



NORTHVILLE DOWNS PUD FINAL SITE PLAN REVIEW

CITY OF NORTHVILLE
OCTOBER 17, 2023





CWA Review Summary: Reviewed Final Site Plan for...

1. Consistency with Preliminary Site Plan (PSP)
2. Conditions attached to approval of PSP
3. Ordinance requirements for landscaping, lighting and signage



CWA Review Summary: In General...

1. The Final Site Plan (FSP) is consistent with the PSP
 - Will point out some differences that should be discussed
2. The FSP has addressed many of the conditions, in my opinion
 - Some outstanding issues
3. Ordinance requirements for landscaping, lighting and signage
 - Evaluate against ordinance; however, City staff have additional comments



CWA Review Summary: Land Use...

1. Architecture has been refined. As a result:
 - Apartment building retail space reduced by about 900 s.f.; lobby increased by about 1,400 s.f. (between PSP & FSP)
 - Applicant suggests they will add about 900 s.f. retail space to Condo building in the future.
 - CWA suggests if PC sees loss of retail space important, it be added to Condo building on the FSP.



CWA Review Summary: Building Setbacks & Height...

1. Townhomes along south side of Beal: Front setback increased to accommodate overhead utility lines.
 - Sec. 20.04 of PUD ordinance states: *“There shall be underground installation of utilities including electricity and telephone.”*
 - Applicant states that they are not new, but relocated lines & therefore overhead.
 - Ordinance doesn’t distinguish, but states utility lines are placed underground.
 - If not placed underground, this will require a new deviation and approval by City Council.



CWA Review Summary: Building Setbacks & Height...

2. Three-story townhomes (south end of project).
 - During Preliminary PUD Site Plan review by Council, the applicant was asked to revisit design of 3-story townhomes on the Racetrack property. Seemed out of scale with surrounding single-family buildings.
 - These buildings were approved with deviation (5-8 feet taller than 30-foot max.)
 - The project team redesigned these buildings so that they are 30-feet in height. Deviation is eliminated.



CWA Review Summary: Architecture...

1. Condition: Compliance with LEED standards. Recommend PC condition any FSP approval (if granted) that verification of compliance be provided to Building Official before permits are issued.
2. Condition: Stone/brick not on 2.5-story (pitched-roof) townhomes.
3. Some refinements were made to the buildings in the Historic District boundaries. Recommend PC condition any approval (if granted) on HDC approval of changes.
4. SF Attached buildings in HDC = Different single/garage door style per HDC.



CWA Review Summary: Natural Resources...

1. Deferring evaluation of grading, and technical/safety review of river channel design to the City Engineer.
2. Requested that tree protection fencing be added in several locations on specific sheets.
3. Asked for clarification on Tree #2344
4. Asked if the general description of the daylighting project (provided at PSP) is still accurate.



CWA Review Summary: Site Access and Circulation...

1. Deferring evaluation of safety barrier between new river channel and River St. to the City Engineer.
2. Applicant to describe results of neighborhood traffic discussion; City Engineer review of proposed mitigation measures.
3. Show Electric Vehicle (EV) parking and details of proposed facilities on plans.
4. City Engineer to confirm plans meet Americans with Disabilities Act requirements for accessible routes.

CWA Review Summary: Parking...

1. On-street Public Parking: One space has been eliminated from the west side of Central Park; however, one space has been added along Cady St. (in the vicinity of spaces the applicant is building).
2. Apartment Building: Garage parking reduced by 13-spaces; surface lot reduced by 2-spaces.

	PSP Approved Deviation	FSP Proposal	Difference
Underlying Racetrack Zoning	-31 Spaces (-10%)	-46 Spaces (-15%)	-15 Spaces (-5%)
CBD Zoning	+16 Spaces (+5%)	+1 Space (--)	

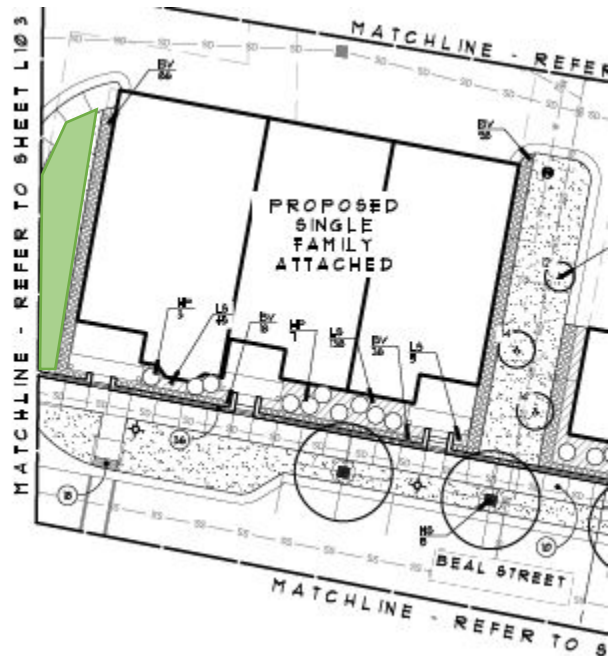


CWA Review Summary: Parks and Open Space...

1. River Park: The applicant states that they will share the proposed bridge design with the Planning Commission at a meeting.
2. Log Cabin: PUD Agreement states that if sufficient funds are provided by others than the City no later than March 1, 2024 for relocation of the log cabin, the applicant will contribute \$125,000 toward the effort. If not, or if the cabin isn't removed by April 1, 2024, the developer (HP) may demolish the cabin, solely at the discretion of HP.
3. Temporary Farmers Market: PSP identifies potential location. PUD Agreement offers alternative if City decides against temporary market; developer then gives money that would have been used to build the temporary market to City.

CWA Review Summary: Landscaping & Streetscape Amenities...

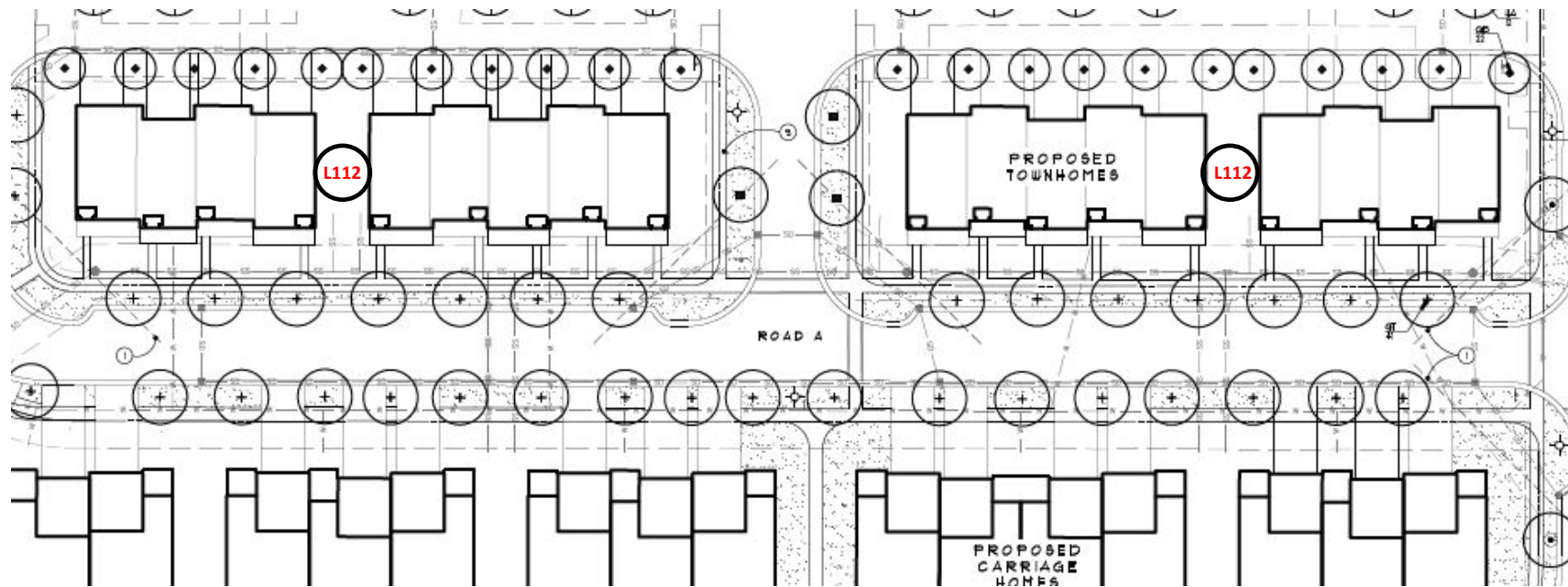
1. Screening of Vehicle Use Areas:



Detail #3 (Sheet L104)

CWA Review Summary: Landscaping & Streetscape Amenities...

2. Screening of Vehicle Use Areas:



Sheet L108



CWA Review Summary: Landscaping & Streetscape Amenities...

3. Plant Material:

- Requested that the proposed invasive species (Ribbon Grass and Chanticleer Pear) be replaced with non-invasive alternatives.



CWA Review Summary: Lighting...

1. Requested that table showing “average” light levels along streets be added to the plans.
2. Suggested that the Police Chief evaluate proposed lighting levels on interior residential streets.
3. Understand the DDA Director and DPW Director have additional comments regarding light poles, fixtures, spacing, and light levels.



CWA Review Summary: Phasing...

1. Recommend the Building Department and DPW Director evaluate proposed phasing of construction and impacts to water/sewer systems, and roads.
2. Construction of Central Park has been pushed back in the phasing plan. Central Park will be completed before apartment building leasing and condo building sales, and concurrently with rowhouse absorption.
3. Both River Park project and demolition of the racetrack have been shifted to HP. Note that PUD Agreement states that daylighting the river is the sole responsibility of HP.



CWA Review Summary:

QUESTIONS?