

NORTHVILLE DOWNS PUD PRELIMINARY SITE PLAN REVIEW

CITY OF NORTHVILLE
APRIL 5, 2022



CWA Review Summary:

1. CWA Comment: Developer to provide data and summary of residential market analysis to confirm the proposed mix of residential types.

Response: Toll Brothers provided information for 4/5 discussion.

CWA Review Summary:

2. CWA Comment: Developer to provide financial information confirming that contributions to parks meet the 10% of project threshold to justify higher Floor Area Ratio (FAR) proposed by townhomes and rowhouses on south end of project. Max. FAR .50 - .62 (with bonus); Proposed FAR .59.

Ordinance allows the FAR for townhomes/rowhouses to be increased by up to 25% if the development provides for features such as sculptures, fountains, plazas and other streetscape improvements that equal a minimum of 10% of the estimated project cost.

Response: In tonight's presentation by developer.

CWA Review Summary:

3. PC to discuss high water table on south end of site to resolve question of buildings with basements in this area.

Response: Refer to project engineer.

CWA Review Summary:

4. PC to discuss desired character of Cady St. to help determine appropriate amount of commercial space that is a part of this project.
 1. *HP retail study states that the proposed 17,000 s.f. of retail will be absorbed within 3 years of delivery.*
 2. *Gibbs retail study states that the existing Cady Street area will be able to support up to 50,000 - 90,000 s.f. of new retail and restaurant space.*