

May 1, 2023

Project Applicant:

RED Equities, LLC

Gilbert "Buzz" Silverman
121 Long Lake, Suite 190
Bloomfield Hills, MI 48304
248-540-6400

Development Team Consultants:

Civil Engineer:

Atwell, LLC.
311 N. Main Street
Ann Arbor, MI 48104
810-923-6878

Traffic Consultant:

Fleis & Vendebrink
27725 Stansbury Blvd. Suite 195
Farmington Hills, MI 48334
248-536-0080

Wastewater Consultant:

IMEG Corp
210 S. Ann Arbor Street
Saline, MI 48176
731-316-9302

Planning:

J Eppink Partners, Inc.
9336 Sashabaw Road
Clarkston, MI 48348
248-922-0789

Site Data:

Parcel Size:

46.6 acres +/- (North)
59.9 acres +/- (South)
106.5 acres +/- (Total)

Location:

West side of Wagner Road,
North side of Waters within
Lodi Township

Existing Zoning:

R-3 (Low Density Multi-Family)
Per existing Consent Judgement

Proposed Zoning:

Planned Unit Development

Proposed Uses:

107 Single Family Homes
55.9 ac Conservation Area
(52.5% of site)

Project Narrative

Arbor Preserve, North & South

RED Equities, LLC is proposing a residential neighborhood within R3 zoning. The development is comprised of two neighborhoods; Arbor Preserve North (46.6 acres) which is located on the east side of Wagner Road, and Arbor Preserve South (59.9 acres) which is located on the north side of Waters Road; totaling 107-acres.

Under the present R3 zoning, we had previously submitted a 391-unit, attached residential, site plan. After multiple meetings and discussions with Township stakeholders we have voluntarily decided to substantially reduce the density to 107 single family homes (1 per acre total) as recommended by Township Planning. We have provided the previously 391 high-density plan as a parallel plan and the new low density 107-home Arbor Preserve North & South as the preferred site plan.

To align with Lodi Township stakeholders, Red Equities is voluntarily proposing the following:

1. Limit the residential density within the R3 zoned land from 391 attached residential units to 107 single family homes
2. Amend the Consent Judgement in accordance with the low-density 107 plan
3. Process the Arbor Preserve North & South neighborhoods as a Planned Unit Development. The applicant is confident that Arbor Preserve meets the objectives and criteria of the PUD Ordinance.

The applicant recognizes that the components of Arbor Preserve being submitted and reviewed can only be approved within R3 zoning in Lodi Township.

Planned Unit Development:

Section 42.300 Lodi Township Zoning Ordinance

The Planned Unit Development (PUD) option encourages collaboration between the developer and the Township... and offers greater flexibility in the design of land development, maximizing the developer's ability to take advantage of natural topography, vegetation, water courses, and site features.

PUD Eligibility Criteria:

1. **Special District:** YES: Arbor Preserve meets, and is consistent with, the intent and scope of the Special District (Section 42.001) and the objectives of a PUD as established within the Michigan Zoning Enabling Act and will result in a development substantially consistent with the zoning standards generally applied to the proposed uses, while allowing for limited deviations from the applicable use and development standards of the Ordinance. (See Deviations / Enhancements table of Site Plan Submission cover pages)

2. **Compatibility with the Master Plan:** YES: Arbor Preserve is consistent with the Lodi Township Master Plan and will result in 107-Single Family (rural residential style) home sites.
3. **Availability and Capacity of Services:** YES: Arbor Preserve will not exceed the existing and planned capacity of police, fire, traffic, drainage, or stormwater systems. The single-family homes will be serviced by individual drinking water wells and by a State Licensed and professionally operated private wastewater treatment facility(s) as permitted by the amended Consent Judgement.
4. **Sufficient Land Area for Proposed Uses:** YES: Arbor Preserve provides 107 single family homesites within the parcels while maintaining existing wetland, environmental features, natural and perimeter buffers, and nearly 40-acres of open space. (See Area Plan for layout and dimensional standards)
5. **Single Ownership & Control:** YES: Arbor Preserve will remain under unified control through a Master Deed and Bylaws that will be put into place by Red Equities, or it's assignee, reviewed by Lodi Township, approved as a component of the PUD, and recorded with Washtenaw County. Red Equities controls the subject parcels, and the Master Deed & Bylaws will be the unified controlling vehicle.
6. **Economic Impact:** YES: Arbor Preserve will not impede the continued use or development of surrounding properties for uses that are permitted in the Zoning Ordinance or current Master Plan.
7. **Location:** YES: Arbor Preserve is located within an area of the Township suitable for the proposed residential neighborhood.
8. **Additional Eligibility Criteria:** YES: Arbor Preserve is compatible with:
 - a. **Conservation of Open Space** (55.9-acres of conservation area preserved within the neighborhood or 52.5% to the total site)
 - b. **Preservation of Natural Resources** (Preservation of natural wetlands, vegetation, natural features, and habitat areas throughout the neighborhood)

Dwelling Unit Density Calculations:

Arbor Preserve voluntarily reduced the R3 density to 107-single family home sites (1 unit per gross acre). A R3 parallel site plan is included within the submission set which depicts a conventional 391-unit, R3 Multi-Family attached residential site plan achievable under R3 zoning. The proposed 107-homesite, Arbor Preserve, reduces the higher density by 72%.

Yard Requierments and Standards:

See the attached area plan and related documents provided within the site plan submission documents for dimensional standards of the PUD. Attached to this report is a PUD Summary table outlining specific dimensional standards, uses, and enhancements incorporated within the proposed Arbor Preserve.

Project Infrastructure:

Within the attached Site Plan and PUD Submission Documents, Arbor Preserve has provided details related to all relevant infrastructure, natural features, impacts, and preservation. See site plans and data tables for detailed analysis and design. A summary includes the following:

- Internal Roads: Private (66' private road easement)
- Drinking Water: Individual Wells
- Sanitary Services: Small WW Treatment Plant (North & South)
- Stormwater Detention: On-site (see site plan)
- Natural Features: Analysis provided
- Wetland Preservation: Preservation / Impact summary provided
- Typical Lot Size: 96' x 140'
- Wagner Road Setback: 100' from center line
- Waters Road Setback: 100' from center line
- North property line: 15' (Arbor Preserve North)
- East property line: 15' (Arbor Preserve South)

The submitted Arbor Preserve North & South PUD Area Plans significantly reduce the density from 391 units to 107 single family homesites, consistent with the Township's Planning recommendation. The following chart outlines the PUD Area Plan standards and enhancements.

PUD Summary or standards & Enhancements. (See Site Plan Submission Documents for table of Deviations):

Item	PUD Deviation	Note
Density	107 Detached Single-Family Home Sites	North parcel: 55 home sites (1.2 units / gross acre) South parcel: 52 home sites (.87 units / gross acre) (1 unit per gross acre)
Unit Type	Detached Single-Family residential	Limit development to single family homes and individual home sites
Development Type	Planned Unit Development	Developed as a Planned Unit Development, governed by a Master Deed and Bylaws and a Homeowner's Association (HOA)
Lot Area	13,440 sf Typical	Typical Lot Size = 96' x 140' Provides ample lot size while promoting low impact design techniques and substantial open space / natural preservation throughout the Arbor Preserve North and South neighborhoods
Lot width	80' minimum	
Front Yard Setback	81.5' from center line	Front foundation to be located no closer than 54.5' from the road's edge. (35' setback from private road easement)
Side Yard Setback	10' min. 40' total	Provides ability to include side loaded garage as an option
Rear Yard Setback	35'	
Building Height	2-story, 25' height	
Lot Coverage	22+/-%	
Floor to Area Ratio (FAR)	22%	
Roads	Private Asphalt Roads with concrete mountable curb and gutter <ul style="list-style-type: none"> ▪ 66' private road easement width ▪ 27' road width (back-of-curb) 	A private road maintenance agreement will be submitted at final site plan. Private roads will be governed by the Master Deed and Bylaws and be the responsibility of the HOA.

Sidewalks	5'-wide Sidewalks	5' wide concrete sidewalks to be provided along streets within private road easements. 5' wide concrete sidewalks to be provided at Wagner Road and Waters Road frontage
Lighting	No Street Lighting	Individual front porch and garage carriage lights will be provided at each home. Community street lighting will not be provided within the private road easements, or within common areas, to promote dark-sky's initiatives
Water	Individual Private Wells	Each home site served by individual well
Wastewater	Community Wastewater treatment facility (Conditioned on an amended Consent Judgement)	A State of Michigan permitted, professionally designed, installed, operated, managed, and monitored community wastewater treatment system(s) to serve Arbor Preserve North and South
Phasing	Phased Development	North: Phase 1 = 38 homes / Phase 2 = 17 homes South: Phase 1 = 25 homes / Phase 2 = 27 homes
Off-Street Parking	4 off street spaces per home (minimum)	2 interior garage parking spaces 2 exterior driveway parking spaces
On-Street Parking	On-Street Parking permitted :	One side of street as directed by Lodi Twp Fire & Safety
Wetlands	EGLE Permitting	Impacts on, and mitigation requirements of, existing on-site wetlands to be reviewed, approved, and permitted, by EGLE. Mitigation quantities, standards, techniques, and locations to meet EGLE permit standards and conditions
Recreation Areas	Recreational Areas & Pathways to be provided	North: 1 Recreational Area South: 2 Recreational Areas Woodchip paths throughout site as indicated on site plan(s)
Outside Agencies	Appropriate reviews, approvals, and permits from required outside agencies	Washtenaw County Road Commission (WCRC) Washtenaw County Water Resource Commission Washtenaw County SESC Lodi Township Fire Department Michigan EGLE Wetlands & Watercourses / Part 303