



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

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Date: November 8, 2021

**Final Site Plan Review  
For  
City of Northville, Michigan**

<b>Applicant:</b>	456 Cady LLC Represented by Jim Long 190 E. Main St. Northville, MI 48167
<b>Project Name:</b>	456 E. Cady St. – Foundry Flask
<b>Plan Date:</b>	August 31, 2021
<b>Latest Revision:</b>	October 26, 2021
<b>Location:</b>	South side of E. Cady St., between Griswold and S. Main St.
<b>Zoning:</b>	PR-1, Performance Regulated Industrial District No. 1 CSO, Cady Street Overlay District
<b>Action Requested:</b>	Final Site Plan Approval
<b>Required Information:</b>	As noted within this review

**PROJECT AND SITE DESCRIPTION**

The applicant is proposing to demolish the existing one-story building on the site, and construct a 3-story, mixed-use building. The new building will contain commercial uses in 12,000 s.f. of first floor space (grocery/market), and 79 one-, two-, and three-bedroom residential units. Seven (7) residential units will be located on the first floor at the rear of the building, and the remaining units will be located on the upper two floors. The grocery/market will be located on the northeast front corner of the building (oriented toward Cady St. and S. Main St.).

An aerial of the subject site is shown on the next page.



Google Maps

The applicant attended an electronic pre-application meeting on July 28, 2021 to discuss the project concept. The project was then brought before the Planning Commission on September 21, 2021, where the Commissioners considered the project, and set a Public Hearing for the Special Land Use (upper floor residential).

The Public Hearing was held at the October 19 meeting. The Commissioners moved to approve the Special Land Use, and condition approval of the Preliminary Site Plan on the following:

- A. The Planning Commission:
  - 1. Will allow the reduction of three (3) street trees along E. Cady St. frontage to accommodate on-street parking spaces.
  - 2. Will allow the retention of existing trees along S. Center St., rather than require new trees, to meet the street tree planting requirement along this frontage.
  
- B. The Planning Commission defers evaluation of the following to:
  - 1. Location of the westerly drive, and proposed utilities, to the DPW Director and City Engineer.
  - 2. Vehicular access and circulation of emergency vehicles to the City Fire Chief.

- C. Upon Final Site Plan, applicant to provide:
  - 1. Lighting Information
  - 2. Landscaping Information
  - 3. Tree survey addressing removal of protected trees (if any) per Tree Preservation Ordinance
  - 4. Receive HDC Approval for the project.
- D. The developer and the City shall discuss and collaboratively resolve use of a Riverwalk Property via a public easement access through the property to the Riverwalk along the Rouge River.
- E. Information on environmental issues that would be part of brownfield disclosure be provided at earliest opportunity but in no case later than final site plan approval.

This review evaluates the remaining issues on the Final Site Plan.

## NATURAL RESOURCES

The conditions for the Preliminary Site Plan included two topics regarding “natural resources.” The first topic is tree removal from the site, and the second is information that can be publicly shared regarding the brownfield.

Removal of existing trees is regulated by the Tree Preservation Ordinance (Chapter 90, Vegetation, of the General Code). As required, a tree survey has been provided showing the location of the existing trees, tree tag numbers, and a list of the tree species, size, and condition. The listing also shows which trees are proposed for removal. This ordinance requires replacement with one 2.5” caliper tree for each tree removed that is 6-11” Diameter at Breast Height (DBH). For larger trees (11.1 – 20 DBH), two, 2.5” caliper trees must be planted. The tree removal list indicates that 67 2.5” caliper trees need to be planted to mitigate the proposed tree removal. However, the ordinance also allows use of 2 understory trees, 6 shrubs, or one evergreen tree of at least 8-feet in height to be used instead of a 2.5” caliper tree. We have evaluated the landscape plan and determined that the proposed plan meets the tree replacement requirements. (Note that plant material used for other landscaping requirements cannot be counted toward the tree replacement requirements.)

Regarding the brownfield, the submission does not include any new information. The applicant should indicate if no new information is available. At the October 19 meeting, the applicant stated that the project team’s brownfield consultant was reaching out to the City Manager regarding brownfield assistance.

**Items to be Addressed:** Status on brownfield issue, if available.

## BUILDING LOCATION AND SITE ARRANGEMENT

An issue brought up regarding site arrangement was a location and adequate space for a Riverwalk easement along the Rouge River.

The Final Site Plan shows both a 15-foot wide easement and a 20-foot wide easement as two options. At the previous Planning Commission meeting, a wider easement was deemed preferable. The applicant should explain why the two options are shown on the plans.

The arrangement of the easterly parking lot has been modified eliminating the “internal trash collection” area to the building and adding a dumpster in the front setback along S. Main St. and in the proposed Riverwalk easement. In speaking with the site designer, this was an alternative to consider, but they would also be amenable to keeping the trash inside the building, as shown on the Preliminary Site Plan. In our opinion, we consider locating trash collection inside the building to be preferable.

The ordinance states that locating a dumpster screen in the front yard is prohibited; however, it also gives the Planning Commission the ability to modify the location, subject to site characteristics, building orientation or screening.

**Items to be Addressed:** 1) *Necessity for both 15-foot wide and 20-foot wide river walk easement on the plans.* 2) *Dumpster location outside (vs. inside) the commercial building and in the Riverwalk easement.*

## LOADING

A loading/unloading area is shown along the east-facing commercial façade of the building. As designed, this area is not compliant, as it must be at least 50-feet long. However, if the trash collection area is moved back inside the building as originally proposed, space for the loading/unloading will expand to accommodate a 50-foot long space. That said, a loading zone of 10' x 50' is required, and should be shown on the plans.

The applicant should describe the types of vehicles that are anticipated to use the loading/unloading space if known, and show on the plans that this type of vehicle can traverse the easterly lot.

**Items to be Addressed:** 1) *Show proposed loading/unloading space at 10' x 50'.* 2) *Applicant to describe types of trucks using the loading/unloading space if known; and provide confirmation that these trucks can traverse the easterly lot.*

## LANDSCAPING

Landscaping information is required upon Final Site Plan Review. We have the following comments:

Street Trees	As part of the Preliminary Site Plan, the Planning Commission modified the required number of street trees along E. Cady St. from 11 trees to 8 trees. This allows space for on-street parking.
Interior Parking Lot Landscaping	For parking lot interiors, one and one-half (1.5) s.f. of landscape area is required for each 100 s.f. of paved area. The east lot requires 267 s.f. of landscaping, and provides 1,248 s.f. The west lot requires 828 s.f. of landscaping, and provides 3,042 s.f.

Interior landscaped areas shall be no less than 15 s.f. and have a minimum dimension of at least three feet, and shall be adequately landscaped. The plans also meet this requirement

One (1) tree is required for each 100 s.f. of required interior landscaped area. Three (3) trees are required (and provided) for the east lot and nine (9) trees are required for the west lot. The west lot contains 11 trees in landscape islands.

#### Parking Lot Screening

One (1) tree and 10 shrubs are required as a screen between the right-of-way and a parking lot for every 40 lineal feet of parking lot.

The parking lot screen along S. Main St. was considered during the Preliminary Site Plan, where the Planning Commission agreed that keeping the existing trees a better choice than removing them and replanting new ones. The landscape plan shows the addition of 54 shrubs, meeting this requirement.

The westerly parking lot does not require screening from the road, because the building provides this screening. However, the landscape plan shows a dense planting of various species and heights along the south side of the parking lot. This provides a substantial screen of the lot from the residential neighbors across the Rouge River to the south.

#### Dumpster Screen

If a dumpster is preferred, it must be screened from view of a public street. The screen detail is shown on Sheet A-12 of the architectural plans which includes a brick veneer and cast stone coping. The height of the dumpster enclosure is proposed at eight-feet tall, which should adequately screen the dumpster.

#### Plant Material

Eight (8) street trees are proposed in tree grates near the curb along E. Cady St. The tree species are consistent with the Secondary Streets Design Standards developed by Northville's DDA.

The proposed plant material meets the size requirements in the ordinance.

The plans state that all landscape beds shall be irrigated, as required. However, the turf grass won't be irrigated. We consider the turf grass along the S. Main St. frontage to be landscaping, and should have irrigation.

#### Pedestrian Plaza

A pedestrian plaza is shown on the north side of the proposed building, where Cady St. curves to the north. The plaza area will contain decorative pavement and a seat wall. We consider this a

very positive aspect of the plan. What will the decorative paving look like?

Tree Grates

The DDA Standards also include a specific tree grate. We assume that the project will use this tree grate, but this detail should be confirmed.

**Items to be Addressed:** *1. Turf grass along S. Main St. frontage requires irrigation. 2. Describe proposed decorative paving. 3. Confirm that tree grates used on E. Cady St. will be consistent with the DDA's Secondary Street Guidelines.*

## LIGHTING

Lighting information is required upon Final Site Plan Review. A photometric plan has been provided, showing the location, intensity, and height of the proposed fixtures. The plan shows pole-mounted parking lot lighting, and some building-mounted light fixtures on the south side of the parking garage. However, no light fixtures are proposed for the façade facing E. Cady St. The applicant should describe the approach to lighting this side of the building. We assume that the east parking lot lights will provide the lighting for the façade facing S. Main St. The applicant should confirm this.

All light fixtures must be shielded or otherwise positioned (such as downward facing) to not adversely affect driver or pedestrian visibility. In addition, any point source shall not be visible from adjacent properties, roadways, or public sidewalks. Manufacturer cut sheets of the proposed fixtures needs to be provided to determine if the fixtures meet this standard.

The ordinance permits maximum light levels of 0.3 foot candles at property lines abutting residential uses, 0.5 foot candles at property lines abutting non-residential uses, with a minimum of one (1) foot candle at the surface of all parking areas. The photometric plan shows the proposed lighting levels across the site; however, it doesn't appear to consider the proposed vegetative screen along the south side of the west parking lot. The lighting levels along a small portion along the boundary with the residential uses on the other side of the Rouge River are slightly above the 0.3 foot candle maximum. The applicant should indicate if the proposed vegetation was considered as part of the photometric plan.

Light fixtures may be up to 25-feet tall, or the height of the building whichever is less. The proposed height of the parking lot fixtures is 22.5 feet tall, meeting ordinance requirements.

**Items to be Addressed:** *1) Applicant to describe approach to lighting E. Cady St. side of building. 2) Applicant to confirm lighting for building façade facing S. Main St. will be provided via the parking lot lights. 3) Provide manufacturer cut sheets of proposed fixtures to determine shielding and positioning of fixtures meet ordinance requirements. 4) Applicant to indicate if the proposed vegetation along the southern boundary of the west parking lot was considered as part of the photometric plan.*

## UTILITIES

A full engineering review will be required for this project once the Planning Commission has made its decision.

Note that the CSO District calls for using low-impact development techniques to manage stormwater. The project includes an underground detention basin under the westerly parking lot. As requested, the project engineer described that stormwater would enter a pre-treatment area, and then enter the underground detention basin before being outlet at a slow rate to the Rouge River. Due to the brownfield status and soils on site, the development cannot infiltrate stormwater into the ground. Wayne County will review the stormwater management.

We defer to the DPW Director for comments regarding connection to utilities.

**Items to be Addressed:** *Defer review of utility connections to DPW Director.*

## RECOMMENDATIONS


The main issues with the Final Site Plan are the location of the dumpster screen and size of the loading/unloading area. However, both could be addressed if the trash collection is moved back inside the building, and the dumpster screen is eliminated. It appears that the applicant is amenable to whatever solution the Planning Commission thinks is better. Regarding the remaining issues, we consider them minor.

We would recommend Final Site Plan approval once the applicant and Planning Commission have resolved the issues below to the satisfaction of the Planning Commission.

- A. Status on brownfield issue, if available.
- B. **Natural Resources.** 1) Necessity for both 15-foot wide and 20-foot wide river walk easement on the plans. 2) Dumpster location outside (vs. inside) the commercial building and in the Riverwalk easement.
- C. **Loading.** 1) Show proposed loading/unloading space at 10' x 50'. 2) Applicant to describe types of trucks using the loading/unloading space; and confirmation that these trucks can traverse the easterly lot.
- D. **Landscaping.** 1. Turf grass along S. Main St. frontage requires irrigation. 2. Describe proposed decorative paving. 3. Confirm that tree grates used on E. Cady St. will be consistent with the DDA's Secondary Street Guidelines.
- E. **Lighting.** 1) Applicant to describe approach to lighting E. Cady St. side of building. 2) Applicant to confirm lighting for building façade facing S. Main St. will be provided via the parking lot lights. 3) Provide manufacturer cut sheets of proposed fixtures to determine shielding and positioning of fixtures meet ordinance requirements. 4) Applicant to indicate if the proposed vegetation along the southern boundary of the west parking lot was considered as part of the photometric plan.

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F. Defer review of utility connections to DPW Director.

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

cc: Pat Sullivan  
Shari Allen  
Brent Strong  
Jim Long [jrlong@longmechanical.com](mailto:jrlong@longmechanical.com)  
Doug Brinkman [dr.ofelation@gmail.com](mailto:dr.ofelation@gmail.com)  
Robb Burroughs [robb@oxstudioinc.com](mailto:robb@oxstudioinc.com)  
Bob Emerine [be@seiberkeast.com](mailto:be@seiberkeast.com)