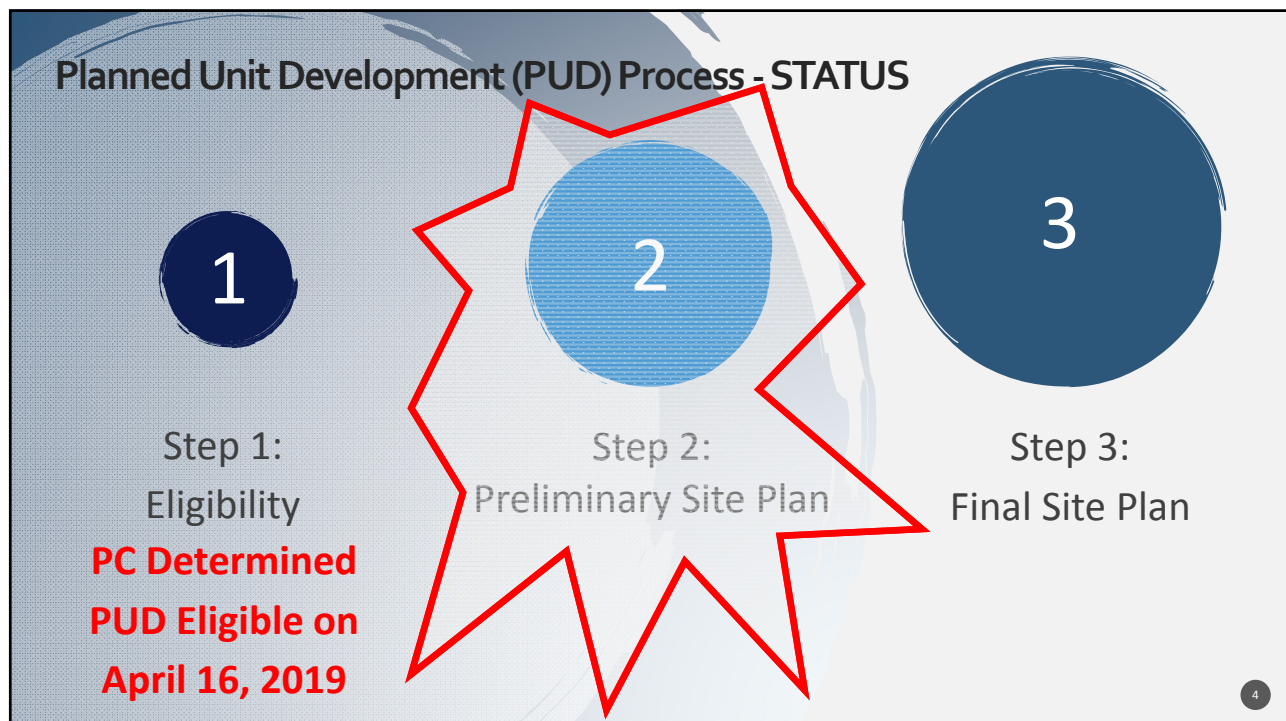
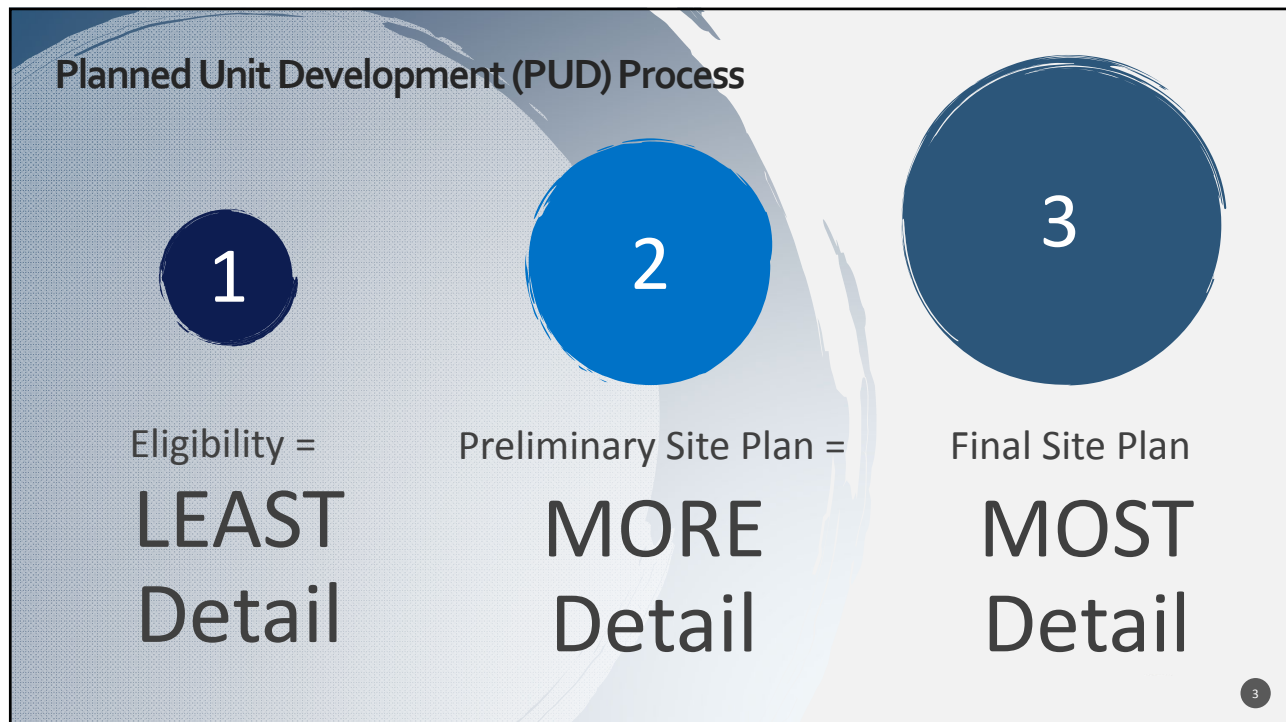
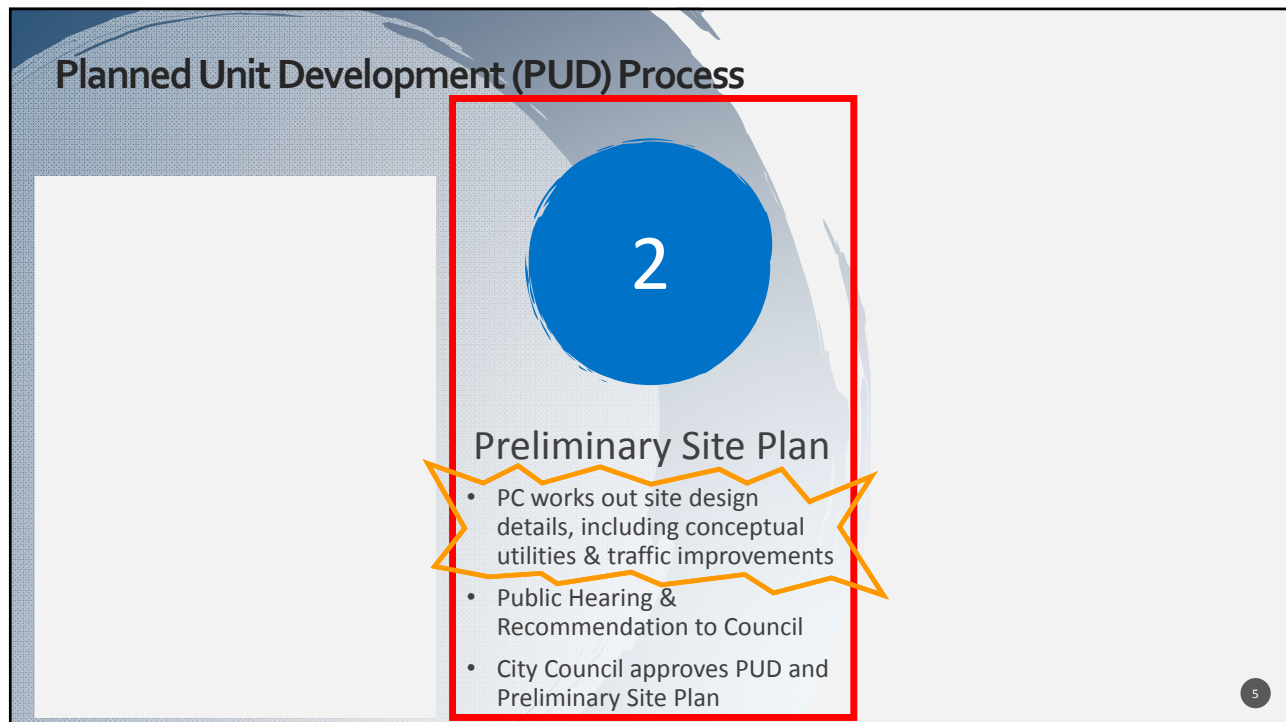


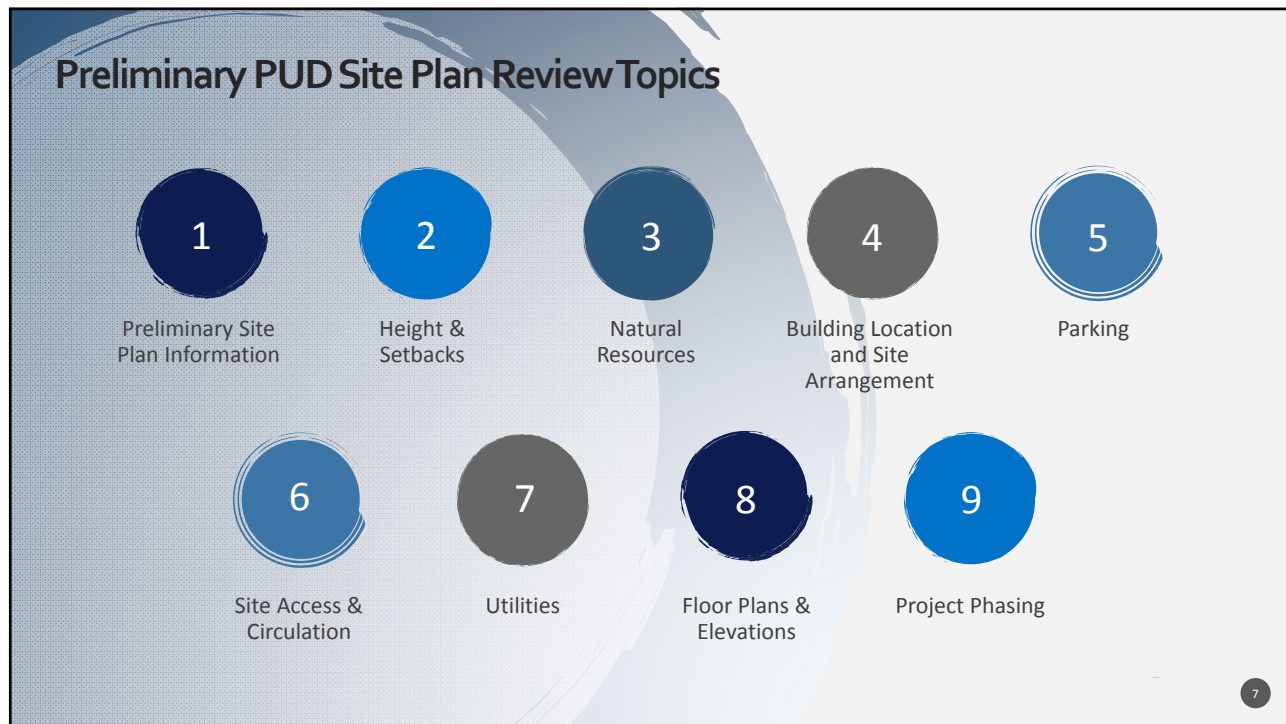


Tonight's Meeting:

- Current Stage of PUD Process
- Discuss Preliminary Site Plan







Topic #1: Preliminary Site Plan Information

1

The following needs to be submitted:

- a. Narrative of how project meets design standards of Section 20.04.
- b. Independent existing conditions sheet.
- c. Grading plan showing contour lines.
- d. Market study/information supporting amount of commercial space proposed.

8

Topic #2: Height & Setbacks

2

Apartment/Mixed-Use Buildings:

- a. Height of western apartment building on Cady St.
 - Slightly over in feet (by 2 feet) *
- b. Height of western apartment building on Hutton
 - “Walk-Out” style due to topography
 - May meet definition of “basement”

9

Topic #2: Height & Setbacks

2

Single-Family Lots:

- a. Approx. half are smaller/narrower than R-1B zoning.
- b. PC could condition approval of these lots limiting development to R-1B standards for lot coverage and required front open space.
- c. Include in PUD Agreement & deed restrictions.
- d. SF Lots (west side of S. Center) – recommend setting front setback consistent with existing homes on this side of street.

10

Topic #2: Height & Setbacks

2

Townhome Buildings:

- a. S. Center front setback on east side
 - Closer than 22-feet proposed for S. Center/Beal St. lot?
- b. 7-Mile Rd. front setback on west side
 - Could be increased if excess parking eliminated for units on 7-Mile
- c. Building height in flux during “eligibility” step. Will different townhome designs be different in height? If so, what height (stories/feet)?

11

Topic #3: Natural Resources

3

- a. Show trees to remain/removed that are 6” DBH or greater
- b. “Limit of disturbance” line & protective fencing shown next to Johnson Creek
- c. Defer evaluation of Grading Plan to City Engineer.

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Topic 4: Building Location & Site Arrangement

4

- a. Apartments/mixed-use buildings:
 - Arrangement mimics Master Plan.
 - Commercial space increased 2,115 s.f. from “eligibility” with “flex” space at Cady/Griswold. Requesting time to find commercial tenant and if unsuccessful, use as residential units. Include in PUD Agreement.
- b. Single-Family lots traditional block pattern.

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Topic 4: Building Location & Site Arrangement

4

- a. Townhomes:
 - Building at S. Center & Beal: proposing as “flex” space. Requesting time to find commercial tenant; otherwise, residential.
 - Consider two parking spaces behind each garage excessive. If eliminated from at least some units, width of east/west park could increase.
 - Consider “unique” townhome style along S. Center; acknowledge entryway into City and existing character of street.

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Topic #5: Parking

5

a. Apartments/Mixed-Use Building

- Reduced by 107 parking spaces from “eligibility” based on parking study. Study identifies peak demand at 437 spaces. If 92 replacement spaces added = 529.
- Ordinance permits calculating parking in various ways:
 - Using underlying zoning
 - Using underlying zoning with “mixed-use” calculations
 - Using CBD zoning
 - Using CBD zoning with “mixed-use” calculations
- City Council can approve up to a 30% reduction in required parking.

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Topic #5: Parking

5

a. Apartments/Mixed-Use Building

- Ordinance permits calculating parking in various ways:
 - Using underlying zoning – 847 spaces* (30% ↓ = 593 spaces)
 - Using underlying zoning with “mixed-use” calculations – 807 spaces*
 - Using CBD zoning – 657 spaces*
 - Using CBD zoning with “mixed-use” calculations – 575 spaces*
- City Council can approve up to a 30% reduction in required parking.

*Includes 92 replacement public spaces.

16

Topic #5: Parking

5

- a. Apartments/Mixed-Use Building:
 - Comparison with other communities' requirements:
 - Looked at Novi, Troy & Royal Oak
 - Average parking requirement for this project = 572 spaces
 - 572 + 92 replacement public spaces = 664 spaces
 - CBD parking requirement = 657 spaces* (or 22%↓) (Recommendation)
- b. Plans provide 664 spaces in parking garage & surface lots +35 spaces on "new" streets.

*Includes 92 replacement public spaces.

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Topic #5: Parking

5

- a. Apartments/Mixed-Use Building:
 - If PC agrees to 657 spaces:
 - Could add back 4th story to parking structure
 - Provide more space for lot screening & open space.
 - Comments on parking space length in surface lots, structure & number of barrier-free spaces.

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Topic #5: Parking

5

- a. Townhomes:
 - Recommending elimination of excess parking spaces behind some townhome garages.
- b. Single-Family homes – Parking sufficient
 - Question pavement width in SF blocks. Defer to City Engineer.

19

Topic #6: Site Access & Circulation

6

- a. Streets next to SF lots: too narrow for parking on both sides.
- b. Private roads next to townhomes: too wide.
- c. River Street – add curb for pedestrian and vehicular safety.
- d. Pedestrian circulation:
 - Clarify sidewalk width along Cady St.
 - New sidewalk in front of SF lots on east side of S. Center St.; show bike lanes.
 - HAWK signals for pedestrian crossings @S. Center/7-Mile & River/7-Mile.

20

Topic #7: Utilities

7

- a. Project team/DPW Director/City Engineer working to determine a financially viable plan for underground detention at Griswold/Beal. Still in process.
- b. The DPW Director/City Engineer are working with project team to refine utility design.

21

Topic #8: Floor Plans & Elevations

8

- a. Floor plans/elevations part of Final Site Plan; heights of different townhome designs.
- b. Recommend formal HDC Review of buildings in Historic District during Preliminary PUD Site Plan Review stage.
- c. Status of existing log cabin.

22

Topic #9: Project Phasing

9

- a. Proposed as two phases.
 - Phase I: Improvements between Cady & Beal St.
 - Phase II: Improvements south of Beal St. & west side S. Center.
- b. Clarification of phasing of traffic improvements needs to be provided.
- c. Phasing will be included in PUD Agreement.

23

Northville Public Schools:

- City requested/received enrollment projections from NPS.*
- NPS solicited three separate enrollment projection studies.
- Study that considers new development – Increase of 500-600 students
- Study that doesn't consider new development - decrease of 400 students
- Comparing projections = net addition of 100 students (generated from new development minus anticipated loss without new development). Yields average gain of 8.3 students per grade. NPS Board believes this increase can be accommodated with available classroom capacity.

*Provided by Mike Zopf, Assistant Superintendent for Finance and Operations of Northville Public Schools.

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Recommendations:

- Overall, Preliminary Site Plan is consistent with plans submitted for PUD “Eligibility.”
- Recommend that applicant gather comments tonight, and using those comments & CWA comments, revise plans and return to the PC.