

CITY OF SOUTHGATE PLANNING COMMISSION AGENDA

MONDAY, March 11, 2024

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, Crawford, Codrington, Godbout, Nemeth, Orman, Yoos

III. MINUTES

1. Minutes of regular Planning Commission Meeting dates February 12, 2024

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS / NEW BUSINESS

1. Rezoning application for 15601 Northline Road
2. Mural application 12678 Dix-Toledo Cada's Hair Salon

VI. OLD BUSINESS

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT

City of Southgate
Planning Commission Informal Meeting

February 12, 2024

This meeting of the Planning Commission was held in the Municipal Caucus Room, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, February 12, 2024 and called to order by Vice Chairperson Patricia Anderson, at 6:30 p.m.

PRESENT: James Yoos, Leticia Crawford, Patricia Anderson, Linda Clark, Jerry Orman,
Eric Codrington

ABSENT: Chad Godbout, Mark Nemeth

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

There will be a public hearing on Rezoning property at 16067 Eureka Road, from P-1, Vehicular Parking to C-2, General Business.

The election of a new Chairperson will be held for the year 2024.

The meeting ended at 6.50 p.m.

City of Southgate
Planning Commission Meeting
February 12, 2024

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, February 12, 2024 and called to order by Vice Chairperson Patricia Anderson at 6.59 p.m.

PRESENT: James Yoos, Leticia Crawford, Linda Clark, Patricia Anderson, Jerry Orman,
Eric Codrington

ABSENT: Chad Godbout, Mark Nemeth

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

Minutes:

The first order of business is approval of the minutes from the January 8, 2024 Planning Commission meeting.

Moved by Yoos, supported by Clark, that the minutes of the Planning Commission Meeting dated January 8, 2024 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

None.

Public Hearings/New Business:

1. Rezoning application for 16067 Eureka Road.

A PUBLIC HEARING WAS HELD BY APPLICANT TODD DODSON TO REZONE THE PARCEL LOCATED AT 16067 EUREKA ROAD FROM P-1, VEHICULAR PARKING TO C-2, GENERAL BUSINESS.

Notices were mailed out.

Moved by Clark, supported by Orman, to open this public hearing.

The applicant is requesting to rezone the parcel located at 16067 Eureka Road from P-1, Vehicular Parking to C-2, General Business. The rezoning is requested to allow for a new use, consisting of office and indoor/garage storage for a construction company. The site is approximately 0.22 acres in size and was formerly Grace Assembly. The applicant is proposing no building expansions and will make use of the existing building. No outside storage will be allowed, and parking is limited to a time factor.

No public comments were received.

Moved by Orman, supported by Clark, to close this public hearing.

Moved by Yoos, supported by Orman, to recommend City Council approve the rezoning of the parcel located at 16067 Eureka Road, from P-1, Vehicular Parking to C-2 General Business. MOTION APPROVED UNANIMOUSLY.

2. Appointment of new Chairperson.

Moved by Crawford, supported by Orman, to nominate James Yoos, to serve as Chairperson of the Planning Commission for the year 2024, and having no other nominations for Chairperson, James Yoos is hereby elected to serve as Chairperson of the Planning Commission for the year 2024. MOTION APPROVED UNANIMOUSLY.

Old Business:

None.

Adjournment:

Moved by Yoos, supported by Codrington, that this meeting of the Planning Commission be adjourned at 7:07 p.m. MOTION APPROVED UNANIMOUSLY.

Patricia Anderson
Vice Chairperson, Planning Commission
as

RETURN TO:

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



Form No. 01

Case No. PC 002-2024Date Received 1-25-2024

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>Shimsha, LLC</u>	Name _____
Address <u>30407 West Thirteen Mile Road</u>	Address _____
<u>Farmington Hills, Michigan 48334</u>	
(City) (State) (Zip)	(City) (State) (Zip)
Telephone <u>248-538-7500</u>	Telephone _____

Information regarding the site:Street Address: 15601 Northline RoadMajor Cross Streets: Northline and DevoeParcel / Lot No.: 53-13-99-001-703Acreage: 38.14 Dimensions of Parcel / Lot: Varies Frontage: 521' +/-Current 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 School**Requested action:**☒ Rezoning (PUD)

Requested District: _____

☐ Conditional Use Approval

Requested Use: _____

☐ 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.)

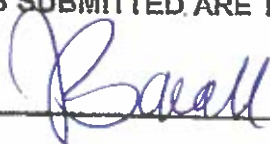
See Attached

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 TBD
(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:

1/22/2024

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.: _____

15601 Northline Road (13-99-0001-0703)

Per Section 1288.03 of the City of Southgate's Zoning Ordinance a Preliminary Planned Unit Development (PUD) application submittal shall include:

- (1) A mapped property area survey of the exact area being requested for rezoning;

A topographic and boundary survey of the subject parcel has been completed and is included in the submittal documents. The subject parcel contains approximately 38.14 acres.

- (2) A proof of ownership of the land or an option to purchase land being requested for rezoning, with notarized documentation from the landowner approving of the rezoning request;

The subject parcel is currently owned by the Archdiocese of Detroit. A letter of authorization from the current landowner has been included in the submittal documents.

- (3) A written report containing an assessment of the impact that the rezoning and accompanying development will have on the site. The report shall consist of at least the following:

- A. The general character and substance; the proposed

The proposed project will consist of the redevelopment of the currently vacant 2 story educational facility into an apartment community. The undeveloped land fronting Northline Road is proposed for commercial uses such as quick service restaurant, gas and retail buildings. The southerly section of the existing educational building is proposed to be disconnected for the existing building to allow for this part of the existing building to be a standalone structure. This building is proposed to be for lease space for business uses. The land located to the south of the site is proposed for drive up self-storage.

- B. Objectives and purposes to be served;

The purpose of this project is to redevelop the vacant property into a mixed-use development provided housing and retail opportunities.

- C. Compliance with all applicable City ordinances, regulations, and standards;

The project is to be developed in compliance with the applicable zoning ordinances. The subject parcel is currently zoning Office and Multi-family. The PUD proposes to "rezone" the subject parcel to C-2 and RM.

- D. Scale and scope of development proposed;

The proposed development proposes the development of 90 apartment units, gas station with retail, quick service restaurant, office use and self-storage.

- E. Development schedules;

If approval allows, the project schedule is to start in the fall of 2024.

- F. Compliance with the adopted Master Plan and any other applicable plan of the City;

The current City of Southgate Master Plan (2011) designates the subject property for public and semi-public uses. Due to the historical use of the subject property as an educational facility, it is assumed that the potential redevelopment of the subject parcel for a mixed-use development was not a consideration when the masterplan was updated. The proposed development is consistent with existing uses adjacent to the subject parcel.

- G. A statement that the applicant is aware of the general soil conditions of the site and of the surrounding area;

The existing soil conditions are generally heavy clay soil types.

- H. A statement as to the general vegetation characteristics of the site, in terms of type, coverage and quality. A detailed survey of these conditions is not required, but an outline of the tree coverage shall be provided on the site plan. The statement may be prepared, and the tree outline drawn, from information taken from recent aerial photographs and field observations;

The existing topography of the site is flat. The south portion of the site is comprised of dense trees.

- I. A statement explaining in detail the full intent of the applicant, indicating the specifics of the type of development proposed for the site and if the proposed development will have a residential or a nonresidential orientation;

The proposed project will consist of the redevelopment of the currently vacant 2 story educational facility into an apartment community. The undeveloped land fronting Northline Road is proposed for commercial uses such as quick service restaurant, gas and retail buildings. The southerly section of the existing educational building is proposed to be disconnected for the existing building to allow for this part of the existing building to be a standalone structure. This building is proposed to be for lease space for business uses. The land located to the south of the site is proposed for drive up self-storage.

- J. A statement as to how the intended use of the property would affect the nature of the land on which it is to be located, and the effect that the district requested and its intended land use development will have on adjacent properties, particularly with respect to drainage patterns; and

The intended use of the property would affect the nature of the land in a positive manner. The current site does not have on-site storm water management to handle the drainage from this development. As a part of the development of the property a storm water management system will be installed.

- K. A statement as to the potential social and economic impact the rezoning and proposed land use will have on the area in terms of the number of people who could be expected to live or work on the site; the number of school age children, if applicable, that can be expected; the need for public facilities, such as parks, schools, utilities, roads and public safety; the anticipated potential floor space to be used for shopping or working areas; the market potential for the proposed uses; and the potential vehicular traffic generation of the use and its impact on the existing road network with respect to traffic flow, current road conditions and road capacities.

The proposed development will provide for new residential housing options. The new retail development will provide additional employment and retail options for the community. The

development will not have a negative impacts schools or public safety.

- (4) A preliminary site plan of the entire area in question, carried out in such detail as to comply with the site plan review requirements set forth in Section 1298.07. In addition to these requirements, the site plan shall contain a detailed statement with respect to each of the following:

- A. A statement with respect to the general topography of the site as well as the adjoining lands surrounding the site, including any significant natural or man-made features;

The existing topographic of the subject site is flat and similar to the adjacent properties. The only man-made features are the existing building and parking area located on site.

- B. A statement concerning the relationship of one building to another, both on-site and in the surrounding area, relative to entrances, service areas and mechanical appurtenances;

The mixed used development has been designed to a cohesive development providing joint access to all parts of the development. The services area and mechanical systems will be situated in a manner not to conflict with each part of the development.

- C. A statement concerning general rooftop appearances, particularly those rooftops which will lie below finished street grades or as may be viewed from the windows of higher adjacent existing or proposed buildings;

There are rooftops to be located below existing road grade. The proposed and existing roof are proposed to be flat.

- D. A statement relative to the extent and general makeup of landscaping, off-street parking areas and adjoining service drives on surrounding lands;

The proposed landscaping of the site will be in accordance with the City of Southgate's Zoning Ordinance Requirements. As necessary, screening will be provided.

- E. A statement as to the general layout of the site conforming to any street, road or other public conveyance, and public utility layouts,

including drainage courses, that are any part of a previously approved plat or plan;

Refer to above statements.

- F. A statement as to the general architecture of the proposed building, including overall design and types of façade materials to be used and how the proposed architectural design and facade materials will be complimentary to existing or proposed uses within the site and on surrounding lands;

The primary shape, size and form of the existing Brick, stone, and glass wrapped School building(s) will be preserved. The apartment mix is comprised of studios, one- and two-bedroom units, for a total of 91 apartments. They are on average 800 square feet, one bed, 1,000 two bed, and 560 studio apartments. They are not efficiency or temporary units but intended to be long term units with the amenities and support necessary for a lone term stay: open outdoor space, common area gathering space, laundry, inhouse storage, etc. This facility is intended to serve the general population, not earmarked for any specific grouping. A fair market rate is anticipated, with superior amenities is the goal, to attract and keep the Community in place.

The gym and adjacent office space are now being discussed as an activity center for uses such as pickle ball courts, and other sports that can use, rent, and utilize the facility which is in wonderful shape. A third party User / Operator is being discussed.

The adjacent Uses are apartments, to the North and single family homes to the South, so the suggested apartments are very well suited for the location. The proposed Commercial Uses on Northline are a gas and convenience store with a food vendor, and a free-standing sit-down restaurant, serving the greater population as well as this specific Community. Deeper into the vast 16 acre lot is envisioned a low profile, one story, storage complex, intended to serve not only this group of tenants but the tenants in all the adjacent apartments, for rarely is there available storage on site to accommodate the storage needs for tenants.

- G. A clear designation on each building depicted on the site plan as to its specific use, i.e. residential, retail, commercial, service commercial, office, etc. In those instances where the actual

occupant of the use is known, the name of the proposed occupant shall be included; and

Refer to Concept Plan

- H. A definitive project phasing plan showing the boundaries of each phase and estimated timing schedule by phase to completion in accordance with Section 1288.04(b).

Refer to Concept Plan

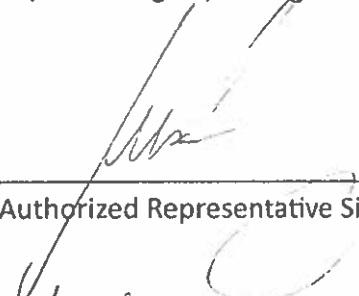
- (5) A written analysis which demonstrates that the applicant has the financial capacity to complete the project.

The applicant has completed many prominent development in the metropolitan Detroit Area and has the financial capacity to complete the project.

Authorization Letter

RE: Aquinas Center Project (38.14 acres 15601 Northline Rd. Southgate, Michigan)

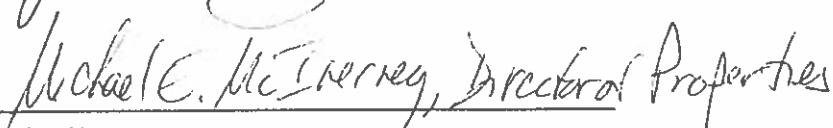
This letter will serve as acknowledgement and permission for Shimsha LLC, to proceed with approval for rezoning to PD-Planned Development for a mixed-use project on 15601 Northline Rd, in Southgate, Michigan.



Authorized Representative Signature

Date

1/22/24



Print Name

On Behalf of Archdiocese or Detroit.



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PROJECT
AQUINAS CATHOLIC HIGH SCHOOL
DEVELOPMENT
PROJECT

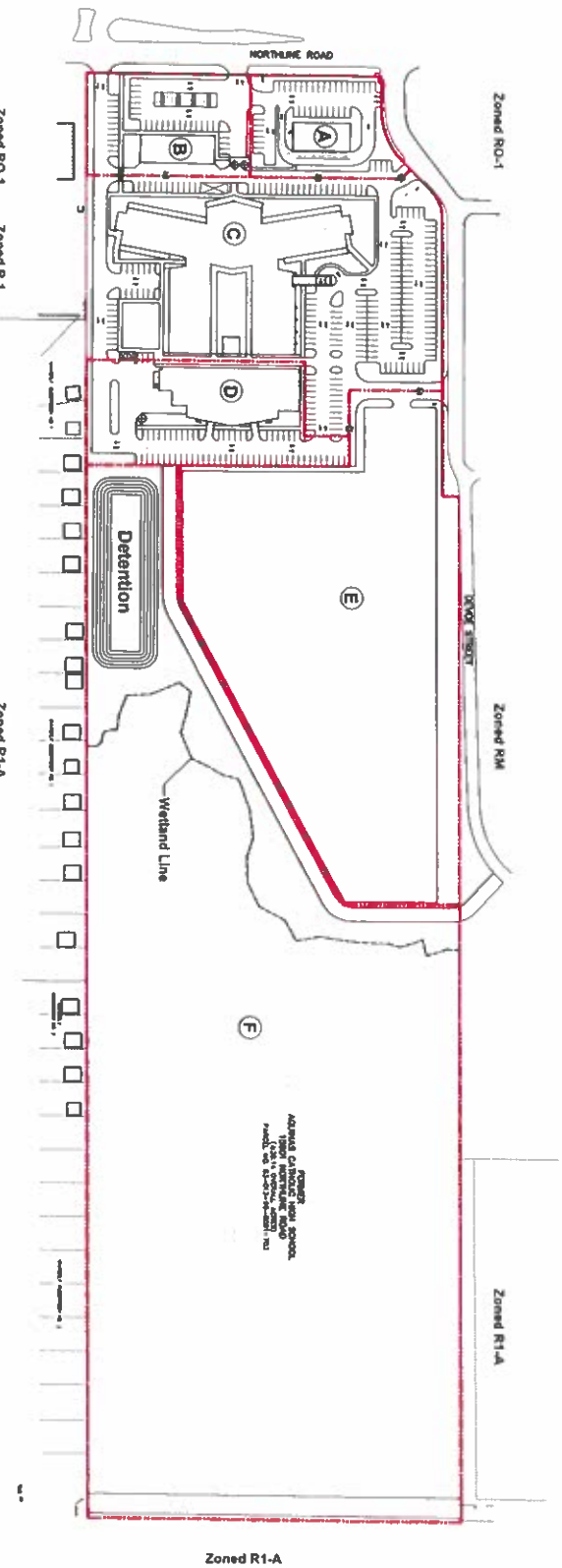
Table of Uses

A	Retail with Drive Thru
B	Retail with Gas Station
C	Apartments
D	General Office
E	Self-Storage
F	Future Development Areas

PEA GROUP, INC. is not responsible for the accuracy of the information provided in this document. The user assumes all responsibility for the use of the information provided in this document.

C-10

Zoned RO-1 & C-2



PEA GROUP, INC. is not responsible for the accuracy of the information provided in this document. The user assumes all responsibility for the use of the information provided in this document.



SCALE 1" = 40'



LEGEND

SYMBOLS

- 1. Easement
- 2. Easement
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PROJECT TITLE

PROJECT LOCATION

PROJECT DESCRIPTION

PROJECT OWNER

PROJECT DATE

PROJECT SCALE

PROJECT SHEET

PROJECT DRAWING

PROJECT REVISION

PROJECT APPROVAL

PROJECT SIGNATURE

PROJECT DATE

PROJECT SCALE

PROJECT SHEET

PROJECT DRAWING

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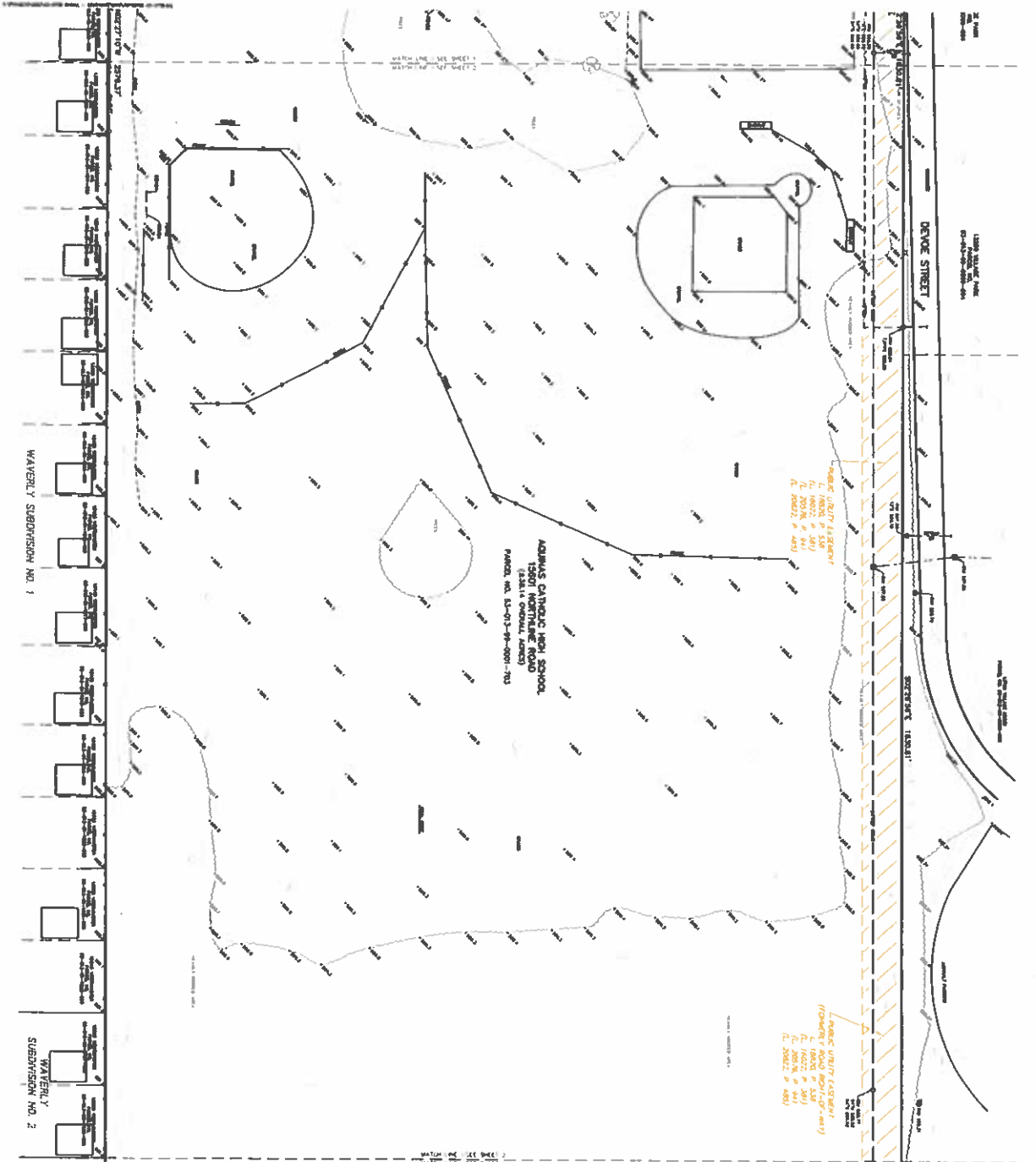
PROJECT SCALE

PROJECT SHEET

PROJECT DRAWING

PROJECT REVISION

PROJECT APPROVAL



PROJECT TITLE
AQUINAS CATHOLIC HIGH SCHOOL
DEVELOPMENT PROJECT

PROJECT LOCATION
15801 NORTHLINE ROAD
PACIFIC UTILITY EASEMENT

PROJECT DESCRIPTION
The project consists of the development of the Aquinas Catholic High School campus, including the construction of new buildings, parking lots, and other facilities. The project is located on a 15-acre site in the City of Portland, Oregon.

PROJECT OWNER
AQUINAS CATHOLIC HIGH SCHOOL

PROJECT DATE
OCTOBER 2022

PROJECT SCALE
1" = 40'

PROJECT SHEET
2 of 3

PROJECT DRAWING
TOPOGRAPHIC SURVEY

PROJECT REVISION
None

PROJECT APPROVAL
None

PROJECT SIGNATURE
None

PROJECT DATE
OCTOBER 2022

PROJECT SCALE
1" = 40'

PROJECT SHEET
2 of 3

PROJECT DRAWING
TOPOGRAPHIC SURVEY

PROJECT REVISION
None

PROJECT APPROVAL
None

PROJECT SIGNATURE
None



Carlisle | Wortman

ASSOCIATES, INC.

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

Date: March 6, 2024

REZONING ANALYSIS **City of Southgate**

Applicant: Shimsha, LLC

Property Address: 15601 Northline Road

Property I.D. #: 53-13-99-001-703

Current Zoning: R-1A, One Family Residential / RO-1 Restricted Office

Requested Zoning: PD, Planned Development

Action Requested: Rezoning Request to:
PD, Planned Development

Required Information: The required information for a rezoning has been provided.

DESCRIPTION

The applicant requests to rezone the parcel located at 15601 Northline Road from R-1A, One Family Residential/RO-1 Restricted Office (the current parcel is split zoned) to PD, Planned Development with uses associated with C-2, General Business and RM, Multiple Family designations. The former high school is approximately 37.86 acres in size, with an existing 2-story educational center (Aquinas Center) which has been vacant for some time. The rezoning is requested to allow for a new apartment community along with commercial uses. The undeveloped land located along Northline is proposed to accommodate new commercial uses such as a quick service restaurant, gas station, and retail buildings. The southern portion of the existing educational center is proposed to be split from the existing structure in order to accommodate business uses. The land south of the site is proposed to be used for drive up self-storage. The proposed planned development will make use of a vacant building while also providing the opportunity for additional housing options, as well as additional retail and commercial to be introduced to the benefit of the City and its residents.

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

PROPERTY BACKGROUND

The applicant requests to amend the R-1A/RO-1 zoned parcel of approximately 37.86 acres (1,649,528 S.F.) to allow for additional multi-family housing with commercial and retail uses, which is a substantial change from the former use.

Subject Site	
Approximate Site Area	37.86 Acres
Current Use	Vacant Educational Center
Master Plan Recommended Use	Public and Semi-Public



Source: Nearmap, Aerial photo date September 3, 2023

ADJACENT PROPERTIES

The existing zoning along Northline Road is a mixture of C-1, C-2, and RO-1. Adjacent zoning and land uses to the subject property is listed below:

Adjacent Properties		
	Existing Use	Zoning
North	Commercial	C-2, General Business RO-1, Restricted Office
South	Golf Course	R-1A, One Family Residential
East	Commercial, Multi-Family Housing	RM, Multiple Family Residential RO-1, Restricted Office
West	Commercial, Single Family Housing	R-1A, One Family Residential RO-1, Restricted Office

MASTER PLAN RECOMMENDATION

The future land use plan of the Southgate Master Plan has designated the subject property for Public and Semi-Public. This land use category focuses on “all developed or undeveloped lands owned by previous governmental, public, and semi-public agencies or institutions such as schools and municipal services.”

As reported in the Master Plan, “The goal of the future land use plan, with respect to housing, is to promote a diversity of lot sizes, housing types and housing prices.” The Master Plan also states in its goals and objectives, “Encourage development of a diverse new housing stock appropriate for a range of and income levels.” Several goals and objectives in the Master Plan also encourage non-traditional economic development initiatives in order 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 plan and the proposed uses are compatible and in conformance with the Planned Development designation, as well as the general and specific residential and economic development policies of the Master Plan listed below:

- 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.
- Goal 3 – Promote Southgate as a community for life-long living.
 - Encourage development of a diverse new housing stock appropriate for a range of ages (individuals, young and growing families, empty nesters), and income levels.

REZONING FINDINGS

Rezoning from another zoning district to the Planned Development designation are subject to the requirements of section 1288 of the City of Southgate Zoning Ordinance listed below:

- A. The site contains at least ten net acres of contiguous land

Finding: The subject site meets this requirement.

- B. The predominant use that is intended to occupy the land occupies at least one-half of the entire net land area of the site

Finding: The majority of the site is protected wetlands, and we are of the opinion that the predominant use will occupy at least half of the buildable area.

- C. The specific types of land use proposed are acceptable

Finding: We are of the opinion that the proposed uses are acceptable and harmonious with the surrounding area.

- D. The request to rezone is being made with the full intent of developing the land in strict accordance with the requirements of the PD District.

Finding: The applicant has indicated all requirements and procedures will be followed per district requirements.

- E. The uses proposed for development in accordance with the submitted site plan are compatible with existing uses on adjacent lands.

Finding: We are of the opinion that the proposed uses are compatible with existing uses in the area.

- F. The area being requested for rezoning is either fully served by public utilities and services such as but not limited to streets, police, and fire protection, drainage, water, water and sanitary sewer, refuse disposal, and sidewalks; or will be fully served through the extension of such public utilities and services to the site at the time of development.

Finding: The proposed development will install appropriate stormwater management utilities during construction and will be served adequately by public services and will not pose a negative threat to such services.

- G. The preliminary site plan is in compliance with the review criteria set forth in this chapter and this Zoning Code.

Finding: We are of the opinion that the preliminary site plan along with statements made in the application provide enough information to satisfy zoning requirements in the future.

- H. The preliminary site plan is consistent with the City's Master Plan.

Finding: We are of the opinion the preliminary site plan is consistent with the City's Master Plan. Commercial and retail spaces will be located along Northline Road, along with residential housing which adds to the variety of options within the City.

- I. Each phase of the proposed planned development contains adequate infrastructure, open-space, recreational facilities, landscaping, and any other necessary conditions so that a failure to proceed with subsequent phases of the development will have no adverse impact on the completed phases(s) or surrounding property.

Finding: Clarification from the applicant will be needed regarding whether the project is intended to be completed in phases.

- J. The preliminary site plan meets all the requirements of Section 1298.07 for preliminary site plans.

Finding: The current plan does not meet all the requirements of this section, however we are of the opinion that the presented information is enough to grant approval of the rezoning, with site plan review taking place after.

- K. The plan satisfies the intent of this section with respect to the use of land and principal and accessory use relationships within the site, as well as with uses on adjacent sites.

Finding: The plan shows consideration for the interaction between the separate uses, and we are of the opinion that the current layout is adequate.

- L. All existing or proposed streets, roads, utilities and marginal access service drives, as may be required, are correctly located on the site plan.

Finding: The proposed development will make use of existing streets and access drives, as well as adding additional parking.

- M. The plan meets all applicable standards of this Zoning Code and this chapter, relative to building height, bulk, area requirements, dwelling unit density, building setbacks, off-street parking, and preliminary site engineering requirements.

Finding: The preliminary plan does not currently include calculations for the above information. These requirements can be provided during the initial site plan review process.

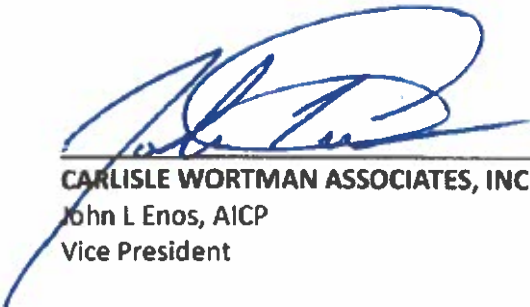
- N. There exists a reasonably harmonious relationship between the placement of buildings on the site and buildings on lands in the surrounding area, and there is functional compatibility between all structures on the site and structures within the surrounding area to ensure proper relationships between topography, building arrangement, and street layout.

Finding: We are of the opinion that the proposed site layout creates a harmonious relationship between the buildings and uses, as well as the surrounding area.

SUMMARY OF FINDINGS

After reviewing the current land use, adjacent zoning districts, and future plans for the subject properties and vicinity, we would recommend that the Planning Commission recommend approval to the City Council the proposed rezoning to PD, Planned Development.

1. The rezoning is supported by the Master Plan and advances the general and specific economic development policies of the Master Plan.
2. The proposed land uses are permitted within the C-2, General Business and RM, Multiple Family Districts in accordance with Sections 1278 and 1272.
3. The proposed rezoning would be consistent and non-disruptive to the surrounding land use pattern along Northline Road.
4. The proposed rezoning meets the general requirements of a rezoning.
5. Future development will require the submittal of detailed site plans.
6. Note the following will be addressed during site plan review:
 - I. Significant screening and buffering of any adjacent single-family homes.
 - II. Robust landscaping throughout the site will be required.
 - III. Building façades and materials will meet ordinance requirements and complement the existing Aquinas center.
 - IV. Limited signage should be installed along Northline Road.
 - V. A lighting plan will be required.
 - VI. Pedestrian access throughout should be provided.
 - VII. The detention basin should be more natural than rectangular and landscaped.



CARLISLE WORTMAN ASSOCIATES, INC.
John L. Enos, AICP
Vice President



CARLISLE WORTMAN ASSOCIATES, INC.
Joe Pezzotti
Community Planner

Michelle Gendron

To: Mark Nemeth; chad_godbout@msn.com; Patricia Anderson; James Yoos; Eric Codrington (tysin5@yahoo.com); Linda Clark; Leticia Crawford; Jerry Orman (ormanjerry@gmail.com)

Subject: 3/11/2024 Planning Commission Meeting Mural Review

Planning Commission members;

I have reviewed and have administratively approved the Mural Permit application for 12678 Dix Toledo for the Cada Salon. This meets all the requirements for a mural based on Ordinance 1298.18(d). This application now goes to the Planning Commission for final approval.

Thank You,

Timothy L. Leach
Building Inspections Director
14400 Dix Toledo Rd.
Southgate, Mi 48195
tleach@southgatemi.gov
734-258-3010 ext3131



City of Southgate – Mural Application/Checklist

DEPARTMENT OF BUILDING AND SAFETY ENGINEERING

14400 DIX-TOLEDO ROAD, SOUTHGATE, MICHIGAN 48195

PHONE: (734) 258-3030 FAX: (734) 281-6670

www.southgatemi.org

There is a \$50.00 Application Fee & a \$25.00 Plan Review Fee Required.

DATE: MARCH 4 - 24

LOCATION: Cadals Hair Studio

(When properly signed, this application grants permission to erect an approved)

RECEIVED

MAR 04 2024

**CITY OF SOUTHGATE
BUILDING DEPARTMENT**

☒ Wall Mural	Material:
☐ Wall Mural w/ electrical	Face:
☐ OTHER	Frame:

Horizontal Measurement:	<u>38</u>
Vertical Measurement:	<u>11 1/2</u>
Top of sign will be: (# of ft above ground)	
Lower edge will be: (# of feet above ground)	

Existing Sign	
Owner of Sign	<u>Kelly Cada Smith</u>
Address	<u>12678 Dix</u>
Phone	<u>734-341-5770 734281-3870</u>

Artist	<u>existing</u>
Address	
Phone	
Email	

Is mural illuminated?	
Electrical Contractor's Name:	
U.L. Approved?	
ESTIMATED COST: \$	FEE: \$

Signature of Applicant: X Kelly Cada Smith Approved by: _____

