



215 West Main Street
Northville, MI. 48167
(248) 449-9902

SPECIAL LAND USE APPLICATION

(A Site Plan Application must also be submitted concurrently with this application)

PLEASE NOTE: DO NOT submit the Special Land Use Application (and Site Plan Application) until you have referred to Article 16 of the City of Northville Zoning Ordinance, "Special Uses." The Zoning Ordinance is available on the City's website www.ci.northville.mi.us.

See Page 3 of this application for submission requirements.

APPLICANT INFORMATION

Name of Applicant: _____

Address _____

Telephone _____ Email _____

PROPERTY OWNER INFORMATION

Name of Property Owner: _____

Address: _____

Telephone _____ Email _____

PROJECT LOCATION

Project Name: _____

Property Address: _____

Type of Project: _____

Cross Streets: _____ and _____

Tax Parcel ID # _____ Lot No: _____

Current Zoning District: _____

STANDARD FOR APPROVAL

The applicant for a special land use shall, to the best of his/her ability, answer in writing the following questions. **Use additional sheets if needed.**

How the proposed activity:

- 1. Will be harmonious and in accordance with the general objectives or any specific objectives of the Northville City Master Plan.

- 2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

- 3. Will not be hazardous or disturbing to existing or future nearby use.

- 4. Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.

- 5. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

- 6. Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.

- 7. Will meet all the requirements and standards of this Ordinance and any other applicable laws, standards, Ordinances, and/or regulations.

NOTE: A Site Plan Application must also be submitted concurrently with this application

APPLICATION SUBMISSION CHECK LIST, PROCEDURES, AND SIGNATURE

Procedures to Appear Before the Planning Commission

- Follow the Application Submission Checklist below for instructions on assembling your application packets.
- Submit the packets to the Building Department no later than 4:00pm by submission deadline as posted on the City’s website www.ci.northville.mi.us and at the Building Department, as deadlines may be moved to accommodate to holidays and newspaper publication schedules.
- **One PDF file of site plans or document larger than 11”x17” must also be provided at time of submission and emailed to dmassa@ci.northville.mi.us.**
- Planning Commission meetings are held the 1st and 3rd Tuesdays of the month at 7:00pm at City Hall. Location or dates changes are posted on the City’s website and at City Hall.
- The applicant or a representative should be present at the Planning Commission meeting to answer any questions.

Application Submission Checklist

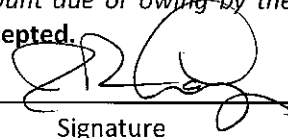
- Special Land Use Application completed in its entirety and signed. Unsigned applications are not accepted.
- Site Plan Application completed in its entirety and signed. Unsigned applications are not accepted.
- Supporting documents (i.e. sketches, site plans, drawings, etc.)
- All of the above assembled into 15 identical packets. No folders, binders, etc. allowed.
(Order: Special Land Use App on top, Site Plan App next, and supporting documents and plans last – folded to same size as application)
- One PDF file of site plan, sketches, and documents larger than 11x17 also emailed to dmassa@ci.northville.mi.us
- Fee (See Development Review Fee Schedule on website)
Applications submitted without fees are not considered a timely submission, and shall be deferred to a future meeting.

*I hereby certify that the owner of record authorizes the proposed application meeting and that the owner has authorized me to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. The applicant hereby expressly acknowledges and agrees that by signing this document, the applicant is fully responsible for any and all fees, costs, and/or expenses which are associated with this application whether approval of the application is granted or not. In the event that the City of Northville is required to take any type of action, legal or otherwise, to collect any amount due or owing by the applicant, then the applicant expressly agrees to pay for any and all costs and expenses, including attorney fees, incurred by the City of Northville in having to collect any such amount due or owing by the applicant. **This section must be completed and signed or application will not be accepted.***

456 Cady, LLC

PRINT name of applicant

Jim Long



Signature

Print the applicant’s full legal name (individual or company)

190 E. Main Street, Northville, MI 48167

Provide the applicant’s complete address

Purchaser of the property

248.330.5201

Relationship to owner

Phone #

COMPLETED BY THE CITY

A. Date filed with Building Department: _____

B. Date forwarded to City Clerk: _____

C. Date Submitted to Planning Commission: _____

D. Action of Planning Commission

Approval: (Date and signature of Chairperson) _____

Disapproval: (Date and signature of Chairperson) _____

Conditional Approval: (Date and signature of Chairperson) _____

Conditions for approval attached hereto (use Planning Commission meeting minutes)

Revised site Plan Submittal Date: _____

All conditions have been met and the revised Site Plan is in accordance with the conditions for approval attached hereto: _____

(Date and signature of Chairperson)

SPECIAL LAND USE PERMIT

CITY OF NORTHVILLE ~ OFFICE OF THE BUILDING INSPECTOR RESOLUTION

The Planning Commission hereby approves the Special Land Use Permit application for which is attached to this resolution for applicant: _____

The purpose of the permit is to allow _____

The Special Land Use Permit Application was approved by the Planning Commission on _____ and is subject to the following conditions and safeguards which are condition precedent to the validity and continuation of the Permit and permission granted hereby as stated in the Planning Commission's motion:

Planning Commission Motion attached

In the event that the operation or the conditions set forth herein are not complied with, then the Building Inspector shall have the right to compel a Show Cause Hearing by the Planning Commission. Additional conditions may be imposed by the Planning Commission to abate the non-compliance, or failing this, the Permit may be revoked or modified.

Chairperson Signature / Date

Building Inspector Signature / Date

Applicant /Signature / Date

This permit is not valid until requested by the applicant and approved by the City of Northville Building Inspector as indicated by the signature below: **Date of Validity:** _____

Applicant Signature / Date

Building Inspector Signature / Date

STANDARD FOR APPROVAL – CONTINUATION SHEET(S)

1. *Will be harmonious and in accordance with the general objectives or any specific objectives of the Northville City Master Plan.*

The proposed project is harmonious and in accordance with both the general covenants of the 2018 Master Plan but likewise specific to the Cady Street Sub Area Plan. It distinctly meets the requirements of what is defined as transitional housing and varying mix of uses through the introduction of first floor street level commercial spaces and a variety of residential unit types, scales and sizes. The proposed buildings overall placement, size and scale is consistent with the form-based design aspiration and directives as outlined by the Master Plan.

2. *Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.*

The industrial heritage specific to this property is not intended to be replicated but rather embraced at a conceptual and overall massing level and integrated into the general aesthetics and character of the proposed project. The intent is to establish the vocabulary of the new building by making reference to the industrial ethos of this district and adapting this into a “contemporary” interpretation, thereby providing a complimentary transition from old to new. Scale and materiality is being adapted to compliment this heritage while still providing for the adaptation of the new commercial and residential uses.

3. *Will not be hazardous or disturbing to existing or future nearby use.*

The project will not be hazardous or disturbing to nearby uses. The current property contains a large-scale structure that has been unoccupied for many years. The proposed project will demolish and remediate this structure rendering the site by default safer. The proposed project is being proposed with general commercial and residential uses, along with required parking. There are no specific hazardous uses or functions being proposed or considered.

4. *Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.*

The underlying zoning for the property is PR-1 with Cady Street Overlay District (CSO) being applied to the property. The proposed uses, commercial and residential, are distinctly compatible and consistent with the overlay district.

In regards to existing land uses in place by properties, these properties current uses are as follows:

West: A single family lot (corner of Cady and Griswold) and a major DTE substation
South: DTE substation, the Rouge River and across the river single family residential
East: Main Street with commercial across the river
North: Cady Street with parking lots, car wash, small theater, and commercial

The proposed residential and commercial uses are compatible and likewise complimentary to the surrounding land uses. Enhancing residential density in particular at this location should drive further infill development thereby promoting additional economic development and diversification of this neighborhood.

5. *Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.*

The proposed project will be adequately served by the existing public services and facilities. No additional outside resources or requests are being made of the City per this submission.

6. *Will not create excessive public costs and will not significantly decrease property values of surround properties.*

There is no “public cost” identifiable as being attributable to this project. With the removal of the long empty industrial buildings and the introduction of the proposed mix of residential and commercial as key parts of the project, it wouldn’t be a wild guess to suggest that property values of surrounding properties would remain stable or increase in value. The petitioner does not see the values decreasing at any measure.

7. *Will meet all the requirements and standards of this Ordinance and any other applicable laws, standards, Ordinances, and/or regulations.*

To the project team’s greatest extent of understanding and knowledge, the project will meet the requirements and standards specific to the municipal codes, laws and regulations.