

Schafer Development  
31400 Northwestern Highway Suite H  
Farmington Hills, Michigan 48334  
RE: Project Narrative for Proposed Development of MITC Parcels 7 and 8 – Informational Meeting

Northville Township  
ATTN: Jennifer Frey, Planning Department  
44405 Six Mile Road  
Northville, MI 48168

Mrs. Frey,

Attached is our Concept Plan and Presentation we would like to share with the Planning Commission for Michigan International Technology Center (MITC) Parcels 7-8, located on the northwest corner of 5 Mile Rd and Ridge Rd. Prior to engaging further with the Township and MITC on a Purchase Agreement and formal due-diligence activities, we would like to share our concept with the Planning Commission. Our proposed development plan differs from the Township's Zoning Map and Future Land Use Plan. Our goal is to share our proposed vision for a premier, multi-family community and gather the Planning Commission's feedback.

We would like to propose a thoughtful and well-designed active-adult apartment home community that is catered (but not limited to) the 55+ demographic. Our target audience is predominantly empty nesters who are looking to downsize from their larger single-family residences. This segment of our population has been long overlooked and there are very little developments designed with our aging baby boomer population in mind. Our units are designed with wide doorways and open floorplans to accommodate wheelchair accessibility, as well as attached garages, for ease of living. This style of housing provides seniors with an independent housing solution where they can downsize and age in place in the community.

We are targeting the *renter-by-choice* segment – i.e. people with high disposable incomes who can afford to pay a mortgage, but would prefer the flexibility and low-maintenance lifestyle that comes with renting. Rents are projected to be in the \$2,200 – 2,800 per month range. We will run a robust credit and background check that requires monthly incomes to be 2.5 – 3x greater than projected rent.

Many empty-nesters and seniors are looking to rent now more than any other time in our country's history. In fact, adults aged over 55 contributed to almost two-thirds of rental housing growth from 2004-2019. In total, the 55+ demographic constitutes 30% of all renter households (via [Harvard University](#)). With this development, we are looking to position ourselves to this market, which has grown tremendously over the past 10 years. All projections show that seniors are becoming a larger segment of our population and that new, innovative housing solution need to come to market to service this ever-growing demographic housing need.

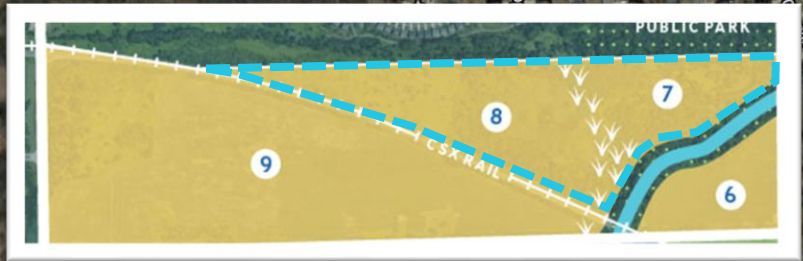
Some Comments about our Plan:

- Our units have very attractive front elevations and feature zero-barrier entry, which is very important when attracting this demographic. The development will be designed as ADA compliant.
- We are proposing a variation of housing elevations, with over eight unique floorplans for our future residents to choose from.
- We would propose scenic wetland overlooks and a potential connection to the *Coldwater Springs Linear Park & Pathway*—if the Township is interested in such a proposal.

We thank you in advance for allowing us to present our vision at a conceptual level with the Township's Planning Commission.

Best Regards,





**For-Sale  
Duplexes**

**For-Sale  
Condos**

**For-Sale  
Homes**

**MITC Property**

**Johnson Drain**

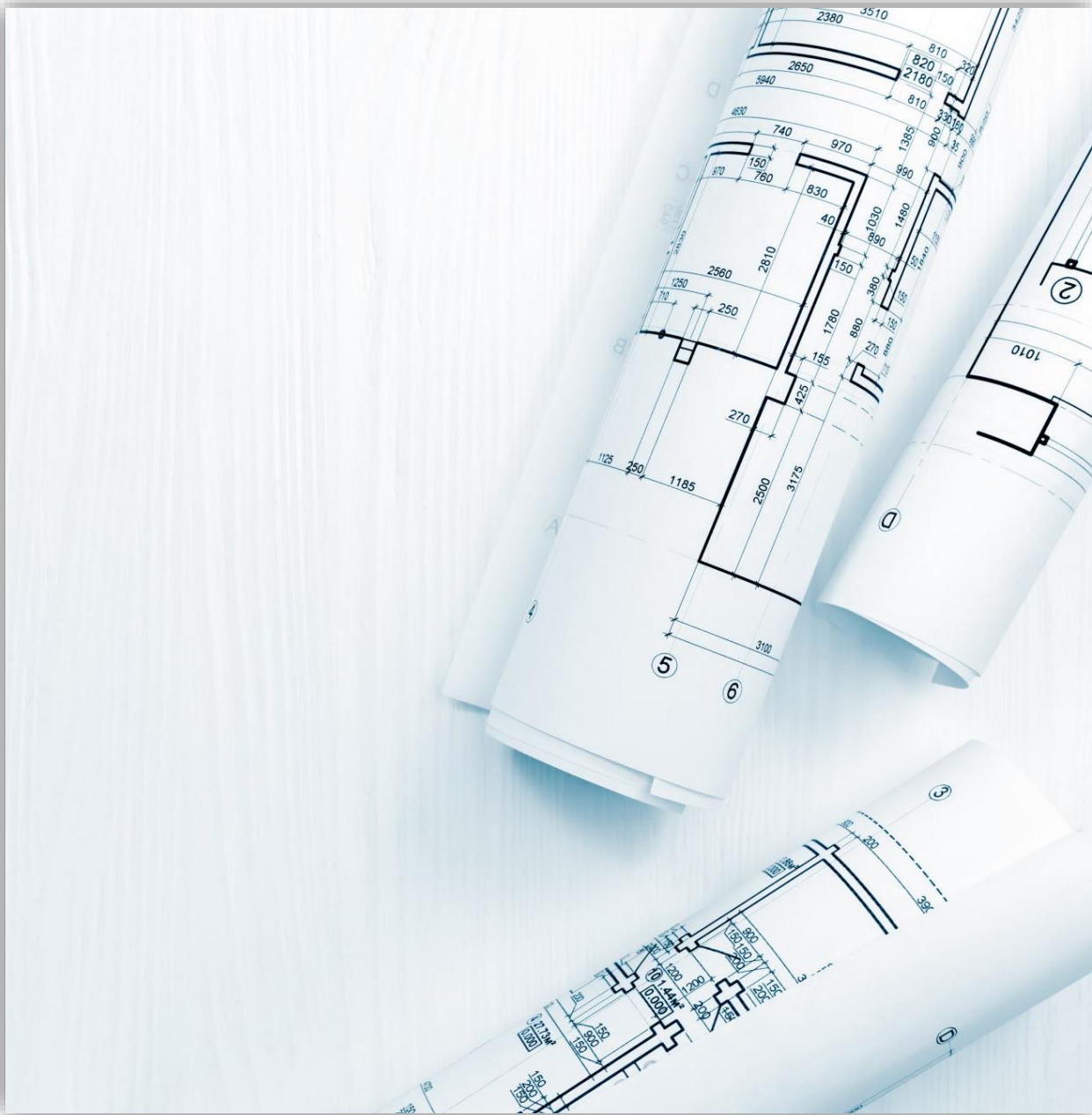
# MITC Property

**5 Mile Rd. & Ridge Rd.**

**Ridge 5  
Corporate Park**

**VTech Business  
Park**



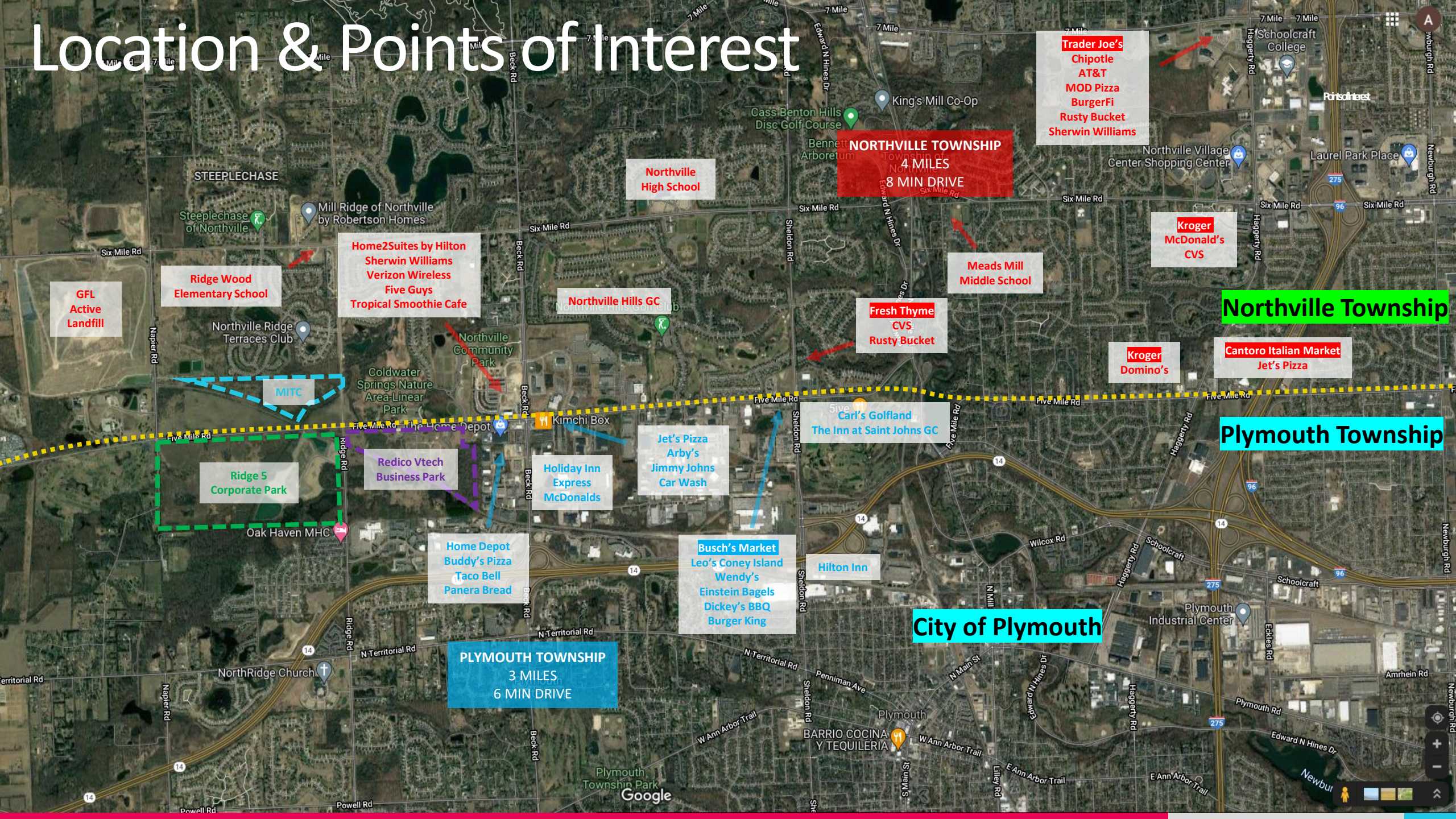


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- Site Plans
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- Product Renderings + Floorplans
- Site Plan with Calculations

# Location & Points of Interest



Trader Joe's  
Chipotle  
AT&T  
MOD Pizza  
BurgerFi  
Rusty Bucket  
Sherwin Williams

**NORTHVILLE TOWNSHIP**  
4 MILES  
8 MIN DRIVE

**Northville High School**

**Kroger**  
McDonald's  
CVS

**Meads Mill Middle School**

**Northville Township**

**Ridge Wood Elementary School**

**Home2Suites by Hilton**  
Sherwin Williams  
Verizon Wireless  
Five Guys  
Tropical Smoothie Cafe

**Northville Hills GC**

**Fresh Thyme**  
CVS  
Rusty Bucket

**Kroger**  
Domino's

**Cantoro Italian Market**  
Jet's Pizza

**GFL Active Landfill**

**MITC**

**Ridge 5 Corporate Park**

**Redico Vtech Business Park**

**Holiday Inn Express**  
McDonalds

**Jet's Pizza**  
Arby's  
Jimmy Johns  
Car Wash

**Carl's Gofland**  
The Inn at Saint Johns GC

**Plymouth Township**

**Oak Haven MHC**

**Home Depot**  
Buddy's Pizza  
Taco Bell  
Panera Bread

**Busch's Market**  
Leo's Coney Island  
Wendy's  
Einstein Bagels  
Dickey's BBQ  
Burger King

**Hilton Inn**

**City of Plymouth**

**PLYMOUTH TOWNSHIP**  
3 MILES  
6 MIN DRIVE

# Sites of Interest

**MITC**  
Michigan International  
Technology Center

**Site 7**

15 Acres +/- (Net)  
Northville Township  
Michigan

**PROPERTY DETAILS**

Zoned: Office/Research/Tech  
Parcel ID: 071-990-0002  
Location: NW Corner of 5 Mile Rd. and Ridge Rd.  
Sub-dividable: No  
Utilities: In Proximity  
Current Owner: Northville Township  
Terms: Contact Owner

**ADDITIONAL FEATURES**

- Public park adjacent to site
- Stream at back of site
- Strong R&D region
- Close to amenities
- Easy access to freeway

**CONTACT**

Jennifer Frey, Northville Township Planner  
[jfrey@twp.northville.mi.us](mailto:jfrey@twp.northville.mi.us)  
 248-662-0487

MITC-USA.ORG

Join the dozens of premier engineering and technology firms in the region's central corridor.

**MITC**  
Michigan International  
Technology Center

**Site 8**

24 Acres +/- (Net)  
Northville Township  
Michigan

**PROPERTY DETAILS**

Zoned: Office/Research/Tech  
Parcel ID: 071-990-0002  
Location: NW of Ridge Rd. and 5 Mile Rd.  
Sub-dividable: No  
Utilities: Available, Requires Extension  
Current Owner: Northville Township  
Terms: Contact Owner

**ADDITIONAL FEATURES**

- Access provided off of Ridge Road
- Stream at East side of site
- Strong R&D region
- Close to amenities
- Easy access to freeway

**CONTACT**

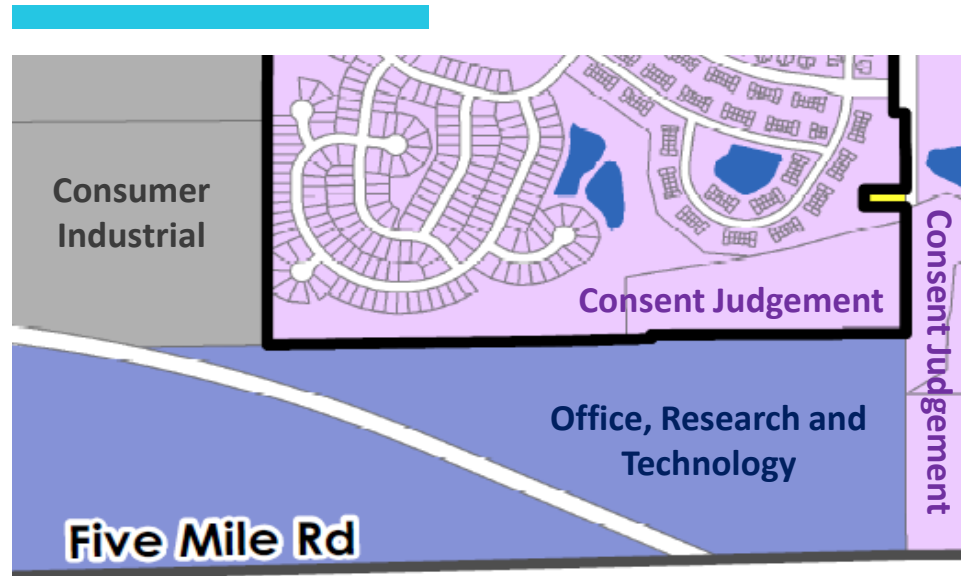
Jennifer Frey, Northville Township Planner  
[jfrey@twp.northville.mi.us](mailto:jfrey@twp.northville.mi.us)  
 248-662-0487

MITC-USA.ORG

Join the dozens of premier engineering and technology firms in the region's central corridor.

# Current Zoning and Future Land Use

Northville Township's Zoning Map, Future Land Use Plan and Master Plan

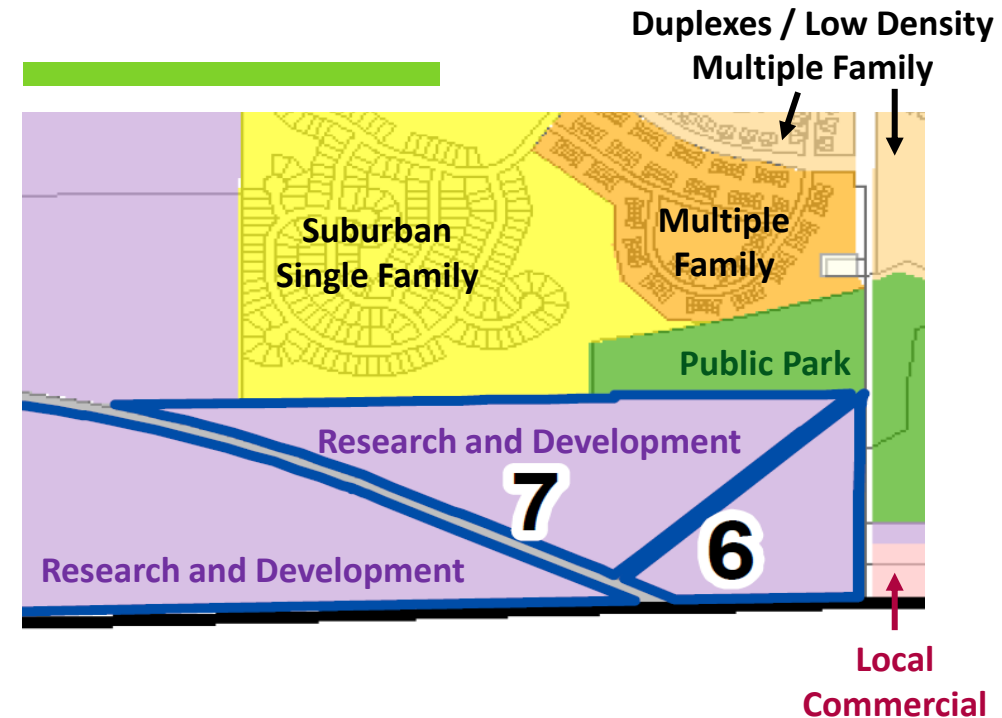


- Current Zoning:
- Future Land Use:
- Requested Rezoning:

Office, Research and Technology

Research and Development

**Conditional Zoning to Multiple-Family (RM-1)**



Duplexes / Low Density  
Multiple Family

Suburban  
Single Family

Multiple  
Family

Public Park

Research and Development

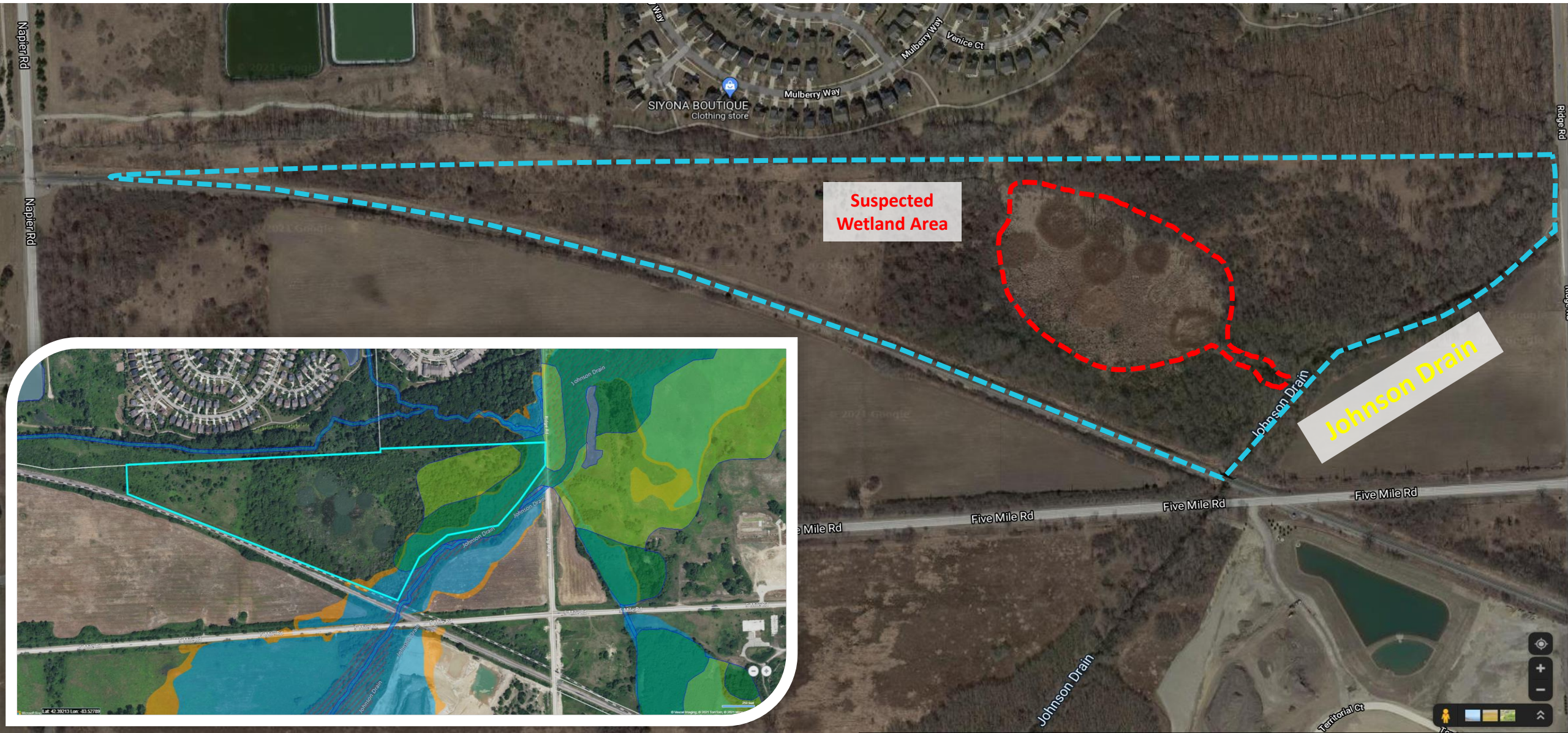
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6

Research and Development

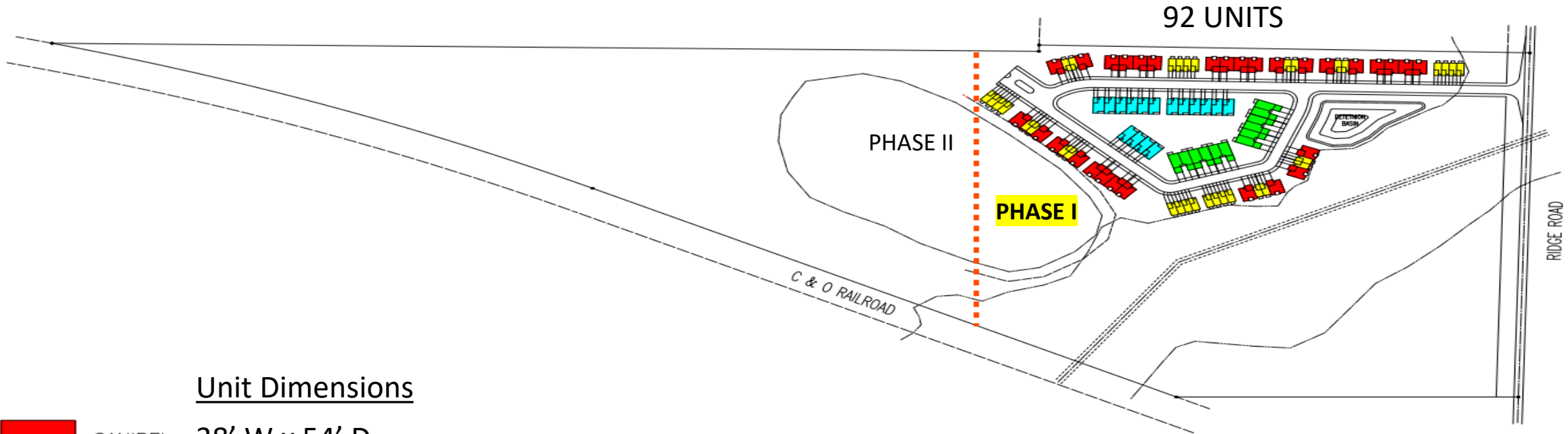
Local  
Commercial

# Site Aerial – Approximate Wetlands and Floodplains





# Phase I Plan 92 Units



### Unit Dimensions

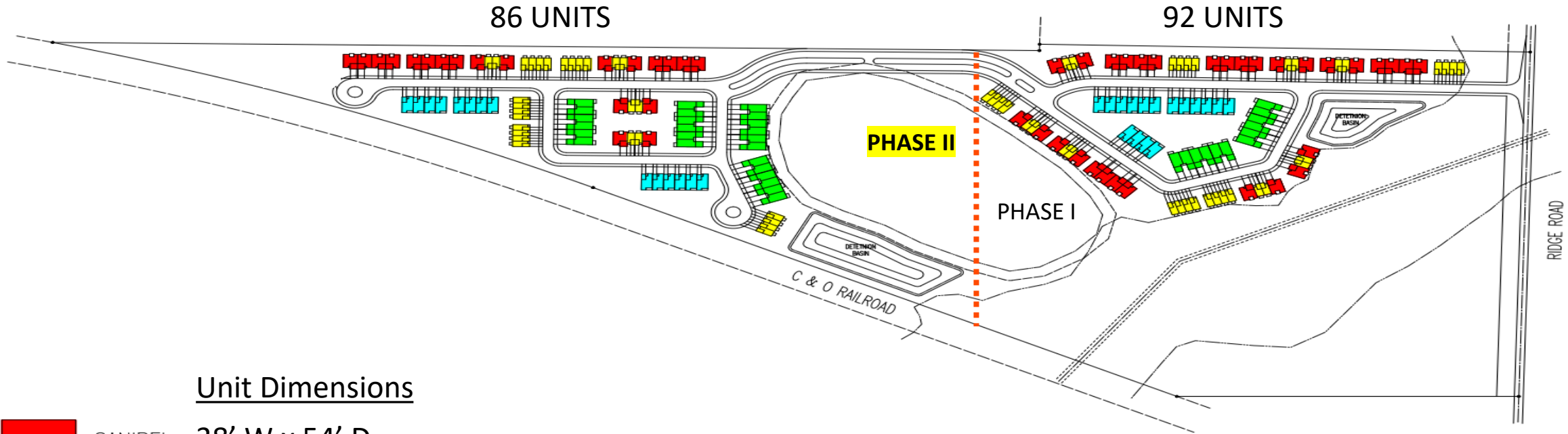
- SANIBEL 38' W x 54' D
- HAVANA 20' W x 46' D
- WINDSOR 30' W x 60' D
- MEDOZA 28' W x 68' D

Site Area (Net): +/- 17.41 AC  
 Unit Count: 92 Units  
 Units/Net AC: **5.28 DU/AC**





# Phase II Plan 86 Units



### Unit Dimensions

- SANIBEL 38' W x 54' D
- HAVANA 20' W x 46' D
- WINDSOR 30' W x 60' D
- MEDOZA 28' W x 68' D

Site Area (Net):  
 Unit Count:  
 Units/AC:

+/- 21.05 AC  
86 Units  
**4.08 DU/AC**

# Requirements per the RM-1 Ordinance

## Article 18 – Schedule of Regulations 170–18.1

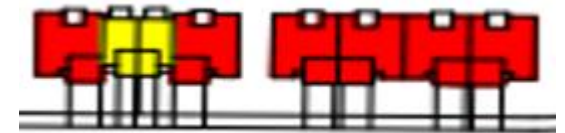
- Area / Density: Up to 8 units/acre
  - *We are proposing 5.28 DU/AC on Phase I and 4.08 DU/AC on Phase II*
- Maximum Height: 40 Feet
  - *Our maximum building height on the 2-story unit will not exceed the maximum*
- Front Yard Setback: 30 Feet
  - *We are proposing a setback from building/garage to sidewalk of 25 feet*
  - *We are proposing a setback from building/garage to back of curb of 36.5 feet*
- Side Yard Setback: 15 Feet
  - *We are proposing 20-foot setbacks between buildings*
- Rear Yard Setback: 30 Feet
  - *We are proposing 35-foot setback at a minimum*



# Requirements per the RM-1 Ordinance

## Article 7 – Multiple-Family Residential District (MF)

- A minimum of 25,000 square feet of open space, or 225 square feet for each dwelling unit, shall be provided. Open space shall be designed to facilitate access and usability.
  - *We will exceed required minimum, but we must confirm wetland and floodplain boundaries*
- For developments with private attached garages, a minimum of 25 feet must be provided between a garage and sidewalk.
  - *We are proposing a setback from building/garage to sidewalk of 25 feet*
  - *We are proposing a setback from building/garage to back of curb of 36.5 feet*
- Sidewalks are required and must be set back five feet from the edge of the road. Pedestrian routes shall provide access to recreation amenities and between parking areas and dwelling units.
  - *This is provided*
- Buildings shall not exceed 180 feet in length.
  - *This requirement is met*
- A minimum four-foot-wide landscape area is required between driveways.
  - *We would need a waiver for this requirement on the Sanibel and Sanibel / Havana units*



# Why People Over 55+ are Choosing to Rent

## Renting Provides Empty Nesters with Greater Flexibility

- Renting provides the option to move near children, spend different parts of the year in different places, and move into lower maintenance / gradually easier housing as they age.
- Moving out of a rental can be much faster than moving out of a house:
  - Selling a house can take months or years, depending on the home's condition and the local housing market.
  - It can cost as much as 6 percent of the sales price in real estate agent commissions, plus money spent to fix up the home and make it more appealing to buyers.



# Why People Over 55+ are Choosing to Rent

## Eliminating the Financial and Maintenance Burdens of Home Ownership

- Renting often reduces expenses and simplify a retirement lifestyle significantly, allowing empty nesters to spend more time and money on travel and leisure activities.
- Renting eliminates maintenance costs, mortgage payments, homeowner's insurance, taxes or renovation expenses.
- There is no more time-consuming and costly chores associated with maintaining a home, such as:
  - Maintaining the lawn
  - Regularly resealing the deck
  - Completing exterior painting projects
  - Removing snow
  - Raking leaves
  - Trimming trees
  - Keeping major household appliances in good operating order

# Why People Over 55+ are Choosing to Rent

## Age-Friendly Features

- As empty nesters age, they may not be able to navigate stairs or carry laundry down to facilities in the basement. Moving to a place with more age-friendly features can allow them to remain independent longer.

## Living Alone

- Older adults are increasingly likely to live alone, especially after one spouse passes away. Some retirees don't want to maintain a several-bedroom house when they live alone. Apartment homes provide the opportunity for empty-nesters to live in closer proximity, which can be useful if they need help.

# Product Renderings

RENTAL PRODUCTS



**The Sanibel and Havana Hybrid**  
1,381 SF and 1,564 SF



**The Sanibel | 1-Story Ranch**  
1,381 SF



**The Havana | 2-Story Townhouse**  
1,564 SF



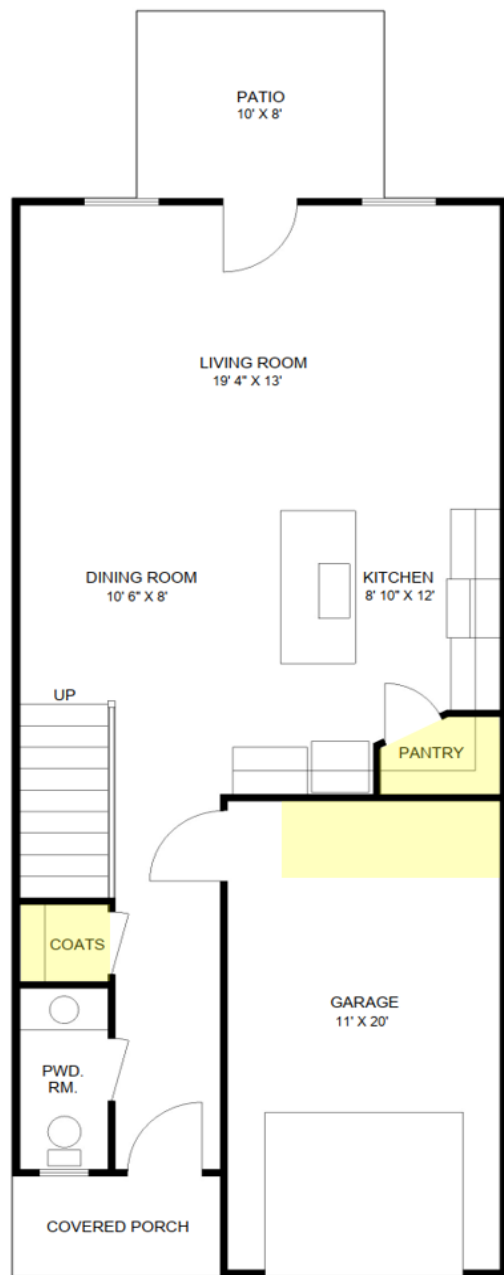




# The Sanibel

1-Story Ranch | 1,384 SF

- 2 Bedrooms / 2 Bathrooms
- 38' Wide x 53' – 10" Deep (2-Car Garage)
- Large Flex Space Area
  - Optional Den / 3<sup>rd</sup> Bedroom
- 9 Foot / Vaulted Ceilings Throughout
- Covered Lanai



First Floor



Second Floor (3 Bedroom)

# The Havana

2-Story Townhouse | 1,564 SF

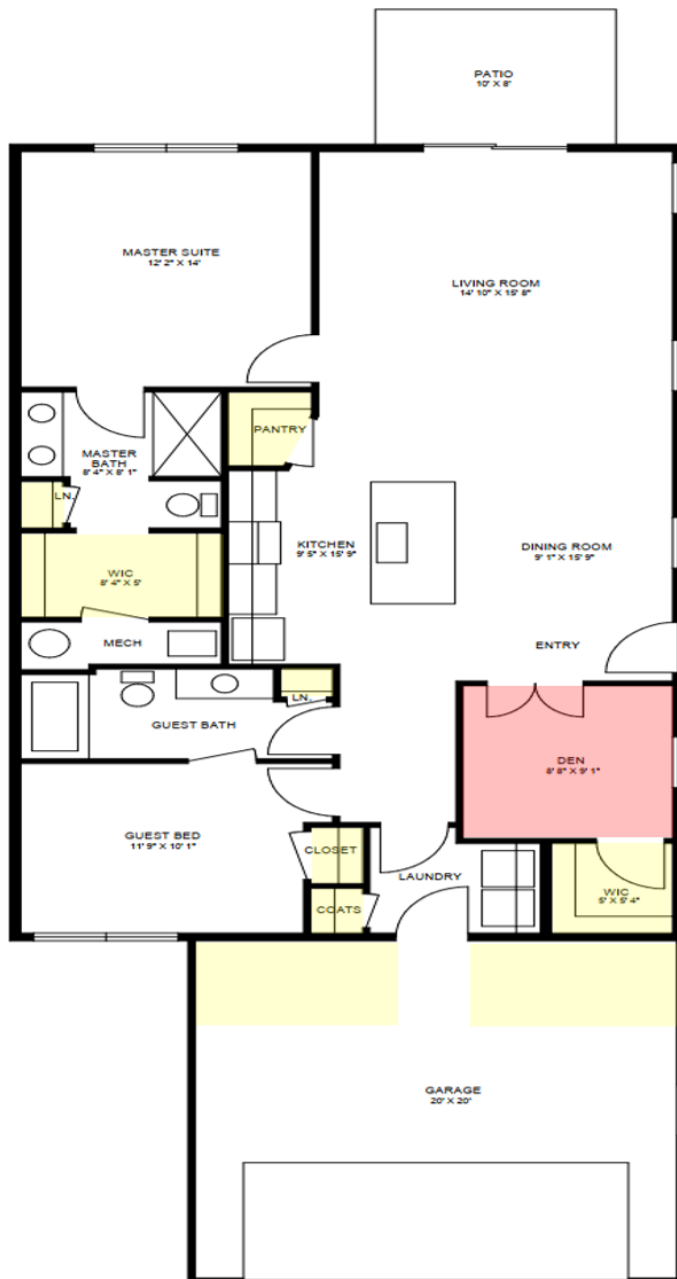
- 2 – 3 Bedrooms / 2.5 Bathrooms
- 20' – 3" Wide x 46' – 4" Deep (1-Car Garage)
- 9' / Vaulted Ceilings Throughout
- Open Floorplan Concept
  - Plenty of Storage Space
- Large Walk-in Closets
- Covered Porch in Front and Patio in Rear

**The Windsor and Mendoza  
Hybrid | 1-Story Ranches**  
1,326 SF and 1,366 SF



**The Mendoza | 1-Story Ranch**  
1,366 SF

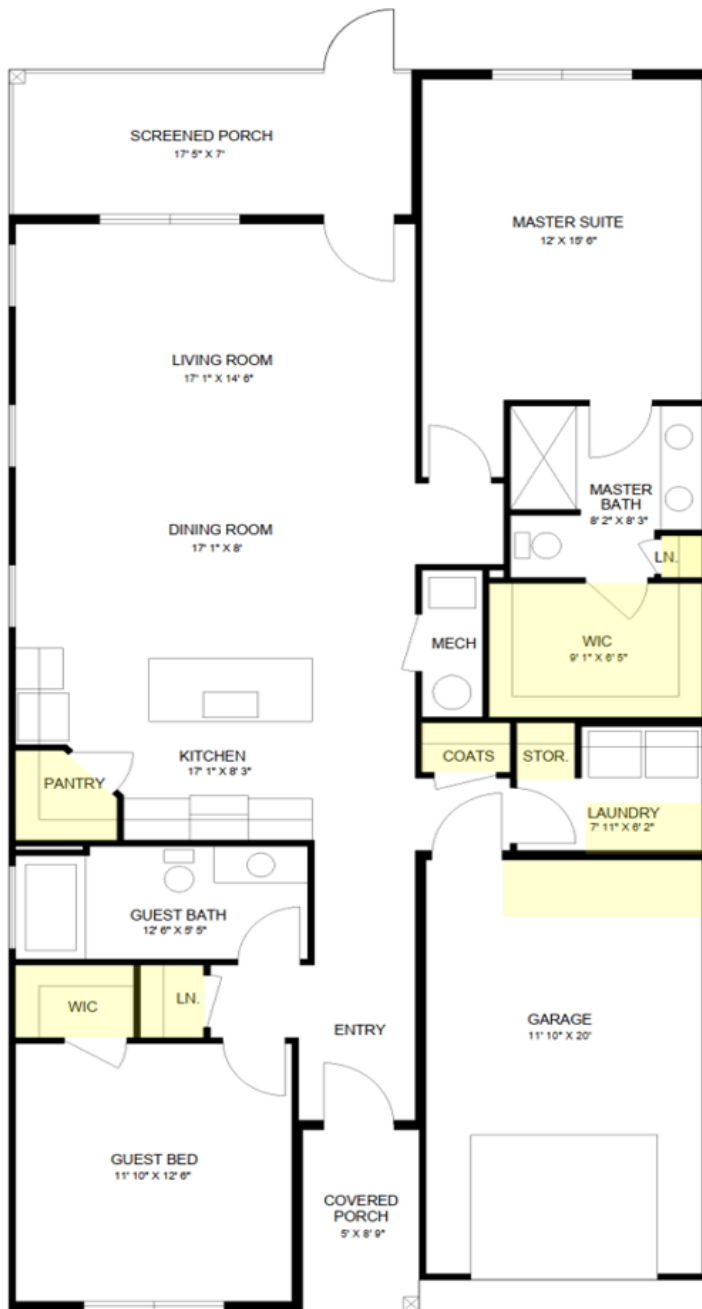




# The Windsor

1-Story Ranch | 1,326 SF

- 2 Bedrooms / 2 Bathrooms
- 28' Wide x 68' Deep (2-Car Garage)
- 9' / Vaulted Ceilings Throughout
- Open Floorplan Concept
  - Plenty of Storage Space
- Large Walk-in Closets
- Outdoor Patio



# The Mendoza

1-Story Ranch | 1,366 SF

- 2 Bedrooms / 2 Bathrooms
- 30' Wide x 60 Deep (1-Car Garage)
- Large Flex Space Area
  - Optional Den / 3<sup>rd</sup> Bedroom
- 9' / Vaulted Ceilings Throughout
- Large Master Walk-in Closets
- Covered Porches in Front and Rear

# Examples of Open Space Area Amenities



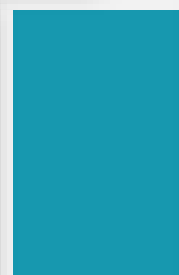


# Interior Renderings

RENTAL PRODUCTS



# Entry / Kitchen Area





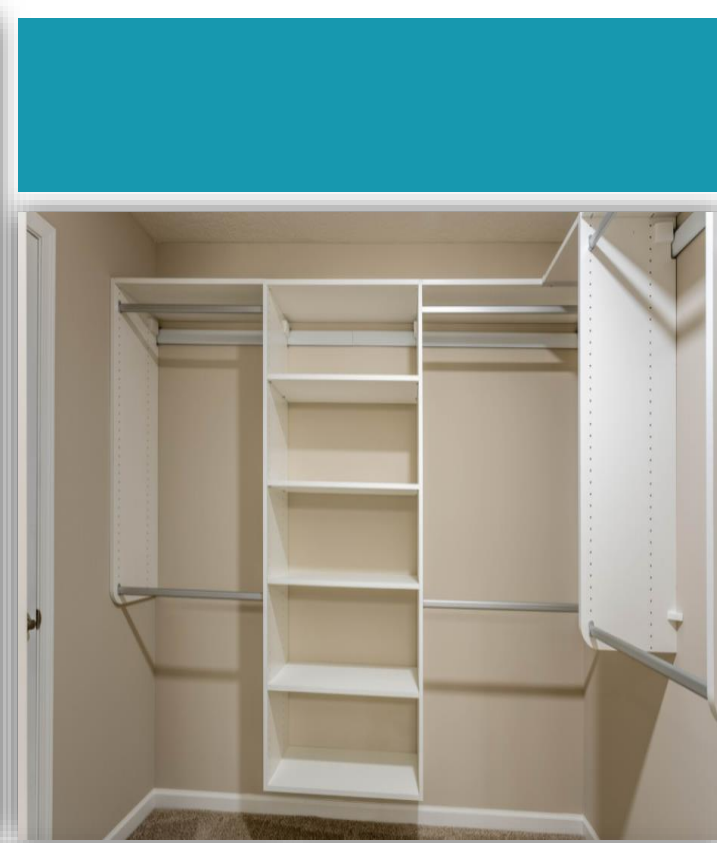


Dining / Living  
Room Area



Bedrooms / Den Area

# Walk-In Closets and Bathrooms





# Finished Garage and Outdoor Patio



# Thank You

Schafer Development



(248) 914-7499



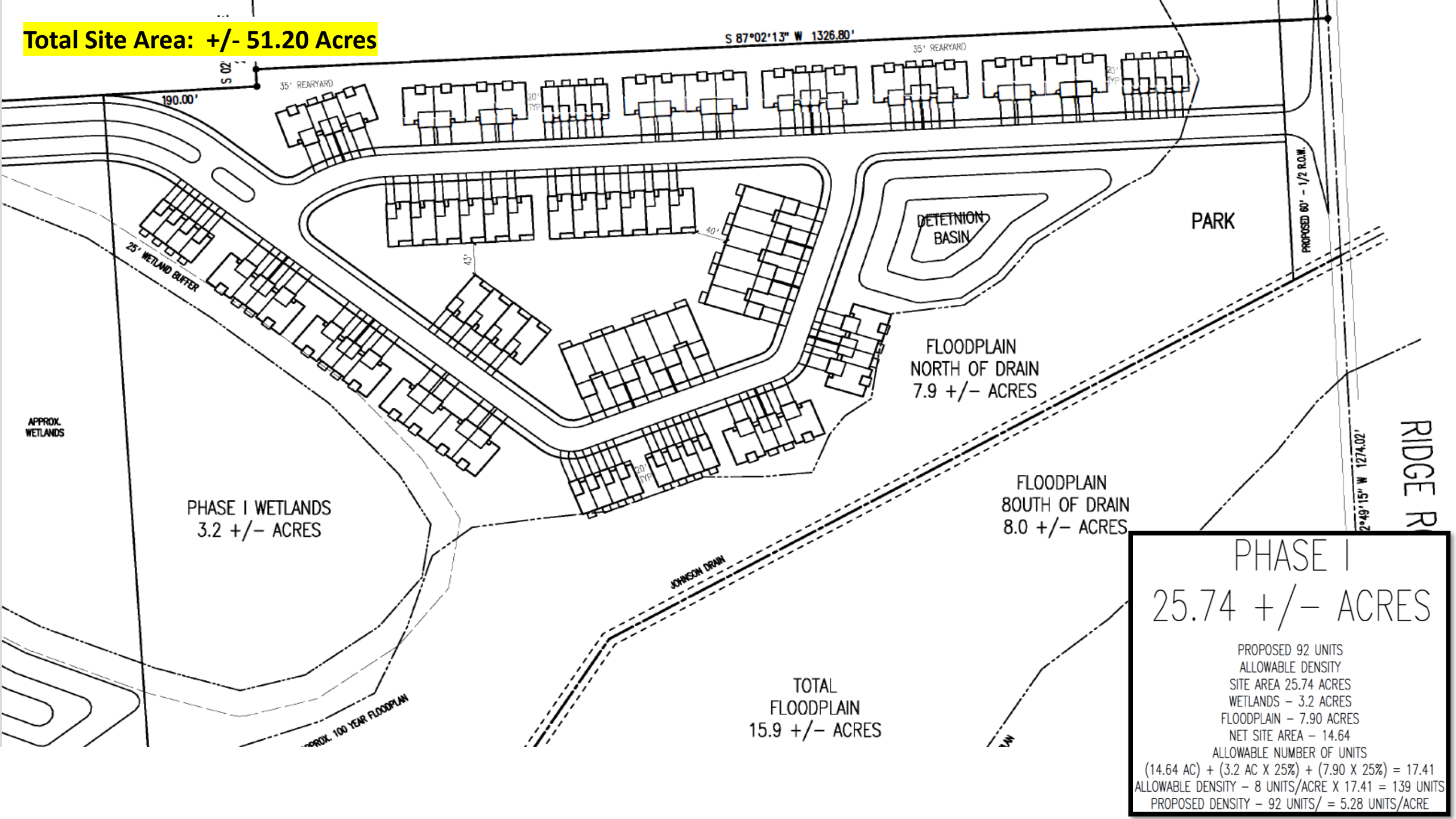
[spencer@schafer-dev.com](mailto:spencer@schafer-dev.com)



[aaron@schafer-dev.com](mailto:aaron@schafer-dev.com)



**Total Site Area: +/- 51.20 Acres**



PHASE I WETLANDS  
3.2 +/- ACRES

FLOODPLAIN  
NORTH OF DRAIN  
7.9 +/- ACRES

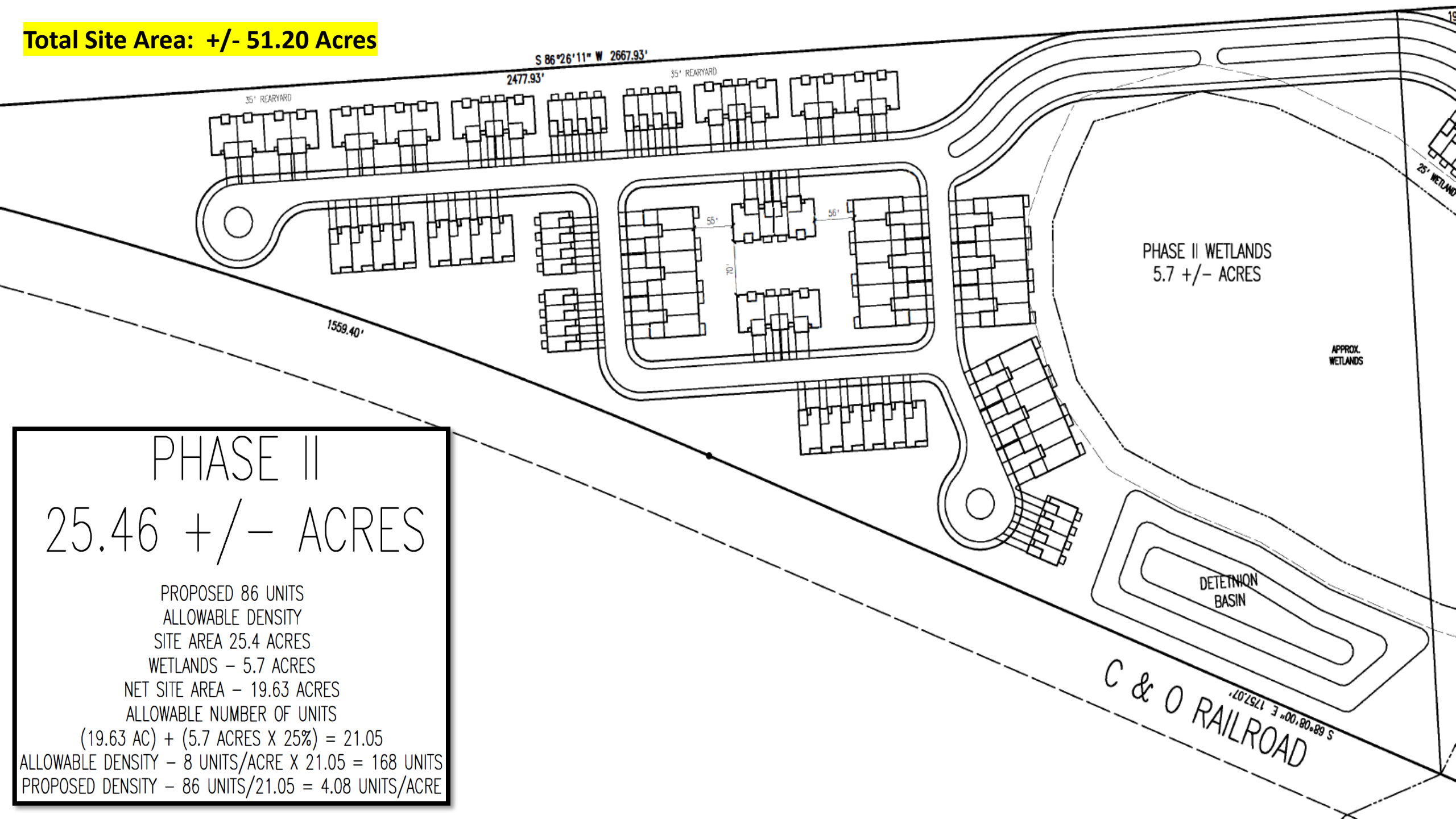
FLOODPLAIN  
SOUTH OF DRAIN  
8.0 +/- ACRES

TOTAL  
FLOODPLAIN  
15.9 +/- ACRES

**PHASE I**  
**25.74 +/- ACRES**

- PROPOSED 92 UNITS
- ALLOWABLE DENSITY
- SITE AREA 25.74 ACRES
- WETLANDS - 3.2 ACRES
- FLOODPLAIN - 7.90 ACRES
- NET SITE AREA - 14.64
- ALLOWABLE NUMBER OF UNITS  
(14.64 AC) + (3.2 AC X 25%) + (7.90 X 25%) = 17.41
- ALLOWABLE DENSITY - 8 UNITS/ACRE X 17.41 = 139 UNITS
- PROPOSED DENSITY - 92 UNITS/ = 5.28 UNITS/ACRE

Total Site Area: +/- 51.20 Acres



# PHASE II

## 25.46 +/- ACRES

PROPOSED 86 UNITS

ALLOWABLE DENSITY

SITE AREA 25.4 ACRES

WETLANDS - 5.7 ACRES

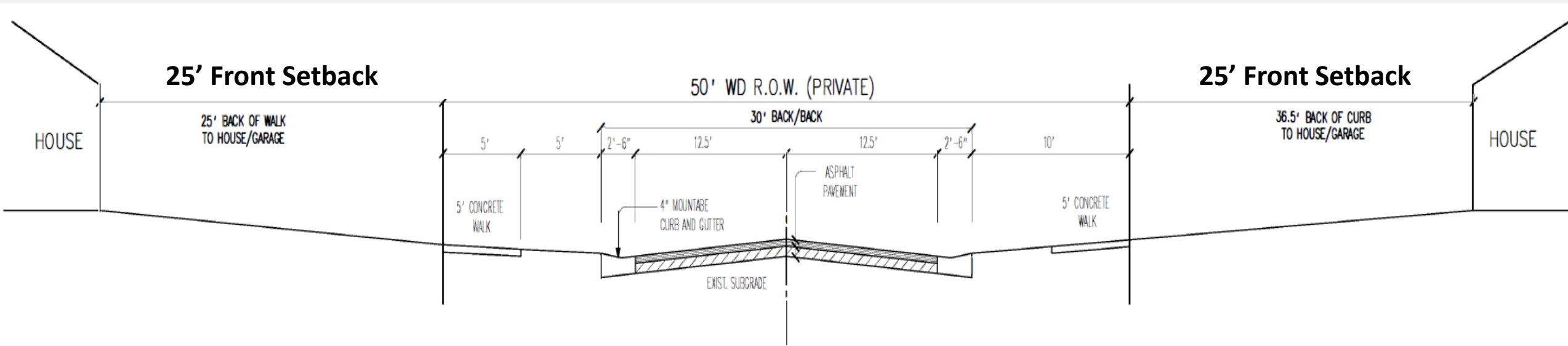
NET SITE AREA - 19.63 ACRES

ALLOWABLE NUMBER OF UNITS

$$(19.63 \text{ AC}) + (5.7 \text{ ACRES} \times 25\%) = 21.05$$

$$\text{ALLOWABLE DENSITY} - 8 \text{ UNITS/ACRE} \times 21.05 = 168 \text{ UNITS}$$

$$\text{PROPOSED DENSITY} - 86 \text{ UNITS}/21.05 = 4.08 \text{ UNITS/ACRE}$$



TYPICAL ROAD SECTION