

NORTHVILLE DOWNS PUD PRELIMINARY SITE PLAN REVIEW

**CITY OF NORTHVILLE
MAY 17, 2022**



Topic:

Roads, Pathways, Connections & Parking

Most Recent Changes to Site Plan (dated 5-10-22):

1. Reduced new public road ROW, travel lane & parallel parking widths.
2. Provided stub road for future crossing to 7-Mile.
3. Extended Hutton to south end of development.
4. Main roads all public; alleys & driveways private.
5. Front setbacks on S. Center increased to 20-feet.
6. Pocket parks added at Center/Fairbrook and Center/Beal.
7. Commercial space increase reflected on plans.
8. Pedestrian pathway on west side of Apt. bldg. eliminated. Also extended pathway along 7-Mile

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1. Right of Way Width & Travel lane/Parallel Parking Widths

	Plans/Mobility (Plan Date 5-10-22)	D. Burden	OHM	DPW Director
ROW Width	50 feet	N.A.	60 feet	60 feet
Travel Lane Width	9 feet	10 feet	11 feet w/pkg. 10 feet wo/pkg.	
Parking Lane Width	7.5 feet	N.A.	8.5 feet	

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1. Right of Way Width & Travel lane/Parallel Parking Widths

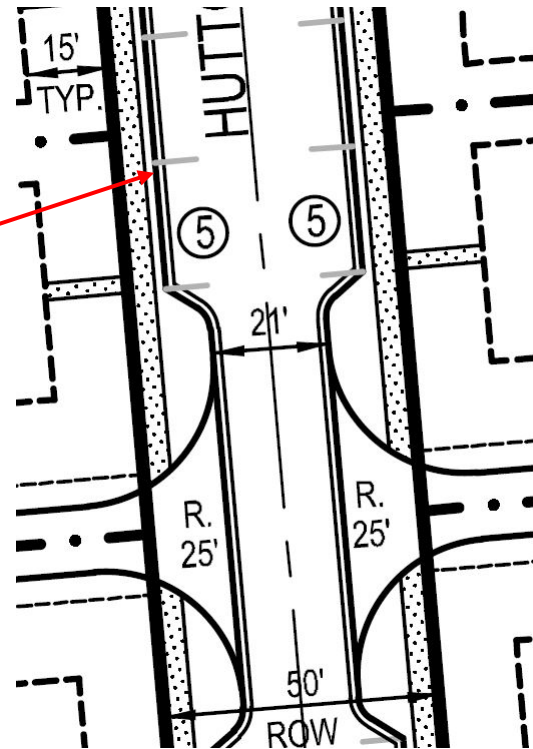
- OHM (per 1/13/22 memo):
 - ROW irrelevant as long as it can accommodate:
 - overhead and underground utilities (electric, gas, water, sanitary sewer, storm sewer, telecom, cable TV, fiber optic lines, etc.).
 - above ground utility manifestations (junction boxes, fire hydrants, utility poles, etc.).
 - clear pedestrian paths meeting ADA requirements.
 - vehicle needs of travel and parking lanes.
- CWA: Enough space for street trees between sidewalk & curb (min. 5-feet).

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1. Right of Way Width & Travel lane/Parallel Parking Widths

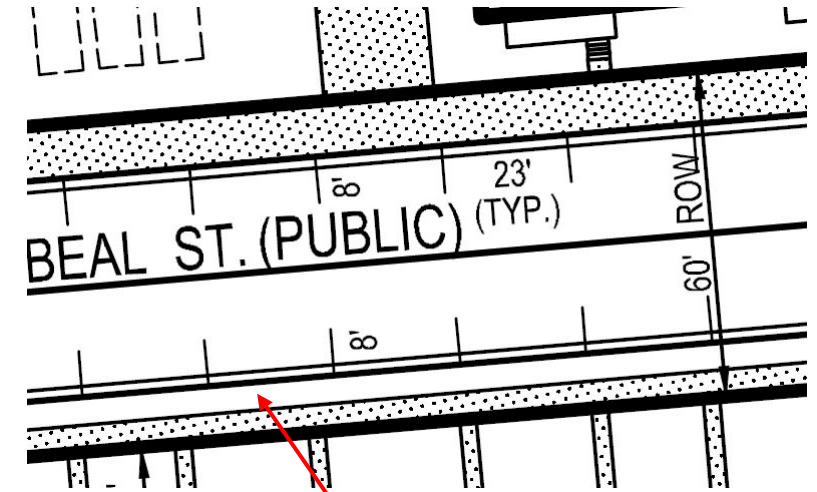
50-Foot ROW:

Approx. 2.5-feet for street tree – Not big enough to support a shade tree. Roots also heave sidewalk.



60-Foot ROW:

Approx. 5-feet for street tree – Will support a shade tree. Roots less likely to heave sidewalk.

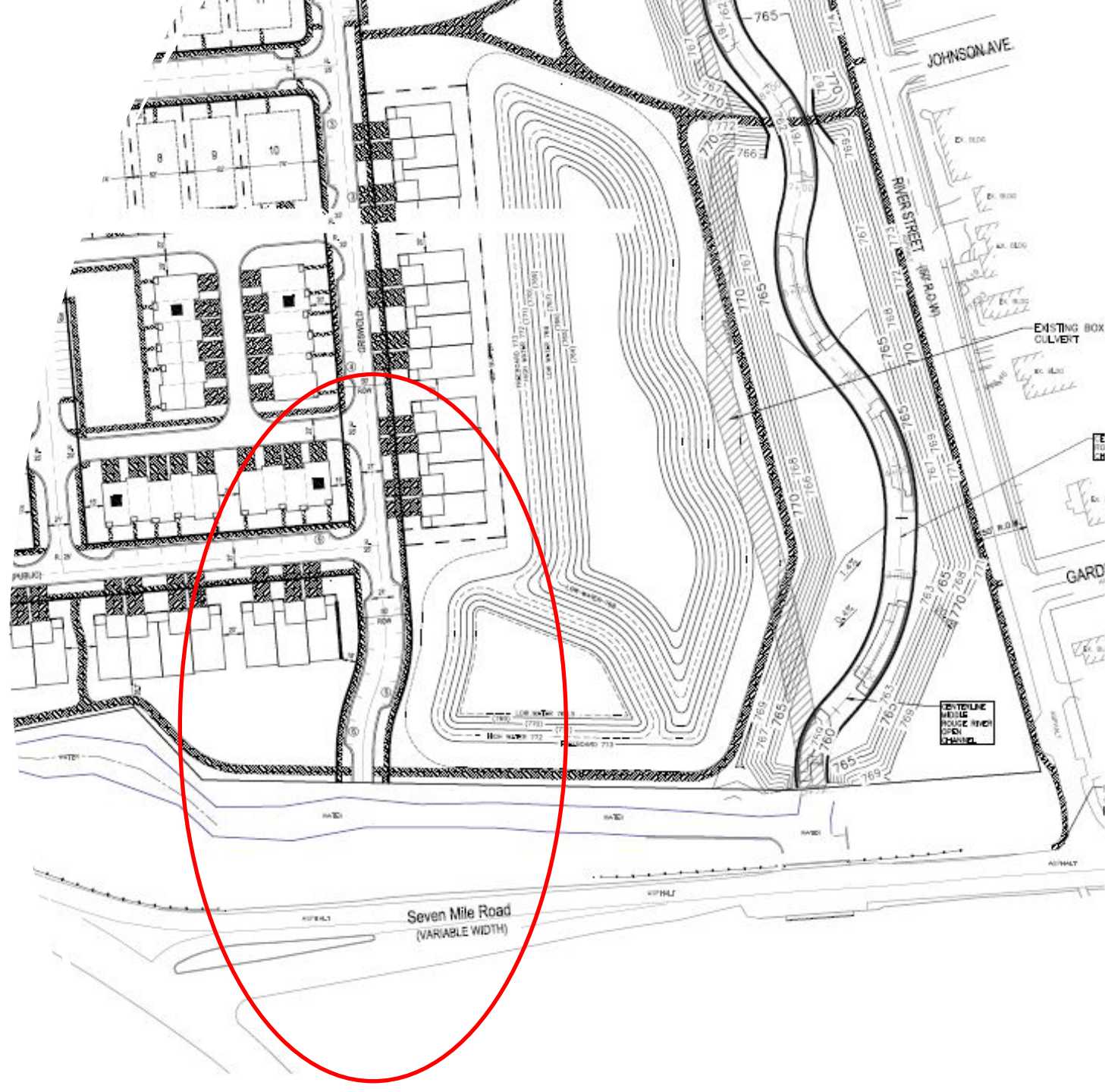


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2. North/South vehicular connections between Main Street and 7-Mile.

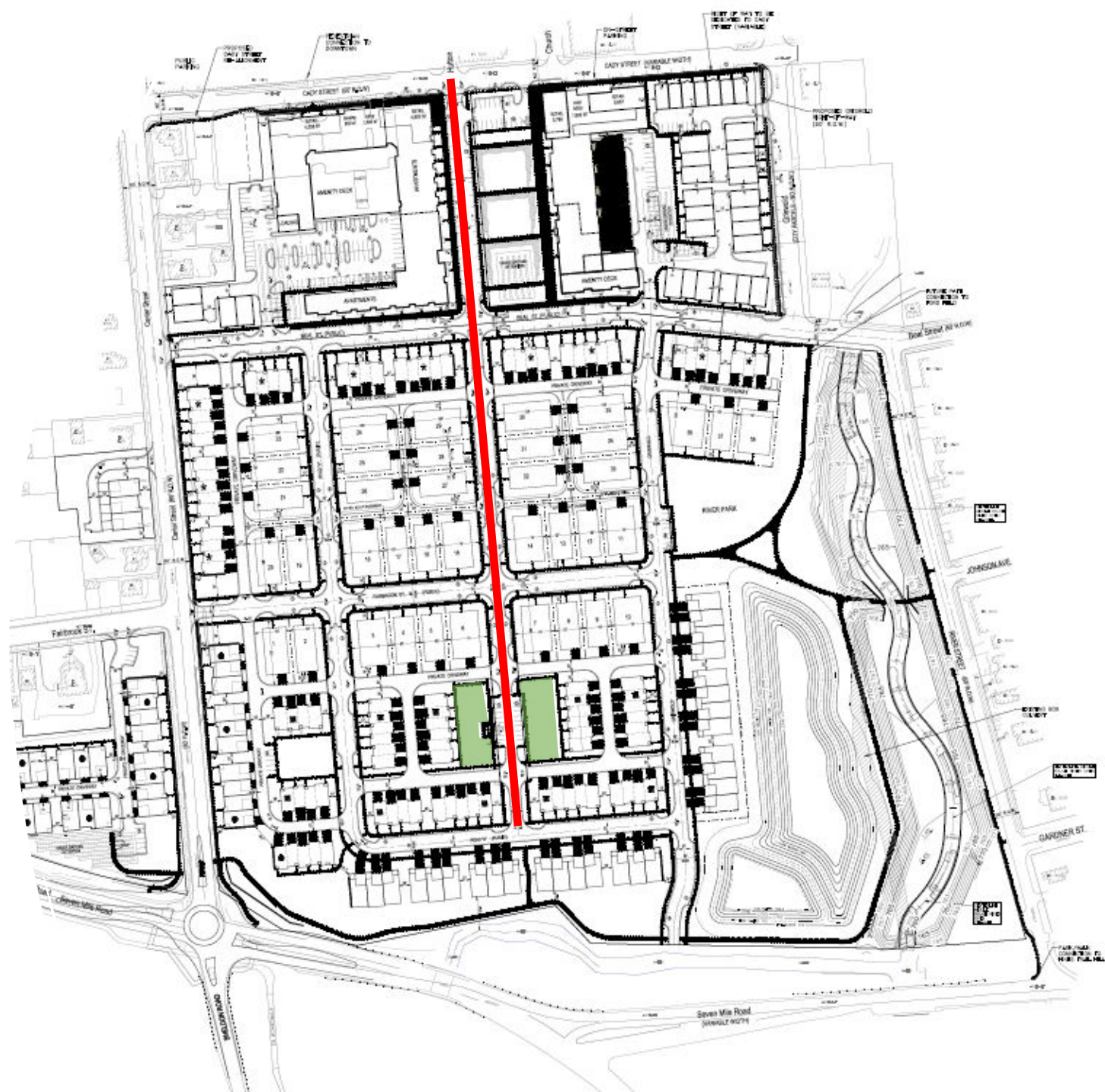
- Designed new stub road.
- OHM opinion on alignment with Hines Dr. Could be refined at Final Site Plan stage.



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3. Extended Hutton to south.

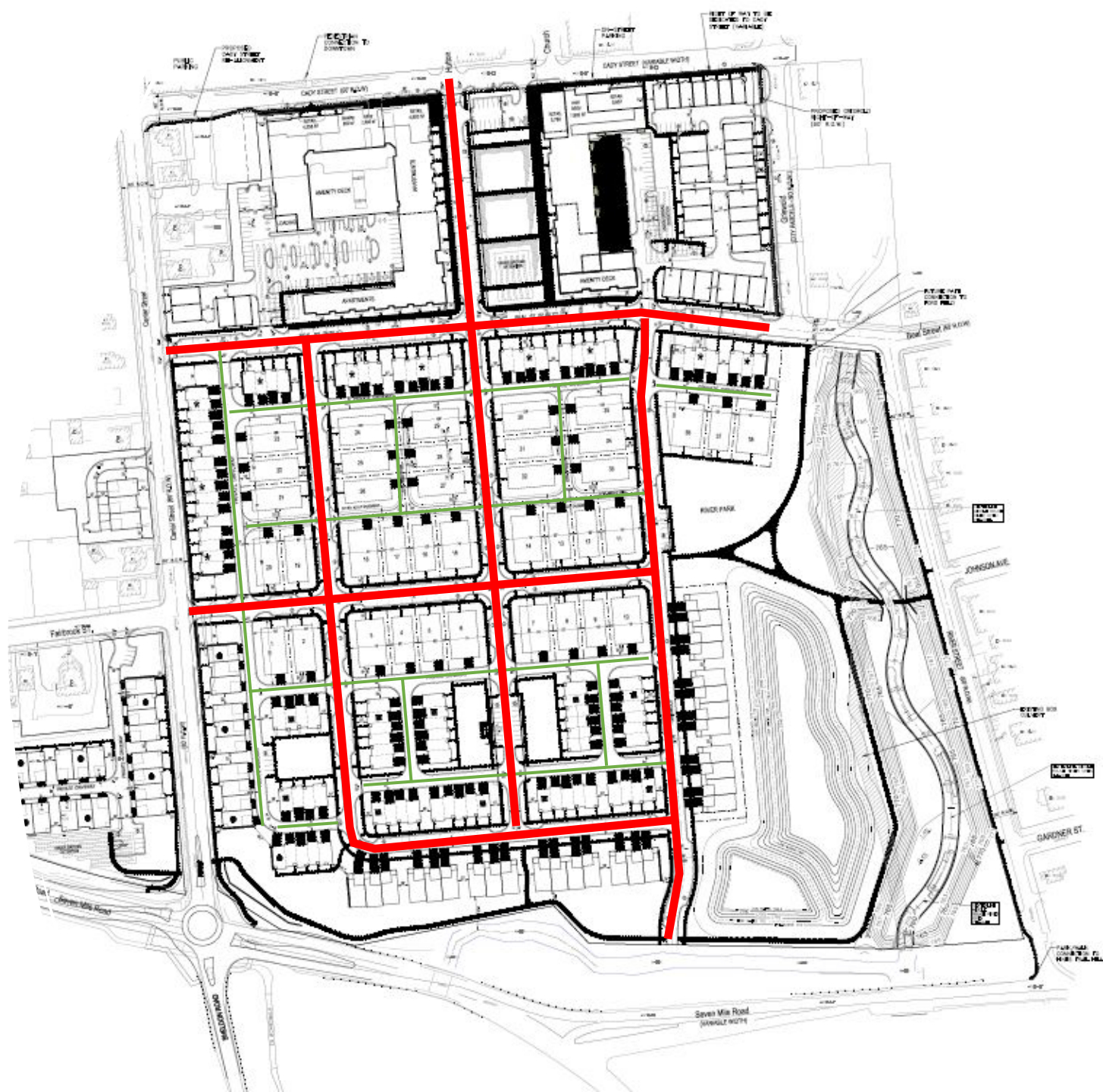
- Bisects central park at the south end with Hutton St.
- Park was approx. 0.5 ac.; now total of approx. 0.4 ac.



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4. All new main roads = public (RED).

- Alleys and driveways private (GREEN)



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5. Increase front setback along S. Center St. to 20 feet.

- 1.5 to 2-story SF attached (BLUE)
- 2.5-story townhomes (YELLOW)



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6. Added 3 pocket parks along S. Center St. (RED)

- Request calculation of change in proposed open space.



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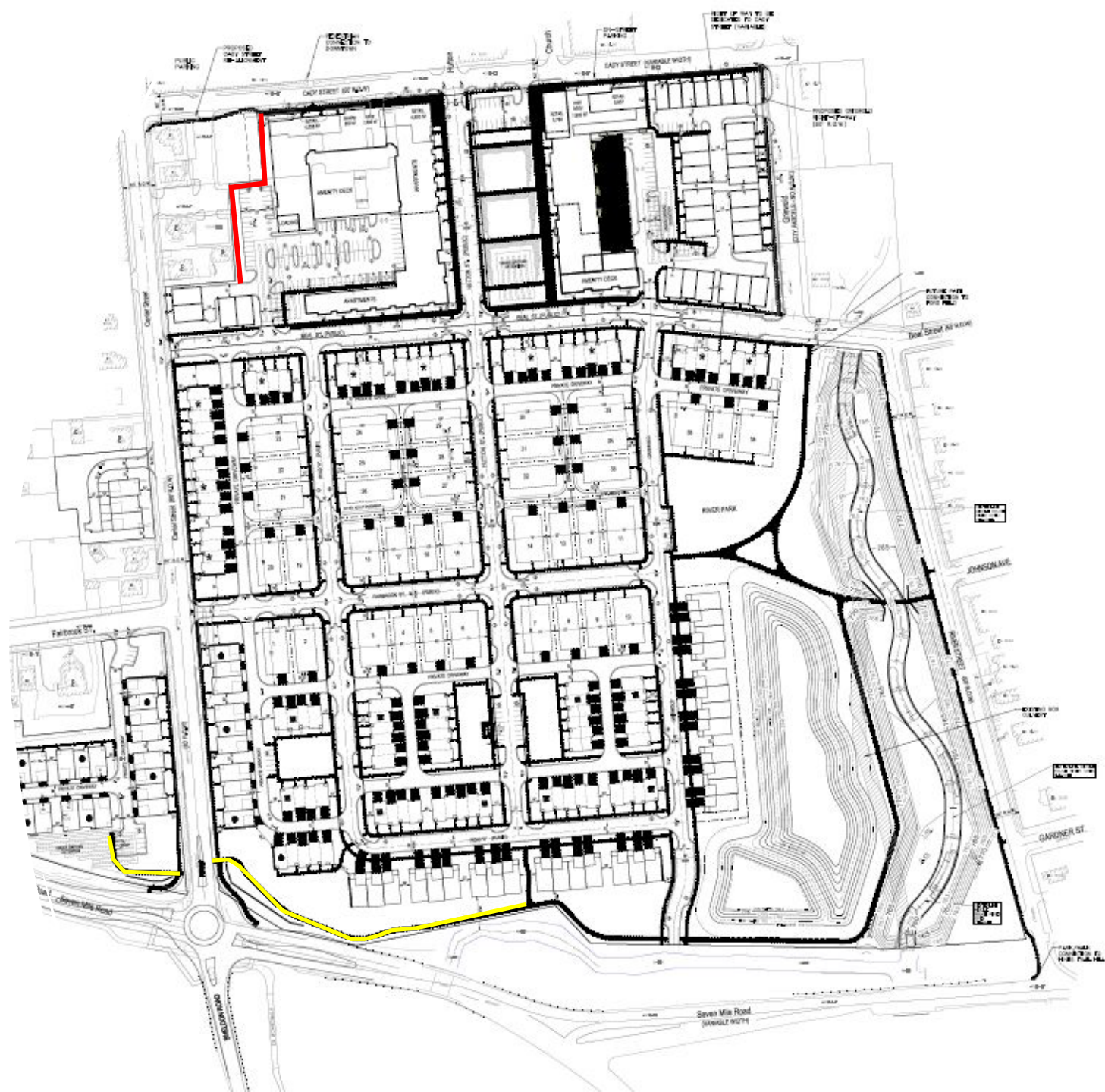
7. Increase in commercial space illustrated on current plans

	4/19 PC Meeting	Current Plans
Retail	18,394 s.f.	18,629 s.f.
Resident Services (Lobbies/leasing)	4,330 s.f.	3,700 s.f.

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8. Removed pedestrian path on west side of apartment building (RED)

- Also added pedestrian connection along 7-Mile (YELLOW)



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A. Ripple Effect: Change in number of residential units

	4/19 PC Meeting (Plan Date 3-22-22)	Current Plans (Plan Date 5-10-22)	Change
Apartments	174	178	+4
Condominiums	53	42	-11
Row Houses	31	31	--
Townhomes	97	98	+1
SF Attached	39	31	-8
Carriage Homes	26	28	+2
SF Detached	39	38	-1
TOTAL	459	446	-13

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B. Ripple Effect: Change in density

	4/19 PC Meeting (Plan Date 3-22-22)	Current Plans (Plan Date 5-10-22)	Change
Overall Net Density	10.3 units/acre	10.8 units/acre	+0.5 units/acre
Overall Gross Density	9.54 units/acre	9.27 units/acre	-0.27 units/acre

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C. Ripple Effect: Slightly more “smaller” SF lots – increases affordability

Min. Lot Area = 7,200 s.f. Min. Lot Width = 60 feet	4/19 PC Meeting (Plan Date 3-22-22)	Current Plans (Plan Date 5-10-22)	Change
Lots that meet min. R-1B	22 lots (56%)	19 lots (50%)	-3 lots (6%)
Lots that DON'T meet min. R-1B	17 lots (44%)	19 lots (50%)	+2 lots (6%)
TOTAL	39 lots	38 lots	