

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

PLANNED UNIT DEVELOPMENT (PUD) REQUEST FOR ELIGIBILITY

Refer to Article 20 Planned Unit Development in the City of Northville Zoning Ordinance. The Zoning Ordinance is available on the City's website www.ci.northville.mi.us.

PUD ELIGIBILITY SUBMISSION REQUIREMENTS

Step 1: Apply for Pre-Application Conference

Before applicants apply to the Planning Commission to request PUD Eligibility, the applicant must submit the *Pre-application Conference Application* and attend a pre-application conference per Section 20.05(1). The application is available on the City's website www.ci.northville.mi.us.

Step 2: After the Pre-Application Conference (Check one)

☒ Apply for PUD Eligibility:

- Complete the PUD Request for Eligibility application, including preliminary sketch plans and other written documentation. Application must include: 1) written response to each PUD Eligibility Criteria, as listed in Section 20.05(2)(a) of the zoning ordinance, and 2) proof of ownership of property concerned, consisting of title insurance, or purchase agreement. Must have names of principal owners involved in any corporation, partnership, etc.
- Assemble and submit 15 sets of the Application and all backup documentation into 15 identical packets. The application goes on top and backup documents are folded to the same size as the application and attached to the back of the application. No binders, folders, etc. **A PDF file emailed to dmassa@ci.northville.mi.us is also required for documents larger than 11x17.**
- Submit to the Building Department no later than 4:00pm by the application deadline as posted on the City's website www.ci.northville.mi.us and at the Building Department, as deadlines may be moved to accommodate holidays and newspaper publication schedules.
- Fees are due when the application is submitted – see the Development Review fee schedule. The applicant is responsible and invoiced for additional fees incurred beyond the base fee, as billed to the City of Northville by its planning consultant.
- Planning Commission meetings are held the 1st and 3rd Tuesdays of the month at 7:00pm at City Hall. Location or date changes are posted on the City's website and at City Hall.
- The City's Planning Consultant reviews the submission and determines if the request is complete and ready for Planning Commission consideration.
- The applicant or a representative should be present at the Planning Commission meeting to answer questions.

☐ Apply for Combined PUD Eligibility AND Preliminary Site Plan Approval

- Submit the PUD Eligibility Application as outlined above, **AND**
- Submit the separate Site Plan Application, with the required information, concurrently with this application. See the Site Plan Application for information requirements.

APPLICANT INFORMATION

Name of Applicant: Hunter Pasteur Northville, LLC

Address 32300 Northwestern Highway, Ste. 230

Telephone 248 539 5511

Email be@seiberkeast.com

PROPERTY OWNER INFORMATIONName of Property Owner: See attached.

Address: _____

Telephone _____ Email _____

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

Consultant Review "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 other interested parties. **The Internal Reviews will be sent via EMAIL.**

Name Bob EmerineEmail Address be@seiberkeast.com**PROJECT LOCATION**Property Address: 302 S. Center Street, Northville, MI 48167Cross Streets: Seven Mile and Center StreetLot No: _____ Lot Size: 48 AcresCurrent Zoning District: RTD - Race Track DistrictLocated in the Historic District: ☒ **Yes*** ☐ **No** (*Projects in the Historic District will also require Historic District Commission review and approval)Date of Pre-Application Conference attended for this project: 07.21.2021
Applying for and attending the Pre-Application Conference is required by ordinance**BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT** This may be submitted as a separate document

Hunter Pasteur Northville, LLC is porposing to demolish teh existing Northville Downs racetrack and all ancillary, ~~structures and all associated parking lots to redevelop the entire site into single family homes, townhomes, high end~~ apartments "for rent", luxury condos "for sale", commercial space, and public space in the form of 3 public parks and ~~many pocket parks throughout the site. The current plan includes the following: 170 single-family townhomes, 56~~ single-family homes, 53 for-sale luxury condos, 174 high-end aptments for-rent, 28 for-sale row houses, 17,324 square ~~feet of commercial space along Cady Street, and 15.94 acres of open green space.~~

PUD ELIGIBILITY CRITERIA – SECTION 20.05(2)

The PUD Eligibility Criteria is outlined in Section 20.05(2)(a) in the zoning ordinance. The applicant must address each criteria in writing as part of the submission packet. The suggested method is to begin with the first criteria, and provide a response as to how the project meets this criteria. Repeat until all of the criteria listed in this section have a response.

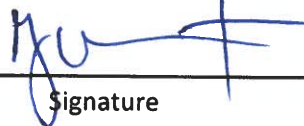
**RESPONSES TO THE PUD ELIGIBILITY CRITERIA MUST BE PROVIDED AS
A SEPARATE DOCUMENT CREATED BY THE APPLICANT
AND INCLUDED IN EACH PACKET**

APPLICATION CHECK LIST

- ☐ PUD Eligibility Request application – completed in its entirety and signed. If the application is not signed, it will not be accepted.
- ☐ Preliminary sketch plans, site plans – hard copy
- ☐ Response to all of the PUD Eligibility Criteria in Section 20.05(2)(a) in the Zoning Ordinance
- ☐ Additional written documentation explaining the proposed project
- ☐ Proof of ownership (see Page 1, Step 2 of this application)
- ☐ All of the above assembled into 15 identical packets. No folders, binders, etc. will be accepted.
- ☐ PDF file of any sketch, site plan, or document larger than 11"x17" also emailed to dmassa@ci.northville.mi.us.
- ☐ 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 application submission 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, MI 48334

Provide the applicant's complete address

Principle of Entity

248 539 5511

Relationship to owner

Phone #

COMPLETED BY THE CITY

Date Received: _____ Forwarded to Planning Consultant on: _____

Internal Reviews circulated on: _____ Emailed to Applicant on: _____