



Planning Commission

Larry Fox, Chairperson Joseph W. Colaianne, Trustee
Jeff Newsom, Vice-Chairperson Keith Voight, Secretary
Michael Mitchell, Commissioner Sue Grissim, Commissioner
Tom Murphy, Commissioner

Planning Commission Meeting Agenda
Hartland Township Hall
Thursday, December 05, 2019
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
 - a. Planning Commission Minutes of October 24, 2019
6. Call to Public
7. Old and New Business
 - a. Site Plan #19-012 Hartland Senior Living PD Concept Plan
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION REGULAR MEETING **DRAFT** MINUTES
October 24, 2019 – 7:00 PM

1. **Call to Order:** Chair Fox called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Roll Call and Recognition of Visitors:**

Present – Commissioners Fox, Colaianne, Grissim, Mitchell, Murphy, Newsom, Voight
Absent – None

4. **Approval of the Meeting Agenda:**

A Motion to approve the Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner Newsom. Motion carried unanimously.

5. **Approval of Meeting Minutes**

a. Planning Commission - Regular Meeting – September 12, 2019

A Motion to approve the Meeting Minutes of September 12, 2019 was made by Commissioner Grissim and seconded by Commissioner Voight. Motion carried unanimously.

6. **Call to the Public**

None

7. **Old and New Business:**

a. Site Plan #19-008 Hartland Meadows Bus Stop Shelter

Director Langer summarized the request and location stating the following:

- A request to construct a bus stop shelter in the common area at Hartland Meadows.
- Development was approved through a Consent Judgment.

The Applicant, Brian Ginnard of Ginnard Quality Construction, introduced himself and stated the following:

- Simple project, a shelter for the kids getting on the school bus in the morning.
- Designs are attached.
- Here to follow the procedure requirements.
- Hopes to move forward with the project before the weather turns.

The Planning Commission reviewed the staff memorandum.

Commissioner Grissim asked if gutters and downspouts are included in this project.

The Applicant stated if they do include those items the drainage will be directed toward the grass. It is a hip style roof; any water would go out the back.

The Applicant asked about the conditions mentioned in the motion. Director Langer stated he was not aware of any; that is standard motion language.

Commissioner Mitchell offered the following Motion:

Move to approve Site Plan Application #19-008 a request to construct a bus stop shelter in the common area at Hartland Meadows, located at 13598 Highland Road. Approval is subject to the following conditions:

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum, dated October 17, 2019, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**

Seconded by Commissioner Colaianne. Motion carried unanimously.

b. Future Land Use Amendments – Multi Family

Director Langer stated the following:

- Earlier this year, a sub-committee of the Planning Commission examined areas of the Township that were currently in the multi-family land use designation on the Future Land Use Plan.
- The Township has previously completed a Residential Market Analysis and based on the findings of that report, the Township could support approximately 500 multi-family housing units.
- The sub-committee examined areas that are currently designed in the multi-family category to determine if too much land was designated in the multi-family category.
- The sub-committee identified four (4) areas that are currently designated in the multi-family category and recommended to make changes.
- The Planning Commission has elected to hold-off on these discussions until the completion of the retail market analysis, which has now been completed.
- This information was discussed at the joint meeting with the Township Board but the Planning Commission desired to discuss it more in depth.

Director Langer gave an overview of the four (4) areas.

- Area #1 – South of Clyde Road, East of US-23, 137.95 acres on the south side of Clyde Road and is currently designated in the multi-family residential category.

- Area #2 – East of Hartland Road, South of Dunham Road, 59.62 acres at the southeast corner of Hartland Road and Dunham Road. The Future Land Use Map designates these properties in the multi-family category.
- Area #3 – North of M-59, 90.03 acres on the north side of M-59 and is currently designated in the multi-family residential category. Director Langer mentioned a concept plan has been submitted for a portion of this area and the Planning Commission may want to delay taking any action for that location.
- Area #4 – South of M-59, 79.89 acres on the south side of M-59, east of Pleasant Valley Road and is currently designated in the multi-family residential category.

Director Langer stated there are some other areas that may be open for multi-family development that are not shown, such as part of the Newberry project or what was proposed for the northwest corner of the RAMCO site.

The Planning Commission discussed the provenance of this topic, the Residential Market Potential Study and the Retail Market Analysis.

Chair Fox mentioned a senior apartment project proposed for an area west of Heritage Park. Director Langer explained it is a unique multi-family use for independent living senior housing with an option to privately contract for care if needed. The market for senior housing is evolving and changing. Those applicants indicated according to their data, seniors who will reside in their complex are most likely already living in the Hartland community.

The Planning Commission discussed Area #4

- Special Planning Area to the west and mobile home park to the east.
- Possibly single-family of some kind would make sense.
- Currently occupied by a Landscape company and a few houses farther down.
- Could consider the same density found north of M-59 shown in yellow.

Chair Fox asked if the Director is looking for a decision on changes or removal from the multi-family designation.

Director Langer stated he is looking for the Planning Commission to initiate an amendment to the Future Land Use Map, if they so desire, and they could move forward on a map amendment with noticing, a Public Hearing, and more discussion at a later time.

The Planning Commission discussed Area #3

- Unclear of why is it multi-family on the Future Land Use Map (FLUM).
- Mostly wetland.
- Zoned GC General Commercial down Arena Drive and near M-59.
- Property owner has stated it s difficult to market as commercial.

- Currently does not have access to public water.
- Could align the FLUM with some of the current uses.
- Wetland portion could be larger lot residential of some kind.
- Part of this Area #3 is the proposed site of the Cottages on Clark project which also has a large portion of wetland; should not be included.

The Planning Commission discussed Area #2

- Area near the high school has existing single-family homes.
- Should be changed as it is unlikely to ever develop as multi-family, not impossible, but unlikely.

The Planning Commission discussed Area #1

- Zoned commercial.
- Targeted following the Retail Market Study to remove the commercial designation.
- If a research and development project does happen in this area, should some multi-family option be available.
- Learned through speaking with other applicants, apartments/multi-family does well close to the action, near shopping and commercial areas. Convenience is a focus. That is not this location.
- This area does not have municipal water available.

Chair Fox stated even if all of these properties were removed, from the Multiple Family Residential Future Land Use Category, there are still far more opportunities for the recommended 500 multi-family units.

Commissioner Colaianne asked if a mobile home park could be built in one of the orange multi-family residential areas. Chair Fox replied no.

Director Langer mentioned the potential second Special Planning Area proposed following the Retail Market Analysis that could open the door for mixed use and could include apartments. He is unclear if the senior apartments were included in those totals.

The Planning Commission discussed their options and chose to appoint a sub-committee to look at these areas, propose some alternative Future Land Use Category designations for each, and bring that back to the Planning Commission for more discussion.

Commissioner Newsom offered the following motion:

Move to initiate a Future Land Use Map update as outlined in the staff memorandum dated October 16, 2019.

Seconded by Commissioner Voight. Motion carried unanimously.

8. Call to the Public

None

9. Committee Reports:

Director Langer reported the following:

- The Ordinance Review Committee (ORC) is looking at an ordinance on the new up and coming 5G wireless networks. They have a draft ordinance and are looking at the historical Village area, standards that could apply there as well as standards for the ancillary equipment such as generators. These are generally proposed to be located in the rights-of-way.
- Some software upgrades are imminent for the Surface Pro tablets provided to Planning Commission and Township Board members. He has been asked to survey the members to find out how much they are being used. He continued they will have to be brought in to the office for this process.

10. Adjournment:

A Motion to adjourn was made by Commissioner Newsom and seconded by Commissioner Colaianne. Motion carried unanimously. The meeting was adjourned at approximately 7:42 PM.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director
Subject: Site Plan #19-012 Hartland Senior Living PD Concept Plan
Date: November 27, 2019

Recommended Action

No formal action shall be taken by the Planning Commission or the Township Board as part of a Planned Development Concept Plan review. The Planning Department should provide comments to the applicant about the proposed Hartland Senior Living PD Concept Plan and whether it is indicative of a plan that can and will meet the intent, design standards, and eligibility criteria of the Planned Development process.

Discussion

Applicant: Kevin Brown, PIRHL Developers, LLC

Site Description

The subject property is located between Bullard Road and Fenton Road, north of Highland Road (M-59), in Section 23 of the Township. The Township's Heritage Park is east of the property. Trillium Center, a professional office building, is on the west of the site and addressed as 12319 Highland Road.

The site is comprised of three separate parcels, with a combined total of approximately 17.9 acres. The parcels are undeveloped. The largest parcel (Parcel ID #4708-23-300-025) is approximately 13.71 acres in size and zoned CA-Conservation Agricultural. The other two parcels are west and south of the large parcel and are zoned OS-Office Services. One parcel is approximately 2.00 acres (Parcel ID #4708-23-300-026). The other parcel (Parcel ID #4708-23-300-027) is approximately 2.22 acres in size. Each parcel has frontage along Highland Road. The combined frontage is approximately 617 lineal feet.

The Future Land Use Map designates each parcel as Office.

Currently the property has open field areas with trees along the east, west, and north boundaries. Wetland areas are noted on the plan in the northwest corner of the site. Site work is not proposed in the areas adjacent to the wetland.

Staff would recommend the applicant contact the Department of Environment, Great Lakes and Energy (EGLE) to apply for a Level 3 Wetlands Identification Program (WIP) Review, in order to determine the regulatory status of the wetlands on the property, as well as to determine the boundaries of the regulated wetlands, as applicable.

East of the subject property, on separate parcels, are a single-family home and Heritage Park, both zoned CA. Trillium Center, a professional office building is on the west and zoned OS-Office Services. Single-family homes are also west of the subject site, addressed off of Bullard Road, and are zoned CA. The property to the north, zoned CA, is owned by the Livingston Land Conservancy and is undeveloped.

The applicant has stated that this development will require municipal water and sewer. The Township is currently exploring extension of municipal water lines down M-59 that could provide water service to this property. The proposed development was not included in the original municipal sewer district; and therefore the applicant would be required to purchase Residential Equivalent Units (REU)'s for this project. Please see the attached letter from the Department of Public Works.

Public access to the site is via Highland Road. A connecting drive is shown at the west property line, from the proposed parking lot to the existing parking lot of the Trillium Center office building.

Site History

Following is a summary of the site.

REZ #282

REZ #282 was a request to rezone approximately 13.7 acres of land from SR-Suburban Residential to CA-Conservation Agricultural for parcel currently identified as Parcel ID #4708-23-300-025, and rezone approximately 4.4 acres from SR-Suburban Residential to OS-Office Services, for the parcels currently identified as Parcel ID #4708-23-300-026 (2 acres) and Parcel ID #4708-23-300-027 (2.2 acres). The Township Board approved REZ #282 on July 6, 2000.

Metes & Bounds Land Division #589

On November 8, 2000 the Township Board approved Metes & Bounds Land Division #589 to create three (3) parcels that comprise the project area for the current request (SP #19-012).

REZ #322

The original request was to rezone approximately 13.7 acres of land (Parcel ID #4708-23-300-025) from CA-Conservation Agricultural to PDMR (Planned Development Medium Density Residential), which was withdrawn on August 5, 2005. The rezoning request was modified to request a zoning change from CA to MR-Multiple Density Residential for the same 13.7 acres of land. On November 10, 2005, the Planning Commission reviewed the request and a motion was approved to table the request indefinitely.

Planned Development Procedure

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a PD Planned Development. Approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval at each step. The process usually requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district. 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 usually constitutes a rezoning of the subject property to PD.

Proposed Concept Plan

A. General

The applicant has submitted a Concept Plan for a senior living facility consisting of a single, three (3) story, 146-unit building that accommodates seniors (age 62 and older). Floor plans are also provided.

The occupants are either able to live an independent lifestyle or may need assistance. The facility offers two (2) types of residential units with 71 one-bedroom apartments and 75 two-bedroom apartments. Of the 146 residential units, sixty-one (61) units will be affordable for those earning up to 60% of AMI (Area Median Income) and eighty-five (85) units will be unrestricted market rate apartments.

The facility offers a variety of services that are outlined in the project summary provided by the applicant. Social, cultural and educational programs are scheduled by a full time activities coordinator. The facility has a fitness center and fitness classes; theatre room; media center; central social hub; full-service hair salon and barbers shop; and an on-site home-based health care provider and clinic. Add on services include meals (two meals a day), housekeeping and laundry services. Additional offerings are listed in the applicant's summary of the facility.

The proposed Hartland Senior Living facility is not specifically listed as a use permit in any specific zoning classification in the Township Ordinance. The proposed project is a blend of a nursing home and multiple-family residential facility, and is considered a new type of use which is not specifically listed. The Site Plan Review Committee met with the applicant twice to discuss the project, and noted that the project does not appear to be permitted in the CA district, nor would rezoning the property to multiple-family be a viable option as the Future Land Use Map designates the property as Office. Thus the applicant was encouraged to apply for a Planned Development (PD) for the project.

Access to the development is via Highland Road on the east side of the site. The 3-story building occupies the center of the site with parking provided along the perimeter of the building on all sides. The plan states 159 parking spaces are provided. A parking formula is not provided in the Zoning Ordinance, as the proposed use is not listed. The applicant has explained that the current plan includes one (1) parking space per residential unit, with thirteen (13) additional parking spaces for employees and/or visitors. The applicant provided information on parking and peak usage times for similar senior living facilities.

Although not currently shown on the plans, the applicant noted carports will be provided for 40 of the 159 parking spaces. Drawings of the carports were not provided with the Concept Plan, thus comments could not be provided at this time.

The main entrance to the facility is located on the south side of the building, with a canopy and drop-off area. A commons building is also shown on the south side of the residential building, which is one-story. Deliveries will be made by way of a service drive on the east side of the building. Common green space is shown in the building's courtyard. Sidewalks are provided internally around the building. The plan shows an extension of the 8-foot wide sidewalk along the frontage of the site on Highland Road.

On-site stormwater detention is provided north of the building. The plans note that the existing tree screen on the east, west, and north sides of the property will be maintained.

Section 3.1.18.E has specific requirements for information to be included within a planned development Concept Plan submittal. Given the size of the subject property (18 acres) and the scale of the proposed development (146 units), the Planning Department feels the information provided in the submittal is sufficient to consider complete.

B. Proposed Density

Section 3.1.18.C. of the Zoning Ordinance states the residential density in a planned development shall be consistent with the density designation within the Township's Comprehensive Plan. The subject property

(all three parcels) is designated as Office on the adopted 2015 Future Land Use Map. Office does not permit residential uses thus density cannot be calculated.

The Future Land Use designations for the surrounding properties as shown on the adopted 2015 Future Land Use Map are as follows: property north of the site is designated as Public/Quasi Public; properties south of the site (south of Highland Road) are designated as Office; and properties on the east are designated as Office and Public/Quasi Public; and properties to the west are shown as Office.

In this case, the Planning Commission will have to make a determination on the proposed use. Section 3.6 of the Zoning Ordinance indicates that the Planning Commission shall make a determination on a use that is not cited by name as a permitted use in the zoning district.

The applicant has indicated that Hartland Senior Living will be for persons age 62 and older. Hartland Senior Living will provide 146 units of senior housing in a single three-story building. Of these units, sixty-one (61) will be affordable to those earning up to 60% of AMI and eighty-five (85) will be unrestricted market rate apartments. Seventy-five (75) of the units will be two-bedroom and the remaining seventy-one (71) will be one-bedroom. Hartland Senior Living will contain the following on-site amenities for all residents:

- Diverse offerings of social, cultural and educational programs scheduled by full time activities coordinator
- Fitness center and fitness classes
- Shuttle bus transportation to shopping, community events, and doctor appointments within a 5-mile radius
- Theater room for matinee and evening movies
- Central social hub for games, social activities, and live entertainment
- Well-stocked media center with an extensive library, technology lending program, and monthly genius bar
- Bistro offering morning coffee, afternoon socials, cocktail parties, and special events
- On-site home-based health care provider and clinic
- Individual emergency response system with available 24/7 monitoring
- Electronic wellness resident check-in system with motion sensor in every apartment
- Full-service hair salon and barber shop

In addition, the following services are also included for market rate residents and offered ala carte for below market residents:

- A gourmet lunch or breakfast along with dinner (two meals per day) served in one of the well-appointed dining rooms
- Housekeeping and flat linen service every other week
- Laundry service

Based on the description, provided by the applicant, there are several categories to consider, as outlined below with the Township Zoning Ordinance definitions:

ADULT FOSTER CARE FACILITY: A governmental or nongovernmental establishment that provides foster care to adults. It includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically handicapped who require supervision on an ongoing basis but who do not require continuous nursing care. An adult foster care facility does not include nursing or

convalescent homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation center, or a residential center for persons released from or assigned to a correctional facility.

In addition, there are Adult Foster Care Facility, Small Group Home, and Large Group Home. These facilities permit a maximum of 20 adults.

Based on the description provided by the applicant, the Township staff does not believe the proposed use is consistent with an adult care facility. The proposed use is an independent living center, which does not require supervision on an ongoing basis.

NURSING OR CONVALESCENT HOME: A facility with sleeping rooms, designed for older persons who need a wide range of health and support services, including personal nursing care and where such people are lodged and furnished with meals and nursing care for hire. Services provided are authorized and licensed by state and/or county authorities.

Based on the description provided by the applicant, the Township staff does not believe the proposed use is consistent with a nursing or convalescent home. The proposed use is an independent living center, which does not require a persons who need health and support services and the proposed independent living center is not licensed by the State of Michigan.

DWELLING, MULTIPLE FAMILY: A building used or designed as a residence for three or more families for residential purposes living independently of one another, with separate housekeeping, cooking and bathroom facilities for each. Multiple family dwellings include the following:

A. Apartment: An apartment is an attached dwelling unit with party walls, contained in a building with other apartment units which are commonly reached off of a common stair landing or walkway. Apartments are typically rented by the occupants. Apartment buildings often may have a central heating system and other central utility connections. Apartments typically do not have their own yard space. Apartments are also commonly known as garden apartments or flats.

B. Efficiency Unit: An efficiency unit is a type of multiple-family or apartment unit consisting of one (1) principal room, plus bathroom and kitchen facilities, hallways, closets, and/or a dining alcove located directly off the principal room.

It could be argued that the proposed use is essentially a multi-family apartment complex. However, the proposed use has some unique attributes in how it is limited to persons 62 and older. In addition, although it is designed for independent living, some residents are likely to need some health assistance. Nonetheless, the Planning Commission will need to determine if the proposed use is permitted and how it should be classified.

C. Public Road Access

As noted previously, public access to the development is via Highland Road with a new access. Approvals and permits from the Michigan Department of Transportation will be required for the new access, as well as any proposed work within the road right-of-way, such as the proposed sidewalk.

Traffic Generation

The applicant has not submitted a traffic impact analysis as part of the Concept Plan submittal; this is one of the requirements for Preliminary Site Plan submittal.

D. Internal Vehicular/Pedestrian Circulation

The proposed development is accessed from Highland Road. Internal circulation is provided via an access drive that goes around the building, and parking is provided as well.

A proposed drive connection is shown to the parking lot of the property to the west (Trillium Center). The applicant would have to secure an ingress-egress agreement from the adjacent property owner. The plan is not to scale thus staff could not determine the width of the drive aisle or the parking space dimensions.

Sidewalks are provided internally around the building and into the courtyard. An eight (8) foot wide asphalt sidewalk is proposed along the frontage of the site on Highland Road, which connects to the existing sidewalk on the west lot line. The existing concrete sidewalk along the frontage of the site, at the back of the curb of Highland Road, should be removed as part of this project.

Utilities

The applicant will need to work with the Livingston County Drain Commissioner's office on public water and sanitary sewer. They will also need to work with the Hartland Township Public Works Department to acquire the necessary Residential Equivalent Units (REU)'s for this development.

E. Design Details

A Pattern Book with specific design details was not submitted with the Concept Plan, although building elevations were provided. A color rendering of the front (south) façade is provided, with the building materials labeled. For a project such as this, additional design details and product information on the building materials should be provided for each elevation, such as product name, colors, percentage of materials.

Minimum design details are outlined in Section 3.1.18.C. and include minimum yard requirements and building height. The maximum allowed building height in a planned development is thirty-five (35) feet. The proposed building is 3-stories, and a proposed height of approximately 41 feet and 7 inches (mean height) based on the submitted elevations.

F. Open Space

Section 3.1.18.C requires a Planned Development to include open space; at a minimum that open space should meet the requirements of the site's previous zoning district. An Open Space plan was not provided but will be required as part of the Preliminary Site Plan submittal.

G. Landscaping

A landscape plan was not submitted. The Preliminary Site Plan will be reviewed for compliance with the landscaping/screening requirements of a planned development and applicable sections of the Landscaping Ordinance (Section 5.11). Requirements may include screening/buffering from lower-density residential parcels east and west of the proposed development.

H. Exterior Lighting

No exterior lighting plan was provided as part of the Concept Plan. The Preliminary Site Plan and/or pattern book should include the design and location of parking lot light poles if proposed as well as exterior lighting on the building.

Recognizable Benefits

One of the eligibility criteria for a planned development is that it “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”. It is not clear based on the Concept Plan whether the proposed development satisfies these criteria. It will be ultimately up to the applicant, Planning Commission, and Township Board to come to an agreement on the extent to which a recognizable benefit shall be provided for the proposed development.

Other

The Preliminary Site Plan will include significantly more detail with respect to design and engineering, landscaping, lighting, traffic impacts, wetland determinations, common space features, etc. It would be in the Applicant’s best interest to provide a summary of design details (entryway feature, landscaping, amenities, common area features, etc.) as part of the Preliminary Site Plan.

Hartland Township DPW Review

The Public Works Director has indicated the referenced parcels were never part of the municipal water district within Hartland Township. All parcels seeking municipal water connection outside of the service district are required to undergo a capacity study to be managed by the Hartland Township Public Works Department. The proposed parcels have been previously included in modeling exercises, and the Hartland Township Public Works Department approves the concept of connecting to the municipal water system as discussed with the applicant.

The referenced parcels associated with the concept plan were never part of the municipal sewer district within Hartland Township. All parcels seeking municipal sewer connection outside of the service district are required to undergo a capacity study to be managed by the Livingston County Drain Commission’s office. Public Works would advise the applicant contact the Livingston County Drain Commissioner’s office to initiate that process.

The DPW has outlined the number of REU’s that will be required for the proposed development, in a letter dated November 19, 2019.

Hartland Township Engineer’s Review (HRC)

The Township Engineer (HRC) will conduct a complete review of the Preliminary Site Plan upon its submittal. HRC provided preliminary comments via email noting the water main will need to be extended. Additionally the proposed M-59 approach location and improvements will need to be reviewed and approved by the Michigan Department of Transportation (MDOT).

Hartland Deerfield Fire Authority Review

The Hartland Deerfield Fire Authority provided preliminary comments in emails dated November 25 2019 and November 26, 2019. A suppression and fire alarm system will be required along with a

standpipe system for the 3-story building. The access road appears to be suitable; however, additional details will be required on future plans regarding compliance with the required turning radius for emergency vehicles as well as weight and height requirements.

Attachments:

1. DPW Review letter, dated November 19, 2019-*PDF version only*
2. Hartland Deerfield Fire Authority email, dated November 25, 2019-*PDF version only*
3. Hartland Deerfield Fire Authority email dated November 26, 2019-*PDF version only*
4. Applicant email dated November 20, 2019-*PDF version only*
5. Project Summary-*PDF version only*
6. Concept Site Plan dated November 4, 2019
7. Building Elevations
8. Floor Plans-*PDF version only*

CC:

HRC, Twp Engineer (via email)

R. West, Twp DPW Director (via email)

A. Carroll, Hartland FD Fire Chief (via email)

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DEPARTMENT OF PUBLIC WORKS

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

TO: Planning Department
DATE: November 19, 2019
DEVELOPMENT NAME: Hartland Senior
PIN#: 4708-23-300-(025, 026 & 027)
APPLICATION #: SP# Unknown
REVIEW TYPE: Conceptual Site Plan

The Department of Public Works (DPW) has reviewed the *Hartland Senior* development site plans in regards to municipal utilities.

Municipal Water

The referenced parcels associated with the conceptual development were never part of the municipal water district within Hartland Township. The proposed conceptual plan would require 49.64 water REU's for 146 units. All parcels seeking municipal water connection outside of the service district are required to undergo a capacity study to be managed by Hartland Township Public Works Department. The proposed parcels have been previously included in modeling exercises, and Hartland Township Public Works approves the concept of connecting to the municipal water system as discussed with the applicant.

Municipal Sewer

The referenced parcels associated with the conceptual development were never part of the municipal sewer district within Hartland Township. The proposed conceptual plan would require 49.64 sewer REU's for full build out. All parcels seeking municipal sewer connection outside of the service district are required to undergo a capacity study to be managed by the Livingston County Drain Commissioner's office. Public Works would advise the applicant to contact the Livingston County Drain Commission to initiate that process.

REUs

According to the Township's records, the referenced parcels not have any REUs (Resident Equivalency Units), and therefor will be required to purchase the required REU's prior to issuance of a building permit. The conceptual plan indicates 146-units, which based upon 2019 rates, will require 49.64 water REU's (\$5,816.01 each) and 35.25 sewer REU's (\$9,439.20 each) for a total of \$757,268.62 for the entire development.

At this time, subsequent plans should include the following:

- Water main material, sizes and connection detail sheet with redundant looping
- Water service lead location, size and materials including fittings.
- Sanitary sewer material and sizes and connection detail sheet.
- Foundation lowest elevation level
- Genesee County IPP Permit
- Utility easements noted as public.

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

Robert M. West; Public Works Director

Martha Wyatt

To: Martha Wyatt
Subject: FW: senior apartment living project

From: Jennifer Whitbeck
Sent: Monday, November 25, 2019 6:10 PM
To: Martha Wyatt
Subject: Re: senior apartment living project

Martha,

For now the comments I have are in regards to the exterior of the building and the access roads.

The complex will be required to have a suppression system and fire alarm system installed as well as smoke alarms and CO alarms.

Access roads shall comply with the turning radius required by our apparatus as well as weight and height requirements.

Hydrant locations will be discussed and there should at least be one hydrant within one hundred feet of the FDC.

From the proposed site plan it looks as though the access road is suitable for our needs however a more detailed plan will give us more answers.

This design is much more acceptable than the previous proposed plan.

Thank you,

Yours In Fire Safety,

Jenn Whitbeck
Fire Inspector
Hartland Deerfield Fire Authority

Martha Wyatt

Subject: FW: senior apartment living project

From: Jennifer Whitbeck

Sent: Tuesday, November 26, 2019 11:38 AM

To: Martha Wyatt

Subject: Re: senior apartment living project

One thing I forgot to mention on the fire protection side would be installing a standpipe system for us to use at 30 feet above the height of our engine at ground level. With this being a 3 story building their fire protection system would need to include a standpipe for us to connect to for fire suppression also.

Yours In Fire Safety,

Jenn Whitbeck
Fire Inspector
Hartland Deerfield Fire Authority

Martha Wyatt

To: Martha Wyatt
Subject: FW: questions on Hartland Senior Living
Attachments: 19170 HARTLAND SENIOR LIVING.pdf

From: Kevin Brown
Sent: Wednesday, November 20, 2019 8:59 AM
To: Martha Wyatt
Cc: Troy Langer; Graham Welling
Subject: RE: questions on Hartland Senior Living

Martha,

The current plan includes one parking space per unit with thirteen additional parking spaces for employees / visitors. Although not currently included on the site plan, we will likely include carports for 40 of the 159 parking spaces. Other than the carports, none of the spaces will be “dedicated” for specific apartments. Based on experience, this count is higher than needed for normal operations. In the surrounding area our partner (Lockwood Senior Living) operates three nearly identical properties. Those properties, along with parking counts, are listed below.

- Lockwood of Burton 126 Apartments -120 parking spots total. 33 Carports 78 parking spots 9 Handicap
- Lockwood of Waterford 126 apartments -112 parking spots total. 8 handicapped, 71 regular, 33 carports
- Lockwood of Fenton 106 apartments – 91 parking spots total. 69 parking spots 9 Handicap 13 Carports

I can also offer the following parking usage feedback from earlier this year:

- Lockwood of Fenton
 - Busiest time is during the day, when we have home care coming ,family, and residents driving their own cars.
 - Weekends the traffic and cars are half of what they are during the weekdays.
 - We have maybe 10 -15 vacant spots out front during the day.
 - For events we need all parking for prospects.
- Lockwood of Waterford
 - 126 spots 33 carports included
 - 56 spots are taken during the day
 - Maybe 31 are taken during the weekend.

Deliveries will be made to the commons area by way of a service drive from the loop drive. There will be a loading zone at this area.

To provide more detail, I’ve attached conceptual floor plans and unit plans. Let me know as you have further questions. Thanks, Kevin

Hartland Senior Living

PIRHL Developers, LLC (PIRHL) is proposing a mixed income, senior, independent living housing facility in the Township of Hartland, Livingston County, Michigan. This exciting development will provide independent senior housing enriched with services for those of upper and modest incomes in a new senior housing campus. Hartland Senior Living will provide luxury amenities at well below comparable market prices in a rapidly growing and affluent area. The site for this development is on the north side of Highland Road (M59) about ½ mile west of Fenton Road. This is an excellent location for seniors due to its access to nearby shopping and other amenities. The parcels that make up the site include: 08-23-300-025; 08-23-300-026; and 08-23-300-027.

Hartland Senior Living will provide 146 units of senior housing in a single three-story building. Of these units, sixty-one (61) will be affordable to those earning up to 60% of AMI and eighty-five (85) will be unrestricted market rate apartments. Seventy-five (75) of the units will be two-bedroom and the remaining seventy-one (71) will be one-bedroom. Hartland Senior Living will contain the following on-site amenities for all residents:

- Diverse offerings of social, cultural and educational programs scheduled by full time activities coordinator
- Fitness center and fitness classes
- Shuttle bus transportation to shopping, community events, and doctor appointments within a 5-mile radius
- Theater room for matinee and evening movies
- Central social hub for games, social activities, and live entertainment
- Well-stocked media center with an extensive library, technology lending program, and monthly genius bar
- Bistro offering morning coffee, afternoon socials, cocktail parties, and special events
- On-site home-based health care provider and clinic
- Individual emergency response system with available 24/7 monitoring
- Electronic wellness resident check-in system with motion sensor in every apartment
- Full-service hair salon and barber shop

The following services are also included for market rate residents and offered ala carte for below market residents:

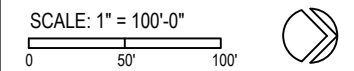
- A gourmet lunch or breakfast along with dinner (two meals per day) served in one of the well-appointed dining rooms
- Housekeeping and flat linen service every other week
- Laundry service

The residential units of Hartland Senior Living have been designed to be a welcoming new home for those who are downsizing or need access to additional care. The apartments are designed with high quality and luxury finishes. Both the income restricted units and the market rate units are a value when compared to surrounding independent living facilities of similar quality. All units comply with the minimum standards of the Michigan State Housing Development Finance Agency.



SUMMARY:	
ZONING	CA - CONSERVATION AGRICULTURE OS - OFFICE SERVICE
PROPOSED	3-STORY SENIOR APARTMENT BUILDING
ACREAGE	+/- 17.9 ACRES
UNIT COUNT	146 UNITS 71 ONE-BEDRM APARTMENT UNITS 75 TWO-BEDRM APARTMENT UNITS

PROPOSED SITE PLAN



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CONCEPTUAL ELEVATION- Main Entry

SCALE: 3/64" = 1'-0"
 0 5 10 20

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