

The Downs PUD Final Site Plan Review

October 17, 2023

Northville Planning Commission

***Where have we been and
where are we going now?***

PUD Eligibility

Preliminary
Site Plan

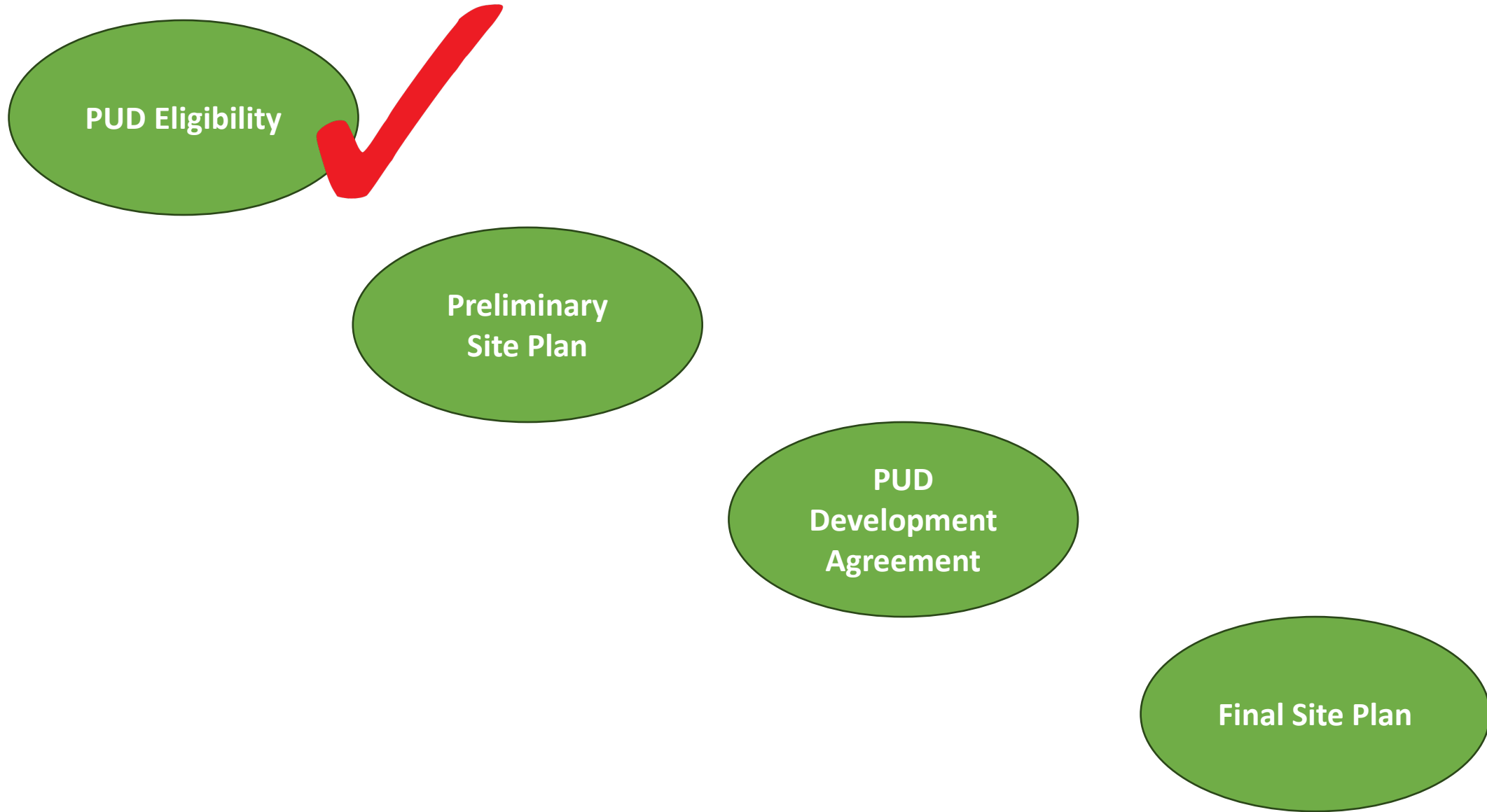
PUD
Development
Agreement

Final Site Plan



PUD Eligibility

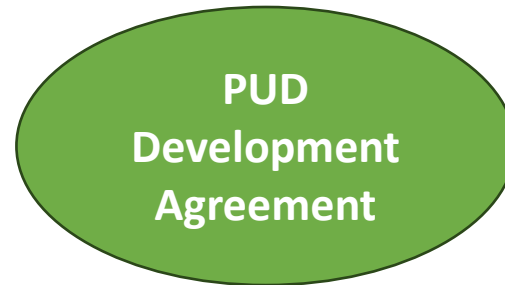
- In November of 2021 the PC recommended:
 - The Downs project complies with the goals of the Master Plan.
 - The project would result in public benefit.
 - The project meets the requirements for PUD eligibility.





Preliminary Site Plan

- In September 2022 (after 6 months of study) the PC recommended that the PSP meets the requirements of our Zoning Ordinance.
 - Conditions were attached to that recommendation for approval.
- The Preliminary Site Plan was approved by City Council in November of 2022, with conditions attached.





PUD Development Agreement

- In September of 2023 City Council approved the PUD Development Agreement between the City and the Developer.
 - Describes financial and other obligations for each party relative to implementing the site plan.
 - Based on recommendations from Downs Project Advisory Committee.
 - Incorporates the Brownfield Redevelopment Plan.
 - Adopts the conditions established by the PC at the time of PSP approval.
- The Final Site Plan will become part of the Development Agreement upon approval of the FSP by the Planning Commission.





Final Site Plan

- Main questions for the Planning Commission:
 1. Is the FSP consistent with the approved Preliminary Site Plan?
 2. Does the FSP adequately address the conditions that were attached to the PSP approval?
 3. Does the FSP align with the PUD Development Agreement as approved by City Council?
 4. Are the additional components required at the time of FSP review compliant with our Zoning Ordinance?
 - Landscaping
 - Lighting
 - Signage



Our sole focus for tonight:

Final Site Plan (FSP) Review: Process

- Agenda order for the review process is established in Planning Commission Bylaws:
 - Review of CWA report by City Planner
 - Clarifying questions from Commissioners
 - Presentation by the Applicant
 - Clarifying questions from Commissioners
 - Public Comment
 - Deliberations by Planning Commissioners
 - Motion/Vote

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October 17?

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*1st meeting in
November?*

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} 2nd meeting in November?

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*Projected dates are
only estimates!*

*Many factors will
influence the speed at
which the process
moves.*

Final Site Plan (FSP) Review: *Public Comment*

- Important learnings from the PSP review process:
 - Community members want the opportunity to speak to the application at each meeting where it is discussed.
 - Some community members are functionally excluded when the public comment opportunity starts very late in the evening.

Final Site Plan (FSP) Review: Public Comment

- So here's how we will handle public comment during FSP review:
 - Meetings regarding the Downs FSP will start at 6:00 p.m. (one hour earlier than usual.)
 - We will still have the usual public comment opportunity at the beginning of each meeting for items NOT on the agenda.
 - We will stop presentations/deliberations/etc. relative to the Downs no later than 9:30 p.m. (whether the topic is finished or not.)
 - At that time, we will take public comment (in person and via zoom) regarding what was discussed that evening.
 - At the following meeting we will resume our established FSP review process at the point where we stopped it in the previous meeting.

Final Site Plan (FSP) Review: *Public Comment*

- Keeping in mind:
 - We also welcome and appreciate written comments, either before or after our meetings.
 - When we receive written input in advance of the meeting, we are better able to consider it carefully and incorporate it into our thinking.

Final Site Plan (FSP) Review: *PC's Intent*

- To conduct a thorough and thoughtful review that stays within the parameters of Northville's Zoning Ordinance and Michigan's Planning Enabling Act relative to Final Site Plans.
- To honor public input and ensure reasonable opportunities for it.
- To finish the FSP review process in a timely manner, so that any timelines relative to grant funding and outside agency applications/approvals are not compromised.
- To achieve the best possible plan for the future of our community.