



Board of Trustees

William J. Fountain, Supervisor	Matthew J. Germane, Trustee
Larry N. Ciofu, Clerk	Summer L. McMullen, Trustee
Kathleen A. Horning, Treasurer	Denise M. O'Connell, Trustee
	Joseph M. Petrucci, Trustee

**Board of Trustees Special Meeting Agenda
Hartland Township Hall
Tuesday, March 23, 2021
7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Call to the Public
6. Pending & New Business
 - [a.](#) SP #21-006 Newberry Place Planned Development (PD) – PD Concept Plan Review (plan dated February 23, 2021)
7. Adjournment

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: SP #21-006 Newberry Place Planned Development (PD) – PD Concept Plan Review
(plan dated February 23, 2021)

Date: March 16, 2021

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 Newberry Place 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: David Straub, Mayberry Homes

Site Description

The proposed conceptual plan was discussed at the Thursday, March 18, 2021 Planning Commission meeting.

The proposed Concept Plan for Newberry Place Planned Development is on the north and south side of Highland Road (M-59), west of Pleasant Valley/Fenton Road, in Section 23 and 26 of the Township. The development is comprised of four (4) separate parcels, with a combined total of approximately 108.7 acres. The four (4) parcels are undeveloped and are zoned CA-Conservation Agricultural. Two (2) parcels are on the north side of Highland Road (Parcel ID #'s 4708-23-400-036, 2 acres in area; and 4708-23-400-037, 28.22 acres in area). The remaining two (2) parcels are on the south of Highland Road as follows: Parcel ID #'s 4708-26-200-006, 7.40 acres in area; and 4708-26-200-007, 71.11 acres in area.

In this memorandum the two (2) parcels on the north side of Highland Road will be grouped together and referred to as the North Parcel. Similarly, the two (2) parcels on the south side of Highland Road will be called the South Parcel.

As an informational note, the previous Concept Plan from July 2019, that was reviewed by the Planning Commission and Township Board, had included an additional 40-acre parcel west of the South Parcel. This parcel is no longer part of the planned development.

Project History Summary

The intent of this memorandum is to provide an update on the Newberry Place Planned Development project since the last Concept Plan was presented to the Planning Commission and Township Board in July of 2019.

As background information, the planned development project was initially reviewed by the Township in 2007, under two applications: Site Plan Application #383 (Newberry-North and East) and Site Plan Application #386 (Newberry West). The total project area for the 2007 plans was approximately 148 acres. On April 26, 2007, the Planning Commission approved the preliminary planned development applications

(SP #383-P and SP #386-P), including the Pattern Book dated May 25, 2007. The project did not move forward to final approval.

In 2015, a new application for Newberry Place was submitted to the Township, under SP PD #535. The concept plans were reviewed by the Township in 2015, under SP PD #535-C. The total project area at that time was approximately 108 acres and did not include the western 40 acres that had been part of SP #386 (Newberry West).

The preliminary plans for the Newberry Place Planned Development project, SP PD Application #535-P, were last reviewed by the Planning Commission on April 21, 2016. Since that time, the Township has held informal meetings with the applicant to discuss revised development plans. Several versions of the development plans were submitted for staff to review, between 2016 and June 2019. In 2018, the project area was expanded to include the western 40 acres (formerly called Newberry West), thus the total project area was approximately 148 acres.

The applicant submitted a new set of plans to the Township on July 2, 2019. The plans were conceptual in nature, showing five (5) development districts on the Regulation Plan: Single Family District; Multiple Family District; Commercial District; Single Family Detached Only District; and Mixed Use District. Conceptual architectural renderings were provided for single family and multiple family housing, mixed use buildings, and commercial buildings. Due to the number of changes to the 2016 plan (SP PD #535-P), the new Concept Plan (July 2, 2019) was presented to the Planning Commission on July 10, 2019 for their consideration and comments. After the Planning Commission presentation, the applicant revised the plan to add 66 dwelling units in the Mixed Use District, as stated on the Regulation Plan. The actual residential units were not shown on the overall development plan. This updated plan, dated July 25, 2019, was presented to the Township Board on August 6, 2019. A copy of the Regulation Plan from the July 25, 2019 plan set is provided as an attachment.

Since 2019, the applicant has revised the development plans and submitted a new Concept Plan and Pattern Book in February 2021. As noted, the 40-acre parcel (formerly called Newberry West) is no longer part of the planned development. The current project area includes the North Parcel and South Parcel for a total of approximately 108 acres. Additional changes have occurred to the development plans thus the applicant was directed to present the 2021 Concept Plan to the Planning Commission and Township Board for their review and comments.

February 2021 PD Concept Plan

The Concept Plan includes a Regulating Plan and a brief summary of each development district. Illustrative drawings of residential and commercial buildings are also provided. The intent of the Regulating Plan is to provide a wide range of uses within several of the districts to afford flexibility to address future development trends. Following is a discussion of the development districts.

The Regulating Plan shows four (4) types of districts, although it should be noted the text states there are seven (7) districts. The districts are as follows:

- Single Family Residential District
- Single Family Detached Only Residential District
- Mixed Use District
- Commercial District

Although listed on this page, the 5-foot Concrete Sidewalk is not considered a development district category. Staff would note that the next set of plans/Pattern Book should consistently show the 8-foot-wide

bituminous Bike/Safety Path on the north side of Highland Road (along frontage of North Parcel) and along Pleasant Valley and Fenton Road, on all applicable maps in the Pattern Book for Newberry Place PD.

Single Family District

The Planning Commission should review the permitted residential uses for this district as listed in the pattern book. Consideration should be given to the possibility that this district could be comprised of a mix of the allowed residential uses or be entirely comprised of one (1) of the permitted residential uses.

Single Family Detached Only District

This district consists of nineteen (19) lots along the northern boundary of the North Parcel, for the construction of detached, single family houses, only. The number of units is capped at nineteen (19) units. The plans do not state the acreage of this district, or the proposed density.

Mixed Use District

The Planning Commission should review the permitted uses for this district as listed in the pattern book. Consideration should be given to the possibility that this district could be comprised of a mix of the allowed uses or be entirely comprised of one (1) of the permitted uses.

Commercial District

The Planning Commission should review the permitted uses for this district as listed in the pattern book. Consideration should be given to the possibility that this district could be comprised of a mix of the allowed uses or be entirely comprised of one (1) of the permitted uses.

Summary of Development Plans

Following is a chart that summarizes the development plans from 2007, 2016, 2019, and the current concept plan (February 2021). The data in non-bold type is based on plans and applicable staff memorandums that are on file, which staff rechecked. The figures in **bold** type in the Summary Chart are provided by the applicant, as stated on Page 2 of the 2021 Concept Plan, under "History of Submittals". Staff is unable to confirm how the applicant arrived at those figures. That said, density calculations in this report are based on staff's information.

The stated acreage for the development/total project area is based on data from the Township's Assessing database. It should be noted that some of the prior plans have stated different figures, but staff is using the Assessing information for the purpose of this staff report.

The residential density (dwelling units per acre) is calculated by using the total number of residential dwelling units, divided by the total acres of the development, with some exceptions as noted in the Summary Chart. Deviations in the data are shown in bold in the chart. Footnotes provide additional information as applicable.

A separate comparison chart is also provided as an attachment to this memorandum which provides detailed density calculations.

Summary Chart

Application # / Plan Date	Commercial Space SQ. FT.	Number of Residential Units	Residential Density DU/AC (Overall Density)
2007 Pattern Book SP #383 and SP #386 Project area: 148.7 acres	288,059 Sq. Ft. 280,103 Sq. Ft.	545 units* 328 units	3.66 DU/AC 2.21 DU/AC using 328 units
2016 Preliminary Plan SP PD #535-P Project area: 108.7 acres	100,409 Sq. Ft. 140,715 Sq. Ft.	499 units	4.59 DU/AC 5.60 DU/AC**
Plans dated July 25, 2019 SP PD #535-P Project area: 148.7 acres	133,950 Sq. Ft.	595 units 529 units***	4.00 DU/AC 3.56 DU/AC using 529 units
Plans dated February 23, 2021 Project area: 108.7 acres	133,950 Sq. Ft.	417 units	3.84 DU/AC

+

*Number of units based on information presented on 2007 site plans from SP#383 and SP #386 (prepared by Beckett and Raedar)

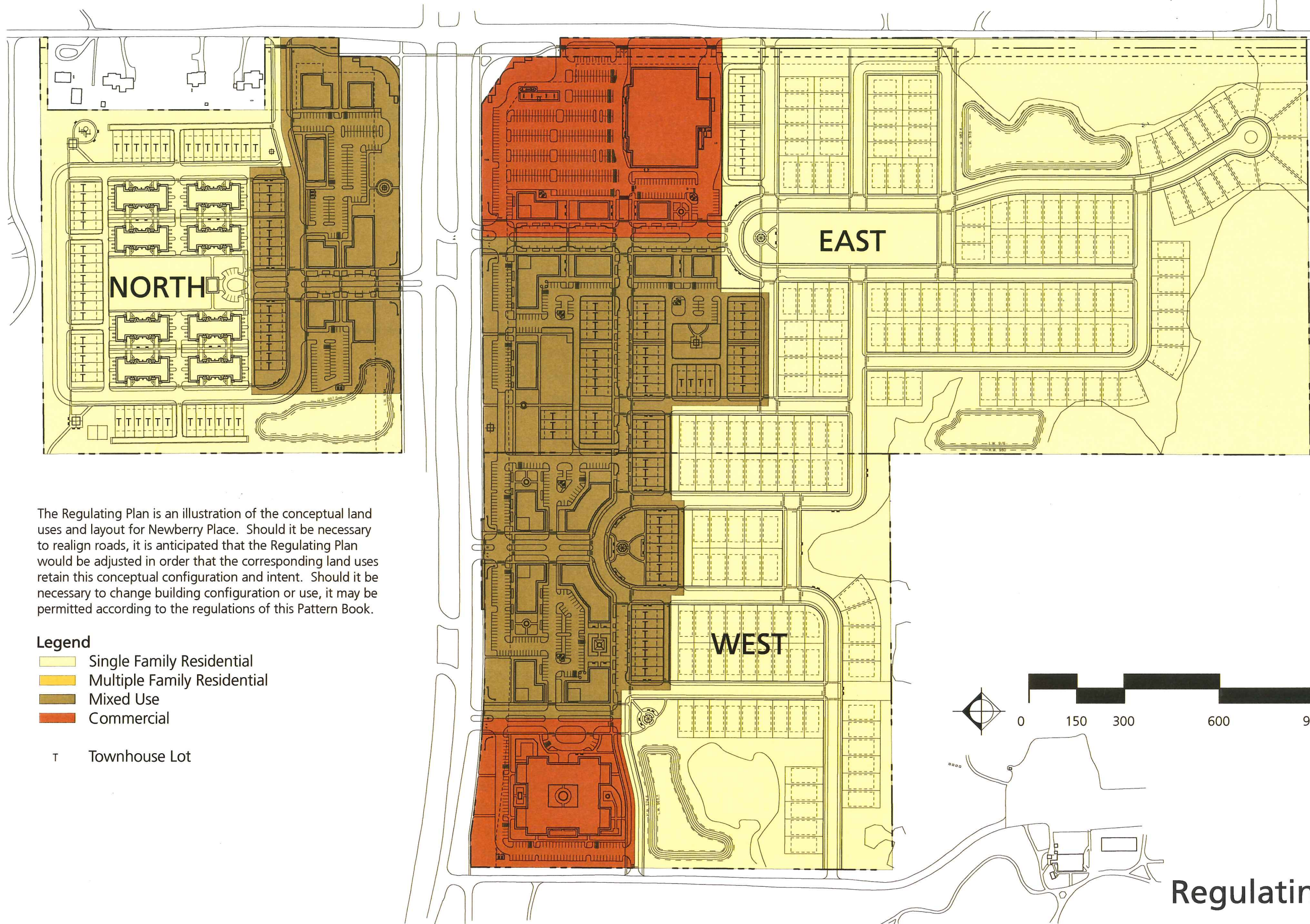
**Data is based on the March 29, 2016 staff memorandum was prepared by McKenna Associates and site plans prepared by Beckett and Raedar, dated March 2, 2016. The residential density on Sheet 02 is stated as 4.98 dwelling units per acre, using 444 residential units and 89.17 residential acres, versus using the entire planned development area of 108.7 acres. The staff report states an additional 55 units are possible in commercial areas, for a total of 499 units, but the plan does not clearly show where these units would be placed. The overall density in the staff report is stated as 5.60 DU/AC, however the acreage used for this calculation is not listed. If using 499 units and 89.17 acres, the resultant density is 5.60 DU/AC.

*** The applicant is stating the number of units as 529 units, however the July 25, 2019 Regulating Plan had proposed 66 additional units in the Mixed Use District, although those individual units were not shown on the development plan. If these are added, the total is 595 residential units.

Due to the number of changes to the project since the July 25, 2019 Concept Plan, staff is presenting the current set of plans to the Planning Commission for their review and comments. A resolution is not provided at this time, but staff is looking for input from the Planning Commission regarding the current plans in order to give direction to the applicant as to the next step in the project. The plans will also be forwarded to the Township Board at a future meeting for their review and comments.

Attachments:

1. 2007 Newberry Place Plan - *PDF version*
2. 2016 Newberry Place Plan-North Parcel - *PDF version*
3. 2016 Newberry Place Plan-South Parcel - *PDF version*
4. Newberry Place Concept Plan 07.25.2019 - *PDF version*
5. Comparison Chart for Newberry Place PD 03.11.2021 – *PDF version*
6. Newberry Place Concept Plan 02.23. 2021

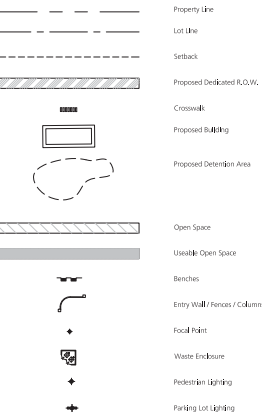


The Regulating Plan is an illustration of the conceptual land uses and layout for Newberry Place. Should it be necessary to realign roads, it is anticipated that the Regulating Plan would be adjusted in order that the corresponding land uses retain this conceptual configuration and intent. Should it be necessary to change building configuration or use, it may be permitted according to the regulations of this Pattern Book.

- Legend**
- Single Family Residential
 - Multiple Family Residential
 - Mixed Use
 - Commercial
 - T Townhouse Lot

Regulating Plan

SITE PLAN NORTH LEGEND



SITE PLAN NOTES

See Sheet 05

SITE PLAN NORTH BUILDING KEY

- A Multiple Family Residential (12 units per building)
- B Commercial (4,255 SF / 1 story)
- C Multiple Family Residential (8 units per building)
- D Duplex Style Condominiums (2 units per building)
- E Cluster Homes (Up to 4 Units per Common Driveway)
- 1 Commercial - Coffee Shop (3,000 SF / 1 story)
- 2 Commercial - Gas Station (3,000 SF / 1 story)

COMBINED NORTH AND SOUTH DEVELOPMENT SUMMARY

Parking Requirements									
	Gross SF	Unusable SF (80% of GFI)	Garage	Required	75% of required parking provided	Reserve for spaces and 4	Barrier free spaces provided		
North Parcel	139824	111859	254	187	492	22	26		
South Parcel	70019	56015	455	341	252	18	17		
Total Development	209843	167874	688	528	884	40	45		

Residential Density									
	Average	650 Units	750 Units	Duplex (12 units/building)	Cluster Homes	Multiple Family Units (10 units/building)	Multiple Family Units (12 units/building)	Total Units	Unimproved
Single Family District*	43.36	55	26	0	0	0	0	84	1.04 %
Multiple Family District	34.26	0	36	46	12	30	180	294	3.8 %
Mixed Use District	6.86	0	0	0	0	30	36	66	0.82 %
Commercial District	4.68	0	0	0	0	0	55	11.75	11.75 %
Total Development	89.16	58	26	46	12	50	216	499	5.40 %

*Note: An estimated quantity of on-street unsituated parking on residential streets is 365 spaces, providing plenty of guest spaces.

Open Space									
	Average	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)
Single Family District	43.36	23.80	23.83	55%	4.34	7.15	13%		
Multiple Family District	34.26	8.57	0.19	27%	1.43	6.04	30%		
Mixed Use District	16.95	3.52	4.68	28%	1.41	1.52	21%		
Commercial District	13.08	3.49	4.49	33%	0.47	0.97	20%		
North Parcel Totals	30.05	7.51	10.18	34%	2.40	3.93	13%		
South Parcel Totals	11.19	11.19	11.19	100%	11.19	11.19	100%		
Total Development**	40.60	19.30	43.83	40%	9.33	16.11	15%		

**Excludes 2.0 ac Dedicated ROW

OPEN SPACE GUIDELINES

Open space is comprised of flexible areas that provide Newberry Place with undeveloped land, recreation opportunities, and landscape screens. The open space situated throughout the development will include walkways, woodlands, open fields and other like areas, useable open space, and greenbelts. Useable open space provides opportunities for both passive and active recreation.

	Overall Open Space	Useable Open Space	Hartland Township Requirements	Notes
Overall Development	25% mls.	10% mls.	C/A (None)	Overall Open Space Includes greenbelts
Commercial Districts	15% mls.	None Required	None	Where residential uses are not included in the district
Single Family District	25% mls.	10% mls.	25% Total, 10% Usable	
Multiple Family District	25% mls.	10% mls.	25% Total, 10% Usable	
Mixed Use District	25% mls.	10% mls.	None	

OPEN SPACE CHARACTER

It is envisioned that useable open space found in Newberry Place will be developed in a variety of ways, including, but not limited to, the following:

- A. Natural Areas: Natural areas preserve the beauty of the site and provide an opportunity for passive uses such as, walking and nature observation. These areas should typically have some street frontage for access and are primarily contained adjacent to and behind residential lots.
- B. Residential Open Space: Flexible park areas located throughout the Residential and Mixed Use Districts (where residential uses predominate) can accommodate both passive and active uses. They should be located with street frontage and preferably face the front and/or sides of residences. The parks should help to organize the living spaces and act as outdoor "rooms" surrounded by residential uses. Occasionally, the parks could act as permeable buffers between residential areas and other uses.
- C. Urban Plaza and Pocket Parks: Usable open space in the Commercial district and adjacent to commercial uses in the Mixed Use district is envisioned as urban plazas, and pocket parks where people gather, meet, rest, and enjoy the outdoors. These spaces are open to the public. Any space that is designed as private outdoor seating shall be in excess of open space requirements. Special attention is to be paid to the design, materials, furnishings, landscaping, and the intended use of these areas in order that they become vibrant spaces in the Commercial and Mixed Use districts.
- D. Senior Care Facilities: Open Space in Commercial districts that are devoted to residential uses or residential care facilities shall conform to the residential district open space and useable open space requirements. The large open space and setbacks requirements of the Hartland Township Ordinance are appropriate for a more well-served area under care facility. It is the intent of Newberry Place that some of all ages and abilities be able to access the many parks, urban plaza, and pocket parks located throughout the development. Seniors enjoy watching kids play, and enjoy walking to get coffee or ice cream as part of their daily activities and are encouraged to do so by the interconnected network of walks and open spaces throughout the development.

OPEN SPACE PROVIDED PER PHASE

The following chart shows the total and useable open space as it is accumulated in the development as each phase is constructed. See sheet 02 for a simplified phasing diagram.

	Average	Total Open Space Provided	% Open Space Provided	Useable Open Space Provided	% Usable Open Space Provided	Conformable	Conformable	Conformable	Conformable
North Parcel									
Phase 1	16.76	5,657	38%	2,139	14%	26,331	8,000	30%	5,47
Phase 2	10.57	2,331	22%	1,126	12%	30,015	10,255	34%	3,90
Phase 3	3.72	2,25	61%	0.48	12%	30,015	10,255	34%	3,90
South Parcel									
Phase 1	5.01	1,446	29%	600	9%	31,000	11,668	38%	5,67
Phase 2	25.99	10,222	39%	3,657	14%	31,000	11,668	38%	5,67
Phase 3	12.72	2,10	10%	1,559	12%	43,271	15,777	32%	5,25
Phase 4B	24.42	15,14	62%	4,72	19%	68,14	28,32	42%	5,97
Phase 5A	2.30	2,37	82%	1,027	37%	71,284	31,259	44%	11,04
Phase 5B	5.81	2,39	43%	1,31	32%	76,04	33,68	44%	12,95

SITE PLAN NORTH DEVELOPMENT SUMMARY

Parking Requirements									
	Gross SF	Unusable SF (80% of GFI)	Garage	Required	75% of required parking provided	Reserve for spaces and 4	Barrier free spaces provided		
East Block									
Mixed Use Buildings	29808	20718	384	1709	1298	78	255	0	0
Gas Station	2514	2011.2	36	219	164	10	18	0	1
Coffee Shop	3000	2400	57	227000	17	17	41	80	2
Block Total	31412	25130					135	205	9
West Block									
Senior Housing Block	38500	30800	53	0.5/mile, 1/employee			40	43	2
Block Total	38500	30800					40	43	2
Parcel Total	139824	111859	254				187	492	22

Residential Density									
	Average	650 Units	750 Units	Duplex (12 units/building)	Cluster Homes	Multiple Family Units (10 units/building)	Multiple Family Units (12 units/building)	Total Units	Unimproved
Single Family District*	43.36	55	26	0	0	0	0	84	1.04 %
Multiple Family District	34.26	0	36	46	12	30	180	294	3.8 %
Mixed Use District	6.86	0	0	0	0	30	36	66	0.82 %
Commercial District	4.68	0	0	0	0	0	55	11.75	11.75 %
Total Development	89.16	58	26	46	12	50	216	499	5.40 %

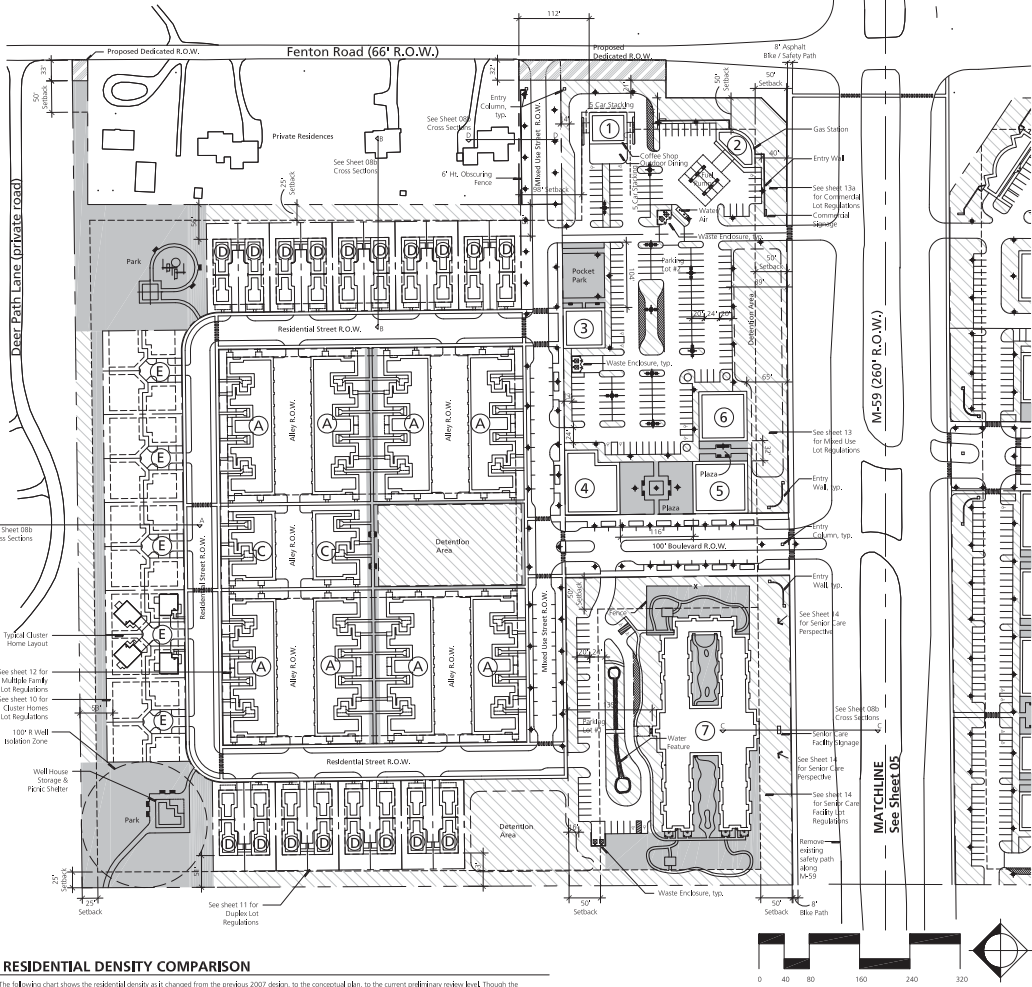
*Note: An estimated quantity of on-street unsituated parking is 365 spaces, providing plenty of guest spaces.

Total Residential Density									
	Average	650 Units	750 Units	Duplex (12 units/building)	Cluster Homes	Multiple Family Units (10 units/building)	Multiple Family Units (12 units/building)	Total Units	Unimproved
Single Family District*	43.36	55	26	0	0	0	0	84	1.04 %
Multiple Family District	34.26	0	36	46	12	30	180	294	3.8 %
Mixed Use District	6.86	0	0	0	0	30	36	66	0.82 %
Commercial District	4.68	0	0	0	0	0	55	11.75	11.75 %
Total Development	89.16	58	26	46	12	50	216	499	5.40 %

Open Space									
	Average	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)	25% required (10% in Commercial)
Single Family District	43.36	4.72	4.73	20%	1.89	2.03	14%		
Multiple Family District	34.26	1.11	2.31	52%	0.44	0.45	10%		
Commercial District	6.75	0.07	0.07	10%	0.07	0.07	10%		
Senior Housing Block*	4.68	1.17	2.31	49%	0.47	0.84	18%		
East Block	2.07	0.52	0.66	32%	0.00	0	0%		
West Block	2.07	0.52	0.66	32%	0.00	0	0%		
Total Parcel**	30.05	7.51	10.18	34%	2.40	3.93	13%		

**Must conform to residential district open space and useable open space requirements.

**Excludes 0.20 ac Dedicated ROW



RESIDENTIAL DENSITY COMPARISON

The following chart shows the residential density plus, charged from the minimum 2007 density, to the current preliminary review level. Though the residential density for the preliminary submission is higher than the conceptual submission, the residential density of the current plan is less than the density of the design that was approved at the preliminary level in 2007.

	Original (2007)	Concept	Preliminary	Remarks
Apartment	96	180	278	Increased because of marketing analysis
Townhome	218	0	0	
Duplex	0	0	36	Added because it eliminates garage doors to the street and makes community look better (TND)
12' Cluster	0	44	45	
12' 50' Lot	42	0	0	
12' 50' Lot	92	41	0	Eliminated to get rid of garage doors
12' 60' Lot	0	0	50	Reduced to eliminate garage doors to the street and makes community look better (TND)
12' 75' Lot	0	18	26	Reduced to eliminate garage doors to the street and makes community look better (TND)
Total SF	134	187	130	Some as Concept with Duplex units and both are more than original preliminary approval
Total Units	448	367	444	Our preliminary is 14 units less than original approved preliminary and a better looking community
Diff from Prev	0	-81	77	Increased because of marketing analysis for apartments & REG total of 498 assigned to 350ac
Residential Acres	83.77	89.16	89.16	
Density	5.15	4.12	4.98	

B R O
Beckett & Raeder
Landscape Architecture
Planning & Engineering

Beckett & Raeder, Inc.
505 West 10th St., Suite 101
Ankeny, IA 50021
724.663.2622
724.663.2759

Project Name
E.L. Holding, LLC

South Thomas
1200 Central Ave., Suite 200
East Lansing, MI 48823
517.397.0086
Ownership: Types: Fire Sprinkler

Project Title
Newberry Place
Planned Development
Hartland Township, Michigan

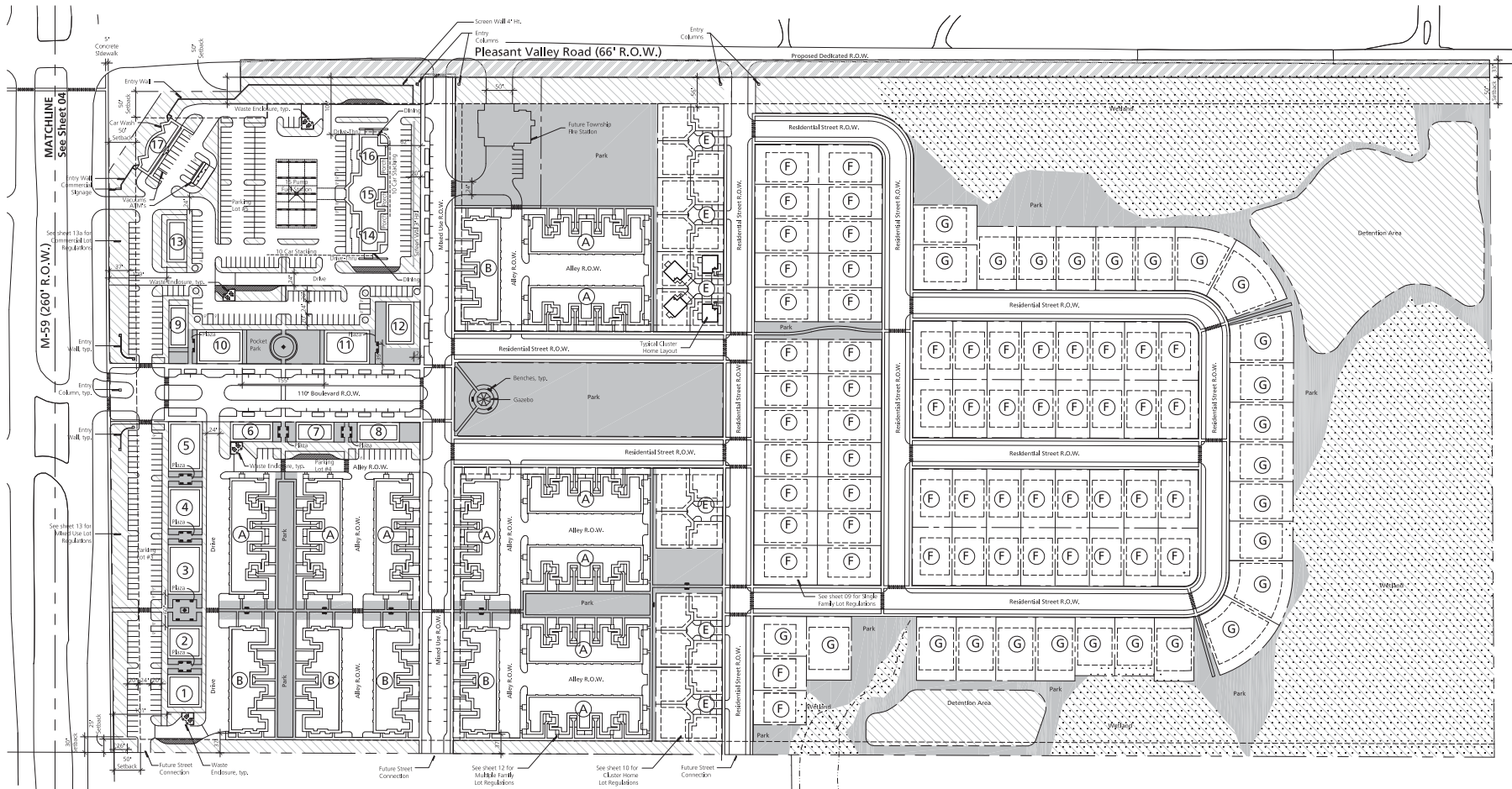
Scale
1" = 80.00'

Quality Control
Drawn: CJ
Checked: SC
Approved: SC

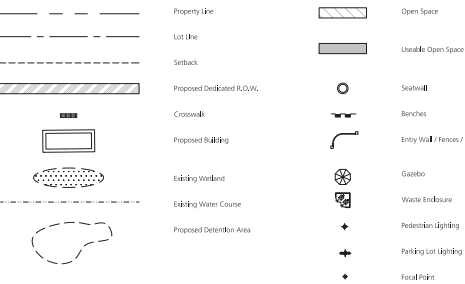
Project Number
201530

Sheet Number
04

7



SITE PLAN SOUTH LEGEND



SITE PLAN NOTES

- All proposed roads in the development are to be private roads.
 - On-street parking to occur on boulevards and residential streets.
 - Street R.O.W., dimensions, cross sections and landscaping requirements are located on sheet 06, Street Types.
 - This site plan is a conceptual plan that illustrates the general character and layout of the proposed land use. The site plan was designed to define a network of streets, sidewalks, open space, and infrastructure that will not only provide aesthetically pleasing environments, but will also promote and support a wide variety of market driven land uses for many years into the future.
 - Setbacks - Newberry Place is intended to be a traditional neighborhood design with mixed uses as opposed to a single commercial PD with conventional setbacks which would not produce a walkable environment. The south parcel provides proposed access connections to the west parcel to the west which is a part of the Special Planning Area with the hopes that a development would occur with a similar philosophy of creating an urban walkable project with minimal dependence on the automobile. Newberry Place would like to welcome visitors who experience the potential adjacent development. Overall parcel setbacks (north and south parcels) have been provided in addition to individual lot setbacks increasing the effective setbacks provided. See lot layout diagrams sheets 09 thru 14a for additional lot setbacks provided.
 - Setbacks along internal roads at Newberry Place are set to create a strong building presence on the streets with smaller than conventional setbacks allowing properties to encroach which will create a neighborhood with plenty of opportunity for engaging with your neighbors. See individual lot diagrams sheets 09 thru 14a for specific setbacks provided.
- FOR OPEN SPACE GUIDELINES, SEE SHEET 04.
- Parcel Setbacks: Medium Term and Pleasant Valley Adjacent Parcels

SITE PLAN SOUTH BUILDING KEY

- | | |
|--|---|
| A Multiple Family Residential (12 units per building) | 7 Commercial (2,700 SF / 1 1/2 story) |
| B Multiple Family Residential (10 units per building) | 8 Commercial (3,000 SF / 1 1/2 story) |
| D Duplex Style Condominiums (2 units per building) | 9 Commercial (2,500 SF / 1 1/2 story) |
| E Cluster Homes (Up to 4 Units per Common Driveway) | 10 Commercial (5,529 SF / 1 1/2 story) |
| F Single Family Lots (65 ft x 120 ft) | 11 Commercial (5,529 SF / 1 1/2 story) |
| G Single Family Lots (75 ft x 120 ft) | 12 Commercial (4,200 SF / 1 story) |
| 1 Commercial (3,968 SF / 1 1/2 story) | 13 Commercial (3,000 SF / 1 1/2 story) |
| 2 Commercial (3,968 SF / 1 1/2 story) | 14 Commercial - Dining (3,000 SF / 1 1/2 story) |
| 3 Commercial (6,030 SF / 1 1/2 story) | 15 Commercial - Convenience Store (4,000 SF / 1 1/2 story) |
| 4 Commercial (5,066 SF / 1 1/2 story) | 16 Commercial - Dining (3,000 SF / 1 1/2 story) |
| 5 Commercial (6,025 SF / 1 1/2 story) | 17 Commercial - Car Wash (3,562 SF / 1 1/2 story) |
| 6 Commercial (3,000 SF / 1 1/2 story) | |

SITE PLAN SOUTH DEVELOPMENT SUMMARY

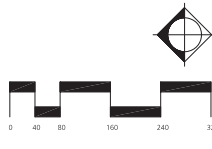
Parking Requirements									
Use Block	Gross SF	Uses per 100 ft of R.O.W.	Uses per 100 ft of R.O.W.	Uses per 100 ft of R.O.W.	Uses per 100 ft of R.O.W.	Uses per 100 ft of R.O.W.	Uses per 100 ft of R.O.W.	Uses per 100 ft of R.O.W.	Uses per 100 ft of R.O.W.
Mixed Use	19978	15982	80	2/2000 USF	60	69	5	5	
Gas Station/Convenience	4000	3200	48	2/pump, 1/employee, 1/200 USF	36	54	2	2	
Fast Food (2 Restaurants)	6000	4800	126	22/1000 USF, 1/employee, 10 stacking	95	59	3	3	
Auto Wash/Vacuum	3284	2627	5	2 spaces, 1/ employee, 12 stacking	4	5	1	1	
ATM	0	0	0	2/ATM	0	0	1	1	
Recreation	3000	2400	53	22/1000 USF	40	48	2	2	
Total Block	36262	29010	320		240	243	14	14	
West Block									
Mixed Use	33752	27006	135	1/2000 USF	101	133	5	5	
Total Block	33752	27006	135		101	133	5	5	
Total Parcel	70019	56015	455		341	374	19	29	

Residential Density									
	Average	10 Units	15 Units	20 Units	25 Units	30 Units	35 Units	40 Units	45 Units
Single Family District*	43.36	58	26	0	26	0	0	84	194
Multiple Family District	15.40	0	0	26	0	20	84	130	844
Mixed-Use District	6.86	0	0	0	0	30	36	66	952
Total Residential Density	65.62	58	26	0	26	0	50	120	280

*Note: An estimated quantity of on-street unreserved parking on residential streets is 281 spaces, providing plenty of guest spaces.

Open Space	Total Open Space	Usable Open Space
Average	43.36	23.80
Gas Station/Convenience	15.40	3.85
Fast Food (2 Restaurants)	23.80	4.21
Auto Wash/Vacuum	4.21	27%
ATM	4.21	27%
Recreation	4.21	27%
Total Parcel**	76.64	31.59

**Excludes 1.8 ac Dedicated ROW



Introduction –

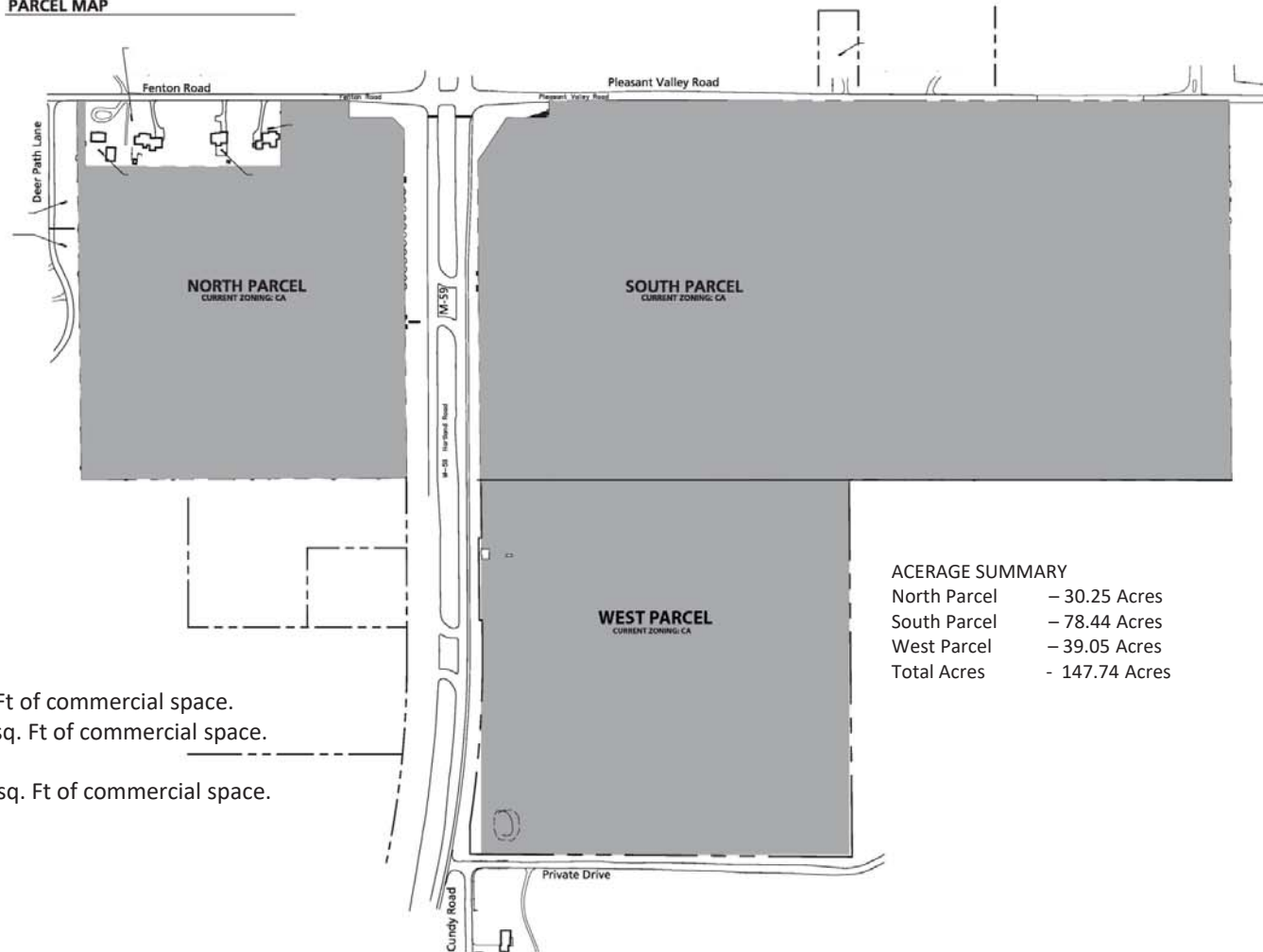
The Pleasant Valley Special Planning Area in Hartland township, Michigan is envisioned to be a mixed-use, walkable, planned development that will enhance the surrounding township without taking on the appearance of a separate municipality. This new community, Newberry Place, is designed in the style of traditional town values.

The proposed community plans to incorporate a mixture of land uses that could include grocery store, retail uses, office uses, single and multiple family housing alternatives, senior living facility, medical services, other goods and services and a network of parks and open spaces.

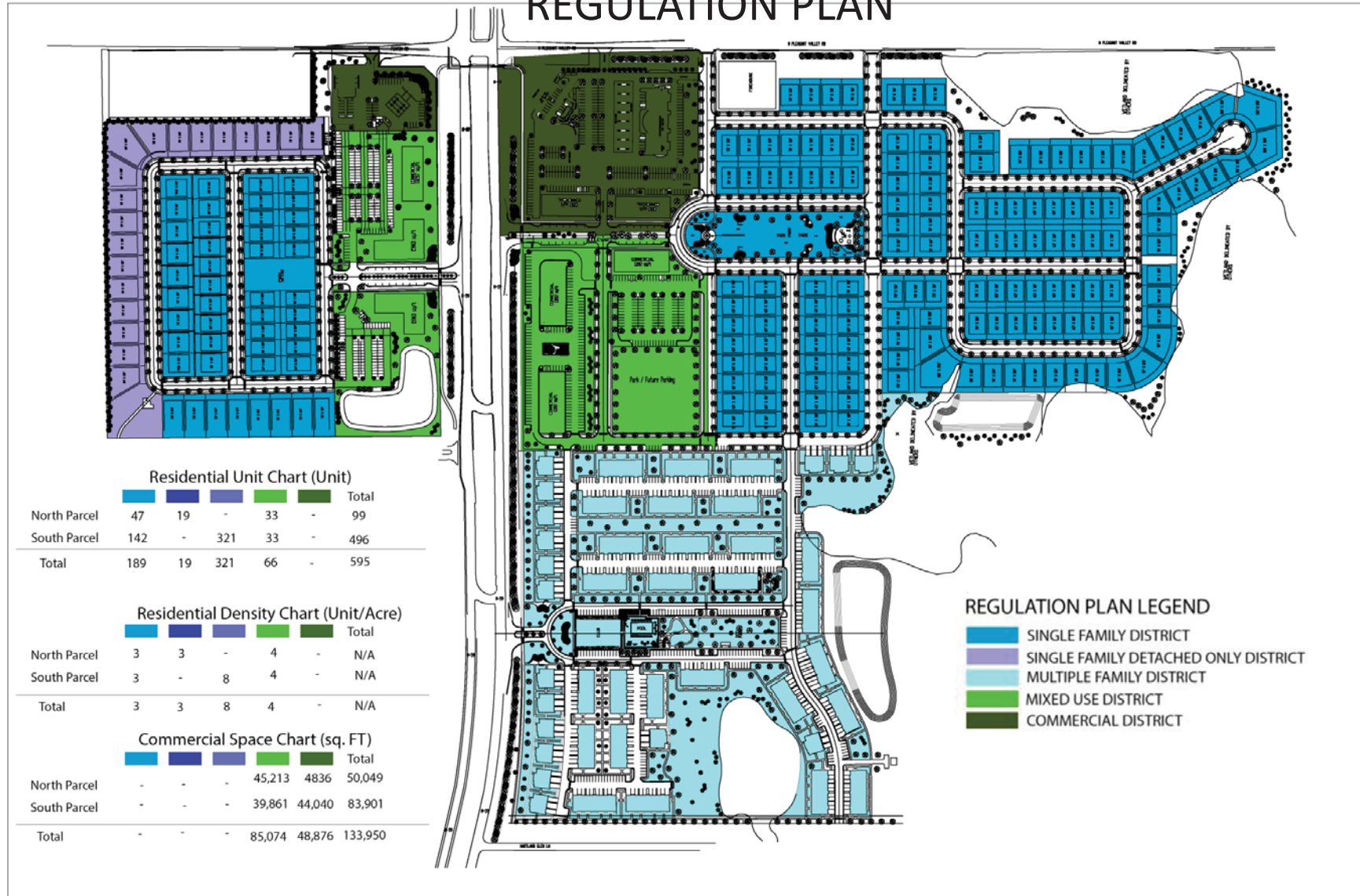
History of Submittals -

- 2007 Pattern Book had 328 Residential Units and 280,103 sq. Ft of commercial space.
- 2016 Preliminary Plan had 499 Residential Units and 140,715 sq. Ft of commercial space.
(The 40 Acre West Parcel was not included in this submission)
- The current submission has 529 residential units and 133,950 sq. Ft of commercial space.

PARCEL MAP



REGULATION PLAN



COMPARISON CHART FOR NEWBERRY PLACE PD

March 11, 2021

Data based on file plans for:

SP #383-P (Newberry North & East, plans dated May 25, 2007)

SP #386-P (Newberry West, plans dated May 25, 2007)

SP #535-P (Newberry plans dated March 2, 2016)

SP #535-P (Newberry Concept Plan dated July 25, 2019)

SP #21-006 (Newberry Concept Plan dated February 23, 2021)

COMMERCIAL DATA

	2007 PLANS Project area 148.7 acres	2016 PLANS Project area 108.7 acres	2019 PLANS (7/25/2019) Project area 148.7 acres	2021 PLANS (2/23/2021) Project area 108.7 acres
COMMERCIAL SQ. FT. Per file information	288,059 SQ. FT.	100,409 SQ. FT.	133,950 SQ. FT.	133,950 SQ. FT.
COMMERCIAL SQ. FT. Per Applicant Data	280,103 SQ. FT.*	140,715 SQ. FT.*	133,950 SQ. FT.	133,950 SQ. FT.

*Indicates data deviation as stated on February 23, 2021 Concept Plan

RESIDENTIAL DENSITY

	2007 PLANS	2016 PLANS	2019 PLANS	2021 PLANS
# RESIDENTIAL UNITS Per file information	545 UNITS	499 UNITS	595 UNITS	417 UNITS
# RESIDENTIAL UNITS Per Applicant Data	328 UNITS*	499 UNITS	529 UNITS*	417 UNITS
# ACRES (PD PROJECT AREA)	148.7 ACRES	108.7 ACRES	148.7 ACRES	108.7 ACRES
OVERALL DENSITY	3.66 DU/AC 545 DU÷148.7 AC =3.66 DU/AC	4.59 DU/AC 499 DU÷108.7 AC = 4.59 DU/AC	4.00 DU/AC 595 DU÷148.7 AC = 4.00 DU/AC	3.84 DU/AC 417 DU÷108.7 AC = 3.84 DU/AC

*Indicates data deviation as stated on February 23, 2021 Concept Plan

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2021 Planning Commission Activity\Site Plan applications\SP 21-006 Newberry PD Concept plan 02.23.2021\Comparison Chart for Newberry Place PD 03.11.2021.docx

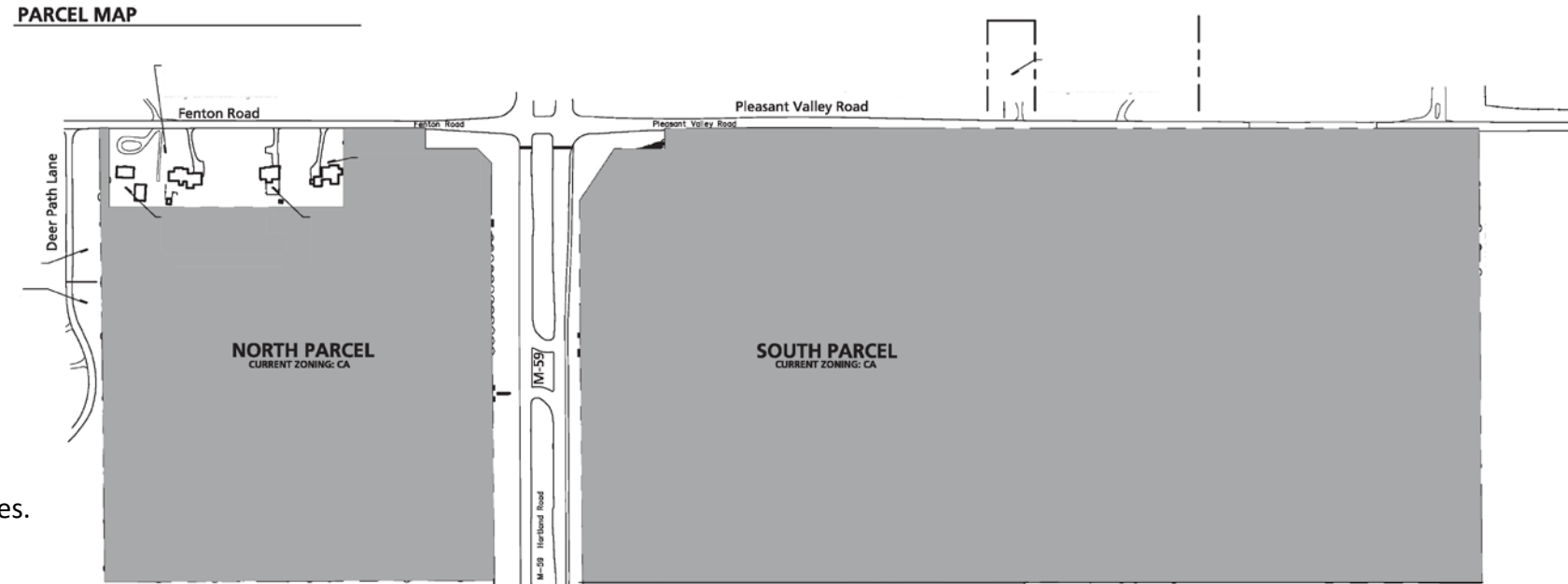
Newberry Place



Introduction –

The Pleasant Valley Special Planning Area in Hartland township, Michigan is envisioned to be a mixed-use, walkable, planned development that will enhance the surrounding township without taking on the appearance of a separate municipality. This new community, Newberry Place, is designed in the style of traditional town values.

The proposed community plans to incorporate a mixture of land uses that could include grocery store, retail uses, office uses, single and multiple family housing alternatives, senior living facility, medical services, other goods and services and a network of parks and open spaces.



History of Submittals -

- 2007 Pattern Book had 328 Residential Units and 280,103 sq. Ft of commercial space.
- 2016 Preliminary Plan had 499 Residential Units and 140,715 sq. Ft of commercial space.
(The 40 Acre West Parcel was not included in this submission)
- 2019 Conceptual Plan had 529 residential units and 133,950 sq. ft. of commercial space. The 40-acre west parcel was included with this plan.
- The current submission has 417 units and 133,950 sq. ft. of commercial space. The west 40 acres are no longer included.

ACERAGE SUMMARY

North Parcel	– 30.25 Acres
South Parcel	– 78.44 Acres
Total Acres	– 108.69 Acres

I. Regulating Plan



Residential Unit Chart (Unit)

	Single Family Residential District	Single Family Detached Only Residential District	Mixed Use District	Commercial District	Total
North Parcel	90	19	-	-	109
South Parcel	242	-	-	-	308
Total	332	19	66	-	417

Residential Unit Chart (Unit/Acre)

	Single Family Residential District	Single Family Detached Only Residential District	Mixed Use District	Commercial District	Total
North Parcel	4.5	-	-	-	N/A
South Parcel	4.5	-	-	-	N/A
Total	4.5	-	-	-	N/A

Commercial Space Chart (sq. ft.)

	Single Family Residential District	Single Family Detached Only Residential District	Mixed Use District	Commercial District	Total
North Parcel	-	-	45,213	4,836	50,049
South Parcel	-	-	39,861	44,040	83,901
Total	-	-	85,074	-	133,950

General Use Type

As shown on the Regulating Plan, the community consists of seven districts:

- Single Family Residential District
- Single Family Detached Only Residential District
- Mixed Use District
- Commercial District
- 5' Concrete Sidewalk

SINGLE FAMILY DISTRICT

- The Single Family District permits a limited range of uses, including detached single family lots of varied sizes, attached style condominiums (up to five (5) units per building), duplex motor court condominiums, and 4-6 plex motor court condominiums.
- North parcel – 90 total residential units
- South Parcel – 242 total residential units
- Total – 332 residential units
- Total area of the district is 73.98 Acres
- Overall density cap of the District – 4.5 Units/ Acre
- Some of the products for this district are as follows









Attached Style Condominium (Up to 5 Units Only)



Front Elevation



Left Elevation



Right Elevation

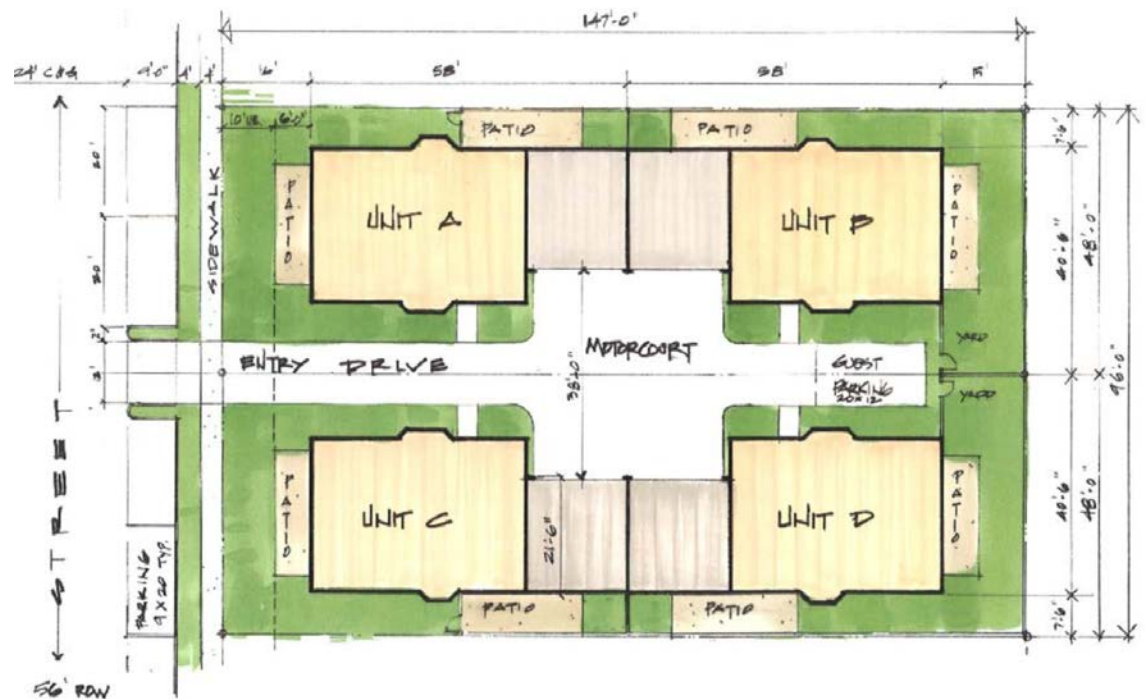


Rear Elevation

Duplex Quad Motor Court Homes



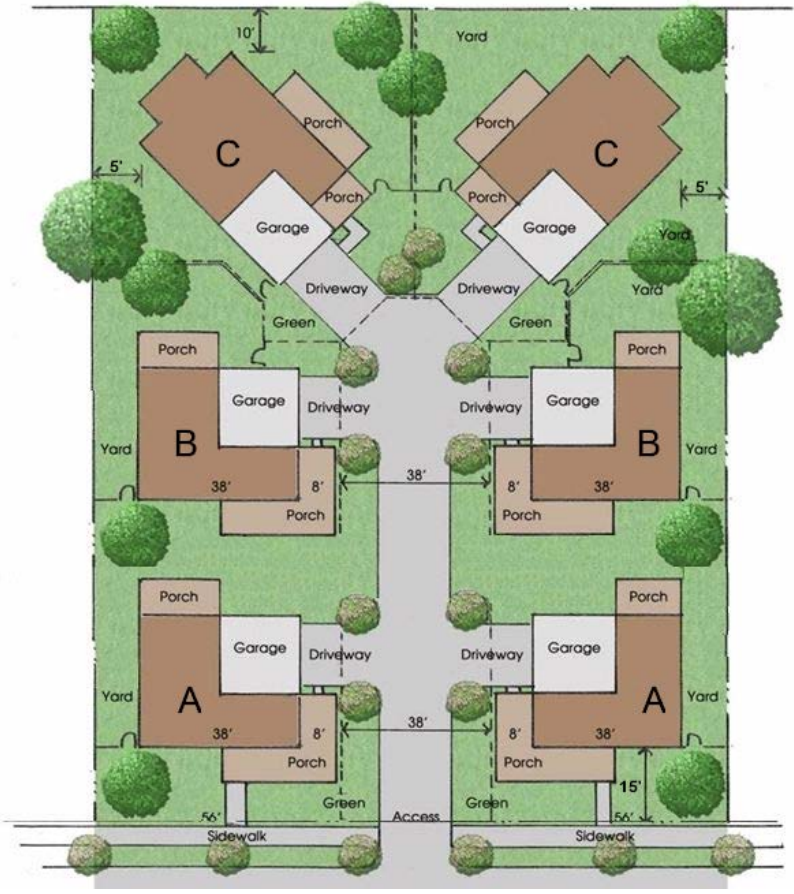
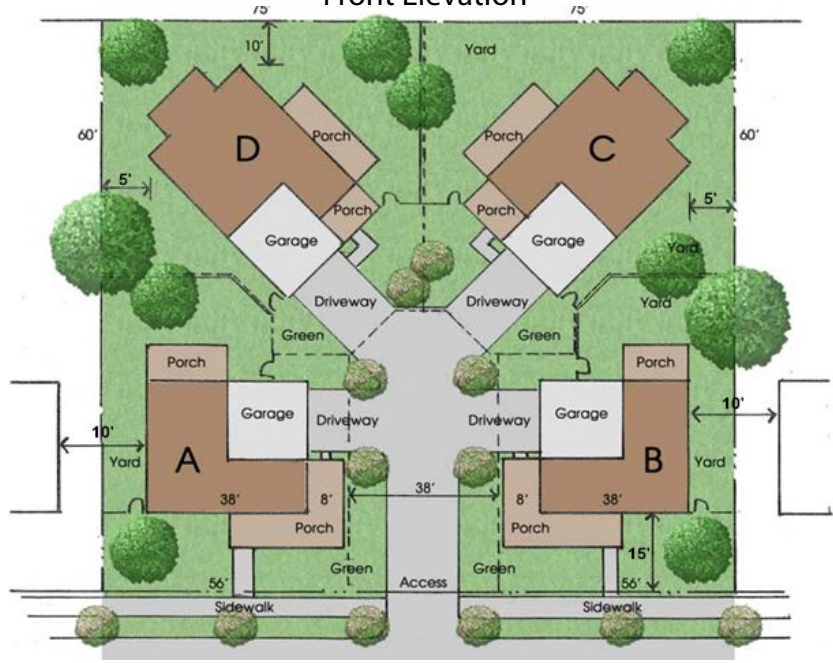
Front Elevation



Quad Motor Court 4-6 Plex



Front Elevation



SINGLE FAMILY DETACHED ONLY DISTRICT

- This district allows only single family detached units.
- Total no. of units – 19
- Some of the products for this district are as follows:





MIXED USE DISTRICT

- The mixed use designation permits a variety of small scale retail, office and similar uses that provide goods and services to the local community as well as, live/work units, senior care, attached style condominiums (up to five (5) units per building), duplex motor court condominiums, 4-6 plex motor court condominiums and multiple family (up to 14 units per building).
- Some of the products for this district are as follows –



Mixed-Use Commercial / Office Residential



HARTLAND, MI
DEVELOPMENT PROPOSAL

COMMERCIAL • OFFICE • RESIDENTIAL

Main Street Facade | Mixed Use



Side Street Elevations

Attached Style Condominium (Up to 5 Units Only)



Front Elevation



Left Elevation



Right Elevation

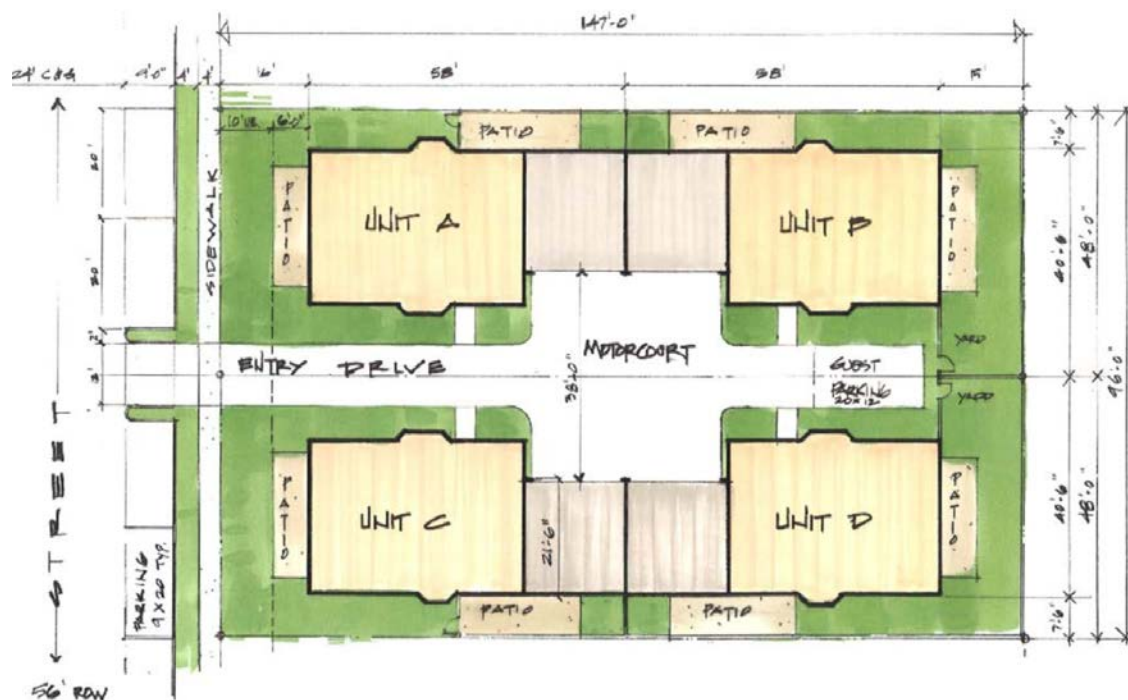


Rear Elevation

Duplex Quad Motor Court Homes



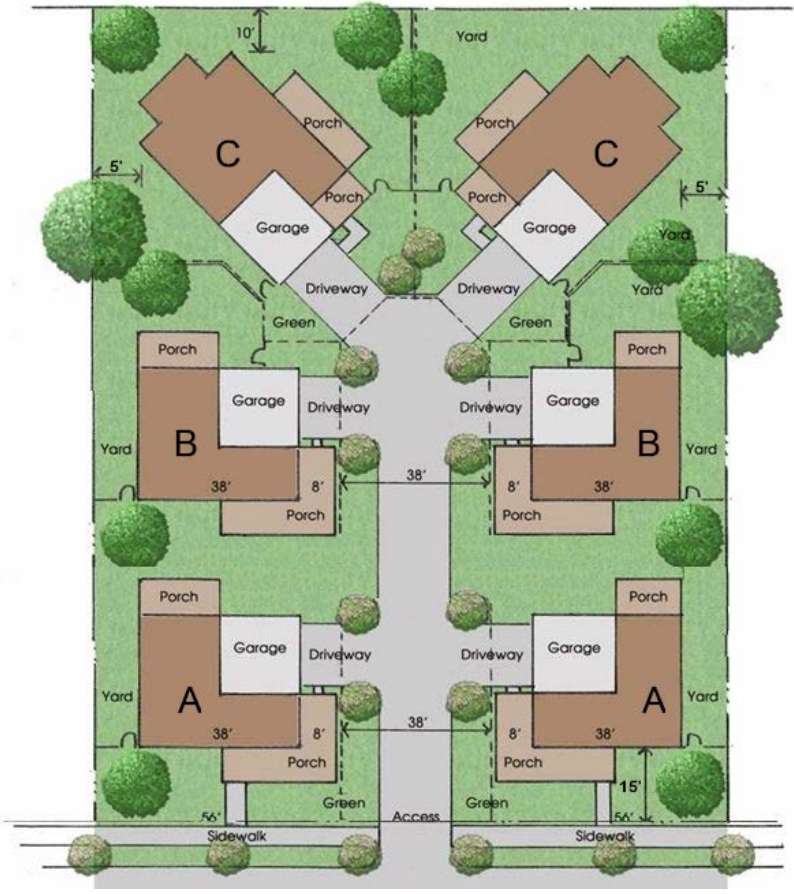
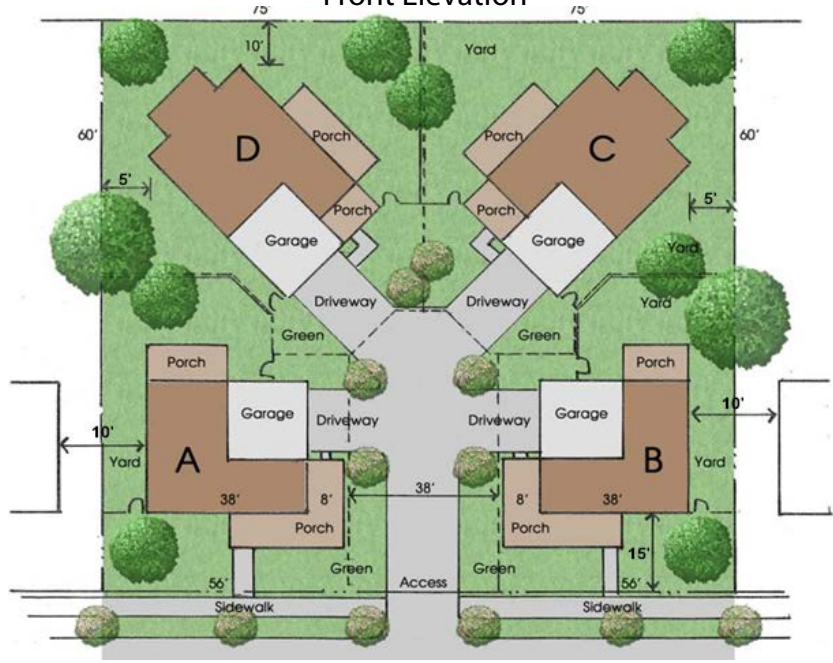
Front Elevation



Quad Motor Court 4-6 Plex



Front Elevation





HARTLAND, MI
DEVELOPMENT PROPOSAL

TRI UNIT APARTMENT • RESIDENTIAL

Front Elevation | Multifamily Housing



Left Elevation



Right Elevation



Rear Elevation



HARTLAND, MI
DEVELOPMENT PROPOSAL

QUIN UNIT APARTMENT • RESIDENTIAL
Front Elevation | Multifamily Housing



Left Elevation



Right Elevation



Rear Elevation



HARTLAND, MI
DEVELOPMENT PROPOSAL

TEN UNIT APARTMENT • RESIDENTIAL

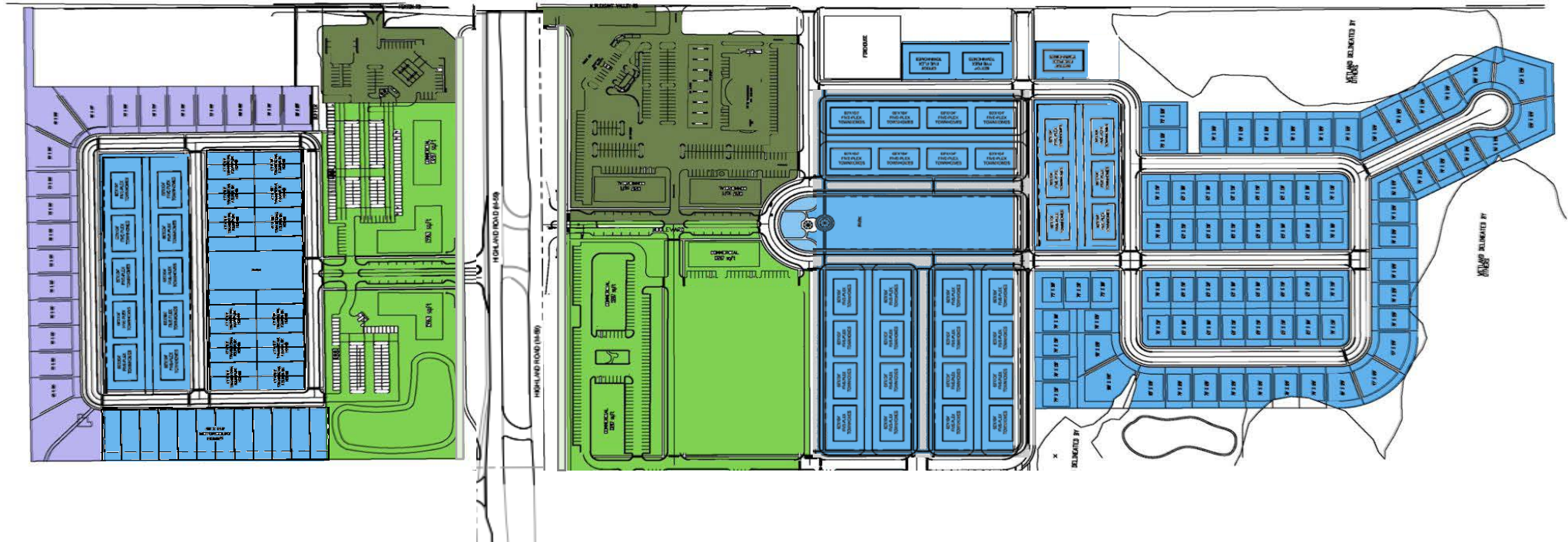
Front Elevation | Multifamily Housing



Rear Elevation

COMMERCIAL DISTRICT

- The commercial designation permits a variety of large and small-scale retail, office, hospitality, senior care and other complementary land uses that provide goods and services to the neighboring region.
- Some of the products for this district are as follows –





HARTLAND, MI
DEVELOPMENT PROPOSAL

COMMERCIAL • RETAIL
Front Facade



Left Elevation



Right Elevation



Rear Elevation



HARTLAND, MI
DEVELOPMENT PROPOSAL

COMMERCIAL

Main Street Facade | Mixed Use



Left Elevation

Right Elevation



Rear Elevation

