

Welcome
Residents of Central Park



Informational Presentation:
May 11, 2010
Phase II – Kensington at Central Park

Lombardo Homes Presentation

Central Park Homeowners

Tuesday, May 11, 2010 --- 7:00 PM to 9:00 PM

Shelby Township Municipal Auditorium

Agenda

- General Information
- Current Approvals and Current Conditions
- Challenges of today and options
- Lombardo Homes' plan
- Process, approvals and timeline
(All of the above in 15 to 20 minutes)

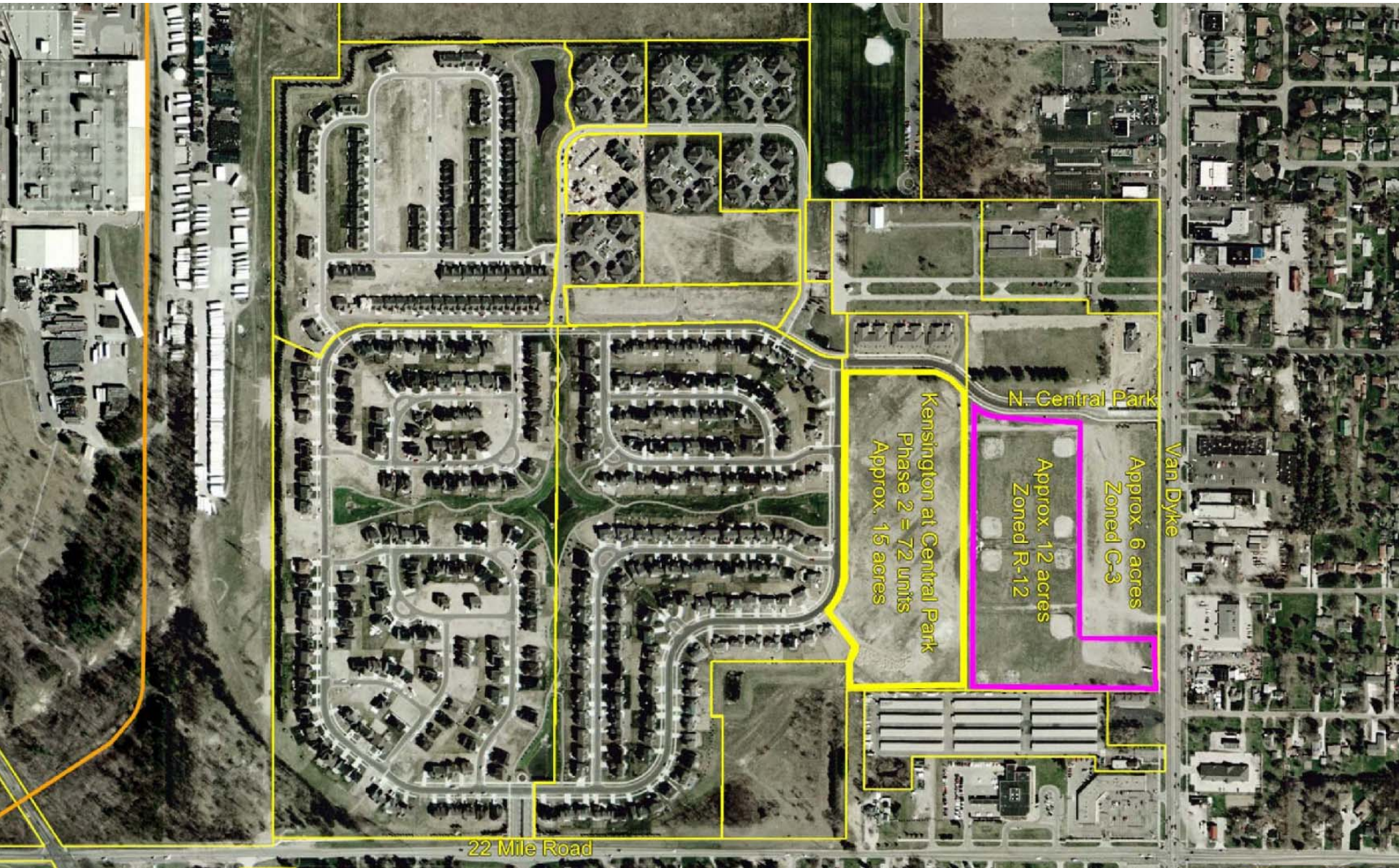
- Questions / discussion

General Information

- Introduction
- Purpose of meeting
 - Share our plan for Phase II area of Kensington at Central Park.
 - Obtain feedback from residents.
- Time limit – Must be out by 9:00.
- E-mail sign up sheet for periodic info and follow up questions.
 - gwindingland@lombardocompanies.com

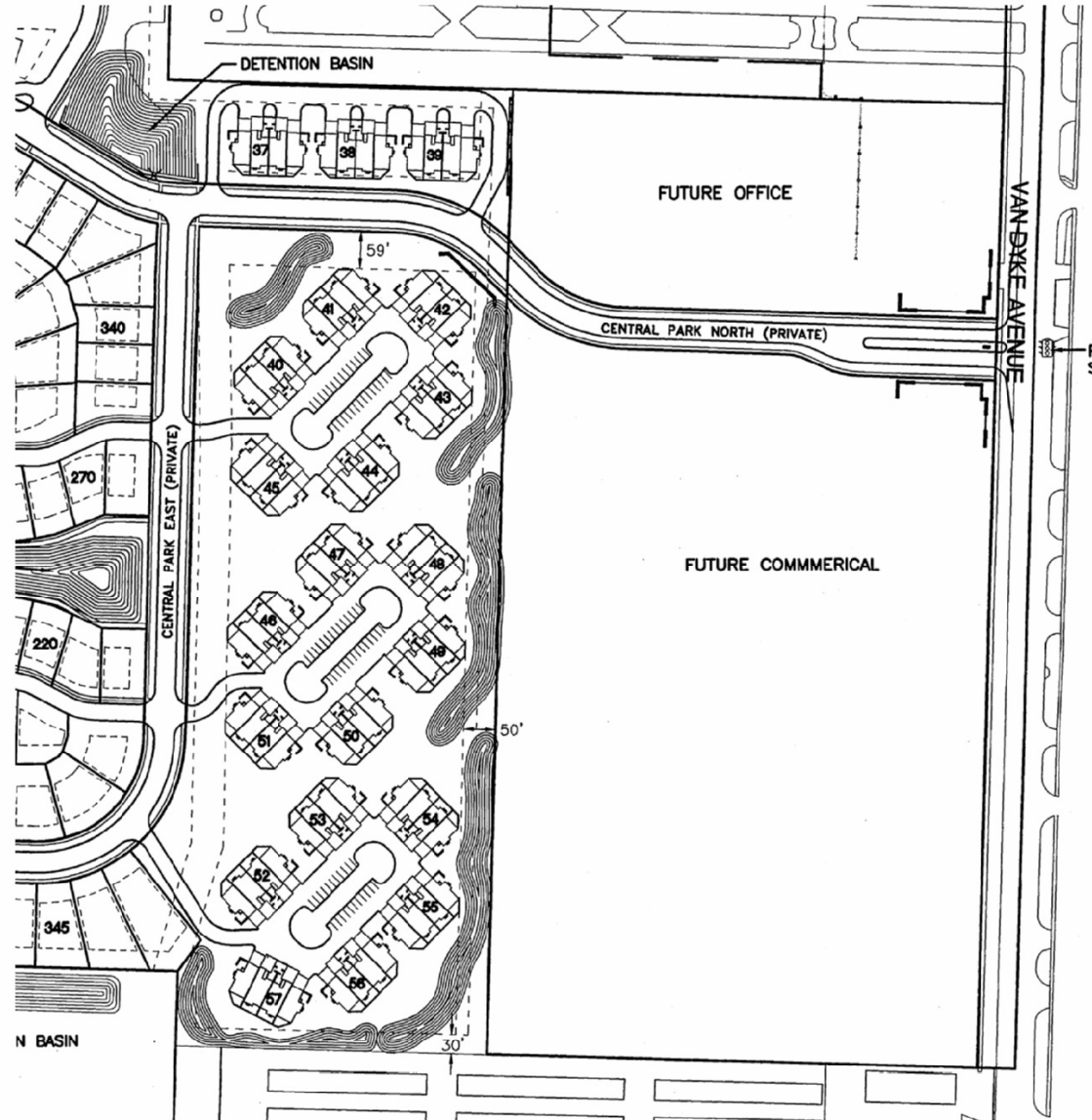
Where exactly are we
talking about?

Central Park & Surrounding Area



Kensington Phase 2 as Currently Approved

- 3 courtyards
- 18 buildings
- 4 units per building
- 72 total units
- All underground utilities are installed, including water, sewer, gas, elect., etc.
- Ready to start vertical construction and paving.



Options and Challenges

- Option 1: Build out as approved
 - Very weak market for attached condos.
 - Sales prices would hurt existing Manors and Kensington.
 - Site would likely fail and become bigger eye-sore.
- Option 2: Leave vacant and wait for market to turn around
 - Continued eye-sore, dumping, litter, weeds, etc.
 - 3 to 5 years...who knows?

Options and Challenges

- Option 3: Convert to Single Family
 - Existing infrastructure, mostly unusable.
 - Engineering plans, permits, etc., mostly unusable.
 - Will require revision of Central Park PUD, site plan, master HOA, etc.
 - Will need to demonstrate to Central Park residents and Shelby Township officials conversion to single family keeps within the spirit of the original PUD and does not negatively impact the residents of Central Park or elsewhere in the township.

Lombardo's Plan

- Convert entire Phase 2 area to Single Family homes.
- Create separate condominium (to be the 5th condo at Central Park).
- Blend mixture of Ranch and Colonial style homes.
- Sizes ranging from 1,500 to 3100 square feet.

Conceptual Layout



CONTRACTOR NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.



SHEET TITLE
 CONCEPT PLAN

PROJECT
 KENSINGTON AT CENTRAL PARK
 SHELBY TOWNSHIP, MACOMB COUNTY, MICHIGAN

DATE APRIL 7, 2010
JOB NO. BELL
DRAWING AS NOTED
SCALE AS NOTED
CHECKED G.W.
REVISIONS

Lombardo
 H•O•M•E•S

8303 26 MILE ROAD, SUITE 200 WASHINGTON, MICHIGAN 48094
 PH. 588.781.7500 FAX 588.781.7500
 WWW.LOMBARDODIRECT.COM

SHEET NO. 1 OF 1

Highlights of Single Family Layout

- We listened. No rear facing homes on Central Park North or East.
- Reduction in density from 72 to 53+/-.
- Reduction in traffic on Central Park East.
- No courtyard drive next to existing home.
- 2-3 homes per month absorption = full build out in approx 2 years.



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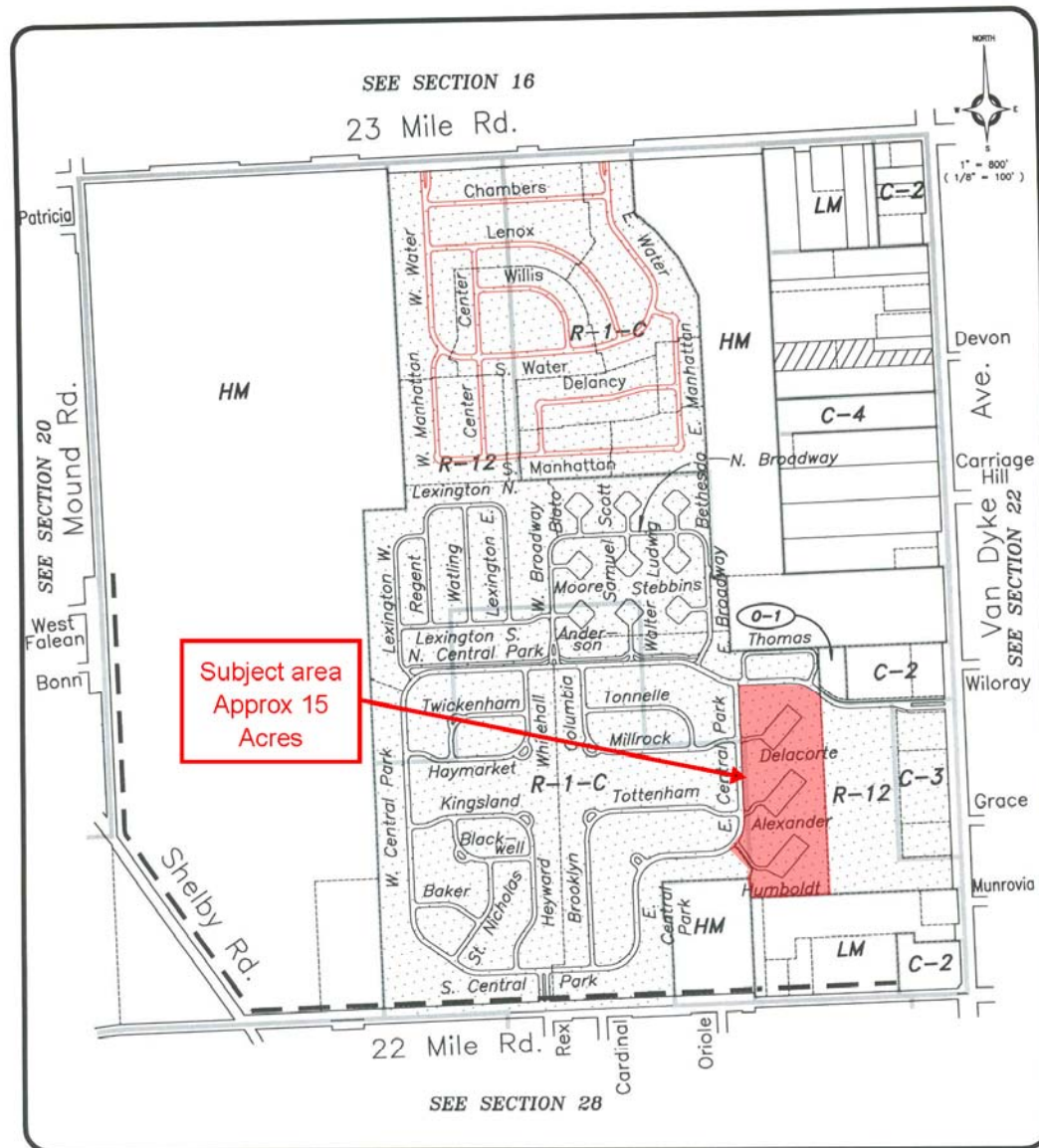
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DRAWN BY: BELL
SCALE: AS SHOWN
CHECKED BY: S.W.
REVISIONS:



Lombardo
H·O·M·E·S
8500 28 MILE ROAD, SUITE 200, WASHINGTON, MICHIGAN 48090
TEL: 586.781.7000 FAX: 586.781.7000
www.lombardocompanies.com

SHEET NO. 1 OF 1

SF provides good transition from adjacent property.

- Multi-family to east (non-Central Park)
- Single family to west (Gardens)
- Multi-family to north (Kensington at CP)
- Light manuf. to south (mini-storage)



		CHARTER TOWNSHIP OF SHELBY ZONING MAP		<small>INCLUDES MAP AMENDMENTS THROUGH 212.78 (APRIL 24, 2009)</small>	
<small>LAST UPDATE: MAY 2007</small> <small>DWG. SCALE: 1" = 800'</small> <small>LSP FILE:</small>	<small>UPDATED BY: JMA</small> <small>PLOT SCALE: 1" = 800'</small>	 ANDERSON, ECKSTEIN AND WESTRICK, INC. <small>Civil Engineers • Surveyors • Architects</small> <small>61801 Schoenherr Road, Shelby Township, Michigan 48316</small> <small>Phone 508-728-1224 Fax 508-728-6790</small>		<small>PROJECT & DWG. NO.:</small> 132-489 <small>DATE:</small> AUGUST 24, 2009 <small>DRAWN BY:</small> GIS DEPT.	<small>CHECKED BY:</small> TLD <div style="font-size: 2em; font-weight: bold; text-align: center;">21</div>

Premier Series Homes

Ranches: Silverado (1493), Calumet (1794),
Avery (1955) and Camden (1985)



Premier Series Homes

Colonials: Crestwood (1611), Waterford (1961),
Halstead (2099), Hillcrest (2333) cont.



Premier Series Homes

Colonials: cont. Carrington (2639) and
Addington (3127)



Process and Timeline

- Informational meeting with Master HOA Board (held April 5th)
- Informational meeting with Central Park residents (tonight)
- Informational meeting with Planning Commission (next 30 days)
- Formal submittal and approval from PC (90-120 days)
- Formal submittal and approval from Board of Trustees (30-60 days after PC approval)
- Total time for approval = approx 6-7 months.
- Revisions to PUD and Central Park Master HOA would be in conjunction with township approvals.
- Late winter underground revisions with the start of **home construction for Spring 2011.**

Thank you!



Future contact info:

Greg Windingland

Vice President of Land Development

586-781-2364 office

586-855-7051 cell

888-525-6881 fax

gwindingland@lombardocompanies.com