

# NORTHVILLE DOWNS PUD PRELIMINARY SITE PLAN REVIEW

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**CITY OF NORTHVILLE  
SEPTEMBER 19, 2022**



# PUD Process & Status

- Step 1: Pre-Application Conference (*completed on July 21, 2021*)
- Step 2: PUD Eligibility determination by the Planning Commission (*August 30 & November 2, 2021*)
- Step 3A: Preliminary Site Plan/PUD Plan review by Planning Commission – Plan generally complete (*February 1 & February 15, 2022*)
- Step 3B: Preliminary Site Plan/PUD Plan Review by Planning Commission - **Public Hearing** at Planning Commission (*completed on March 15, 2022*)
- Step 3C: Preliminary Site Plan/PUD Plan Review by Planning Commission & recommendation to City Council of Preliminary Site Plan/PUD Plan (*April 5 – August 16*)



# Preliminary Site Plan Review

Topic	Meeting Date	PC Deliberations	Public Comments at Meeting	Public Written Correspondence	Add. Materials from Developer	Revised Site Plan	Outside Experts	Task Force Input (In Person or Written)
1. Residential & Commercial Land Use	4/5	X		X	X	X	<ul style="list-style-type: none"> <li>Friedman Real Estate Group</li> <li>Gibbs Planning Group (Commercial Market Study Commissioned by DDA)</li> <li>Chamber of Commerce Executive Director</li> </ul>	
	4/19	X		X	X	X	<ul style="list-style-type: none"> <li>Anne Smith, Realtor</li> </ul>	
	5/3		X	X				
2. Roads, Pathways, Connections & Parking	5/3	X		X			<ul style="list-style-type: none"> <li>Dan Burden, Walkability Expert (12-21-21 PC Mtg.)</li> </ul>	<ul style="list-style-type: none"> <li>River Restoration Task Force</li> <li>Mobility Network</li> <li>Sustainability Task Force</li> </ul>
	5/17	X		X		X		<ul style="list-style-type: none"> <li>Mobility Network</li> </ul>
	6/7	X	X	X				<ul style="list-style-type: none"> <li>Mobility Network</li> </ul>
3. Architecture, Landscaping & Aesthetics	6/7			X	X	X		
	6/21	X						
	7/5		X	X				
4. Parks, Public Spaces, and Farmers Mkt.	7/5	X		X				<ul style="list-style-type: none"> <li>River Restoration Task Force</li> <li>Central Park Committee</li> <li>Log Cabin Committee</li> <li>Farmers Market Task Force</li> </ul>
	7/19	X		X				
	8/2	X	X	X				
5. Infrastructure, Financials & Phasing	8/2	X		X				
	8/16	X	X	X	X	X		

# PUD Process & Next Steps

Step 3C: Preliminary Site Plan/PUD Plan Review by Planning Commission & recommendation to City Council of Preliminary Site Plan/PUD Plan

**Step 4: Preliminary Site Plan/PUD Plan review & action by City Council**

Step 5: Final Site Plan review by Planning Commission