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MEMORANDUM

TO: City of Northville City Planning Commission

FROM: Sally M. Elmiger, AICP

DATE: July 1, 2020

RE: 150-156 N. Center St. – Public Hearing

This project was last discussed by the Planning Commission at the June 2, 2020 meeting. The Preliminary Site Plan was considered, and the Planning Commission set a Public Hearing to gather comments on the proposed Special Land Use (upper floor residential units). The Public Hearing was scheduled for the July 7, 2020 meeting.

Our previous review had the following comments. We have provided responses that were either given at the June 2 meeting, or were addressed in other ways.

Special Land Use

- A. Combine units #3 and #4 to create a unit of adequate size, or obtain a variance.** *At the last meeting, the applicant explained that they will combine units #3 and #4 into one unit to create a unit of adequate size. Instead of two, one-bedroom units on the second floor, there will be one, two-bedroom unit in its place. This results in a total of six residential units. (Note that this change does not change the number of required parking spaces). The Planning Commission also discussed whether the minimum unit sizes in the ordinance should be studied and possibly modified to provide for more affordable housing opportunities.*
- B. Recommend conditioning any approval of this project upon City Council's approval to purchase 10.8 parking credits in lieu of constructing the spaces.** *The Planning Commission requested additional information on how the Marquis parking lot functions during lunch and on the week-ends to evaluate the request for 10.8 parking credits. No information was available/provided (as described below). There are two ways (procedurally) of handling this:*
- 1. If Commissioners generally think 10.8 credits could be accommodated in the Marquis lot, but want additional confirmation, the Planning Commission could condition any approval of the Special Use and Preliminary Site Plan on the applicant providing additional information upon Final Site Plan review to confirm that the combined uses could be accommodated in the Marquis parking lot. Then the applicant could return with a Final Site Plan and the additional parking information, and a recommendation to Council could be made upon Final Site Plan approval (conditioned upon Council approving the required parking credits).*

2. *If Commissioners are unsure if the Marquis lot could handle the increase in parking demand at lunch and on the week-ends, then the applicant should be asked to return with parking counts during these times. This would necessitate postponing any decision on the Special Land Use and Preliminary Site Plan.*

- C. Recommend applicant providing a count of occupied spaces in City parking lots adjacent to Dunlap St. and Wing St. during evening hours. Count should be done in the evening over a three-week period, on a week-day, and on a week-end day, and preferably after the downtown businesses have re-opened.**

We provided dinner-time parking counts at the June 2 meeting. The information that was provided is attached in the memo dated May 29, 2020.

At the June 2 meeting, the Planning Commission also requested parking counts at lunch time, and on the week-ends. We looked into this request, but counts at these times have never been conducted by the City. We also didn't receive any parking counts the applicant may have gathered. If the applicant were to gather parking counts at this time, the results may not be meaningful given the current health crisis.

The Planning Commission also asked about how many overnight parking passes have been issued for the Marquis parking lot. Per the Police Department, six (6) overnight passes are in effect for this lot.

- D. Consider ways to add more pedestrian amenities.** *The applicant stated at the June 2 meeting that they were open to providing pedestrian amenities such as benches, bicycle racks, streetlights, etc. All sidewalk design and amenities would be consistent with DDA design requirements.*
- E. Provide the proposed hours of operation for the restaurant uses.** *As explained at the June 2 meeting, the restaurant tenant has not yet been decided. In subsequent discussions with the applicant, they have identified the proposed hours as 4-10pm, Monday – Thursday, 4-11pm, Friday and Saturday, and closed Sunday.*
- F. Address sight-distance concern with loading/unloading located in Dunlap St. right-of-way.** *As described below, the applicant stated that they will locate loading/unloading behind the building, as currently done for Tuscan Café.*
- G. If loading/ unloading space in street remains, it should transition to on-street parking in the evenings to help address the parking for this new use.** *At the June 2 meeting, the applicant stated that they will load/unload behind the building, as is currently done for Tuscan Café, with the understanding that they would continue to work with the DDA and the City on potential improvements to the public lot entry drive. However, they will still propose to modify the curb on Dunlap Street to provide two on-street parking spaces in front of the new restaurant. They also stated that if the existing parking lot drive were changed to a one-way-in configuration, then the loading zone at the rear of the building could be used for three parking spots at night.*

The DDA's parking committee met to discuss the configuration of the parking lot's westerly access drive, and the situation with loading/unloading in this area. They concluded that they didn't have the technical expertise to resolve this issue and re-design the entryway into the lot. They recommended that the City's traffic engineer get involved to study this question.

Site Plan:

- A. All plan sheets (engineering and architectural) should have the same revision date on future submissions.** *This change can be reflected on the Final Site Plan package.*

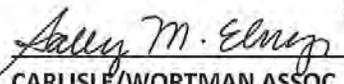
- B. Planning Commission to consider waiving rear yard requirement if modifications are made to the public lot entrance, and loading/unloading space is open for public parking in the evening. *This has been included as a condition in the draft motions.***
- C. Applicant to confirm that the area dimensions submitted for the restaurant uses (used in parking calculation) do not include basement floor area, mechanical rooms, stairwells, and elevators. *The applicant should respond to this question at the upcoming meeting.***
- D. Applicant to address how trash will be handled. *All trash will be placed in the existing receptacles located in the parking lot, currently used by the existing building tenants and maintained by the DDA.***
- E. Landscaping and lighting information upon Final Site Plan Review. *This has been included as a condition in the draft motions.***
- F. Defer review of utility connections to DPW Director. *This has been included as a condition in the draft motions.***
- G. Approval by the Historic District Commission, and approved design included with Final Site Plan information. *The Historic District Commission approved demolition of the building and rear addition, as well as the new construction at their June 17, 2020 meeting.***
- H. Provide perspectives and renderings of proposed elevations from angles experienced by a pedestrian. *It has been confirmed by the applicant that the perspectives provided to the Planning Commission were at angles experience by a pedestrian.***

Additional comments made by the Planning Commission include the following:

- A. Concern was expressed over no doorway directly onto N. Center St.
- B. It was also suggested that pedestrians would be more engaged if the Center Street restaurant windows could be open so that dining activity was noticeable from the street.

As mentioned above, this project is scheduled for a Public Hearing at the July 7, 2020 meeting. After public comments are heard, the Planning Commission will discuss the Special Land Use against the criteria in the ordinance, and determine if it meets these criteria. Also, the Planning Commission will decide if the Preliminary Site Plan meets the standards in the ordinance.

If the Special Land Use and Preliminary Site Plan are approved, the next step is for the applicant to submit a Final Site Plan to the Planning Commission.



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