

Welcome
Residents of Central Park



Informational Presentation on:
Lancaster at Central Park

Wednesday, December 18, 2013
Shelby Township Hall

Lombardo Homes Presentation
Central Park Homeowners
7:00 PM - Wednesday, December 18, 2018
Shelby Township Municipal Auditorium

Agenda

- General Information
- Brief History
- Lancaster at Central Park – Status of Approvals
- Expansion of Lancaster
- Process, approvals and timeline
(All of the above in 15 to 20 minutes)

- Questions / discussion



General Information

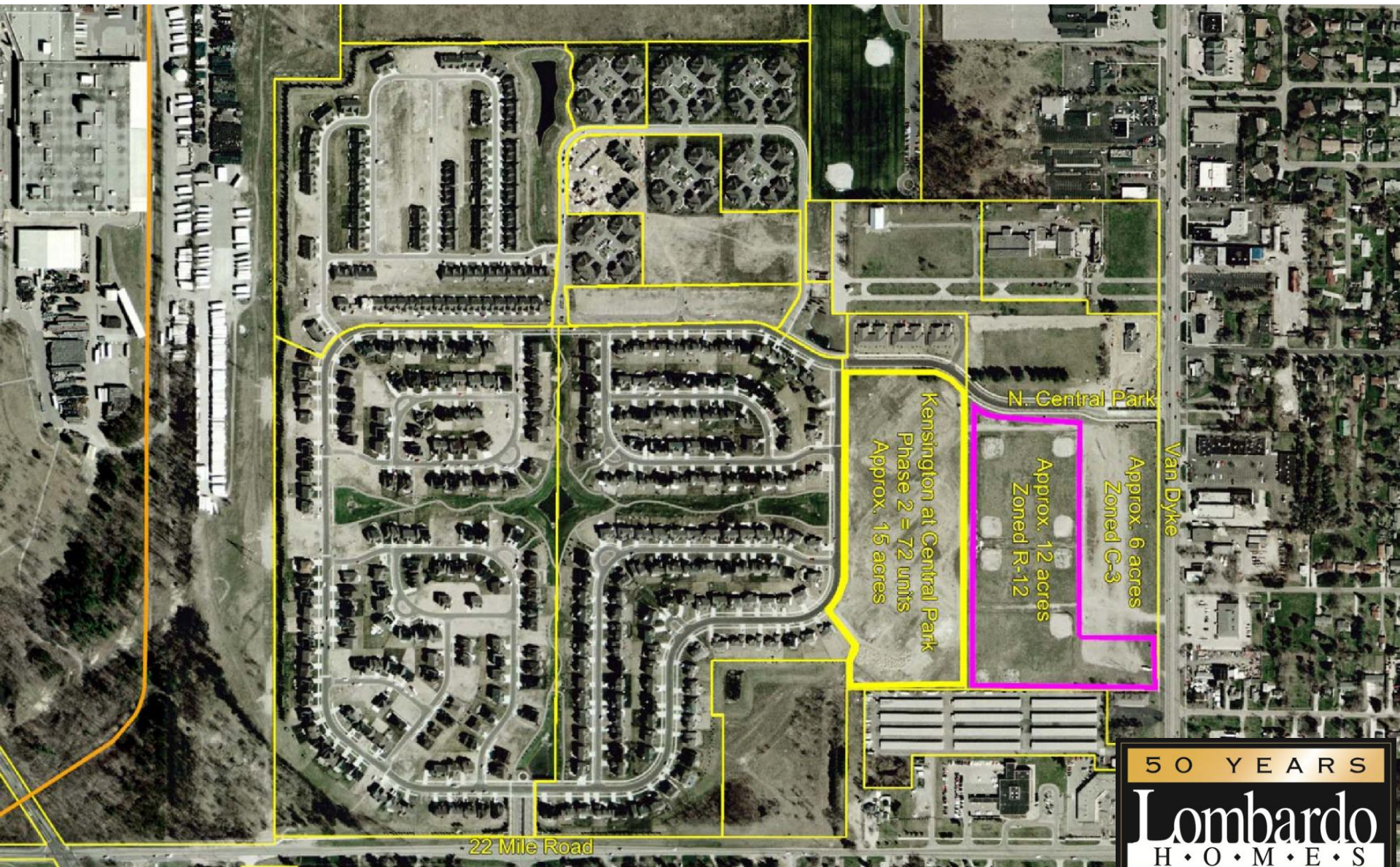
- Purpose of meeting
 - Share our plan for Lancaster at Central Park (formerly Phase II area of Kensington at Central Park).
 - Share our thoughts on expanding Lancaster to include additional 13 acres.
 - Explain procedures, approvals needed, etc.
 - Identify best-guess at timing.
 - Obtain feedback from residents.



Where exactly are we
talking about?



Central Park & Surrounding Area



Kensington at Central Park
Phase 2 = 72 units
Approx. 15 acres

Approx. 12 acres
Zoned R-12

Approx. 6 acres
Zoned C-3

50 YEARS
Lombardo
H • O • M • E • S
OF EXCELLENCE

Kensington Phase 2 as Originally 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.

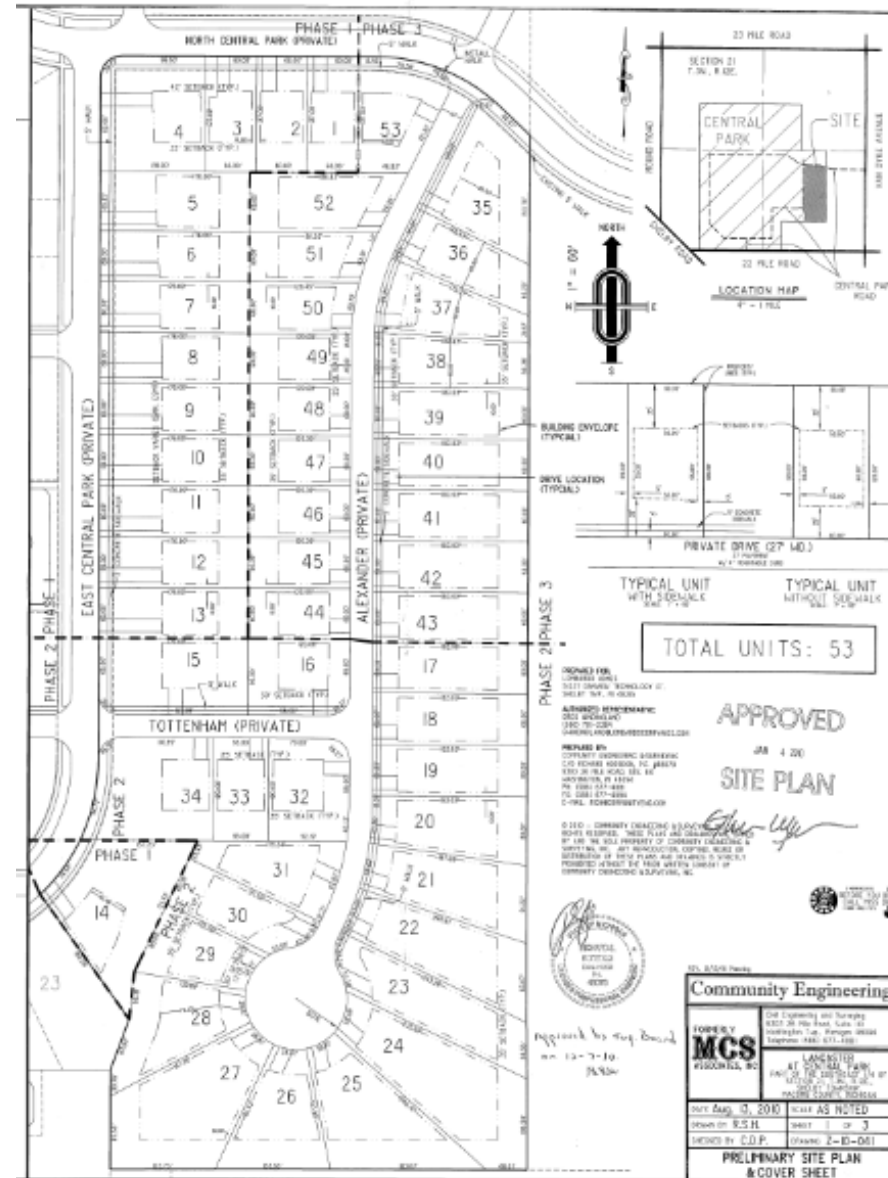


Then The Economy Tanked



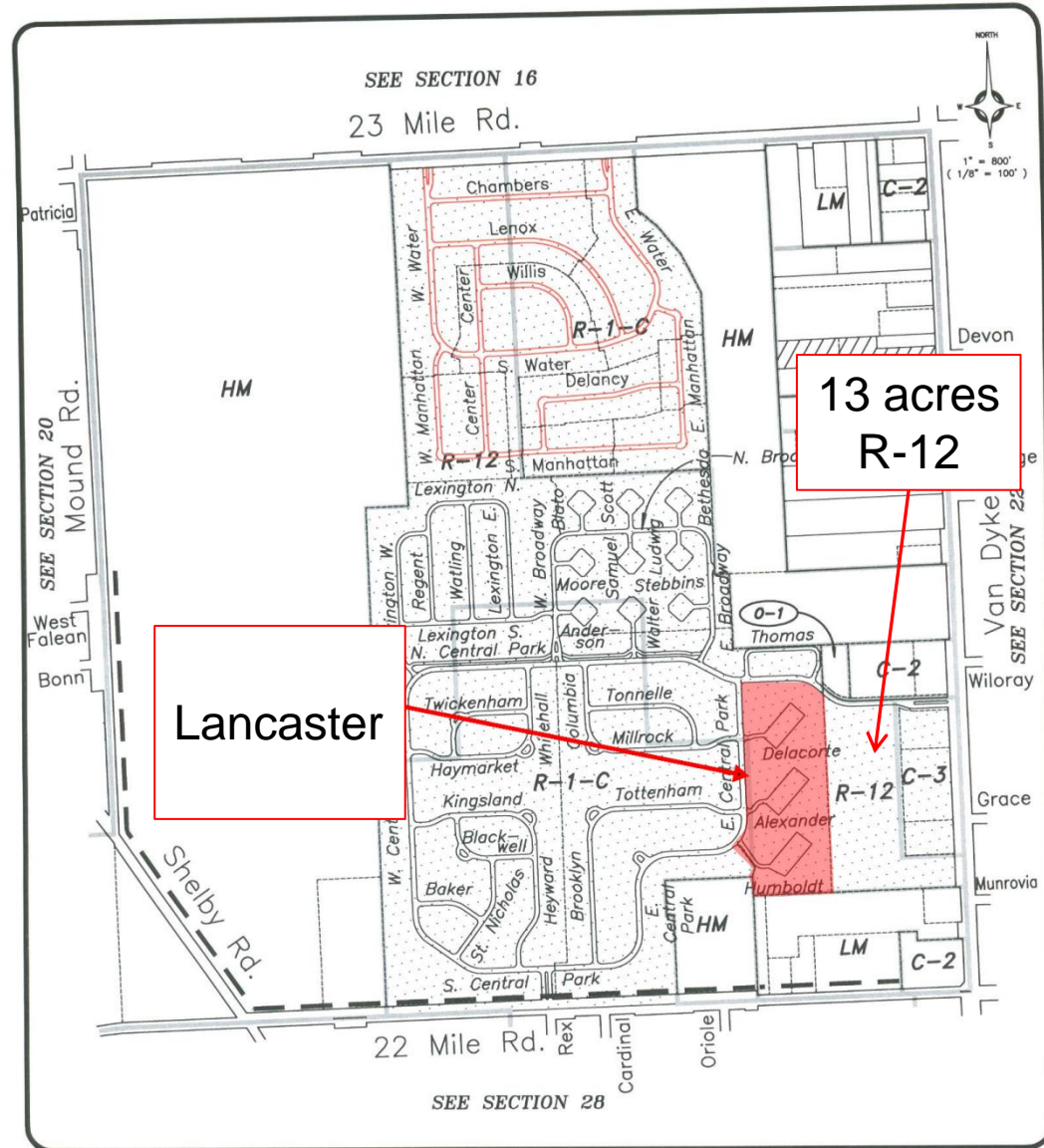
Lancaster at Central Park



- Converted to site condo.
- Reduced density from 72 to 53 units.
- Better traffic circulation.
- Obtained site plan approval from township in early 2011, but never proceeded.
- All approvals have since expired!
- Plan to re-obtain approvals and open for sales in 2nd quarter of 2014.



Potential Expansion of Lancaster

- 13 acre parcel to east of Lancaster.
- Zoned R-12 (up to 12 units per acre).
- Currently approved for 102 unit multi-family apartment or condo community.



		<h2>CHARTER TOWNSHIP OF SHELBY</h2> <h3>ZONING MAP</h3>		<small>INCLUDES MAP AMENDMENTS THROUGH 212.78 (APRIL 24, 2009)</small>		
<small>LAST UPDATE: MAY 2007</small> <small>DWG. SCALE: 1" = 800'</small> <small>LISP 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 Schoenher Road, Shelby Township, Michigan 48316</small> <small>Phone 588-728-1284 Fax 588-728-0700</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>

Combine or Stand-Alone



50 YEARS
Lombardo
H • O • M • E • S
OF EXCELLENCE

Combine or Stand-Alone



50 YEARS
Lombardo
H • O • M • E • S
OF EXCELLENCE

Process and Timeline

- Submittal to Shelby Township January or February.
- Public hearing and other municipal review / approval.
- Revisions to PUD and Central Park Master HOA would be in conjunction with township approvals.
- Obtain approvals to start first 14 home sites by Spring 2014 with full approvals to follow.

- Do we NEED anything from residents of Central Park?
 - No and Yes!
 - No in that Grand Sakwa has authority to allow this to occur if we develop as two separate sites.
 - Yes in that Grand Sakwa (as well as our own policy) wants us to obtain your support AND if we want to do as combined community.



Advantages of Combined (we believe)

- Continuity between communities.
- Ensures single family on property currently site plan approved for 102 units of multi-family.
- Additional access to Van Dyke.
- Additional cost sharing of community improvements.
 - 53 Lancaster and 45 “other” if stand alone;
 - 117 if combined.

QUESTIONS???



Thank you!



Future contact info:

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