

CITY OF SOUTHGATE

PLANNING COMMISSION

AGENDA

MONDAY, February 23rd, 2026

6:30 pm – Informal Planning Commission/Work Study Meeting
7:00 pm – Regular Planning Commission Meeting

I. CALL TO ORDER

II. ROLL CALL

Anderson, Clark, Codrington, Godbout, Moul, Nemeth, Orman, Wilson, Yoos

III. APPROVAL OF AGENDA

IV. MINUTES

1. Minutes of regular Planning Commission meeting date January 12th, 2026

V. ADMINISTRATIVE REPORTS

VI. PUBLIC HEARINGS

1. Proposed Rezoning, 15748 Fort

VII. NEW BUSINESS

1. Proposed Rezoning, 15748 Fort

VIII. OLD BUSINESS

1. Conditional Use & Site Plan Review, 13760 Eureka
2. Conditional Use & Site Plan Review, 18701 Northline
3. Master Plan Update, send to City Council

IX. ANNOUNCEMENTS

X. ADJOURNMENT

City of Southgate
Planning Commission Meeting
January 12, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, January 12, 2026 and called to order by Chairman James Yoos, at 7:00 p.m.

PRESENT: James Yoos, Jerry Orman, Leticia Wilson, Mark Nemeth, Eric Codrington, Chad Godbout, Linda Clark

ABSENT: Patricia Anderson, Andrew Moul (all excused)

ALSO PRESENT: City Planner Joe Pezzotti, City Administrator Dan Marsh, Building Official Tim Leach, City Attorney Amelia Zelenak, Council Member Priscilla Ayres-Reiss

Agenda:

Moved by Wilson, supported by Godbout, to approve the Planning Commission Agenda as submitted. MOTION APPROVED UNANIMOUSLY.

Minutes:

Moved by Nemeth, supported by Clark, to approve the Planning Commission Meeting Minutes of December 8, 2025. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

The Aquinas project is moving in a positive direction, should be coming before the Planning Commission soon.

Southgate Towers project coming together.

Rotary Club of Southgate will be hosting the State of the City Address, on Wednesday, January 28th, 2026 at Crystal Gardens.

Public Hearings:

1. Special Condition Use/Site Plan Review, Mazin Samona, 15200 Eureka Road, Southgate, MI 48195, proposed drive-through pickup window for the existing Wild Bills Tobacco. P.C. 013-2025.

A PUBLIC HEARING WAS HELD FOR MAZIN SAMONA, 15200 EUREKA ROAD SOUTHGATE, MI, SPECIAL CONDITION USE/SITE PLAN REVIEW, PROPOSED DRIVE-THROUGH PICKUP WINDOW FOR THE EXISTING WILD BILLS TOBACCO.

Notices were sent out.

Moved by Codrington, supported by Wilson, to open the Public Hearing.

The applicant was not present.

No public comments were received.

Moved by Nemeth, supported by Orman, to close the Public Hearing.

New Business:

1. Special Condition Use/Site Plan Review, Mazin Samona, 15200 Eureka Road, Southgate, MI 48195, proposed drive-through pickup window for the existing Wild Bills Tobacco. P.C. 013-2025.

The city is in receipt of a conditional use and site plan review application for the construction of a drive through pickup window for the existing Wild Bills Tobacco along Eureka Road. The applicant's retail space is currently part of the existing commercial center development near the corner of Dix Toledo and Eureka Road. The parcel is currently zoned C-2, General Commercial where the closest related use to the request, drive-through restaurants, are a conditional use within the district, subject to additional special conditions.

Based on the information submitted and the concerns identified within this report, we recommend denial of the requested Special Condition Use for a drive-through pickup window. While the C-2 District allows drive-through restaurant uses as a special condition use, approval of conditional uses is not automatic and must be based on findings that proposed uses comply with ordinance standards and will not be detrimental to the public health, safety, and welfare of the City. In this case, the proposed pickup window raises significant concerns related to traffic circulation, vehicle stacking spaces, and pedestrian safety.

Moved by Codrington, supported by Nemeth, to deny Special Condition Use/Site Plan Review, Mazin Samona, 15200 Eureka Road, Southgate, MI 48195, proposed drive-through pickup window for the existing Wild Bills Tobacco, due to the following findings, significant concerns related to traffic circulation, vehicle stacking spaces, pedestrian safety, service and emergency access, clarity of ordering process, and need to provide photometrics of existing light fixture.

AYES: Yoos, Nemeth, Orman, Godbout, Wilson, Clark, Codrington

NAYS: None

ABSENT: Anderson, Moul

MOTION TO DENY APPROVED.

Old Business:

1. Master Plan Update.

Will make few changes of the final draft of the Master Plan.

Adjournment:

Moved by Nemeth, supported by Clark, that this meeting of the Planning Commission be adjourned at 7:14 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
as

RETURN TO:

Clerk's Office
City of Southgate
14400 Dix-Toledo
Southgate, MI 48195

Case No. PC 01-2026Date Received 1-14-2026

CITY OF SOUTHGATE APPLICATION FOR PLANNING COMMISSION REVIEW

Concerning a request to be heard before the Southgate Planning Commission on the following:

TO BE COMPLETED BY THE APPLICANT:

Owner/Applicant	Agent
Name <u>Jennifer Krack</u>	Name <u>Jennifer Krack</u>
Address <u>1062 Ridge St</u> <u>Columbus OH 43215</u>	Address <u>1062 Ridge St</u> <u>Columbus OH 43215</u>
(City) _____ (State) _____ (Zip) _____	(City) _____ (State) _____ (Zip) _____
Telephone <u>614 704-6406</u>	Telephone <u>614 704-6406</u>

Information regarding the site:Street Address: 15748 Fort St., Southgate, MIMajor Cross Streets: Fort Street, Spruce Street & Peach StreetParcel / Lot No.: 53-019-06-0013-301Acreage: .463 acres Dimensions of Parcel / Lot: 90'X224' Frontage: 224' on Fort StCurrent Zoning (please circle): RE R-1 R-1A R-1B RM RO (C-1) C-2 C-3 M-1 MH PD P-1Current Use: Vacant parking lot and funeral home**Requested action:**☒ RezoningRequested District: C-2 General Business☐ Conditional Use Approval

Requested Use: _____

☐ Site Plan Review☐ Plat Review☐ Other

Please Specify _____

Planning Commission Application
Page 2

Information regarding request:

I hereby request a hearing before this body to:

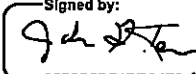
(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City of Southgate Master Plan, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

We are requesting a rezoning for the property at 15748 Fort St. to allow for a drive-thru only coffee use. The properties to the north of the parcel along Fort St. are zoned C-2 as well as several other large stretches of properties as you approach Eureka as well as north of that street. The coffee brand uses a unique operating model that eliminates menu boards and speaker box ordering, relying instead on hand-held devices and mobile ordering to expedite customers through the site. This also eliminates the potential noise pollution that could be of concern to residential neighbors. Landscape buffering is also proposed to be utilized to further shield any neighboring residences. There are no food sales on site, only beverages which also expedites the customer thru-put. By rezoning to C-2 this property would be able to be fully utilized rather than sitting vacant and would help to strengthen the Master Plan Eureka Corridor even further and provides a use that would benefit the residents and commuters along Fort Street.

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. FOR SITE PLAN REVIEW, A SITE PLAN MEETING THE REQUIREMENTS OF SECTION 1298.07 MUST BE ATTACHED.

The Applicant / Agent must appear before the Planning Commission on _____
 (Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS SUBMITTED ARE TRUE.

Signature -- Owner / Agent:  Date: 12/29/2025

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS 

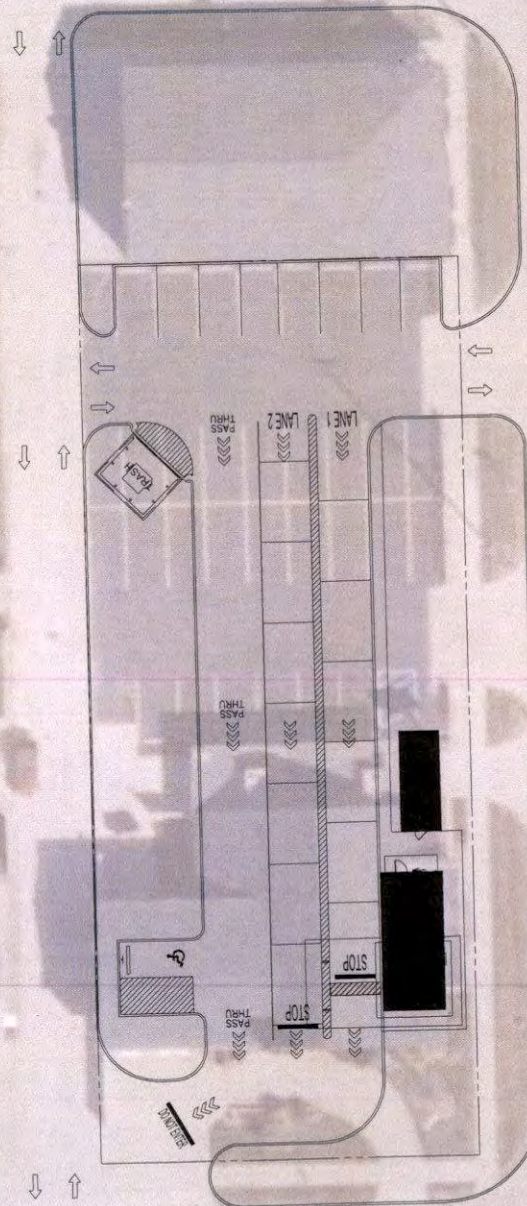
Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

Date Received: _____ Received By: _____
 (Staff's Name)
 Fee Charged: _____
 Check No.: _____ Receipt No.: _____

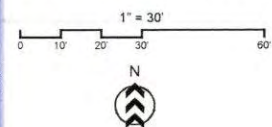
PRELIMINARY SITE PLAN
7 BREW COFFEE

PROPERTY AREA: 20,980 SQ. FT. (.80 ACRES)
BUILDING AREA: 510 SQ. FT.
EMPLOYEE PARKS: 9
STACKING: 15
LAYOUT: 01
DESIGNER: EC
OWNER:



CONCEPTUAL SITE PLAN IS PREPARED
FOR PRELIMINARY TEST FIT PURPOSES
ONLY AND SHALL NOT BE USED FOR
CONSTRUCTION.

15748 FORT ST
SOUTHGATE, MICHIGAN



CONCEPTUAL SITE PLAN

DECEMBER 18, 2025



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: January 23, 2026

REZONING ANALYSIS
City of Southgate

Applicant: Jennifer Krack
1062 Ridge Street
Columbus, OH 43215

Property Address: 15748 Fort Street
Southgate, MI 48195

Property I.D. #: 53-019-06-0013-301

Current Zoning: C-1, Community Business

Requested Zoning: C-2, General Business

Required Information: Provided below.

DESCRIPTION

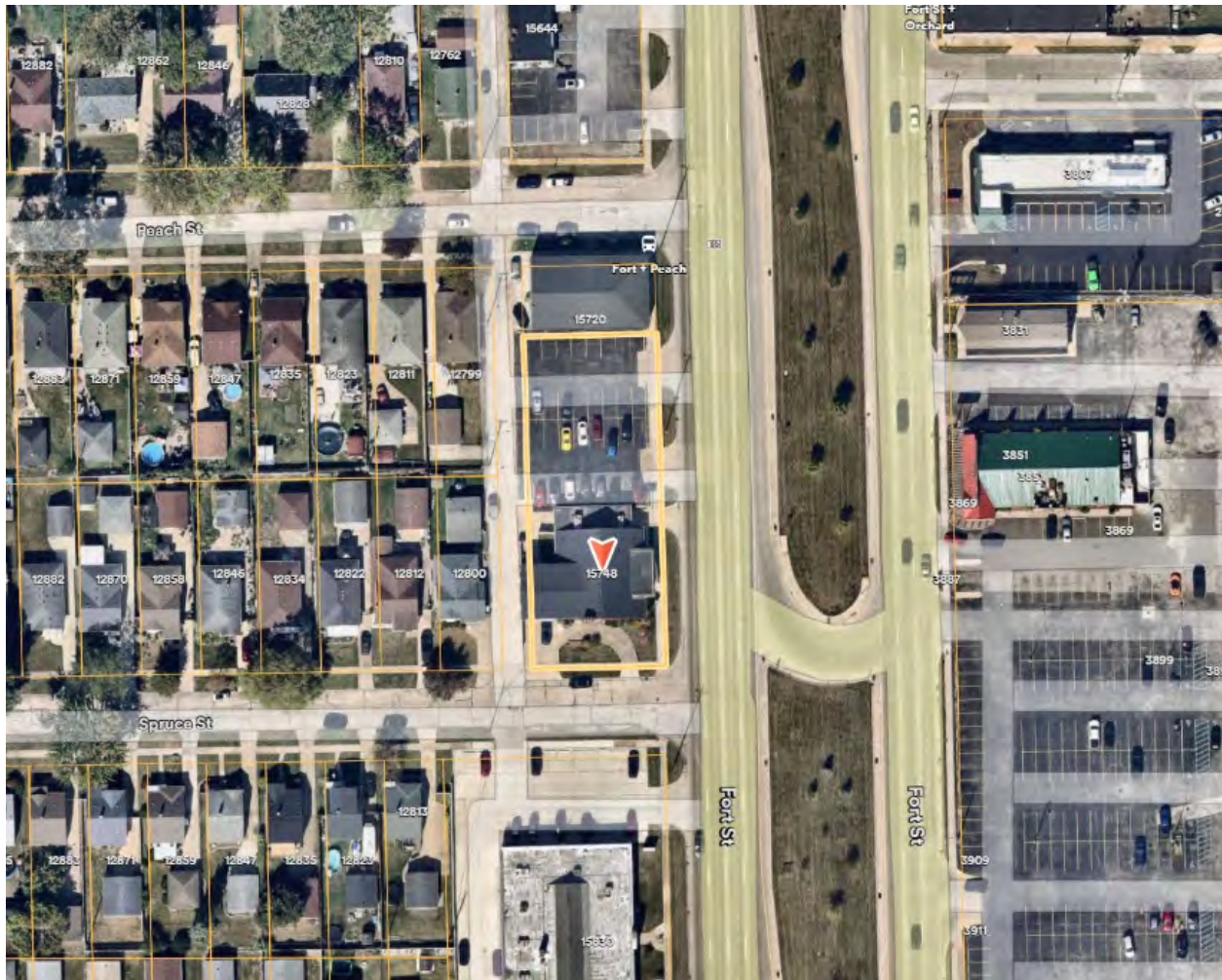
The City is in receipt of a rezoning application for the above-mentioned address. The nature of the request as stated in the application is to rezone the property from C-1, Community Business to C-2, General Business, to allow for a drive-through-only coffee shop. The existing use of the property for many years has been a funeral home.

The role of the Planning Commission in relation to the requested rezoning is to review the application based on the current Master Plan and the standards of rezoning outlined later in this report. A recommendation of approval or denial is then forwarded to City Council, who will make a final determination on the rezoning. When reviewing the rezoning application, the Planning Commission and City Council must consider all permitted and conditional uses allowed in the C-2 District, rather than what is proposed by the applicant.

If the City approves the rezoning, future applicants will then be required to submit a detailed site plan to the Building Department for review and approval of any future proposed uses. At that time, the City will review specific design requirements such as landscaping, lighting, circulation and building elevations.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1 – Aerial View of Property



Aerial Photo Date: October 2025

SURROUNDING ZONING AND LAND USE

Neighboring zoning, land use, and current Master Plan designation are summarized in the following chart:

	Existing Land Use	Current Zoning	Future Land Use
Site	• Funeral Home	• C-1, Community Business	• Mixed Office/Commercial
North	• Offices	• C-1, Community Business	• Mixed Office/Commercial
East	• Commercial	• City of Wyandotte, Commercial	• Mixed Use
West	• Single Family Homes	• R-1B, One Family Residential	• Single-Family Detached
South	• Urgent Care	• C-1, Community Business	• Mixed Office/Commercial

MASTER PLAN CONSIDERATIONS

The Future Land Use Map of the Southgate Master Plan has designated the subject property for Mixed Office and Commercial. This land use category is found on properties that have frontage along Dix-Toledo, Northline, and Fort Street. The future land use category includes *“A combination of land use types that complement each other within a specific area. However, it is intended that the Mixed Office and Commercial category be occupied predominantly by office and commercial establishments.”*

Figure 2 – Future Land Use Map



As reported in the Master Plan, commercial development is an essential element of the City's economic base. Commercial establishments provide goods and services to consumers, promote economic stability, and generally enhance the quality of life for area residents. Several goals and objectives in the Master Plan encourage non-traditional economic development initiatives to encourage commercial development that provides a positive contribution to the local tax base. The Master Plan encourages the provision of reasonable opportunities for the establishment of commercial uses that meet the demonstrated market needs of City residents.

We are of the opinion that the proposed rezoning is in conformance with the future land use map and the proposed zoning district contains uses compatible Mixed Office and Commercial land use designation, and the economic development policies of the Master Plan.

DEVELOPMENT POTENTIAL

Listed below are the permitted and conditional land uses of the C-2 District that could potentially be built following the rezoning, if granted, that are not permitted under the current C-1 District:

- Retail outlets with principal sale of alcoholic beverages*
- Car washes (completely enclosed)
- Bus passenger stations
- Automotive outdoor sales/indoor showrooms (no trucks or heavy equipment)*/**
- Plumber, electrician, or similar establishments (no outdoor storage)
- Open front stores*/**
- Drive-in restaurants*
- Veterinary hospitals or clinics*
- Plant nurseries*
- Gas stations*
- Bowling alleys, indoor archery ranges, tennis courts, etc.*
- Automotive repair shops*
- Arcades*
- Fast food/drive-through restaurants*
- Theaters, assembly halls*/**
- Automotive driving schools*/**

*Conditional Use

**Unlikely due to parcel size

While the uses above may be listed as a permitted or conditional use in the C-2 District, the entire site area including the office building to the north (separate parcel) measures at just over half an acre (0.61 acres). As a result, some uses listed above may not be compatible with the site area. In addition, all the uses listed above would require site plan review and approval by the Planning Commission.

REZONING FINDINGS

The following criteria are used to determine the compatibility of a rezoning.

A. Whether the rezoning is consistent with the policies and uses proposed in the City of Southgate Master Plan.

CWA Comment: *The proposed rezoning is consistent with Goal 4 of the Master Plan, which calls for providing an opportunity for the establishment of commercial uses in appropriate areas that provide a positive contribution to the City's tax base, which the applicant should be prepared to elaborate further on. The Fort Street Corridor is mainly automotive-oriented, for which the C-2 District permits many automotive oriented uses as listed above.*

B. Whether all of the uses offered as part of the conditions to the rezoning, or if no specific uses are indicated, all of the uses allowed under the proposed zoning district would be compatible with other zones and uses in the surrounding area.

CWA Comment: *Fort Street is a highly traveled, commercially oriented corridor shared between the City and the City of Wyandotte, which envisions the eastern side of Fort Street as Mixed Use, that looks to minimize parking impacts with neighborhood focused uses.*

The character of the site and surrounding area are predominantly commercial, service, and retail uses along Fort Street with residential neighborhoods immediately adjacent. The proposed C-2 zoning district and its permitted and conditional uses would be compatible with the surrounding area.

C. Whether any public services and facilities would be adversely impacted by a development or use allowed under the requested rezoning.

CWA Comment: *All necessary public services, utilities, and facilities such as water and sewer currently serve the site, as the current use is a funeral home. Police and fire services review of any new site orientation will be required during site plan review.*

D. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district.

CWA Comment: *The subject site is already developed, with no significant natural features present.*

SUMMARY OF FINDINGS

After reviewing the City Master Plan, adjacent zoning districts, and the future land use map for the subject property, we recommend the Planning Commission forwards a recommendation of rezoning approval to City Council.

1. The rezoning is supported by the Master Plan and accomplishes general and specific economic development policies of the Master Plan. The applicant should be prepared to explain how the rezoning addresses local market needs and provides a positive contribution to the tax base.
2. The rezoning is consistent with the City's Future Land Use Map, as the Mixed Office and Commercial category calls for office and commercial establishments, which the C-2 Districts allows through its permitted and conditional land uses.
3. The uses contained in the C-2 District can be served by existing public services and utilities. Any future proposed water or sewer line improvements should be evaluated by the City Engineer and Department of Public Services (DPS).



CARLISLE/WORTMAN ASSOC., INC.
John L. Enos, AICP
Vice-President



CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner

RETURN TO:
Clerk's Office
City of Southgate
14400 Dix-Toledo
Southgate, MI 48195

Form No. 01
Case No. PC 01-2025
Date Received 8-8-2025

CITY OF SOUTHGATE
APPLICATION FOR PLANNING COMMISSION REVIEW

RECEIVED

AUG 08 2025

CITY OF SOUTHGATE
BUILDING DEPARTMENT

Concerning a request to be heard before the Southgate Planning Commission on the following:

TO BE COMPLETED BY THE APPLICANT:

Owner/Applicant	Agent
Name <u>Fajon Agalliu</u>	Name <u>Eriger Agalliu</u>
Name <u>T & G Downriver Inc</u>	Name <u>Eriger Agalliu</u>
Address <u>16437 Truwood St. Woodhaven</u>	Address <u>3707 Richland St</u>
<u>Woodhaven</u> <u>MI</u> <u>48183</u>	<u>Trenton</u> <u>MI</u> <u>48183</u>
(City) (State) (Zip)	(City) (State) (Zip)
Telephone <u>313-200-1804</u>	Telephone <u>313-225-3359</u>
<u>aagalliu88@gmail.com</u>	

Information regarding the site:

Street Address: 13760 Eureka Rd. Southgate, MI 48195
Major Cross Streets: On Eureka Rd. between Dix & Fort St
Parcel / Lot No.: Lots 363 through 374
Acreage: _____ Dimensions of Parcel / Lot: _____ Frontage: _____
Current Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 C-2 C-3 M-1 MH PD P-1
Current Use: Vacant

Requested action:

☐ Rezoning

Requested District: 28th District

☒ Conditional Use Approval

Requested Use: Restaurant

☐ Site Plan Review

☐ Plat Review

☐ Other
Please Specify _____

Information regarding request:

I hereby request a hearing before this body to:

(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City of Southgate Master Plan, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

** Please, see attached*

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. FOR SITE PLAN REVIEW, A SITE PLAN MEETING THE REQUIREMENTS OF SECTION 1298.07 MUST BE ATTACHED.

The Applicant / Agent must appear before the Planning Commission on _____
(Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS SUBMITTED ARE TRUE.

Signature - Owner / Agent: *Felix Perez* Date: *08-08-25*

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS *FP*

Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

Date Received: _____

Received By: _____
(Staff's Name)

Fee Charged: _____

Check No.: _____

Receipt No.: _____

Information Regarding Request:

I am requesting a hearing before the Planning Commission for **site plan review and approval** to renovate the commercial property located at **13760 Eureka Road, Southgate, MI 48195**. The proposed action involves restoring and improving the existing structure to accommodate a **family-style dine-in restaurant**.

The project includes:

- Interior reconstruction and kitchen build-out
- Dining area improvements to accommodate approximately 80 guests
- Installation of new restrooms, upgraded utilities, HVAC, and fire suppression systems
- Upgrades to the parking lot and landscape improvements
- Compliance with all ADA accessibility requirements
- Installation of signage consistent with city ordinances

The proposed use is **compatible with the existing zoning district** and surrounding land uses, which include a mix of commercial and retail establishments along Eureka Road. This renovation will **revitalize a vacant building**, improve curb appeal, increase property value, and support economic growth by creating local jobs and drawing foot traffic to nearby businesses.

The project aligns with the goals and policies of the **City of Southgate Master Plan** by:

- Encouraging reinvestment in underutilized or vacant commercial buildings
- Supporting small businesses and entrepreneurship
- Enhancing commercial corridors with aesthetic and functional upgrades
- Providing diverse dining options to meet community needs

We respectfully request the Planning Commission's review and approval to move forward with this important revitalization project.

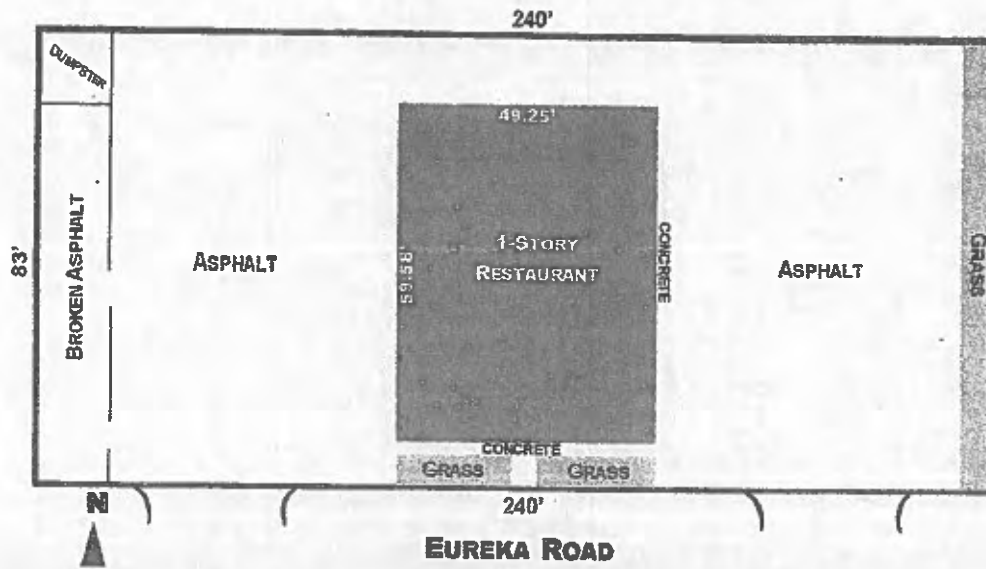
Respectfully,


Fatjon Agalliu

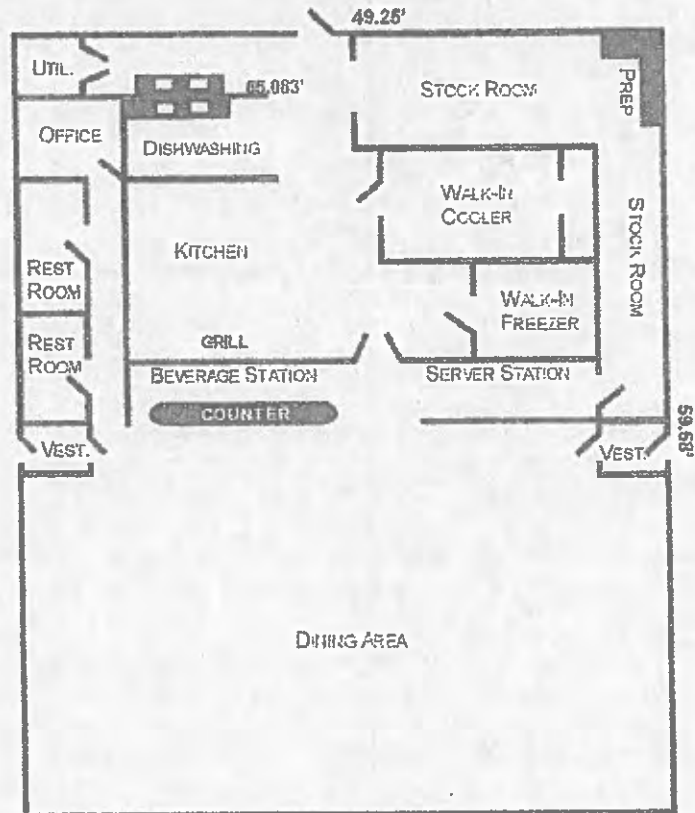
13760 Eureka Road
Southgate, MI 48195

- Building was built in 1970.
- The building was renovated in the late 1990's.
- In 2018 a fire damaged the building.
- The lot size is 240 feet of frontage along Eureka Road with a depth of 83 feet. See attached sketch.
- The building's approximate measurements are 49.25 feet by 59.58 = 2,934 square feet.
- There are two (2) parking lots – located on the east and west side of the building containing approximately 30 parking spaces.
- An interior layout prior to the fire is attached. Due to the fire, the building is currently essentially open space with all partitions removed. There is a new makeup air unit on the roof of the building.
- The sale price is \$450,000.00
- The lease price is \$15.00 per square foot, on a triple net basis (Tenant is responsible for the taxes, insurance and maintenance of the property).

DEVELOPMENT SKETCH



Floor Plan



PROJECT:

CONEY ISLAND

LOCATION:

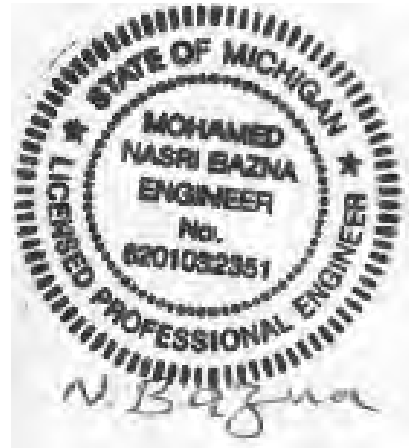
13760 EUREKA RD
SOUTHGATE, MI 48195

Drawing Index	
Sheet Number	Sheet Name
A-0	COVER/ SITE PLAN
SP-1	SITE PLAN
SP-2	PHOTOMETRIC PLAN
SP-3	LANDSCAPE PLAN
A-01	FLOOR PLAN
A-02	ELEVATIONS



PROJECT:

VACANT RESTAURANT, RE
OCCUPY AND ALTERATION
INTERIOR DESIGN



CODE REVIEW:

BUILDING CODES

2021 MICHIGAN BUILDING REHABILITATION CODE EXISTING
~~2021 MICHIGAN BUILDING REHABILITATION CODE~~, ALTERATION 2
2015 MICHIGAN Fuel Gas Code
2021 MICHIGAN Plumbing Code
2015 MICHIGAN Energy Conservation Code (ASHRAE 90.1)
2023 MICHIGAN Electrical Code
2017ICC/ANSI 117.1 Accessible and Usable Buildings & Facilities
OCCUPANCY TYPE (SECTION 303.3)
A-2: REASTAURANT

AREA: 2934 SQ.FT

CONSTRUCTION TYPE (SECTION 602.5)
4 B

FIRE SPRINKLERS
NOT-SPRINKLED

SEPARATION BETWEEN OCCUPANCIES (TABLE 508.4)
STANDING ALONE BUILDING, EXISTING 2 HOUR RATED EXTERIOR WALL

INTERIOR WALL AND CEILING FINISH REQUIREMENTS (TABLE 803.11)
CORRIDORS = CLASS C
ROOMS AND ENCLOSED SPACES = CLASS C
(CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450)
(CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450)

OCCUPANT LOAD (SECTION 1004.1.2)

DINING AREA 1200 / 15 = 80
STORAGE 700 / 300 = 3
KITCHEN PREP AREA 1043/300 = 4
TOTAL = 87 PEOPLE

TOTAL 87 PEOPLE OCCUPANTS

EGRESS WIDTH (SECTION 1005.3.2)
2" PER OCCUPANT = 0.2 X 87= 17.4"
AVAILABLE 6"

PLUMBING FIXTURES (TABLE 422.1)

ASSUMING 44 MEN AND 43 WOMEN
REQUIRED FOR WATER CLOSET
MALE: 1 FOR 75
FEMALE: 1 FOR 75
EMPLOYEES
LAVATORIES REQUIREMENT 1/200 1 FOR MEN, AND 1 FOR WOMEN
AVAILABLE 3 LAVATORIES
1 SERVICE SINK REQUIRED, ONE AVAILABLE

SHEET NO.:

A-0

ABBREVIATIONS

AB ANCHOR BOLT
A/C AIR CONDITIONING
AC ACOUSTIC(AL)
ACT ACOUSTICAL CEILING TILE
ADD AMERICANS WITH DISABILITIES ACT
ADJ ADJACENT
AFF ABOVE FINISHED FLOOR
ALUM ALUMINUM
ALT ALTERNATE, ALTERNATIVE
APPROV APPROVE(D), APPROVAL
APPROX APPROXIMATE(LY)
ARCH ARCHITECT(URAL)
AUTO AUTOMATIC
BO BOARD
BET BETWEEN
BLDG BUILDING
BOT BOTTOM
CAB CABINET
CB CERAMIC BASE
CLG CEILING
CLR CLEAR(ANCE)
CTR CENTER
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONST CONSTRUCTION
CONT CONTINUE, CONTINUOUS
CONTR CONTRACT(OR)
COORD COORDINATE
CORR CORRIDOR
CT CERAMIC TILE
DBL DOUBLE
DEMO DEMOLISH, DEMOLITION
DIM DIMENSION
DN DOWN
DR DOOR
DTL DETAIL
DWG DRAWING

DTL DETAIL
EA EACH
ELEV, EL ELEVATION
ELEC ELECTRICAL
EQ EQUAL
EQUIP EQUIPMENT
EXIST. EX EXISTING
EXT EXTERNAL
EWC ELECTRIC WATER COOLER
FA FRESH AIR
FEC FIRE EXTINGUISHER CABINET
FFEC FIXTURES/ FURNISHINGS/
EQUIPMENT CONTRACTOR
FIN FINISHED
FLR FLOOR
FOS FACE OF STUD
FRP FIBER REINFORCED PANEL
FT FOOT, FEET
GA GAUGE
GALV GALVANIZED
GC GENERAL CONTRACTOR
GL LAM GLU LAMINATED BEAM
GWB GYPSUM WALL BOARD
GYP GYPSUM
H HIGH
HDWR HARDWARE
HM HOLLOW METAL
HOR HORIZONTAL
HR HOUR
HT, HGT HEIGHT
HVAC HEATING/VENTILATION/A/C
ID INTERIOR DESIGNER
IN INCH(ES)
INCL INCLUDE(D),(ING)
INFO INFORMATION
INS INSULATE, INSULATION
INT INTERIOR
JT JOINT
LAM LAMINATE

ID INTERIOR DESIGNER
IN INCH(ES)
INCL INCLUDE(D),(ING)
INFO INFORMATION
INS INSULATE, INSULATION
INT INTERIOR
JT JOINT
LAM LAMINATE
SS STAINLESS STEEL
STD STANDARD
STL STEEL
STRUC STRUCTURAL
SYM SYMMETRIC(AL)
SV SHEET VINYL
TEN TENANT
T&G TONGUE AND GROOVE
TEMP TEMPERATURE
THK THICKNESS)
THRU THROUGH
TYP TYPICAL
UL UNDERWRITERS LABORATORY
UL UNFINISHED
UNFIN UNFINISHED
UON UNLESS OTHERWISE NOTED
VAR VARIABLE, VARIES
VERT VERTICAL
VIF VERIFY IN FIELD
VIN VINYL
W/ WITH
WO WITHOUT
WC WATER CLOSET
WD WOOD

SS STAINLESS STEEL
STD STANDARD
STL STEEL
STRUC STRUCTURAL
SYM SYMMETRIC(AL)
SV SHEET VINYL
TEN TENANT
T&G TONGUE AND GROOVE
TEMP TEMPERATURE
THK THICKNESS)
THRU THROUGH
TYP TYPICAL
UL UNDERWRITERS LABORATORY
UL UNFINISHED
UNFIN UNFINISHED
UON UNLESS OTHERWISE NOTED
VAR VARIABLE, VARIES
VERT VERTICAL
VIF VERIFY IN FIELD
VIN VINYL
W/ WITH
WO WITHOUT
WC WATER CLOSET
WD WOOD

SYMBOLS

DETAIL SECTION LETTER
SHEET NUMBER
SECTION SECTION LETTER
SHEET NUMBER
SHEET REFERENCE SECTION LETTER
SHEET NUMBER
ELEVATION (VIEW) ELEVATION LETTER
SHEET NUMBER
ELEVATION (DATUM) ELEVATION
100'-0"
DOOR DESIGNATION 101 = DOOR No.

GENERAL NOTES:

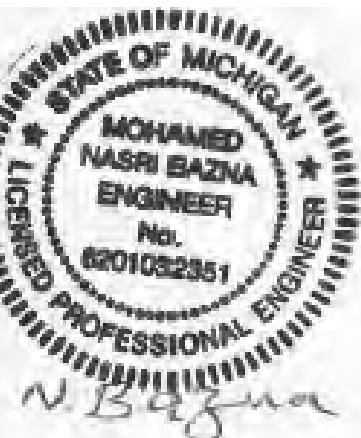
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS, SCHEDULING INSPECTIONS AND PROVIDING MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL APPLICABLE CODES MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL APPLICABLE CODES BY LOCAL AND STATE AGENCIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES AND/OR UNFORESEEN ADVERSE CONDITIONS REQUIRING DRAWINGS AND/OR CONSTRUCTION MODIFICATION IN WRITING TO THE ARCHITECT'S AND CONSTRUCTION MANAGER'S OFFICE.
- ALL NEW CONSTRUCTION AND MODIFICATIONS TO ANY EXISTING CONSTRUCTION OF SYSTEMS RELATED TO ANY CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CONSTRUCTION, ENERGY, MECHANICAL, ELECTRICAL, STRUCTURAL, CIVIL OR ANY OTHER BUILDING RELATED STATE OR LOCAL CODES THAT ARE ADOPTED AND ENFORCEABLE.
- ALL EXPOSED CONCRETE SHALL HAVE A RUBBED SMOOTH SAND PLASTER FINISH
- ALL ITEMS THAT PENETRATE FIRE RATED CEILINGS (LIGHTS & ETC.) SHALL BE TENTED WITH 5/8" TYPE C GYPSUM BOARD.
- CONTRACTOR TO PROVIDE WOOD BACKING FOR ALL ITEMS ATTACHED TO WALLS.
- "PROVIDE" SHALL REPRESENT THE REQUIREMENT TO SUPPLY AND INSTALL THE ITEM INDICATED.
- ANY AND ALL QUESTIONS REGARDING THESE DRAWINGS SHALL BE DIRECTED TO THE ARCHITECT.
- THE ARCHITECT & OWNER ASSUME NO RESPONSIBILITY FOR ANY UNFORESEEN EXISTING CONDITIONS, ANY CONTRACTOR'S WORK WORKMEN, SUBCONTRACTORS OR ANY PERSON CONNECTED WITH ANY CONSTRUCTION ON THIS WORK.
- PROVIDE 10# ABC FIRE EXTINGUISHERS (PER NFPA 10) EVERY 3,000 SQ. FT. MAX WITH A MAX. TRAVEL DISTANCE OF 75' TO AN EXTINGUISHER - TYPICAL
- DIMENSIONS ARE TO FACE OF EXISTING SURFACES AND FACE OF NEW FRAMING/ CONCRETE UNLESS OTHERWISE NOTED.
- PROVIDE FIRE SAFING AND SEALANTS PER MFR'S INSTRUCTIONS AT PENETRATION OF ALL WALLS REQUIRING FIRE RESISTANCE AS INDICATED. FIRE RESISTANCE OF FIRE SAFING AND SEALANTS SHALL MEET THAT OF THE WALL IN WHICH PENETRATION OCCURS.
- COORDINATE DUCT INSTALLATION W/ FIRE SPRINKLER AND PLUMBING INSTALLATION
- GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO ADJUST FLOOR AND ROOF FRAMING MEMBERS TO ALLOW FOR PLUMBING FIXTURE TRAPS, ROOF HATCHES, ETC...

ICC/ANSI A117.1-09 REQS:

- WATER CLOSET HEIGHT:
11" TO 19" A.F.F.
- CENTERLINE OF WATER CLOSET:
18" FROM SIDE WALL.
- GRAB BAR BEHIND WATER CLOSET:
36" LONG, 33"-36" AFF.
- GRAB BAR AT SIDE OF WATER CLOSET:
42" MIN. LONG, 33"-36" AFF. VERTICAL BAR
- GRAB BAR DIAMETER:
1-1/4" TO 1-1/2"
- SPACE BETWEEN GRAB AND BAR:
1-1/2"
- TOILET PAPER DISPENSER:
36"FROM REAR WALL, (MAX), 19" MIN AFF.
- KNEE CLEARANCE @ LAVATORY:
APRON 29" MIN. HGT, 8" MIN DEPTH.
- LAVATORY DEPTH:
MIN 17" DEPTH.
- LAV. HOT WATER & DRAIN PIPES
INSULATED WHERE EXPOSED.
- INTERNATIONAL SYMBOL OF ACCESSIBILITY
SHALL BE MOUNTED ON EXTERIOR OF ALL
TOILET ROOM DOORS AND ADJACENT
WALL NEXT TO THE LATCH SIDE OF THE
DOOR, 48" AFF.
- LAV. RIM SURFACE:
34" MAX. AFF.
- MIRROR BOTTOM EDGE:
40" MAX. AFF.
- PRIVACY LOCK SHALL HAVE LEVER-
TYPE HANDLES.

F&M
DRAWN BY: EA

PROJECT COORDINATOR
PH: (313) 282-3453
ALSHAIB@GMAIL.COM



SLEE PLAN

CONEY ISLAND
13760 EUREKA RD
SOUTHGATE MI 48195

REVISION NO. :

REV. DATE:

REVISION NO. :

REV. DATE:

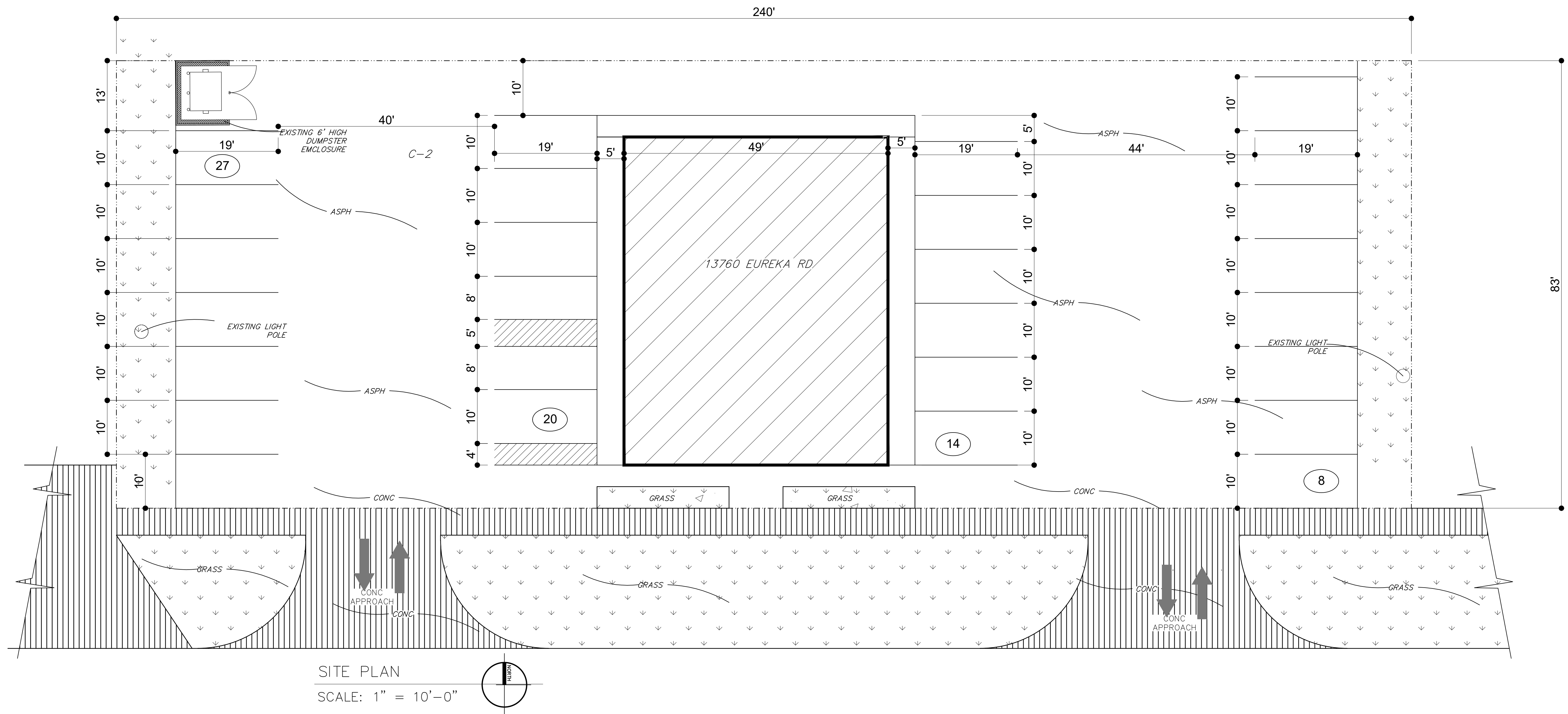
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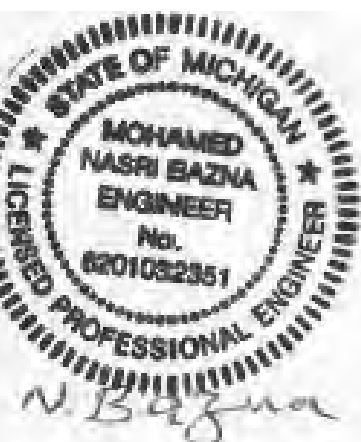
OB #:

SCALE: AS NOTED

SHEET NO.:

SP-1





PHOTOMETRIC PLAN

CONEY ISLAND
13760 EUREKA RD
SOUTHGATE MI 48195

REVISION NO. :

REV. DATE:

REVISION NO. :

REV. DATE:

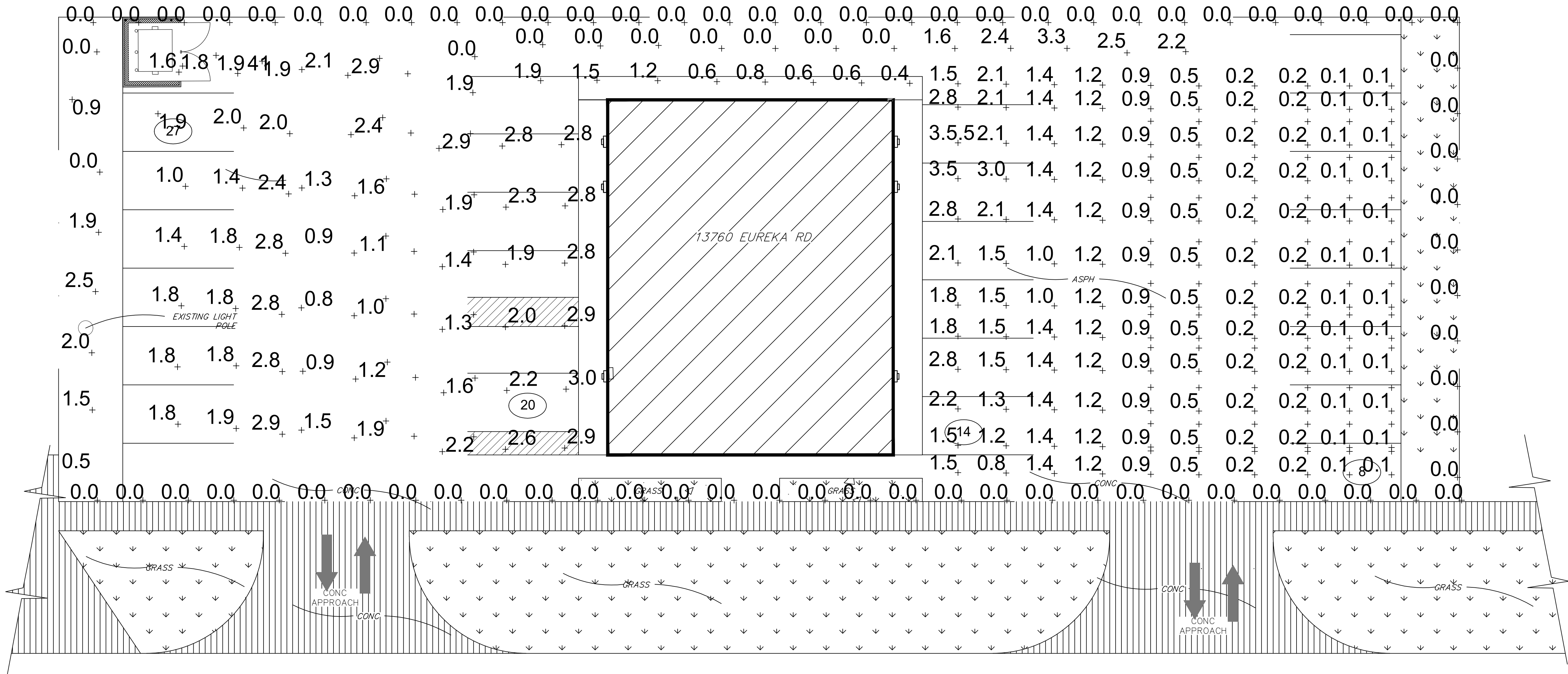
DATE: 12/04/2025

JOB #:

SCALE: AS NOTED

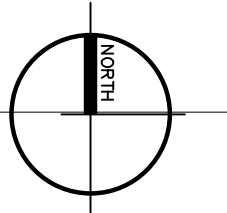
SHEET NO.:

SP-2



PHOTOMETRIC PLAN

SCALE: 1" = 10'-0"



NOTES:
All lights are shielded.

G.C to when any new
lighting installations occur,
use minimum Color
Rendering Index (CRI) of 70
and Correlated Color
Temperature (CCT) of no
greater than 3000 Kelvin

Contractor Select™
TWR LED
LED Wall Pack
Adjustable+Switchable+Photocell



The Lithonia Lighting® TWR wall packs combine the power of the latest generation of LEDs in a popular and classic day-form to provide exceptional energy savings. These wall packs give ultimate versatility to both the distributor and contractor by offering 18 configurations in one product with their standard Adjustable Lumen Output (ALO), Switchable color temperature (SWW2), and adjustable photocell (PE) features.

FEATURES:

- Two sizes deliver from 2,300 lumens up to 16,100 lumens, replacing 70W to 400W HID luminaires
- Energy savings of up to 86% when replacing HID wall packs with less than two year paybacks
- Three power levels of adjustable lumen output. Switchable CCT(3000K/4000K/5000K) offers warm, cool and daylight in a single fixture
- Standard photocell can be turned on or off
- IP65 rated, Die-cast aluminum housing and borosilicate glass lens
- Up to 150 LPW

TWR1 LED ALO SWW2 UVOLT PE DOBTXD	2,300 Lumens	5,300 Lumens	8,500 Lumens	Switchable 3000K, 4000K*, 5000K	Included Standard, Selectable On/Off	120-347V 80CRI
TWR2 LED ALO SWW2 UVOLT PE DOBTXD	8,200 Lumens	12,100 Lumens	16,100 Lumens			

* Default out of the box settings

Made To Order Options

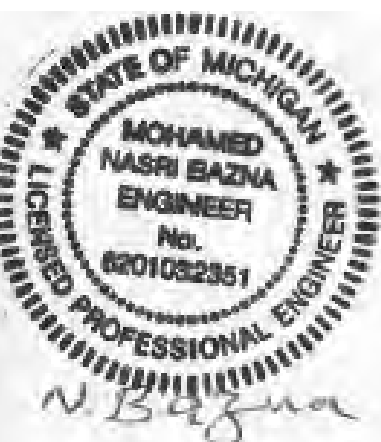
*280GX1	120-277V	TWR1 LED ALO SWW2 MVOLT PE E7WC DOBTXD	00196183389954	60	70W - 250W HID
*2822T3	480V	TWR2 LED ALO SWW2 480 DOBTXD	00196183765819	32	250W - 400W HID

* Note: Made to order options are available with normal lead time

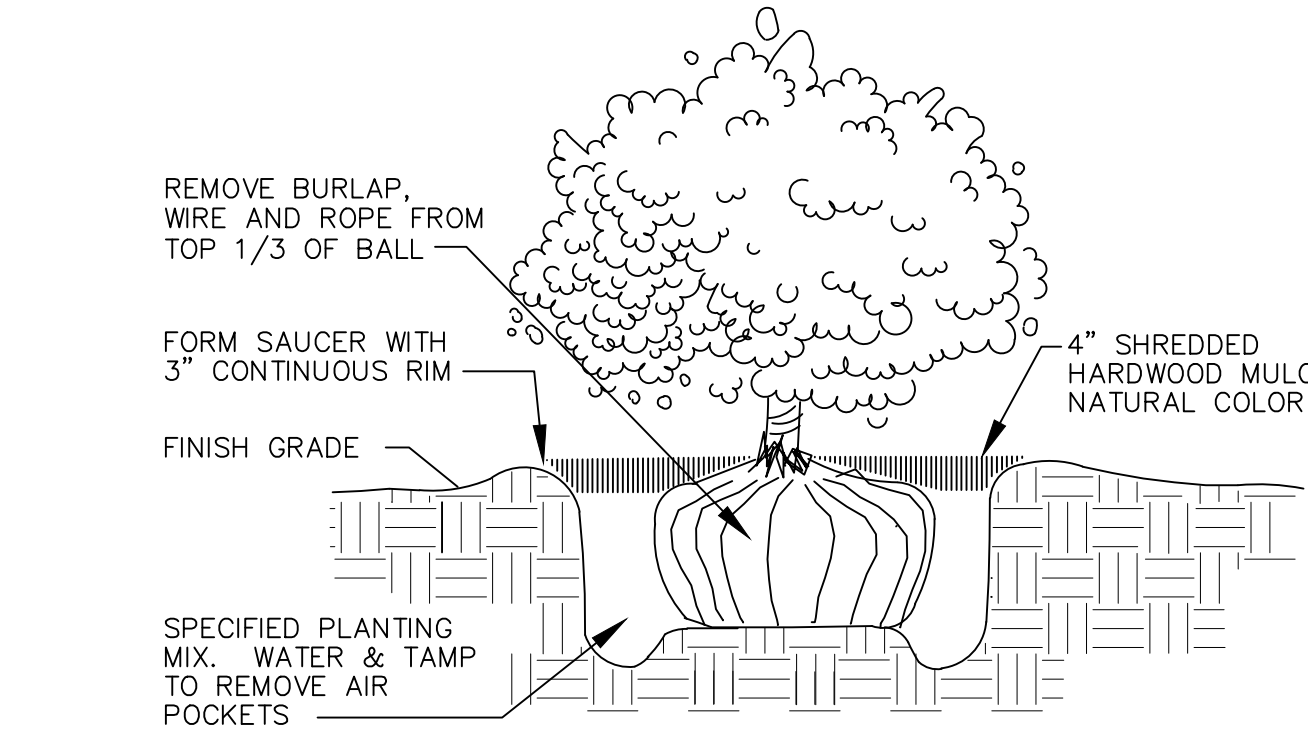
E7WC Option is Certified in CA TITLE 20 Appliance Efficiency Database - Battery Charger

TWR LED Stock Configurations

TWR1 LED ALO SWW2 UVOLT PE DOBTXD	00196183389947	*280GWW	50	70W - 250W HID
TWR2 LED ALO SWW2 UVOLT PE DOBTXD	00196183390028	*280GX5	40	250W - 400W HID

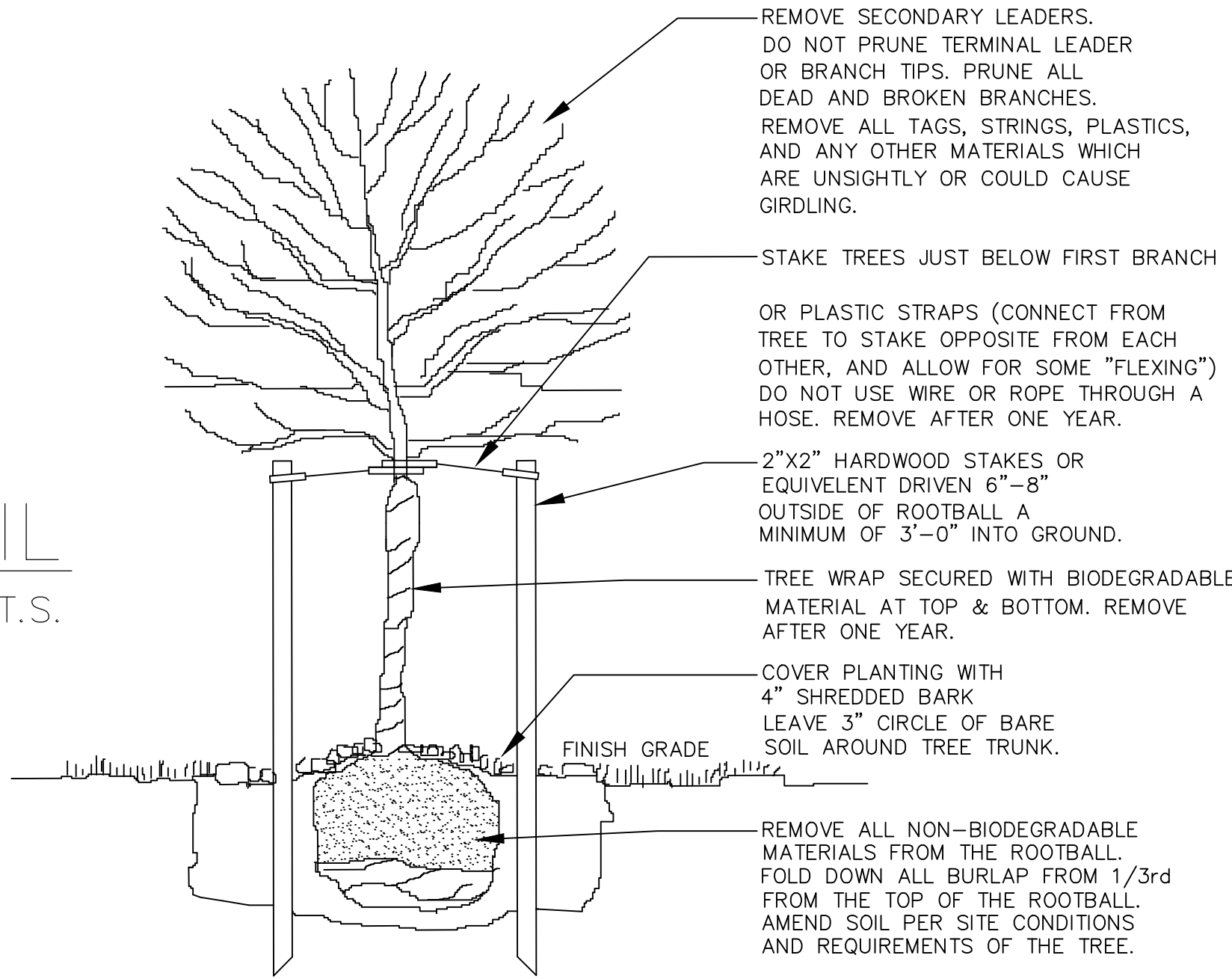


LANDSCAPE CALCULATION:
WEST SIDE: 913 SQUARE
EAST SIDE: 913 SQUARE FEET
FRONT: 200 SQUARE FEET
TOTAL 2026 SQRAE FEET
2006/20306= 9.99 = 10%



SHRUB PLANTING DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.

LANDSCAPE MATERIAL:					
	QUAN	MIN. SIZE	BOTANICAL NAME	COMMON NAME	SYMBOL
SHRUBS & BUSHES	6	36 IN HIGH	WEIGELA	ROSE WEIGELA	
	6	36 IN HIGH	BUDDLEIA DAVIDII	BUTTERFLY BUSH	
EVERGREEN TREES	7	8 FT. HEIGHT	PICEA SPP	SPRUCE	
DECIDUOUS/CANOPY TREES	4	2 1/2\"-3\" CALIPER 6 FT. HEIGHT	ACER SACCHARUM	SUGAR MAPLE	

GENERAL REQUIREMENTS:

- CONDITIONS OF LANDSCAPING: LANDSCAPED AREAS AND PLANT MATERIALS SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANT MATERIALS, INCLUDING LAWNS, SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, NEAT AND ORDERLY IN APPEARANCE. IF ANY PLANT DIES OR BECOMES DISEASED, IT SHALL BE REMOVED WITHIN 5 DAYS OF WRITTEN NOTICE FROM THE CITY AND REPLACED WITHIN 30 DAYS OR WITHIN AN EXTENDED TIME PERIOD AS SPECIFIED IN SAID NOTICE.
- SUPPORTS: TREE STAKES, GUY WIRES AND TREE WRAP SHALL BE REMOVED AFTER ONE YEAR.
- IRRIGATION: ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY, OR WITH AT LEAST ONE OUTLET LOCATED WITHIN 100 FEET OF ALL PLANTED MATERIAL TO BE MAINTAINED. THE PLANNING COMMISSION MAY REQUIRE FRONTAGE LANDSCAPING, BOULEVARD MEDIANS, INTERIOR PARKING LOT LANDSCAPING, AND OTHER CURBED LANDSCAPED AREAS TO BE IRRIGATED VIA AN UNDERGROUND SPRINKLER SYSTEM WHERE DEEMED NECESSARY.

IMPORTANT NOTES:

- INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE CITY'S REQUIREMENTS.
- ALL DISEASED, DAMAGED, OR DEAD PLANT MATERIALS SHALL BE REPLACED IN ACCORDANCE WITH THE CITY'S REQUIREMENTS.
- TOPSOIL SHALL BE DISTRIBUTED ON SUBGRADES TO A MINIMUM DEPTH OF 4" FOR LAWN AREAS, AND 8" - 12" WITHIN PLANTING BEDS.

GENERAL LANDSCAPE NOTES

- ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY.
- ANY SUBSTITUTION OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATIONS TO BE CONFIRMED BY THE LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED, AS DETAILED ON PLAN.
- PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" OF SHREDDED HARDWOOD BARK.
- EVERGREEN GROUPINGS TO VARY IN HEIGHT AS SPECIFIED IN THE PLANT MATERIAL LIST.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL AND ONE PART SOIL EXCAVATED FROM PLANTING HOLE.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.(IN DETAIL)
- LAWN TREES TO BE MULCHED WITH A 4' WIDE MINIMUM OF 6" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
- PROVIDE SOD AND 1 YEAR MAINTENANCE FOR ALL NEW LAWN AREAS, IF NECESSARY NEXT SPRING.
- INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS. ALL PLANT MATERIALS SHALL BE NURSERY GRADE NO. 1
- PLANT MATERIALS, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITION (CLAY, ETC.) PREVAIL.
- NO TREES OR LARGE EVERGREENS TO BE PLANTED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
- ALL LAWN AREA AND LANDSCAPE AREA TO BE FULLY IRRIGATED WITH AUTOMATIC UNDERGROUND SYSTEM.

14. LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4' WIDE BY 6" DEEP SHREDDED BARK RINGS OR APPROVED DESIGNS FOR TRUNK PROTECTION. ONLY NATURAL COLORED SHREDDED HARDWOOD BARK MULCH.

15. SOD IS TO BE PROVIDED FOR ALL NEW LAWN AREAS, ESPECIALLY IN RIGHTS-OF WAY AND HIGH

16. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.

17. ALL LANDSCAPE AREA, ESPECIALLY PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12-18" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.

18. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:

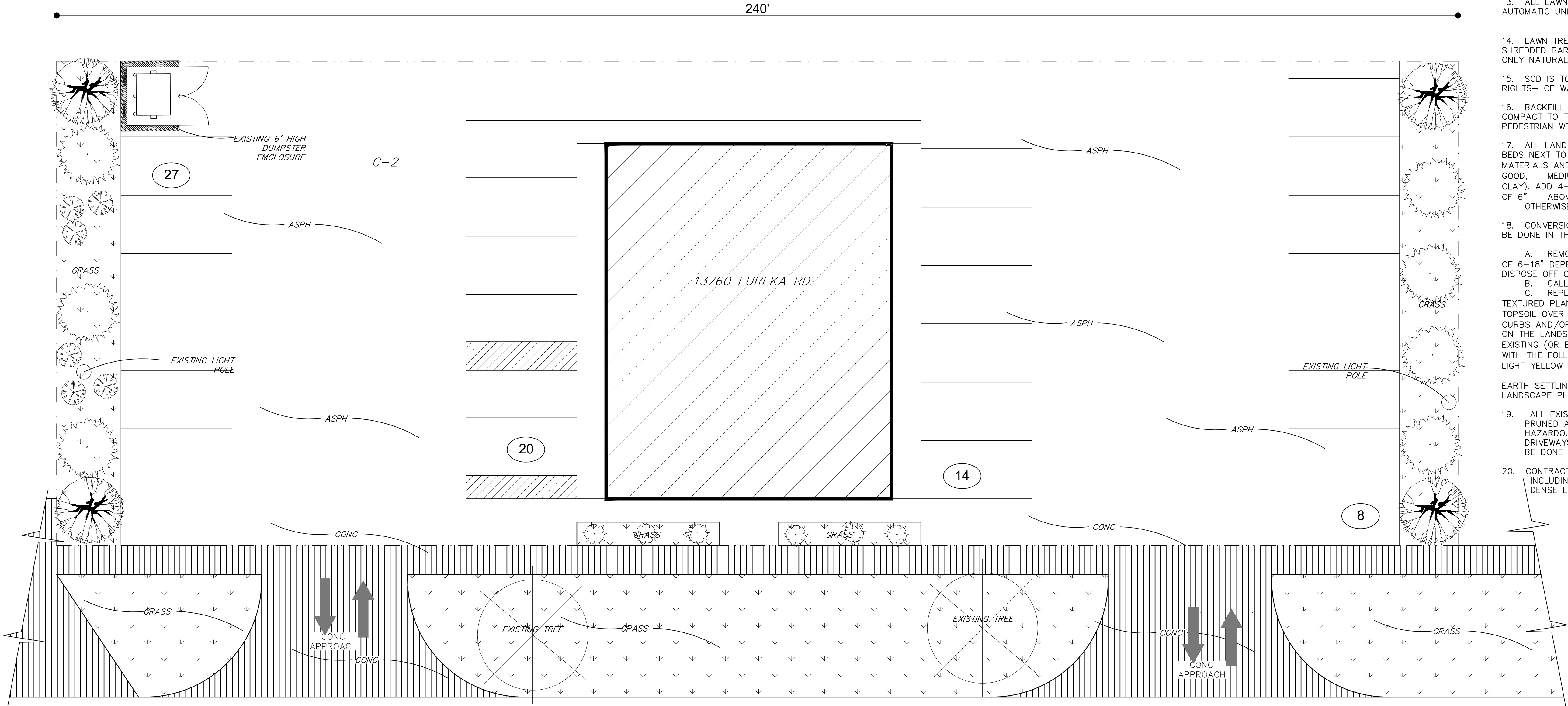
A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 6-18" DEPENDING ON THE DEPTH OF THE SUB BASE AND DISPOSE OFF OF SITE.

B. CALL FOR AN INSPECTION PRIOR TO BACKFILLING.

C. REPLACE EXCAVATED MATERIAL WITH THE FOLLOWING: GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN. IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREA(S) REPLACE EXCAVATED MATERIAL WITH THE FOLLOWING: GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.

19. ALL EXISTING TREES ON SITE AND IN THE RIGHTS-OF-WAY SHALL BE PRUNED AS DIRECTED BY THE CITY TO REMOVE DEAD, DYING AND HAZARDOUS LIMBS OR TO REMOVE LIMBS WHICH IMPEDE CONSTRUCTION, DRIVEWAYS AND SIDEWALKS. PRUNING AND DEEP-ROOT FERTILIZING IS TO BE DONE ONLY BY A QUALIFIED TREE SERVICE LICENSED COMPANY.

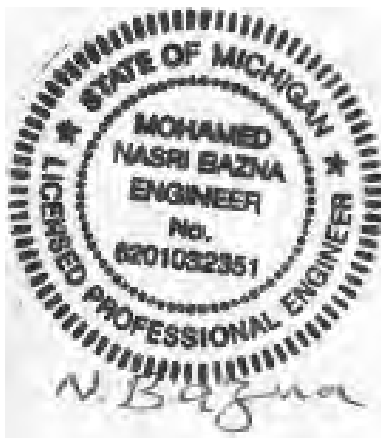
20. CONTRACTOR SHALL SEED ALL BARE SPOTS IN EXISTING TURF ON SITE INCLUDING EXISTING RIGHTS OF WAY AND ETC. TO PROVIDE A CONTINUOUS DENSE LAWN.



LANDSCAPE PLAN

SCALE: 1" = 10'-0"

PROJECT COORDINATOR
PH:(313) 282-3453
EALSHAIB@GMAIL.COM



FLOOR PLAN

CONEY ISLAND
13760 EYREKA RD
SOUTHGATE MI 48195

REVISION NO. :

REV. DATE:

REVISION NO. :

REV. DATE:

DATE: 12/04/2025

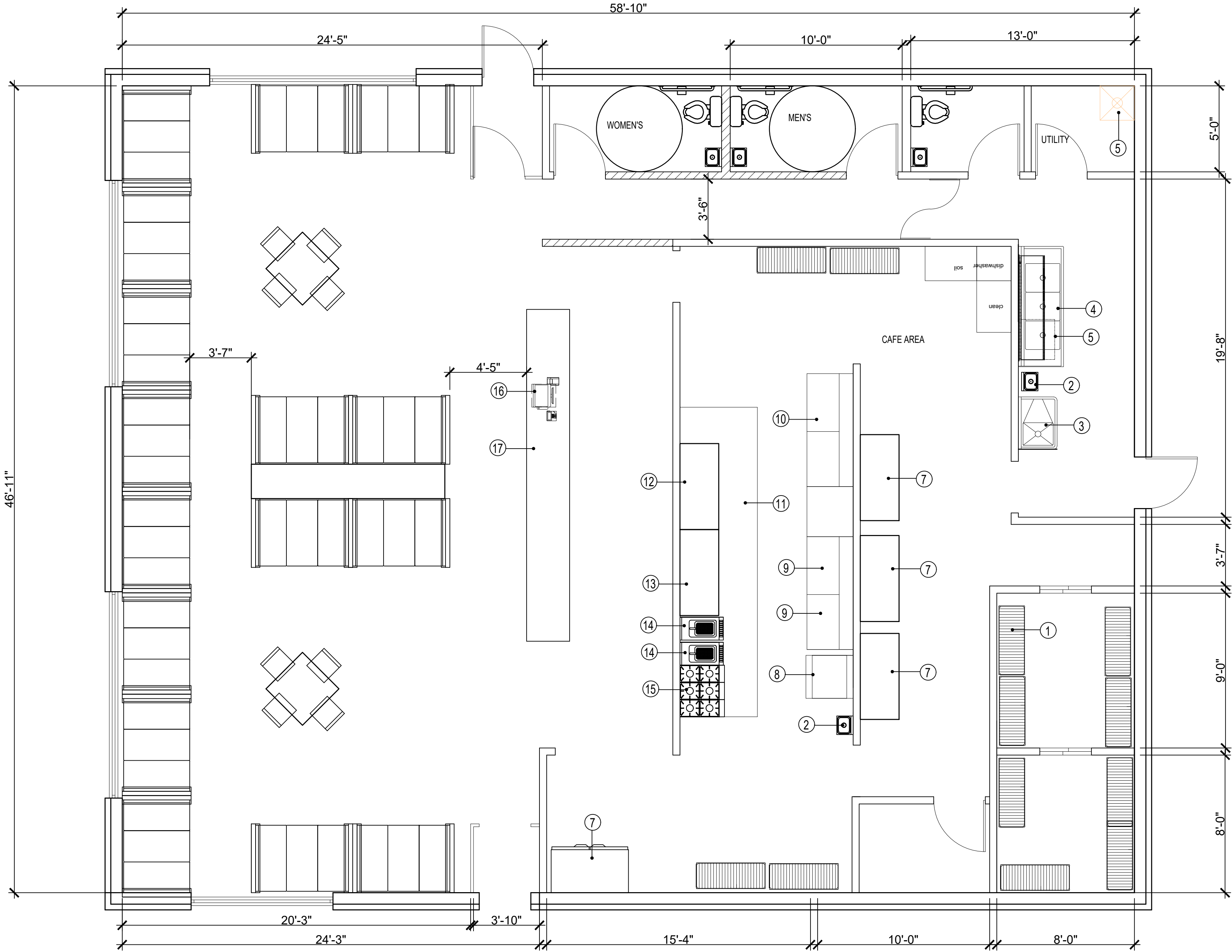
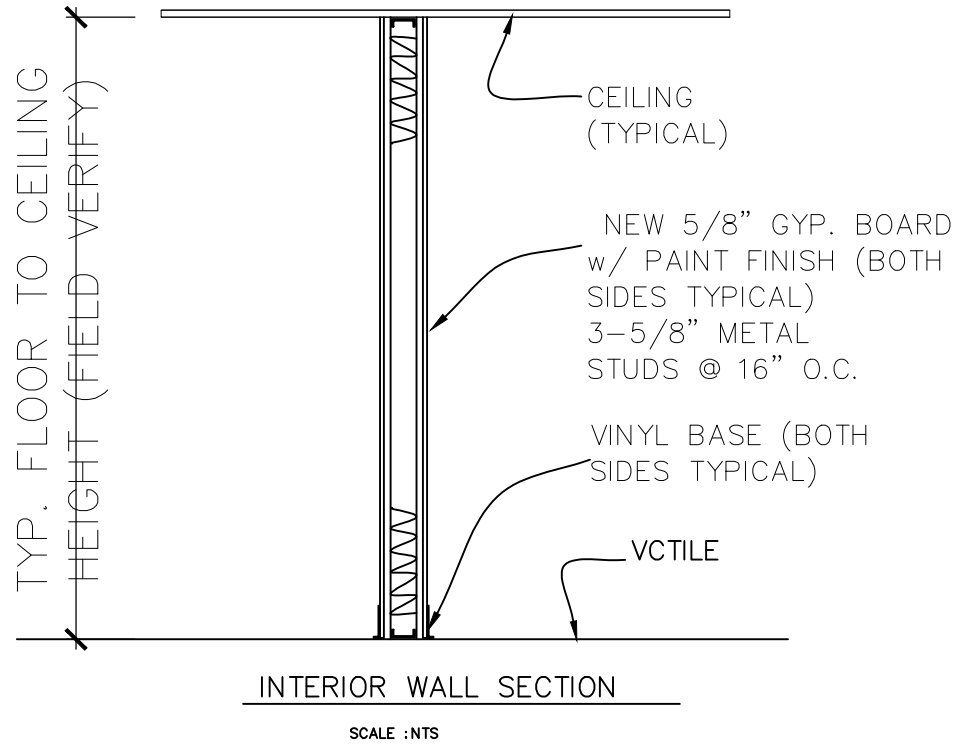
JOB #:

SCALE: AS NOTED

SHEET NO.:

A-1

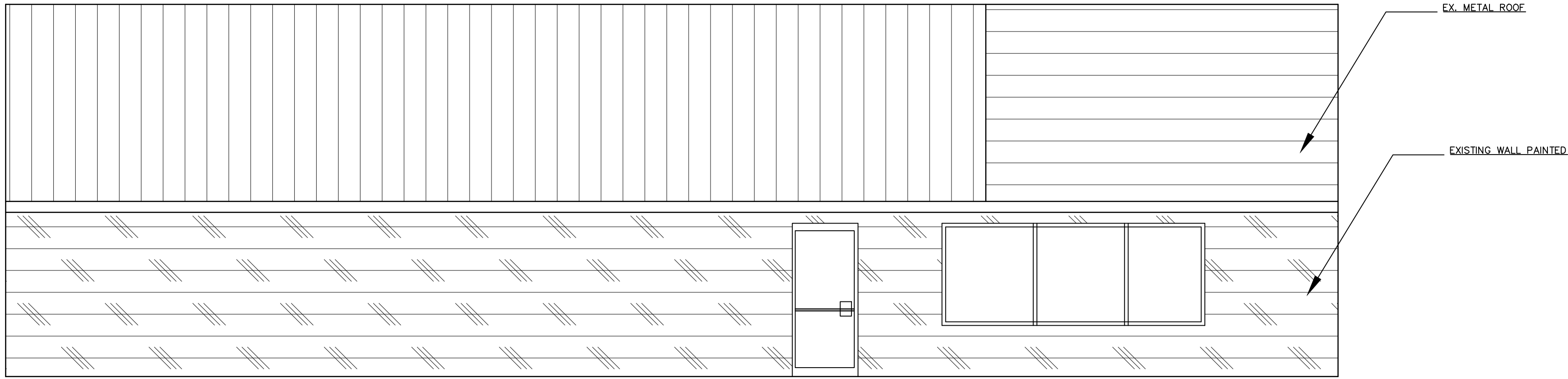
EQUIPMENT SCHEDULE		
NO.	QTY.	DESCRIPTION
1	MANY	SHELVES
2	1	HAND SINK
3	1	PREP SINK
4	1	3 COMPT SINK
5	1	MOP SINK
6	1	GREASE TRAP
7	3	S.S.TABLE
8	1	1 DOOR COOLER
9	2	UNDERCOUNTER PREP TABLE
10	1	STEAM TABLE
11	1	18' HOOD
12	1	CHARBROILER
13	1	FLAT GRILL
14	2	FRYERS
15	1	6 BURNER
16	1	P.O.S.
17	1	34" COUNTER



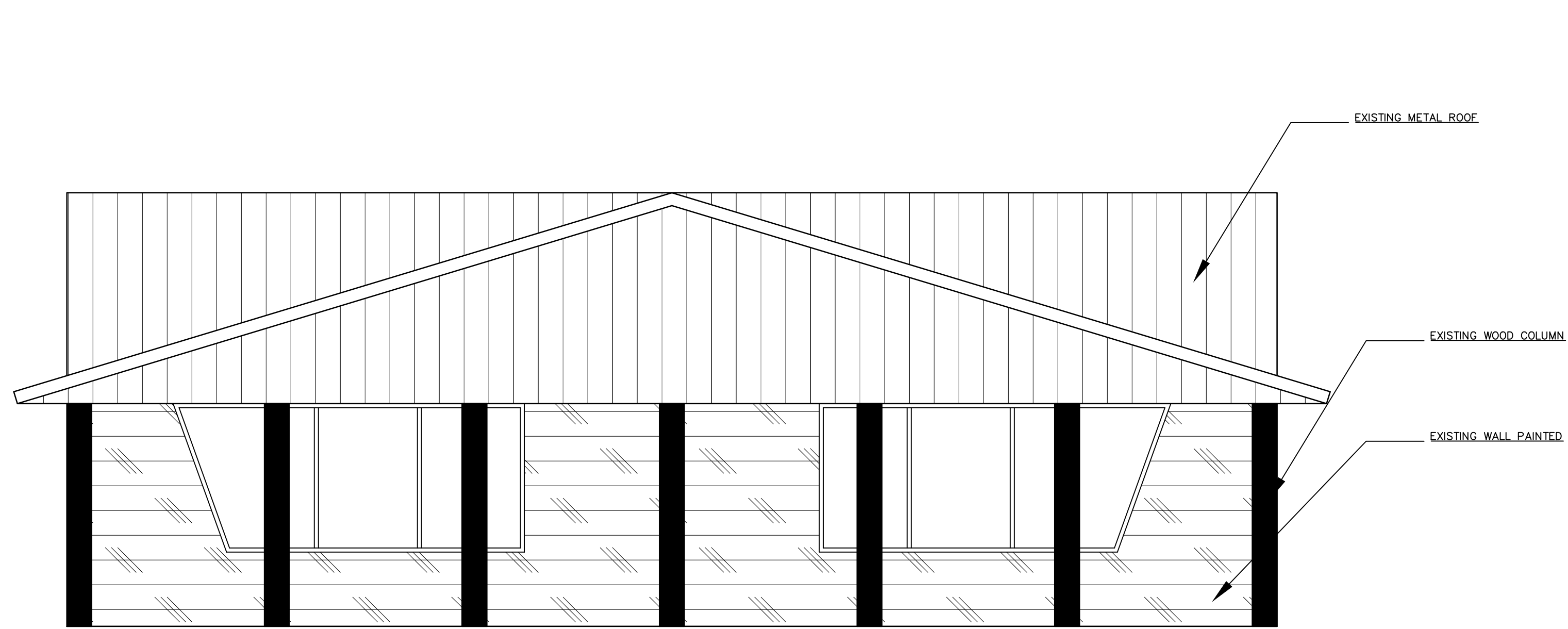
FLOOR PLAN

SCALE: 1/4" = 1'-0"

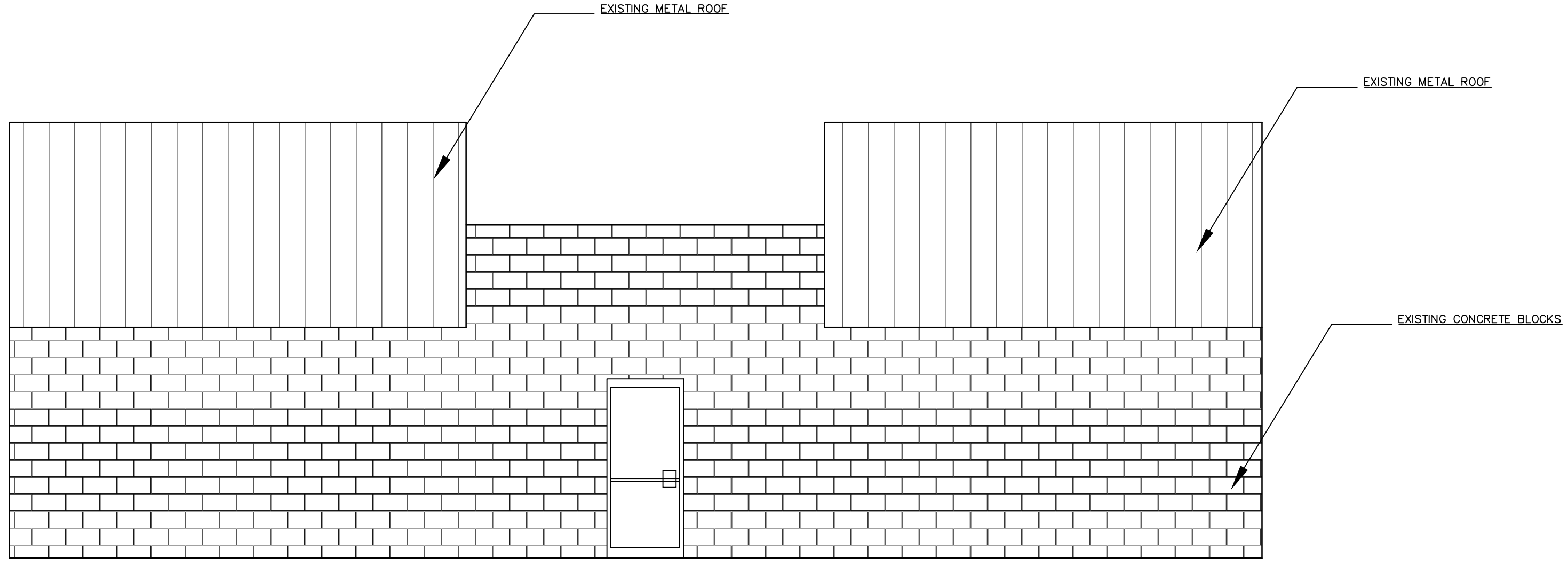




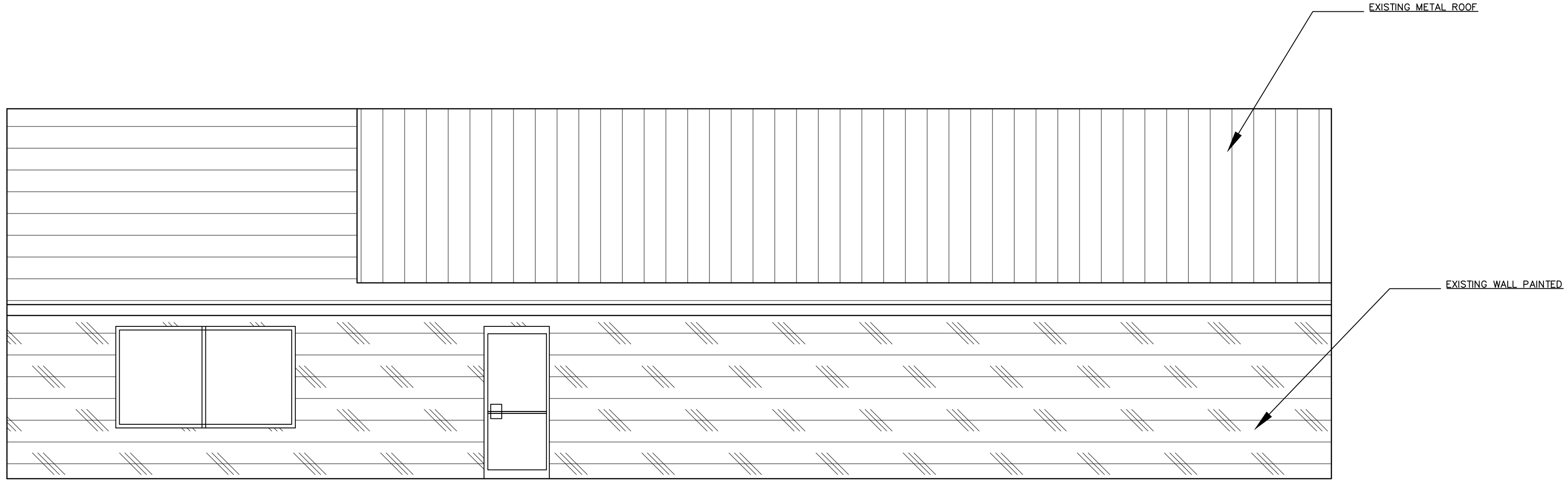
POWER PLAN
SCALE: 1/4" = 1'-0"



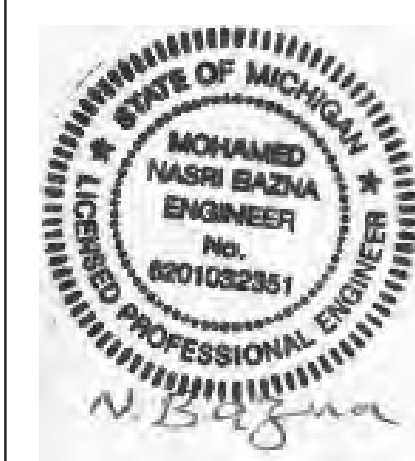
POWER PLAN
SCALE: 1/4" = 1'-0"



POWER PLAN
SCALE: 1/4" = 1'-0"



POWER PLAN
SCALE: 1/4" = 1'-0"



EXISTING
ELEVATIONS

CONEY ISLAND
13760 EYREKA RD
SOUTHGATE MI 48195

REVISION NO. :
REV. DATE:
REVISION NO. :
REV. DATE:
DATE: 12/04/2025
JOB #:
SCALE: AS NOTED
SHEET NO.: A-2



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: August 27, 2025
Revised: February 11, 2026

Conditional Use Review For City of Southgate, Michigan

APPLICANT: T&G Downriver Inc.
16487 Truwood St.
Woodhaven, MI 48183

PROPERTY ADDRESS: 13760 Eureka
Southgate, MI 48195

PARCEL ID: 53-012-03-0363-001

CURRENT ZONING: C-2, General Business

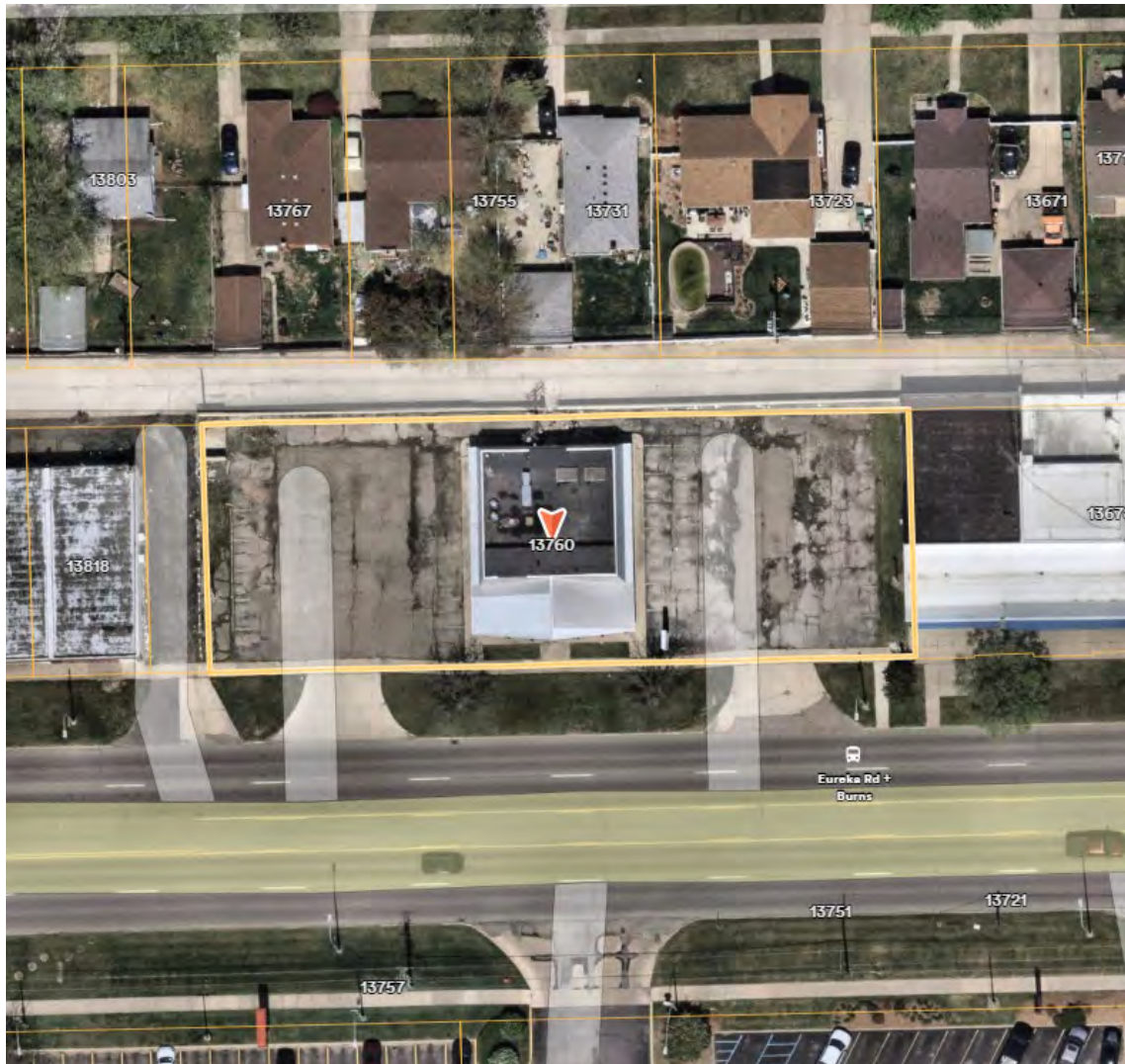
ACTION REQUESTED: Conditional Use Review

PROJECT AND SITE DESCRIPTION

We are in receipt of a conditional use application for the above-mentioned property. The applicant intends to utilize and renovate the existing building to be used as a family style dine-in restaurant. The scope of work included in the application consists of interior renovations to accommodate approximately eighty (80) guests, parking lot and landscaping improvements, and updated signage. No outdoor dining is proposed. The site is zoned C-2, General Business, where sit-down restaurants with no outdoor dining are listed as a conditional use in the district, which requires review and approval by the Planning Commission. Revised plans have been submitted, addressing numerous items from the initial review from August.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1. Aerial View of Property



Source: Nearmap, aerial photo date April 2025

AREA, WIDTH, HEIGHT, SETBACKS

The table below shows the C-2 District area requirements based on the Schedule of Regulations per Section 1298.01:

	Required	Provided	Meets Requirement
Lot Area	N/A*	0.46 Acres	Yes
Lot Width	N/A*	240 Feet	Yes
Setbacks			
Front	25 Feet	8 Feet	No**
Side	25 Feet	90+ Feet	Yes
Rear	20 Feet	10 Feet	No**
Lot Coverage	N/A*	14%	Yes
Building Height	40 Feet, 2 Stories Max.	17 Feet, 1 story	Yes

*Per footnote (f), “the minimum lot area and width and the maximum percent of lot coverage shall be determined on the basis of off-street parking and loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Zoning Code.”

**The front and rear setbacks in relation to the existing building have not been met. However, the building has been constructed for some time, and as such would be classified as a legally nonconforming structure. We note that no building additions will be permitted that would expand the nonconformity of the structure to the north or south.

Items to be Addressed: None.

ZONING AND LAND USE

Surrounding zoning and existing land uses are summarized in the table below.

	Existing Land Use	Surrounding Zoning
Site	• Vacant Building	• C-2, General Business
North	• Single Family Homes	• R-1B, One Family Residential
East	• Commercial Buildings	• C-2, General Business
West	• Commercial Buildings	• C-2, General Business
South	• Restaurants	• C-2, General Business

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

The existing building is located centrally on the property and will serve as the sit-down restaurant. Two (2) parking areas are located on the east and western sides of the building.

Items to be Addressed: None.

PARKING, LOADING

Two (2) existing driveways serving each parking area are located along Eureka Road. Based on the 1,200 square feet of usable floor area as indicated on sheet SP-1, sixteen (16) spaces are required since no alcoholic beverages are served, which has the parking calculation of *1 space per 75 square feet of usable floor area*. Revised plans show twenty-seven (27) spaces, meeting requirements.

Revised parking space dimensions have been provided at 10x19 feet, meeting ordinance requirements for ninety-degree parking spaces.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

Site Access: As mentioned previously, site access to the site will consist of the two (2) existing driveways along Eureka Road. No work is proposed within the Eureka Road right-of-way.

Circulation: Each parking area is independent of each other, with a small connecting lane located behind the building. We are comfortable with the existing parking layout, subject to pavement improvements being made to the site such as resurfacing and line painting. Revised plans show the parking area will consist of asphalt material, with the entrances constructed with concrete. We defer further review of access & circulation to the City Fire Department.

Items to be Addressed: Fire Department approval of site access and circulation.

UTILITIES

The building located on the property has existed for some time. No new utility connections are proposed. Any utility work is subject to approval by the City Engineer.

Items to be Addressed: City Engineer review of existing site utilities.

LANDSCAPING

A landscape plan has been provided on revised plans.

Parking Lot Landscaping: Two (2) deciduous and four (4) evergreen trees are proposed on the east and ends of the site, with two (2) deciduous and three (3) evergreen trees proposed on the western end. Heights of six (6) feet for the deciduous trees and eight (8) feet for the evergreen trees are proposed. Twelve (12) shrubs measuring three (3) feet in height are split between the western side of the site and in front of the restaurant. Planting details of the trees and shrubs have also been provided.

Residential Screening: An existing brick wall is situated between the restaurant and residential homes to the north, which we are of the opinion is adequate.

Landscape plan notes also indicate the site will be provided with a readily available and acceptable water supply, which the applicant has confirmed to be an automatic irrigation system. A general 10% landscape calculation is also required to be shown on plans and has been provided. The applicant has indicated the existing dumpster and enclosure will remain as is.

Items to be Addressed: None.

LIGHTING

A lighting/photometric plan has been provided. Footcandle measurements show 0.0 values at the north, south, and eastern property lines. Measurements ranging from 0.4 to 0.9 are shown on the western property line. Due to the adjacent commercial zone/use, we are of the opinion lighting levels are adequate. Wall mounted fixture details have been provided. The locations of freestanding light poles have also been provided. The proposed height of the freestanding poles will also need to be included, with a maximum height not to exceed twenty (20) feet.

Items to be Addressed: Provide height measurement of freestanding poles.

SIGNS

The current application indicates new signage will be included in the scope of work. All proposed signage will be subject to approval by the City Building Department.

Items to be Addressed: Review and approval of proposed signage by City Building Department.

FLOOR PLAN AND ELEVATIONS

Dimensioned floor plans and elevations have been included in revised plans on sheets A-1 and A-2. The applicant should be prepared to acquire all necessary building permits and pass all subsequent inspections as determined by the Building Director. We defer final approval of proposed building materials, floor plans, and interior work to the City Building Department.

Items to be Addressed: Review and approval of proposed building improvements by City Building Department.

RECOMMENDATIONS

Based on the information provided, we recommend conditional approval of the proposed sit-down restaurant. The following items should be addressed to the satisfaction of the Planning Commission.

1. Fire Department approval of site access and circulation.
2. City Engineer review of existing site utilities.
3. Provide height measurement of freestanding poles.
4. Review and approval of proposed signage by City Building Department.
5. Review and approval of proposed building improvements by City Building Department.



CARLISLE/WORTMAN ASSOC., INC.
John L. Enos, AICP
Vice-President



CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner

RETURN TO:
Clerk's Office
City of Southgate
14400 Dix-Toledo
Southgate, MI 48195

Case No. PC

011.2025

Date Received

9.23.25

CITY OF SOUTHGATE APPLICATION FOR PLANNING COMMISSION REVIEW

RECEIVED

SEP 23 2025

CITY OF SOUTHGATE
PLANNING DEPARTMENT

Concerning a request to be heard before the Southgate Planning Commission on the following

TO BE COMPLETED BY THE APPLICANT:

Owner/Applicant			Agent		
Name <u>Ncdesigners & Contractors</u>			Name <u>NASSER CHOUKAI</u>		
Address <u>3241 S. Telegraph</u>			Address <u>3241 S. Telegraph</u>		
<u>Dearborn</u> (City)	<u>MI</u> (State)	<u>48129</u> (Zip)	<u>Dearborn</u> (City)	<u>MI</u> (State)	<u>48129</u> (Zip)
Telephone <u>313 986 8381</u>			Telephone <u>313 986 8381</u>		

Information regarding the site:

Street Address: 18701 Northline RD

Major Cross Streets: W Frontage RD

Parcel / Lot No.: 53-014-99-0006-000

Acreage: 0.95 Dimensions of Parcel / Lot: _____ Frontage: _____

Current Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 C-2 C-3 M-1 MH PD P-1

Current Use: office

Requested action:☒ Rezoning

Requested District: _____

☐ Conditional Use Approval

Requested Use: _____

☐ Site Plan Review☐ Plat Review☐ Other

Please Specify _____

Ncdesigners@yahoo.com
Ali.Rahal.Ncdesigners@gmail.com

Information regarding request:

I hereby request a hearing before this body to:

(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City of Southgate Master Plan, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

According to city ordinance fueling stations
are permitted on "C-2", we are proposing
a C-store Bldg. with 4 pumps canopy.

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. FOR SITE PLAN REVIEW, A SITE PLAN MEETING THE REQUIREMENTS OF SECTION 1298.07 MUST BE ATTACHED.

The Applicant / Agent must appear before the Planning Commission on _____
(Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS SUBMITTED ARE TRUE.

Signature – Owner / Agent: Walter Chaves Date: 9/23/2025

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS BS

Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

Date Received: _____ Received By: _____
(Staff's Name)
Fee Charged: _____
Check No.: _____ Receipt No.: _____

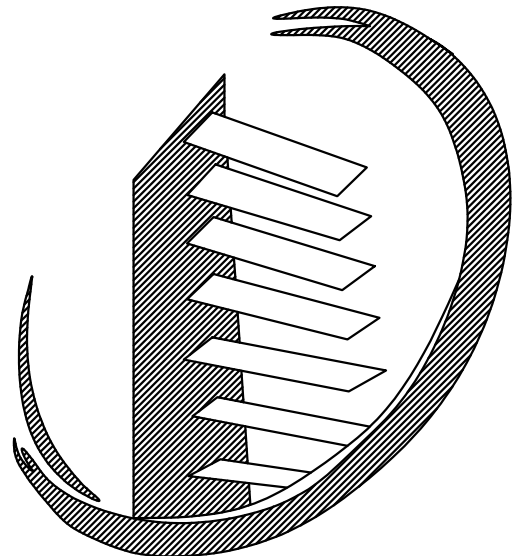
PROPOSED NEW - GAS STATION

18701 NORTHLINE RD

SOUTHGATE, MI



NOTE: ALL SHEETS: NOT FOR CONSTRUCTION



**N.C. DESIGNERS
& CONTRACTING INC.**

ARCHITECT/ GC : NASSER CHOUCAIR
PHONE: (313)-986-8381
EMAIL: NCDESIGNERS@YAHOO.COM

3241 S. TELEGRAPH RD, DEARBORN, MI 48124

ARCHITECTURE

CODE INFORMATION - APPLIED ON SITE				
1. BUILDING DESCRIPTION:	ONE STORY COMMERCIAL BUILDING			
2. APPLICABLE CODE:	BUILDING:	2021 MICHIGAN BUILDING CODE. (MBC)		
	ACCESSIBILITY:	2009 ICC A117.1 STANDARD FOR ACCESSIBLE BUILDINGS AND FACILITIES		
	ENERGY:	2015 MICHIGAN ENERGY CODE-ASHRAE 90.1-2013		
	FIRE:	2015 INTERNATIONAL FIRE CODE		
	PLUMBING:	2021 MICHIGAN PLUMBING CODE. (MPC)		
	MECHANICAL:	2021 MICHIGAN MECHANICAL CODE. (MMC)		
	ELECTRICAL:	2023 MICHIGAN ELECTRIC CODE. (MEC)		
3. OCCUPANCY/ USE CLASSIFICATION:	GROUP M (MERCANTILE) - GROUP A-2 (ASSEMBLY)			
4. CONSTRUCTION TYPE:	TYPE III-B			
	TOTAL AREA:	4,500 SQ FT		
5. GROSS AREA SUMMARY:				
	GAS STATION:	3,500 SQ. FT.		
6. ALLOWABLE BLDG. HEIGHT (504.3):	ALLOWED	PROPOSED		
	40.0'	26.0'		
7. NUMBER OF REQUIRED EXITS:	(2) REQUIRED MIN.			(2) PROVIDED
Space	Area (sf)	Factor used	Calculation	Occupant load
Restaurant (carry-out / no seating)	1,000	60 sf/person (mercantile/retail rate — typical for carry-out)	1,000 ÷ 60 = 16.7 → 17	17
C-Store / Retail	3,500	60 sf/person (mercantile)	3,500 ÷ 60 = 58.3 → 59	59
Total Occupant Load (recommended)	4,500	—	—	76 persons

BUILDING DETAILS

Address:
18701 NORTHLINE RD , SOUTHGATE , MI

Sewer
Public Sewer (Sewer-Sanitary)

Property Type
Commercial

County
WAYNE COUNTY

Water
Water at Street

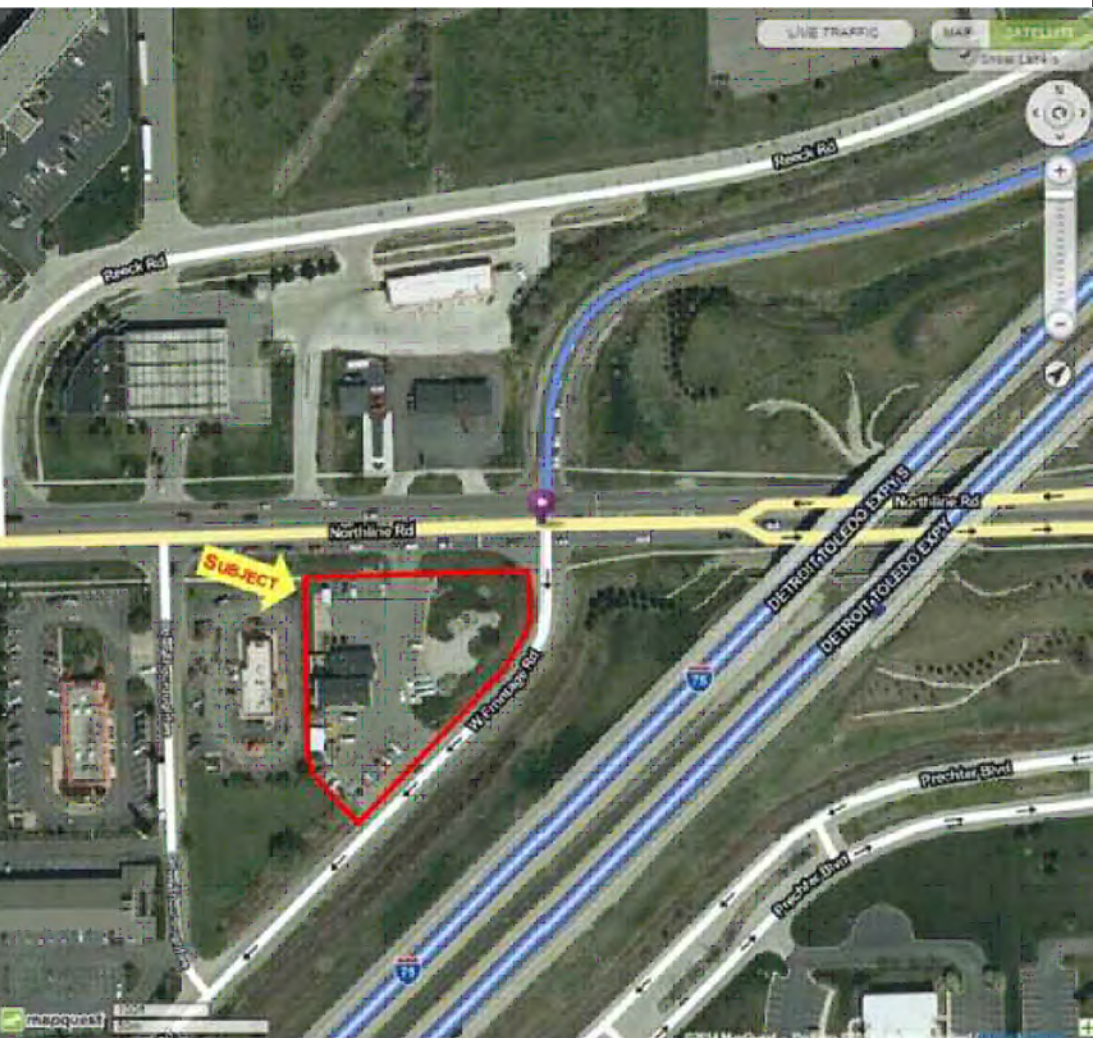
LEGAL DESCRIPTION

Legal Description
26E1A1B THAT PART OF THE N W 1/4 OF SEC 26 T3S R10E DESCRIBED AS BEG AT A POINT DIS N 89D 41M 10SEC W 1311.72 FT AND S 0D 36M 40SEC W 60 FT FROM THE N COR OF SEC 26 AND PROCEEDING TH S 0D 36M 40SEC W 162.72 FT. TH S 46D 45M 47SEC W 150 FT. TH N 43D 14M 13SEC W 58.08 FT. TH N 0D 12M 10SEC E 223.68 FT TH S 89D 47M 50SEC E ALONG THE S LINE OF NORTHLINE RD 150 FT TO THE POB 0.76 ACRE

TABLE OF CONTENTS	
COVER	
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SITE PLAN APPROVAL	
SP-1	SURVEY
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SP-3	DETAILS
SP-4	PROPOSED PHOTOMETRIC
SP-5	PROPOSED TRUCK CIRCULATION
A-1	PROPOSED FLOOR PLAN
A-2	PROPOSED ELEVATOINS
A-3	PROPOSED ELEVATION
PARCEL NUMBER	
PARCEL 1 PID# 53-04-99-0006-000 OWNER: COMMUNITY LOAN SERVICES, LLC	PARCEL 2 PID# 53-04-99-0004-002 OWNER: COMMUNITY LOAN SERVICES, LLC

ZONE INFO	
ZONE: C2 COUNTY : WAYNE COUNTY CITY : SOUTHGATE STATE : MICHIGAN	
ZONING INFORMATION	
ZONE	C2
MINIMUM LOT AREA	N/A
MINIMUM LOT WIDTH	N/A
PARKING SETBACK	10'-0"
CANOPY SET BACK	
FRONT YARD SET BACK	25'-0"
SIDE YARD SET BACK	20'-0"
REAR YARD SET BACK	10'-0"
MAXIMUM HEIGHT	40.0'
MAXIMUM BLDG. COVERAGE	N/A
MAXIMUM IMPERVIOUS COVERAGE	N/A

SITE OVERVIEW



18701 NORTHLINE RD

ALTA/NSPS LAND TITLE SURVEY

EXCEPTIONS PERTAINING TO A SURVEY OF THE SCHEDULE "B"

10. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved. (General statement).
11. Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy. (General statement).
15. Oil, gas and mineral rights, and terms, conditions and provisions contained therein, as set forth in the instrument recorded in Liber 18032, Page 264. (Affects Parcel 2, pertains to rights over Parcel 2 that are blanket in nature, also there shall be no Ingress-Egress Easement from Northline Rd, nor from the North thirty (30') feet of the Service Road, also known as West Frontage Rd).

Exceptions of Schedule "B" as shown herein are contained in the Title Commitment No. CM22667, Revision No. 1, being effective as of November 11, 2013 @ 8:00am.



PHOTO TAKEN ON: 9-11-2025

PROPERTY PHOTO

GENERAL NOTES CORRESPONDING TO TABLE "A" OF ALTA/ACSM LAND TITLE SURVEY REQUIREMENTS

10. There are no shared party walls upon the subject property with adjacent properties.
14. Distance to nearest intersection is 165 feet east from the center line of the site access off of Northline Road, to the intersection of the centerlines of Northline Road and the West Frontage Road, both public right-of-ways.
16. There is no evidence of current earth moving, building construction or building additions observed in the process of conducting the fieldwork.
17. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

BENCH MARKS

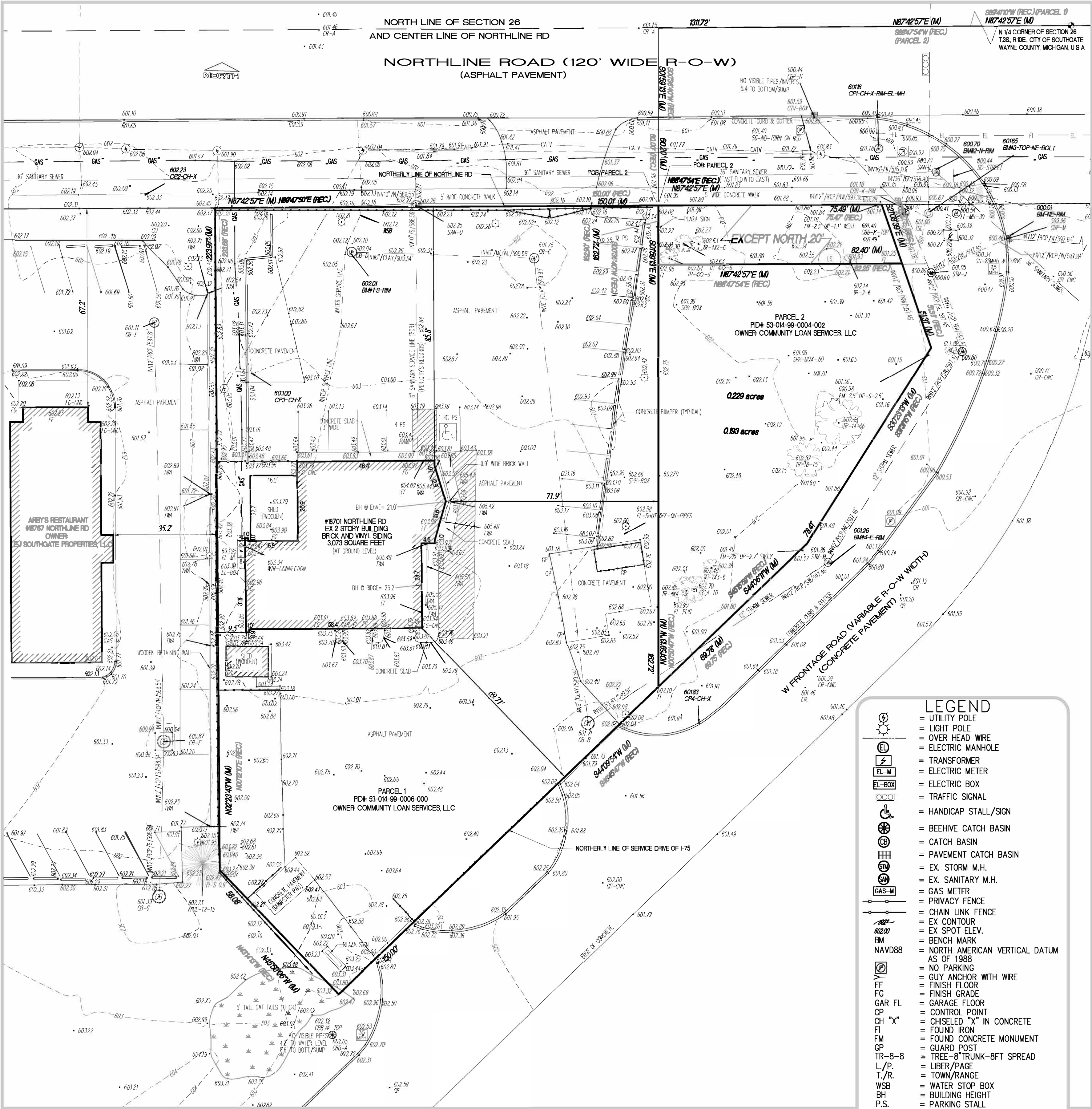
- Bench Mark No. 1: South rim of a most NW'LY on site catch basin, herein labeled as "CB-D", within the northerly portion of the subject property as shown hereon. EL= 602.01' (NAVD88).
- Bench Mark No. 2: North rim of the most E'LY sanitary manhole, herein labeled as "SAN-L", near the SW intersection of Northline Road and W. Frontage Road, out of the subject property as shown hereon. EL= 600.70' (NAVD88).
- Bench Mark No. 3: Top of NE bolt of the traffic signal near the SW intersection of Northline Road and W. Frontage Road, out of the subject property as shown hereon. EL= 601.65' (NAVD88).
- Bench Mark No. 4: East rim of a most southerly storm manhole, hereon labeled "STM-H", within the westerly R-O-W of W Frontage Road and out of the subject property as shown hereon. EL= 601.26' (NAVD88).

FLOOD NOTE

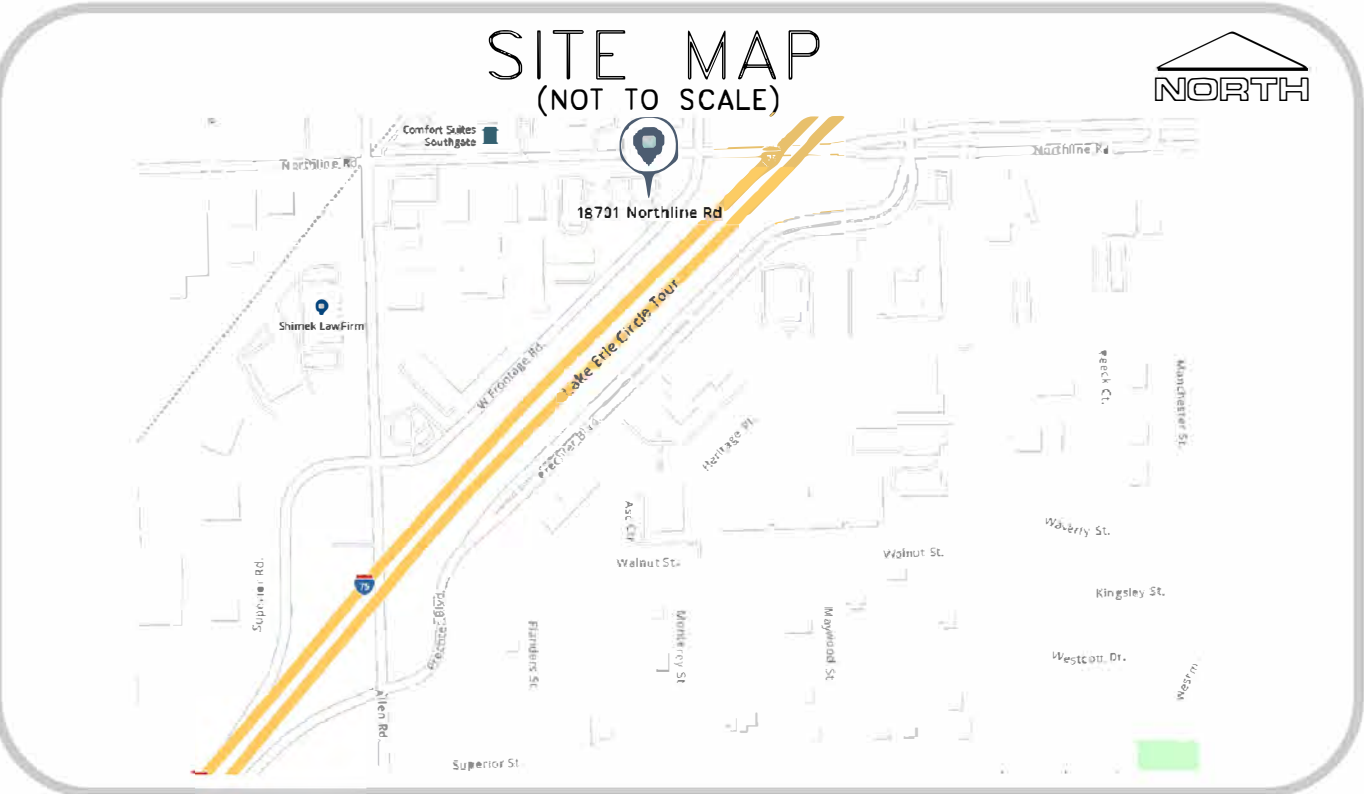
Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map (FIRM) No. 260242, Panel No. 0403, Suffix "E", being effective as of February 2, 2012.

COPY RIGHTS NOTE

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IMPROVEMENTS OUT OF SUBJECT PROPERTY CHAIN LINK FENCE AND PRIVACY FENCE ALONG WEST PROPERTY LINE OF PARCEL 1, ARE BOTH OUT OF SUBJECT PROPERTY. OWNERSHIP OF BOTH IS UNKNOWN.



LEGAL DESCRIPTION

#18701 Northline Road, Southgate, MI, 48195

Situated in the City of Southgate, County of Wayne, State of Michigan and described as: PARCEL 1: Part of the Northwest 1/4 of Section 26, Town 3 South, Range 10 East, described as follows: Beginning at a point which is S87°42'57"W (M), (North 89 degrees 41 minutes 10 seconds West, REC.), 1311.72 feet along the North line of Section 26 and S01°59'13"E (M), 60.20 feet (M), (South 00 degrees 36 minutes 40 seconds West 60.00 feet, REC.) from the North 1/4 corner of Section 26, Town 3 South, Range 10 East; S01°59'13"E (M), (thence South 00 degrees 36 minutes 40 seconds West, REC.), 162.72 feet; thence along the Northerly line of I-75 Service Drive, S44°09'54"W (M), (South 46 degrees 45 minutes 47 seconds West, REC.), 150.00 feet; thence N45°50'06"W (M), (North 43 degrees 14 minutes 13 seconds West, REC.), 58.08 feet; thence N02°23'43"W (M), 223.97 feet (M), (North 00 degrees 12 minutes 10 seconds East, REC.), 223.68 feet REC.; thence along the Southerly line of Northline Road, N87°42'57"E (M), 150.01 feet (M), (South 89 degrees 47 minutes 50 seconds East, REC., 150.00 feet, REC.), to the point of beginning.

PARCEL 2: All that part of the Northeast 1/4 of the Northwest 1/4 of Section 26, Town 3 South, Range 10 East, which lies Southerly and Westerly of a line described as: Beginning at a point on the North line of said Section 26, which is S87°42'57"W (M), (South 88 degrees 47 minutes 54 seconds West, REC.) a distance of 1311.72 feet from the North 1/4 corner of said Section 26; S01°59'13"E (M), 60.20 feet (M), (thence South 0 degrees 50 minutes 47 seconds East, REC. a distance of 60 feet REC); thence N87°42'57"E (M), 75.49 feet (M), (North 88 degrees 47 minute 54 seconds East, REC. a distance of 75.47 feet, REC.); thence S21°03'39"E (M), 51.31 feet (M), (South 19 degrees 55 minutes 37 seconds East, REC. a distance of 51.38 feet, REC.); thence S30°23'13"W (M), (South 31 degrees 31 minutes 15 seconds West, REC.), a distance of 78.41 feet; thence S44°09'11"W (M), 69.78 feet (M), (South 45 degrees 15 minutes 59 seconds West, REC. 69.75 feet, REC.); thence N01°59'13"W (M), 162.72 feet (M), (North 0 degrees 50 minutes 47 seconds West, REC., 162.9 feet, REC.) to POB, EXCEPTING therefrom the Northerly 20 feet.

This property may be located within the vicinity of farmland or a farm operation. Generally, accepted agricultural and management practices, which may generate noise, dust, odors, and other associated conditions, may be used and are protected by the Michigan right to farm act. Tax Parcel #'s: 53-014-99-0006-000, as to Parcel 1 and 53-014-99-0004-002, as to Parcel 2.

BEARINGS ORIGIN

Per description as cited herein is contained in Title Commitment No.: 25-6991-12-F-R, issued by "Fidelity National Title Insurance Company", on July 30, 2025 @ 8:00am. (Pertains to bearings of record, where as measured bearings as shown hereon are related to TRUE NORTH)

LAND AREA

PARCEL 1 33,230 ± SQUARE FEET 0.763 ± ACRES
PARCEL 2 8,413 ± SQUARE FEET 0.193 ± ACRES
AREA OF PARCEL 2, EXCLUDES THE NORTH 20 FEET. THEREOF

PARKING STALLS

REGULAR=16
HANDICAP=1
TOTAL=17

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE

To "MICHIGAN FUELS" and "FIDELITY NATIONAL INSURANCE COMPANY":

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16 and 19 of Table A thereof. The field work was performed on September 11, 2025. Date of Plat or Map: September 16, 2025.

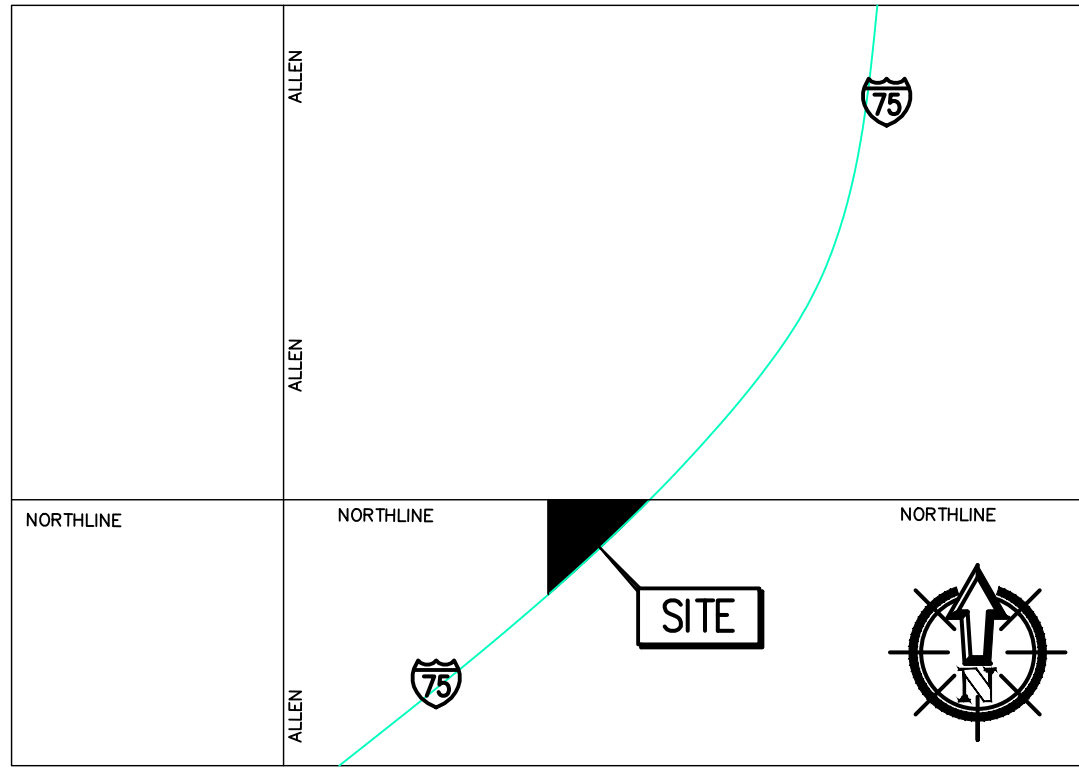
Mende Bezanovski, P.S. 49430
Professional Surveyor in the State of Michigan

Miss Dig Ticket No.: 2025091000731000

36636 North Pointe Dr. New Baltimore, MI 48047
TEL: (586) 822-4964, FAX: (586) 591-5930
Info@ab-sb-landsurvey.com
www.ab-sb-landsurvey.com

SCALE: 1" = 20'
JOB NUMBER: 2025-09-04-221-BS
FIELD: MB
REVISIONS:
CLIENT: MICHIGAN FUELS
ADDRESS: 18701 Northline Road Southgate, MI, 48195
TEL: (734)-692-2700
FAX:

LOT SIZE	0.95 ACRES / 41,382 SF
ZONING	C-2
FRONTAGE	NORTHLINE
PARCEL ID 1	53-014-99-0006-000
PARCEL ID 2	53-014-99-0004-002
PROPOSED BLDG	4,500 SF
PROPOSED PARKING SPACES	36 SPACES
LOT FRONTAGE	258'
AVERAGE DEPTH	200.00'
CLASS	C
AVERAGE STORY HEIGHT	25'

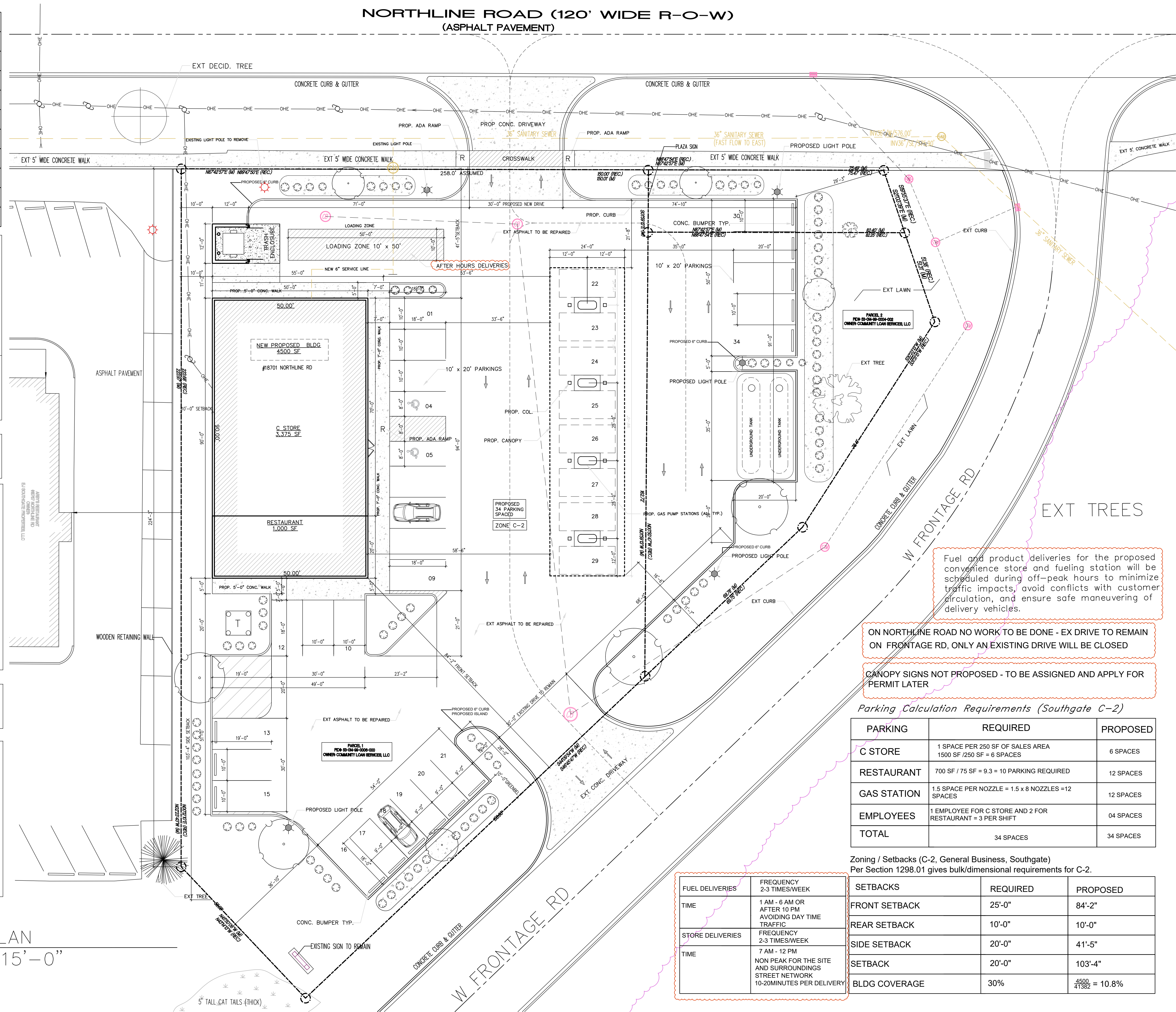
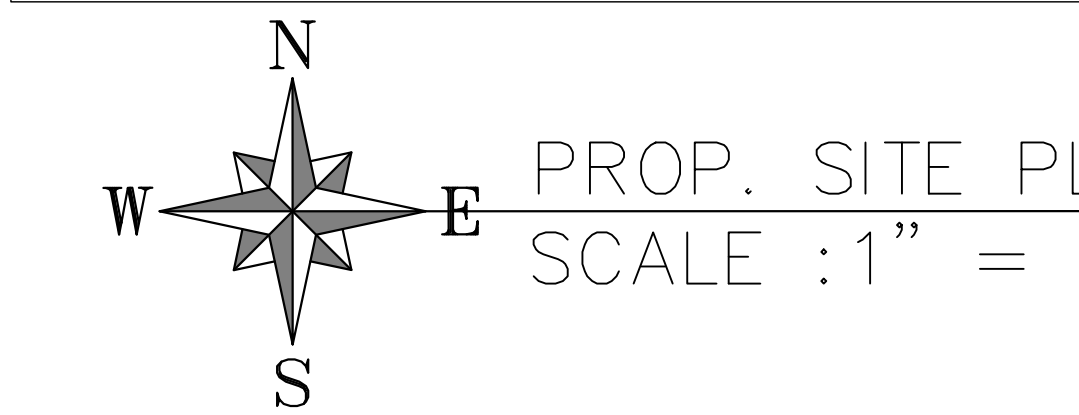


VICINITY MAP	18701 NORTHLINE RD SOUTHGATE, MI
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	SIGN FIRE HYDRANT WATER SHUT-OFF-VA LIGHT POLE UTILITY POLE CONCRETE ADA PARKING
--	---

LEGEND

Legal Description
26E1A1B THAT PART OF THE N W 1/4 OF SEC 26 T3S R10E DESCRIBED AS BEG AT A POINT DIS N 89D 41M 10SEC W 1311.72 FT AND S OD 36M 40SEC W 60 FT FROM THE N COR OF SEC 26 AND PROCEEDING TH S OD 36M 40SEC W 162.72 FT, TH S 46D 45M 47SEC W 150 FT, TH N 43D 14M 13SEC W 58.08 FT, TH N OD 12M 10SEC E 223.68 FT TH S 89D 47M 50SEC E ALONG THE S LINE OF NORTHLINE RD 150 FT TO THE POB 0.76 ACRE



Fuel and product deliveries for the proposed convenience store and fueling station will be scheduled during off-peak hours to minimize traffic impacts, avoid conflicts with customer circulation, and ensure safe maneuvering of delivery vehicles.

ON NORTHLINE ROAD NO WORK TO BE DONE - EX DRIVE TO REMAIN
ON FRONTAGE RD, ONLY AN EXISTING DRIVE WILL BE CLOSED

CANOPY SIGNS NOT PROPOSED - TO BE ASSIGNED AND APPLY FOR PERMIT LATER

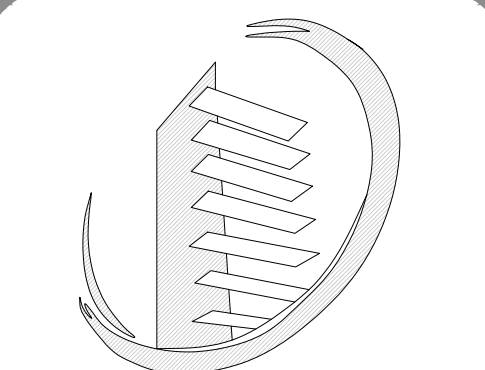
Parking Calculation Requirements (Southgate C-2)

PARKING	REQUIRED	PROPOSED
C STORE	1 SPACE PER 250 SF OF SALES AREA 1500 SF / 250 SF = 6 SPACES	6 SPACES
RESTAURANT	700 SF / 75 SF = 9.3 = 10 PARKING REQUIRED	12 SPACES
GAS STATION	1.5 SPACE PER NOZZLE = 1.5 x 8 NOZZLES = 12 SPACES	12 SPACES
EMPLOYEES	1 EMPLOYEE FOR C STORE AND 2 FOR RESTAURANT = 3 PER SHIFT	04 SPACES
TOTAL	34 SPACES	34 SPACES

Zoning / Setbacks (C-2, General Business, Southgate)
Per Section 1298.01 gives bulk/dimensional requirements for C-2.

SETBACKS	REQUIRED	PROPOSED
FRONT SETBACK	25'-0"	84'-2"
REAR SETBACK	10'-0"	10'-0"
SIDE SETBACK	20'-0"	41'-5"
SETBACK	20'-0"	103'-4"
BLDG COVERAGE	30%	4500 / 41382 = 10.8%

FUEL DELIVERIES	FREQUENCY
TIME	2-3 TIMES/WEEK 1 AM - 6 AM OR AFTER 10 PM AVOIDING DAY TIME TRAFFIC
STORE DELIVERIES	FREQUENCY
TIME	2-3 TIMES/WEEK 7 AM - 12 PM NON PEAK FOR THE SITE AND SURROUNDINGS STREET NETWORK 10-20MINUTES PER DELIVERY



N.C. DESIGNERS & CONTRACTING INC.

3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

Project Name: PROPOSED GAS STATION
Project Location: 18710 NORTHLINE RD. SOUTHGATE
Owner:

APPROVED BY:
Adnan Al-Saati
3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com



Issued For
09/22/2025 PLANNING
11/13/2025 REVISED PLAN.

Drawn By: A.R.
Checked By: N. C.
Approved By: A. A.

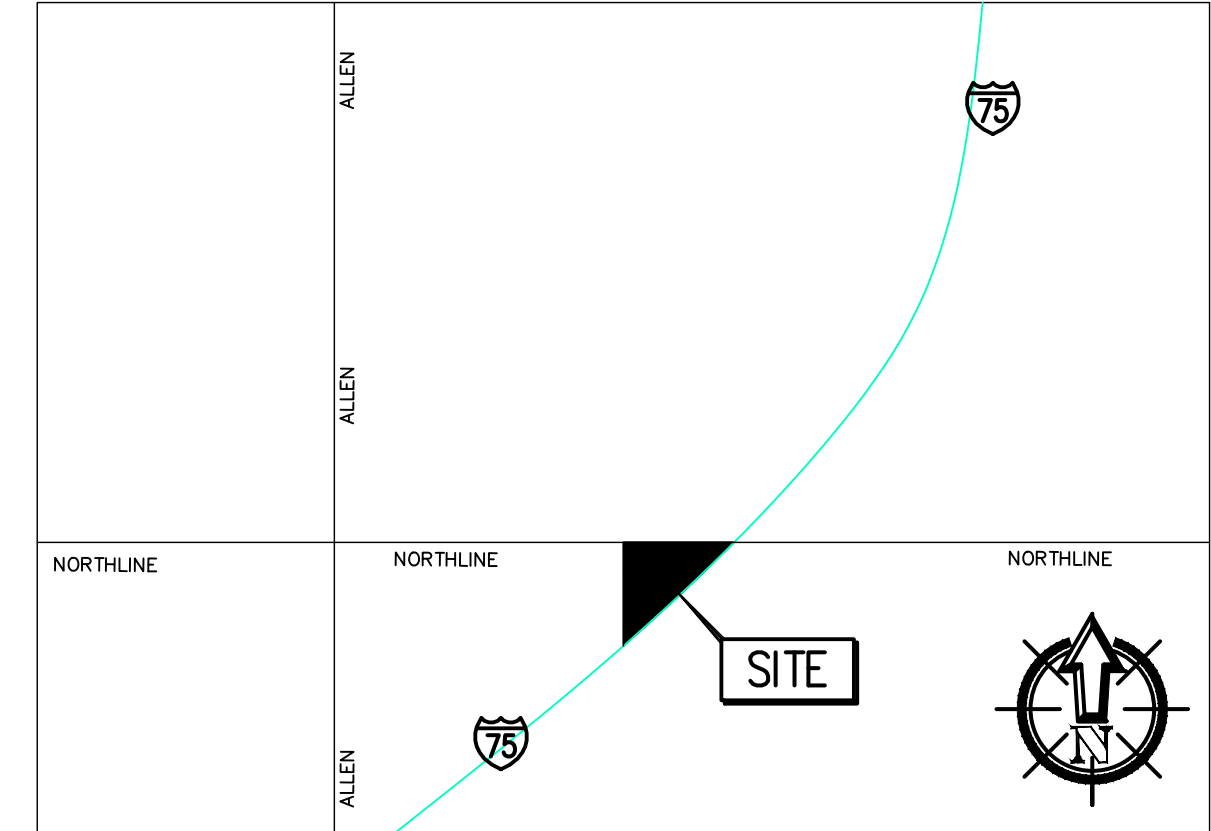
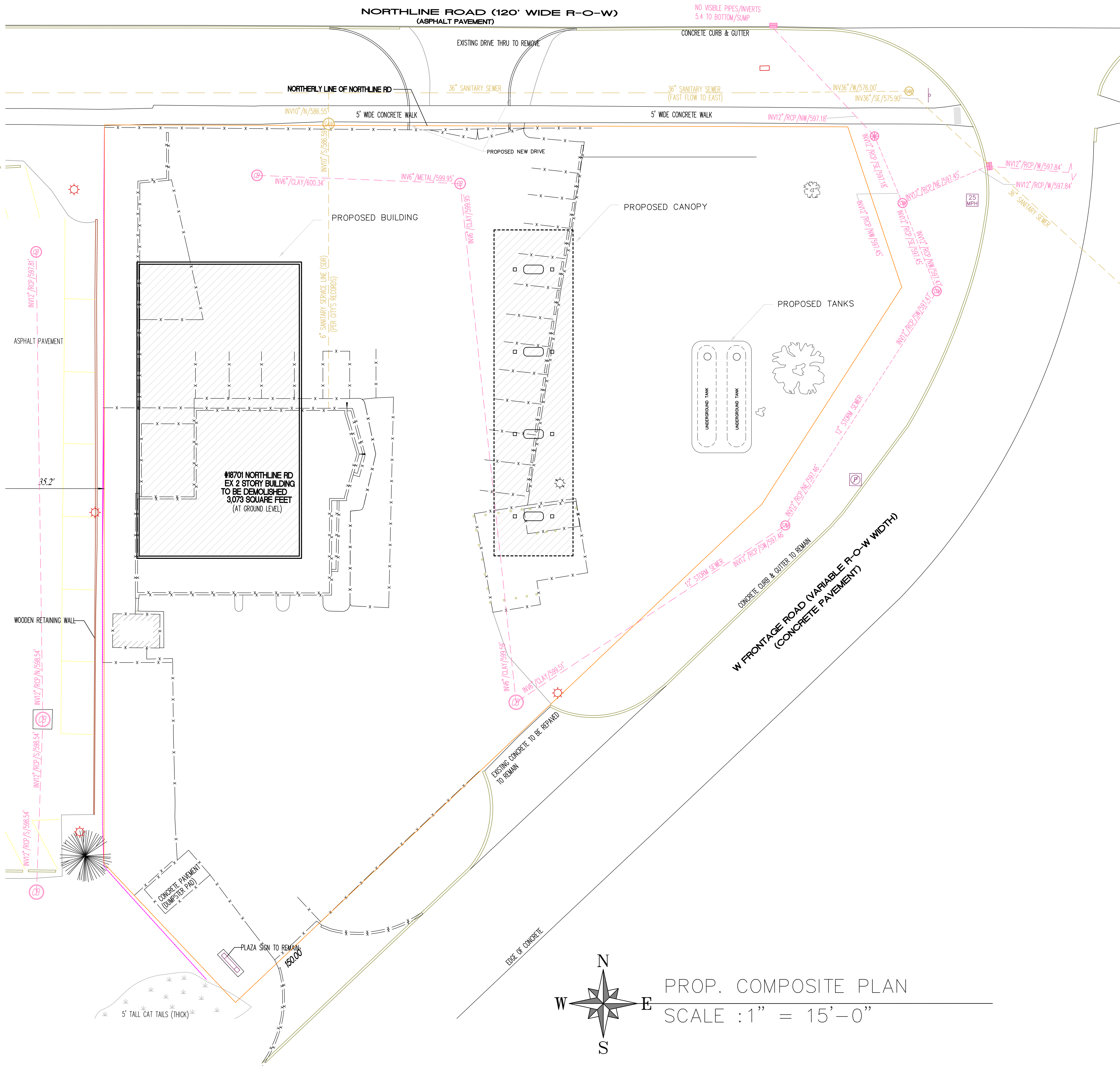
Sheet Title:
PROPOSED SITE PLAN

Date:
09/22/2025

Scale:
NOTED

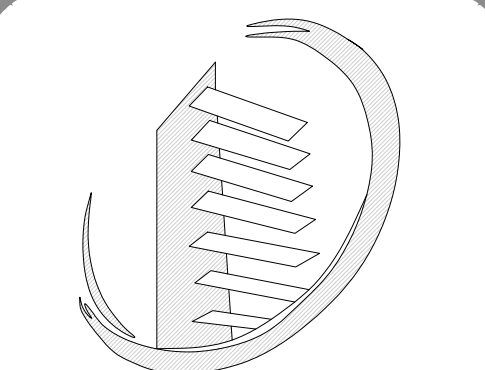
Project Number:
25-115

Sheet Number:
SP-102



- CONSTRUCTION NOTES
- 1-All work shall be done in accordance with the current standards and specifications and general conditions of the City of Marysville.
 - 2-Dimensions are to the face of building; face of sidewalk, back of curb, or the centerline of paint stripe.
 - 3-All utilities shall be coordinated with the latest building mechanical/plumbing plan.
 - 4-All curbs shall be backfilled by the paving contractor to 4" below the top of curb.
 - 5-All parking lot striping shall be 4" wide yellow except HC striping which shall be blue.
 - 6-All sidewalks adjacent to the building shall be by the building contractor and shall include a thickened edge which shall serve as a curb.
 - 7-All work within the right-of-way of Michigan Avenue shall be in accordance with the current standards and general specifications including soil erosion and sedimentation control, of the City of Marysville.
 - 8-All work within the right-of-way of Gratiot Boulevard shall be in accordance with Michigan Department of Transportation Specifications. A permit from MDOT for this work is required.
 - 9-PIPE MATERIALS:
a. Water service: Copper, type K
b. Sanitary Sewer Building Lead: PVC SDR 35 with rubber or glue joints (6" dia)
c. Storm Sewer: PVC SDR 35 with rubber or glue joints (8" and 10" dia.)
d. Storm Sewer: C76 class IV w/premium joints (12" and larger)?
 - 10-All utility trenches shall be backfilled with MDOT Class II granular material compacted in 9" layers to not less than 95% of maximum unit weight.
 - 11-All new catch basins and inlets shall have 40 lf of bleeder drain.
 - 12-Unless otherwise shown, underground contractor shall terminate building leads at 5' off the building.
 - 13-The proposed elevations near curbs and sidewalks, unless otherwise shown, represent the finished pavement elevation and 0.50' (6") must be added to obtain top of curb or sidewalk grades.
 - 14-Building layout is parallel to the North property line.
 - 15-Small curb radii are 5' unless otherwise shown.

ON NORTHLINE ROAD NO WORK TO BE DONE - EX DRIVE TO REMAIN
ON FRONTAGE RD, ONLY AN EXISTING DRIVE WILL BE CLOSED

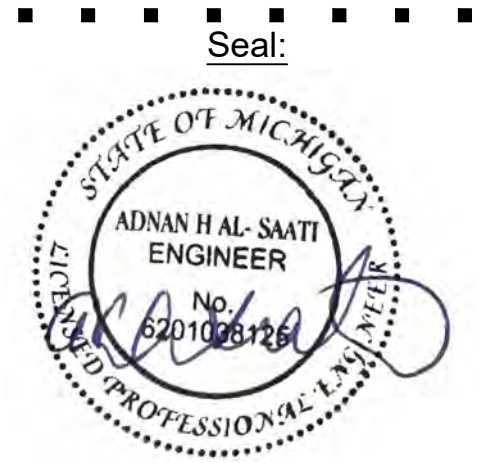


N.C. DESIGNERS
& CONTRACTING INC.

3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

Project Name: PROPOSED GAS STATION
Project Location: 18710 NORTHLINE RD. SOUTHGATE
Owner:

APPROVED BY:
Adnan Al-Saati
3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com



Issued For
09/22/2025
11/13/2025 REVISED PLAN.

Drawn By: A.R.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
COMPOSITE SITE PLAN

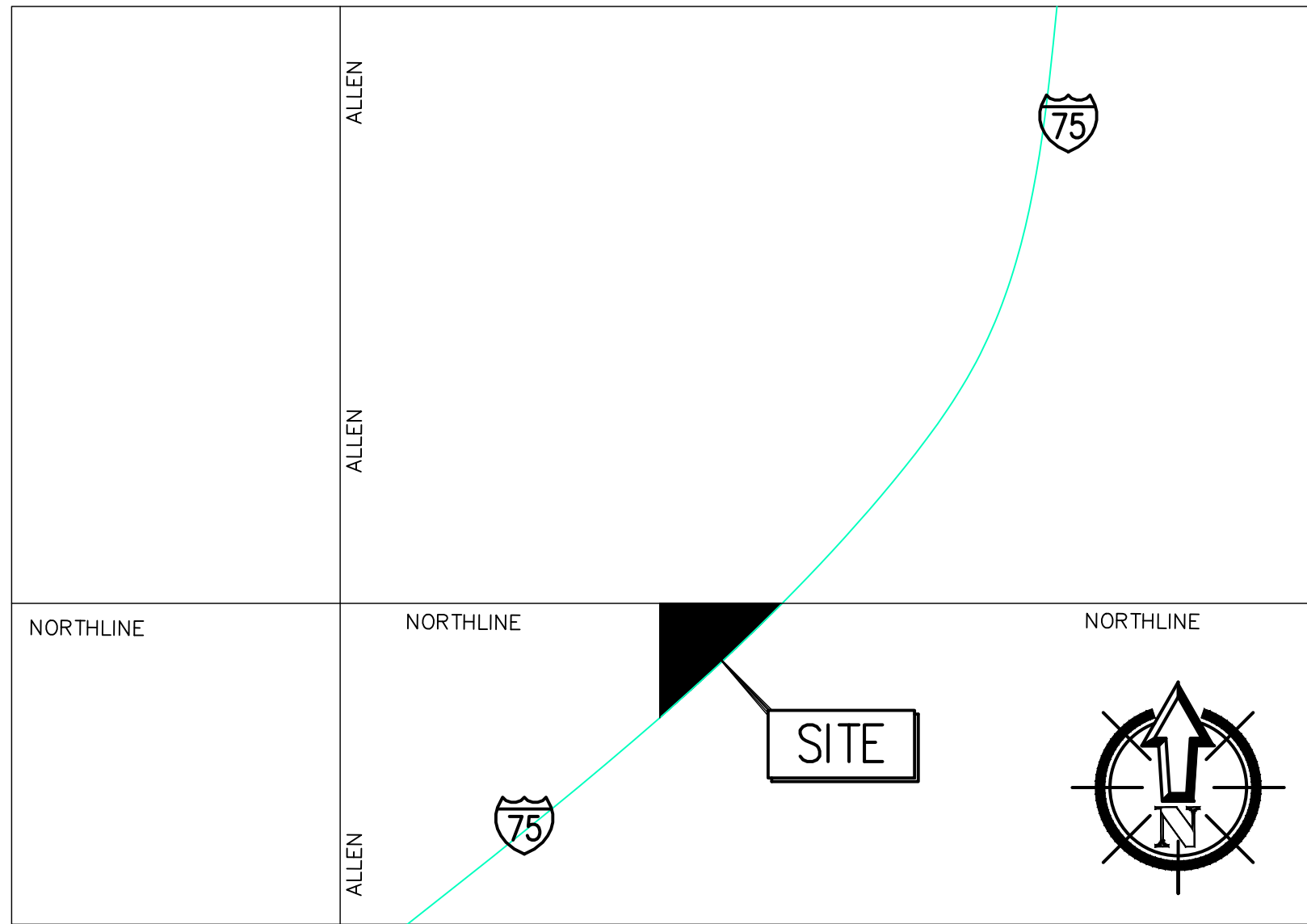
Date:
09/22/2025

Scale:
NOTED

Project Number:
25-115

Sheet Number:

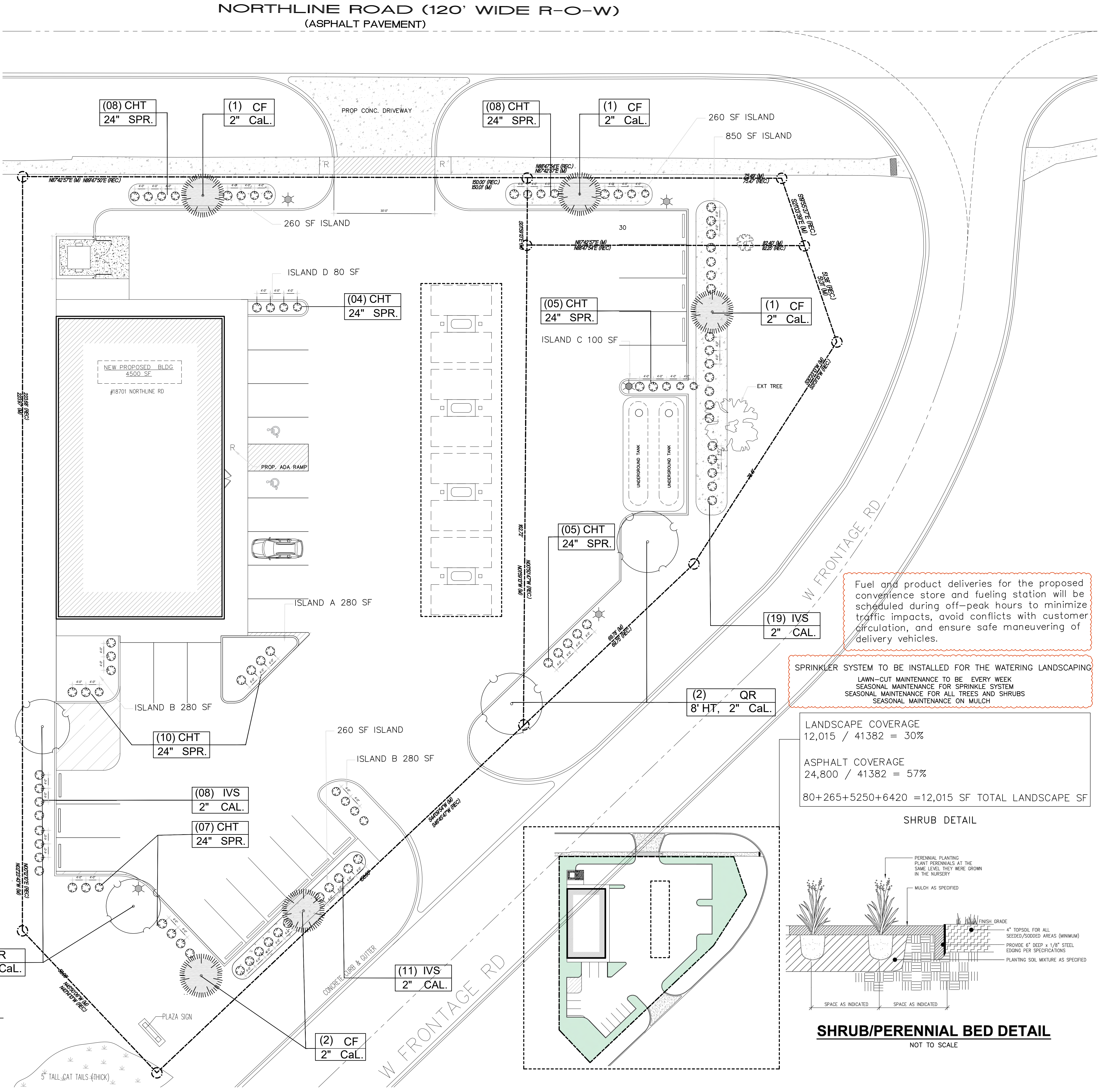
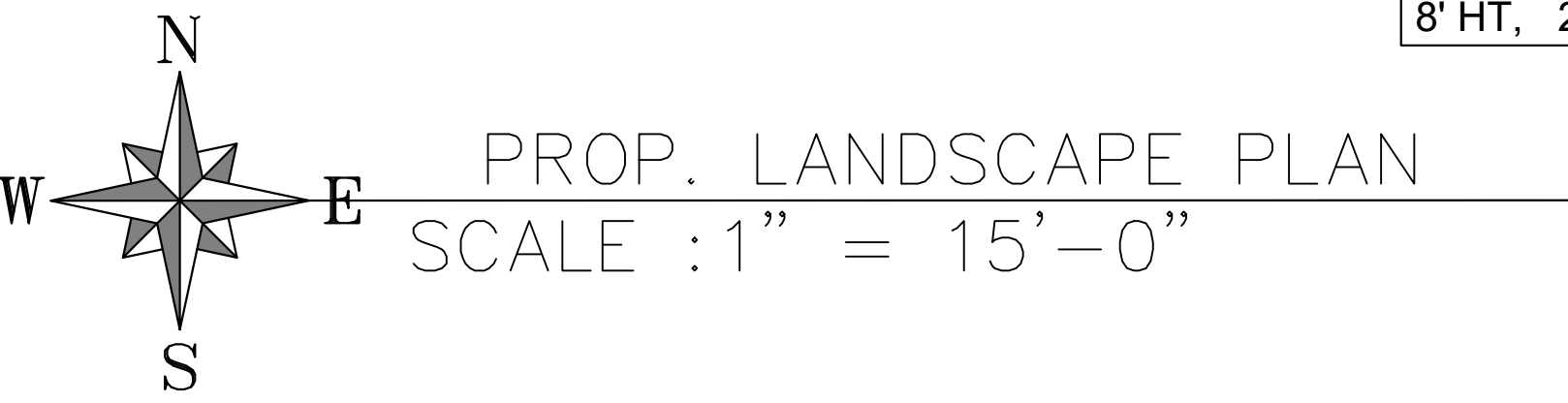
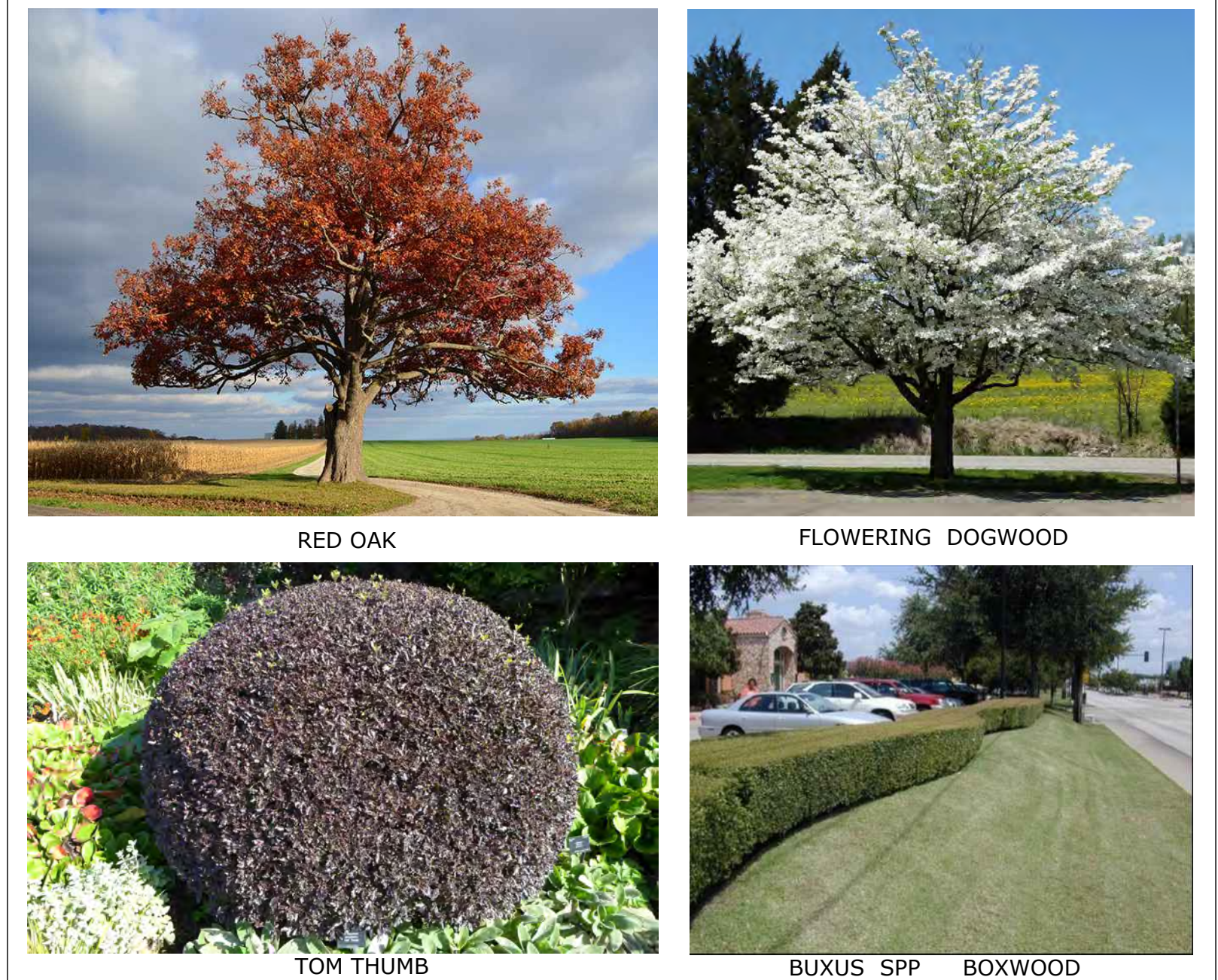
SP-104



VICINITY MAP

18701 NORTHLINE RD
SOUTHGATE, MI

LANDSCAPE SCHEDULE				
TYPE	QTY	SIZE	COMMON	BOTANICAL
QR	4	2" CAL. 8' HT	RED OAK	'QUERCUS RUBRA'
CF	5	2" CAL.	FLOWERING DOGWOOD	CORNUS FLORIDA
IVS	38	24"-36" HIGH 24"-36" WIDE	BOXWOOD	BUXUS SPP
CHT	47	24" SPR.	TOM THUMB COTONEASTER	TOM THUMB



Fuel and product deliveries for the proposed convenience store and fueling station will be scheduled during off-peak hours to minimize traffic impacts, avoid conflicts with customer circulation, and ensure safe maneuvering of delivery vehicles.

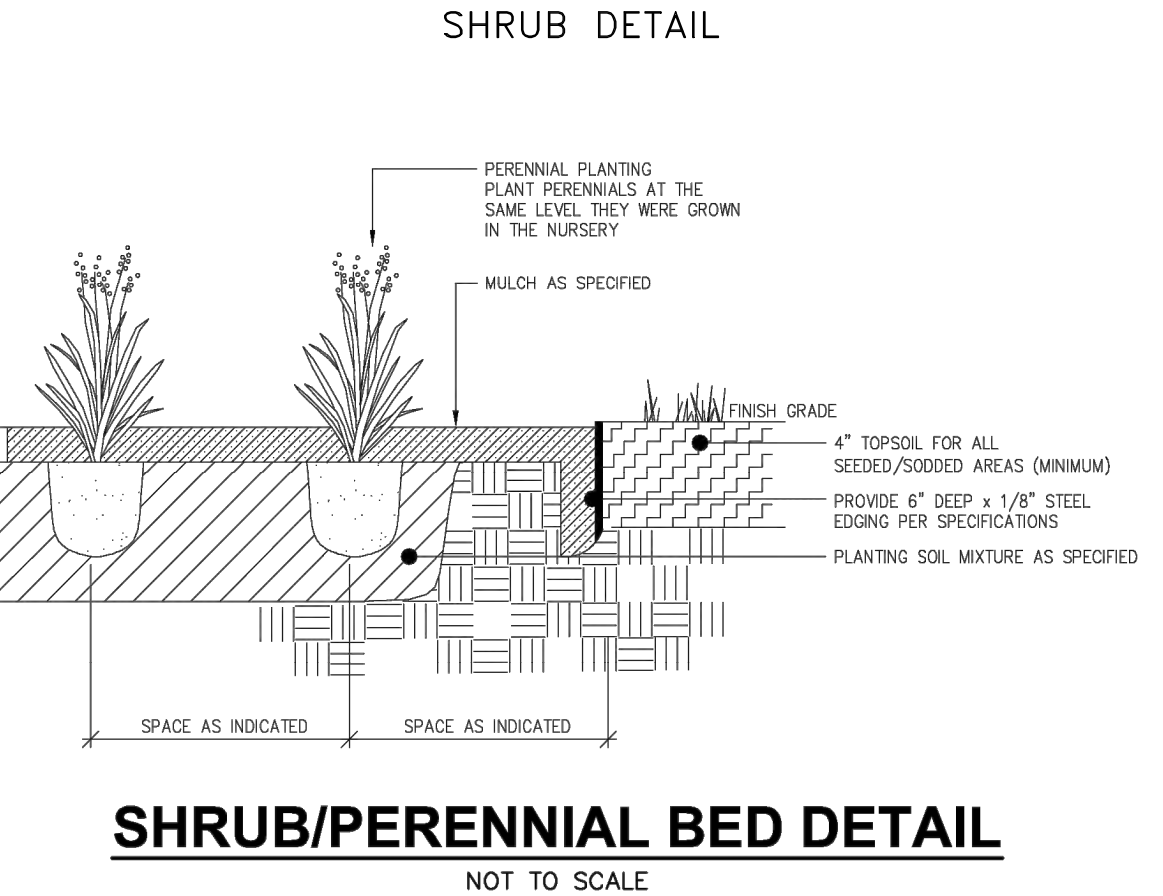
SPRINKLER SYSTEM TO BE INSTALLED FOR THE WATERING LANDSCAPING

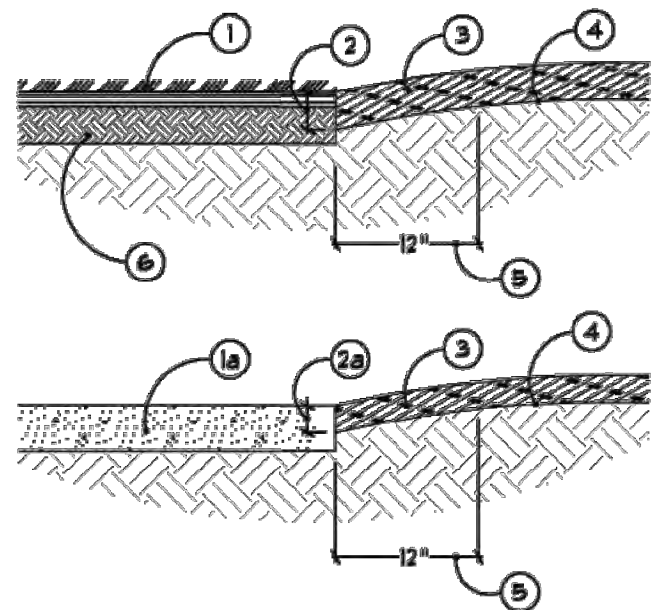
LAWN-CUT MAINTENANCE TO BE EVERY WEEK
SEASONAL MAINTENANCE FOR SPRINKLE SYSTEM
SEASONAL MAINTENANCE FOR ALL TREES AND SHRUBS
SEASONAL MAINTENANCE ON MULCH

LANDSCAPE COVERAGE
12,015 / 41382 = 30%

ASPHALT COVERAGE
24,800 / 41382 = 57%

80+265+5250+6420 =12,015 SF TOTAL LANDSCAPE SF





- INSTALLATION NOTES:**
- 1 TURF / LAWN
 - 2 SIDEWALK OR HARDSCAPE
 - 3 3" DEPTH ALONG TURF EDGE
 - 4 SHREDDED BARK MULCH, DEPTH AS SPECIFIED ON PLAN. MULCH TO BE NATURAL IN COLOR
 - 5 FINISH GRADE, PROVIDE POSITIVE DRAINAGE
 - 6 CREATE SMOOTH TRANSITION FROM BED EDGE TO FINISH GRADE OF BED, 12" MINIMUM
 - 7 TOPSOIL AS SPECIFIED

**MULCH EDGE ALONG
TURF / HARDSCAPE DETAIL**
NOT TO SCALE

GENERAL NOTES

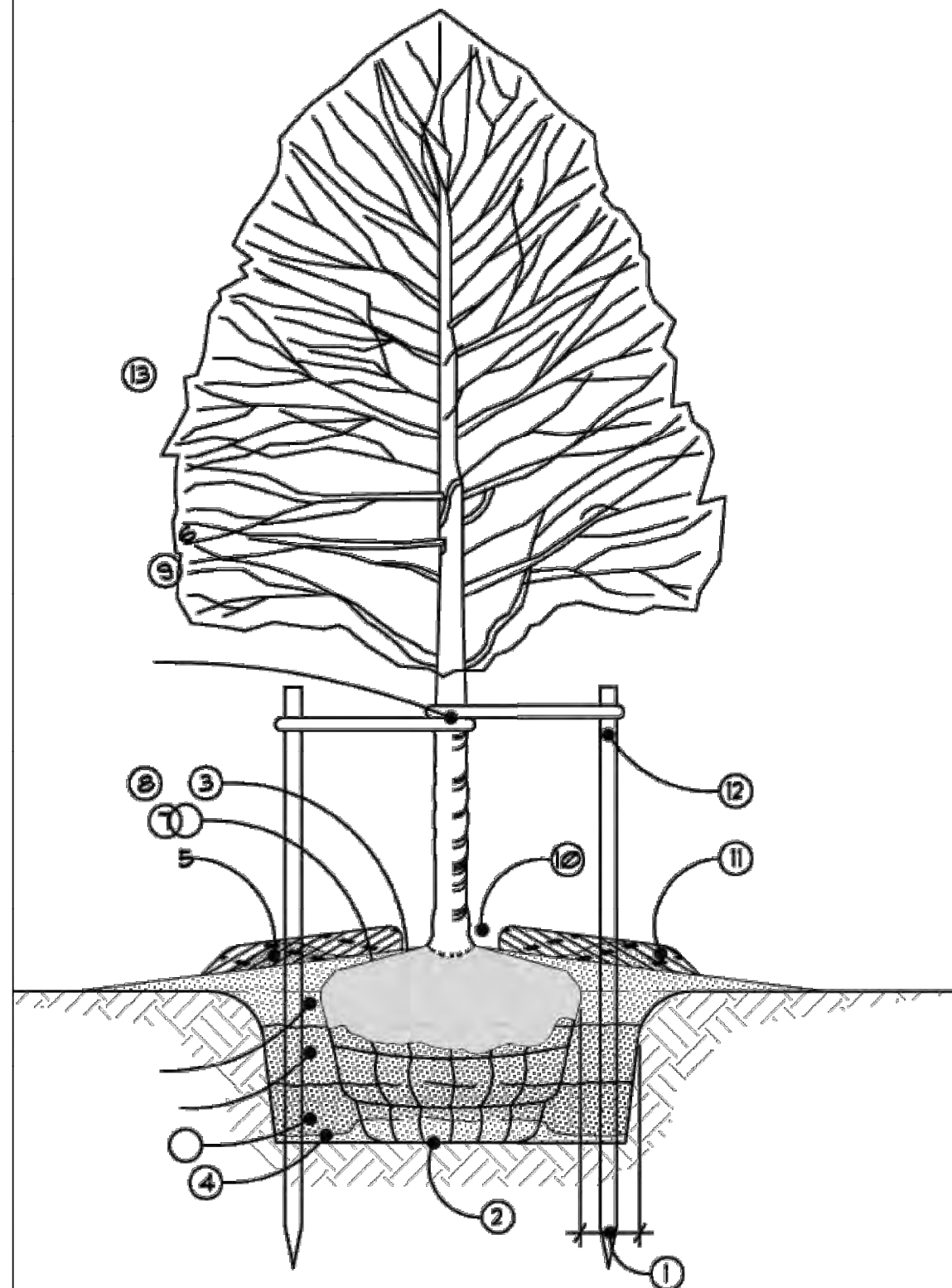
- 1 ALL LANDSCAPE INSTALLATION SHALL CONFORM TO THE LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ORDINANCES FOR SOUTHGATE MICHIGAN.
- 2 ALL PLANT MATERIAL TO BE INSTALLED PER PLANTING DETAILS & SPECIFICATIONS.
- 3 ALL LAWN AREA (AS INDICATED) ARE TO BE SODDED, UNLESS NOTED OTHERWISE, WITH A MINIMUM 3" OF TOPSOIL.
- 4 ALL LAWN AND LANDSCAPE AREAS (AS INDICATED) WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. WATERING WILL ONLY OCCURE BETWEEN THE HOURS OF 12AM AND 8AM.
- 5 ALL EDGING (AS INDICATED) TO BE AS SPECIFIED ON DRAWINGS & DETAILS, INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 6 SIZE AND QUALITY OF LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY 'THE AMERICAN ASSOCIATION OF NURSERYMEN'.
- 7 LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY PROPOSED CHANGE IN PLANT MATERIAL AND OR LOCATION. LANDSCAPE ARCHITECT TO APPROVAL. ALL SUBSTITUTIONS AND OR CHANGES IN WRITING, PRIOR TO INSTALLATION.
- 8 THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THE DOES NOT MEET THE OWNER, LANDSCAPE ARCHITECT, OR INDUSTRY STANDARDS.
- 9 LANDSCAPE ARCHITECT TO APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS MAY BE ADJUSTED ON SITE IF NECESSARY.
- 10 PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SAFETY PATHS, SIDEWALKS, CURBS, PARKING STALLS & FIRE DEPARTMENT CONNECTIONS (HYDRANTS):

DECIDUOUS TREES - 5 L.F.
ORNAMENTAL & CONIFEROUS TREES - 10 L.F.
SHRUBBERY LESS THAN 12" HT. x 12" WD. (AT MATURITY) - 2 L.F.
- 11 NO DECIDUOUS OR CONIFEROUS TREES ARE TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UNDERGROUND UTILITY LINES AS SHOWN ON THE OVERALL SITE LANDSCAPE PLAN. REFER TO CIVIL ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
- 12 THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE THE WORK IS ACCEPTED IN WRITING BY CONROY & ASSOCIATES, INC. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DEAD PLANTS, AND ALL PLANTS NOT IN VIGOROUS THRIVING CONDITIONS, AS DETERMINED BY CONROY & ASSOCIATES, INC. DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT MATERIAL SHALL CONFORM TO THE ORIGINAL SPECIFICATION.

PLANTING TREES & SHRUBS

- 1 DIG PLANT POCKET MINIMUM 24" WIDER THAN BALL.
- 2 DIG PLANT POCKET FOR SHRUBS A MINIMUM OF 6" WIDER THAN BALL OR CONTAINER.
- 3 LOOSEN SOIL ON SIDES OF POCKET TO BREAK GLAZING CAUSED BY DIGGING. THOROUGHLY COMPACT SUBGRADE.
- 4 CONTRACTOR TO VERIFY PERCOLATION OF PLANTING BED OR POCKET PRIOR TO INSTALLATION.
- 5 COMPLETELY REMOVE ALL CONTAINERS AT THE TIME OF PLANTING.
- 6 ALL UNSUITABLE SOIL TO BE REMOVED FROM SITE.
- 7 ALL HEIGHTS SHOWN ON DETAILS ARE BEFORE PRUNING.
- 8 ALL DEPTHS SHOWN ON DETAILS ARE BEFORE SETTLING.
- 9 SET 1/3 OF BALL IN POCKET, EXPOSING 1/3 OF BALL AT GRADE MINIMUM.
- 10 BACKFILL PREPARED SOIL TO 1/3 THE DEPTH & COMPACT THOROUGHLY. BACKFILL SECOND 1/3 & COMPACT THOROUGHLY, FINISH BACKFILL & COMPACT THOROUGHLY.
- 11 LOOSEN & REMOVE ALL LACING FROM BALL.
- 12 BACKFILL WITH PREPARED SOIL.
- 13 COVER PLANT POCKET AREA & ALL PLANTING BEDS WITH A MINIMUM 3" DEPTH SHREDDED BARK MULCH. LEAVE 3" RING EXPOSED AT BASE OF ALL INDIVIDUAL TREES. MULCH TO BE NATURAL IN COLOR.
- 14 ALL ANNUAL & PERENNIAL BEDS ARE TO BE EXCAVATED TO A DEPTH OF 6" & REPLACED WITH A PLANTING MIX CONSISTING OF 50% SANDY SOIL & 50% LEAF COMPOST.
- 15 ALL PLANTS ARE TO BE PLUMB PRIOR TO STAKING. STAKING IS NOT TO BE USED TO STRAIGHTEN LEANING MATERIAL.
- 16 ALL STAKING & GUYING MATERIAL TO BE REMOVED BY LANDSCAPE CONTRACTOR ONE (1) YEAR AFTER INSTALLATION.

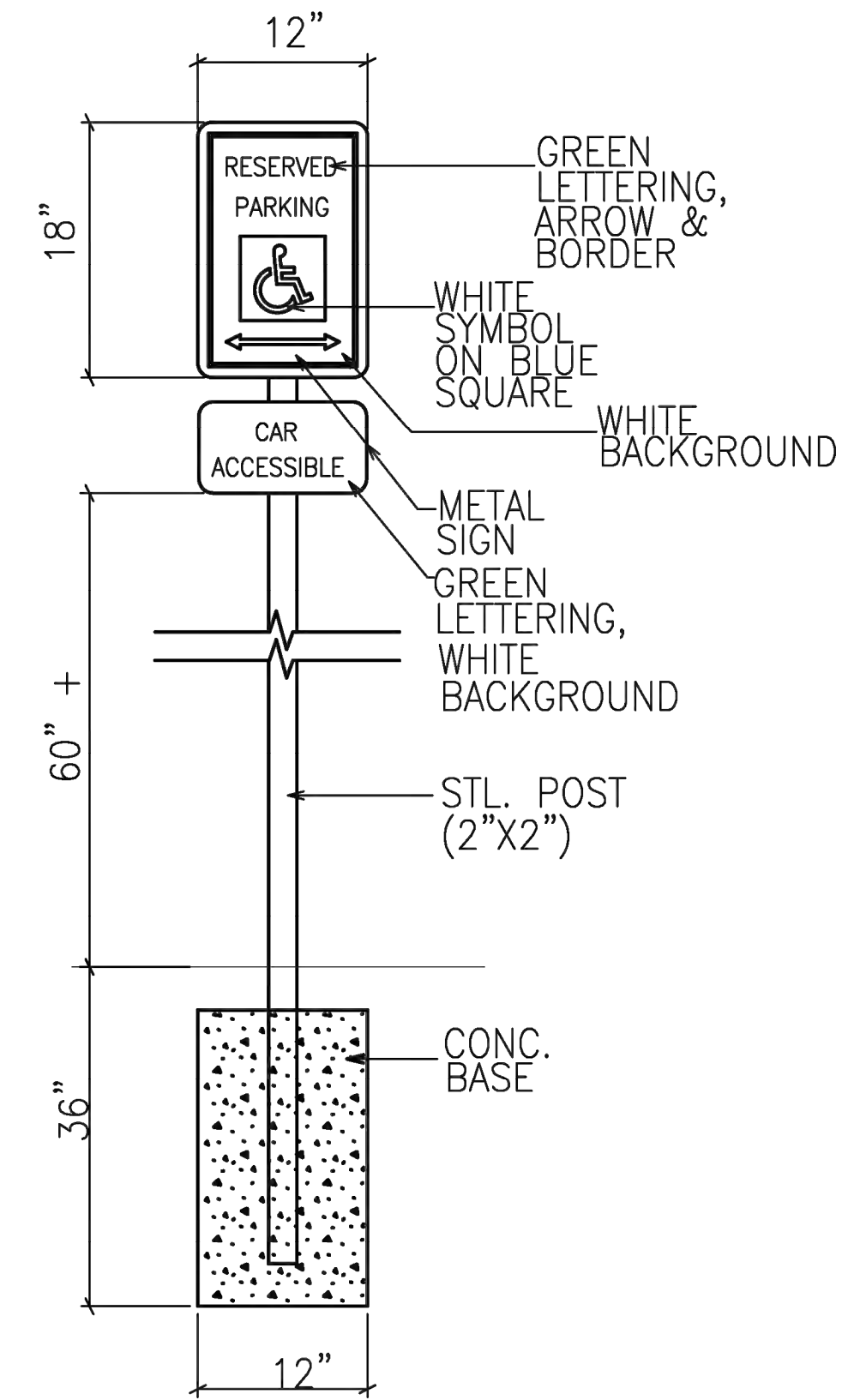
ALL CURRENT AMERICAN
ASSOCIATION OF NURSERYMEN STANDARDS



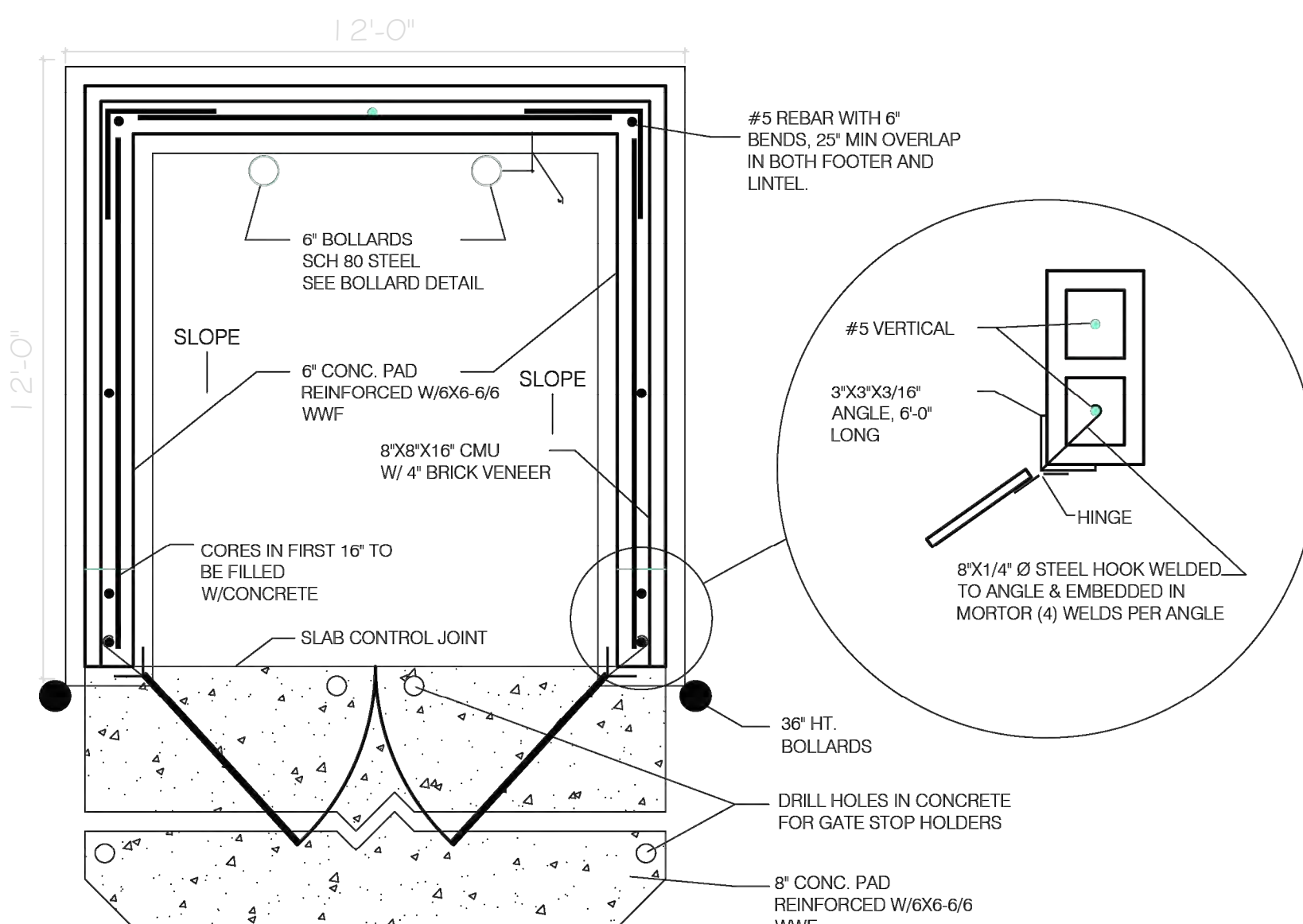
DECIDUOUS TREE PLANTING DETAIL
TREE 3" CAL. & UNDER
NOT TO SCALE

INSTALLATION NOTES:

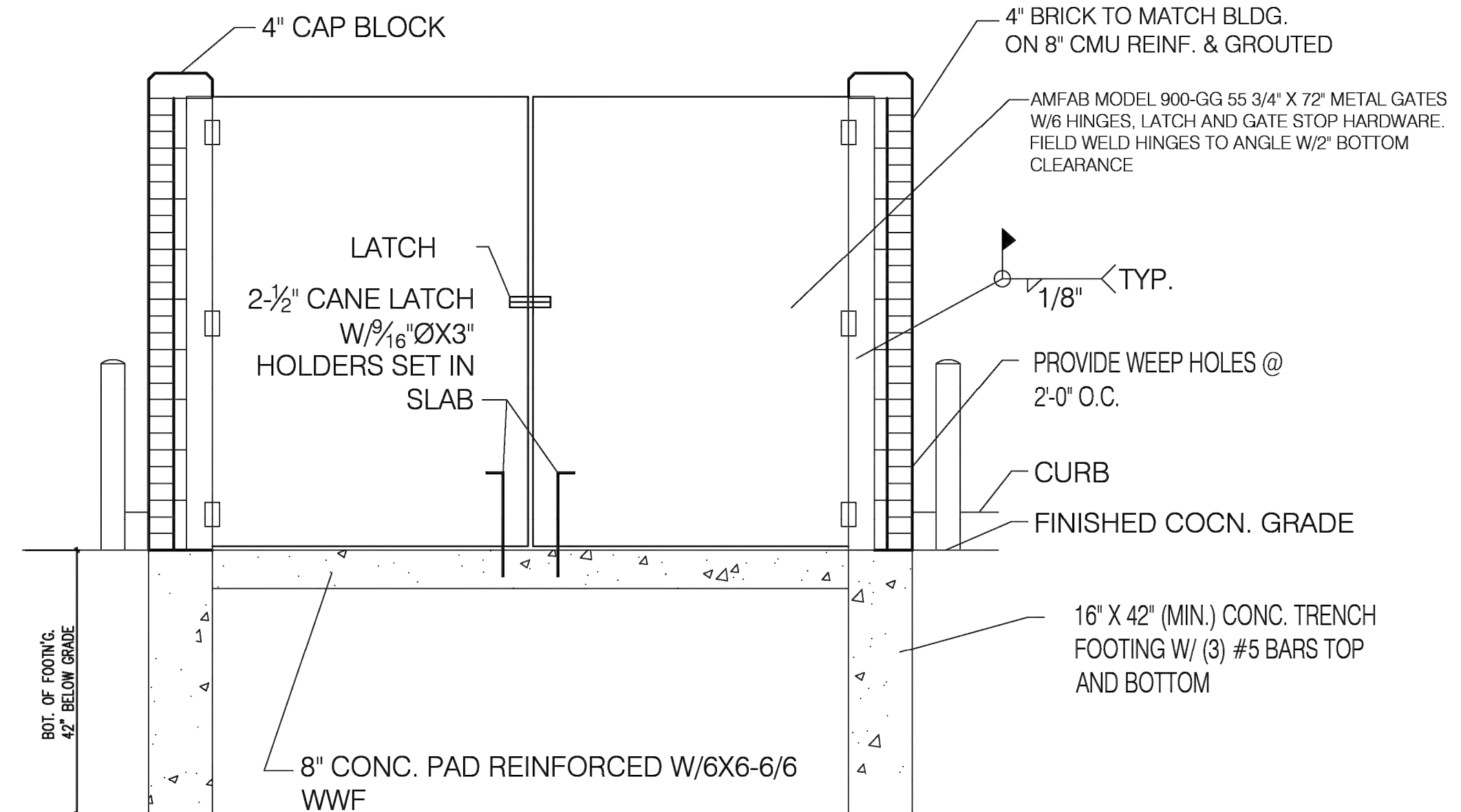
- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- 1 REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/3 OF BALL ABOVE FINISH GRADE.
 - 2 PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
 - 3 BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
 - 4 BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
 - 5 BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
 - 6 BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
 - 7 IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
 - 8 SHREDDED BARK MULCH, 4" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
 - 9 MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD NOT EXTEND BEYOND PLANT POCKET.
 - 10 MINIMUM 2"x2"x6'0" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
 - 11 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USE TO GUY TREES. TWO (2) GUYS PER TREE.
 - 12



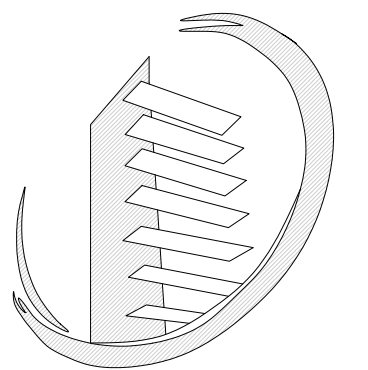
**ACCESSIBILITY
HANDICAPPED PARKING SIGN-DETAIL 3**



DUMPSTER PAD & ENCLOSURE PLAN
N.T.S.



DUMPSTER FRONT ELEVATION
N.T.S.



**N.C. DESIGNERS
& CONTRACTING INC.**

**3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com**

**PROPOSED GAS
STATION**

Project Name:

Project Location:

Owner:

APPROVED BY:

**Adnan Al-Saati
3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com**

Seal:



Issued For
09/22/2025 PLANNING
11/13/2025 REVISED PLAN.

Drawn By: A.R.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
DETAILS

Date:
09/22/2025

Scale:
NOTED

Project Number:
25-115

Sheet Number:

SP-106



D-Series Size 1

LED Area Luminaire







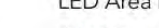






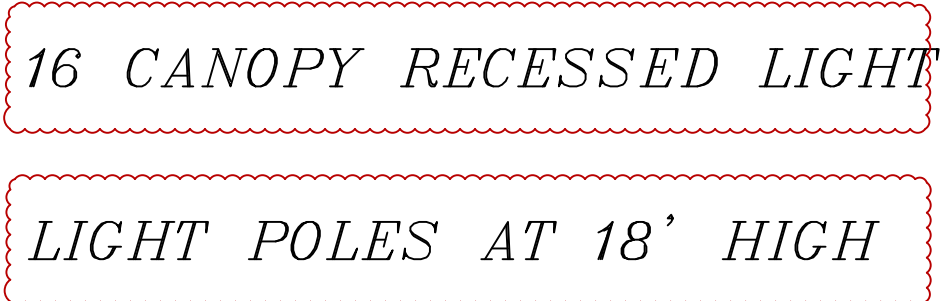



Specifications	Value
Power	100 W
Beam	20°
Length	20"
Width	14"
Height	14"

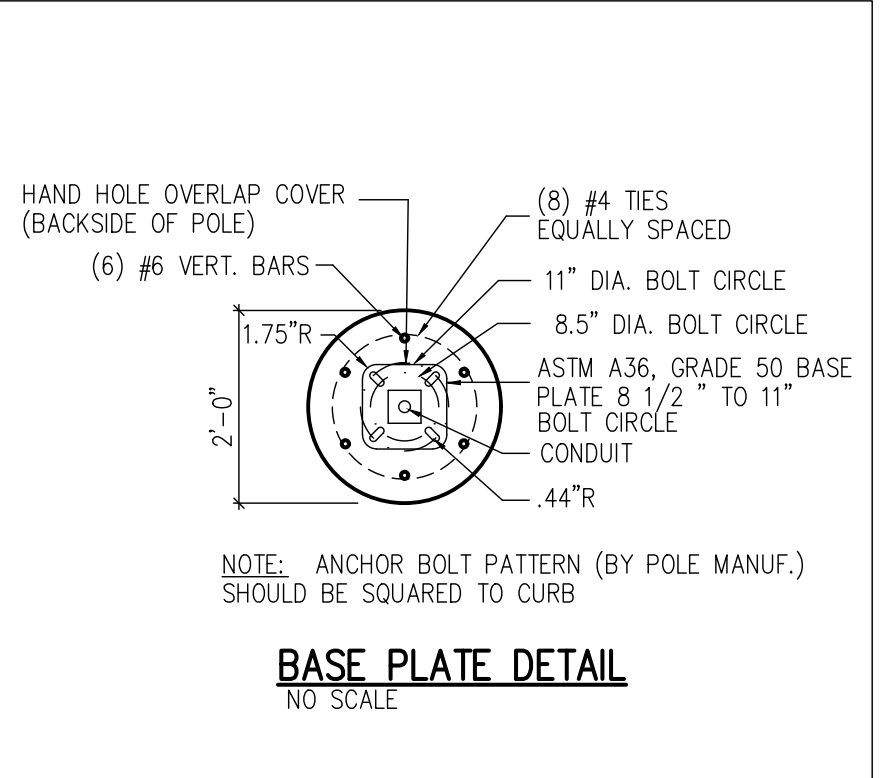


Introduction

The modern styling of the D-Series is striking yet understated - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series takes the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

[illegible][illegible]

LUMINAIRE SCHEDULE				
<i>NOT FOR PRODUCTION USE</i>	<i>SYMBOL</i>	<i>LAMP/QTY</i>	<i>DESCRIPTION</i>	
POLE		(1) LED/ 5	DSX1 LED P3 40K T4M MVOLT with houseside shield	
WALL		(1) LED/ 3 PROPOSED/2 EXT	WMC-LED-08L-SIL-3-40-70CRI	
<i>NOT FOR PRODUCTION USE</i>	<i>MOUNTING</i>	<i>MODEL</i>	<i>VOLTS</i>	<i>NOTE 1</i>
POLE	GROUND	Lithonia Lighting, DSX1 LED P3 40K T4M MVOLT HS	120V 1P 2W	LED DRIVER,
WALL	WALL	SLG	61 WATTAGE	8384 LUMENS



PROPOSED GAS STATION

Project Name: _____

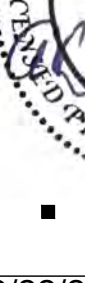
Project Location: _____

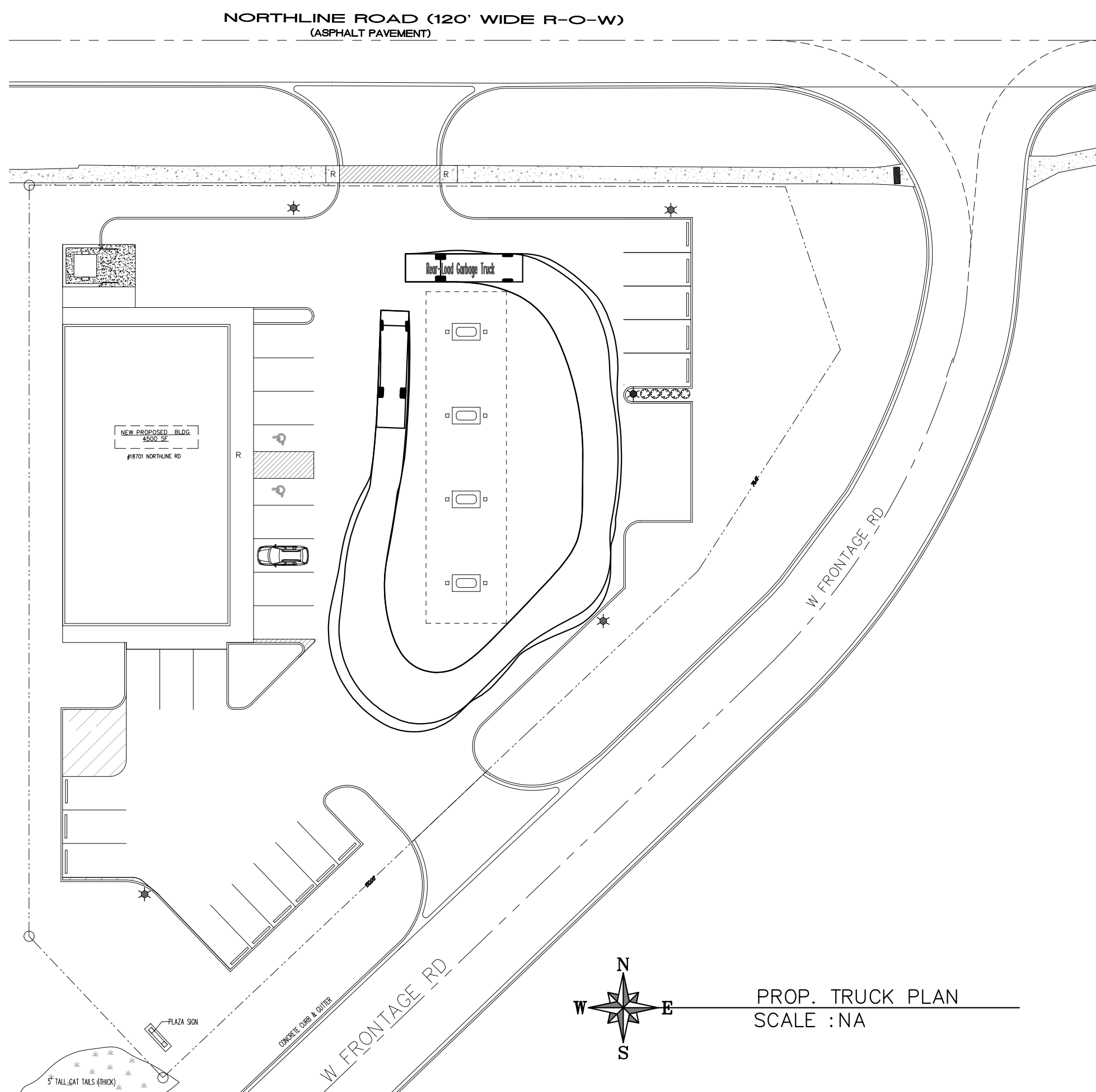
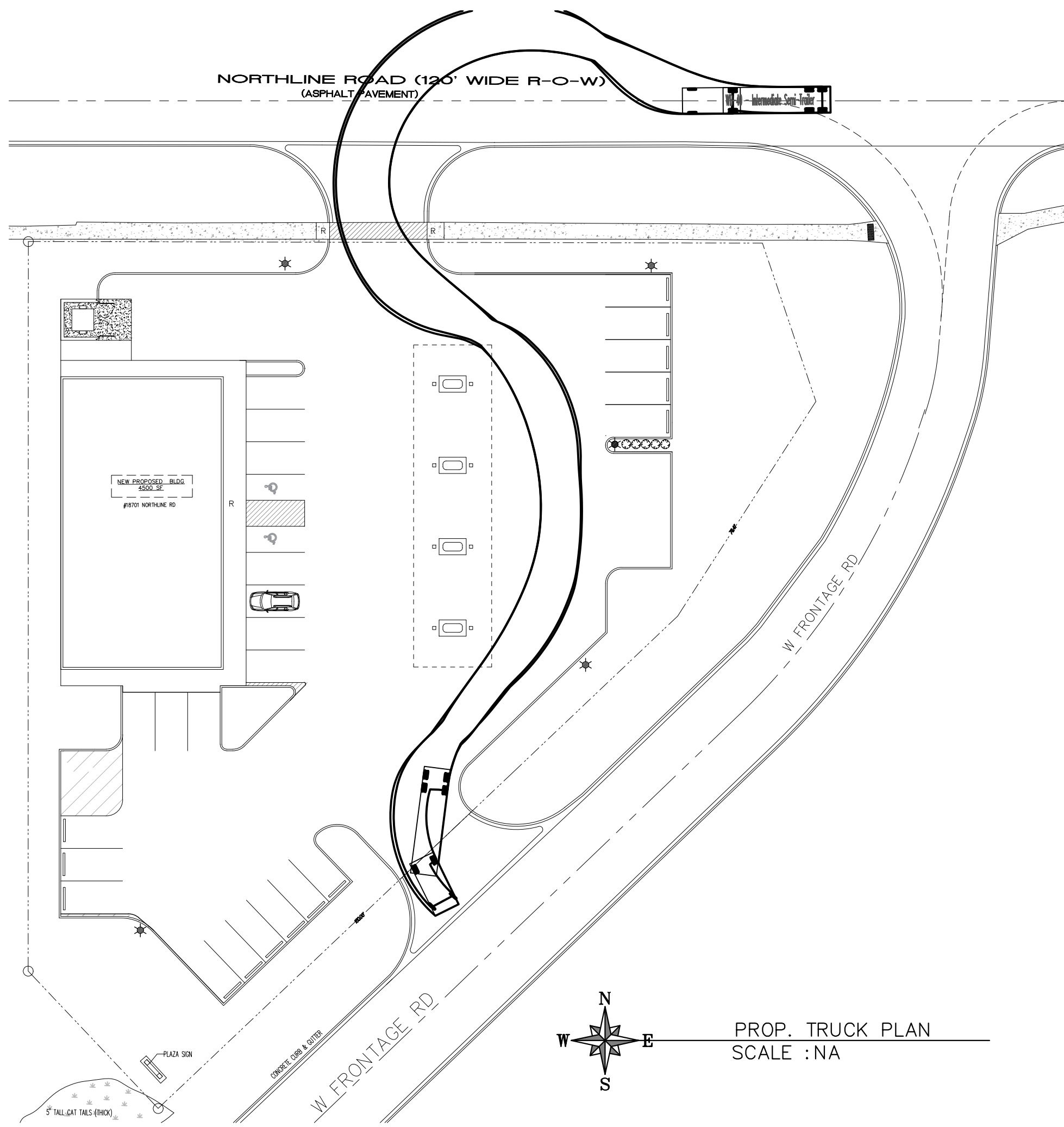
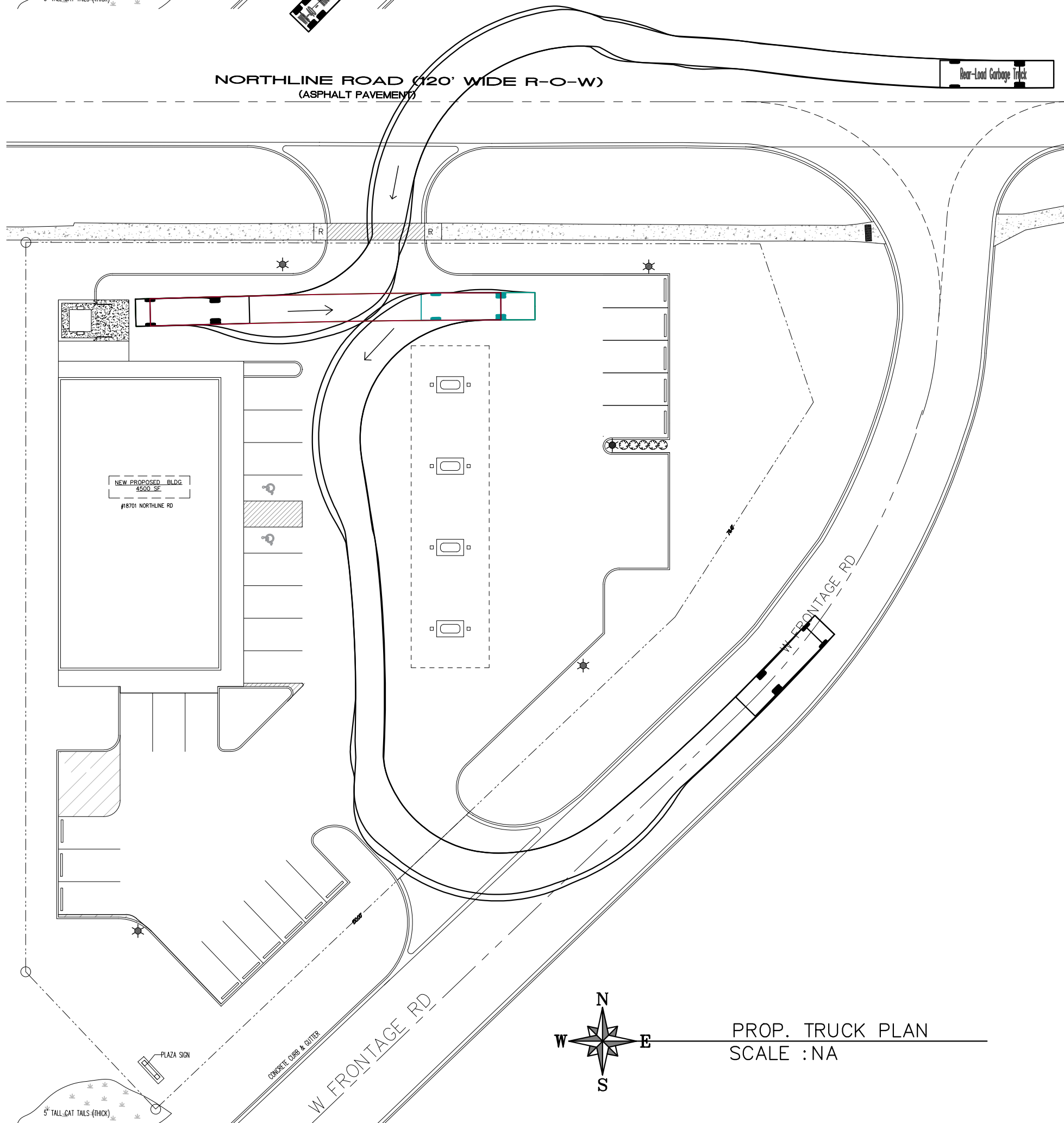
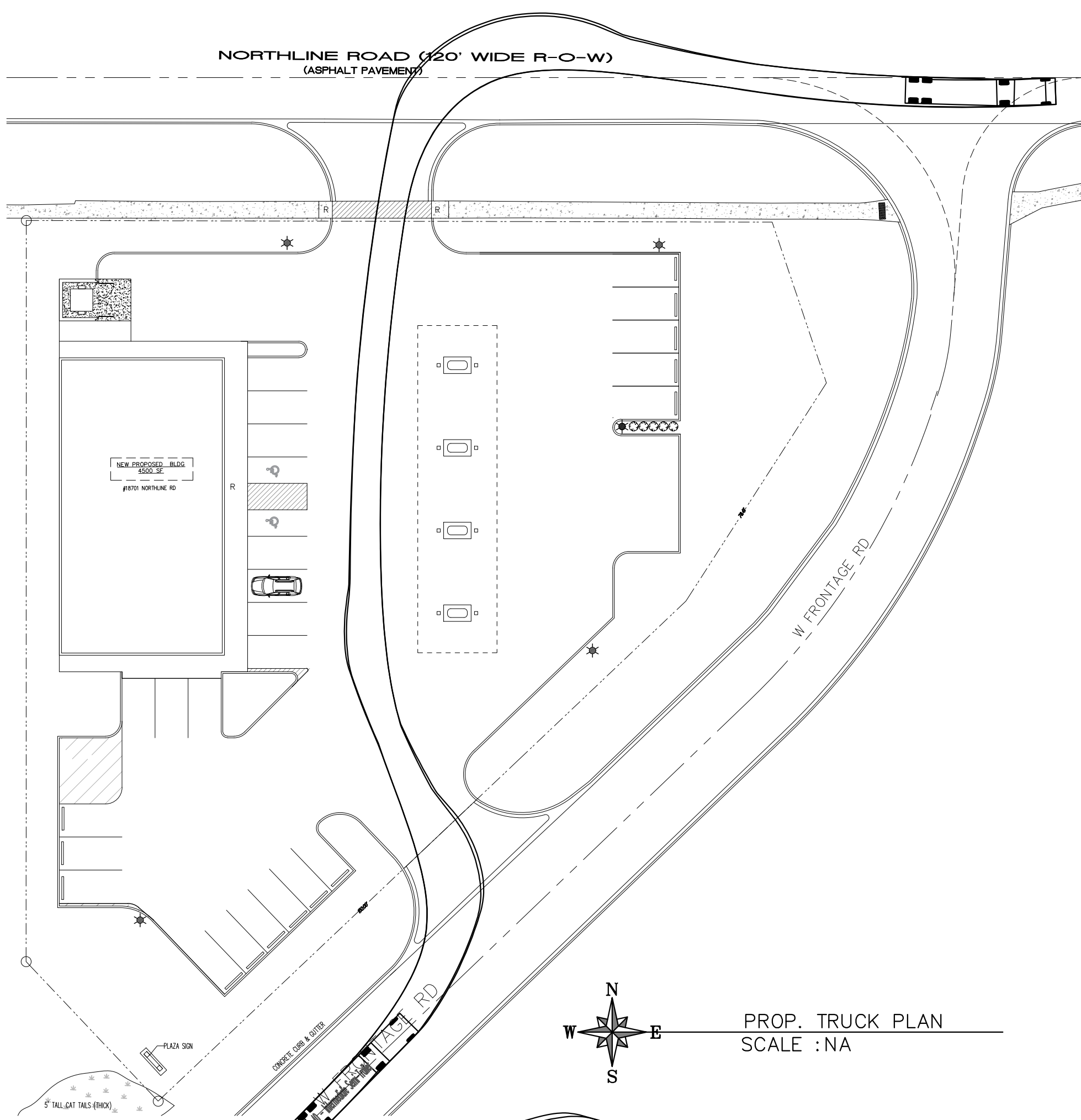
Owner: _____

APPROVED BY: _____

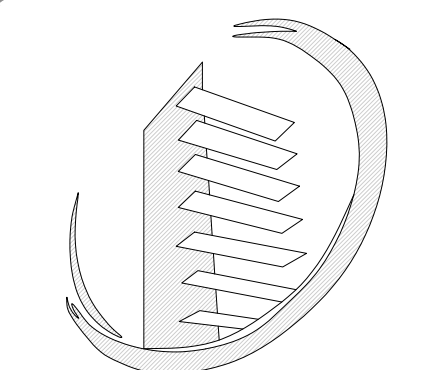
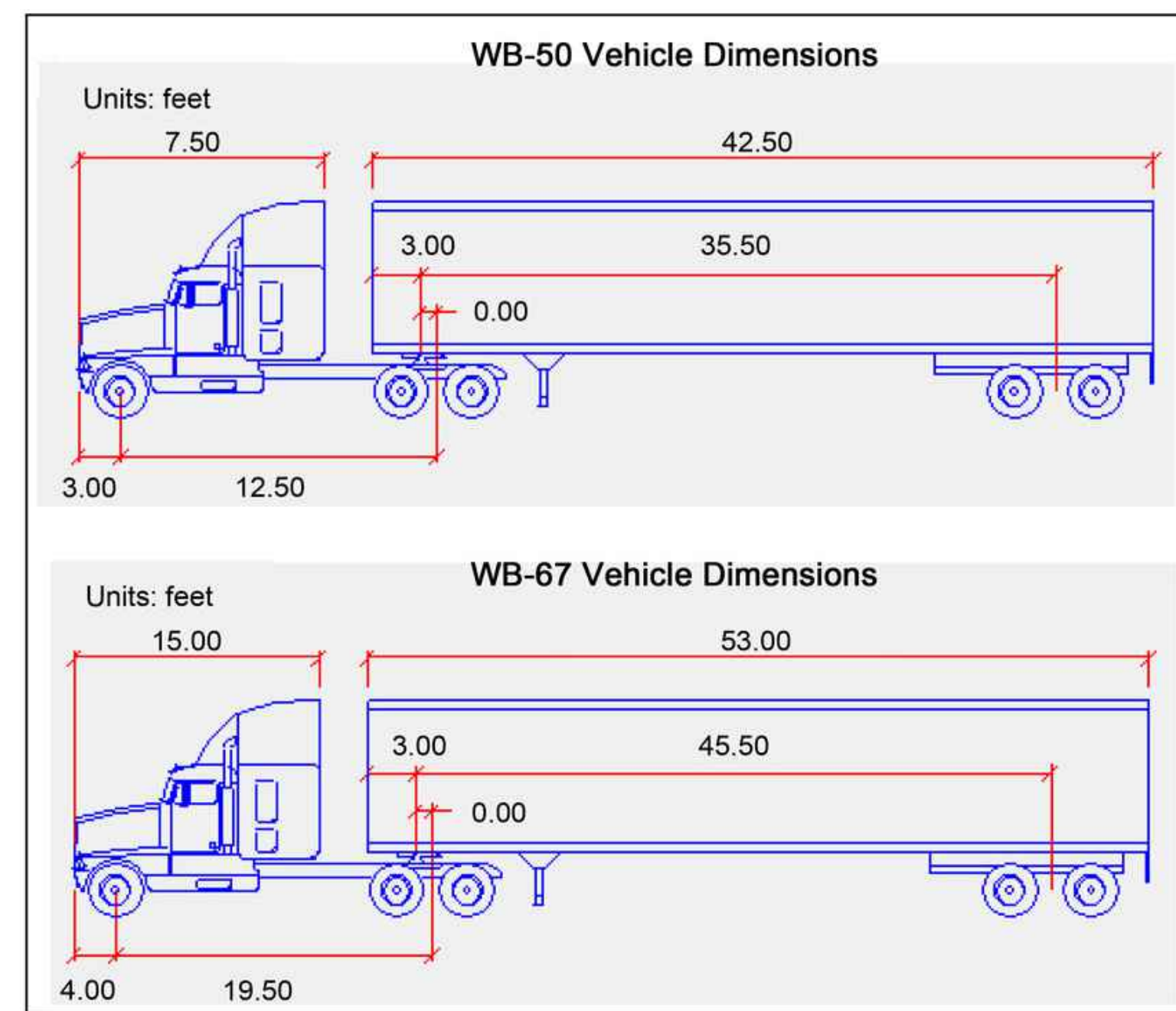
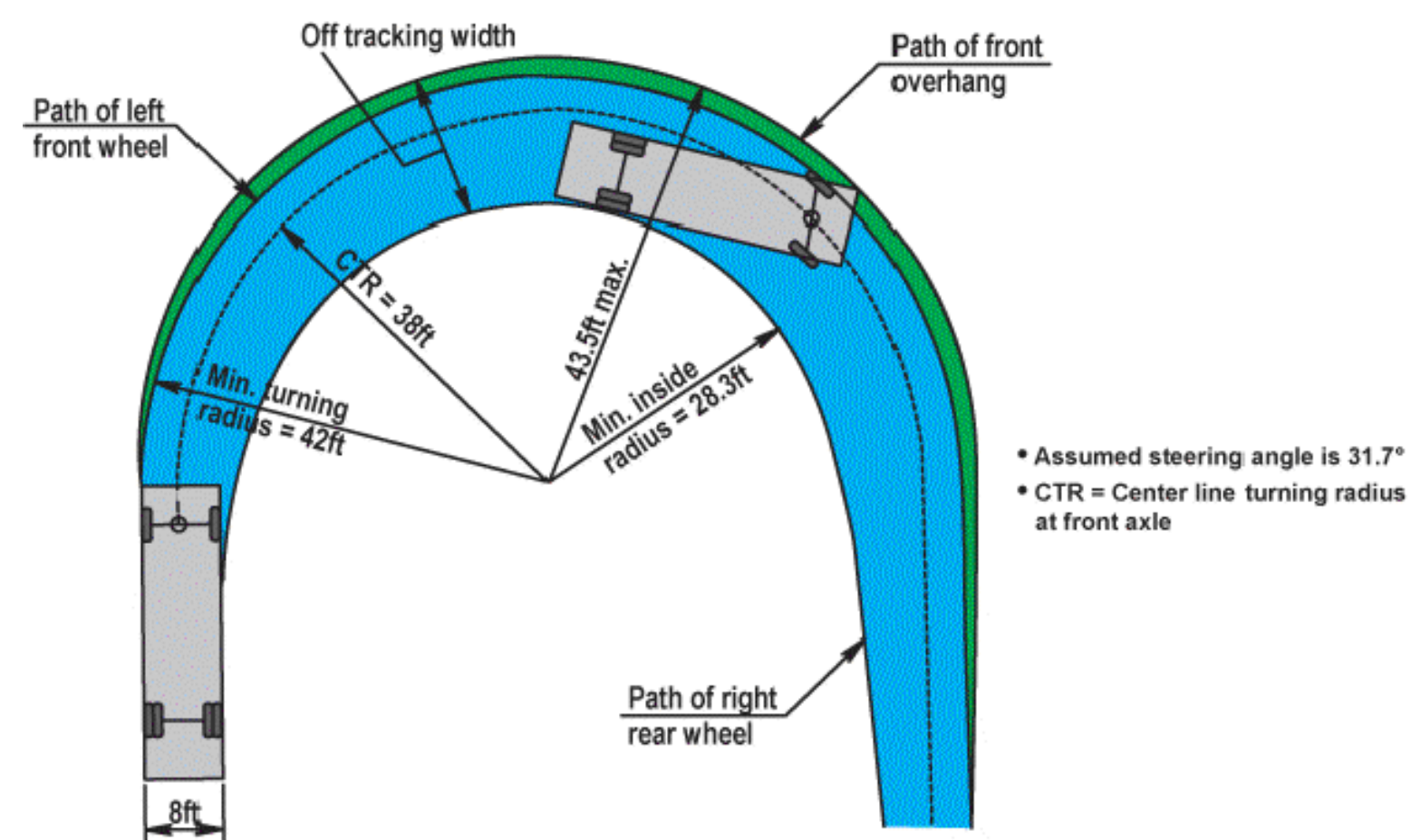
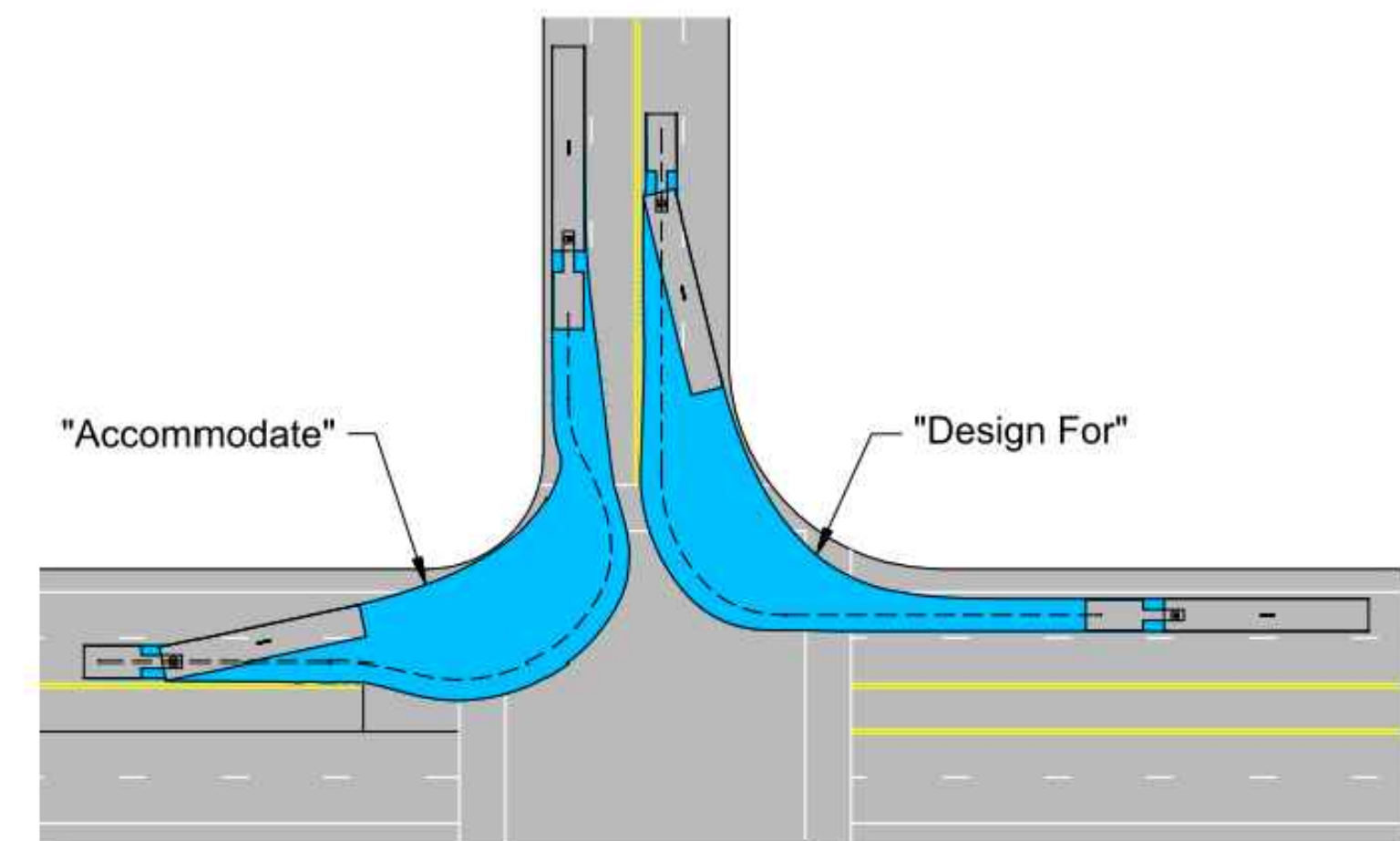
Adnan Al-Saati
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Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

Seal: _____

	
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09/22/2025	PLANNING
11/13/2025 REVISED PLAN.	
Drawn By:	A. R.
Checked By:	N. C.
Approved By:	A. A.
Sheet Title:	
PHOTOMETRIC PLAN	
Date:	09/22/2025
Scale:	NOTED
Project Number:	25-115
Sheet Number:	



Engineering & Common Name	Design Vehicle Number	Dimensioned by	Width (ft)	Length (ft)	Effective Wheelbase (ft)	Image
Delivery Truck I.E. Cargo Van	DL-23	NACTO	8.5	22.6	16	
Single-Unit Truck I.E. Moving Truck	SU-30	AASHTO, NACTO	8	30	20	
Intermediate Semitrailer	WB-40	AASHTO	8	45.5	25.5	



**N.C. DESIGNERS
& CONTRACTING INC.**

**3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com**

**PROPOSED GAS
STATION**

Project Name:

Project Location: 18710 NORTHLINE RD. SOUTHGATE

Owner:

APPROVED BY:

Adnan Al-Saati
**3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com**

Seal:



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09/22/2025 PLANNING
11/13/2025 REVISED PLAN.

Drawn By: A.R.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
TRUCK CIRCULATION

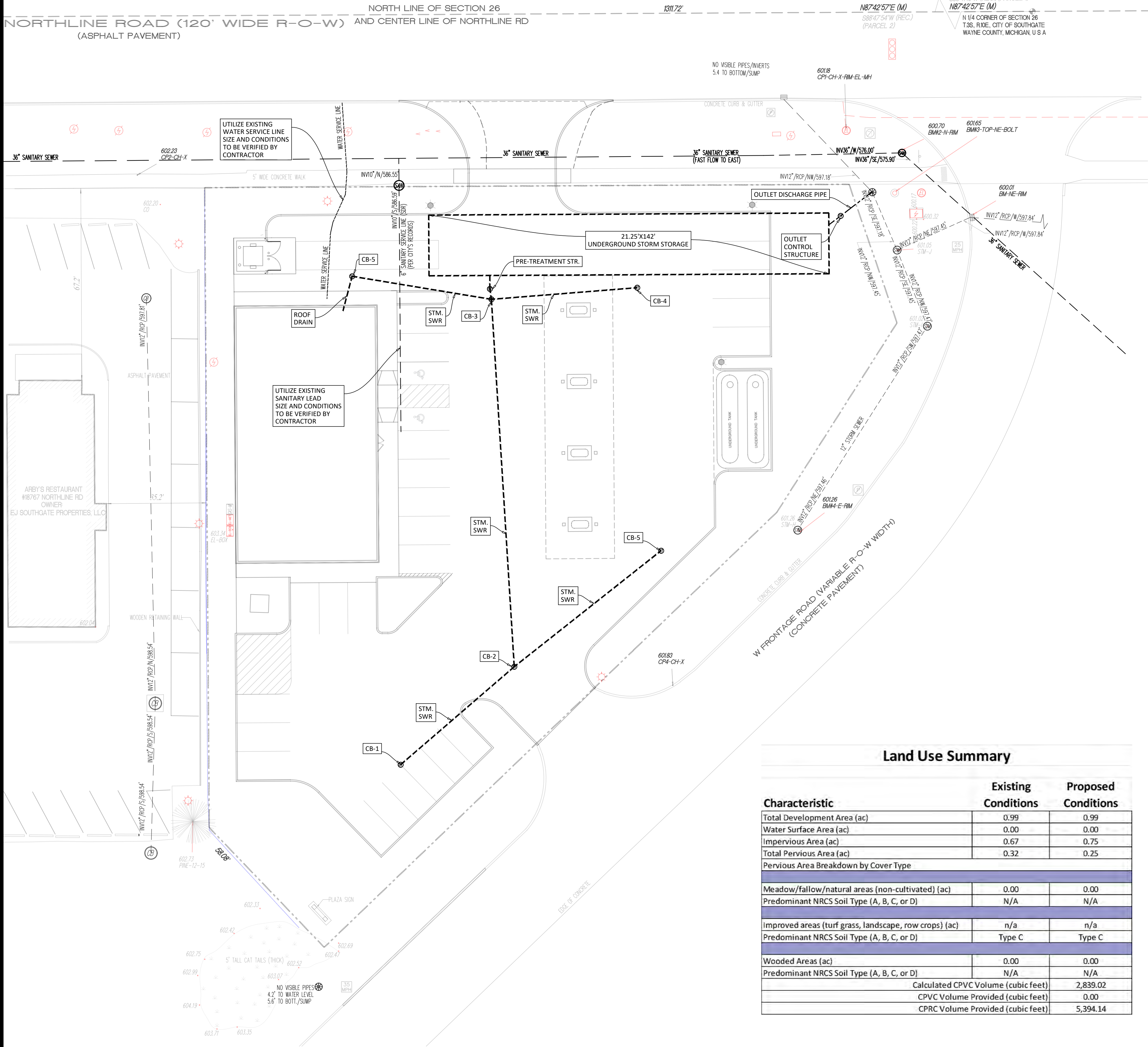
Date: 09/22/2025

Scale: NOTED

Project Number: 25-115

Sheet Number:

SP-108



Land Use Summary

Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (ac)	0.99	0.99
Water Surface Area (ac)	0.00	0.00
Impervious Area (ac)	0.67	0.75
Total Pervious Area (ac)	0.32	0.25
Pervious Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated) (ac)	0.00	0.00
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A
Improved areas (turf grass, landscape, row crops) (ac)	n/a	n/a
Predominant NRCS Soil Type (A, B, C, or D)	Type C	Type C
Wooded Areas (ac)	0.00	0.00
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A
Calculated CPVC Volume (cubic feet)	2,839.02	
CPVC Volume Provided (cubic feet)	0.00	
CPVC Volume Provided (cubic feet)	5,394.14	

Project 18701 NORTHLINE ROAD, SOUTHGATE, MI

Infiltration rate =	0.01 in/hr	Infiltration rate > 0.24in/hr?	No
Surface Type	A (ac)	C	AxC
Pervious	0.25	0.25	0.06
Water Surface	0.00	1	0.00
Impervious	0.75	0.95	0.71
Total	0.99	0.78	0.78
$C_{ave} = \sum (A \times C) / A$			
$C_{ave} = 0.78 / 0.99 = 0.79$			
Dry Pond Design? No			

TIME OF CONCENTRATION CALCULATIONS

Sheet Flow

$T_1 = L / V$
 $V = K \times S^{0.5}$
 $S = 1.00 \%$
 $K = 0.48$
 $L = 100.00 \text{ ft}$
 $T_1 = 100 / (0.48 \times 1^{0.5} \times 60) = 3.472 \text{ min.}$

Shallow Flow

$T_2 = L / V$
 $V = K \times S^{0.5}$
 $S = 0.35 \%$
 $K = 1.20$
 $L = 250.00 \text{ ft}$
 $T_1 = 250 / (1.2 \times 0.35^{0.5} \times 60) = 5.869 \text{ min.}$

T = 10 min

$I_{100} = 101 / (12.33 + T)^{0.84}$
 $I_{100} = 101 / (12.33 + 10)^{0.84} = 7.43 \text{ in/hr}$

Channel Protection Volume Control

$V_{CPVC} = A \times C \times 3,630$
 $V_{CPVC} = 0.99 \times 0.79 \times 3,630 = 2,839.02 \text{ ft}^3$

Channel Protection Rate Control: Extended Detention

$V_{CPRC} = A \times C \times 6,897$
 $V_{CPRC} = 0.99 \times 0.79 \times 6,897 = 5,394.14 \text{ ft}^3$

$Q_{allowable} = 1.1055 - 0.207 \ln(A) \quad (\text{max. } 1.0 \text{ cfs/ac})$
 $Q_{allowable} = 1.1055 - 0.207 \ln(0.99) = 1.11 \text{ cfs/ac}$
 $1.00 \text{ cfs/ac (max.)}$

$Q_0 = A \times Q_{allowable}$
 $Q_0 = 0.99 \times 1 = 0.99 \text{ cfs}$

$Q_1 = C \times I \times A$
 $Q_1 = 0.79 \times 7.43 \times 0.99 = 5.81 \text{ cfs}$

$V_1 = A \times C \times 18,900$
 $V_1 = 0.99 \times 0.79 \times 18,900 = 14,781.69 \text{ ft}^3$

$V_2 = V_1 \times (0.206 - 0.15 \ln(Q_0 / Q_1))$
 $V_2 = 14,781.69 \times (0.206 - 0.15 \ln(0.99 / 5.81)) = 6,968.75 \text{ ft}^3$

The Site Plan must be designed to accommodate the following volumes:

$CPCV = 2,839.02 \text{ ft}^3$
 $CPRC = 5,394.14 \text{ ft}^3$

Volume Control is NOT met, then:

Flood Control = 6,968.75 ft³

DYODS™
Design Your Own Detention System

CONTECH
CMP DETENTION SYSTEMS

For design assistance, drawings, and pricing send completed worksheet to: dyods@contech-cpi.com

Project Summary

Date: 1/2/2026
Project Name: 18701 NORTHLINE ROAD
City / County: Southgate, Michigan
State: MICHIGAN
Designed By: GHASSAN KHALAF
Company: GK CONSULTING
Telephone: 313-377-9449

Corrugated Metal Pipe Calculator

Storage Volume Required (cf): 6,969
Limiting Width (ft): 21.50
Effective Depth Below Asphalt (ft): 7.00
Solid or Perforated Pipe: Perforated
Shape Or Diameter: 42
Spacing between Barrels (ft): 1.75
Stone Width Around Perimeter of System (ft): 1
Depth A: Porous Stone Above Pipe (in): 12
Depth C: Porous Stone Below Pipe (in): 0
Stone Porosity (0 to 40%): 20

9.62 ft² Pipe Area

System Sizing

Pipe Storage: 5,388 cf
Porous Stone Storage: 1,638 cf
Total Storage Provided: 7,026 cf
Number of Barrels: 4 barrels
Length Per Barrel: 140.00 ft
Rectangular Footprint (W x L): 21.25 ft x 142 ft

100.8% Of Required Storage

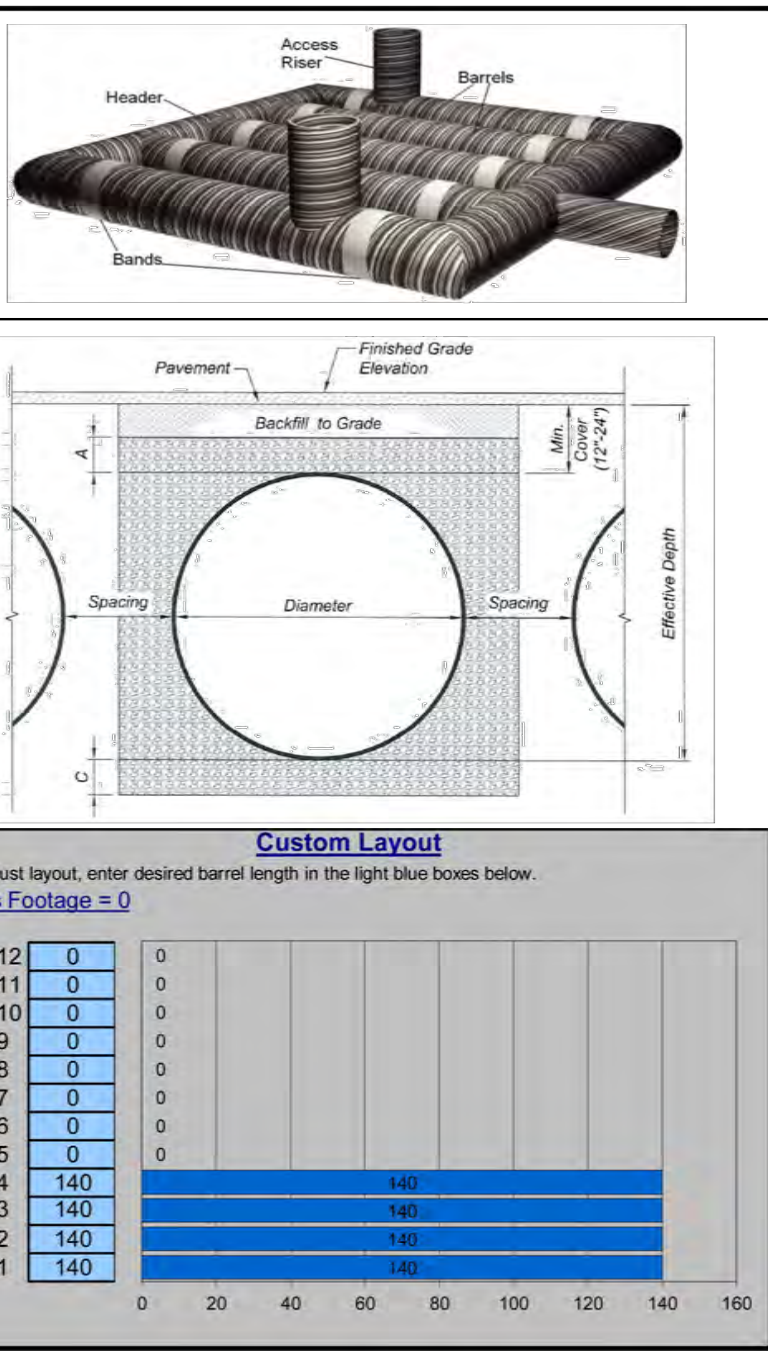
CONTECH Materials

Total CMP Footage: 560 ft
Approximate Total Pieces: 24 pcs
Approximate Coupling Bands: 20 bands
Approximate Truckloads: 3 trucks

Construction Quantities**

Total Excavation: 783 cy
Porous Stone Backfill For Storage: 303 cy Stone
Backfill to Grade Excluding Stone: 280 cy Fill

**Construction quantities are approximate and should be verified upon final design



01-05-26 PLANNING

MARK DATE DESCRIPTION

CONSULTANT
GHASSAN KHALAF
TEL: 313-377-9449
e-mail: gkci@outlook.com
ADDRESS: 5648 MIDDLEBELT
GARDEN CITY, MI 48135

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DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

GHASSAN KHALAF

PROPOSED GAS STATION
18701 NORTHLINE ROAD
SOUTHGATE, MI, 48195

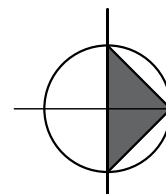
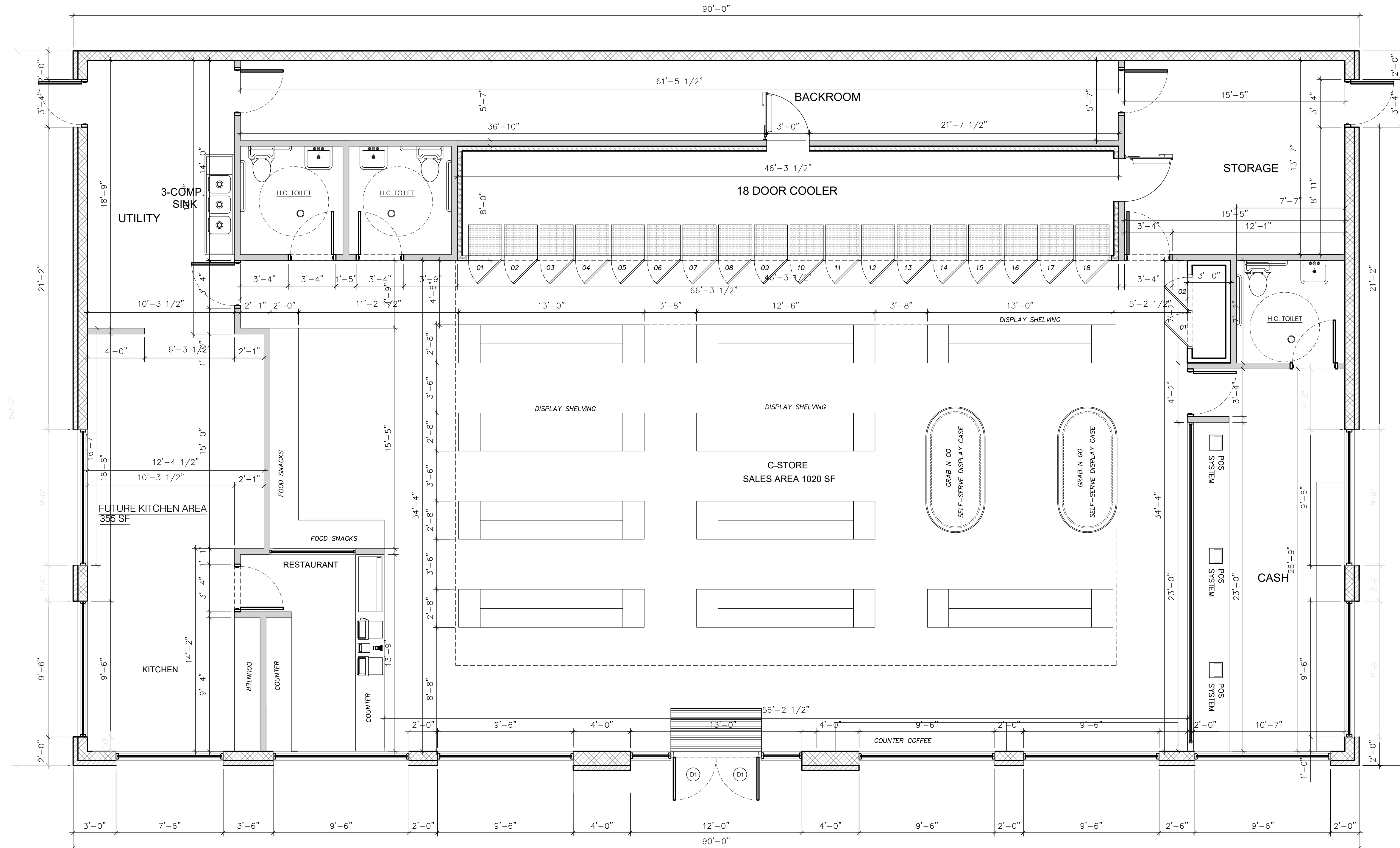
SHEET TITLE
PRELIMINARY UTILITY PLAN

SCALE
1" = 20'-0"

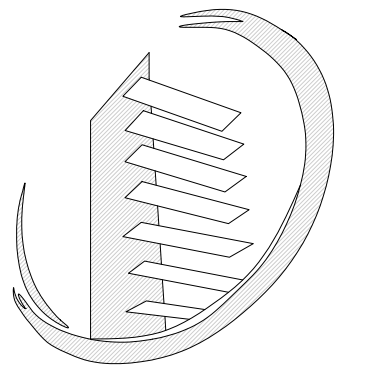
SHEET No.
C-02

811
CALL BEFORE YOU DIG
SAFE DIGGING PARTNER

N



PROPOSED FLOOR PLAN
SCALE : 1" = 1/4"



N.C. DESIGNERS
& CONTRACTING INC.

3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

PROPOSED GAS
STATION

Project Name:

Project Location: 18710 NORTHLINE RD. SOUTHGATE

Owner:

APPROVED BY:

Adnan Al-Saati
3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

Seal:



Issued For
09/22/2025 PLANNING
11/13/2025 REVISED PLAN.

Drawn By: A.R.
Checked By: N. C.
Approved By: A. A.

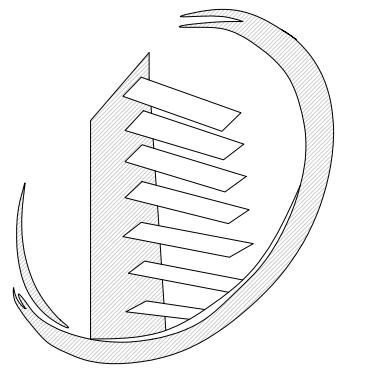
Sheet Title:
PROPOSED FLOOR PLAN

Date: 09/22/2025

Scale: NOTED

Project Number: 25-115

Sheet Number:



N.C. DESIGNERS
& CONTRACTING INC.

3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

PROPOSED GAS
STATION

Project Name:

Project Location: 18710 NORTHLINE RD. SOUTHGATE

Owner:

APPROVED BY:

Adnan Al-Saati
3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

Seal:



Issued For
09/22/2025 PLANNING
11/13/2025 REVISED PLAN.

Drawn By: A.R.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
PROPOSED ELEVATIONS

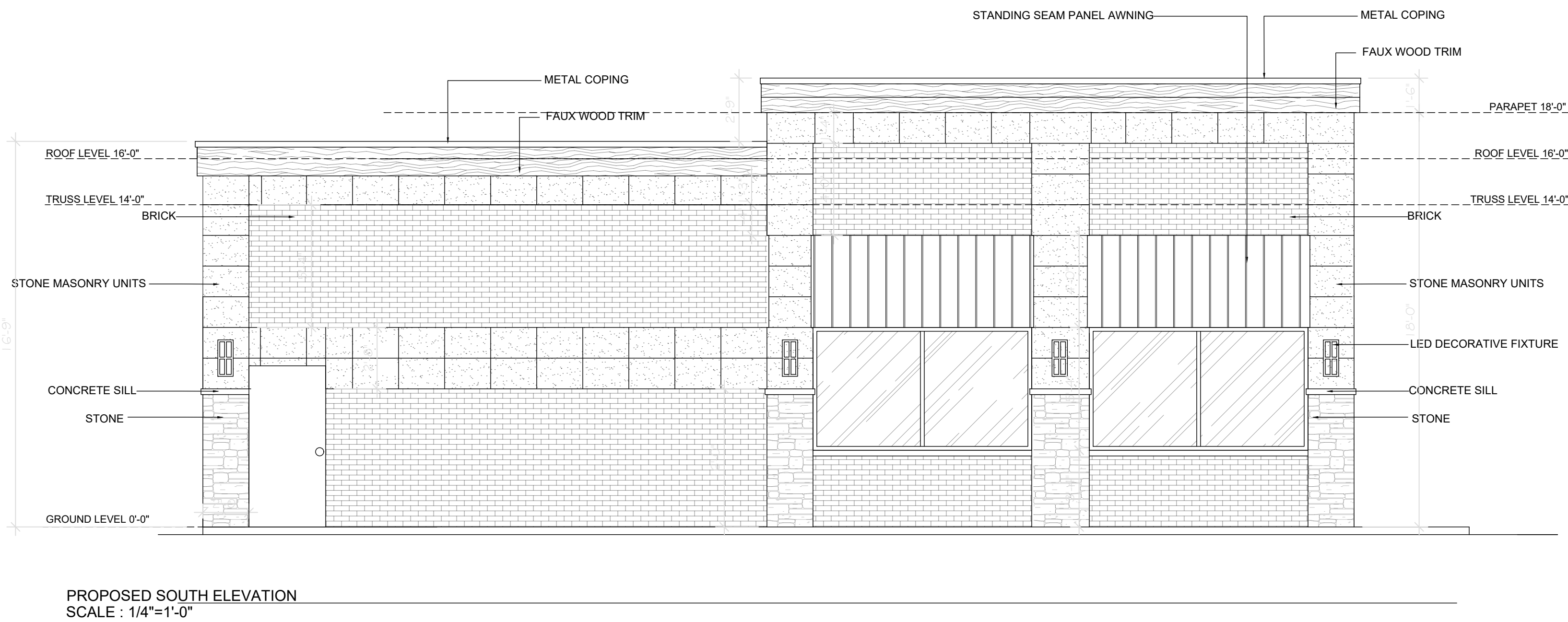
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09/22/2025

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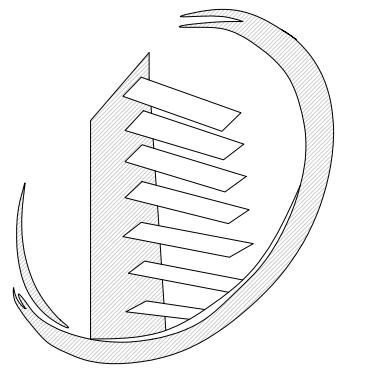
Project Number:
25-115

Sheet Number:

A-201



SCHEDULE OF MATERIALS					
MATERIAL	DESCRIPTION	COLOR	MATERIAL	DESCRIPTION	COLOR
COMPOSIT CLADDING	"FIBERON" COMPOSITE CLADDING, EDEN COLLECTION 1x6	MERANTI	BRICK	"BELDEN BRICK", MODULAR STANDARD COLOR MORTAR	BLACK DIAMOND VELOUR
STONE MASONRY UNITS	"SHOULDERICE DESIGNER DIMENSION STONE" TAPESTRY	PEARL WHITE #55	STANDING SEAM PANEL	"PAC-CLAD" SNAP ON STANDING SEAM PANEL AWNING	CITYSCAPE
CONCRETE SILL	"SHOULDERICE STONE SILL" 224 ROCK	LIMESTONE	WINDOW	1" INSULATED GLASS IN ALUMINUM FRAME	BLACK
SINULATED STONE	"PROVIA" MANUFACTURED STONE TERRA CUT	NIAGARA			



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11/13/2025 REVISED PLAN.

Drawn By: A.R.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
PROPOSED ELEVATIONS

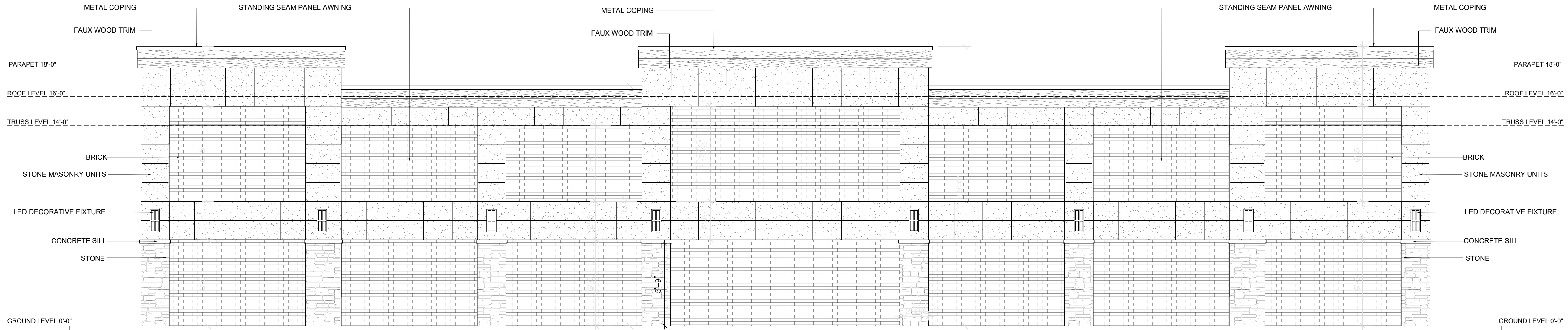
Date: 09/22/2025

Scale: NOTED

Project Number:
25-115

Sheet Number:

A-202



PROPOSED WEST ELEVATION
SCALE : 1/4"=1'-0"



PROPOSED NORTH ELEVATION
SCALE : 1/4"=1'-0"

SCHEDULE OF MATERIALS

MATERIAL	DESCRIPTION	COLOR	MATERIAL	DESCRIPTION	COLOR
COMPOSIT CLADDING	"FIBERON" COMPOSITE CLADDING, EDEN COLLECTION 1x6	MERANTI	BRICK	"BELDEN BRICK", MODULAR STANDARD COLOR MORTAR	BLACK DIAMOND VELOUR
STONE MASONRY UNITS	"SHOULDERICE DESIGNER DIMENSION STONE" TAPESTRY	PEARL WHITE #55	STANDING SEAM PANEL	"PAC-GLAD" SNAP ON STANDING SEAM PANEL AWNING	CITYSCAPE
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SINULATED STONE	"PROVIA" MANUFACTURED STONE TERRA CUT	NIAGARA			



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: November 5, 2025
Revised: January 23, 2026

Special Condition and Site Plan Review

City of Southgate, Michigan

APPLICANT: NC Designers & Contracting

ADDRESS: 3241 S Telegraph
Dearborn, MI 48128

PARCEL ADDRESS/ID: 18701 Northline Road
Parcel 1 - 53-014-99-0006-000
Parcel 2 - 53-014-99-0004- 002

CURRENT ZONING: C-2, General Commercial

ACTION REQUESTED: Special Condition/Site Plan Review

PROJECT AND SITE DESCRIPTION

The city is in receipt of a conditional use and site plan review application for the construction of a new gas station located on the corner of Northline and Frontage Road. The applicant is requesting to demolish the existing building and redevelop the two (2) properties to accommodate a new gas station establishment, along with a convenience store and restaurant space. The project area measures 0.95. acres. The parcels are currently zoned C-2, General Commercial where gas station establishments are a permitted use within the district, subject to additional special conditions which are outlined later within this report and are subject to the approval of the Planning Commission.

Revised plans have been submitted by the applicant dated November 2025. Our comments relating to these plans are provided below. After further review, we are of the opinion that a land combination, if not already conducted, should be completed prior to building permits being issued.

Items to be Addressed: Land combination to be completed.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1. Aerial View of Property



Source: Nearmap, aerial photo date October 2025

AREA, WIDTH, HEIGHT, SETBACKS

The table below shows the C-2 District area requirements based on the Schedule of Regulations per Section 1298.01:

Table 1. Setbacks and Bulk Requirements

Requirement		Provided	Meets Requirement
Lot Area	N/A*	0.95 Acres	Yes
Lot Width	N/A*	150 Feet	Yes
Setbacks			
Front	25 Feet	84 Feet (Frontage) 41 Feet (Northline)	Yes
Side	0 Feet**	10 Feet	Yes
Rear	N/A	N/A	Yes
Lot Coverage	N/A*	10%	Yes
Building Height	40 Feet, 2 Stories Max.	18 Feet, 1 Story	Yes

*Per footnote (f), “the minimum lot area and width and the maximum percent of lot coverage shall be determined on the basis of off-street parking and loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Zoning Code.”

**As provided by section 1298.01(i), no interior side yard setbacks are required when a building wall has no openings. Building elevations on sheet A-202 indicate the western building elevation will have zero openings.

Items to be Addressed: None.

ZONING AND LAND USE

Surrounding zoning and existing land uses are summarized in the table below.

Table 2. Zoning and Land Use

	Existing Land Use	Surrounding Zoning
Site	• Vacant Building	• C-2, General Business
North	• Commercial	• C-2, General Business
East	• I-75	• C-2, General Business
West	• Arby’s	• C-2, General Business
South	• I-75	• M-1, Light Industrial

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

Building Location(s): The proposed fueling area will consist of four (4) gas pump islands capable of serving eight (8) vehicles located on the eastern portion of site. The proposed building will be located on the western portion of the site, with a proposed waste enclosure north of the building near a designated loading zone.

Items to be Addressed: None.

PARKING, LOADING

Gasoline stations with convenience stores are required to provide “One and one-half spaces for each fuel nozzle, plus one space for each 250 square feet of usable floor area,” while eating establishments (restaurants) are required to provide “One space for each 75 square feet of usable floor area.”

Based on eight (8) proposed fuel nozzles, along with 1,500 square feet of usable floor area, eighteen (18) parking spaces in addition to one (1) barrier-free parking spaces are required for the gas station and convenience store. For the proposed restaurant space, based on 700 square feet of usable space, ten (10) parking spaces including one (1) ADA space are required. The total site requirement for parking is twenty-eight (28) parking spaces, including two (2) ADA spaces. Thirty-four (34) total spaces, including two (2) ADA spaces, are proposed.

A summary of parking and loading requirements per section 1292.02 is located within the table below.

Table 3. Off-Street Parking Requirements

	Requirement	Calculation	No. of Spaces Required & Other	No. Spaces Provided & Other
Off-street parking spaces	1.5 spaces per nozzle 1 space for each 250 Sq. Ft. of usable floor area 1 space per 75 Sq. Ft. of restaurant area	$1.5 \times 8 = 12$ spaces $1,500 / 250 = 6$ spaces $700 / 75 = 9.33$ spaces	28 Spaces	32 Spaces
Barrier Free	1 space per 25 parking spaces	$50 / 35 = 1.42 \rightarrow 2$ spaces	2 spaces	2 spaces
Maneuvering Lane Width	22 feet	30 + Feet on plans	22 feet	30+ feet
Size of parking space/width & length	- Length – 19 feet - Width – 10 feet	In table below	-	-
Loading spaces	10 sf per 1 foot of building frontage	50 ft frontage (Northline) $\times 10$ sf = 500 sq ft	500 sq ft	500 sq ft

Section 1292.03 requires maneuvering lane width for 90-degree parking to measure at least twenty-two (22) feet. Current plans exceed this requirement, showing measurements of thirty-three (33) and thirty-five (35) feet. Parking space dimensions have also been provided and vary throughout the site. Please refer to the table below regarding parking space measurements:

Table 4. Parking Area Dimensions

	Space Dimensions (W x L)	Meets Requirement
Area in front of building	10 x 18'	No
Area south of building	10 x 18'	No
Western area	10 x 19'	Yes
Southern area facing Frontage	9 x 18'	No
Northeastern area	10 x 20'	Yes
ADA spaces	8 x 18'	Yes

A loading/unloading area of 500 square feet in size is also shown, meeting ordinance requirements for frontage along Northline Road.

Items to be Addressed: *Revise parking space dimensions to meet ordinance requirements.*

SITE ACCESS AND CIRCULATION

Site Access: The gas station will be accessed via two (2) entrances, one each along Northline and Frontage Road. No work is proposed in the Northline Road right-of-way. Work within the Frontage Road right-of-way, which includes removing one of the existing entrances, will require City approval.

Circulation: Maneuvering lane widths are based on the angle of parking spaces, 90-degree spaces are proposed throughout the site, where maneuvering lanes are required to be twelve twenty-two (22) feet wide. Measurements have been provided, with the narrowest lane width showing thirty-three (33) feet to a maximum width of thirty-five (35) feet, exceeding ordinance requirements. Turning radii for standard semi-trailers have been provided on sheet SP-108. Based on the presented radii, we are of the opinion that site access and circulation is adequate. We do note that plans should also be submitted to the Southgate Fire Department and Engineer for further review and approval.

Pedestrian Circulation: An existing pedestrian sidewalk along Northline Road is shown to remain as is. A new five (5) foot wide pedestrian walkway is proposed along the north, south, and eastern elevations of the building.

Waste/Dumpster Enclosure: A 10x10 dumpster enclosure is proposed on the northwest corner of the site. Enclosure details are provided on sheet SP-106, showing a height of eight (8) feet holding two (2) trash containers.

Items to be Addressed: 1) Receive City approval for work within Frontage Road Right-of-Way. 2) Submit plans to Fire Department and City Engineer for review of site circulation.

UTILITIES

A utility plan for the site has been provided on sheet C-02. Sanitary sewer, stormwater, and water connections are shown. We defer further review of all proposed utilities to the City Engineer for approval.

Items to be Addressed: City Engineer approval of utility plan.

LANDSCAPING

A landscape plan has been provided on sheet SP-105, with details on sheet SP-106.

Street Trees: Two (2) deciduous trees are proposed along Northline Road on the northern portion of the site. Five (5) additional deciduous trees are proposed along Frontage Road. All proposed plantings are required to meet all current American Association of Nurserymen standards, and a note confirming this requirement is provided under general landscape notes on sheet SP-106.

Parking Lot: Parking lot landscaping measures are proposed throughout the site. This includes the installation of eighty-five (85) shrubs and two (2) deciduous trees.

Section 1298.09 states “Development which occurs in a nonresidential district shall provide, in addition to any existing or proposed street right of way, at least ten percent of the net site area (exclusive of buildings, off-street parking areas, etc.) as landscaped open space.” Current plans indicate on sheet SP-105 that 30% of the site area will be landscaped, meeting ordinance requirements.

Landscaping notes on sheet SP-105 also indicate the plantings will be served by an on-site irrigation system with operating hours between 12-5am. The proposed landscape plantings also meet the clear corner requirements of section 1298.12. All proposed landscape material consists of city approved species, as well as no invasive species.

Per section 1298.09, a landscape plan shall also consist of planting cross-section details, planting size, and spacing dimensions, which are provided on the current landscape plan on sheets SP-105 and SP-106. Planting symbols, quantities, size, and spacing information are provided. We are of the opinion that the current shrub spacing of two (2) feet is adequate.

Items to be Addressed: None.

LIGHTING

A lighting/photometric plan has been provided on sheet SP-107. Proposed lighting includes both four (4) building mounted fixtures, sixteen (16) gas station canopy mounted fixtures, and six (6) freestanding light poles arranged evenly throughout the site with a height of eighteen (18) feet, meeting ordinance requirements. All lighting fixtures are also shown to be down shielded.

Photometric measurements indicate the maximum light level at the property line as a result of site lighting will be 3.2 footcandles, located at the southern entrance. Lighting levels on the remaining property lines do not exceed 1 footcandle. Due to the non-residential uses surrounding the property, we are of the opinion that proposed lighting will not have an adverse effect on adjacent properties.

Items to be Addressed: None.

SIGNS

Several signs are proposed as part of the project. One (1) wall sign area on the western elevation of the building is proposed, along with a proposed ground sign on the northeast corner of the site. An existing freestanding sign on the southwest corner of the site is also shown and will remain. Canopy signage will be proposed and applied for at a later date. Please note that all proposed signage is subject to Building Department approval prior to installation.

Items to be Addressed: Approval of proposed signage by City Building Department.

FLOOR PLAN AND ELEVATIONS

Dimensioned Floor plans and elevations of all buildings have been provided on sheet A-101 through A-202. The proposed building materials consist of face brick, simulated stone, concrete sill, and more. Uniform architectural design and materials are present on all sides of the building. We defer final approval of proposed building materials to the City Building Department.

Items to be Addressed: Approval of proposed building materials by the City Building Department.

SPECIAL CONDITION REQUIREMENTS

Per section 1278.03(g), gasoline stations must adhere to the additional requirements listed below subject to Planning Commission approval.

- 1) They shall be located on corner lots adjoining at least one major thoroughfare.

CWA Comment: The proposed station is located on a corner lot, with direct access to Northline and Frontage Road.

- 2) They shall be located at least 500 feet from an entrance or exit to a public library, public or private school, playground, playfield, park, church, or hospital.

CWA Comment: There are no facilities mentioned above within the 500-foot radius of the site.

- 3) The minimum frontage on any major thoroughfare shall be 120 feet.

CWA Comment: Approximate measurements show the subject site having 258 feet of frontage along Northline Road and approximately 300 feet of frontage along Frontage Road.

- 4) The minimum lot area for a gasoline service station shall be 10,000 square feet, and 12,000 square feet for a general repair facility.

CWA Comment: The lot area of the proposed station is 41,382 square feet. No repair facilities are proposed.

- 5) No ingress-egress access drive shall be located closer than twenty-five feet from any intersection or property line adjoining a Residential District.

CWA Comment: Both entrances to the site exist and meet the above requirement.

- 6) Ample space shall be provided for motor vehicles waiting for service, or which are parked to be mechanically serviced or to be picked up following mechanical service. Sufficient vehicle stacking space shall be provided at the pump islands so that vehicles awaiting service will not interfere with vehicles entering the site.

CWA Comment: Concept stacking spaces for each pump have not been provided and are required to be shown on plans.

- 7) Canopies, when constructed as an integral part of the main building, shall comply with the minimum set-back requirements of the C-2 District. Detached free-standing canopies shall comply with the requirements of Section 1298.04.

CWA Comment: The proposed canopy will be detached. Per section 1298.04, gas station canopies may locate in the front yard subject to a five (5) foot setback, which has been met.

- 8) Operable motor vehicles kept overnight for mechanical repair may be parked on the premises so long as they are kept within a screened compound. The storage of motor vehicles on the premises shall be prohibited.

CWA Comment: We ask the applicant to confirm that no outdoor storage of vehicles will be present on site.

RECOMMENDATION

Based on the information provided, we recommend conditional site plan approval for the proposed gas station, subject to the outstanding items below attached as conditions of approval.

1. Land combination to be completed.
2. Revise parking space dimensions to meet ordinance requirements.
3. Receive City approval for work within Frontage Road Right-of-Way.
4. Submit plans to Fire Department and City Engineer for review of site circulation.
5. City Engineer approval of utility plan.
6. Approval of proposed signage by City Building Department.
7. Approval of proposed building materials by the City Building Department.
8. Provide stacking space indications for each pump.



CARLISLE/WORTMAN ASSOC., INC.
John L. Enos, AICP
Vice-President



CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner

southgate



City of Southgate

Master Plan | Adopted MONTH 2026

CELEBRATE THE DREAM

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Acknowledgments

Special thanks to the following individuals who contributed to the development of this Master Plan:

Mayor

Joseph G. Kuspa

City Council

Council President Zoey Kuspa

Councilman Christian Graziani

Councilwoman Karen George

Councilwoman Priscilla Ayres-Reiss

Councilman Phillip Rauch

Councilman Adriene Price

Councilman Ed Gawlik Jr.

Planning Commission

James Yoos, Chairperson

Linda Clark

Patricia Anderson

Leticia Wilson

Mark Nemeth

Jerry Orman

Chad Godbout

Eric Codrington

Andrew Moul



City Staff

Dan Marsh, City Administrator

Tim Leach, Building Director

The hundreds of members of the public who contributed their time and voices.



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Development Strategies	20
Housing	24
Corridor Improvements	32
Future Land Use	38
Goals and Objectives	48
Implementation	52
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Executive Summary

The 2025 City of Southgate Master Plan is the result of over a years worth of community engagement, data collection, and collaborative decision-making. The role of the plan is to guide the future growth, development, and redevelopment of the City of Southgate, ensuring the health, safety, welfare, and convenience of its residents and workforce are preserved.

The plan offers a realistic evaluation of current conditions while articulating the City's future goals and vision, shaping the desired form and character of the community. The plan provides direction to both public and private sectors on topics such as land use, economic development, residential growth, overall redevelopment, and much more. Additionally, it acknowledges the dynamic nature of land development and emphasizes the need for flexibility to adapt to changes while continuing to uphold the community's goals and aspirations.

The Master Plan focuses on the City's Vision, Mission, and Values.

Vision

Southgate will continue to be a thriving 21st Century municipality and a great place to live, work, and raise a family—supported by strong neighborhoods, reliable infrastructure, and responsible decision-making that creates an environment where residents and businesses can flourish together.

Mission

Southgate will deliver high-quality public services, investing in resilient infrastructure, supporting safe and vibrant neighborhoods, and fostering responsible growth.

Values

- ◆ Community First
- ◆ Fiscal Responsibility
- ◆ Innovation
- ◆ Livability

PLAN ORGANIZATION

The master plan is organized as follows:

1. Executive Summary

This chapter outlines the purpose of the Master Plan, the process behind its development, and its intended use.

2. Community Profile

This chapter explores the key elements that shape the City's identity and the factors that influence it. It examines Southgate's role as a regional hub, its annual events, public spaces, historic character, natural features, and community perceptions.

3. Vision, Mission, and Values

This brief chapter establishes the foundation of the Master Plan by defining a vision for the City, outlining values and a mission statement that reflect the community's aspirations. It serves as a guiding framework that shapes all aspects of the plan.

4. Development Strategies

The development strategies chapter highlights opportunities for growth within the City and outlines specific strategies that can be implemented to achieve the desired future development for the community. This chapter also provides strategies for the redevelopment of vacant and abandoned properties throughout the City in order to provide additional housing and services to the community.

5. Housing

This chapter outlines the current housing conditions and existing zoning classifications for various housing types throughout the City in order to create actionable strategies to address future housing needs.

6. Corridor Improvements

This chapter evaluates the existing conditions of the City's main roadways, or corridors, which contain the majority of commercial, dining, and entertainment establishments within the City, and provides strategies to further enhance the overall entertainment experience for both residents and visitors, with special emphasis given to the Eureka Road Corridor.

7. Future Land Use

This chapter establishes the future land use map, which applies land use designations to all parcels within the City, serving as a guide for future development or preservation.

8. Goals and Objectives

This chapter outlines the aspirations of the City through broad statements and clearly defined, actionable strategies to achieve the desired type of community and lifestyle desired by its citizens.

9. Implementation

This chapter summarizes the strategies to achieve the City's future vision, breaking down actions by each framework element. It also highlights potential partners and funding sources, concluding with a detailed implementation table.



Community Profile

In the fall of 2024, the City of Southgate began a major update of the City's Master Plan, where the most recent update occurred in 2011. Based on the amount of time passed, a major goal of the update process was to reach as much of the Southgate community as possible in order to create a community-based vision and plan. This document is the result of over a year of community engagement, data analysis and collaborative decision-making to create a vision for the City of Southgate with an actionable, realistic policy road map for implementation.

WHAT IS A MASTER PLAN?

The Master Plan plays several roles:

Vision: The Master Plan outlines Southgate's future vision, along with a roadmap that includes goals, policies, strategies, and actions to help achieve that vision.

Aid In Daily Decision-Making: The Master Plan serves as a guide for the Planning Commission, City Council, and other City bodies in their discussions on zoning, subdivision, capital improvements, land use, and development issues. It offers a solid, long-term foundation for decision-making.

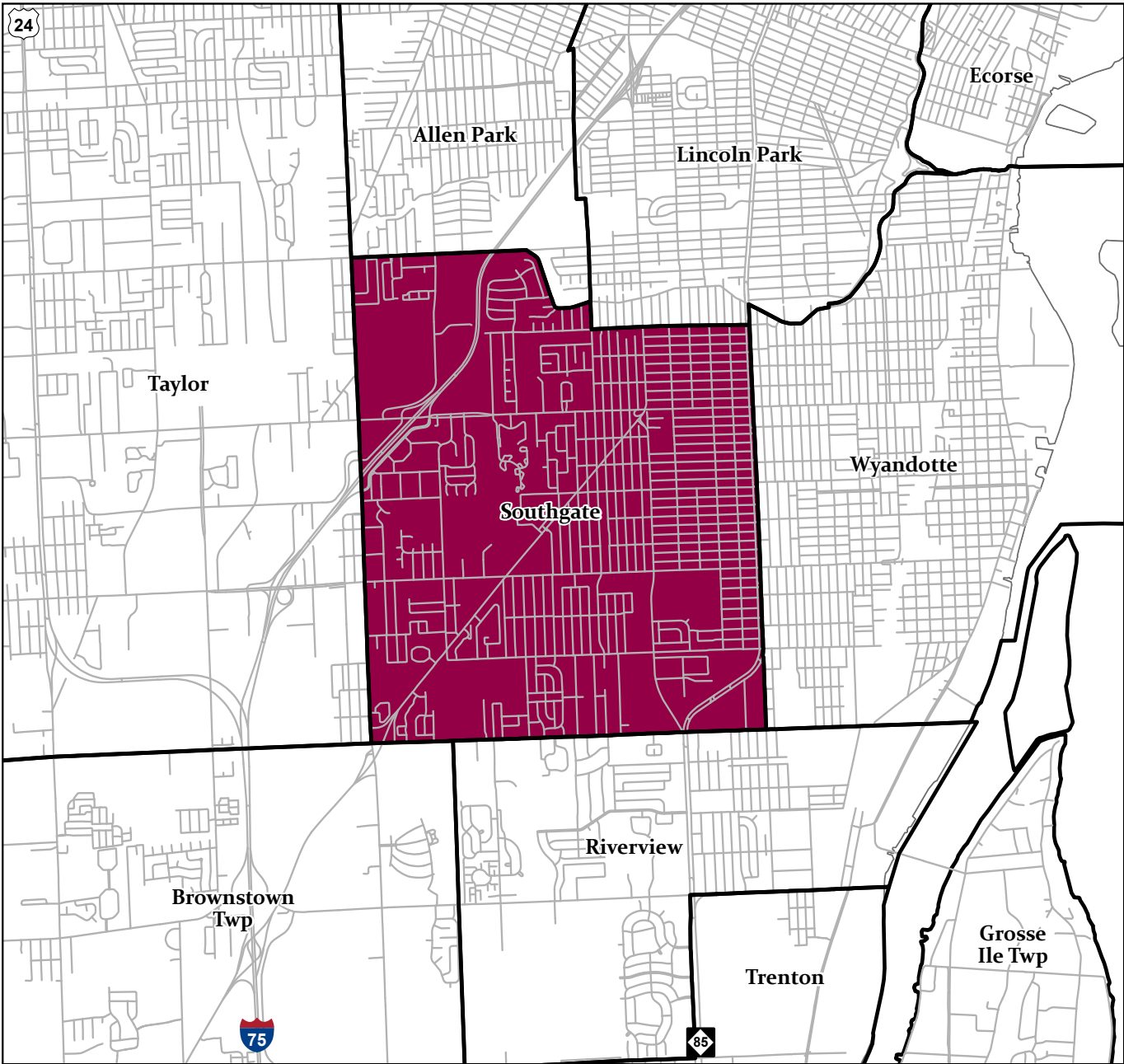
Statutory Basis: The Master Plan provides the statutory basis upon which zoning decisions are made. The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare of the City. The Master Plan and accompanying maps do not replace other City Ordinances, specifically the Zoning Ordinance and Map.

Public/Private Coordination: The Master Plan aims to align public improvements with private developments that are supported by the City budget. For instance, public investments like road or sewer and water upgrades should be directed toward areas identified in the Plan as offering the greatest benefit to the City and its residents.

Education Tool: The Master Plan serves as an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the City's direction for the future.

Location: Southgate is ideally situated in southeastern Michigan, just a half-hour drive from downtown Detroit and other key job centers and cultural amenities in the region. In a 2025 survey conducted as part of this process, 73% of respondents highlighted the City’s proximity to leisure and entertainment options as one of the things they appreciate most about Southgate.

City of Southgate Location



City of Southgate Master Plan Process



PHASE 1 Vision & Outreach

Community Survey
Distributed

Data & Analysis



PHASE 2 Plan Design & Drafting

Draft Goals
& Objectives

Draft Future Land
Use

Planning Commission
Meetings

Plan Drafting



PHASE 3 Final Plan Adoption

Draft Distributed to
Neighbor Communities
and Stakeholders

Public Hearing Held

Plan Adoption

COMMUNITY ENGAGEMENT

The City of Southgate values public engagement as a vital aspect of the Master Planning process. Not only is it mandated by the Planning Enabling Act, but it also plays a crucial role in shaping the plan. Developing a community's master plan requires input from elected and appointed officials, as well as community leaders and residents. Active public participation throughout the process helps build support for the plan's policies and ensures that it reflects the diverse perspectives and priorities of the community.

2025 Community Survey

Over 600 Southgate residents responded to the community survey conducted in the winter of 2025. Survey results are included in appendix A and are referred to throughout this document.

Planning Commission Meetings

The Plan Design and Drafting occurred during monthly Planning Commission meetings throughout 2025. Meetings regarding the plan were open to the public for those interested in the process.

SOUTHGATE'S HISTORY

Southgate is located the heart of the downriver section of southeastern Wayne County. Southgate's name was chosen, in part, as a reflection of its status as the southern gateway to Detroit; the City is less than three miles south of the southernmost tip of Detroit. The Detroit River, forming the boundary between the United States and Canada and acting as a major shipping route, is located approximately two miles east.

Early History

Formerly a part of the old Township of Ecorse, the 6.85 square miles south of Detroit has grown into what is now a true "symbol of progress." Ten years before Michigan became a state in 1837, Ecorse Township was the largest township (in area) in the new territory, measuring more than 54 square miles at its inception. The area's earliest history boasts of the great Potawatomi and Wyandot Indian Tribes, who held sole rights to the region until the arrival of French explorers, traders, and missionaries, beginning with Rene Robert Cavalier LaSalle in 1679. The first white settler of record was Pierre Michael Campau in 1795, who was soon followed by other French and English settlers along the Detroit and Rouge Rivers. Expansion in the area accelerated following the completion of the Erie Canal in 1830, which improved western migration from the east.

Founding of Southgate & Population Boom

The history of Southgate itself begins with Street grids being platted as early as the 1920s, but development did not begin in earnest until shortly after World War II. A petition to incorporate filed with the Wayne County Board of Supervisors in November 1955. This was followed by a favorable referendum on incorporation in October 1956. After one unsuccessful attempt at adopting a City Charter in December 1957, a second Charter was drafted and successfully presented to the electors in September 1958, with official incorporation coming on October 8, 1958.

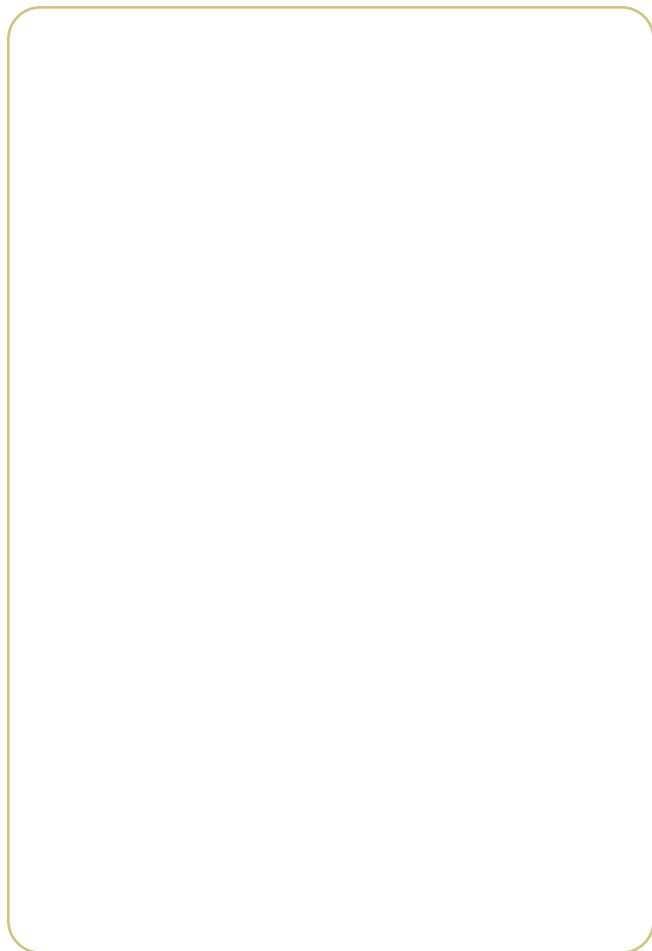
The growth of Southgate is not measured solely in numbers. Southgate is a great community to live, work and raise a family. Beginning with a collection of only 64 farm families over 100 years ago, the real population surge became a reality shortly after World War II. With less than 2,000 citizens in 1940, the City grew to a population of 10,000 in 1950; and the population continued to rise for the next 20 years to 29,404 in 1960 and 33,723 in 1970.

1950's to Today

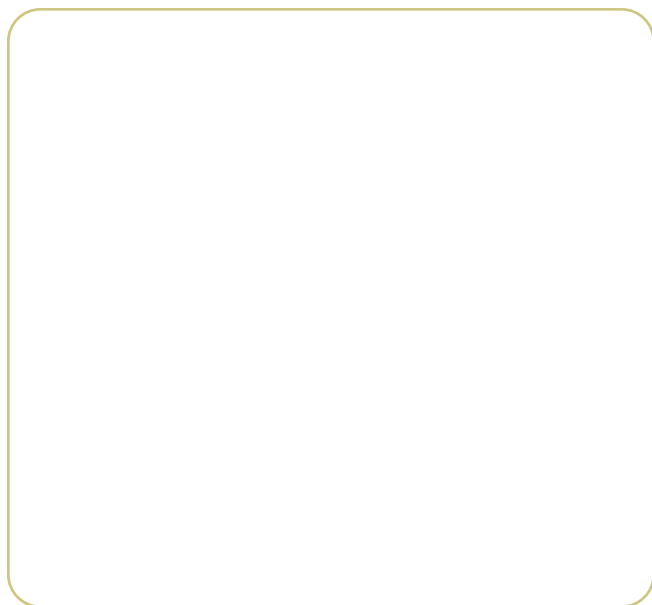
A Police Department was inaugurated in 1950, and in 1953 the first Full-Time Firemen were employed to assist the five-year-old Volunteer Fire Department. It was in 1953, also, that the Recreation Department was formed, along with the first Planning Commission, and the progress in municipal services has been continuous since. A highlight of the City's involvement with its residents is the well-organized public recreation facilities. The park system, which began in 1949 with a single 36-acre park, has slowly expanded through gifts and acquisitions, to its present compliment of 74.7 acres, which include 9 neighborhood parks and play fields, 2 community parks and a major softball and Little League Baseball playing site, which has been host of the major tournaments in recent years. Joining the baseball diamonds, the City's impressive community ice and hockey rinks, and the 18-hole municipal golf course with clubhouse.

In 1976 the existing Police, Fire, Court and Civic Center were built and the staff was moved from the Northline facilities. In 1979 the City Hall was moved to its current location. In 1995 the Library building was doubled to offer expanded services and hours thanks to a 1-mil vote of the residents.

Insert Historical Photo



Insert Historical Photo



Source: Southgate Historical Museum

COMMUNITY FACILITIES

The City of Southgate offers a variety of facilities and services to its residents to maintain a high quality of life. These resources support a wide range of functions, including public safety, social services, education, and parks and recreation.

Government Facilities

Most of the governmental facilities within Southgate are centrally located along Reaume Parkway, just west of Dix-Toledo Highway. Included among these government buildings are City Hall, Public Library, Civic and Senior Center, 28th District Courthouse, Fire Department, Police Department, and the Department of Public Services Building.

Other government facilities include a U.S. Post Office also located on Dix-Toledo Highway and the Wayne County Roads Yard located on Goddard Road.

Emergency Services

The Southgate Police Department provides a full range of police services to the community 24 hours a day, seven days a week. The Department plays an important role in the day-to-day protection of Southgate. Its duties range from patrolling City neighborhoods, responding to calls for police service, investigating crimes, arresting offenders, animal control and code enforcement. The Southgate Police Department is headed by the Chief of Police and also includes the Deputy Chief and 40 sworn officers.

The police station is located off of Dix-Toledo Highway near the City Hall.

Under the direction of the Fire Chief, the Southgate Fire Department is responsible for organizing, directing and coordinating all fire and emergency medical service (EMS) resources to accomplish the mission of saving lives and property in the community. The Fire Department enforces the fire safety codes and ordinances of the City through routine inspections of businesses, industry and shopping centers for the purpose of reducing the chance of fires. They provide emergency medical services and fire protection to the community, and are trained in new EMS, fire suppression, hazardous materials, confined space and trench rescue techniques, as well as many other fire service-related areas. Southgate has one fire station, located off of Dix-Toledo Highway, which is professionally staffed 24 hours a day. On average, the department attends to 450 fire related calls and 2,200 emergency rescue calls annually.

Public Utilities

Public water, sewer and storm water services are provided throughout the City of Southgate. These utilities services are managed by the Southgate Department of Public Services.

Park Facilities and Recreation Programs

The City of Southgate features a large number of park facilities and recreation programs available to all City residents, which include:

- ◆ Nature Center (maintained by the Southgate Public School District)
- ◆ Homer Howard Park
- ◆ Kiwanis Park
- ◆ Lions Park
- ◆ Cobb Park (2 acres)
- ◆ Rotary Park (2 acres)
- ◆ Spruce Park (1.5 acres)
- ◆ Auxiliary Police Park
- ◆ Waverly Park
- ◆ Kennebec Park
- ◆ Jaycee Park
- ◆ McCann Park
- ◆ 2 additional pocket parks

In addition to the actual park facilities, the City of Southgate offers a variety of recreation programs for children and adults. These include youth sports for baseball, softball, basketball, soccer, inline hockey, swim lessons, and competitive swimming. Adults sports are inline hockey and softball. Other recreation programs include dance, karate, tot activities, supervised summer playgrounds, and Safety Town. Special events held at certain times of the year include Heritage Days (Memorial Weekend), Great Lakes Live Steamers (free train rides every 3rd weekend May through November at Kiwanis Park), Concerts in the Park (summer months), and a Tree Lighting Ceremony (December).

The City's Parks and Recreation Department also maintains a Civic and Senior Center located in the Municipal Complex, just west of City Hall on Reaume Drive. In 2003, the City invested just under \$500,000 in renovations to the Center to provide its citizens a full service facility.

The Civic Center boasts a banquet hall that seats up to 350 guests, a "Loft Room" which seats up to 50 guests, and two ice arenas.

The Senior Center provides a designated place for seniors to meet and interact in a comfortable setting. Activities like card playing, billiards, arts and crafts, and social gatherings are available on a daily basis. In addition, the Parks and Recreation Department provides a wide variety of services to the seniors living in Southgate, from the hot meals program, medical equipment, and bus transportation.

Finally, the Parks and Recreation Department manages the Southgate Golf Course which is open to the public. The course is also located within the Municipal Complex on Reaume Drive. A clubhouse is located on the grounds and is open to the public to schedule social activities. Golf leagues are available for both youths and adults and individual instruction is offered.

2025 Recreation Plan

The 2025 – 2029 Southgate Parks and Recreation Master Plan articulates a vision for parks and recreation in the City. The Southgate Parks and Recreation Commission (SPRC) and Parks and Recreation Department (Parks) used the process to re-evaluate the recreation needs of the City, obtaining resident input through an online survey to help guide their decision making. This update builds on the ideas set forth in the previous plan, makes recommendations for meeting the community's future recreation needs, and presents an implementation strategy for parks and recreation improvement.

The purpose of this Plan is to guide recreation planning and development efforts in the City over the next five year period, through December 2029. Once adopted, the Plan is the official document to be used by the City to guide decisions regarding parks and recreation. This Plan is also intended to meet the State's standards for community recreation planning that are necessary to gain eligibility for grant programs.

Key findings in both the Recreation Plan and Master Plan surveys included a strong resident desire for greater non-motorized transportation options and connections throughout the City.

SOUTHGATE'S HISTORY: ASSETS & CHALLENGES

Southgate's history has created countless assets, but also a few challenges as well. In terms of assets, the City's walkable design and range of single-family lot sizes make the City a desirable place to live. The City's grid road system, small blocks and tree lined streets lend themselves to walking. The variety of lot sizes, ranging from 40 feet to 100 feet in width, has allowed for a diversity of professions and incomes to live in Southgate.

However, the City's history presents a number of challenges. The size and shape of lots make construction of 21st Century buildings other than single-family challenging, and space is scarce for additional nonresidential development as a majority of land within the City is built.

As a result, many new developments and business in the City consist of redevelopment efforts rather than new construction. The built-out urban form makes it difficult for the City to have a dedicated traditional downtown.

Assets

- Proximity to downtown Detroit and Detroit Metropolitan Wayne County Airport
- Access to major thoroughfares and highways
- Affordable housing options
- Walkable neighborhoods
- Recreational opportunities which include extensive park systems, nature center, ice rink, dog park, and YMCA
- High quantity of community events, including Heritage Day Festival
- Large amount of undeveloped Industrial land

Challenges

- Built-out commercial corridors make the creation of a traditional downtown difficult
- Lack of consistent parking options at commercial locations
- Aging, City-wide infrastructure
- Aging housing stock

LAND USE

Classifying land use changes can be complex due to incomplete data, evolving use definitions, and differing perspectives on land use categories. For this plan update, existing land use data from the City’s most recent comprehensive plan update (2011) will be used. However, this data is outdated, and some discrepancies may exist between current conditions and those reflected in the plan. To supplement this, we are also incorporating SEMCOG land use data. While SEMCOG’s categories differ from those in the City’s plan, making direct comparisons difficult, their data allows for an analysis of land use changes between 2015 and 2020.

Land Coverage

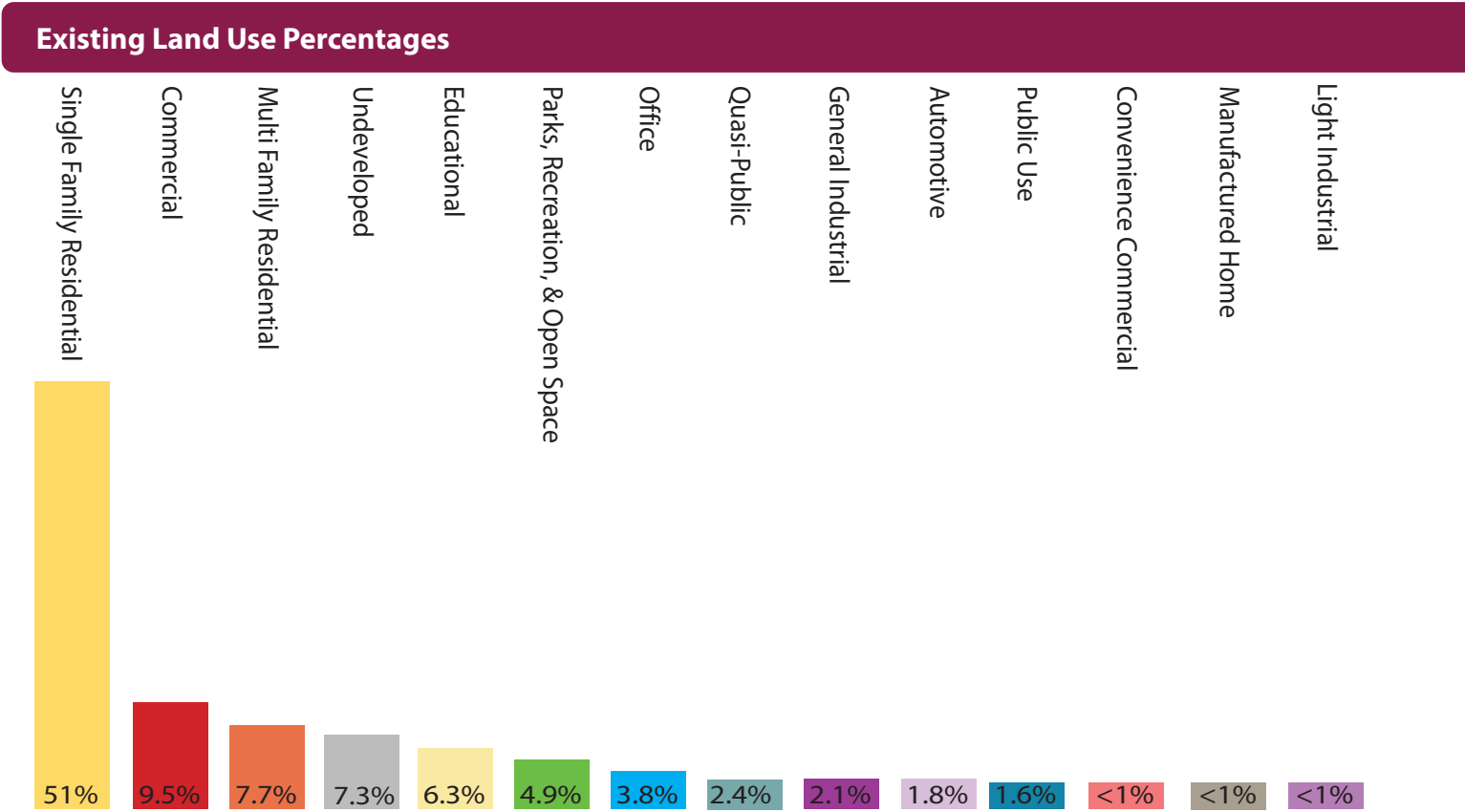
Southgate is about 70% developed, with the bulk of undeveloped parcels located in the City’s northwestern corner. Most of the open space in that area is zoned for light industrial use. Additionally, a small undeveloped section in west-central Southgate, which is zoned for single-family residential development, is designated as wetland according to MIRIS and NWI maps. There are also several small vacant commercial parcels situated along the City’s major thoroughfares.

Residential Land

Residential land use accounts for 45% of the City’s total acreage, with single-family detached homes making up the majority at 39%. The housing market is primarily composed of 1940s and 1950s-era bungalows arranged in a traditional grid pattern, with newer developments scattered throughout the northern, north-central, and southern areas of the City. The Old Homestead district, bordered by Superior, Trenton, Eureka, and Fort Street, features a mix of one-and-a-half-story bungalows and two-story colonial homes. SEMCOG data indicates that multi-family housing has expanded in recent years, with total acreage increasing by nearly 21% since 2015.

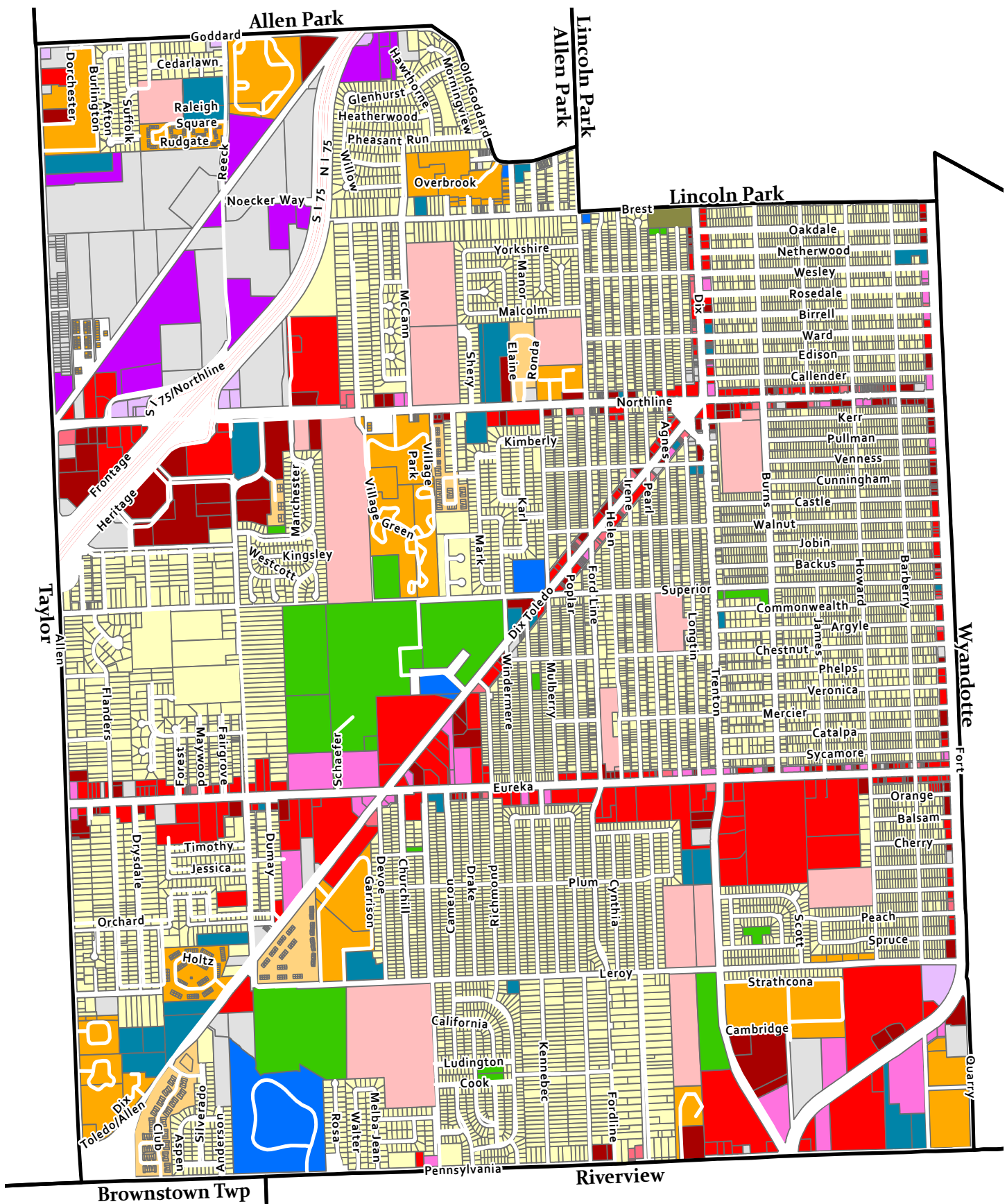
Commercial Land

Commercial land use accounts for approximately 10% of the City’s total land area, with Eureka Road serving as the primary commercial corridor. The Southgate Shopping Center, one of Metro Detroit’s earliest major strip malls, opened in 1958 at the intersection of Eureka and Trenton Roads. The rest of the City’s commercial activity includes big-box retailers in the northwest and southeast, along with a mix of locally owned businesses along Dix Toledo Road.



Source: SEMCOG Existing Land Use

Existing Land Use



Industrial Land

Industrial facilities are concentrated in the northwestern corner of the City, primarily focused on packaging and research. Office zones with restrictions are situated along the western portion of Northline Road, with a few additional areas near the southern edge of the City. Automotive-related uses are categorized under the broader industrial group in the City’s data, bringing the total industrial land use to 3.4%.

Open Space

Open space and recreational land uses make up just 3.8% of the City’s total land area, amounting to nearly 168 acres. The largest park in Southgate is the Homer Howard complex, located centrally within the City. This park is part of the Southgate municipal complex, which also houses the ice arena, City Hall, police and fire departments, the 28th District Courthouse, Downriver Animal Control, the Southgate Veteran’s Memorial Library, the Southgate Senior Center, and the park’s recreational facilities.

LAND USE KEY

- Residential - Single Family Detached
- Residential - Single Family Attached
- Residential - Multi-Family
- Manufactured Homes
- Commercial
- Office
- Convenience Commercial
- Schools / Education
- Institutional / Public
- Quasi-Public Institutions
- Automotive
- Light Industrial
- General Industrial
- Recreation & Open Space
- Vacant



Traditional Single Family Homes



Southwinds Golf Course, located in the Homer Howard Park complex.



ADDITIONAL PHOTO NEEDED

DEMOGRAPHIC SHIFTS

The demographic shifts below impact the Master Plan:

Population Stable

Compared to the rest of the county, Southgate's population has remained relatively stable. After experiencing rapid growth following World War II, the City reached its peak population of 33,909 in the 1970s. Since then, Southgate has seen a gradual decline, losing an average of just under 3% per decade, including an 8.3% decrease between 2010 and 2024. As of 2024, the population stands at 27,505, down from 29,333 in 2016. However, SEMCOG projects slow but steady growth through 2050, with an estimated population of 30,464.

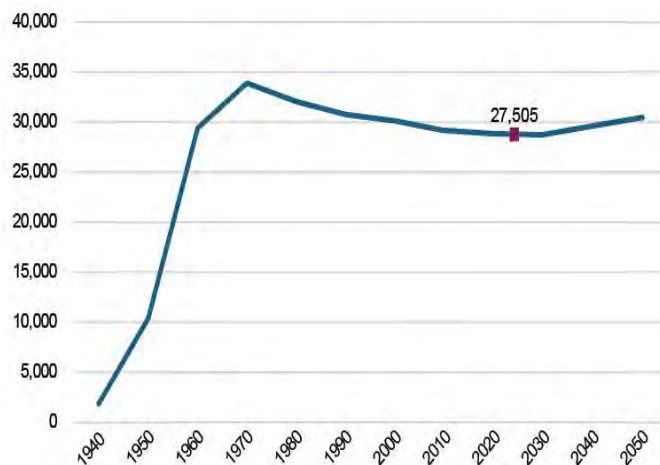
While Detroit and the communities within Wayne County have suffered from these losses in recent years, southeast Michigan as a whole has remained relatively stable. The region has seen modest growth overall, with more significant population gains typically seen in rural areas. Brownstown Township, Southgate's southwestern neighbor, is typical of this trend, experiencing an 8.8% increase between 2010 and 2023.

Population Becoming More Diverse, with Younger New Residents

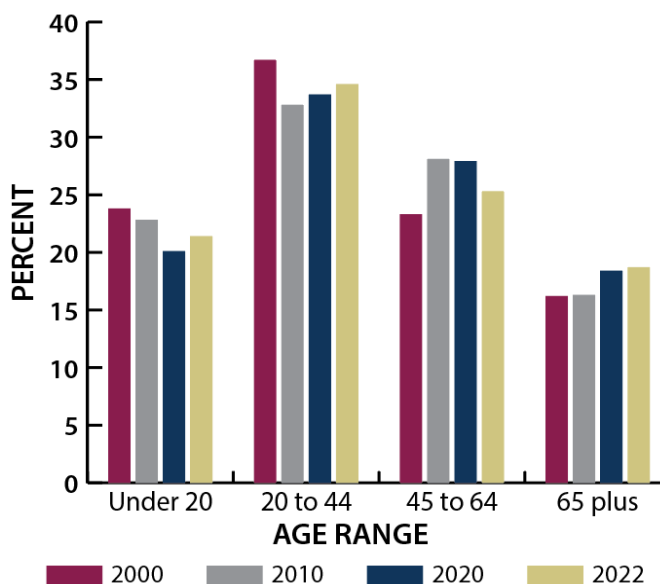
Based on estimates from the American Community Survey (ACS), the most prominent age group in Southgate is young adults aged 20 to 44. Children under 19 represent 21.4% of the community, while seniors aged 65 and older account for 18.7%. Similar to other parts of Michigan, Southgate is experiencing a gradual increase in its senior population. However, recent data indicates a shift toward a younger demographic overall. Since 2020, the growth rates for young adults (5.5%) and children under 19 (9.6%) have exceeded the increase in seniors (4.8%), with the older adult segment even declining by 6.7%. This trend is also evident in the City's median age, which has steadily decreased since 2017.

Other data points present a more mixed picture. Between 2010 and 2021, households with seniors grew by 4.8%, whereas households with children declined by 9.5%. Overall, while the trends mentioned above offer promising signs of growth, there remains substantial evidence that the City is aging, mirroring the broader trend seen throughout Michigan.

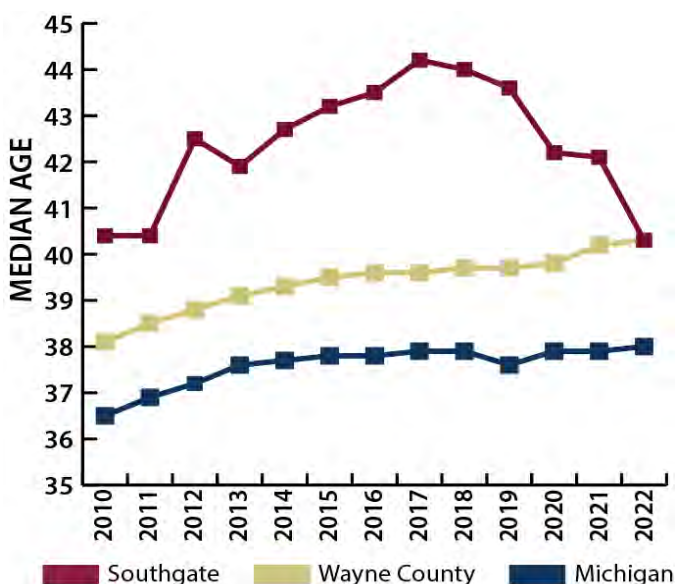
Southgate Population Trends 1940-2050



Southgate Age Distribution 2000-2022



Southgate Median Age 2010-2022



Single Family Houses Regaining Their Value

Data from the 2021 ACS showed continued house appreciation, almost doubling (95%) since rebounding from a low of \$84,900 in 2015 to \$169,800 in 2023, surpassing pre-recession values.

PREFERENCE SHIFTS

The preference shifts highlighted below will likely influence land use and future planning in Southgate:

- ◆ Desire to Live in a Walkable Community with more non-motorized transportation options/facilities.
- ◆ More Desire for Restaurants but Less for Chain Retail .
- ◆ Desire for additional parks and recreation opportunities.
- ◆ Desire for more entertainment and retail options.

Increased Demand for Housing Other than Single-Family Homes

As Baby Boomers age and Millennials delay home purchases, single-family housing often no longer fits the needs of newly minted senior citizens or is not affordable for debt-carrying younger adults. Also, single-family houses, especially older homes, are not accessible for the disabled. Almost 20% of the respondents to the 2025 Community Survey felt it was important or very important to plan for additional types of housing.

On a national and regional level, households are looking for options other than the single-family home. According to a study by the Joint Center for Housing Studies of Harvard University, 43 million families and individuals lived in rental housing in mid-2015, up nearly 9 million from 2005, the largest gain in any 10-year period on record. All age groups, income brackets and household types were part of the increase.



Vision, Mission and Values

The vision, mission, and values outlined in this Master Plan serve as the guiding principles for future land use and related policy decisions in the City of Southgate. Developed with input from both the Planning Commission and the public, these statements are intended to inform the work of the Planning Commission, City Council, and other City bodies as they consider zoning, subdivisions, capital improvements, and land development matters.

The vision describes what Southgate aspires to be in the future and forms the foundation of the Master Plan's policy roadmap. Every goal, policy, strategy, and action should work toward achieving this vision.

The mission defines the daily efforts of City officials and staff in pursuit of the vision. It serves as a guide for everyday decision-making.

The values are the core principles that steer decisions and ensure the City stays on course to realize its vision. While they support daily decision-making, they also provide essential benchmarks for elected and appointed officials during their deliberations.

Vision (Where We're Going)

Southgate will continue to be a thriving 21st Century municipality and a great place to live, work, and raise a family—supported by strong neighborhoods, reliable infrastructure, and responsible decision-making that creates an environment where residents and businesses can flourish together.

Mission (What We Will Do To Get There)

Southgate will deliver high-quality public services, investing in resilient infrastructure, supporting safe and vibrant neighborhoods, and fostering responsible growth.

Values

Community First

Prioritizing the well-being, safety, and quality of life of its residents.

Fiscal Responsibility

Managing public resources efficiently, incorporating the strategic use of technology, and making cost-effective decisions that ensure long-term sustainability.

Innovation

Embracing creative, collaborative, forward-thinking solutions that make a real and measurable difference in the lives of our community and region.

Livability

Striving to make Southgate a place residents are proud to call home by investing in public safety, welcoming public spaces, dependable infrastructure, and vibrant community events that bring people together.



Development Strategies

In order for Southgate to continue to thrive, new development and redevelopment opportunities must be available. These opportunities enable residents to access jobs, housing, and essential goods and services. Growth may occur through business expansion within existing spaces or the construction of new buildings. Both contribute to the City's tax base, which is essential for funding local government services and resources that support the community.

As Southgate continues to grow and evolve, maintaining a balance between development, redevelopment, and preservation will be essential. New growth should align with the community's vision for the future and, through thoughtful design and implementation, guide the built environment into a uniform and desired image while preserving or enhancing the City's key assets, such as the commercial corridors and established neighborhoods.

This chapter examines the development and redevelopment opportunities within Southgate, explores various strategies for managing growth, and highlights best practices for attracting and guiding development. Finally, this chapter outlines specific initiatives the City should implement to foster economic growth, stability and long-term prosperity.

ACTION SITES

The majority of undeveloped land within the City is located in the northwest portion and along major commercial corridors. These properties present a unique opportunity for the City in terms of an increased tax base and new amenities to City residents.

Specific areas may require more investment than others based on existing site conditions. While smaller sites are best suited for infill projects, larger parcels or assembled properties have the potential to bring transformative change to their surroundings. No matter the size, new developments can make a meaningful impact by revitalizing underutilized or neglected properties in alignment with the City's goals and vision.

Site Compatibility

Careful consideration should be taken with new developments located near residential areas, most notably along Eureka, Dix Toledo, and Northline Roads.

Notable considerations regarding such development should include but are not limited to landscaping and screening measures, hours of operation, outside storage, parking capacity, and additional impacts from increased traffic.

CITY-WIDE BRANDING

The City has done an effective job at promoting a consistent and uniform image in terms of an attractive logo, colors, and catch phrase “celebrate the dream”. These efforts should continue in order to strengthen the City’s already recognizable brand as an attractive community to live and conduct business.

Maintaining this branding consistency across all platforms—including the City’s online presence, printed materials, signage, decorations, and official communications—will reinforce its identity and appeal.

Collaboration

Additionally, the City should continue to seek and sustain strong partnerships with economic development organizations such as the Michigan Downtown Association, SEMCOG, The Downriver Community Conference, and similar groups to ensure Southgate remains a key player in regional economic initiatives. Equally important is maintaining a close relationship with the Downtown Development Authority (DDA) to stay connected with the downtown business community and understand their evolving needs.

Communication

Open and reliable communication with businesses throughout the city is essential. Supporting the growth and retention of existing businesses is often more effective than solely focusing on attracting new industries and helps create a more established and connected community.

The City has established multiple effective forms of communication to residents and businesses. These include but are not limited to the City’s official [Facebook](#) and Code Red pages and quarterly editions of the City magazine Southgate Today, all of which are accessible on the City [website](#) which also contains information regarding government processes and departments, community events, resident FAQs, an up to date list of local businesses of all industries, and much more.

A potential addition to the City website to further enhance business accessibility is an up to date database of developable land, along with any pertinent information for each site. The action sites map and table on the next page are examples of how the data can possibly be presented.

COMMUNITY INVESTMENT

In order to maintain and enhance the City’s public image and brand, proper and effective upkeep of community space is essential. Doing so communicates a level of commitment by the City to deliver a high quality standard of living for everyone experiencing Southgate. Investment by the City in turn encourages investment from its residents and businesses alike to contribute to a positive public image, making the City a more desirable place to live and conduct business.



Southgate Today, the City’s official newsletter providing community updates and marketing opportunities for local businesses

Action Sites Table/Map

A detailed and up to date table depicting available properties for development as shown above can help convey basic zoning and lot information to potential developers and serve as a starting point for application meetings. If implemented, the table and map can be uploaded to the City website with the intent of being accessible to anyone visiting the site. Paper copies which are updated quarterly could also be utilized for in person viewing.

Reference #	Site Name	Address/Parcel ID	Zoning	Lot Size	Sewer/ Water	Building Hight
1	15121 Hill Ln	15121 Hill Ln 55-902-1423-677	RO-1	1.98 AC	Yes	None/25 FT
2	Dan & Tim's Market	19915 Elm Dr 55-347-2983-600	C-3	4.68 AC	Yes	None/40 FT
3	Jim's Sandwiches	68330 Cedar Blvd 58-741-2806-611	C-2	0.67 AC	Yes	2 Stories/40 FT
4	79434 Maple Blvd	79434 Maple Blvd 60-938-6292-278	R-1	0.52 AC	No	2 Stories/25 FT
5	Maple Commons	85105 Main Way 50-257-2838-213	RO-1	2.01 AC	Yes	None/25 FT
6	Linda's Deli	28522 Pine Ave 52-736-2547-723	C-1	1.32 AC	Yes	1 Story/20 FT
7	Eric's Supply Co.	17372 Broadway 59-679-5310-057	C-3	9.13 AC	Yes	None/40 FT
8	71225 Elm Dr	71225 Elm Dr 50-350-6860-561	R-1	1.16 AC	Yes	2 Stories/25 FT
9	Jerry's on River Restaurant	14069 River Ave 54-878-3591-045	C-2	6.18 AC	Yes	2 Stories/40 FT
10	Patricia's Music Store	34788 Hill Blvd 56-283-0319-035	C-1	2.34 AC	Yes	1 Story/20 FT
11	Leticia's Self Storage	4072 Oak Rd 51-808-8310-551	M-1	5.40 AC	Yes	2 Stories/40 FT
12	Mark's Sporting Goods	77999 River St 52-119-5114-560	C-1	3.92 AC	Yes	1 Story/20 FT
13	11821 Hill Blvd	11821 Hill Blvd 50-932-5983-906	R-1	0.85 AC	No	2 Stories/25 FT
14	Chad's Processing	30645 Maple Way 51-367-2311-604	M-1	6.72 AC	Yes	2 Stories/40 FT
15	Andrew's Garden Supply	34864 Hill Blvd 51-253-2441-694	C-1	1.59 AC	Yes	1 Story/20 FT

NOTE: Above properties are conceptual only.

Public Spaces

The City has 95 acres of dedicated public space / parks for numerous community events. With such a high frequency of events, routine maintenance such as lawn care, structure integrity, and refuse removal are essential to ensure visitors have a safe and enjoyable experience. These efforts are an additional opportunity for the City to demonstrate its mission in providing a high standard of living.

New opportunities for the City to acquire land should be greatly considered to provide additional space for community events and recreational amenities, including property next to current public spaces, such as the wooded area north of the South Winds Golf Club.

Public Access / Parking

Southgate is home to a wide variety of retail, entertainment, and recreational establishments, making it a desirable place to visit. In order to provide everyone the opportunity to experience the City, adequate, accessible, and well designed parking options should be made available to residents and visitors of the City.

There are multiple commercial nodes within the City, most notably the Southgate Shopping Center, the Dix Toledo / Eureka Roads intersection, I-75 and Northline Interchange, and the Fort Street / Pennsylvania Road intersection. While there is a great amount of parking available at these locations, many commercial properties not located within these areas face parking capacity challenges, mostly due to small lot sizes and proximity to residential areas.

The City should continue to seek improvements in other forms of transportation to help reduce parking constraints. Improvements consisting of maintenance and improvements to sidewalks and walking paths should be prioritized to address the needs of pedestrians, cyclists, and transit riders.

Infrastructure

Delivering reliable utility services is crucial to upholding the high standard of living which City residents and businesses rightfully expect, and should remain a top priority. Much of the existing infrastructure, which include water lines, sanitary sewers, and storm drains have been in place since the Southgate's incorporation in 1958 and have grown along with the City. As a result, certain sections may require greater attention and repairs. When applicable, the state of all existing utilities should be evaluated to ensure the growing needs of residents and businesses are being met. Evaluations can take place during new construction or when road repairs are necessary.

Redevelopment Ready

An initiative the City is considering pursuing is Redevelopment Ready Communities (RRC) certified. RRC is a voluntary program offered through the Michigan Economic Development Corporation (MEDC) which provides planning, zoning, and development best practices to communities throughout Michigan.

RRC certification would help the City provide a streamlined development process for investors, businesses, and residents to further encourage growth. Being RRC certified also opens up more funding and collaborative opportunities between Southgate and the State of Michigan.

STRATEGIES

Below is a list of actionable strategies that can be utilized in order to achieve the desired vision of the City.

- ◆ Maintain an active database of developable land within the City.
- ◆ Obtain Redevelopment Ready certification.
- ◆ Review and evaluate current zoning ordinance to ensure requirements are reflective of the City's desired outcomes.
- ◆ Facilitate a process to create design and use concepts for desired action sites.
- ◆ Maintain an active role in marketing Southgate to potential developers.
- ◆ Maintain consistent City-wide branding on official documents and forms.
- ◆ Focus on exploring possible benefit programs and strategies for local business retention and growth.
- ◆ When appropriate, seek to update public infrastructure and utilities.
- ◆ Continue to maintain and enhance public gathering spaces.
- ◆ Focus on retention and growth of existing businesses.
- ◆ Allow density or height bonuses when workforce or attainable housing is included.
- ◆ Follow the goals and objectives of the Parks and Recreation Master Plan.
- ◆ Provide city staff and elected and appointed officials opportunities to participate in various trainings.



Housing

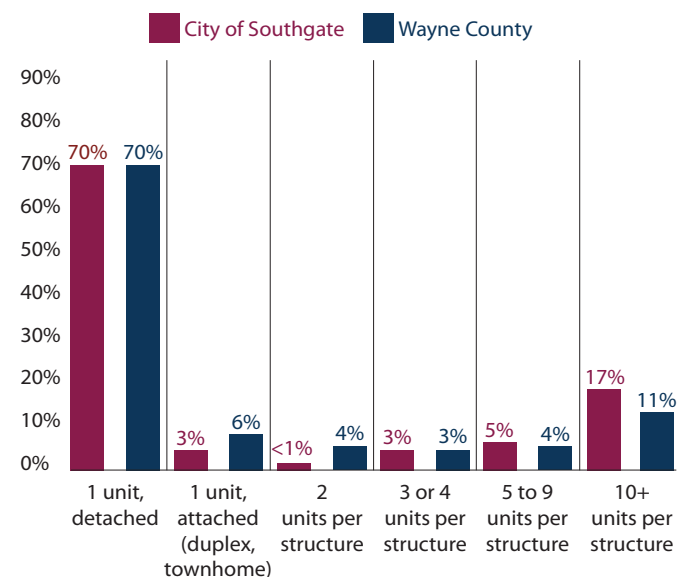
Single-family homes form the backbone of Southgate, making up 51% of the City's land area. The neighborhoods reflect a traditional design, characterized by tree-lined streets and sidewalks. Most homes are within close proximity to a park or community gathering space, such as a school, community center, or place of worship. Residents along Eureka, Dix Toledo, and Northline Roads have access to many retail and service establishments within a short walk, while others may require a 5-10 minute drive at most to reach these corridors and commercial hubs.

The Master Plan takes a comprehensive approach to single-family residential areas, viewing them as neighborhoods where homes serve as the primary land use, complemented by parks, schools, places of worship, and essential infrastructure like sidewalks, streets, and trees. This chapter outlines the existing housing conditions, current zoning regulations for various housing types, and strategies for future development that cater to all age groups within the City, with the goal of providing housing types that allow residents to make Southgate their lifetime home.

EXISTING CONDITIONS

Detached, traditional style homes make up 70% of housing units within the City, with 30% consisting on rental units, mirroring the same composition trends of Wayne County. As mentioned previously in the Community Profile chapter, housing values have consistently have almost doubled (95%) and have surpassed pre-recession values, with an average home value of \$165,400 as of 2023.

Percent of Housing Units by Type, 2020 American Community Survey, Southgate and Wayne County



Ownership

Homeownership trends within Southgate have remained mostly consistent since 2010, with owner occupied units increasing from 62% to 63%, rental remaining unchanged at 32%, and unoccupied units decreasing slightly from 14% to 13%. Wayne County has also experienced a similar trend within the same time period.

Housing Affordability and Attainability

In 2023, the American Community Survey (ACS) reported a median home value of \$165,400 and a median gross rent of \$1,102 in the City. The average monthly mortgage payment for a home at this median value is \$1,392. Based on Wayne County's median household income of \$98,223, homeownership and rental costs in Southgate are generally affordable for the average county resident. However, with Southgate's median household income at \$64,635, local residents may face challenges related to housing affordability and accessibility.

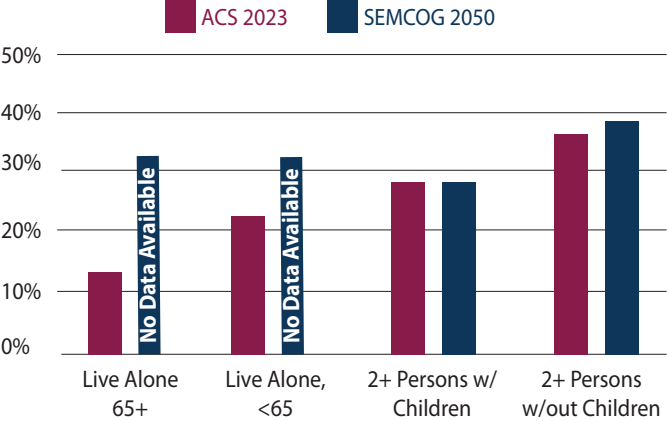
Age of Housing Stock

A majority of housing options within the City are older construction with over 75% of homes have been build prior to 1980. Only about 10% of homes within Southgate have been constructed post 2000.

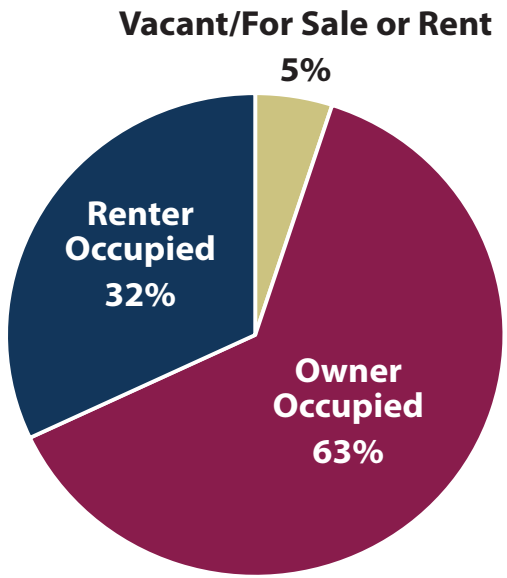
Housing Types

Household types within the City are not expected to change drastically from 2023 to 2050. Households with children are expected to decline by 5%, while households with occupants living alone are expected to increase by 5%. Households with at least two occupants and without children is not expected to change significantly, but still consist of approximately 40% of households by 2050. The greatest shift predicted includes the number of households with people over the age of 65 increasing moderately, with an increase of 6.3%. Households consisting of 2 two persons with children is expected to decrease by approximately 6%

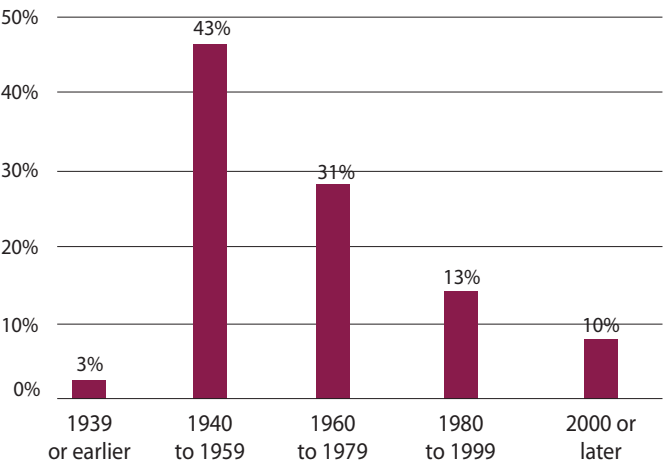
Changes in Wayne County Household Type, SEMCOG 2050 Forecast



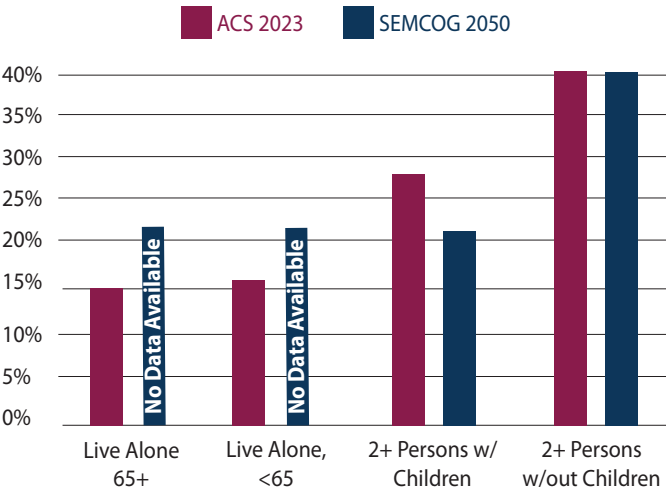
Housing Tenure of all Southgate Housing Units, 2023 American Community Survey



Southgate Housing Unit Age, 2023 American Community Survey



Changes in Southgate Household Type, SEMCOG 2050 Forecast



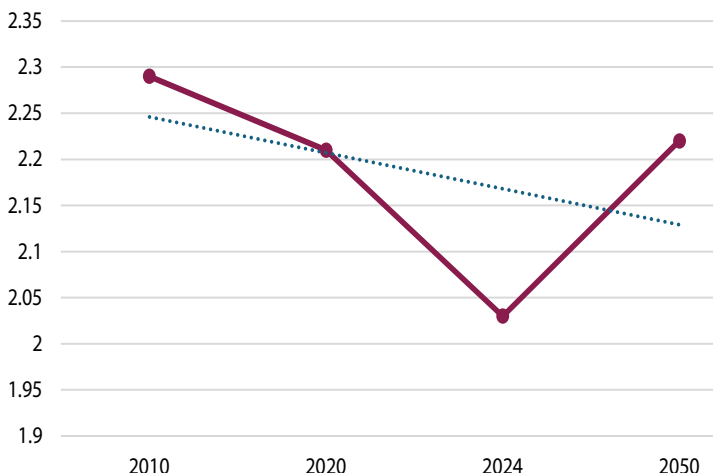
Household Size

Between 2010 and 2020, household size decreased from 2.29 to 2.21, a gradual decrease amounting to 3.5% over the ten year span, which was generally consistent with state and national trends. As of July 2024, SEMCOG data estimates the average household size at 2.03, significantly less than 2010 and 2020. The SEMCOG 2050 Regional Forecast predicts this number to increase over the next three decades back to 2020 numbers at an average size of 2.22.

Construction Trends

Between 2010 and 2025, Southgate has seen a steady increase in residential building permits, including single-family homes, two-family units (duplexes), attached condominiums, and multi-family apartment units. Overall, a net total of 319 housing units have been constructed, with 4 unit demolitions. The home types with the most permits associated were single-family homes (100) and multi-family units (207). Attached condominiums (16) and two-family units (0) had the least number of construction permits.

Average Household Size



HOUSING NEEDS

Residential land uses, encompassing both single-family and multiple-family dwellings, represent approximately 58.7 percent of the total land area within Southgate. A variety of demographic and socioeconomic factors influence today's housing trends. Nationally and statewide, household sizes continue to decline as families have fewer children and the proportion of older adults increases with the aging population. These shifts are expected to affect housing demand at all levels.

The Future Land Use Plan seeks to promote a balanced and diverse housing stock through the encouragement of varied lot sizes, housing types, and price ranges. This strategy aims to ensure that both existing and prospective residents have access to housing options that accommodate changing economic conditions, household compositions, and lifestyle preferences.

The graphic below illustrates the concept of “Missing Middle” housing—a spectrum of multi-unit or clustered housing types that maintain a scale and character compatible with traditional single-family neighborhoods while addressing the growing demand for walkable, mixed-use environments. These housing forms include triplexes, fourplexes, courtyard apartments, bungalow courts, and live-work units. Many communities are adapting former or underutilized commercial areas into mixed-use corridors by incorporating these housing types to promote more vibrant, connected neighborhoods.



DESIRED FUTURE

Introducing a variety of housing types for all ages is essential to ensure Southgate can be enjoyed through all stages of life.

Residential Buffers

Due to its mid 20th century design, many Southgate neighborhoods directly abut commercial corridors, sometimes with little in the way of fencing or landscaping in between. Adjacent commercial uses can place strain on nearby residents in terms of parking on residential streets, noise, odor and litter drifting into yards. Equally important to planning for commercial corridor expansion, more fully addressed in the Corridors chapter, is protecting existing residential properties with buffers that provide sufficient separation of uses and screening.

In deliberations during the Master Plan process, design ideas for buffers were shared and discussed. A buffer with a masonry wall or landscaping screen or vacating alley space between uses were discussed, which is required under current zoning, with a sliding scale which increases based on use intensity, ranging from heights of five to six feet.

Maintaining Residential Character

The majority of homes within Southgate consist of single-story bungalows. Newer residential developments paint a different picture, as more two-story homes have been built with increasing frequency in the past decade. The size, bulk and design of these new homes can influence the character of neighborhoods in terms of visual consistency and appeal. Newer single-family homes bring re-investment, keep neighborhoods vibrant, and bolsters the City's financial sustainability, however it is essential to monitor building trends to ensure the historic character of existing neighborhoods are preserved.

Southgate policy makers have ensured the existing character neighborhoods are preserved, while encouraging development in and around them. A number of zoning tools have been used by the city to lessen the impact of infill houses, such as maintaining uniform height requirements in all residential districts, requiring roof pitches more in keeping with the area, and scaling floor area and lot coverage requirements with lot size.



Example of a traditional one-story single-family home.



Example of a newer construction two-story home

NEIGHBORHOOD MAINTENANCE

As indicated in the data above, most of Southgate's neighborhoods were developed between 1940 and 1980.

While these neighborhoods have remained desirable, as reflected in rising home values, ongoing investment and upkeep are crucial to preserving the community's vibrancy. Effective neighborhood maintenance relies on home improvements, code enforcement, consistent City communication, high-quality City services, and well-maintained infrastructure.

Home Improvement and Rehabilitation

A neighborhood is defined by the quality of its homes. The City should explore opportunities to support homeowners through home improvement programs that facilitate rehabilitation, necessary repairs, emergency fixes, and ongoing maintenance. Additionally, the City can connect new Southgate residents with Wayne County's HOME Program, which offers down payment assistance for first-time home buyers. Partnering with local and national businesses could also provide residents with free or discounted supplies, such as smoke alarms and paint. An emerging program the City is actively pursuing is the MI Home Program, a state partnership program providing funding opportunities for home rehabilitation and attainable housing projects.

Infrastructure

Infrastructure connects neighborhoods to each other and the broader community. Southgate remains committed to the ongoing maintenance and enhancement of its municipal water and sewer systems in collaboration with regional partners. Additionally, the City recognizes the importance of well-maintained streets, sidewalks, and street trees in fostering walkable and inviting neighborhoods. To further support residents, the City has established a sidewalk maintenance program where sections of sidewalk within the City are periodically reviewed and replaced when needed. The City's Downtown Development Authority (DDA) also maintains all streetscapes within the DDA district, and the City Tax Increment Finance Authority (TIFA) contracts work to further maintain the Northline Road Median. Sidewalks and overall walkability are explored in greater detail in the Corridor Improvements/Transportation chapter of this Master Plan.

HOUSING CHOICES

The following types of housing are planned for Southgate, within or nearby neighborhoods, to give more choice to residents.

Detached Single-Family Housing

Detached single-family housing consists of traditional one or two story homes which currently make up the majority of home types and serves as the foundation for the community.

Attached Single-Family Housing

Attached single-family housing, which includes duplexes, townhouses, and multi-plexes, consists of two or more dwelling units connected horizontally.

The upkeep of shared areas is typically managed by a condominium association or building owner, reducing the maintenance burden on residents. These housing types are often more affordable than single-family homes. Attached single-family housing is planned for the areas between Fordline and Helen Streets, north of Eureka Road, as well as continued infill development at Woodland Ridge along McCann Avenue. Additional study is required to determine whether duplexes could be incorporated into the single-family neighborhoods and, if so, how they would be implemented.

Multiple-Family Housing

Multiple-family housing options consist of traditional apartments, ranging from a few units to large, complex style developments. Other forms include attached one or two story condominiums, townhomes, and affordable housing developments. These housing types are planned primarily along Dix-Toledo and Northline Roads. Development considerations include proximity to compatible areas, such as service and commercial nodes which can serve an increased area population. Careful consideration should be taken with the impact of additional traffic on neighboring roads for large scale projects.

Senior Housing

Senior housing types include but are not limited to independent living apartments, assisted living facilities, retirement communities, and nursing homes. Future trends indicate the number of residents in Southgate aged 65 and older will increase moderately (6.3%). Land suitable for additional senior housing are also designated as the multi-family future land use category.

Mixed Use

Mixed use development includes the combination of commercial and service related establishments along with residential housing on the same parcel, often within the same building. Commercial uses make up the first floor, with usually two to three floors of residential units located above.

Universal Design Strategies

Access into the home

- No-step front door entrance or a no-step entrance to another location provides access to the main living space.
- Access Ramp creates a no-step entrance.
- Exterior doorway with a 32-inch clear opening, and exterior lighting controlled from inside the residence or automatic or continuously on.
- An exterior or interior elevator, lift, or stair glide unit.

Interior of home

- Interior doorway with a 32-inch clear opening to accommodate wheelchairs and walkers.
- Open single floor living: Eliminate need to navigate stairs and doors by increasing mobility in homes with at least 5 foot diameter turnarounds, and powered door operators. If home is multi-story, incorporate one accessible bathroom on main floor.
- Reachable switches and outlets: Switches should be placed at 44 - 48" high, while outlets should be at least 18" high.
- Friendly floors: Flooring should be a matte slip-resistant surface or low pile carpeting to reduce potential for slips or falls, and ease operation of wheelchair or walker.
- Accessible counter tops, cabinets and storage: Counter tops can be at varying heights of 28-42", with at least 50% of all storage less than 54" high.

Accommodations for individuals with sensory disabilities

- Alarm, appliance, and control structurally integrated to assist with a sensory disability.

Accessible bathroom features

- Maneuverable bathroom or kitchen.
- Walls around a toilet, tub, or shower reinforced and properly installed grab bars.
- Accessibility-enhanced bathroom, including a walk-in or roll-in shower or tub.

These types of developments are best suited for the major corridors of the City, which includes Eureka, Dix-Toledo, and Northline Roads where existing residential neighborhoods about primarily commercial type uses. The addition of mixed use structures would preserve the commercial character of the corridors, while also providing additional housing options for City residents. Parking availability for residents, employees, and visitors of these structures should be strongly considered for potential sites.

AGING IN PLACE

As outlined in the Community Profile chapter, Southgate's population is aging, with the number of residents aged 65 and older expected to grow by 12%, and those 85 and older projected to increase by nearly 50%. To address this, Southgate aims to support residents in aging in the home and community of their choice, a concept known as "Aging in Place." This approach utilizes regulations, programs, and designs that enable individuals to maintain a sense of belonging, purpose, and well-being as they grow older. The City of Southgate can enhance residents' ability to age in place by expanding housing options, as detailed in the previous section, adopting universal design, and improving public spaces and programs.

Housing Choices and Seniors

Southgate offers a variety of senior housing options, including independent living and assisted living services. For older residents who remain in traditional single-family homes, tasks such as home maintenance, yard work, and navigating stairs can become increasingly difficult. Without dedicated financing and regulations, the previously mentioned housing types are not guaranteed to be occupied by seniors or individuals with disabilities. In order to provide the greatest possible amount of housing options, any housing type should be designed using Universal Design principles when the opportunity presents itself.

UNIVERSAL DESIGN

For any dwelling unit in Southgate, including the housing types previously discussed, to truly support aging in place, must be designed to accommodate people of all abilities. Through education and policy initiatives, municipalities have encouraged the adoption of Universal Design, which the National Association of Home Builders defines as "the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design." The following section outlines the principles and strategies of Universal Design, along with methods for its promotion.

Resident Universal Design Education

The City should explore opportunities to educate residents about Universal Design. This program should include an overview of its principles, strategies for implementation, cost considerations, and available resources. Various outreach methods can be utilized, such as informational handouts at City Hall, educational materials on the City's website, and public information sessions featuring a Universal Design expert.

Additionally, having an expert available at City Hall to provide guidance, answer questions, and present return-on-investment analyses for Universal Design modifications in a typical Southgate home would further support residents in understanding its benefits.

Building Universal Design Education

The City can provide Universal Design resources to builders during the project design phase, as well as make literature available with building permit applications and on the City's website.

Zoning Changes

Outdoor ramps, lifts, or no-step entrances are sometimes restricted due to setback requirements and lot coverage zoning regulations. These and other Universal Design modifications may not meet the variance criteria set by the Board of Zoning Appeals. To address this, the Zoning Ordinance could be revised to include a provision that allows flexibility with setback and lot coverage requirements to accommodate accessibility improvements.

Setting an Example

The City can set a good example by incorporating Universal Design principles into any future City building and retrofit where feasible.

PLACES AND PROGRAMS

Southgate offers many spaces and programs within and around neighborhoods for residents to connect, stay active, and enjoy various activities. Recreation and social engagement are crucial for fostering a sense of belonging and well-being, which are key components of aging in place. The City can support aging in place by developing vibrant places and programs, as outlined below:

Universal Design Principals

Equitable Use

The design is useful and marketable to people with diverse abilities.

Flexibility in Use

The design accommodates a wide range of individual preferences and abilities.

Simple and Intuitive Use

The design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

Perceptible Information

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

Tolerance for Error

The design minimizes hazards and the adverse consequences of accidental or unintended actions.

Low Physical Effort

The design can be used efficiently and comfortably and with minimum fatigue.

Size and Space for Approach and Use

Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Walkability

Southgate is a mostly a car-dependent community, with a walkscore® of 67 out of 100. The recently adopted 2025 Parks and Recreation Plan prioritizes the development of trails that connect parks, creating a continuous park system that links community facilities, schools, neighborhoods, downtown Southgate, and regional recreational areas. Over 60% of survey respondents indicated the need and support of additional non-motorized facilities.

Park Design

Parks Should be designed for people of all ages and abilities, with fitness equipment and passive recreation areas for all persons to relax, talk or observe nature. The 2025 Parks and Recreation Plan includes action items to remove accessibility barriers with the goal of making all park facilities accessible to all residents and visitors of Southgate.

Accessible to Medical Facilities

To ensure accessibility for residents of all abilities, medical facilities should be located near neighborhoods, designed to be universally accessible, and easily reachable by pedestrians, cyclists, transit riders, and vehicle passengers. Ideally, these facilities should be situated where neighborhoods intersect with commercial corridors, when appropriate. This topic is further explored in the Corridor Improvements / Transportation chapter.

Social and Community Interaction

The City can enrich the social and cultural lives of its residents by improving public spaces and maintaining programs that bring people together for social and community events. Parks, City facilities, and commercial corridors, especially along Eureka, Dix Toledo, and Northline Roads should be welcoming and vibrant spaces. Some of the many events and programs organized by the City include, but are not limited to:

- ◆ Heritage Days Festival
- ◆ Harvest Fest
- ◆ Easter Egg Eggstravaganza
- ◆ St. Patrick's Day Party
- ◆ Daddy Daughter Dance
- ◆ Noon Year's Eve Celebration
- ◆ Halloween Trunk or Treat
- ◆ Market in the Park

FUTURE HOUSING STRATEGIES

The following strategies regarding housing within the City of Southgate should be considered:

- ◆ Explore implementing a housing improvement program for City residents.
- ◆ Promote universal design strategies for all housing types within the City.
- ◆ Provide educational material on universal design at City Hall for interested homeowners and builders.
- ◆ Continue providing updates on upcoming community events on the City website.
- ◆ Review current zoning ordinances to determine if revisions are necessary in order to accommodate universal design strategies.
- ◆ Review permitted uses within residential zoning districts and ordinances to ensure multiple types housing options are available.
- ◆ Provide an up to date list of available housing programs for residents on the City website.
- ◆ Promote the development of "missing middle" housing projects.
- ◆ Include triplex, fourplex, courtyard apartments, bungalow courts and live-work as defined housing types and allow them in the appropriate zones.
- ◆ Add the provisions of affordable or accessible housing as on the requirements to receive PUD or a density bonus.
- ◆ Conduct a housing market study and amend the Zoning Ordinance based on findings.

Placeholder

Corridor Improvements

Southgate's major roadways, or corridors — Eureka, Dix-Toledo, and Northline Roads and Fort Street — serve as key commercial and entertainment areas that shape some of the City's most memorable spaces. Whether traveling by foot, car, bicycle, or bus, residents and visitors frequently navigate these corridors as part of their daily routines. These areas also serve as activity hubs where people dine, shop, worship, play, and live.

Data from the 2025 Community Survey highlight a strong community interest in expanding commercial and entertainment options, as well as mixed-use developments along these corridors. However, redevelopment can be challenging with physical constraints such as parcel size and parking availability. This chapter outlines strategies to enhance these corridors, transforming them into dynamic and vibrant destinations.

The Master Plan envisions vibrant and inviting corridors, each with their own sense of place. The following strategies should be used in all corridors throughout the City:

Offer Transportation Choices

Corridors should be enhanced to provide safe and accessible transportation options for pedestrians, cyclists, transit riders, and motorists alike. Potential improvements include adding bike lanes, integrating bus stops with new or redeveloped properties, and expanding transit services.

Establishing "transit nodes" along key corridors can serve as a valuable economic development strategy by increasing foot traffic and stimulating local businesses. These nodes feature wider sidewalks and higher-density development, such as taller buildings positioned at the sidewalk's edge, to create a more walkable and vibrant environment. Transit nodes could be implemented along any major corridor identified in this plan.

Improve the Pedestrian Experience

The pedestrian experience along corridors can be improved through design and investment where people walk. This includes the area between the back of curb and front buildings facades. A well designed pedestrian area includes sidewalks and crosswalks of the appropriate width, street trees and street furniture (light poles, benches, etc.) between the sidewalk and the roadway. A defined area for semi-public activity, like outdoor dining or sidewalk sales is also an option. These elements combined are referred to as the "streetscape". The streetscape of corridors should be designed for pedestrians first, and motorists second.

The City should seek to identify areas along its corridors that would be most compatible for streetscape enhancements through the creation of a common streetscape program.

Components of this program should include desired streetscape improvements, such as sidewalk improvements, bicycle lanes, landscaping, and implementation strategies to achieve a consistent corridor aesthetic. Streetscape programs should be designed and implemented for all corridors to create a consistent and inviting atmosphere, while accounting for existing streetscape constraints.

Create Effective Buffers

Given Southgate's layout, corridors frequently border single-family residential areas, which can create tension between the quiet neighborhoods and the activity of commercial corridors. To mitigate this, the City requires a landscaped buffer featuring a masonry wall or an earth berm, ranging from five to six feet in height.

To further enhance this separation, zoning ordinance amendments should reinforce and refine these requirements, promoting the use of decorative walls and green alleys. The goal is to protect residents' well-being and property investments while fostering a more aesthetically pleasing and functional transition between uses.

Diversify Housing Choices in Corridors

Corridors present valuable opportunities for new housing development in Southgate, such as townhomes and upper-story units in mixed-use buildings. A diverse housing mix provides options for different populations, ages, and income levels, enabling residents to remain in Southgate throughout various stages of life. The City should permit additional housing types that align with the character of each corridor. Design guidelines for each corridor are outlined later in this chapter.

Mixed Uses in Corridors

The Master Plan envisions Southgate's corridors transitioning from predominantly office and commercial/service areas to mixed-use developments, incorporating a residential component. The mix of uses could include commercial, office, service type uses, with residential spaces added usually on additional floors of buildings. Specific combinations of uses should be determined by the character of each area, including existing buildings, surrounding land uses, the size and speed of the streets, and the role each corridor plays in serving the community of Southgate.

Promote Public Gathering Spaces

Public gathering spaces, such as parks, plazas, farm markets, and even sidewalks or alleys further promote a sense of community between residents and the City. Public spaces can host community or private events, as well as function as everyday meeting spots for residents. The City should review and implement zoning ordinance amendments which allow for the conversion of vacant and undeveloped parcels within corridors to be converted to public spaces, with one strategy being the implementation of form-based code regulations.

Promote Public Art

Art in public spaces, such as murals on various Southgate businesses, not only encourages commercial investment but also creates appealing venues for community and private events, fosters a sense of community ownership, and improves the overall quality of life for both residents and visitors.

The City should collaborate with organizations such as the DDA, art groups, private property owners, and businesses to promote public art along corridors. This can be achieved by building relationships, streamlining permitting processes, and exploring potential financial support. Public art at key intersections and major destinations enhances Southgate's identity, builds community pride, and adds visual interest for all.

Complete Streets

All corridor improvement efforts should be oriented to achieving the form of complete streets. Complete Streets are roadways that are planned, designed, and built to ensure safe and efficient access for all legal users—whether traveling by car, truck, transit, bicycle, on foot, or with assistive devices. To connect all areas of the City and accommodate people of all abilities and transportation preferences, streets must be designed to support multiple modes of travel. However, no single design solution fits every roadway; treatments should be tailored to reflect surrounding land uses and traffic conditions.

EUREKA ROAD

Eureka Road is a five-lane road spanning the entirety of the City, and serves as a major commercial corridor of the Downriver Area. The Southgate Shopping Center is located along Eureka, and provides residents and visitors alike a large variety of shopping, entertainment, and dining options. Market Center Park is also located in the space, providing a connection between the two major parking areas and residential homes to the south. A challenge identified earlier in this document that is present along Eureka Road is much of the parking options within the corridor are concentrated in the shopping center area, with limited parking for other commercial uses in the corridor. The goal for the Eureka corridor is to continue providing a well-balanced relationship between residential and commercial uses, while also seeking to provide parking options that meet the needs of all uses along the corridor.

Downtown Development Authority (DDA)

The City of Southgate Downtown Development Authority, or DDA, shown on the next page, extends the entirety of Eureka Road, as well as a portion of Dix-Toledo Road. The DDA was established to promote economic development within the City. The DDA has been empowered to utilize tax increment financing to generate financial resources to invest in municipal projects and public/private partnerships that will facilitate development within its corridor business district.

The DDA, as created under State enabling legislation, includes a Development Plan and a Tax Increment Financing Plan. The Development Plan incorporates physical improvements, potentially including, but not limited to, building enhancement, signage, access management, utility improvements and other infrastructure programs, as well as operational improvements such as business development assistance.

The Tax Increment Financing Plan for the DDA is a strategy for funding and implementing the improvements set forth in the Development Plan. The Tax Increment Financing Plan established procedures for the capture and expenditure of funds for DDA projects and estimates the projected value of captured taxable dollars available to the DDA for the purposes of planning and long range development. Captured funds are applicable to corridor areas within the DDA boundary, and should be considered when implementing corridor improvements or design principals.

Eureka Design Principals

The following guidelines apply to the entire corridor:

- Commercial Building frontage should be directed toward Eureka Road and present a continuous front door appearance and lower building scale that is compatible with the residential neighborhoods.
- Potential mixed-use buildings proposed on Eureka may be taller in scale, though not to exceed 3 stories in height.
- When applicable, buildings should be grouped into clusters to provide common green open spaces, ideally as a buffer between residential uses.
- Resident parking should be internal to the development and landscaped.
- Pedestrian walkways should provide safe access to buildings, common spaces, and surrounding sidewalks.
- Sustainable site, building and landscaping elements are encouraged and should be incorporated as appropriate to the site and program.

DIX-TOLEDO ROAD

Dix-Toledo Road is a seven-lane road running northwest along the heart of Southgate. Existing land uses along the corridor mostly consist of residential and commercial. Due to the large number of lanes, potential road diet measures, such as lane removal for pedestrian/bike lanes or additional off street parking. Pairing road diet measures as well as reduced speeds can reduce total vehicle crashes by 19 to 47% as reported by the Federal Highway Administration.

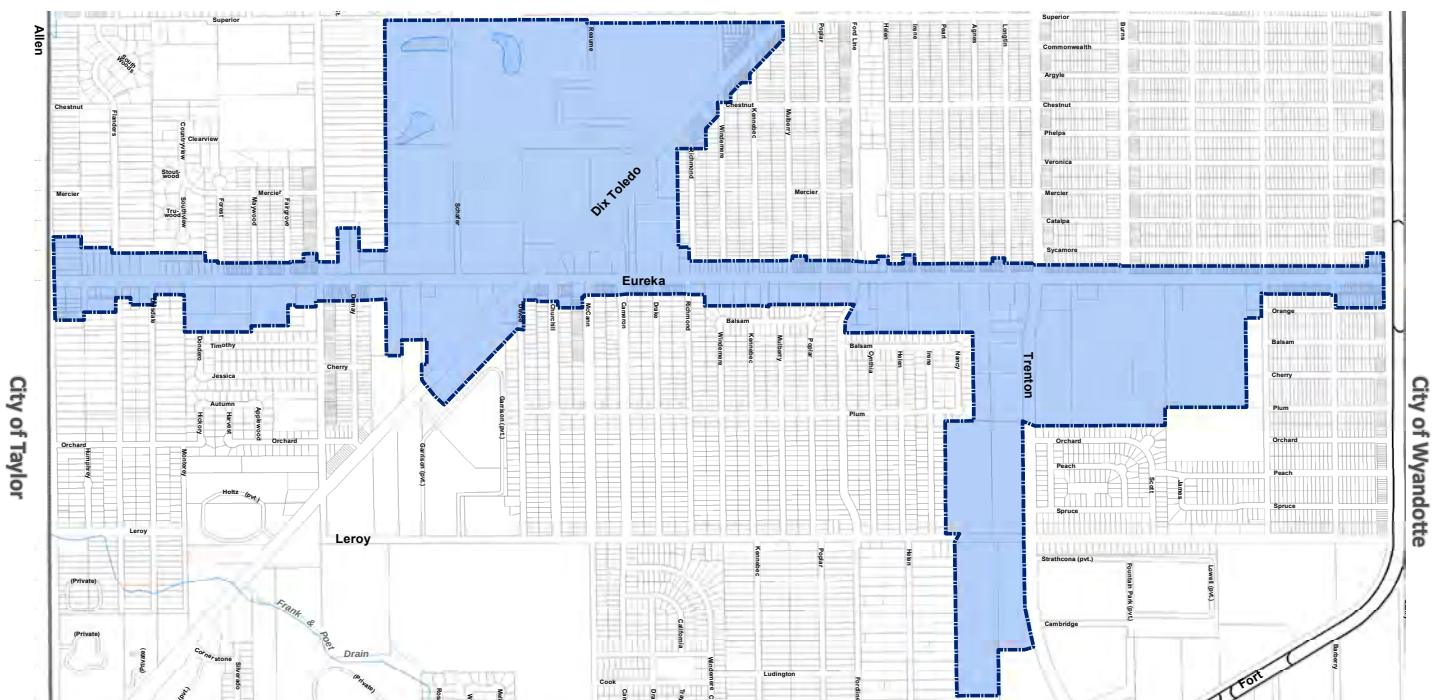
As redevelopment occurs on Dix-Toledo, the City should implement unifying streetscape elements such as landscaping, seating, pedestrian lighting, and others as appropriate, all of which could be made possible if road diet measures are implemented.

Dix-Toledo should remain primarily as small scale commercial uses compatible with single-family housing. Mixed-use projects with first floor retail space and upper floor residential are encouraged.

Dix-Toledo Design Guidelines

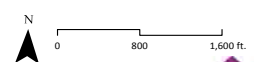
The following design guidelines apply to the entire corridor:

- Pedestrian crosswalks must meet accessibility standards and should be well marked.
- Areas adjacent to the curb should be planted with lawn and canopy trees, as space allows.
- Sustainable streetscape features such as permeable pavements, rain gardens and LED lighting are encouraged.
- Facades facing Dix-Toledo should be constructed on similar, uniform materials to further enhance the corridor's identity.
- Encourage public art and murals through the City's application checklist.



DDA Boundary

DDA BOUNDARY



Carlisle/Wortman Associates
November 14, 2018



NORTHLINE ROAD

Northline Road stands as another major commercial corridor in Southgate, spanning the entire City from east to west, north of Eureka Road. The I-75 interchange is in close proximity, along with most of the City's vacant land, extending north along Reeck Road. The combination of highway accessibility and industrially zoned land along Reeck serves as an attractive location for new research and development and similar type uses near Northline.

Similar to Eureka and Dix-Toledo, existing land uses along Northline consist of commercial and office space along the road, with a combination of single-family neighborhoods and multi-family developments. Gerisch Middle School and Shelters Elementary are in close proximity to Northline and its residential uses. Much of the corridor is developed, to which future planning efforts should focus on infill, redevelopment of older parcels, and the modernization of building stock to meet today's building code and universal design standards. Future land uses should also be compatible with surrounding residential neighborhoods with adequate screening measures implemented.

FORT STREET

Fort Street is located on the eastern edge of Southgate, bordering the City of Wyandotte. Commercial, retail, and office uses are currently present along the corridor. Fort Street also shares major intersection with Northline and Eureka Roads. Residential neighborhoods are also present behind the main strip of commercial and office uses.

Similar to Northline Road, infill and redevelopment efforts for existing buildings are anticipated. Future coordination efforts with the City of Wyandotte should be utilized for planning efforts in order to provide an effective transition area and preserve the commercial nature of the corridor, while also protecting nearby residential neighborhoods. Due to the similarities between Fort Street and Northline Road, joint design guidelines are suggested.

CORRIDOR IMPROVEMENT AUTHORITY

A potential implementation strategy for all identified corridors in this chapter, with the exception of Eureka Road, includes the establishment of a Corridor Improvement Authority (CIA). A Corridor Improvement Authority enables the use of tax increment financing (TIF) to fund capital improvements within a designated commercial corridor.

Northline/Fort Design Guidelines

The following design guidelines apply to Northline Road:

- Main building entrances should be prominent and visible from the street.
- Building windows should front onto the street.
- Driveways and parking areas should be clearly visible from the street and landscaped.
- Off-street parking lots, including those that abut the sidewalk, are screened with a masonry or decorative wall and landscaping.
- Monument style signs and building mounted signs should be incorporated into the site and building.
- Dumpsters should be screened from view via enclosures.
- Building mounted lighting should complement the building and be down shielded.
- Sustainable features such as permeable pavements, LED lighting, native landscaping, locally sourced and recycled materials are encouraged.

It provides communities—especially those with existing Downtown Development Authorities, such as Southgate, the ability to offer similar revitalization tools to older commercial areas located outside a DDA district. Authorizing Legislation PA 57 of 2018, more commonly known as the Tax Increment Financing Act, authorizes a city, village, or township to create one or more CIA

Local governments can utilize tax increment financing (TIF) revenues generated from increased property values to fund improvements along commercial corridors on arterial or collector roads. These projects may involve land enhancements, as well as the construction, rehabilitation, preservation, equipping, or maintenance of buildings within the development district for either public or private use. Initial project costs can be financed through bond issuance, with repayment derived from the increased property tax revenues, special assessments, or related fees.

Establishment

The steps to establishing a Corridor Improvement Authority are outlined below:

- ◆ Adopt a resolution declaring intent.
- ◆ Publish, post (in 20 places), and mail a notice of public hearing to the governing body of each taxing jurisdiction 20 days before the hearing date.
- ◆ Hold a public hearing on the establishment of the authority and on the boundaries of the district.
- ◆ Adopt an ordinance not less than 60 days following the public hearing establishing the authority and designating the boundaries of the proposed development area.
- ◆ Appoint the board ranging from 5 to 9 members.

Exercising Powers

The appointed CIA board has various powers granted to it by the Tax Increment Financing Act, Including but not limited to:

- ◆ Prepare an analysis of economic changes taking place in the development area.
- ◆ Study and analyze the impact of metropolitan growth upon the development area.
- ◆ Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit.

- ◆ Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code.
- ◆ Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area.
- ◆ Implement any plan of development in the development area necessary to achieve the purposes of the act.

FUTURE CORRIDOR STRATEGIES

- ◆ Initiate incorporation of City islands.
- ◆ Continue to invest in pedestrian facilities through the development of a strategic non-motorized plan. This should include an inventory of pedestrian facilities and a plan for maintenance, enhancement, and extension.
- ◆ Continue to invest in visible public infrastructure, including streetscape design and public spaces.
- ◆ Identify funding sources in the form of grant opportunities for public spaces and pedestrian facilities.
- ◆ Coordinate Complete Streets efforts and work with transportation authorities and neighboring governments to encourage comprehensive roadway access for vehicles, bicyclists, pedestrians, and public transport riders.
- ◆ Seek to establish Corridor Improvement Authority.
- ◆ Promote the established design guidelines of each corridor.
- ◆ Promote the City mural program along corridors.

Placeholder

Future Land Use

The Future Land Use Plan implements Southgate's Vision and Values into actionable guidelines by identifying specific areas of the city for expected land uses and functions. This chapter includes the distinction between planning and zoning, presents the Future Land Use Map, and outlines the purpose, characteristics, location, and implementation approach for each future land use category.

The Future Land Use Map, as part of the Master Plan, highlights areas within the City that are best suited for future development, based on the community's vision and core values. It serves as a guide for shaping new development in Southgate over the next ten to twenty years.

The land use categories outlined in this chapter and shown on the Future Land Use Map represent areas suitable for current and potential future uses, as described in each category. These categories function as planning districts, offering guidance on possible future development rather than dictating what exactly will happen .

Legally permissible uses of land within the City are defined exclusively by the zoning districts established in the Southgate Zoning Ordinance. Any changes to allowable land uses must be approved by the Planning Commission and City Council, following the procedures outlined in the Zoning Code and in accordance with state law.

These zoning changes may include creating or removing zoning districts, amending the zoning map, or modifying the permitted uses within a district. While the Master Plan plays a key role in guiding these zoning decisions, however it is not the only consideration.

It is important to understand that the Master Plan's Future Land Use Map and a property Rezoning request are fundamentally different. The Future Land Use Map is adopted as part of the comprehensive Master Plan, whereas a Rezoning request is reviewed independently based on standards outlined in the Zoning Ordinance. This review ensures that any zoning changes align with the Future Land Use Map and Master Plan, while also protecting the interests of neighboring property owners. The graphic on the next page illustrates the distinctions between the Master Plan and the Zoning Ordinance, as well as between the Future Land Use Map and the Zoning Map.

The difference between the Master Plan & the Zoning Ordinance

Master Plan

- ◆ Is a long-term guiding policy document
- ◆ Applies 5-20 years into the future
- ◆ Has goals and objectives based on community input
- ◆ Includes analysis and recommendations on economy development, housing, transportation, infrastructure, land use, etc.
- ◆ Must be reviewed once every 5 years by State Law
- ◆ Is not intended or expected to serve as law

Zoning Ordinance

- ◆ Is the law
- ◆ Applies now
- ◆ Is subject to Federal and State law, and Federal and State case law
- ◆ Regulates land use, building size, form, placement, parcel area, width, depth, parking, landscaping, etc.
- ◆ Must be based on a Master Plan, per State Law
- ◆ Is used to implement the Master Plan

Future Land Use Map

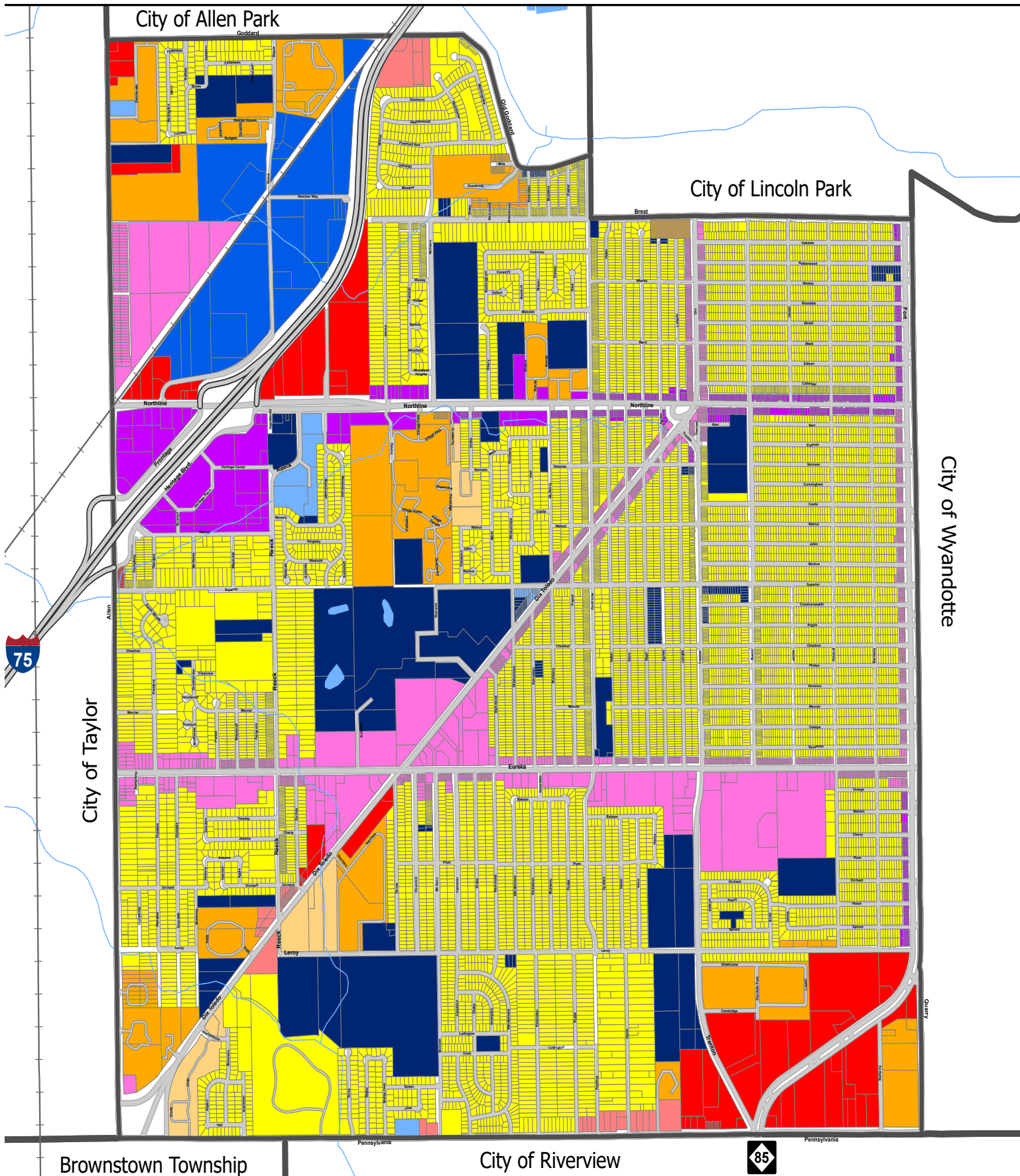
- ◆ Is a visual guide for future planning
- ◆ Applies now and up to 20 years into the future
- ◆ Has future land use categories, which describe what may be considered if zoning changes
- ◆ Provides descriptions on types of uses that are appropriate in particular areas and details on desired density, height, design, landscaping, etc.
- ◆ Shows possibilities, not guaranteed changes
- ◆ Can be changed during a master plan update, which has extensive community input, a recommendation by the Planning Commission, and approval by the City Council

Zoning Map

- ◆ Is the law
- ◆ Applies now
- ◆ Has zoning districts, which state what land uses, building types can be built now
- ◆ Mandates land use, building size, form, placement, parcel area, width, depth, etc. for each zoning district
- ◆ Must be followed for all new development
- ◆ Can only be changed by a Rezoning or Zoning Map Amendment process, a multi-step approval process that includes a public hearing and recommendation by the Planning Commission, and approval by the City Council

It is important for both City officials and residents alike to understand the relationship between the Master Plan and the Zoning Ordinance. The Michigan Planning Enabling Act (Act 33 of 2008) authorizes communities to develop a Master Plan, which establishes a long-term vision for land use and development. In turn, the Michigan Zoning Enabling Act (Act 110 of 2006) provides the legal framework for creating zoning ordinances that implement and enforce the goals set forth in the Master Plan.

Future Land Use Map

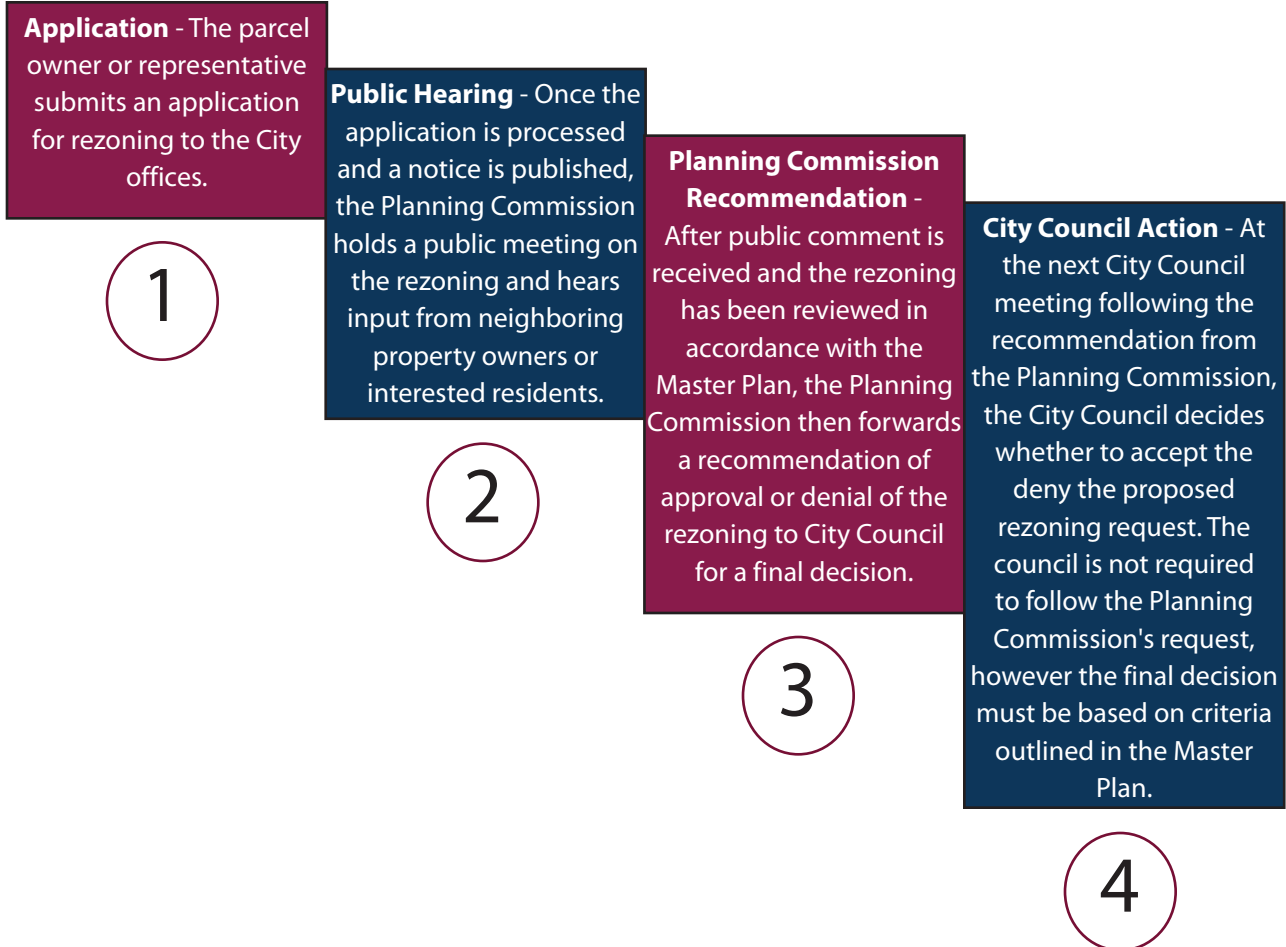


Future Land Use Map Legend

- Single Family Detached
- Single Family Attached
- Multiple Family
- Manufactured Home Park
- Local Commercial
- General Commercial
- Office
- Mixed Use
- Mixed Office and Commercial
- Technology and Research Park
- Public and Semi-Public
- Railroads



The Rezoning Process



- ◆ A Rezoning or Map Amendment is:
 - ◆ Generally parcel-specific
 - ◆ Can be initiated by a property owner or by City staff
 - ◆ Must be in line with the adopted Future Land Use map as part of the Master Plan
 - ◆ A multi-step approval process that includes a public hearing and recommendation by the Planning Commission, and final approval by the City Council
- ◆ City Council has the authority to grant or deny a proposed rezoning or zoning map amendment
- ◆ Additional rezoning considerations include:
 - ◆ The parcel's capacity to handle uses allowed in the new zoning district
 - ◆ Development trends in the area, and the potential impact of the new zoning district on surrounding properties
 - ◆ Whether there is a clear demand for uses that are allowed within the new zoning district, and if there would be a clear community benefit should the rezoning be approved
 - ◆ Whether the rezoning will help accomplish goals and objectives established within the Master Plan

SINGLE FAMILY DETACHED

Single Family neighborhoods are located throughout the entirety of Southgate and make up a majority of land uses (50%) within the City. The Single Family Detached category is intended to preserve the quality of existing residential neighborhoods while recognizing the need for other uses to support the quality of life within while preserving the overall community character. Compatible land uses for this category include detached residential homes and ancillary uses which support the residents of each neighborhood such as parks and open space and community support facilities such as churches, schools, and public buildings.



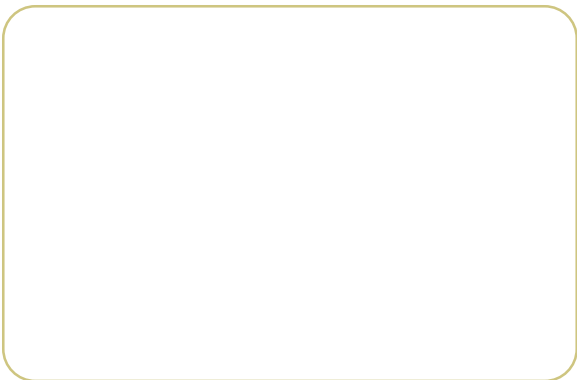
SINGLE FAMILY ATTACHED

The Single Family Attached category is intended to promote a variety of single-family housing styles, including townhomes and attached condominiums to serve as an additional housing option for Southgate residents, and in certain situations to serve as a transitional buffer between single family neighborhoods and land uses which may generate greater amounts of traffic, such as commercial businesses.



MULTIPLE FAMILY

The Multiple Family land use category primarily includes multi-family apartment buildings, but can also encompass group living arrangements such as independent and assisted living facilities, as well as convalescent care homes. These areas are largely occupied by existing apartment complexes. By providing more affordable housing choices, multiple-family developments serve as a valuable and affordable alternative to conventional single-family detached residences.



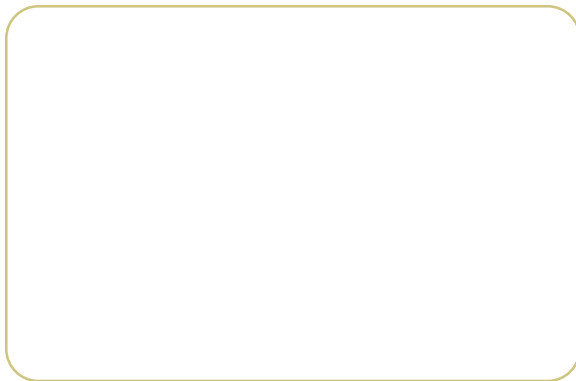
MANUFACTURED HOME PARK

The Manufactured Home Park category is designated for the development of manufactured or mobile home communities situated within a unified park-like environment. It is characterized by the presence of multiple manufactured housing units located on a single parcel of land, typically arranged to foster a sense of community. Ancillary uses, such as leasing or sales offices, recreational amenities, and community facilities, are commonly integrated to support the residential function of the park.



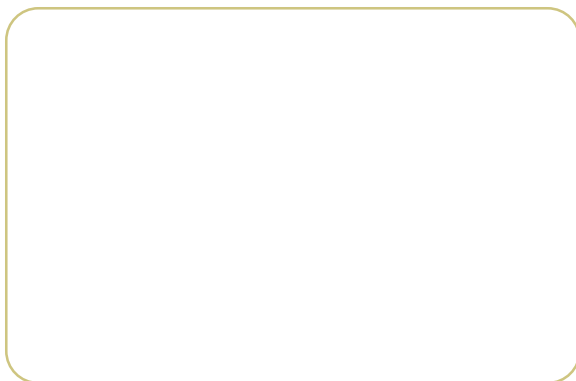
LOCAL COMMERCIAL

The Local Commercial land use category encompasses areas within the City that support retail and service establishments meeting everyday convenience needs of residents and visitors alike. Compatible land uses include, but are not limited to banks, florists, convenience stores, and personal service providers. It's important to recognize that local commercial uses may also be suitable in areas identified as Mixed Use or Mixed Office and Commercial on the Future Land Use Map. Appropriate screening measures between land uses within this category and nearby residential uses should also be incorporated.



GENERAL COMMERCIAL

The General Commercial land use category covers areas occupied by larger retail businesses that offer goods typically purchased less frequently. General Commercial uses include, but are not limited to gas stations, large stand-alone retailers, restaurants, and extensive retail strip centers anchored by multiple major tenants such as department stores and large supermarkets. Several of the City's largest shopping centers fall under this designation. The most significant concentrations of General Commercial land are located along Fort Street in the southeastern corner of the City, as well as near the intersection of Northline and Allen Roads in Southgate's northwestern area. Land uses within this category should be easily accessible along major thoroughfares, with appropriate residential screening measures.



OFFICE

Appropriate uses within the Office land use category include financial institutions, medical offices, professional service providers, and similar uses dedicated to business operations. This category encompasses both single-tenant professional buildings and larger multi-tenant office complexes. As with local and general commercial uses, office developments may also be suitable within areas identified as Mixed Use or Mixed Office and Commercial on the Future Land Use Map.

MIXED USE

The Mixed Use land use category is characterized by a combination of land use types that compliment each other within a specific area. This category may include a single development that features a mix of uses on the same property, or may also characterize an area of separately owned properties featuring a mix of land uses, complimented with multiple family housing options.

A major goal of the Mixed Use category is to provide additional affordable housing and retail/service options to the community. To achieve this goal, a mixed use overlay zoning district will be created, allowing a mix of uses and building form that may not be permitted under conventional zoning regulations to provide a greater amount of development flexibility.

The entire length of Dix Toledo Road, Eureka Road, Northline Road, and Fort Street have been designated as Mixed Use. At present, these major thoroughfares feature a wide variety of land uses including single family homes, offices, local and general commercial businesses, regional shopping centers, and semi-public uses.

Generally, the land uses within the corridor compliment each other, and therefore, the Future Land Use Plan envisions that the corridor maintain its mix of land uses. However, steps must be taken to create a unique identity and foster cohesiveness within each corridor in order to strengthen its position within the region. Developing a unique theme for the corridors, implementing streetscape improvements, and requiring adherence to uniform design guidelines are specific recommendations that can help achieve this goal.

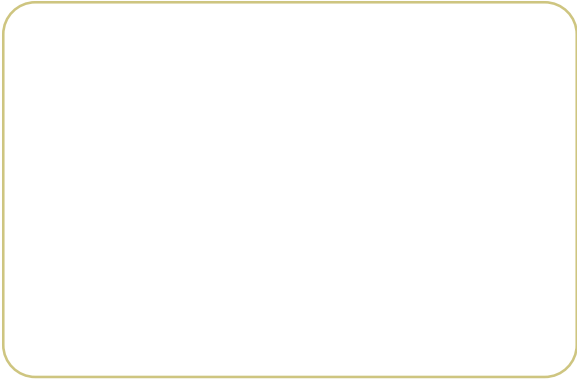
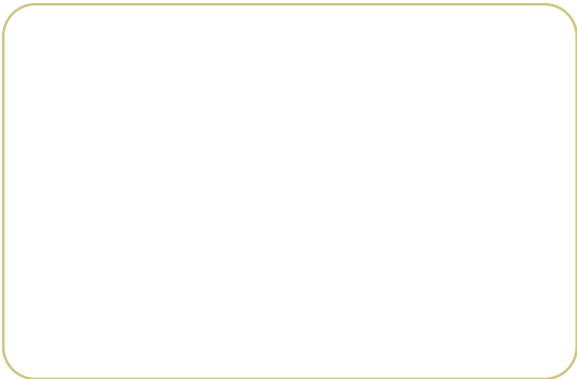
MIXED OFFICE AND COMMERCIAL

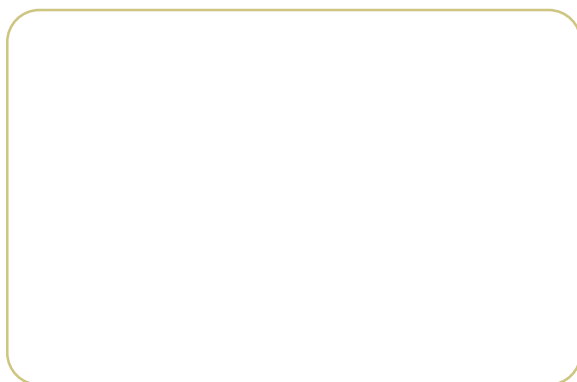
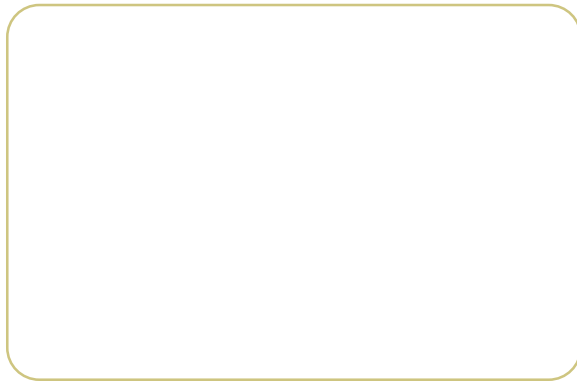
Similar to the Mixed Use category, the Mixed Office and Commercial land use designation features a combination of complementary land uses within a defined area. However, the Mixed Office and Commercial category is intended to be primarily occupied by office and commercial uses, with no residential uses. This designation has been applied to properties with frontage along several of Southgate’s major transportation corridors, including Northline Road, Dix Toledo Avenue, and Fort Street.

TECHNOLOGY AND RESEARCH PARK

This land use category is defined by a campus-style setting designed to support high-tech industries and functions. Typical uses include light manufacturing, telecommunications, medical diagnostic and treatment facilities, office operations, and similar uses. Developments within a Technology and Research Park often involve related activities, promoting collaboration and enhancing the overall success of the area.

Key features of effective campus-style site design include controlled and convenient access points, service areas located along the sides or rear of buildings, well-planned visitor parking and internal circulation.





The screening of outdoor storage, workspaces, and mechanical equipment should also be prioritized. Site design should emphasize the main building entrance and include thoughtful landscaping. To avoid repetitive building facades and promote visual interest, a mix of building and parking setbacks is encouraged. Structures should be positioned on landscaped "turf islands," ensuring that the office portion of each building does not directly border paved parking areas. A landscaped buffer of at least five to seven feet should separate parking areas from building entrances. Building setbacks should be scaled appropriately to the size of the structure and take into account the character of surrounding development.

Lands designated for this use are primarily located in the northwestern section of the City, along Reeck Road and near I-75. The Technology and Research Park area benefits from high visibility from I-75, proximity to the Northline Road/I-75 interchange, and access to a nearby rail line.

PUBLIC AND SEMI PUBLIC

The Public and Semi-Public land use category includes both developed and undeveloped properties owned or operated by governmental entities, public agencies, and semi-public institutions. This category covers a range of uses such as schools, municipal facilities, religious institutions, parks, golf courses, and recreational areas. It is a goal of the City to continue maintaining and improving these areas when appropriate in order to maintain the quality of life Southgate residents deserve.

Public and Semi-Public is intentionally designed to provide flexibility across the entire city, recognizing that civic, institutional, and community-serving needs can emerge in many different locations. Because this category may include a wide range of zoning districts, it is also acknowledged that not every district will be appropriate in every context. For example, rezoning a site planned for Public and Semi-Public to a commercial district may be incompatible when the property is located in the middle of a residential neighborhood. Accordingly, any request to rezone land designated as Public and Semi-Public will be critically analyzed to ensure the proposed zoning and resulting use are compatible with surrounding land uses and development patterns.

ZONING PLAN

The following table lists each future land use category with the associated zoning districts in the City of Southgate Zoning Ordinance, at the time of the adoption of the Master Plan. The table designates which zoning district is anticipated to be compatible with the Master Plan. The table is a guide, not a set menu, since unforeseen circumstances may occur between the adoption of this plan and a rezoning request.

Future Land Use Category	Zoning District
Single Family Detached	RE, Residential Estate
	R-1, One Family Residential
	R-1A, One Family Residential
	R-1B, One Family Residential
Single Family Attached	R-2, Two Family Residential
Multiple Family	R-2, Two Family Residential
	RM, Multiple Family Residential
Manufactured Home Park	MH, Mobile Home Park
Local Commercial	RO-1, Restricted Office
	C-1, Community Business
General Commercial	C-2, General Business
	C-3, Thoroughfare Service
Office	RO-1, Restricted Office
Mixed Use	RM, Multiple Family Residential
	C-1, Community Business
Mixed Office and Commercial	RO-1, Restricted Office
	C-1, Community Business
Technology and Research Park	M-1, Light Industrial
Public and Semi Public	RE, Residential Estate
	R-1, One Family Residential
	R-1A, One Family Residential
	R-1B, One Family Residential
	R-2, Two Family Residential
	RM, Multiple Family Residential
	RO-1, Restricted Office
	C-1, Community Business
	C-2, General Business
	C-3, Thoroughfare Service



Goals and Objectives

Before a community can effectively plan for its future growth and development, it must first establish clear goals and objectives that define its needs and aspirations. These goals and objectives should reflect the community's desired character and the quality of life its residents seek, while remaining mindful of practical economic and social limitations. To ensure these goals and objectives are properly applied, it is important to understand their distinct purposes and how they relate to one another. The following definitions provide this clarification.

Goals

A basic statement that sets a critical path, provides direction, and describes to the organization how the desired outcome should look. Goals are a critical part of the planning process in that they are flexible, defining for the organization, and timeless. Goals stay with the organization until they are achieved. Goals are ambitious and general. They address issues and specific needs or problems, but they are grand in scope and speak to fundamental change and directly serve the mission of the organization.

Objectives

These are the means to achieve a goal. An objective is a plan of action that sets a more specific task within a goal and helps gauge success.

Objectives should often meet the following criteria:

- ◆ An objective must be specific.
- ◆ An objective must be measurable.
- ◆ An objective must be able to be assigned to a responsible party.
- ◆ An objective must be trackable and easy to follow.

The Goals and Objectives are as follows:

Goal 1 – Identify, conserve, and maintain those undeveloped areas in the City which provide residents with the chance to enjoy recreational opportunities and open spaces.

Objectives -

- ◆ Promote open space conservation of available existing lands within the City so as to provide relief from the repetitiveness of the urban form.
- ◆ Further the continued development of recreational facilities which provide community residents with a variety of physical activities.

- ◆ Maintain current local and neighborhood parks and investigate the need for new facilities in undersupplied areas.
- ◆ Encourage the provision of new parks and retention of open spaces during new development or redevelopment projects.

Goal 2 – Promote and encourage city-wide connectivity through non-motorized transportation alternatives.

Objectives -

- ◆ Enhance existing, and development of new, non-motorized trails, such as bike and pedestrian paths, throughout the City.
- ◆ Maintain continuous sidewalks linking community facilities (both public and private), to residential and commercial areas.
- ◆ Promote sound access management principles for major roadways, including limitations to multiple curb cuts and drive-through traffic, thereby stabilizing the pedestrian realm.
- ◆ Coordinate with stakeholders such as the Downriver Linked Greenways Initiative for possible trail connections/extensions.

Goal 3 – Promote Southgate as a community for life-long living.

Objectives -

- ◆ Promote the development and/or redevelopment of single-family residential areas offering a myriad of living locales, environments, and options including, but not limited to, attached condominiums, stacked ranches, townhomes, and traditional single-family detached structures.
- ◆ Encourage development of a diverse new housing stock appropriate for a range of ages (individuals, young and growing families, empty-nesters), and income levels.
- ◆ Encourage development of residential types which provide services and amenities for an aging or disabled population including independent, assisted, and convalescent living options.

- ◆ Allow for controlled and planned growth through continued enforcement of existing zoning and review procedures.
- ◆ Encourage creative design and development planning which will produce visual harmony, without monotony, and reflect the City's preferred aesthetic.
- ◆ Facilitate community improvement policies including, but not limited to, preservation of existing tree stock, street tree plantings, community gardens, and sidewalk improvements.
- ◆ Provide for areas of transition or buffering between residential and nonresidential developments.
- ◆ Discourage the encroachment of nonresidential uses into established residential neighborhoods.
- ◆ Utilize "Smart Growth" principals on a site-by-site basis to ensure livability and sustainability of residential development within the City.

Goal 4 – Maintain the existing commercial base and encourage commercial development that satisfies local market needs and provides a positive contribution to the local tax base.

Objectives -

- ◆ Provide reasonable opportunities for the establishment of commercial uses that meet the demonstrated market needs of City residents.
- ◆ Improve the overall aesthetic character, and encourage the maintenance of structures within Downtown Development Authority (DDA) and commercial areas City-wide.
- ◆ Continue to improve and maintain relationships between business owners and City government, while fostering a sense of partnership.
- ◆ Encourage the improvements of paving, lighting, and marking of existing parking areas within the City's traditional commercial areas, and assess the need to provide supplemental parking strategies.
- ◆ Promote the image of Southgate's commercial areas as an attractive business location through a series of strategically placed enhancements including streetscapes and other infrastructure improvements, landscaping and superior signage.

- ◆ Utilize “Smart Growth” principals on a site-by-site basis to ensure livability and sustainability of commercial development within the City.
- ◆ Consider employment of a “Smart” Scorecard developed by the Congress for New Urbanism to help communities make better project-level decisions that help to achieve Smart Growth objectives on an individual basis.

Goal 5 – Maintain a healthy and progressive commercial mix that allows the Eureka corridor to be a sought after business destination.

Objectives -

- ◆ Promote and preserve those existing business uses that maintain or increase the City’s commercial tax base.
- ◆ Identify underutilized sites or structures along the Eureka corridor, and work with City staff and the development community to propose inventive redevelopment concepts.
- ◆ Facilitate strict code enforcement of all corridor properties to ensure public health, safety, and welfare, as well as the aesthetics of the corridor.
- ◆ Endorse and encourage the use of the Eureka Corridor Design Guidelines established by the Downtown Development Authority during site plan approval.
- ◆ Support the efforts of the Downtown Development Authority in their pursuit of not only quality businesses but in superior site design.
- ◆ Create, promote and distribute a new graphic identity and place name for the DDA area/Eureka corridor, include this graphic identity and name on City signage, banners, future facilities, marketing materials, etc.

Goal 6 – Provide for the efficient and logical maintenance of existing, or extension of new, public services and facilities.

Objectives -

- ◆ Facilitate development and coordination of access oriented transportation plans for both motorized and non-motorized transportation amenities.

- ◆ Promote ongoing, harmonious relationships with the Michigan Department of Transportation, the Wayne County Road Commission, and other agencies which maintain the transportation linkages within the City.
- ◆ Harmonize the relationships between motorized and non-motorized modes of transportation within the City through public educational forums and pamphlets, improved signage, and driver awareness programs.
- ◆ Encourage the use of traffic studies when reviewing new developments within the City.
- ◆ Preserve existing City facilities and services which include neighborhood parks, the Civic Center, Senior Center, Golf Course, the Nature Center and other recreational amenities. Encourage the development of new services or the expansion of existing services or facilities where available and appropriate.
- ◆ Continue coordination of recreational amenities with outside sources such as the City of Southgate Public School System.
- ◆ Plan for the continued maintenance of the City’s infrastructure systems through capital improvement programming.

Goal 7 – Organize parking in commercial areas to increase efficiency and improve appearance.

Objectives -

- ◆ Investigate opportunities for commercial properties with restricted lot sizes to utilize on-street parking where available and appropriate.
- ◆ Consider the development of smaller parking space sizes for commercial lots of restricted size.
- ◆ Investigate the potential opportunities presented by alternative parking strategies, including shared parking and alternative parking schedules for different commercial business types (i.e., A bank and a dinner only restaurant).
- ◆ Evaluate the required parking standards within the City Zoning Ordinance.
- ◆ Investigate opportunities for several businesses to specifically plan for one parking area that is owned and maintained by any business owners included in the parking agreement.

Goal 8 – Facilitate revitalization efforts to position Southgate as a local and regional hub for culture and entertainment.

Objectives -

- ◆ Facilitate the development of new community facilities aimed to engage pre-existing talent, as well as draw from the larger creative class.
- ◆ Incorporate a regional marketing strategy detailing the assets of Southgate as a destination community.
- ◆ Encourage the business community within Southgate to work proactively with City Administration to promote their services or sponsor community-wide events.
- ◆ Consider “branding” for the City that can be utilized in all Southgate promotional materials.

Goal 9 – Encourage and facilitate traditional and nontraditional economic development initiatives.

Objectives -

- ◆ Create and maintain a marketing strategy for attracting potential developers and to provide a vehicle for positive self-promotion for the City. The objective could be coordinated with Goal 8 regarding promotion of Southgate as a destination community.
- ◆ Develop incentive programs and assistance methods to help foster existing local businesses. These programs may include assistance from the Downtown Development Authority or in-kind services from City Departments.
- ◆ Facilitate public/private partnerships between the City and developers to spearhead new development and redevelopment projects.

Goal 10 – Protect water and environmental resources.

Objectives -

- ◆ Support the goals of the Ecorse Creek and Downriver Watershed Management Plans.
- ◆ Consider the installation and maintenance of riparian buffers along the open water courses of the Grams and Frank and Poet Drains.

- ◆ Determine feasibility of including the Frank and Poet Drain into the existing City of Southgate Nature Center.
- ◆ Utilize native plant materials whenever possible in new development and redevelopment.
- ◆ Consider adopting new ordinances focused on the protection of natural features, wetlands, native plant materials, open space preservation and natural buffers.

Goal 11 – Promote the development of Southgate's major corridors with a variety of uses that are complimentary and compatible with nearby residential neighborhoods.

Objectives -

- ◆ Identify and establish a new corridor improvement authority for key areas along Northline, Dix-Toledo, and Fort Street.
- ◆ Review and implement zoning ordinance revisions to provide greater flexibility in development standards that encourage mixed-use projects.
- ◆ Provide a streamlined review process for projects that achieve performance standards such as installation of green space/infrastructure and creative parking solutions.
- ◆ Explore road diet and street activation techniques.
- ◆ Coordinate cooperation opportunities with the City DDA and TIFA to create transition zones that enhance a walkable environment where appropriate coupled with traffic calming techniques.

Goal 12 – Actively seek to implement the goals and objectives of the 2025-29 Parks and Recreation Master Plan.

Objectives -

- ◆ Coordinate park and open space development with the Parks and Recreation Commission and Parks and Recreation Department.

Placeholder

Implementation

This Master Plan contains many land use recommendations that function as benchmarks and provide basic guidelines for making development decisions. The completion of this Master Plan is but one part of the community planning process. Realization or implementation of the recommendations of the Plan can only be achieved over an extended period of time and only through the cooperative efforts of both the public, private and nonprofit sectors.

Implementation of the Plan may be realized by actively pursuing a myriad of topics. These include, but are not limited to, the following action items:

- ◆ Continuing public involvement processes;
- ◆ Auditing, analysis, revisions, and adoption of existing or new City ordinances or regulations pertaining to continued development and redevelopment within the City;
- ◆ Supporting and ensuring enforcement and consistent administration of in-place policies, ordinances and regulations;
- ◆ Providing a program of capital improvements and adequate, economical public services to encourage continued community growth; and,
- ◆ Developing and then prioritizing municipal programs and joint public/private partnerships.

Timeframe

The time it may take to implement strategies outlined in this chapter will vary based on, but not limited to, the resources required, the capacity to initiate the strategy, and the amount of time between meeting with stakeholders to formulating an implementation plan.

Responsible Parties

The City will lead strategies and partner with local organizations to elevate the impact of each strategy.

CC	City Council
PC	Planning Commission
DDA	Downtown Development Authority
PR	Parks & Recreation
DPS	Department of Public Services
WC	Wayne County
CA	City Administrator's Office
TIFA	Tax Increment Finance Authority
BD	Building Department
EDCB	Economic Development Corporation Board
BRA	Brownfield Redevelopment Authority

Development Strategies					
Strategies	Time Frame				Involved Entity
	Immediate	Mid-Range	Long-Range	Continuous	
Maintain an active database of developable land within the City.				●	BD, EDCB
Obtain Redevelopment Ready certification.	●				CA, CC
Review and evaluate current zoning ordinance to ensure requirements are reflective of the City's desired outcomes.				●	PC, CC
Facilitate a process to create design and use concepts for desired action sites.		●			BD, CA, CC
Maintain an active role in marketing Southgate to potential developers.				●	DDA, TIFA, EDCB
Maintain consistent City-wide branding on official documents and forms.	●				All City Depts.
Focus on exploring possible benefit programs and strategies for local business retention and growth.		●			DDA, TIFA, EDCB
When appropriate, seek to update public infrastructure and utilities.			●		DPS, CC
Continue to maintain and enhance public gathering spaces.				●	DDA, TIFA, DPS, PR
Focus on retention and growth of existing businesses.				●	DDA, TIFA, EDCB
Allow density or height bonuses when workforce or attainable housing is included.				●	PC, CC
Follow the goals and objectives of the Parks and Recreation Master Plan.				●	PR, CC
Provide city staff and elected and appointed officials opportunities to participate in various trainings.				●	CC

Housing

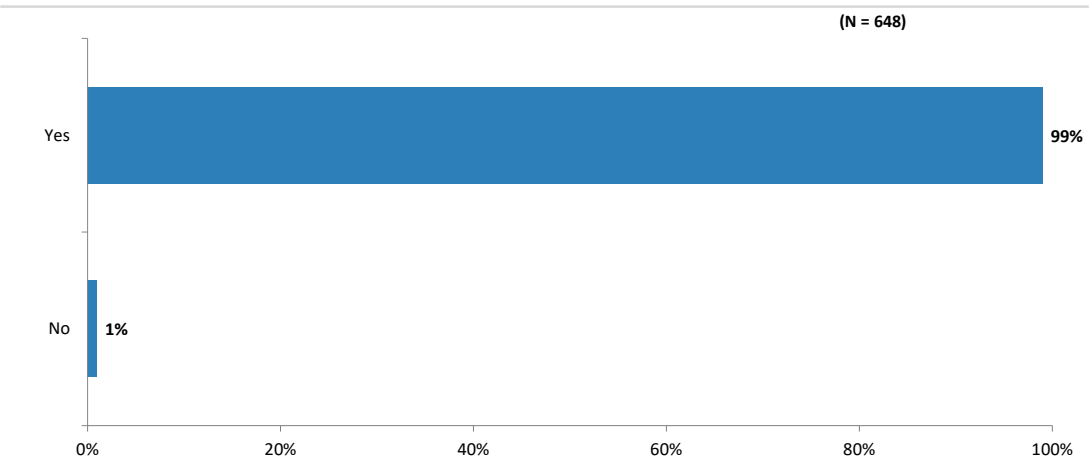
Strategies	Time Frame				Involved Entity
	Immediate	Mid-Range	Long-Range	Continuous	
Explore implementing a housing improvement program for City residents.		●			EDCB, CC
Promote universal design strategies for all housing types within the City.				●	BD, EDCB
Provide educational material on universal design at City Hall for interested homeowners and builders.	●				BD, EDCB
Continue providing updates on upcoming community events on the City website.				●	CA
Review current zoning ordinances to determine if revisions are necessary in order to accommodate universal design strategies.		●			PC, CC
Review permitted uses within residential zoning districts and ordinances to ensure multiple types housing options are available.		●			PC, CC
Provide an up to date list of available housing programs for residents on the City website.	●				CA, EDCB
Promote the development of "missing middle" housing projects.				●	EDCB, DDA, CC
Include triplex, fourplex, courtyard apartments, bungalow courts and live-work as defined housing types and allow them in the appropriate zones.	●				PC, CC
Add the provisions of affordable or accessible housing as on the requirements to receive PUD or a density bonus	●				PC, CC
Conduct a housing market study and amend the Zoning Ordinance based on findings.		●			EDCB, CC

Corridor Improvement					
Strategies	Time Frame				Involved Entity
	Immediate	Mid-Range	Long-Range	Continuous	
Initiate incorporation of City islands.	●				CC
Continue to invest in pedestrian facilities through the development of a strategic non-motorized plan. This should include an inventory of pedestrian facilities and a plan for maintenance, enhancement, and extension.				●	CC, PR, EDCB
Continue to invest in visible public infrastructure, including streetscape design and public spaces.				●	DPS, CC, DDA, TIFA, EDCB
Identify funding sources in the form of grant opportunities for public spaces and pedestrian facilities.	●				CC, EDCB, DDA, TIFA
Research and seek to implement a road diet plan in corridor areas capable of handling such improvements.		●			DDA, TIFA, EDCB
Coordinate Complete Streets efforts and work with transportation authorities and neighboring governments to encourage comprehensive roadway access for vehicles, bicyclists, pedestrians, and public transport riders.			●		CC, EDCB, DDA, TIFA, CA
Seek to establish Corridor Improvement Authority.	●				CA, CC
Promote the established design guidelines of each corridor.				●	CC, DDA, TIFA
Promote the City mural program along corridors				●	CA, BD, DDA, TIFA, EDCB



Appendix - Community Survey Results

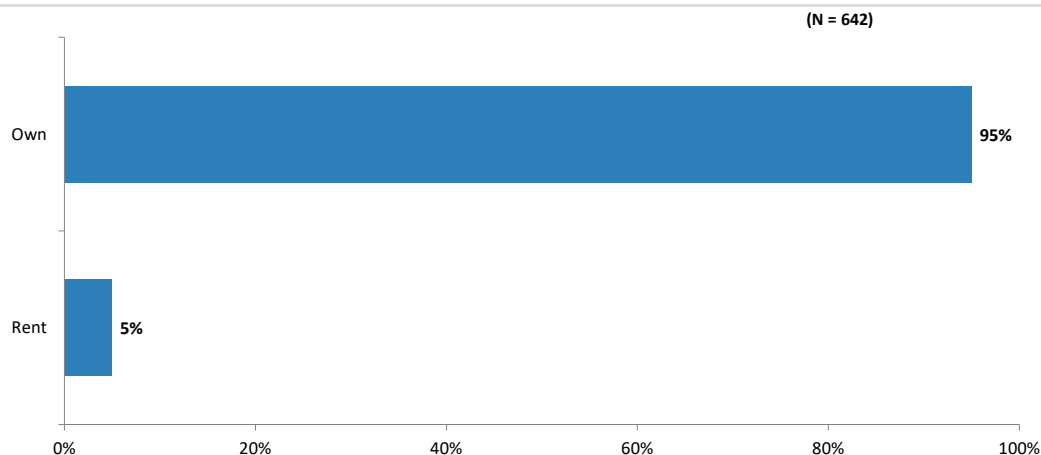
1. Are you a City of Southgate resident or property owner?



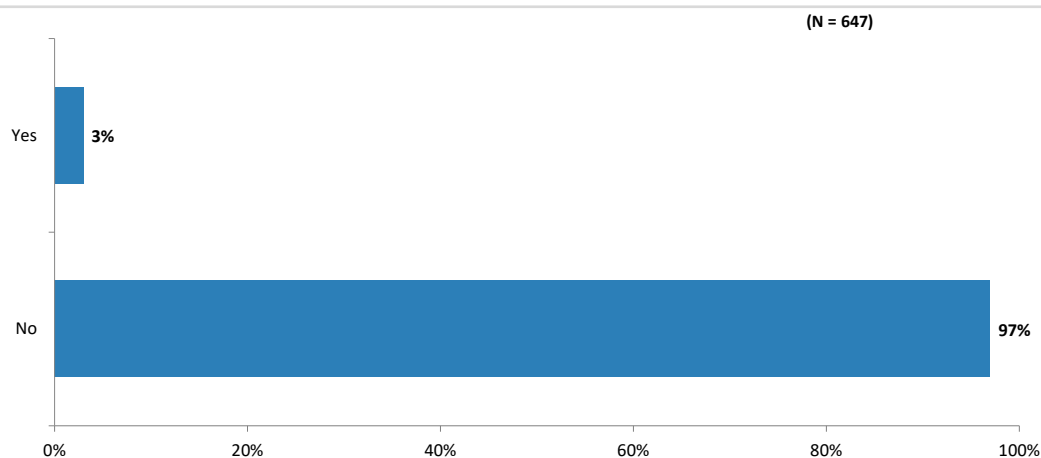
2. Please tell us where you live (non-residents only, please)

Response No.	Answer text
143	Florida
321	Riverview
554	Brownstown
576	romulus
587	Wyandotte

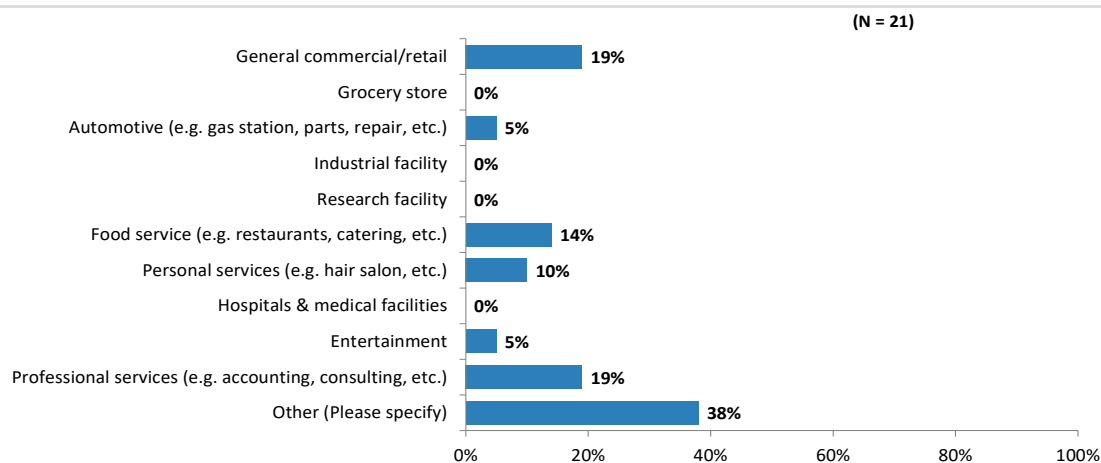
3. Do you own or rent your property?



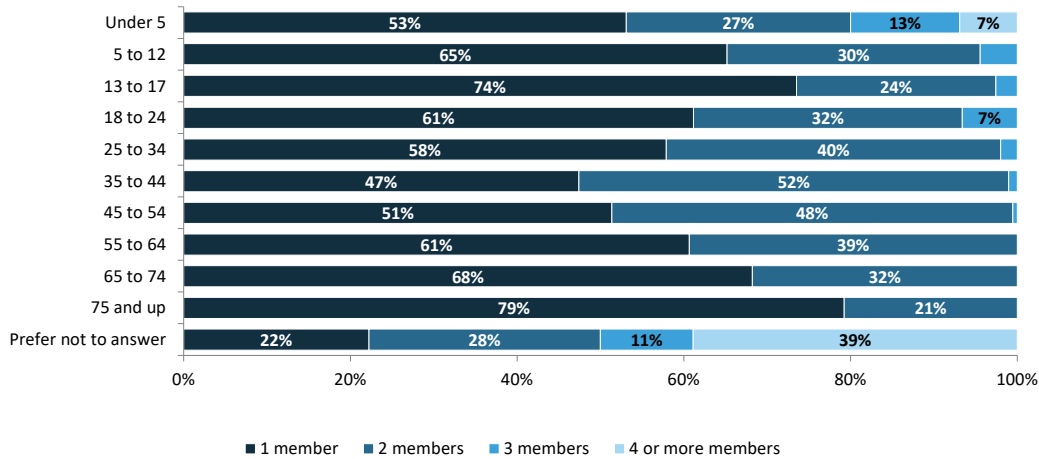
4. Do you own a business located in Southgate?



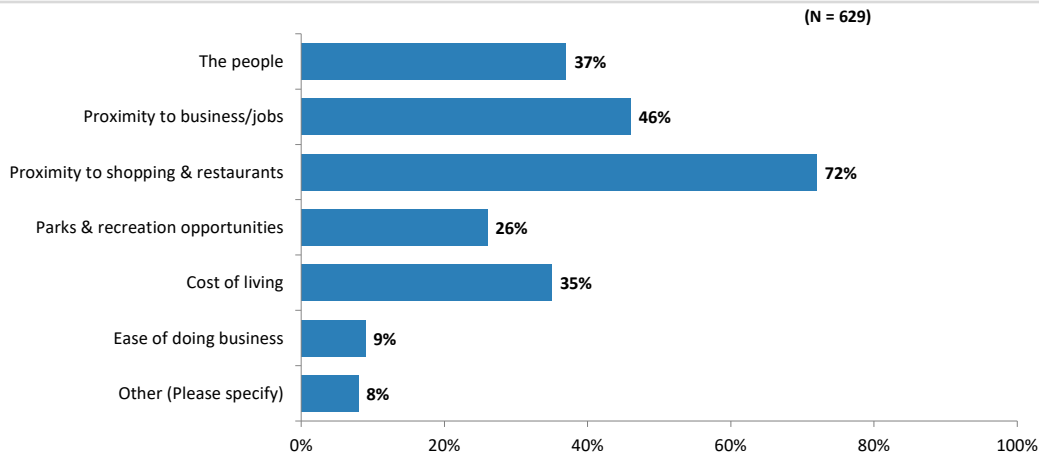
5. What type of business do you operate?



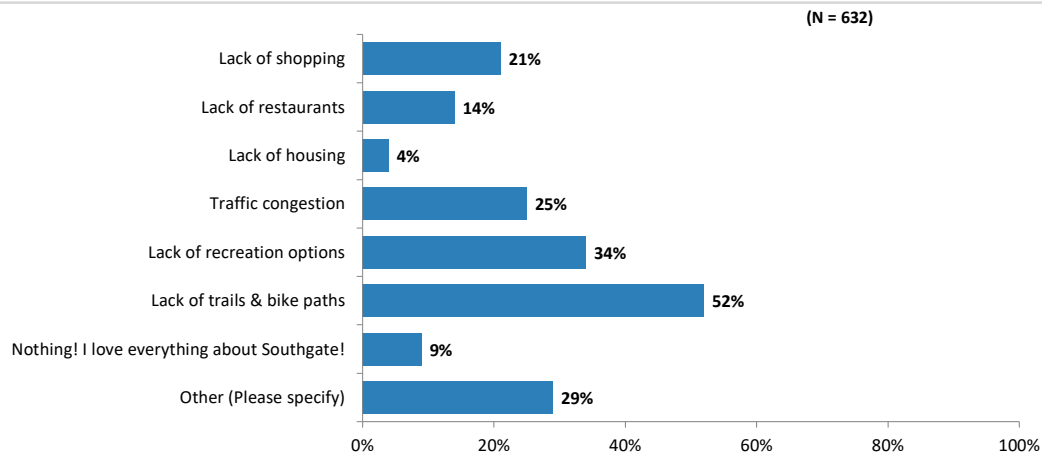
6. Please tell us the ages of the members of your household. Check all that apply. If choosing to prefer not to answer, any selection is accepted.



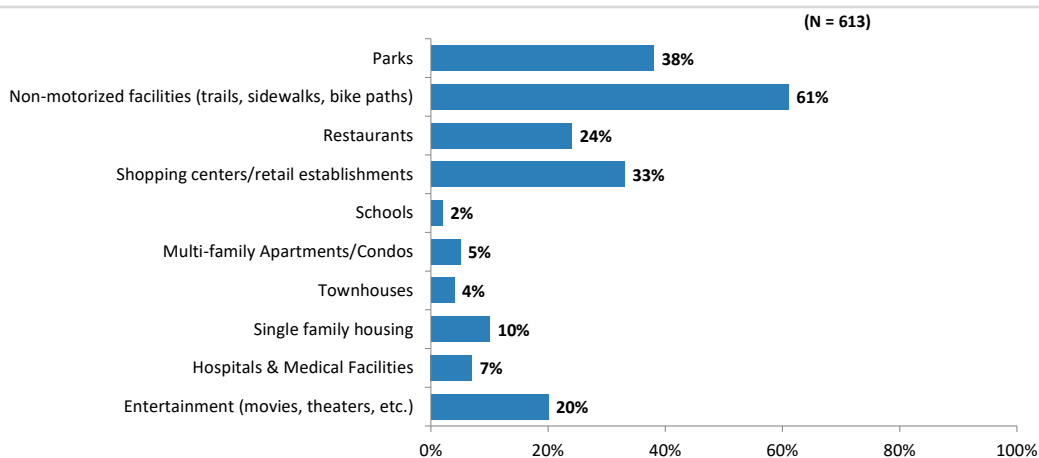
7. Overall, what do you like the most about the City of Southgate? Please choose up to three (3) items from the list below.



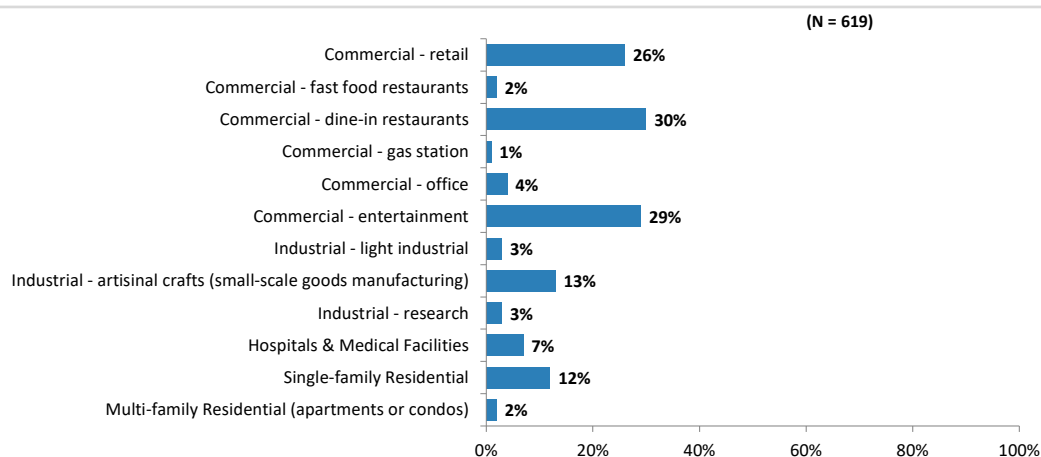
8. Overall, what do you like the least about the City of Southgate? Please choose up to three (3) items from the list below.



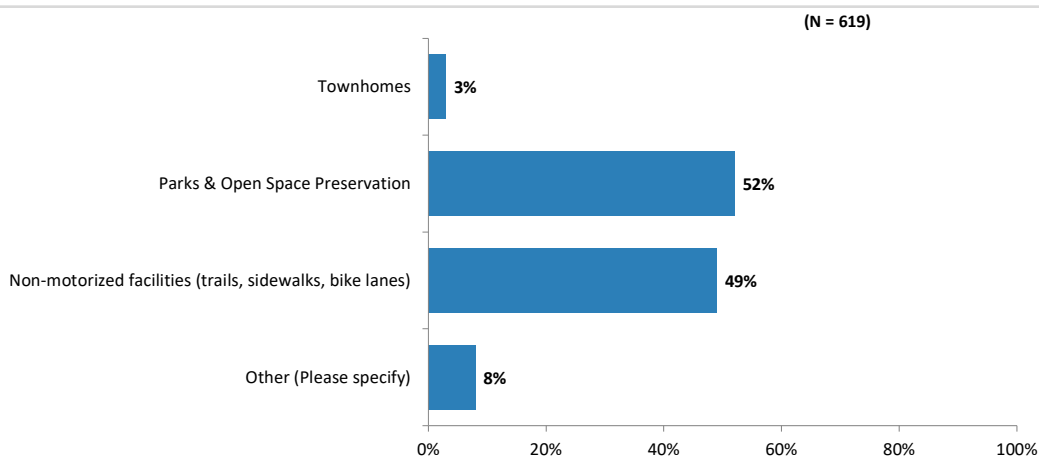
9. What do we need more of in the City of Southgate? Please rank your top three (3) choices



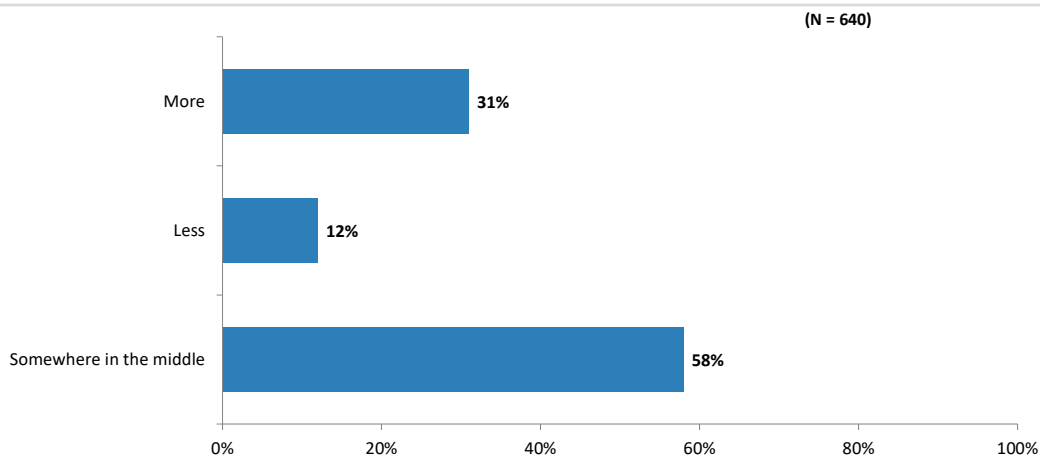
10. What type of development do you want to see in the City of Southgate? Please choose up to three (3) items from the list below.



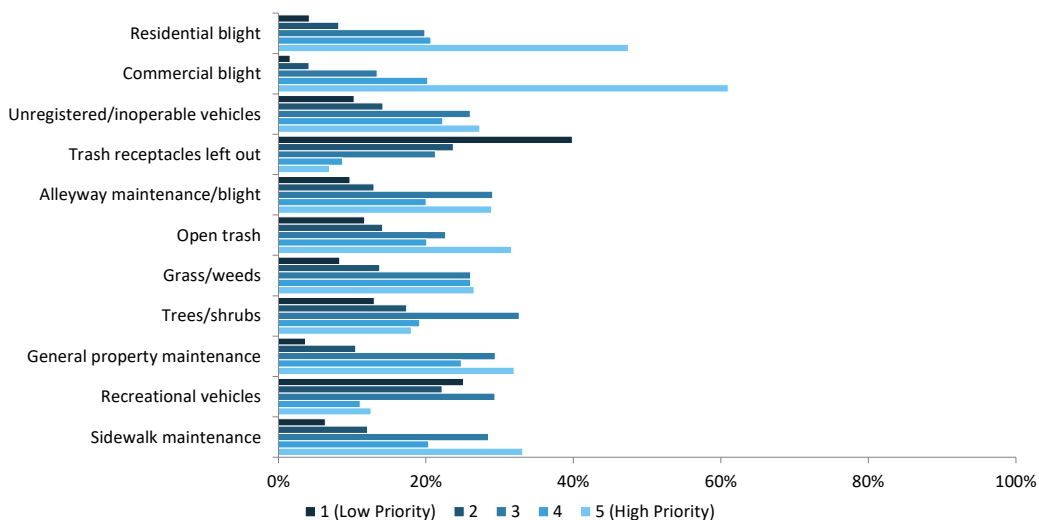
What type of development do you want to see in the City of Southgate? Please choose up to three (3) items from the list below. (Continued)



11. Do you think there should be more or less code enforcement in the city?



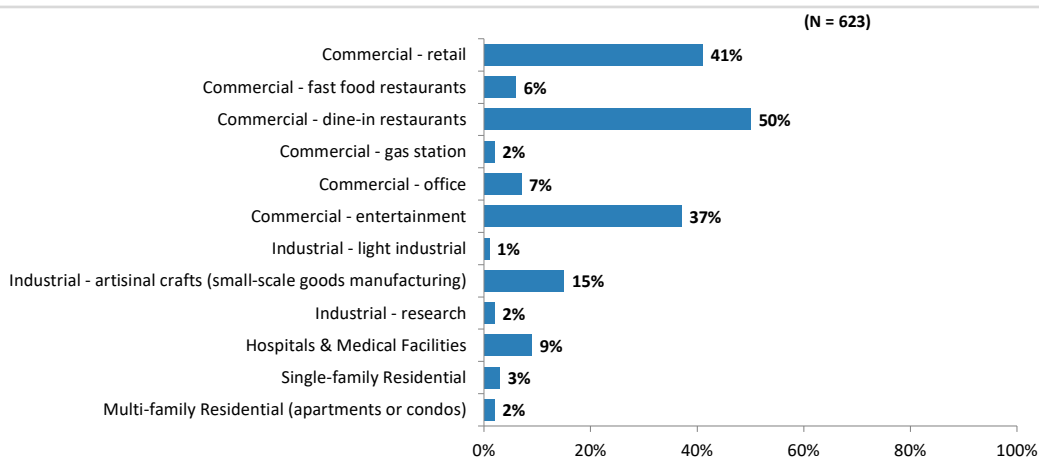
12. Please rank what you feel should be the highest and lowest priorities for Code Enforcement, with a 1 being at the bottom (least important) and a 5 at the top (most important).



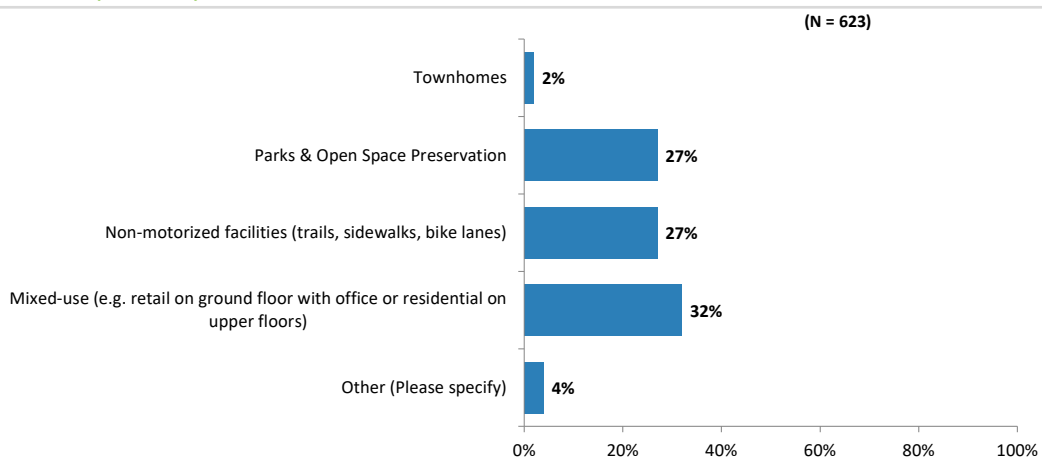
13. If there are any areas or concerns that were not covered with Code Enforcement, please write them below:



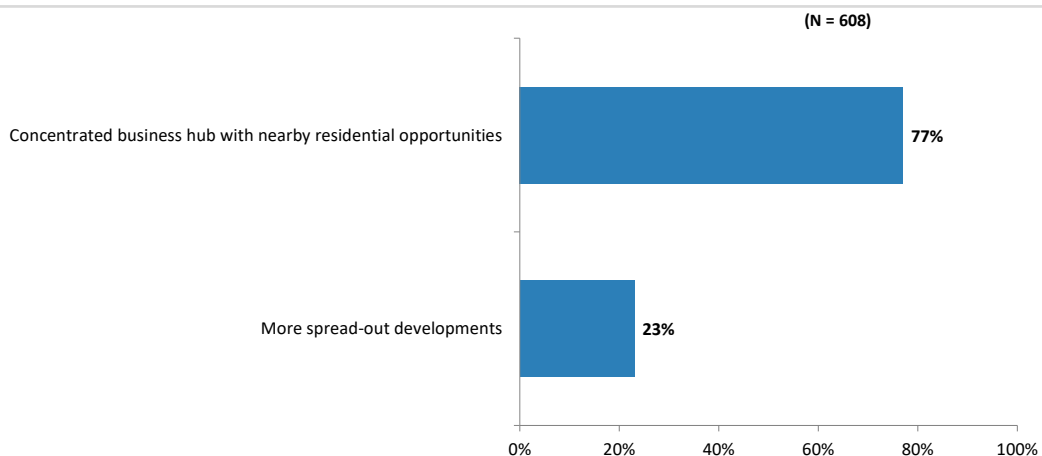
14. What type of development do you want to see along the Eureka Road Corridor? Please choose up to three (3) options from the list below.



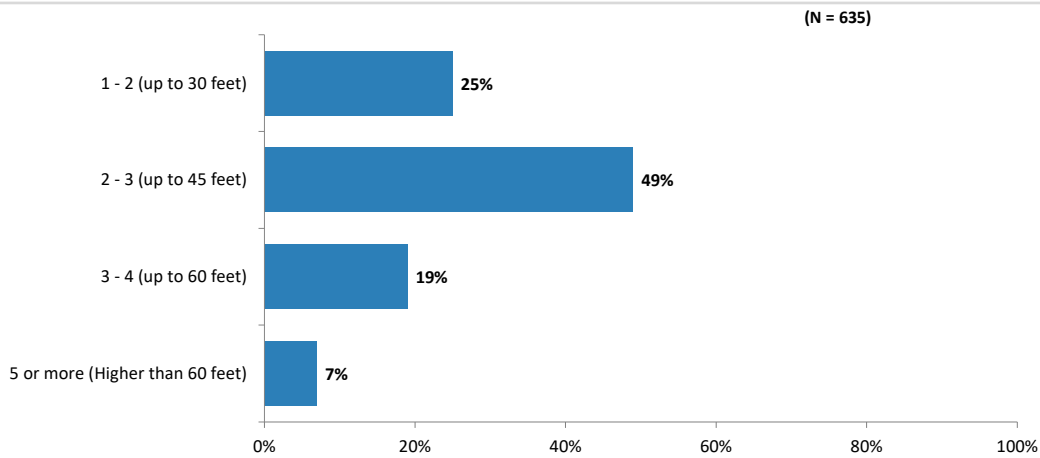
What type of development do you want to see along the Eureka Road Corridor? Please choose up to three (3) options from the list below. (Continued)



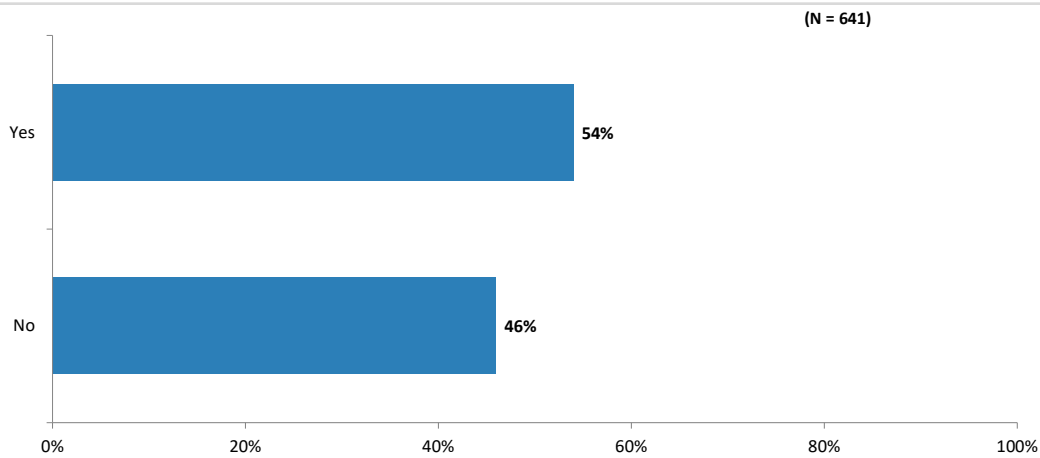
15. What kind of development would you like to see along the Eureka Road Corridor?



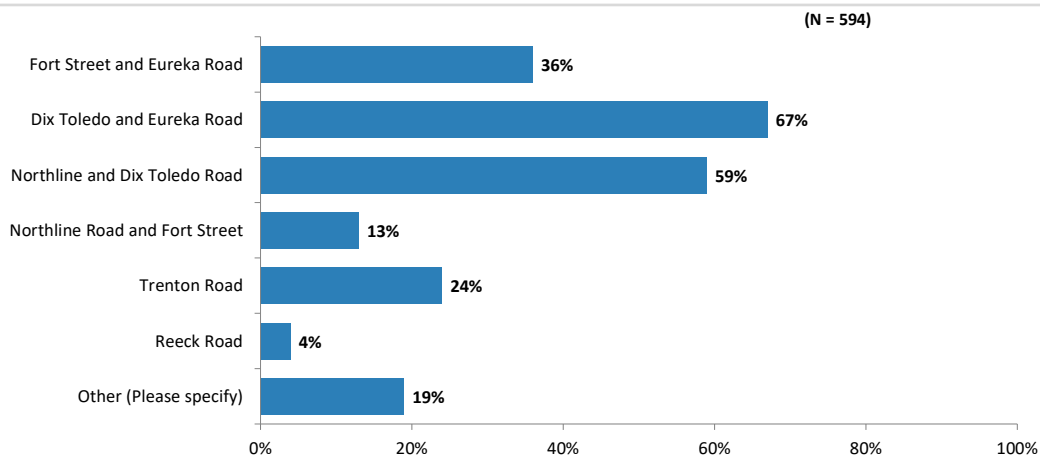
16. How many stories should buildings have along the Eureka Road Corridor?



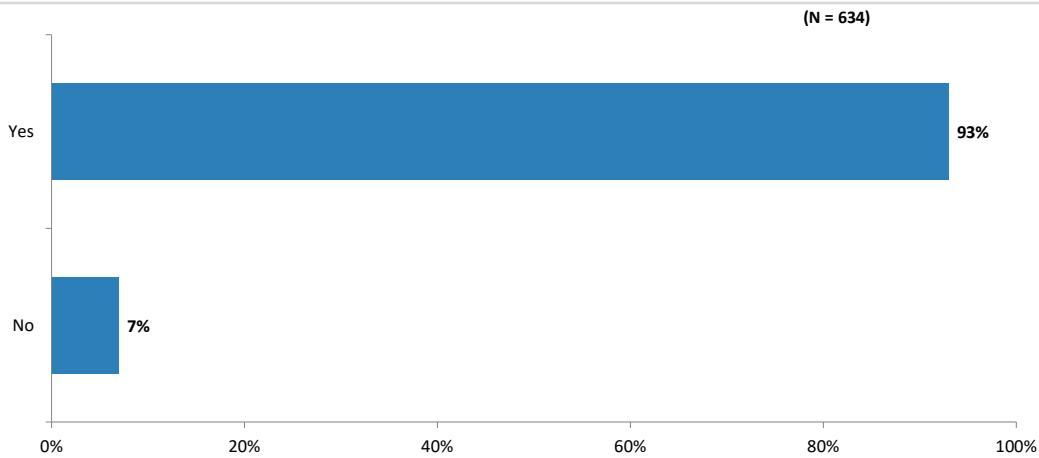
17. Is traffic congestion and traffic safety a problem in the City of Southgate?



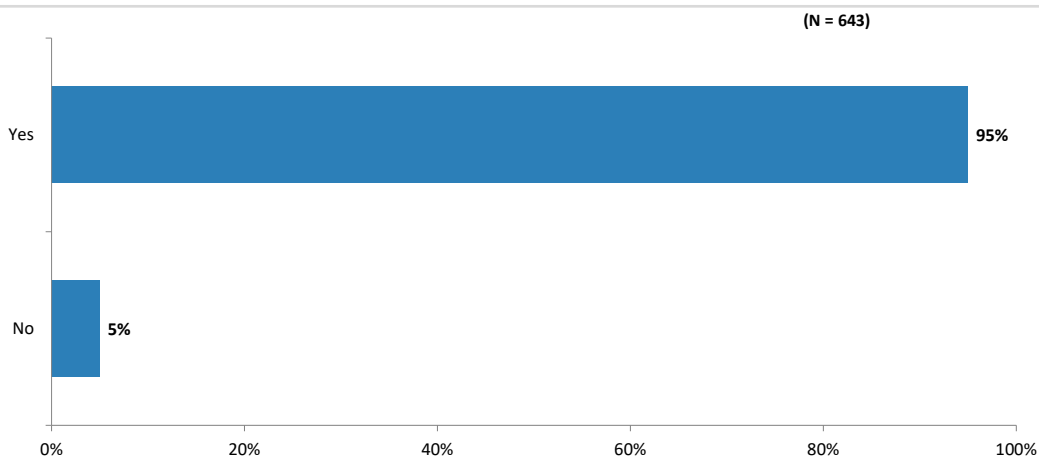
18. Where are traffic-related issues the most problematic? Please select up to three (3) areas that you think are especially problematic.



22. Do you support a city-wide network of trails connecting to local businesses, parks, school, recreation facilities, etc.?



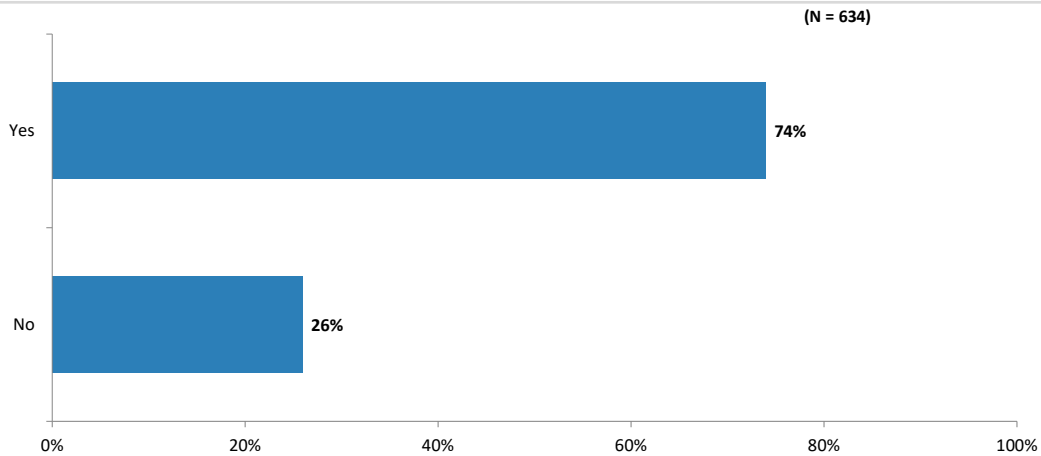
23. Do you use the sidewalks?



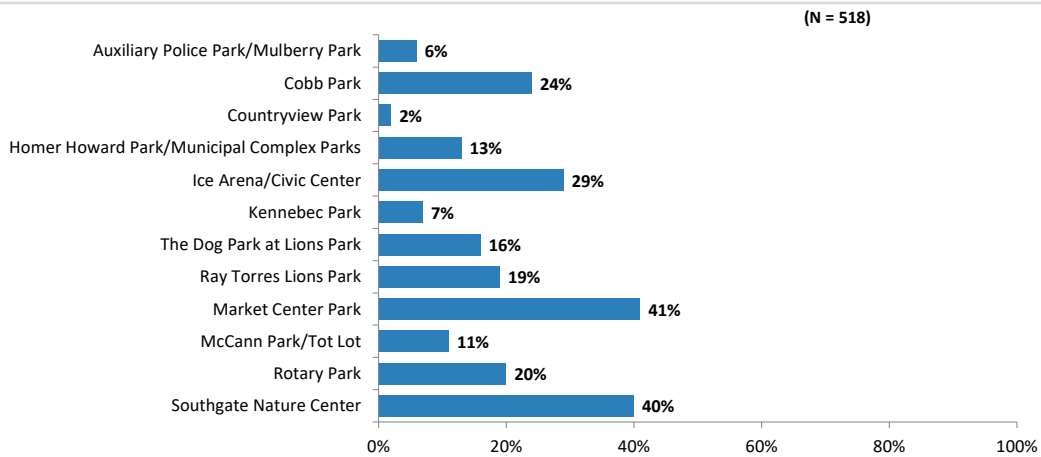
24. If you use the sidewalks, what do you use them for? (Biking, walking, taking children on walks, etc.)



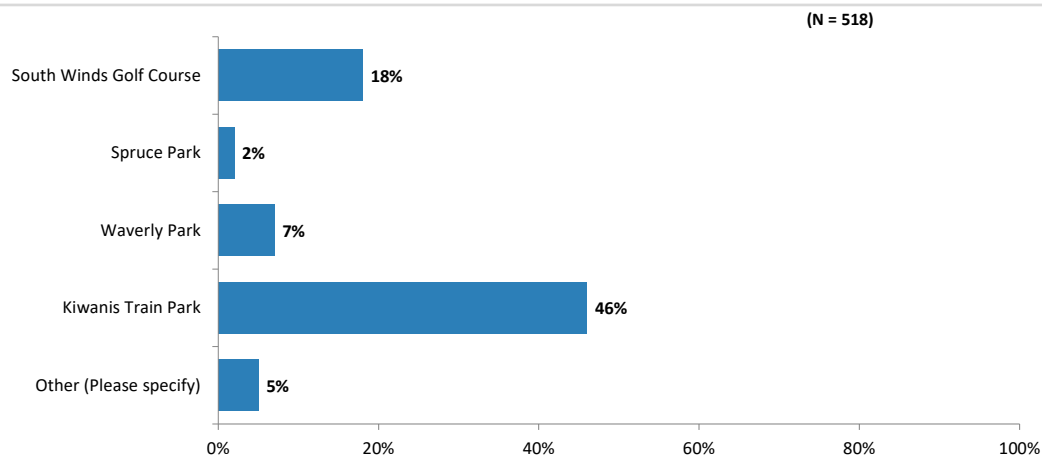
25. Do you use parks and recreation facilities in and around the City of Southgate?



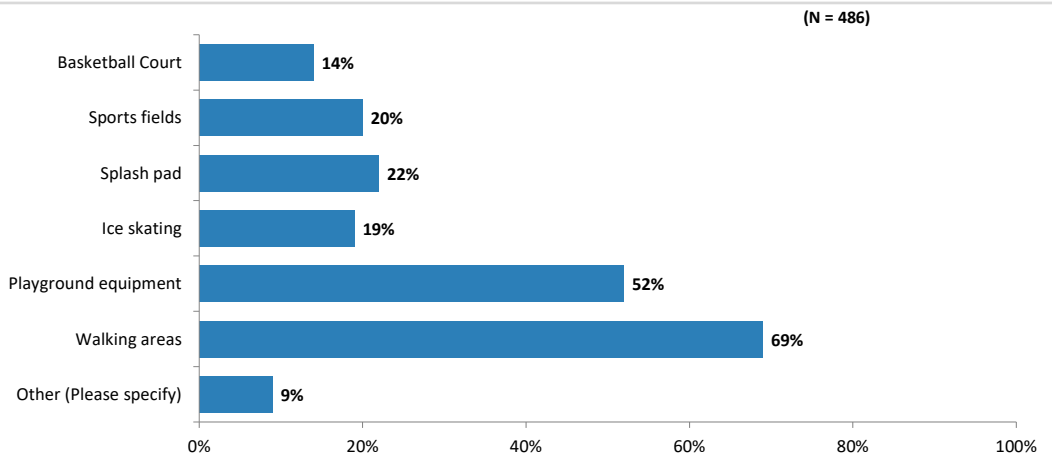
26. Which facilities do you use? Choose all that apply.



Which facilities do you use? Choose all that apply. (Continued)



27. What do you use at the park?



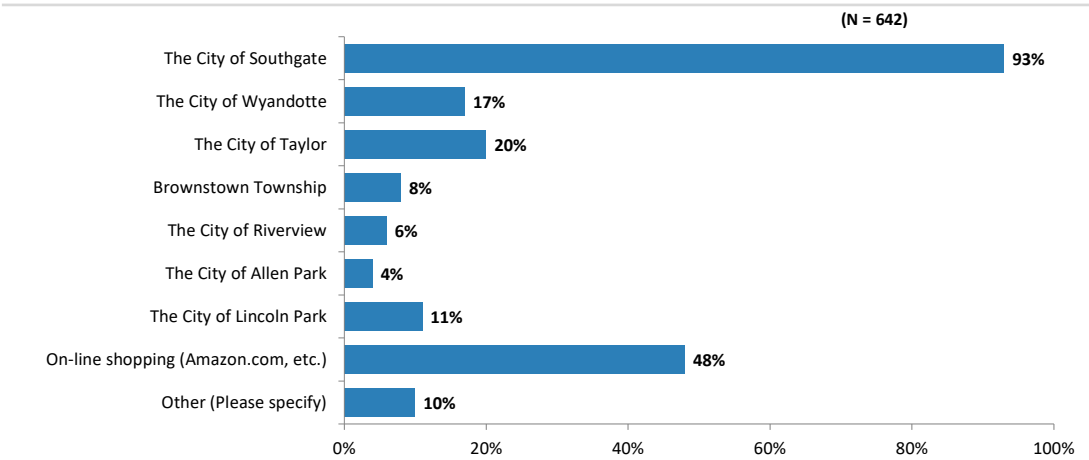
28. Outside of your home, where do you spend most of your time within the City?



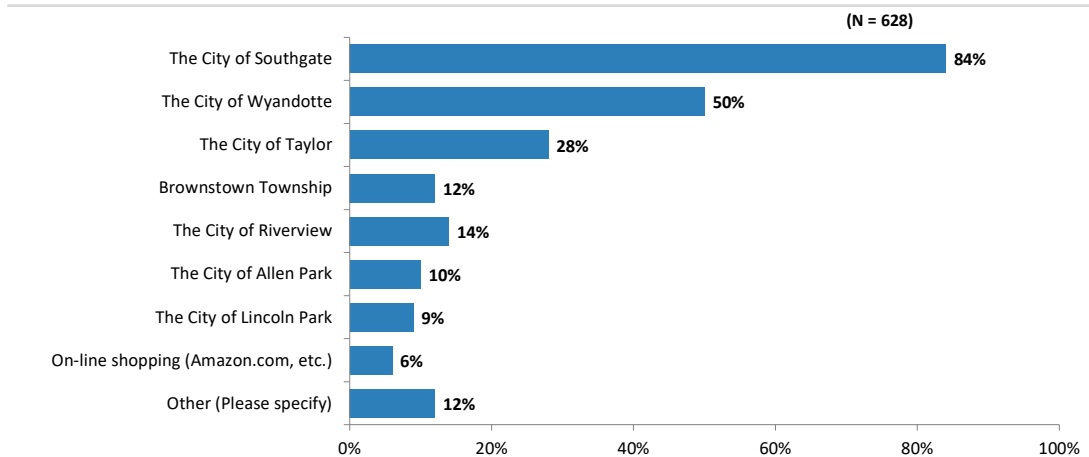
29. Is there something Southgate used to have at the parks that you'd like to see return?



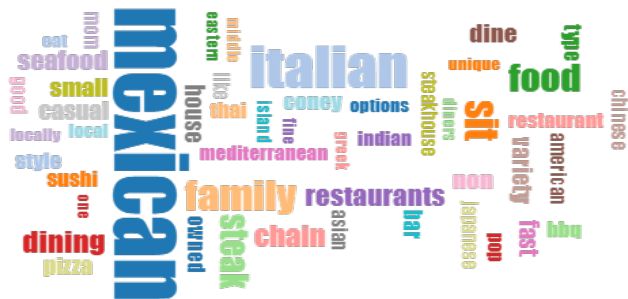
30. Where do you most often shop for groceries and supplies? Choose all that apply.



31. If you go out to or order in from a restaurant, where do you most frequently go? Choose all that apply.



32. What is your favorite kind of restaurant?



33. What kind of restaurants do you think Southgate needs more of?





Appendix - Resolutions, Minutes, Public Notices, Letters of Transmittal

southgate



City of Southgate

CELEBRATE THE DREAM