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MEMORANDUM

TO: City of Northville Planning Commission

FROM: Sally M. Elmiger, AICP

DATE: February 10, 2022

RE: Downs Preliminary Plans – Additional Information

The Planning Commission’s February 1, 2022 agenda included the Preliminary Site Plan for the proposed Downs PUD. We prepared a review memo regarding this Preliminary Site Plan (dated January 26, 2022). In that memo, we had several outstanding items requesting review/comments from the City Engineer, DPW Director, Building Official, and applicant, as well as a few questions for the applicant. At the meeting, the Planning Commission also requested additional information.

In an effort to address these comments, the above staff and the applicant have responded to a number of the questions we brought up in our review, and the requests for information by the Planning Commissioners. This memo lists these items, and identifies where the response has been provided. Any written responses or written information listed below are included in the Planning Commission’s meeting packet for the February 15 meeting.

1. **Cady Street Area Retail Market Analysis (Gibbs Planning Group).** This report will be presented at the February 15, 2022 Planning Commission meeting during the DDA’s comment period.
2. **Updated Traffic Impact Study.** The City’s Traffic Engineer and the applicant’s Traffic Engineer will be present at the February 15, 2022 meeting to verbally update the Planning Commission on the status of the report.
3. Comments from the City Engineer are provided in the OHM memo dated February 9, 2022. The City Engineer was asked to provide comments on the following topics, and provide (if any) possible ways of addressing the item as the project moves through the process:
 - a. **Address “excess” Griswold St. right-of-way.** The DPW Director also discussed this issue with the City Engineer, and he indicates that he concurs with the comments in the City Engineer’s memo.
 - b. **McDowell Geotechnical report dated March 16, 2018** regarding relationship between ground water levels, proposed fill, and basements.
 - c. **McDowell Associates summary of environmental conditions dated January 17, 2022.**
 - d. **River restoration steps/timeline dated January 20, 2022.**
 - e. **Proposed grading plan.** Comments were also provided by the Project Engineer (SKL memo dated February 7, 2022 under Item #2).

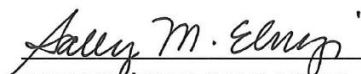
4. Comments from the Project Engineer are provided in the SKL memo dated February 7, 2022. The applicant was asked to address the following issues:
 - a. **Explain where additional parking spaces (in schedule on plans) are located on the site plan.** This memo describes the locations (under Item #1 on the memo), and also provides an illustration identifying the location of the additional parking spaces. We concur that the on-street spaces shown on the illustration count toward the total number of parking spaces provided. With these additional spaces, the project has an excess of 31 parking spaces over ordinance requirements. (Note that this figure does not count the parking spaces available in single-family, townhome, and carriage home driveways.)
 - b. **Identify potential Farmer’s Market locations on the project site.** This memo describes the developer’s preference to work with the Farmer’s Market Taskforce to determine adequate locations for the Farmer’s Market on the site plan (under Item #3 on the memo).
 - c. In addition to the two items above, the Project Engineer also prepared a memo (dated February 9, 2022) regarding the site groundwater elevations.

5. Comments from the townhome/carriage home developer (Toll Brothers) regarding the following questions. Note that the applicant stated in an e-mail that they will address these items at the February 15 meeting, if requested.
 - a. **Provide cost estimates to justify the “FAR Bonus” provisions available to the townhomes.**
 - b. **Illustration of taller townhomes behind shorter single-family homes from pedestrian’s viewpoint on Fairbrook.**
 - c. **Possible change to carriage home design with flush/receded garage door.**
 - d. **Market study supporting residential type/mix.**

6. **DPW Director and Building Official comments on proposed phasing plan.** Per an e-mail, the DPW Director concurs with the City engineer’s comments on the phasing plan. (The City Engineer’s comments related to phasing construction of utilities in their February 7, 2022 memo.) The Building Official also responded (via e-mail) to the phasing plan, and generally does not see an issue with the current plan.

7. **Background data reviewed by Finance Director/Assessor regarding tax revenue projections.** This information has been provided by the Finance Director, in coordination with the developer, and is included in the Planning Commission February 15 meeting packet.

Please don’t hesitate to contact me if you have any questions.



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Principal

Cc: Patrick Sullivan
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