

To: Village of Northport Concept Development Scenarios

116 W Nagonaba St,
Northport, MI 49670

Dear Jered & Village Council,

Attached to this report are a series of development scenarios for the two village-owned properties on Seventh Street and High Street. This work represents the first step in evaluating the development potential of these sites and exploring opportunities to address the Village of Northport's housing needs.

The scenarios presented are conceptual in nature and intended to illustrate a range of possibilities, including single-family, duplex, and multifamily options. Our goal is to provide the Village with a framework to consider how these properties could support attainable housing while maintaining compatibility with the surrounding community.

We look forward to discussing these concepts with you and gathering feedback to inform next steps in planning for these important sites.

Thank you for your time and consideration.

Warm Regards,
Nathan Gabriel Elkins



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February 27th, 2026

Development Scenarios

E 7th Street & High Street Properties

February 27, 2026

EXISTING ZONING

R-2 VILLAGE RESIDENTIAL

INTENT AND PURPOSE. THIS DISTRICT IS INTENDED FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES, TOGETHER WITH SCHOOLS, CHURCHES, PARKS, AND PLAYGROUNDS.

THIS DISTRICT PROVIDES THE MAIN LIVING AREA FOR THE VILLAGE; THEREFORE IT IS IMPORTANT THAT DEVELOPMENTS PROVIDE SOCIAL INTERACTION COMPONENTS SUCH AS SIDEWALKS AND PARKS. BUILDINGS IN THIS DISTRICT ARE STRONGLY ENCOURAGED TO BE DESIGNED TO BE COMPATIBLE WITH THE ARCHITECTURAL CHARACTER OF EXISTING BUILDINGS WITH RESPECT TO THEIR: GARAGE LOCATION, BUILDING HEIGHT, MATERIALS OF CONSTRUCTION, ROOFLINE SLOPES, PORCHES, WINDOWS AND PEDESTRIAN AND VEHICULAR ACCESS LOCATION.

APPLICABLE ALLOWED USES

- SINGLE FAMILY DWELLINGS
- TWO FAMILY DWELLINGS
- ADU UNDER 1000 SFT
- PUBLIC PARKS, PLAYGROUNDS

APPLICABLE USES ALLOWED BY SPECIAL USE PERMIT

- CLUSTERED-SINGLE FAMILY DWELLINGS

DIMENSIONAL REQUIREMENTS.

LOT AREA. THE FOLLOWING LOT AREA REQUIREMENTS SHALL BE MET BY ALL LOTS WITHIN THE R-2 DISTRICT WITH THE EXCEPTION OF LOTS OF RECORD:

MIN. LOT SIZE

- 50' MIN. WIDTH
- 5000 SFT MIN. LOT SIZE.
- 40% MAX. IMPERVIOUS

MIN. LOT SIZE TWO FAMILY DWELLINGS

- 8000 SFT MIN. LOT SIZE

SETBACKS

FRONT: 20' SETBACK*

REAR: 20' SETBACK

SIDE: MIN. 5', TOTAL AGGREGATE 15'

*CORNER LOT SETBACKS: CORNER LOTS SHALL BE TREATED AS THROUGH LOTS, WITH REQUIRED FRONT YARD SETBACKS APPLIED TO BOTH STREET FRONTAGES.

Development Scenarios

E 7th Street

February 27, 2026

EXISTING ZONING

BUILDING HEIGHT

PRINCIPAL BUILDING - 35'
ACCESSORY - 35'

ACCESSORY BUILDINGS
THE TOTAL SQUARE FOOTAGE OF THE ACCESSORY DWELLING UNIT SHALL NOT EXCEED 45% OF THE SQUARE FOOTAGE CONTAINED IN THE PRIMARY RESIDENCE OR NINE HUNDRED (900) SQUARE FEE, WHICHEVER IS LESS.

Development Scenarios E 7th Street

February 27, 2026

EXISTING PROPERTY



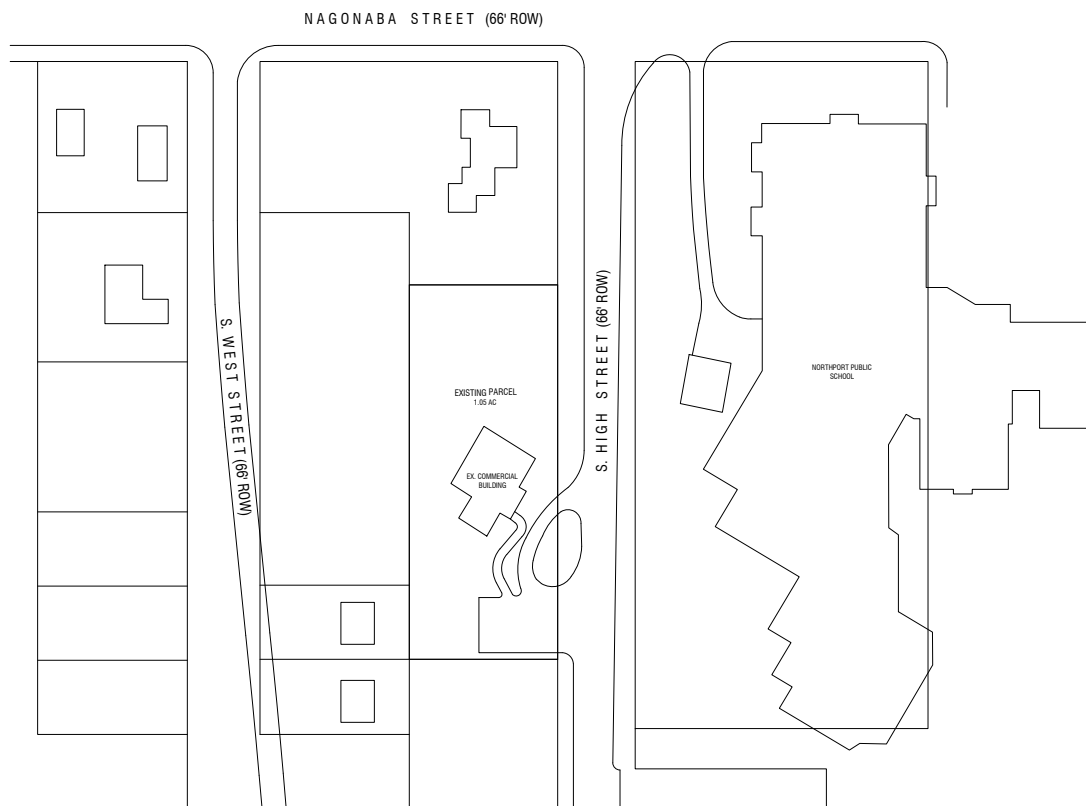
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The following development scenarios are conceptual in nature and based on current assumptions regarding zoning, infrastructure capacity, market conditions, and community goals. These scenarios are intended solely to illustrate potential outcomes and inform discussion. They do not represent final designs, regulatory approvals, or a commitment to specific development patterns.

Development Scenarios High Street

February 27, 2026

EXISTING PROPERTY



Development Scenarios

E 7th Street

February 27, 2026

SCENARIO 01 - CONSERVATION SCENARIO

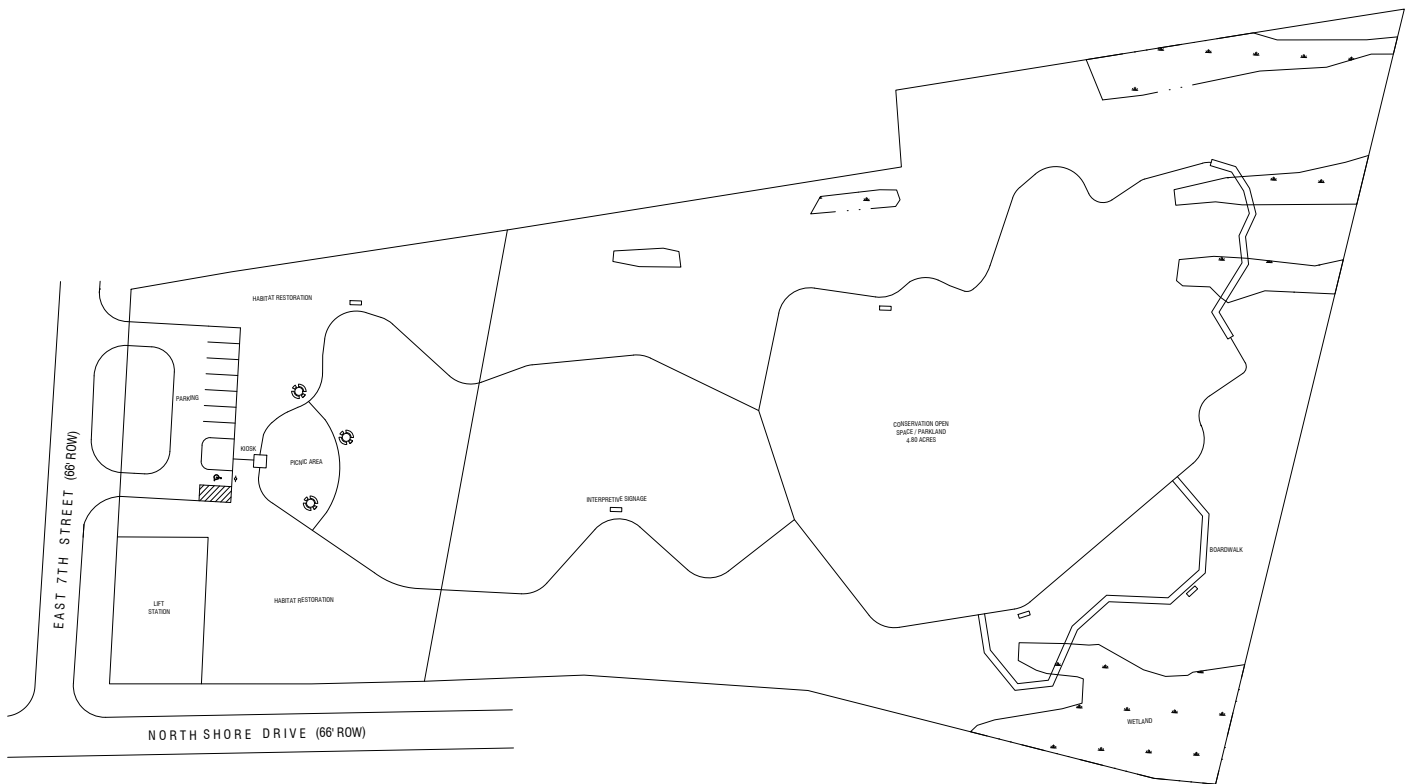
The Conservation Scenario envisions the development of the two parcels as permanent parkland, totaling approximately 4.80 acres. This approach prioritizes environmental stewardship, preservation of open space, and enhancement of the Village’s natural character. The land would be maintained primarily as a public green space, protecting existing natural features while creating opportunities for low-impact community use and enjoyment.

Improvements under this scenario could include a modest parking area for accessibility, casual picnic spaces, and habitat restoration efforts to strengthen native plant communities and ecological function. A passive trail system with boardwalk segments in sensitive areas would provide access while minimizing environmental disturbance. Interpretive signage throughout the site would highlight local ecology, history, and conservation practices, creating an educational and experiential asset for residents and visitors alike.

Development Scenarios E 7th Street

February 27, 2026

SCENARIO 01 - CONSERVATION SCENARIO



Development Scenarios

E 7th Street

February 27, 2026

SCENARIO 02 - CURRENT ZONING FRAMEWORK

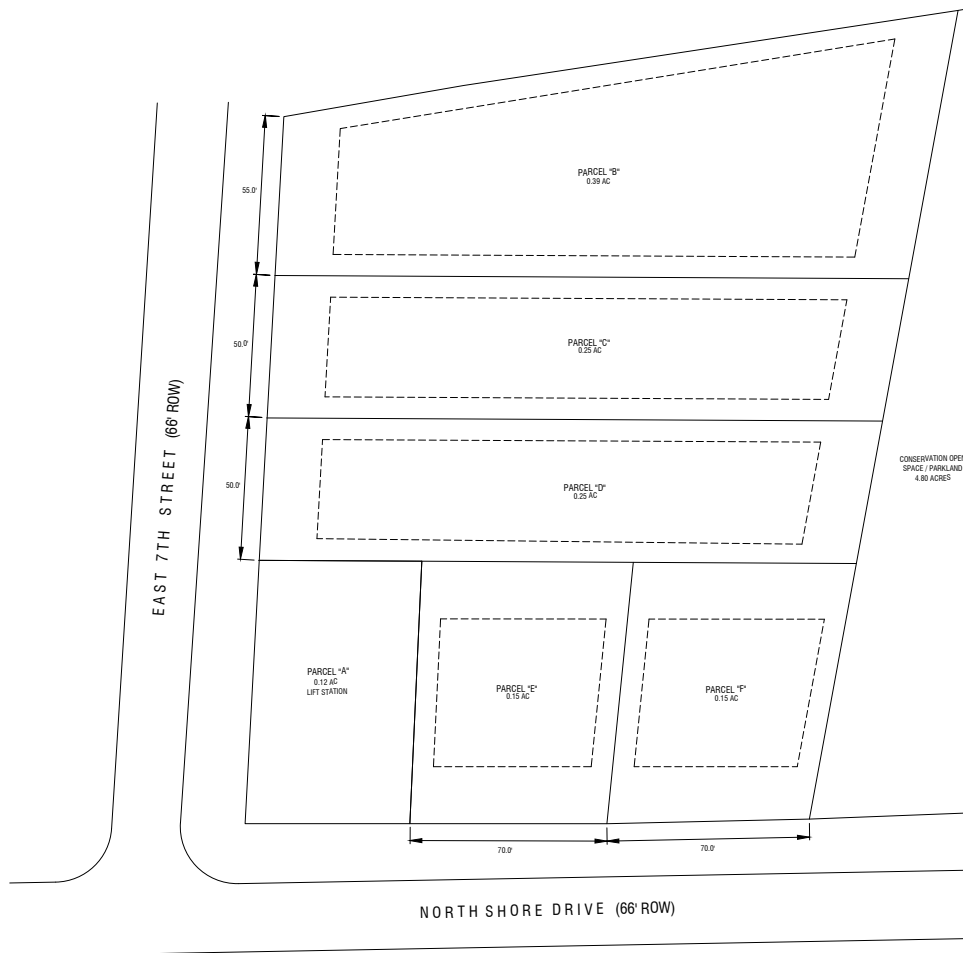
This scenario illustrates how the property could be subdivided into five new parcels in accordance with the existing zoning regulations. Development under this framework could include a mix of single-family and two-family dwellings, reflecting a conventional buildout pattern consistent with current standards.

- 1. LOTS SHOWN MEET CURRENT ZONING DIMENSIONAL REQUIREMENTS
- 2. PERMITTED USE / USE BY RIGHT
- 3. SURVEY WITH NEW LOT DESCRIPTIONS REQUIRED
- 4. LAND DIVISION APPLICATION REQUIRED
- 5. EACH LOT SERVICED WITH SEPARATE DRIVEWAYS
- 6. 5 NEW PARCELS
- 7. PARCEL "A": REMAINS AS VILLAGE PROPERTY AND CURRENT LIFT STATION
- 8. PARCEL "B" : SINGLE FAMILY OR 2 FAMILY DWELLING
- 9. PARCEL "C": SINGLE FAMILY OR 2 FAMILY DWELLING
- 10. PARCEL "D": SINGLE FAMILY OR 2 FAMILY DWELLING
- 11. PARCEL "E": SINGLE FAMILY
- 12. PARCEL "F": SINGLE FAMILY

Development Scenarios E 7th Street

February 27, 2026

SCENARIO 02 - CURRENT ZONING FRAMEWORK



Development Scenarios

E 7th Street

February 27, 2026

SCENARIO 03 - DESIGN FORWARD

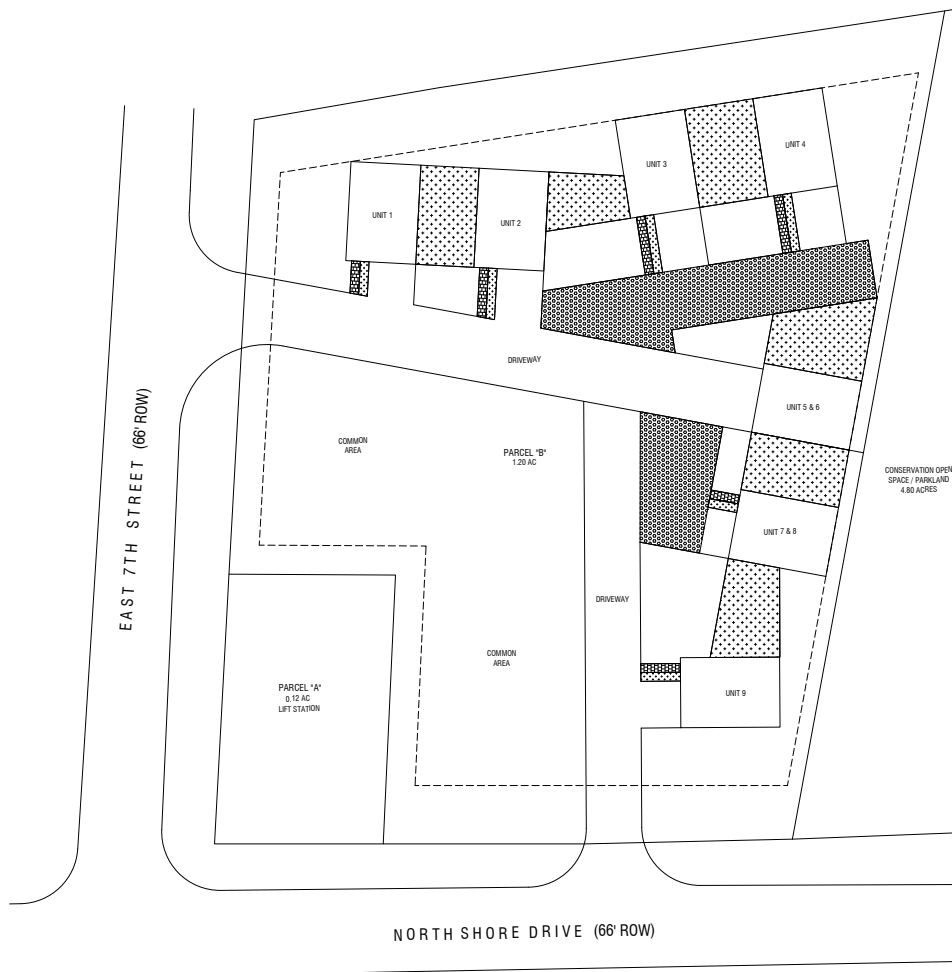
This scenario explores a more contemporary, design-focused approach with nine new residential units, including a mix of two-story single-family homes and two-story duplexes. Shared driveways and thoughtfully integrated common areas promote efficient land use and connectivity, while the architectural character emphasizes a cohesive, forward-looking neighborhood identity.

- 1. INDIVIDUAL LOT LINES ARE NOT DEPICTED FOR EACH UNIT AND WILL BE ESTABLISHED BASED ON THE PREFERRED FUTURE LAND USE AND MANAGEMENT STRUCTURE.
- 2. NOT A PERMITTED USE / USE BY RIGHT - REQUIRES PUD/SUP
- 3. SURVEY WITH NEW LOT DESCRIPTIONS REQUIRED
- 4. LAND DIVISION APPLICATION REQUIRED
- 5. SHARED DRIVEWAYS
- 6. SHARED COMMON AREA
- 7. 9 NEW UNITS
- 8. PARCEL "A": REMAINS AS VILLAGE PROPERTY AND CURRENT LIFT STATION
- 9. PARCEL "B":
 - UNIT 1: 2-STORY SINGLE FAMILY, 1000 FINISHED SFT, LOWER LEVEL GARAGE
 - UNIT 2 : 2-STORY SINGLE FAMILY, 1000 FINISHED SFT, LOWER LEVEL GARAGE
 - UNIT 3: 2-STORY SINGLE FAMILY, 1000 FINISHED SFT, LOWER LEVEL GARAGE
 - UNIT 4: 2-STORY SINGLE FAMILY, 1000 FINISHED SFT, LOWER LEVEL GARAGE
 - UNIT 5: 2-STORY DUPLEX, MAIN FLOOR, 800 SFT, NO GARAGE
 - UNIT 6: 2-STORY DUPLEX, 2ND FLOOR, 800 SFT, NO GARAGE
 - UNIT 7: 2-STORY DUPLEX, MAIN FLOOR, 800 SFT, NO GARAGE
 - UNIT 8: 2-STORY DUPLEX, 2ND FLOOR, 800 SFT, NO GARAGE
 - UNIT 9: 2-STORY SINGLE FAMILY, 1000 FINISHED SFT, LOWER LEVEL GARAGE

Development Scenarios E 7th Street

February 27, 2026

SCENARIO 03 - DESIGN FORWARD



Development Scenarios

E 7th Street

February 27, 2026

SCENARIO 04 - COTTAGE COURT LOW DENSITY

This scenario presents a lower-density cottage court concept featuring seven new one-story single-family homes. The homes are served by a shared driveway with a combination of shared and private parking areas, and are oriented around a common outdoor space designed to promote walkability, connection, and a cohesive neighborhood character.

- 1. INDIVIDUAL LOT LINES ARE NOT DEPICTED FOR EACH UNIT AND WILL BE ESTABLISHED BASED ON THE PREFERRED FUTURE LAND USE AND MANAGEMENT STRUCTURE.
- 2. NOT A PERMITTED USE / USE BY RIGHT - REQUIRES PUD/SUP
- 3. SURVEY WITH NEW LOT DESCRIPTIONS REQUIRED
- 4. LAND DIVISION APPLICATION REQUIRED
- 5. SHARED DRIVEWAY & COMBINATION OF SHARED AND PRIVATE PARKING AREAS
- 6. SHARED COMMON AREA
- 7. 7 NEW UNITS
- 8. PARCEL "A": REMAINS AS VILLAGE PROPERTY AND CURRENT LIFT STATION
- 9. PARCEL "B":
 - UNIT 1: 1-STORY SINGLE FAMILY, 850 SFT, ATTACHED GARAGE
 - UNIT 2 : 1-STORY SINGLE FAMILY, 850 SFT, ATTACHED GARAGE
 - UNIT 3: 1-STORY SINGLE FAMILY, 850 SFT
 - UNIT 4: 1-STORY SINGLE FAMILY, 850 SFT
 - UNIT 5: 1-STORY SINGLE FAMILY, 850 SFT
 - UNIT 6: 1-STORY SINGLE FAMILY, 850 SFT
 - UNIT 7: 1-STORY SINGLE FAMILY, 850 SFT

Development Scenarios E 7th Street

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SCENARIO 04 - COTTAGE COURT LOW DENSITY



Development Scenarios

E 7th Street

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SCENARIO 05 - COTTAGE COURT HIGH DENSITY

This scenario envisions a cottage court development with 14 new residential units, including 11 single-family homes and three accessory dwelling units. The design incorporates a shared driveway with a mix of shared and private parking areas, organized around a centrally located common outdoor space that encourages neighborly interaction while maintaining an efficient and cohesive site layout.

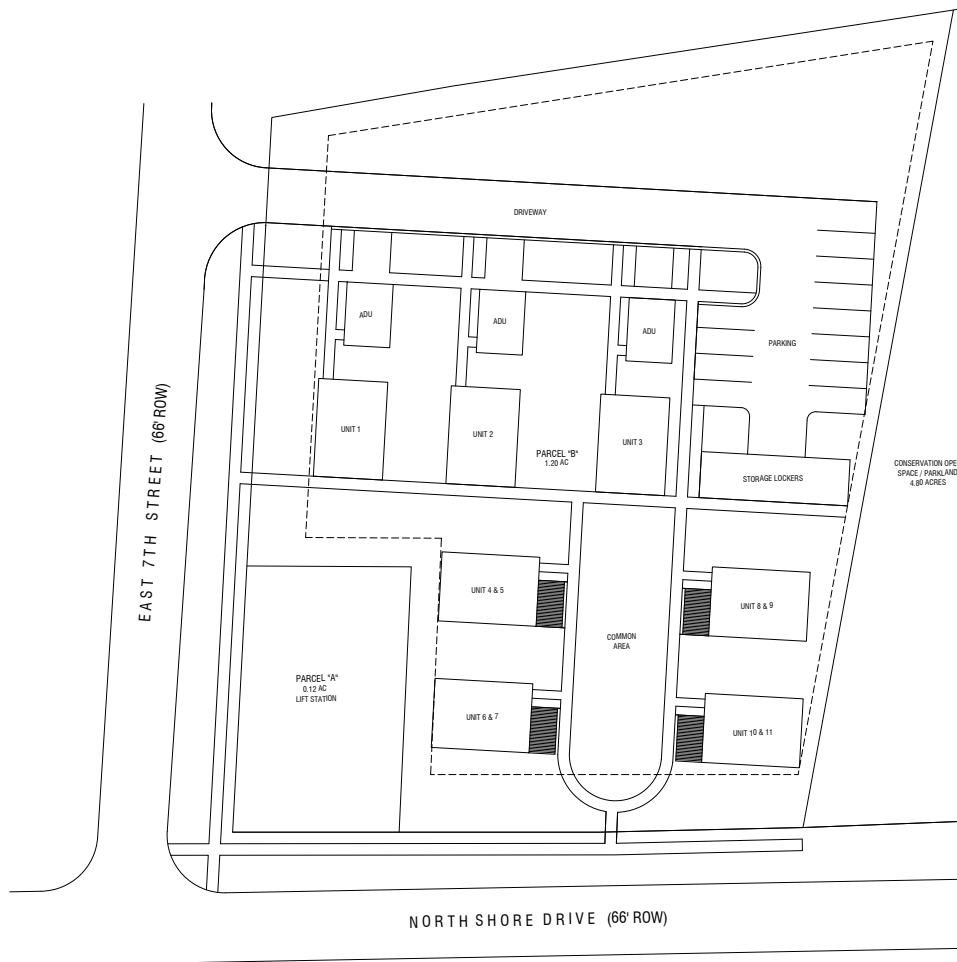
- 1. INDIVIDUAL LOT LINES ARE NOT DEPICTED FOR EACH UNIT AND WILL BE ESTABLISHED BASED ON THE PREFERRED FUTURE LAND USE AND MANAGEMENT STRUCTURE.
- 2. NOT A PERMITTED USE / USE BY RIGHT - REQUIRES PUD/SUP
- 3. SURVEY WITH NEW LOT DESCRIPTIONS REQUIRED
- 4. LAND DIVISION APPLICATION REQUIRED
- 5. SHARED DRIVEWAY & COMBINATION OF SHARED AND PRIVATE PARKING AREAS
- 6. SHARED COMMON AREA
- 7. 11 NEW UNITS + 3 ADU
- 8. PARCEL "A": REMAINS AS VILLAGE PROPERTY AND CURRENT LIFT STATION
- 9. PARCEL "B":

UNIT 1: 2-STORY SINGLE FAMILY, 1200 SFT, DETACHED ADU / GARAGE	ADU 1: 2ND FLOOR, 400 SFT
UNIT 2: 2-STORY SINGLE FAMILY, 1200 SFT, DETACHED ADU / GARAGE	ADU 2: 2ND FLOOR, 400 SFT
UNIT 3: 2-STORY SINGLE FAMILY, 1200 SFT, DETACHED ADU / GARAGE	ADU 3: 2ND FLOOR, 400 SFT
UNIT 4: 2-STORY DUPLEX, MAIN FLOOR, 800 SFT, NO GARAGE	
UNIT 5: 2-STORY DUPLEX, 2ND FLOOR, 800 SFT, NO GARAGE	
UNIT 6: 2-STORY DUPLEX, MAIN FLOOR, 800 SFT, NO GARAGE	
UNIT 7: 2-STORY DUPLEX, 2ND FLOOR, 800 SFT, NO GARAGE	
UNIT 8: 2-STORY DUPLEX, MAIN FLOOR, 800 SFT, NO GARAGE	
UNIT 9: 2-STORY DUPLEX, 2ND FLOOR, 800 SFT, NO GARAGE	
UNIT 10: 2-STORY DUPLEX, MAIN FLOOR, 800 SFT, NO GARAGE	
UNIT 11: 2-STORY DUPLEX, 2ND FLOOR, 800 SFT, NO GARAGE	

Development Scenarios E 7th Street

February 27, 2026

SCENARIO 05 - COTTAGE COURT HIGH DENSITY



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Development Scenarios

E 7th Street

February 27, 2026

SCENARIO 06 - MAXIMUM DENSITY

This scenario illustrates the highest development yield for the site, accommodating a total of 16 new residential units consisting of a mix of single-family homes and accessory dwelling units. The layout emphasizes efficient land use through shared driveways, private parking areas, and thoughtfully designed homes to foster connectivity while maintaining functionality and neighborhood character.

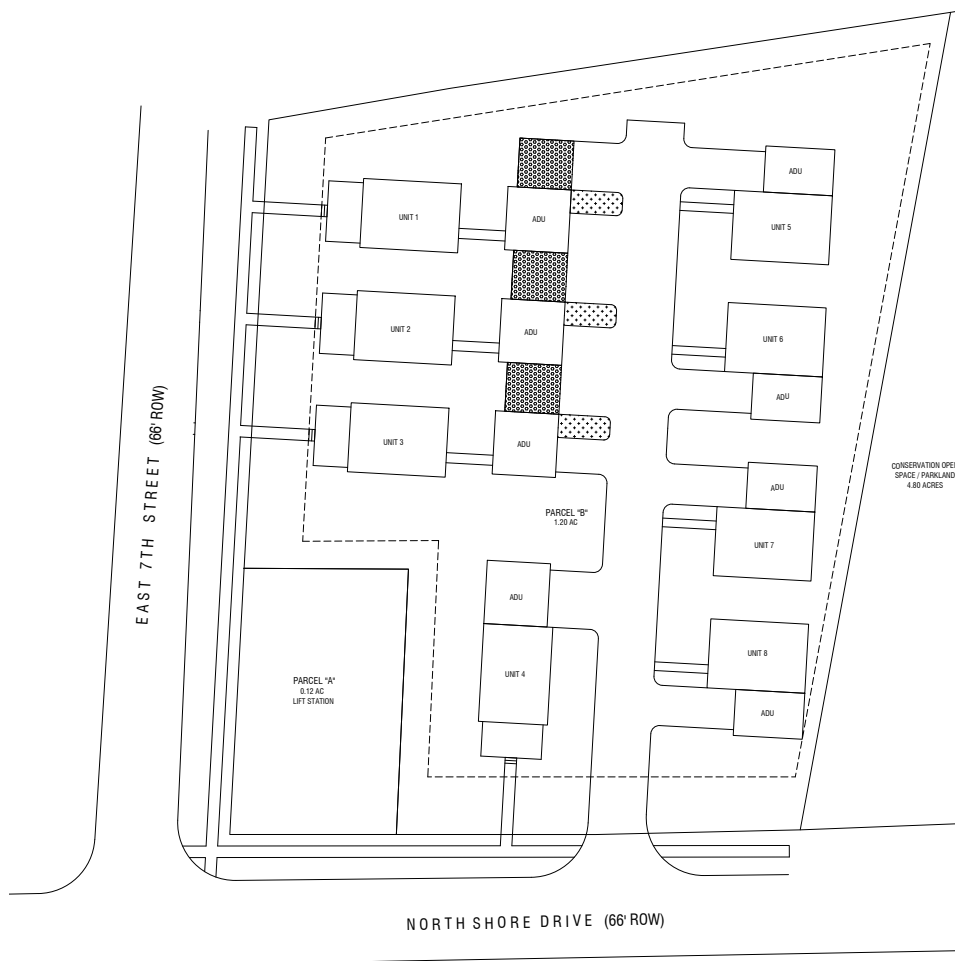
- 1. INDIVIDUAL LOT LINES ARE NOT DEPICTED FOR EACH UNIT AND WILL BE ESTABLISHED BASED ON THE PREFERRED FUTURE LAND USE AND MANAGEMENT STRUCTURE.
- 2. NOT A PERMITTED USE / USE BY RIGHT - REQUIRES PUD/SUP
- 3. SURVEY WITH NEW LOT DESCRIPTIONS REQUIRED
- 4. LAND DIVISION APPLICATION REQUIRED
- 5. SHARED DRIVEWAY
- 6. PRIVATE PARKING
- 7. 8 NEW UNITS + 8 ADU
- 8. PARCEL "A": REMAINS AS VILLAGE PROPERTY AND CURRENT LIFT STATION
- 9. PARCEL "B":

UNIT 1: 2-STORY SINGLE FAMILY, 1200 SFT, DETACHED ADU / GARAGE	ADU 1: 2ND FLOOR, 400 SFT
UNIT 2: 2-STORY SINGLE FAMILY, 1200 SFT, DETACHED ADU / GARAGE	ADU 2: 2ND FLOOR, 400 SFT
UNIT 3: 2-STORY SINGLE FAMILY, 1200 SFT, DETACHED ADU / GARAGE	ADU 3: 2ND FLOOR, 400 SFT
UNIT 4: 2-STORY SINGLE FAMILY, 1200 SFT, ATTACHED ADU / GARAGE	ADU 4: 2ND FLOOR, 400 SFT
UNIT 5: 2-STORY SINGLE FAMILY, 1200 SFT, ATTACHED ADU / GARAGE	ADU 5: 2ND FLOOR, 400 SFT
UNIT 6: 2-STORY SINGLE FAMILY, 1200 SFT, ATTACHED ADU / GARAGE	ADU 6: 2ND FLOOR, 400 SFT
UNIT 7: 2-STORY SINGLE FAMILY, 1200 SFT, ATTACHED ADU / GARAGE	ADU 7: 2ND FLOOR, 400 SFT
UNIT 8: 2-STORY SINGLE FAMILY, 1200 SFT, ATTACHED ADU / GARAGE	ADU 8: 2ND FLOOR, 400 SFT

Development Scenarios E 7th Street

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SCENARIO 06 - MAXIMUM DENSITY



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Development Scenarios

High Street

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SCENARIO 01 - SINGLE FAMILY

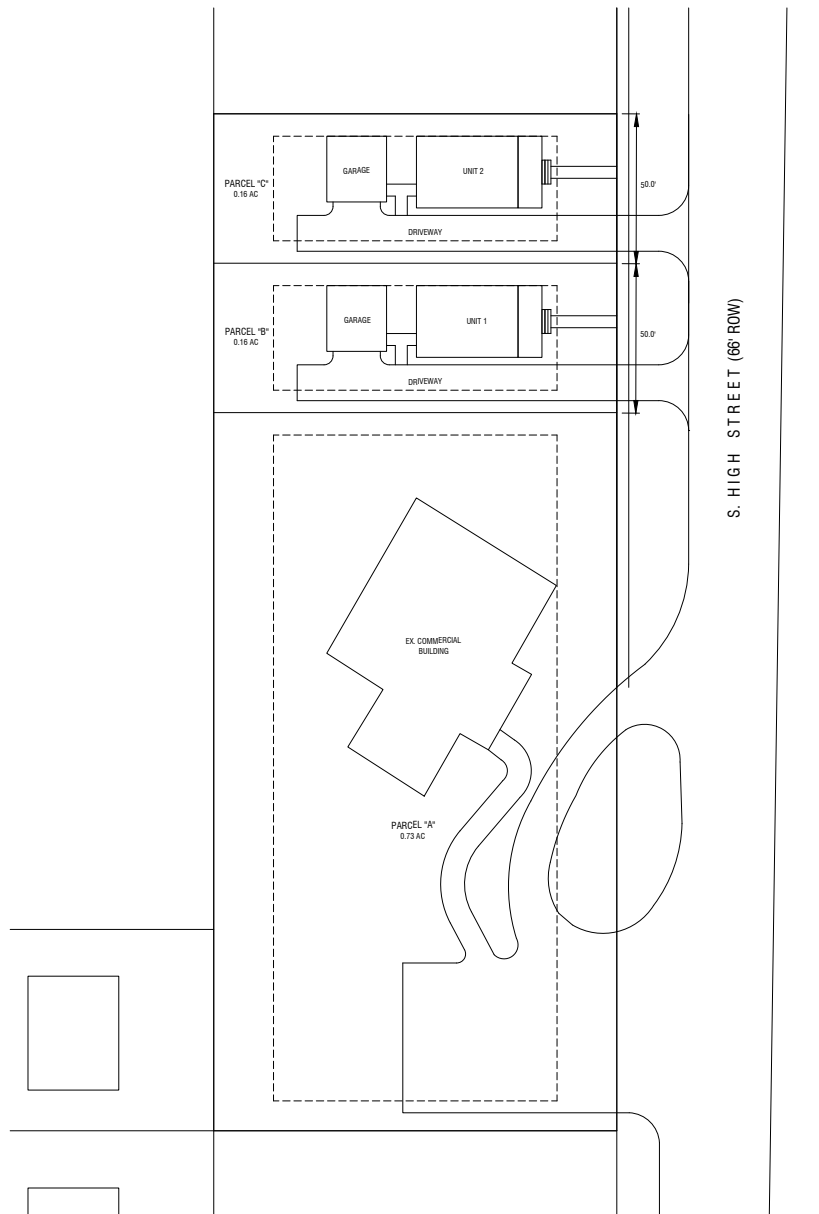
This scenario illustrates a straightforward development approach that aligns fully with the current zoning dimensional requirements for the High Street property. The site would be divided into two new parcels, each meeting minimum lot area, frontage, and setback standards, allowing for the construction of two single-family homes. This approach reflects a conventional neighborhood pattern while maintaining consistency with the existing zoning framework and surrounding residential character.

- 1. LOTS SHOWN MEET CURRENT ZONING DIMENSIONAL REQUIREMENTS
- 2. PERMITTED USE / USE BY RIGHT
- 3. SURVEY WITH NEW LOT DESCRIPTIONS REQUIRED
- 4. LAND DIVISION APPLICATION REQUIRED
- 5. EACH LOT SERVICED WITH SEPARATE DRIVEWAYS
- 6. 2 NEW PARCELS
- 7. PARCEL "A": REMAINS AS VILLAGE PROPERTY AND CURRENT COMMERCIAL USE
- 8. PARCEL "B" : SINGLE FAMILY, 1200 SFT, DETACHED GARAGE
- 9. PARCEL "C": SINGLE FAMILY ,1200 SFT, DETACHED GARAGE

Development Scenarios High Street

February 27, 2026

SCENARIO 01 - SINGLE FAMILY



Development Scenarios

High Street

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SCENARIO 02 - SINGLE FAMILY + ADU

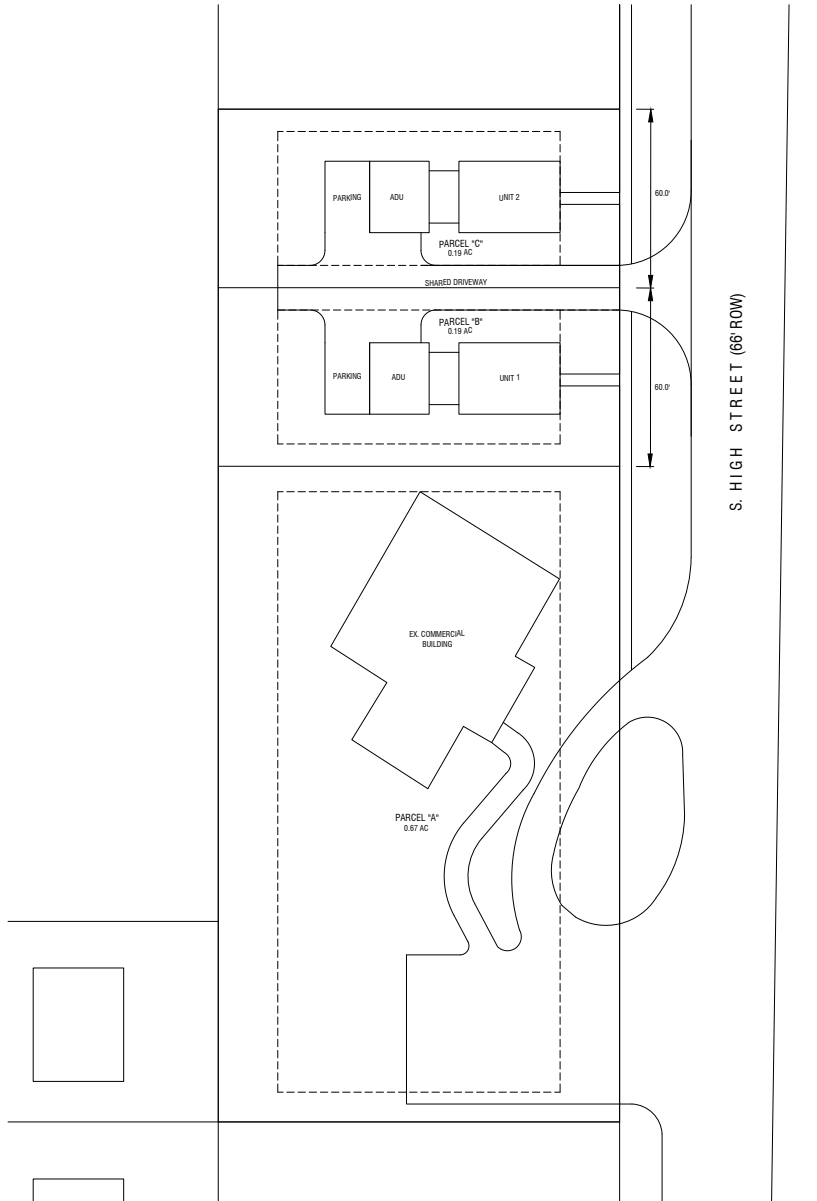
This scenario envisions two new parcels on the High Street property, each developed with a two-story single-family home featuring an attached garage and an accessory dwelling unit (ADU). The design fully meets current zoning dimensional requirements, providing flexibility for multi-generational living or rental opportunities while maintaining the scale and character of the surrounding neighborhood.

- 1. LOTS SHOWN MEET CURRENT ZONING DIMENSIONAL REQUIREMENTS
- 2. PERMITTED USE / USE BY RIGHT
- 2. SHARED ACCESS DRIVEWAY MAY REQUIRE ADDITIONAL APPROVAL
- 3. SURVEY WITH NEW LOT DESCRIPTIONS REQUIRED
- 4. LAND DIVISION APPLICATION REQUIRED
- 5. 2 NEW PARCELS
- 7. PARCEL "A": REMAINS AS VILLAGE PROPERTY AND CURRENT COMMERCIAL USE
- 8. PARCEL "B" : 2-STORY SINGLE FAMILY, 1200 SFT, ATTACHED GARAGE W/ 500 SFT ADU
- 9. PARCEL "C" : 2-STORY SINGLE FAMILY, 1200 SFT, ATTACHED GARAGE W/ 500 SFT ADU

Development Scenarios High Street

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SCENARIO 02 - SINGLE FAMILY + ADU



Development Scenarios

High Street

February 27, 2026

SCENARIO 03 - DUPLEX

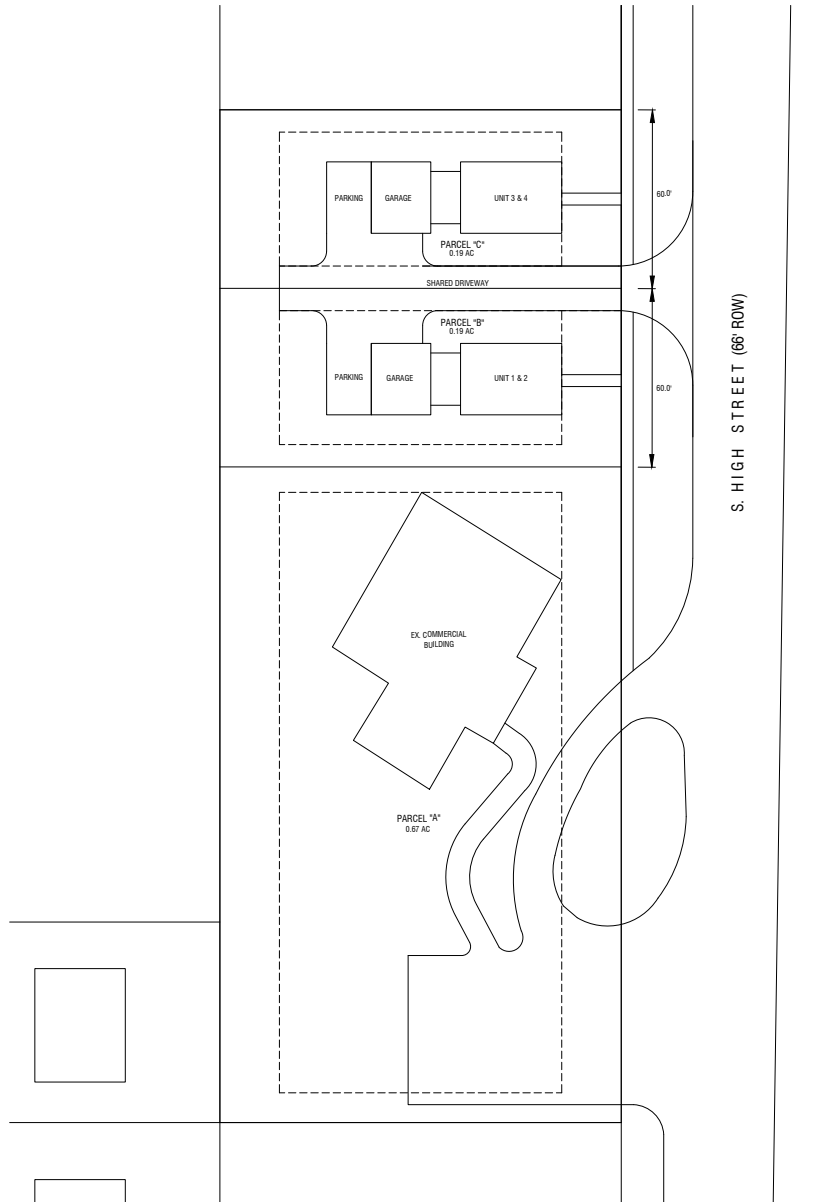
This scenario proposes dividing the High Street property into two new parcels, each developed with a two-story duplex featuring attached garages. The layout provides additional housing units while adhering to current zoning dimensional requirements, maintaining a residential scale, and complementing the surrounding neighborhood context.

- 1. LOTS SHOWN MEET CURRENT ZONING DIMENSIONAL REQUIREMENTS
- 2. PERMITTED USE / USE BY RIGHT
- 2. SHARED ACCESS DRIVEWAY MAY REQUIRE ADDITIONAL APPROVAL
- 3. SURVEY WITH NEW LOT DESCRIPTIONS REQUIRED
- 4. LAND DIVISION APPLICATION REQUIRED
- 5. 2 NEW PARCELS
- 7. PARCEL "A": REMAINS AS VILLAGE PROPERTY AND CURRENT COMMERCIAL USE
- 8. PARCEL "B" :
UNIT 1: 2-STORY DUPLEX, 800 SFT, MAIN FLOOR, ATTACHED GARAGE
UNIT 2: 2-STORY DUPLEX, 600 SFT, 2ND FLOOR, ATTACHED GARAGE
- 9. PARCEL "C" :
UNIT 3: 2-STORY DUPLEX, 800 SFT, MAIN FLOOR, ATTACHED GARAGE
UNIT 4: 2-STORY DUPLEX, 600 SFT, 2ND FLOOR, ATTACHED GARAGE

Development Scenarios High Street

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SCENARIO 03 - DUPLEX



Development Scenarios

High Street

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SCENARIO 04 - MULTIFAMILY

This scenario envisions the High Street property as a single new parcel developed with a six-unit multifamily building. Units would range in size from one-bedroom (600 ft²) to three-bedroom (1,200 ft²), offering a mix of housing options while maintaining a residential scale. The design provides increased density in a compact footprint, compatible with the neighborhood context and current zoning standards.

- 1. INDIVIDUAL LOT LINES ARE NOT DEPICTED FOR EACH UNIT AND WILL BE ESTABLISHED BASED ON THE PREFERRED FUTURE LAND USE AND MANAGEMENT STRUCTURE.
- 2. NOT A PERMITTED USE / USE BY RIGHT - REQUIRES PUD/SUP
- 3. SURVEY WITH NEW LOT DESCRIPTIONS REQUIRED
- 4. LAND DIVISION APPLICATION REQUIRED
- 5. SHARED DRIVEWAY & PARKING AREA
- 6. SHARED COMMON AREA
- 7. 1 NEW PARCEL
- 8. 6 NEW UNITS
 - UNIT 1: 1200 SFT, 3 BEDROOM
 - UNIT 2: 600 SFT, 1 BEDROOM
 - UNIT 3: 600 SFT, 1 BEDROOM
 - UNIT 4: 800 SFT, 2 BEDROOM
 - UNIT 5: 800 SFT, 2 BEDROOM
 - UNIT 6: 800 SFT, 2 BEDROOM

Development Scenarios High Street

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SCENARIO 04 - MULTIFAMILY

