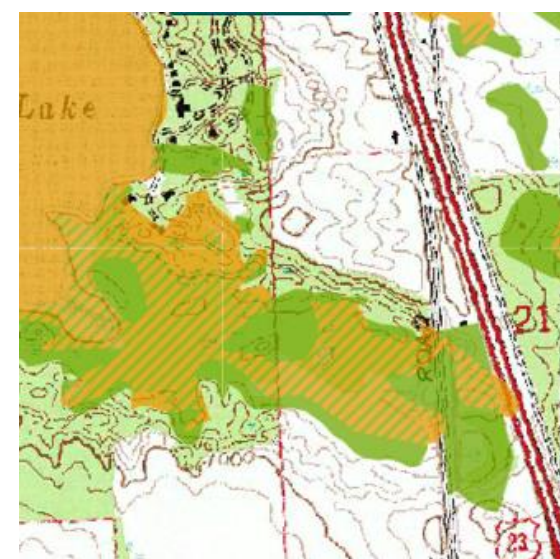
Waldenwoods Old US 23



Michigan Wetlands



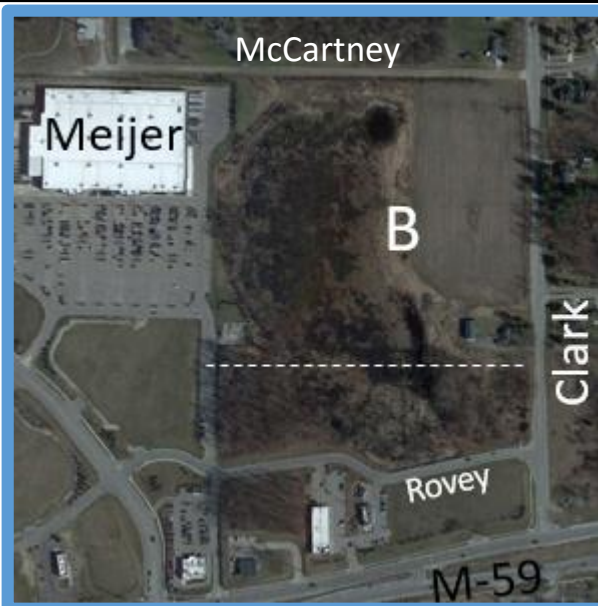
Topo



Significant wetlands & difficult topo (see next page)

No sewer

McCartney



Meijer



Clark

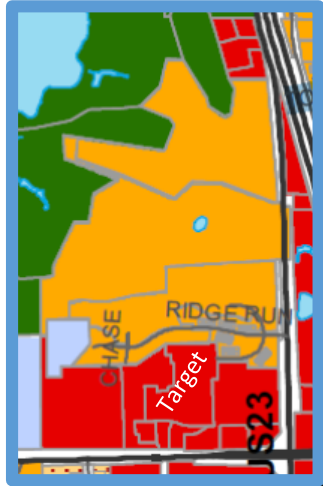


Estimated Usable Acres 8.5 -9.0

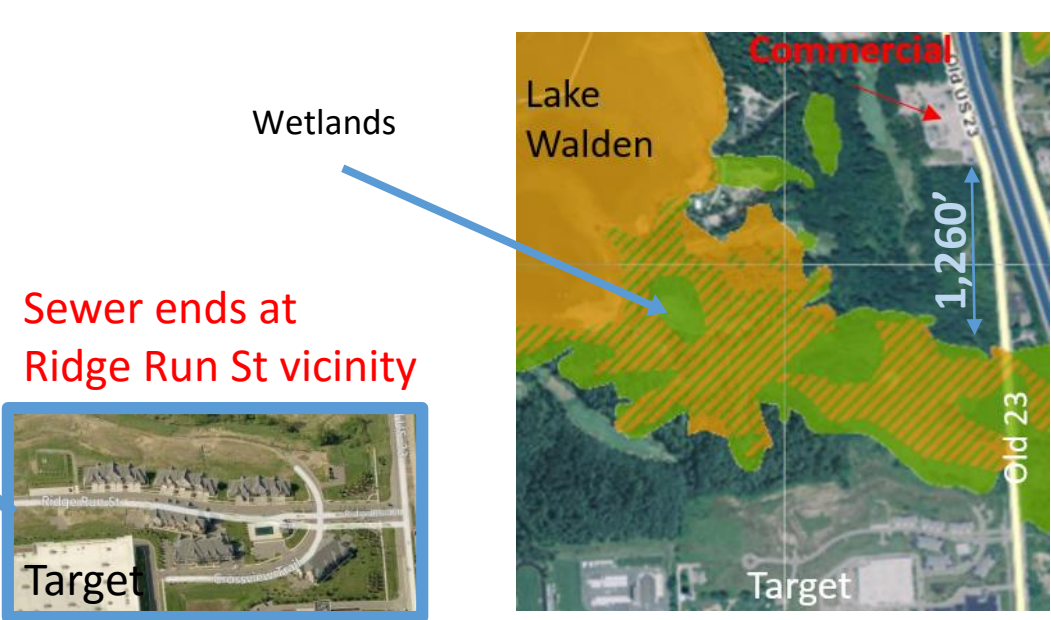
Sewer at site

SWC Clark Rd & McCartney

Waldenwoods – Old US 23 .7 mile north of M-59

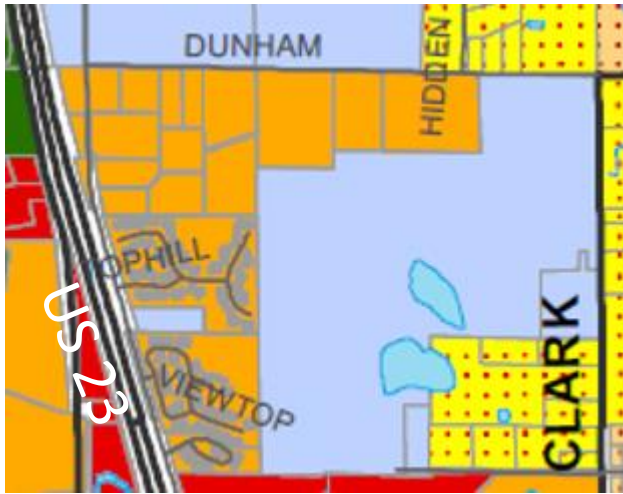


Estimated 23 acres excluding wetlands and existing golf course fairways.
No Sewer



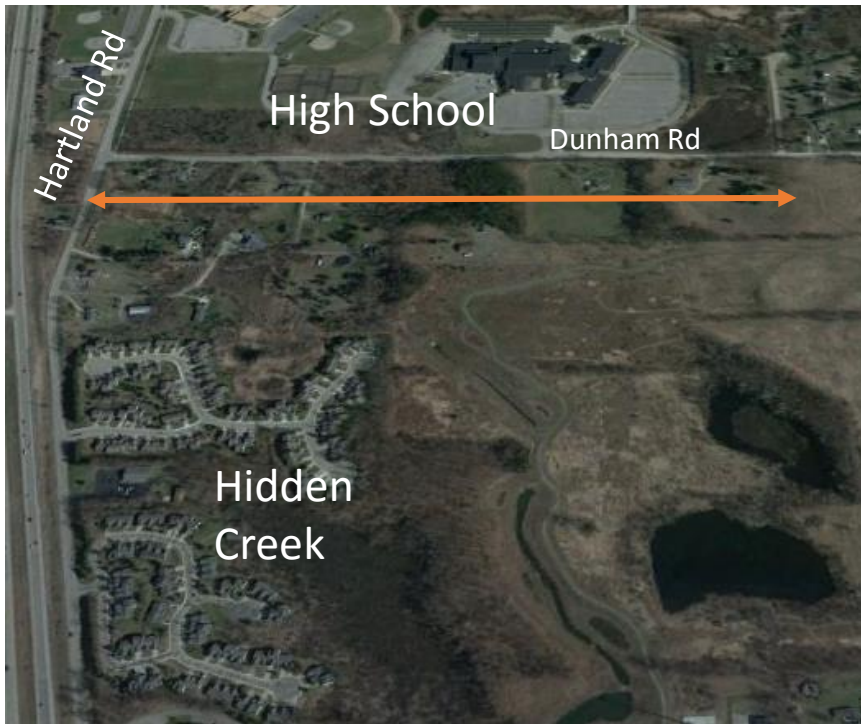
Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)

Hartland Rd at Dunham - 1.2 miles north of M-59

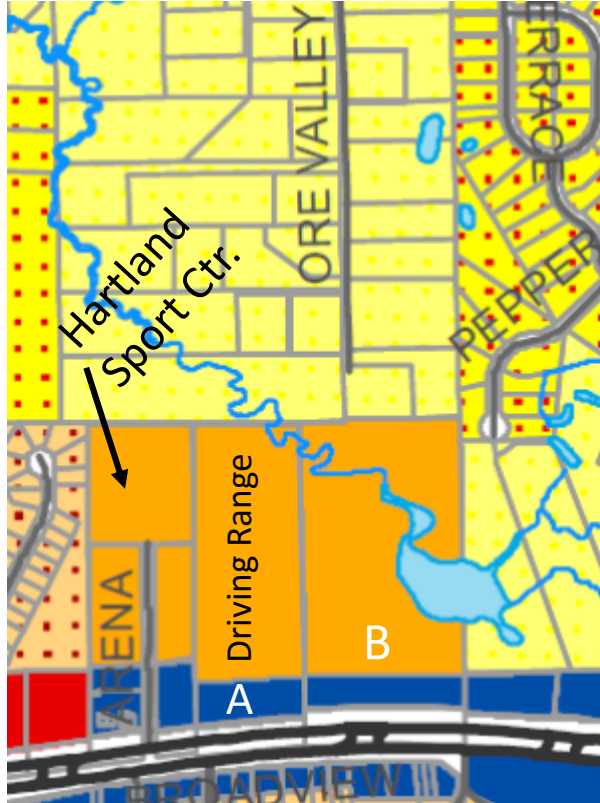


Multiple owners,
wetlands, limited
depth of MF zoning
from Dunham Rd
14 parcels

No sewer along Dunham,
only at Hartland Rd



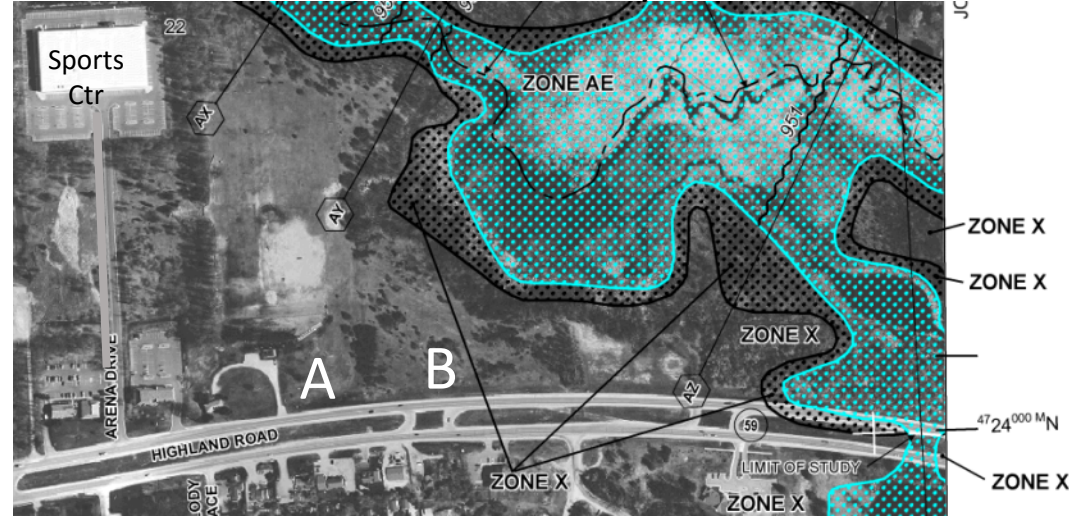
Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)



A) Driving Range / 11579 Highland

Acres (total):	18.56
Est. Frontage:	550'
Est Useable Ac:	15
Parcel ID:	4708-22-400-018

FEMA Floodway



B) Undeveloped Land

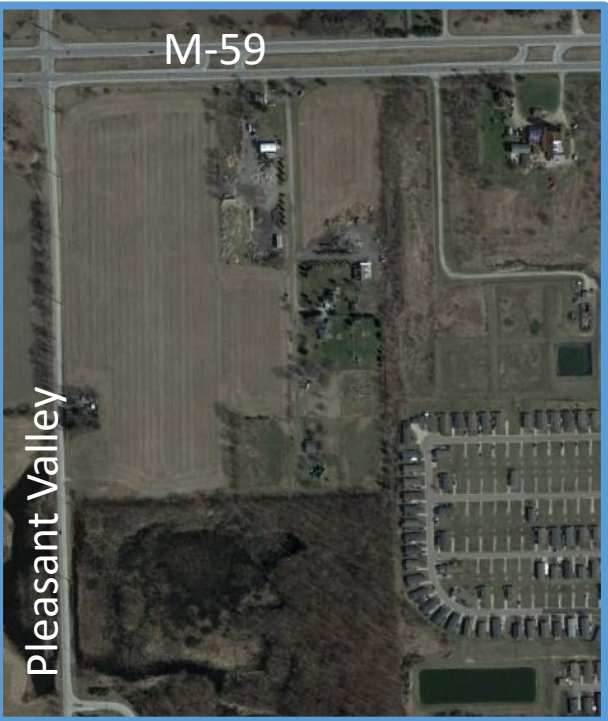
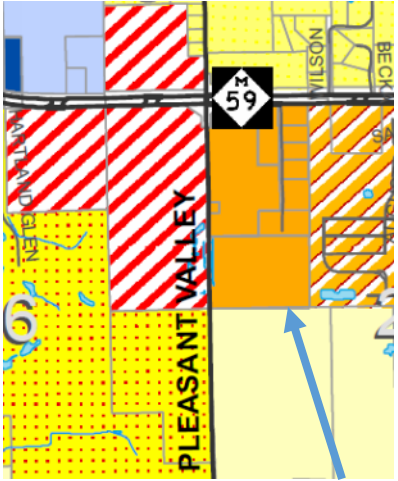
Acres (total):	29.3
Est. Useable Ac:	9
Status:	for sale

Sewer at site

Wetlands



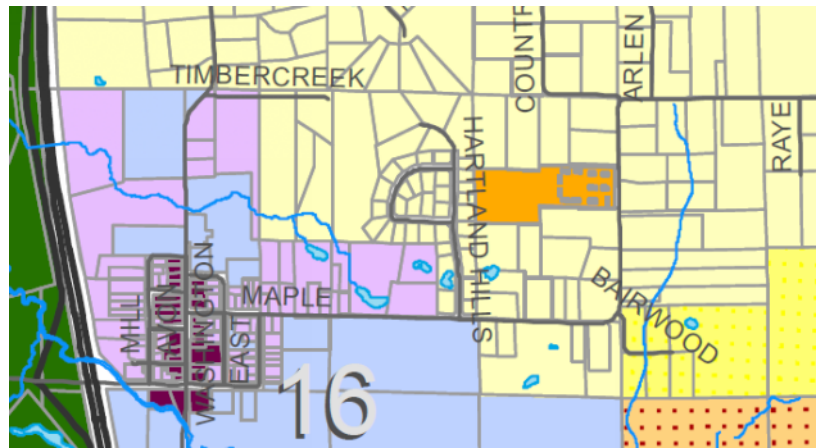
M-59 at Pleasant Valley – 2.7 mi East of US 23



No sewer
1.3 miles west at Cundy Rd

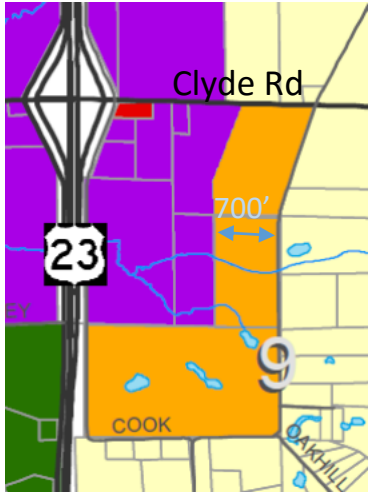
Proposed extension to Mayberry Homes PD to west

Hartland Hills Rd north of Hibner – 2.8 miles north of M-59



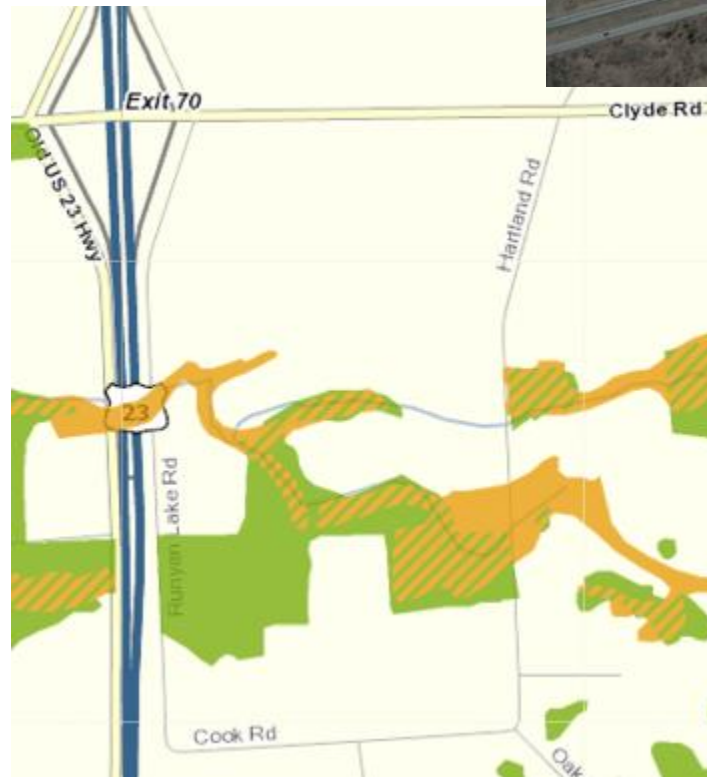
Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)

US 23 at Clyde Rd - 3.1 miles north of M-59



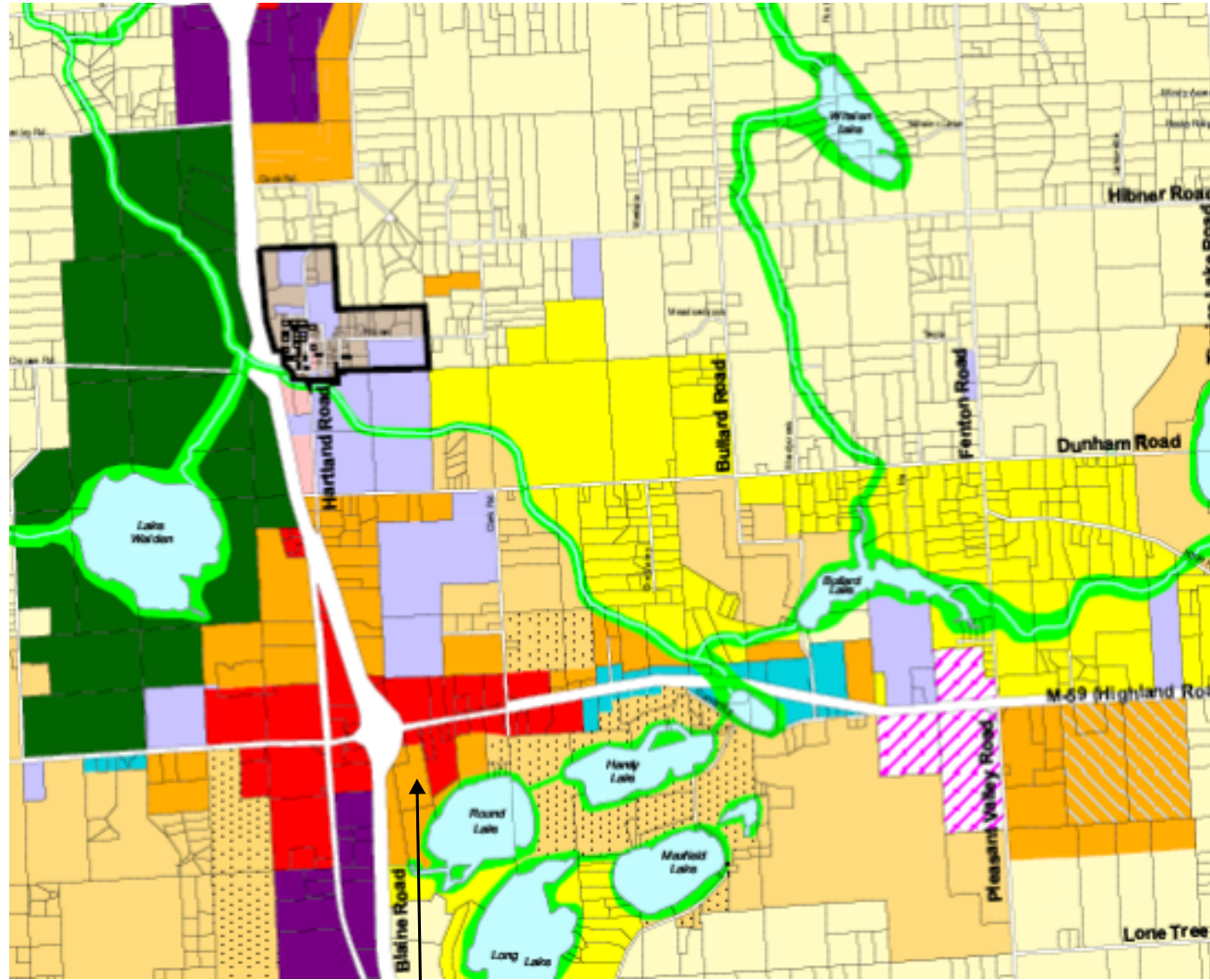
Clyde Rd - Sewer

Sewer exists to the gas station and roughly 800' east but not Spicer Orchards.



Attachment: SP 538 C Rose & Sons Mixed Use PD Con Staff Rpt (2009 : Rose and Sons)

Comprehensive Plan 2004 – Future Land Use



Previously Multi-Family with Commercial in front for similar situation