

# NORTHVILLE DOWNS PUD PRELIMINARY SITE PLAN REVIEW

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**CITY OF NORTHVILLE  
FEBRUARY 1, 2022**



# Tonight's Question:

- **Is the Preliminary Site Plan generally complete? If “Yes,” then next step is a Public Hearing.**
  - i. The project was deemed “PUD Eligible” on November 2, 2021.
  - ii. Compared to “eligibility plans,” plans have been refined based on:
    - Ordinance requirements
    - Conditions in PUD Eligibility approval motion

# Planned Unit Development (PUD) Process



Step 1:  
Eligibility



Step 2:  
Preliminary Site Plan



Step 3:  
Final Site Plan



# Planned Unit Development (PUD) Process

Completed 11-2-2021



Eligibility =

**LEAST  
Detail**



Preliminary Site Plan =

**MORE  
Detail**



Final Site Plan

**MOST  
Detail**

# Planned Unit Development (PUD) Process

Completed 11-2-2021

Eligibility =  
**LEAST**  
**Detail**

2

Preliminary Site Plan =

1. Decide if submission is generally complete.
2. When “generally complete,” conduct a Public Hearing
3. Decide on recommendation to City Council

3

Final Site Plan

**MOST**  
**Detail**

# Planned Unit Development (PUD) Process

Completed 11-2-2021

Eligibility =  
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Preliminary Site Plan =

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Final Site Plan

**MOST  
Detail**

# CWA REVIEW SUMMARY

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# Applicable Criteria:

## **Sec. 20.04 General Design Standards:**

- i. FIRST STANDARD: All regulations in the Zoning Ordinance shall be met in relation to each respective land use in the development based on the zoning district in which the use is “permitted.” HOWEVER, deviations may be granted provided the project achieves the objectives of the General Design Standards.
- ii. First step is to evaluate the plans against the requirements of the Zoning Ordinance.
- iii. Many of the zoning requirements also speak to the other General Design Standards.



# CWA Review Topics:

- Preliminary Site Plan (informational) requirements
- Area, width, height, setbacks
- Natural resources
- Building location and site arrangement
- Parking
- Site Access and circulation
- Landscaping & streetscape amenities
- Floor plans/elevations
- Project phasing

# Review Topic:

## Preliminary Site Plan Requirements

- Information requirements of 20.06 provided.
- Information requested in PUD Eligibility approval motion was provided.
- Information requested previously by the Planning Commission was provided.
- New info. generated new questions. Recommended assessment of new information by City Engineer/DPW Director/Building official:
  - i. Transfer of ROW along Griswold?
  - ii. Soils investigation report in relation to basements
  - iii. Environmental conditions reports
  - iv. River restoration design/permitting description

# Review Topic:

## Area, Width, Height, Setbacks

	Deviation	Potential Change/Comment	Per CWA		
			Beneficial deviation as is	Unresolved	Suggested new Beneficial deviation
Apt. Bldg.	Location of 5 <sup>th</sup> story half-way between Cady St. and Beal St.		X		
Single-Family Lots	Area and lot width smaller on 17 lots than R-1B standard		X		
	Front setback smaller than R-1B standard		X		
Townhomes	Front setback 15-feet along south side of Beal		X		
	Front setback along S. Center St. 15-17.5'		X		
	Side facades	Locate townhome "High Visibility Side" facades 10-15 feet from Hutton			X
	Floor area ratio (FAR)	Townhouse applicant to show cost estimates for their contribution to public benefits in relation to the estimated project cost to meet FAR "bonus" provisions.		X	
	Building height ½ story taller than ordinance/Master Plan calls for along S. Center & in Racetrack	Provide illustration of views looking south from Fairbrook sidewalk to evaluate impact of 3-story townhomes behind single-family homes.		X	
Carriage Homes	Front-facing garage	A rear-accessed garage building design will require a driveway behind the carriage homes, directly adjacent to River Park and open space.		X	

# Review Topic: Natural Resources

- Provided tree information.
- Need “removed” trees identified on survey/tree list.

## Suggested Site Plan Modification:

- Asked that very large trees (31-48-inch-diameter) be retained, if possible.



# Review Topic:

## Building Location & Site Arrangement

- Question of residential units “in” River Park & possible relocation of the Griswold St. extension (per walkability consultant) to connect to 7-Mile.

### Suggested Site Plan Modifications:

- Extend east/west pedestrian path through Greenway Park to River Park by shifting intervening carriage homes.
- Secondary “front” townhome facades that face River Park or pedestrian connection from Hutton to Greenway Park.
- Carriage home design (less prominent garage/more prominent front door and porch along street).

# Review Topic: Parking

- Change “Private Road A” to public road; add on-street parking (?).
- Walkability consultant recommends eliminating 18-space parking lot along Cady St. (increases parking deficiency to 22 spaces).
- Total number of parking spaces deficient by 4 spaces (apartments/condos).

## Suggested Site Plan Modification:

- Site plan lists additional spaces relative to townhomes/carriage homes and single-family homes; location not identified on plans.

# Review Topic:

## Site Access and Circulation

- Compared site plan to Walkability Consultant's (WC) recommendations; City Engineer also weighed in.
  - Plans show many of WC's recommendations
  - Some items we have no say over (i.e. speed limits & ROW widths for public roads)
  - Where City Engineer recommends different standard than WC, use City Engineer's recommendations to revise site plan

# Review Topic:

## Landscaping and Streetscape Amenities

- Streetscape amenities (sidewalks/tree grates/grass panels/street trees) identified on Grissim Metz plan sheets; all new and existing streets will receive all or some of these items.
- Proposed sidewalk along River St., but no curb to protect pedestrians from vehicles.
- Confirm that streetlights will be installed on new streets and along S. Center St. (Lighting details provided at Final Site Plan review).



# Review Topic: Floor Plans & Elevations

- Noted that Historic District Commission review will be required; applicant has submitted materials for HDC conceptual discussion at February 16 meeting.

## Suggested Site Plan Modification

- Comments in this section are repeated in previous review sections.

# Review Topic: Project Phasing

- Phasing plan to be reviewed by City DPW Director/Building Official (City Engineer provided comments)
- Townhome developer is developing the racetrack, and (we assume) will be responsible for daylighting the river; however, Phase I construction doesn't include any public benefits (river daylighting or River Park).

# Is the Submission Generally Complete?

- Six outstanding topics that could significantly impact the site layout that are undecided.
- Exercise will ask PC members if:
  - Is the information provided for that topic complete?
  - What, if any, additional information do you need to decide on these six outstanding issues?
  - Do you have questions related to other topics that require additional information?