

**Public Benefits vs. Requested Zoning Deviations Comparison**

The Downs - PUD Eligibility  
 City of Northville

December 18, 2018

Proposed Benefits	Questions/Issues Identified for Benefits	Requested Deviations	Some remaining questions
8.3 acre park with maintenance paid for by Homeowners Association.	1. How much of the park features will be constructed/installed by the applicant?	1. Parking deficient by 14 spaces (when comparing proposed parking against ordinance requirements; also when counting on-street spaces)	1. Is the applicant willing to commit to the City's Utilities Master Plan as part of their responsibility in building this development?
	2. Park maintenance conducted/managed by City, requiring personnel and coordination.	2. Consistency with Master Plan: Project is heavily skewed as a residential development, but is characterized as "mixed use."	2. Is the applicant committed to financing the round-about if deemed the best solution for the S. Center / 7-Mile intersection?
	3. Annual coordination of maintenance costs transferred from Homeowners Association to City.	3. Consistency with Master Plan: Proposed density across entire project is slightly higher than the maximum density in Master Plan.	
Daylighting the river	Comprehensive Funding Plan, including answers to the following questions:	4. Consistency with Master Plan: Project insert single-family residential units in the middle of the project, rather than keeping higher density housing closer to the downtown.	
	1. Approximately how much will daylighting the river cost?	5. Proposed apartment building height 4-5 stories; 5-stories requires public plaza/art/ pedestrian connection.	
	2. How much of that cost will be provided by the applicant? How will this capital be funded (direct payment, tax abatement)?	6. Proposed townhome buildings 3 stories (vs. 2-2.5 stories).	
	3. What happens if grants are not available?	7. Proposed single-family home sites smaller than ordinance requirements (lot width & lot size).	
Alternative Farmer's Market Location	1. Chamber's preferred location.		
	2. Park location approx. 28% smaller than current sales area.		
	3. Parking lot location may displace vehicles parking for proposed uses (retail & apartments).		
Traffic Management Improvements	1. City Engineer's review of proposed traffic improvements		
	2. Community reaction to potential round-about at S. Center / 7-Mile intersection.		
Eliminate all existing structures at one time.			
Relocation of exposed sanitary sewer pipe.	1. DPW Director's review of this change.		