



215 WEST MAIN STREET
NORTHVILLE, MI 48167
(248) 449-9902

CITY OF NORTHVILLE
Date Entered 04/30/2019 4:01:06 PM
Cashier Validation - 103
Posting Date: 04/30/2019
Ref PC APPLICATION FEES SITE PLAN
Receipt 160428
Amount \$4,309.00
Received From:
301 S. CENTER

SITE PLAN APPLICATION

Refer to Article 19 of the City of Northville Zoning Ordinance for Site Plan Review Procedures and Standards. The Zoning Ordinance is available on the City's website www.ci.northville.mi.us.

See Page 4 for Application Submission requirements and Procedures for Appearing before the Planning Commission. Refer to the Development Review Fee Schedule at www.ci.northville.mi.us for current fees.

Check appropriate review to be completed:

- ☒ **SITE PLAN REVIEW:** Is this for ☒ Preliminary Review ☐ Final Review
☐ **CHANGE OF USE** (for proposed development which requires additional parking)
☐ **MINOR SITE DEVELOPMENT** (review by City Manager, PC Chair, and City Planner)

TO BE COMPLETED BY APPLICANT

Name of Sponsor of Development: Hunter Pasteur Homes, LLC

Address 32300 Northwestern Highway, Ste. 230 Farmington Hills, MI 48334

Telephone 248-539-5511 Email rcoopersmith@franklinpropertycorp.com

Name of Property Owner: See attached

Address: _____

Telephone _____ Email _____

Name of Site Planner: Allen Design, LLC (Jim Allen)

Address: 557 Carpenter Northville, MI 48167

Telephone 248-467-4668 Email jca@wideopenwest.com

Name of Contractor: To be determined Builders License No: _____

Address: _____

Name of Engineer: Seiber Keast Engineering (Robert Emerine)

Address: 100 Maincentre #10 Northville, MI 48167

Telephone 248-308-3331 Email be@seiberkeast.com

*Point of Contact for this Project/Application to Receive City Department Internal Reviews

Point of Contact information must be provided in order to receive City Department Internal Reviews prior to the Planning Commission Meeting. Only ONE Point of Contact shall be designated. This person is responsible for forwarding the Internal Reviews to the interested parties. The Internal Reviews are sent via EMAIL.

Name Ryan Coopersmith Email Address rcoopersmith@franklinpropertycorp.com

LOCATION OF PROJECTProperty Address: 302 S. Center St. Northville, MI 48167Cross Streets: Seven Mile and Center St.

Subdivision: _____ Lot No: _____

Lot Size: 48.12 acres Zoning District: RTD - Race Track DistrictLocated in the Historic District: ☒ *Yes ☐ No *IF YES, APPLICATION MUST ALSO BE MADE TO THE HISTORIC DISTRICT COMMISSION FOR APPROVAL.APPLICATION IS FOR ☒ Preliminary Approval ☐ Final Approval**TYPE AND COST OF BUILDING – All applicants must complete parts A – D****A. TYPE OF IMPROVEMENT:**

New Building

1. ☒ Addition (If residential, enter number of new housing units added, if any in part D 13)
2. ☐ Alteration (see 2 above)
3. ☐ Repair, replacement
4. ☐ Demolition (If multi-family residential, enter number of units in building in part D 12)
5. ☐ Moving (relocation)
6. ☐ Foundation only

B. OWNERSHIP

- 8a ☒ Private (individual, corporation, non-profit instruction, etc.)
- 8b. ☐ Public (Federal, State, or local government)
9. ☐ Proof of ownership (**required**). Proof shall consist of Title Insurance, Purchase Agreement. **Must** have Names of the principal owners involved in any Corporation, Partnership, etc.

C. COST:

10. ☐ Total Cost of Improvement \$ To be determined

To be installed and included in the above cost:

- a. Electrical N/A
- b. Plumbing N/A
- c. Heating, Air Conditioning
- d. Other (elevator, etc.) N/A

D. PROPOSED USE – for “demolition” indicate most recent use

- | | |
|--|---|
| 11. <input checked="" type="checkbox"/> One Family | 19. <input type="checkbox"/> Industrial |
| 12. <input checked="" type="checkbox"/> Multi-family # of units <u>300</u> | 20. <input type="checkbox"/> Parking |
| 13. <input type="checkbox"/> Transient hotel, motel, dormitory
Enter # of units _____ | 21. <input type="checkbox"/> Service station, repair garage |
| 14. <input type="checkbox"/> Garage | 22. <input type="checkbox"/> Hospital, institutional |
| 15. <input type="checkbox"/> Carport | 23. <input checked="" type="checkbox"/> Office, bank-professional |
| 16. <input type="checkbox"/> Other – specify _____
_____ | 24. <input type="checkbox"/> Public utility |
| 17. <input type="checkbox"/> Amusement, recreational | 25. <input type="checkbox"/> School, library, etc. |
| 18. <input type="checkbox"/> Church, other religious | 26. <input type="checkbox"/> Stores, mercantile |
| | 27. <input type="checkbox"/> Tanks, towers |
| | 28. <input type="checkbox"/> Other - specify _____ |

NON RESIDENTIAL – describe in detail the proposed use of building, e.g. food processing plant, machine shop, laundry building or hospital, elementary school, college, parochial school, parking garage for department store, rental office building, office building at an industrial plant. If use of existing building is being changed, enter proposed use.

Commercial space to be leased for retail, restaurant, office or other (Per attached site plan)

SELECTED CHARACTERISTICS OF BUILDING

For new buildings and additions, applicant shall complete parts E – L. For demolition, applicant shall complete only part J.

E. PRINCIPAL TYPE OF FRAME

- | | |
|--|--|
| 29. <input checked="" type="checkbox"/> Masonry (wall bearing) | 32. <input type="checkbox"/> Reinforced Concrete |
| 30. <input checked="" type="checkbox"/> Wood Frame | 33. <input type="checkbox"/> Other – specify _____ |
| 31. <input checked="" type="checkbox"/> Structural Steel | |

F. PRINCIPAL TYPE OF HEATING FUEL

- | | |
|---|--|
| 34. <input checked="" type="checkbox"/> Gas | 37. <input type="checkbox"/> Coal |
| 35. <input type="checkbox"/> Oil | 38. <input type="checkbox"/> Other – specify _____ |
| 36. <input checked="" type="checkbox"/> Electricity | |

G. TYPE OF SEWAGE DISPOSAL

- | | |
|---|--|
| 39. <input checked="" type="checkbox"/> Public or private company | 40. <input type="checkbox"/> Private (septic tank, etc.) |
|---|--|

H. TYPE OF WATER SUPPLY

- | | |
|---|--|
| 41. <input checked="" type="checkbox"/> Public or private company | 42. <input type="checkbox"/> Private (well, cistern) |
|---|--|

I. TYPE OF MECHANICAL

- | | | |
|-------------|---|---------------------------------|
| Central Air | 43. <input checked="" type="checkbox"/> Yes | 44. <input type="checkbox"/> No |
| Elevator | 45. <input checked="" type="checkbox"/> Yes | 46. <input type="checkbox"/> No |

J. DIMENSIONS

47. Number of stories _____
48. Total square feet of floor area, all floors based on exterior dimensions _____
49. Total land area, square feet _____

K. NUMBER OF OFF STREET PARKING SPACES

50. Enclosed _____ 51. Outdoors _____

L. BEDROOMS/BATHS

52. Number of bedrooms _____

53. Number of baths _____ Full baths _____ ½ baths _____

M. COMPLETE APPENDIX D "SITE PLAN REVIEW CHECK LIST" Pages 5-9 of this application**Procedures to Appear Before the Planning Commission**

- Fill out the application with any backup documentation attached (i.e. blueprints, drawings, plot plans etc.)
- Make **20** copies of the application and backup documentation and assemble them into 20 identical packets. Application must be on top and backup documents must be folded to the same size as the application. **One PDF file (on cd or thumb drive) of site plans or document larger than 11"x17" must also be provided at time of submission. Submissions in folders, binders, etc. are not accepted.**
- Submit the documents to the Building Department no later than 4:00 p.m. the day of the deadline. The deadline to submit applications and documentation is **21** days prior to the meeting date. If this date falls on a Saturday or Sunday, applications must be submitted on the Friday prior to the due date. Deadlines may also be moved due to holidays and newspaper publication schedules. Follow the submission schedule posted at the Building Department or on the City's website www.ci.northville.mi.us.
- Planning Commission meetings are held the 1st and 3rd Tuesdays of the month at 7:00 p.m. in the City Council Chambers. If there is a change in date or location, it will be posted on the City's website and at City Hall.
- The applicant or a representative should be present at the meeting to answer any questions the commissioners may have. Presentation boards or other large items can be brought to the meeting to help the commissioners in the decision making process.

APPLICATION CHECK LIST

- ☐ Site Plan Application – completed in its entirety and signed. Unsigned applications are not accepted.
- ☐ Site plans, Sketches, etc. – hard copy
- ☐ Appendix D – Site Plan Review Checklist
- ☐ Proof of ownership (See page 2)
- ☐ All of the above assembled into 20 identical packets – no binders, folders, etc.
- ☐ One PDF file (on cd or thumb drive) of any sketch, site plan, or document larger than 11"x17" (**required**)
- ☐ Fee (see Development Review Fee Schedule) – Applications submitted without fees are not considered a timely submission, and shall be deferred to a future meeting.

I hereby certify that the owner of record authorizes the proposed work and that the owner has authorized me to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. The applicant hereby expressly acknowledges and agrees that by signing this document, the applicant is fully responsible for any and all fees, costs, and/or expenses which are associated with this application whether approval of the application is granted or not. In the event that the City of Northville is required to take any type of action, legal or otherwise, to collect any amount due or owing by the applicant, then the applicant expressly agrees to pay for any and all costs and expenses, including attorney fees, incurred by the City of Northville in having to collect any such amount due or owing by the applicant. This section must be completed and signed or application will not be accepted.

Randy Wertheimer

PRINT name of applicant

Hunter Pasteur Northville, LLC

Print the applicant's full legal name (individual or company)

32300 Northwestern Highway, Ste. 230 Farmington Hills, MI 48334

Provide the applicant's complete address

Principle of Entity**248-539-5511**

Relationship to owner

Phone #

APPENDIX D

SITE PLAN REVIEW CHECKLIST

To be Completed by Applicant A - G

General Requirement of Overall Development Plan

Submission shall consist of drawings shown at a scale of not less than 1 inch equals 50 feet on a standard sheet size of 24' x 36'. A scale of 1 inch equals 100 feet when conditions warrant or do not allow the use of the standard sheet size at a scale of 1 inch equals 50 feet may be permitted. Architectural elevations and floor plan details shall be drawn to a minimum scale of 1/8 inch equals 1 foot. The appropriate number of drawing/plans as provided in the adopted administrative rules together with the required application and fees shall be submitted to the Building Department. **One PDF file (on cd or thumb drive) of drawings must also be provided at time of submission.**

Included in the development plan shall be the following information. If required items of information are not applicable, the applicant shall indicate reason why the information is not necessary. The Planning Commission shall determine if a waiver for the required items of information is appropriate for preliminary and final site plan submittal.

A. TITLE BLOCK INFORMATION

1. Proprietor's Name and Address
2. Name of community where project is proposed
3. Scale of drawing
4. Revision block (month, day, year)
5. Name of Architect, Engineer, Surveyor, Landscape Architect or Planner and Professional Seal.
6. Legal Description of the Parcel

INFORMATION		
Provided	Not Provided	Reason N/A
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

B. LEGEND INFORMATION

1. Area of Parcel Proposed for Development
2. Zoning Classification of the Site
3. If Residential, show density calculations
(i.e.: dwelling units per acre or bedrooms per acre)
4. If Commercial or Industrial show gross and useable floor area
5. Proposed and Existing Land Uses
6. Number of Parking Spaces Provided and Number Required by the Zoning Ordinance
7. Number of Loading & Unloading Spaces if Required & Number Required by the Zoning Ordinance
8. Percent of Parcel Covered by Main & Accessory Buildings

INFORMATION		
Provided	Not Provided	Reason N/A
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

C. AREA PLAN/COMMUNITY LOCATION

1. Relationship of the Proposed Development to a larger portion of the Community, generally with respect to the closest major arterial intersection.
2. Extent of Proprietors land if more than subject property
3. Zoning classification of all contiguous properties
4. Location of all contiguous buildings
5. Location of driveways opposite development and nearest driveways on contiguous street fronting property
6. Location and size of all off site utilities and utility easements
7. North Arrow

INFORMATION

Provided	Not Provided	Reason N/A
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

D. SITE PLAN DEVELOPMENT

1. Location and uses of all proposed and existing buildings
2. Dimensions from all exterior property lines to proposed and existing buildings
3. Existing and proposed grades shall be shown throughout site
4. If development is in phases, total over all conceptual development shall be shown together with details of Phase I
5. On site utilities, their location and connection to off-site utilities
6. Internal circulation pattern and points of ingress and egress to the site and relationship to external points of ingress and egress near or opposite the site
7. Location and design of all parking facilities & loading & unloading areas
8. Construction standards for all drives, walks and parking lots
9. Provisions of acceleration, deceleration and passing lanes
10. Location of trash receptacles, transformer pads or other utility surface structure
11. Applicable barrier free design rules

INFORMATION

Provided	Not Provided	Reason N/A
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

E. ARCHITECTURAL PLAN DETAILS

1. Proposed architectural elevations
2. Floor plan layout to show:
 - a. Dwelling unit type (for multiples)
 - b. Useable floor space (for other)
 - c. Proposed use (for other)
3. Structural details for application of performance bonds

INFORMATION

Provided	Not Provided	Reason N/A
<input type="checkbox"/>	<input type="checkbox"/>	

INFORMATION

Provided	Not Provided	Reason N/A
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

F. LANDSCAPING, LIGHTING AND SIGN DETAILS

1. Green spaces, screening walls and/or berms and fencing with details and cross-section around parking stations, trash receptacles, utility structures and for screening adjacent properties
2. Landscaping specifications showing planting materials, species and number noted in landscape legend
3. Exterior lighting with locations and methods of shielding
4. Directional signs, location and size and design
5. Advertising signs, location, size and design

INFORMATION

Provided	Not Provided	Reason N/A
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

G. GENERAL REMARKS

NOTE: FAILURE TO SUBMIT PLANS THAT DO NOT ALLOW THE PLANNING COMMISSION TO ADEQUATELY ADDRESS ALL THE CRITERIA PROVIDED FOR THE REVIEW BY THE PLANNING COMMISSION ACCORDING TO ARTICLE 19 OF THE ZONING ORDINANCE AND THE SITE PLAN CHECK LIST SHALL RESULT IN A DELAY TO THE APPLICANT.

TO BE COMPLETED BY THE CITY

CASE # _____

DATE _____

Application Fee: \$ _____ Date filed with Building Dept: _____

Date submitted to Planning Commission: _____

Approval: Date and Signature of Secretary: _____

Disapproval*: Date and Signature of Secretary: _____
(*Reason for disapproval attached)

Conditional Approval*: Date and Signature of Secretary: _____
(*Conditions of approval attached)

Revised Site Plan submitted: (Date) _____

All conditions have been met and the revised Site Plan is in accordance with the conditions of approval attached.

Revised Site Plan Approved:

(Signature of Building Inspector)

(Date)

Comments:

NOTE: THIS PROCESSING FORM, TOGETHER WITH ALL CORRESPONDENCE, IS TO BE ATTACHED TO THE PLANNING COMMISSION'S "OFFICIAL COPY" OF THE SITE PLAN, FORMING A PERMANENT RECORD REGARDING THE PLAN SUBMITTED. THE "OFFICIAL COPY" TOGETHER WITH ALL ATTACHED DATA SHALL BE RETURNED TO THE PLANNING COMMISSION FILES AFTER PROCESSING.

CITY USE ONLY

PLAN REVIEW RECORD

<u>Plan Reviews Required</u>	<u>Date Plans Approved</u>	<u>Approved By</u>
Building	_____	_____
Plumbing	_____	_____
Mechanical	_____	_____
Electrical	_____	_____
Police Department	_____	_____
Fire Department	_____	_____
City Engineer	_____	_____
Other	_____	_____

Building Permit #

FOR DEPARTMENTAL USE ONLY

Building Permit Issued _____
(date)

Use Group _____

Building Permit Fee \$ _____

Fire Grading _____

Live Loading _____

Certificate of Occupancy \$ _____

Occupancy Load _____

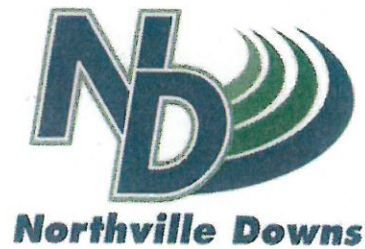
Drain Title \$ _____

Plan Review Fee: \$ _____

Approved By:

(signature)

(title)



July 12, 2018

Mr. Patrick Sullivan – City Manager
City of Northville
215 West Main Street
Northville, MI 48167

Re: Northville Downs Property
City of Northville, Wayne County

Dear Mr. Sullivan:

Please be advised that as owner of the above referenced property, we are authorizing **Hunter Pasteur Northville, LLC** to submit applications to the City of Northville for activities associated with the redevelopment of the above referenced property.

Please contact me if you have any questions at 248-349-1000 or mcarlo14@comcast.net.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Carlo', is written over the printed name.

Mike Carlo
Operations Manager
Northville Downs

Northville Driving Club Corporation

43059 Seven Mile Road – Northville, MI 48167

Tel: 248-348-9100

** Please notice that our new address printed above is very similar to our former address.
We've moved a few doors away on the same street. You may need to adjust your records.*

July 12, 2018

Mr. Patrick Sullivan – City Manager
City of Northville
215 West Main Street
Northville, MI 48167

Re: Northville Downs Property
City of Northville, Wayne County

Dear Mr. Sullivan:

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Please contact me if you have any questions at 248/348-9100.

Sincerely,



David Karoub
Executive Vice President & Secretary
Northville Driving Club Corporation