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ASSOCIATES, INC.

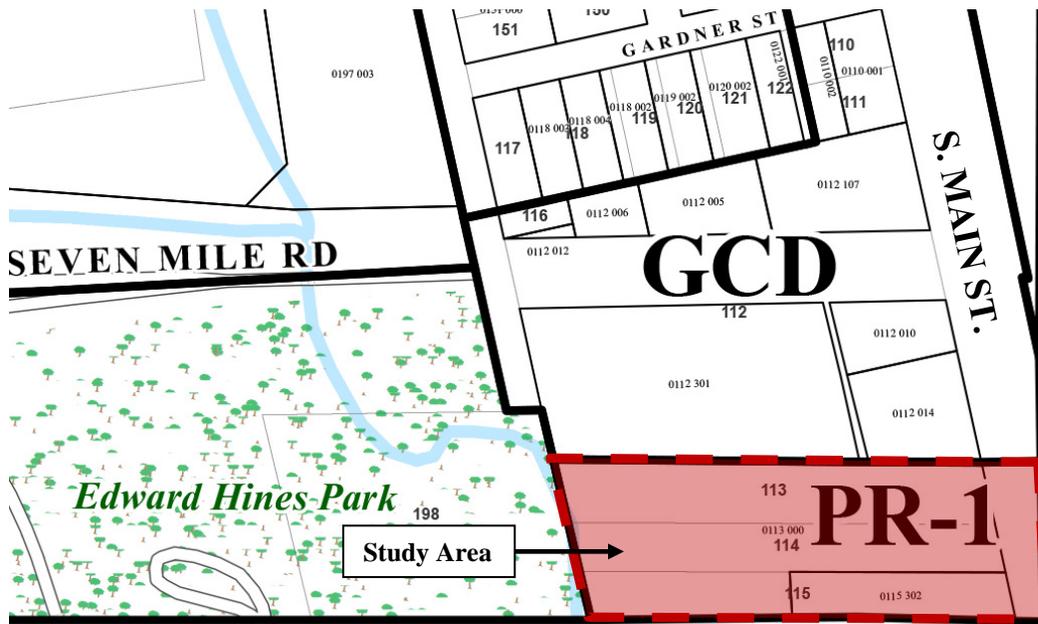
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: City of Northville Planning Commission  
FROM: Sally M. Elmiger, AICP  
DATE: June 25, 2018  
RE: Proposed Rezoning of Parcels on S. Main St. from PR-1 to GCD

While drafting the new Seven Mile – South Main Street Overlay zoning provisions, the Planning Commission brought up the possibility of re-zoning several parcels on S. Main St. from PR-1, Performance Regulated Industrial District No. 1, to GCD, General Commercial District. The parcels in question are shown on the map below, shaded in red.

**Figure 1. Study Area**



**Existing Land Use**

The existing land uses that occupy these properties include a monument company (Inch Memorial) and a vehicle repair business (Speedy Auto Service). Surrounding existing land uses are described in the table on the next page.

	Existing Land Use
North	Gym (Cross Fit) and Parking
South	Funeral Home (Located in Northville Township)
East	Railroad Tracks and Building of Small Offices (Located in Northville Township)
West	County Park

### Master Plan

The parcels in the study area are part of the Seven Mile/South Main Subarea in the City's Master Plan. The preferred uses in this subarea are labeled as "mixed use/planned development," and are further described as the following:

1. May include single-use development or a mixture of residential, retail, specialty food market or office uses.
2. Large format retail (over 55,000 square feet) and other strip commercial uses, such as drive-through restaurants, gas stations, etc. are not appropriate for this subarea.

The study area abuts Northville Township. The future land uses of these adjoining properties are shown in the aerial photo below:

**Figure 2. Master Plan Designation of Study Area and Surrounding Properties**



(Note that the Township’s Future Land Use map will be updated in the near future. The information shown on the aerial above was obtained from the Northville Township Planning Director.) As evidenced by the land uses, the Township considers the S. Main St./Seven Mile intersection to be a commercial area. Both corridors are lined with commercial or office uses, and not industrial-type uses, which are set back behind the railroad tracks and office. The railroad tracks create a significant barrier between the industrial sites in the City and in the Township, and exclude the study area from the larger industrial area on the east side of the tracks. On the other hand, the road system connects the commercial and office uses and creates a viable commercial corridor. In our opinion, rezoning the PR-1 parcels to General Commercial will add to this commercial cluster.

### Zoning Designation Comparison

The table below shows a comparison of the permitted and special land uses allowed in the PR-1 and GCD districts:

PR-1, Performance Regulated Industrial District No. 1	GCD, General Commercial District
<b>Permitted Uses</b>	
Any manufacturing use involving assembly, treatment, compounding, processing and/or manufacturing pursuant to Section 18.13	Retail food in enclosed building (convenience store without gasoline sales, grocery, fresh produce, meats, dairy, baked goods, confections & similar) for consumption off premises.
Warehousing and wholesale distribution facilities which may combine therewith retail related activities that do not exceed twenty-five (25) percent of gross volume sales.	Retail businesses in enclosed building such as drug stores, liquor, dry goods, clothing, furniture, hardware, music, book store, bicycling and gift shops
Wholesale and retail building supplies such as lumber and lawn and garden materials.	Personal service establishments such as small electronics repair, shoe repair, tailors, hair styling salons, photographers studios, file processing outlets, copy centers, interior decorators, postal centers, self-service laundry and dry cleaners
Manufacturer of cider, pies, preserves, doughnuts and other similar products; and manufacturer of wine, distilled and brewed products. Permitted accessory uses related to the primary manufacturing use on site include wholesale and retail sales and consumption of these same products produced on site.	Newspaper offices, publishing, and commercial printers
Recreational vehicle storage, truck/trailer rental	Churches
Research laboratories and experimental product development	All classification of restaurants and other establishments serving food and/or beverages, excluding drive-throughs and drive-ins
Printing and lithographic services	Private clubs, lodge halls, theaters, cinemas, and similar such assembly buildings when completely enclosed
Accessory uses to a principal use	Accessory uses to a principal use

PR-1, Performance Regulated Industrial District No. 1	GCD, General Commercial District
<b>Permitted Uses (Continued)</b>	
Repair of vehicles and earth moving, construction industry and farm equipment when said repairs are conducted entirely within an enclosed building	Public & semi-public institutional buildings, structures and uses; public parks
Kennel for dogs/cats boarded, raised, bred or trained	Indoor recreation establishments
Executive, administrative, professional, medical, financial and other offices	Banks, savings & loans, and credit unions, including drive-through branches; 24-hour banking centers separate from a financial institution
Rental warehouses including mini- or self-storage	Medical clinics and other professional offices and services
Auto body repair, automatic car wash, self-service car wash	Public & semi-public institutional buildings, structures and uses; public parks
	Hotels, motels, and bed and breakfast inns
	Video rental establishments
	Child care centers
	Commercial schools including art and dance studios, music and voice, and business schools
	Funeral homes
<b>Special Land Uses</b>	
Outdoor storage yards associated with Permitted Uses	Commercial outdoor storage, subject to Section 16.11
Solid waste processing, recycling and composting	Golf driving ranges and miniature golf
Commercial television and radio towers, public utility microwave-radio towers, transmitting towers, in accordance with Section 16.13	Veterinary hospitals, clinics and commercial kennels (in an enclosed building)
Heliports and helistops	Automobile service stations, bus passenger stations, automobile wash (automatic or self-serve), automobile repair and body repair stations, new and used auto sales. <b>(NOT ALLOWED BY THE SEVEN MILE-SOUTH MAIN ST. OVERLAY ORDINANCE.)</b>
Wireless communication facilities, in accordance with Section 18.23	Nurseries and garden centers (outdoor storage screened)
	Regional shopping centers
	Commercial outdoor recreation
	Building and lumber supply (storage & retail sale)
	Hospitals subject to Section 16.05
	Mini- or self-storage warehouses
	Convenience stores with gasoline sales <b>(GASOLINE SALES NOT ALLOWED BY THE SEVEN MILE-SOUTH MAIN ST. OVERLAY ORDINANCE.)</b>

<b>PR-1, Performance Regulated Industrial District No. 1</b>	<b>GCD, General Commercial District</b>
<b>Special Land Uses (Continued)</b>	
	Outdoor sales for used automobiles, new/used mobile homes, boats and recreational vehicles, provided no major repair/refinishing is conducted <b>(NOT ALLOWED BY THE SEVEN MILE-SOUTH MAIN ST. OVERLAY ORDINANCE.)</b>
	Truck or trailer rental
	Other uses of same nature, class or general character as listed as either a Permitted or Special Land Use, as determined by the Planning Commission
	Accessory buildings incidental to the above

The table above illustrates that by rezoning properties from PR-1 to GCD, industrial-type uses would no longer be permitted on these properties.

### Analysis and Recommendation

The City's Master Plan supports rezoning the PR-1 parcels in the study area to GCD, General Commercial District. The future land uses of the Township properties to the south and east are planned for local commercial and/or general/small office uses. The uses permitted in the GCD would be more consistent with the uses of the adjoining parcels in the Township.

Regarding existing land uses, parcels in the study area are occupied by more intense commercial and/or manufacturing uses. Rezoning these parcels would make the existing car repair business and manufacturing operation of the monument company non-conforming. They would be permitted to remain, but they could not be expanded without a variance. Surrounding businesses are commercial in nature (funeral home, gasoline station, car wash, office building across railroad tracks), and the rezoning would, in our opinion, make this subarea more consistent with the existing land use pattern.

Given this information, we would recommend that the Planning Commission consider rezoning the parcels in the study area from PR-1 to GCD.

We look forward to discussing this issue at the upcoming meeting.

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**CARLISLE/WORTMAN ASSOC., INC.**  
**Sally M. Elmiger, AICP, LEED AP**  
**Principal**

cc: Pat Sullivan  
Diane Massa  
Brent Strong