

CITY OF SOUTHGATE

PLANNING COMMISSION

AGENDA

MONDAY, July 13th, 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 June 8th, 2026

V. ADMINISTRATIVE REPORTS

VI. PUBLIC HEARINGS

1. Conditional Use Review, 14750 Fort
2. Rezoning Review, 15468 Northline

VII. NEW BUSINESS

1. Conditional Use Review, 14750 Fort
2. Rezoning Review, 15468 Northline
3. Site Plan Review, 14005 Allen

VIII. OLD BUSINESS

1. Planned Development (PD) Site Plan Amendment, 15601 Northline

IX. ANNOUNCEMENTS

X. ADJOURNMENT

City of Southgate
Planning Commission Meeting
June 8, 2026

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, June 8, 2026, and called to order by Chairman James Yoos, at 7:00 p.m.

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

ABSENT: Patricia Anderson, Andrew Moul, Chad Godbout (all excused)

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

Agenda:

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

Minutes:

Moved by Nemeth, supported by Orman, to approve the Planning Commission Meeting Minutes of May 11, 2026. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

The Southgate Towers project will be having their Ribbon Cutting on Tuesday, August 18, followed by additional festivities.

Festivities and Fireworks are back on July 3rd, beginning at 6:00 p.m.

The Planning Commission will provide ordinance revisions on Commercial Properties Setbacks.

The Planned Development Project for the Aquinas property at 15601 Northline Road should be at the July Meeting.

Public Hearings:

1. Special Condition Use/Site Plan Review, Carly Detar, 15748 Fort Street, Proposed Construction of a new drive-through-only coffee establishment.

A PUBLIC HEARING WAS HELD FOR CARLY DETAR, 15748 FORT ST. SOUTHGATE, MI 48195, SPECIAL CONDITION USE/SITE PLAN REVIEW, PROPOSED CONSTRUCTION OF A NEW DRIVE-THROUGH-ONLY COFFEE ESTABLISHMENT.

Notices were sent out.

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

Several residents were present opposing this project with the following concerns; increased traffic congestion and safety risks for pedestrians, children and nearby residents, noise from drive-thru operations, increased litter, lighting. They believe new business development is important but this location is not compatible with the surrounding residential area and would have a significant negative impact on nearby residents.

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

New Business:

1. Special Condition Use/Site Plan Review, Carly Detar, 15748 Fort Street, Proposed Construction of a new drive-through-only coffee establishment.

The City is in receipt of a conditional use and site plan review application for the construction of a new drive-through-only coffee establishment located along Fort Street. The parcel was recently rezoned from C-1, Community Business to the C-2, General Business district where drive-through establishments are a conditional land use within the district, subject to additional special conditions which are outlined later within this report. The current size of the subject parcel is 0.46 acres.

The project recently received a dimensional variance from the Board of Zoning Appeals (BZA) to allow a ten (10) foot deviation from the twenty-five (25) foot front yard setback requirement, allowing the fifteen (15) foot front yard setback along Fort Street, as shown on sheet C-3.0.1 be deferred to a later meeting date

Moved by Nemeth, supported by Orman, to approve a Special Condition Use, for Carly Detar, 15748 Fort Street, Proposed Construction of a new drive-through-only coffee establishment, with the following conditions:

1. Provide confirmation MDOT permit including Traffic Study approval.
2. Will not affect the safety and welfare of the residents.

MOTION APPROVED UNANIMOUSLY.

Moved by Nemeth, supported by Orman, to approve a Site Plan Review, for Carly Detar, 15748 Fort Street, Proposed Construction of a new drive-through-only coffee establishment, with the following conditions:

1. Planning Commission to determine compatibility with surrounding properties.
2. Show loading area on plans.
3. Provide confirmation MDOT permit has been applied for.
4. Provide turning radii.
5. Fire Department and Engineer for review of site circulation.
6. Replace Ginko and Honey Locust trees with suggested trees noted on Planners review.
7. Provide 10% landscaping calculation.
8. Confirm if irrigation system will be installed.
9. Increase shrub spacing to three (3) feet.
10. Reduce pole mounted light fixture height to twenty (20) feet.
11. Reduce foot candle measurements along western property line to 0.0-03 foot candles.
12. Add "do not enter" and "left turn only" signage at Spruce Street exit.
13. Provide updated building elevations reflecting correct canopy overhang.
14. Approval of proposed exterior building materials by the City Building Department.
15. LED lighting will be downcast towards Fort St. and not residents on the west side.
16. Will design curb cut driveway to provide safety measures.

MOTION APPROVED UNANIMOUSLY.

Old Business:

1. AMG Apartment Management, Maple Village of Southgate, LLC, Site Plan Review, 15685 Goddard Road, Southgate, MI 48195, (40) additional multi-family apartment units.

The city is in receipt of a site plan review application for the proposed expansion of the existing Maple Village Apartments along Goddard Road. The proposed expansion will consist of forty (40) additional multi-family apartment units constructed in the same style and size as the already existing units. The expansion will occur in the northeast corner of the 23-acre parcel which is currently existing open space. The parcel is currently zoned RM, Multiple Family Residential where apartment buildings are a permitted use within the district, subject to site plan review and approval by the Planning Commission.

The applicant has addressed several issues on this project.

Moved by Clark, supported by Nemeth, to approve a Site Plan Review for AMG Apartment Management, Maple Village of Southgate, LLC, 15685 Goddard Road, Southgate, MI 48195, (40) additional multi-family apartment units, with the following conditions:

1. **Approval of site access and circulation by Fire Department.**
2. **Approval of site access and circulation by City Engineer.**
3. **Clarify pedestrian connections to Clubhouse and Goddard sidewalks.**
4. **City Engineer approval of proposed utilities.**
5. **Add lighting pole fixtures as noted.**
6. **Approval of proposed building materials by the City Building Department.**
7. **Add crosswalks pedestrian signage, stripping and speed bumps.**

MOTION APPROVED UNANIMOUSLY.

Announcements:

None.

Adjournment:

Moved by Nemeth, supported by Wilson, that this meeting of the Planning Commission be adjourned at 8:01 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

Form No. 01

Case No. PC 07-2026

Date Received 6-10-2026

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>John Spreitzer</u>	Name _____
Address <u>565 Ottawa Drive</u>	Address _____
<u>Troy</u> <u>MI</u> <u>48085</u>	_____ (City) (State) (Zip)
Telephone <u>248-521-8331</u>	Telephone _____

Information regarding the site:

Street Address: 14750 Fort Street

Major Cross Streets: Fort and Eureka

Parcel / Lot No.: 53-018-04-0263-002

Acreage: .36 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: General Business

Requested action:

☐ Rezoning Requested District: _____

☒ Conditional Use Approval Requested Use: _____

☐ Site Plan Review

☐ Plat Review

☐ Other Please Specify _____

John@greenlanternpizza.com

Prabbane Kijere.com

~~APRUS~~ APIUS_hVAC@yahoo.com

Information regarding request:

I hereby request a hearing before this body to:

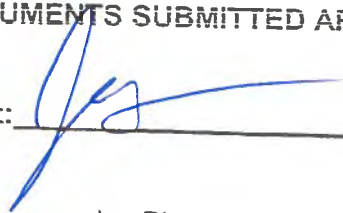
(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City 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.)

We are requesting to open a carryout/delivery only ~~Green~~ Lantern Pizza Location in Southgate.

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: 5-27-26

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.: _____

June 8th, 2026

Timothy L. Leach
Building Inspections Director
City of Southgate
14400 Dix Toledo Road
Southgate, MI 48195



Re: Authorization for Conditional Use Subject to Special Conditions Application
Property Address: 14750 Fort Street, Southgate, MI

Dear Mr. Leach:

I, Nader Yakeera, am the owner of the property located at 14750 Fort Street, Southgate, Michigan.

This letter serves as my formal authorization and approval for John Spreitzer, representing Green Lantern Pizza, to apply for and pursue a Conditional Use Subject to Special Conditions for the operation of a take-out restaurant at the above-referenced property.

As the property owner, I consent to Mr. Spreitzer and Green Lantern Pizza submitting all necessary applications, documents, and materials required by the City of Southgate in connection with this request.

Should you require any additional information or documentation regarding this authorization, please do not hesitate to contact me.

Thank you for your consideration.

Sincerely,

Nader Yakeera
Property Owner
14750 Fort Street
Southgate, MI 48195

A handwritten signature in black ink, appearing to read "Nader Yakeera", written over a horizontal line.

Date: 06/09/2026



GREEN LANTERN PIZZERIA
SOUTHGATE
Planning Commission Review
Created - MAY - 22 - 2026

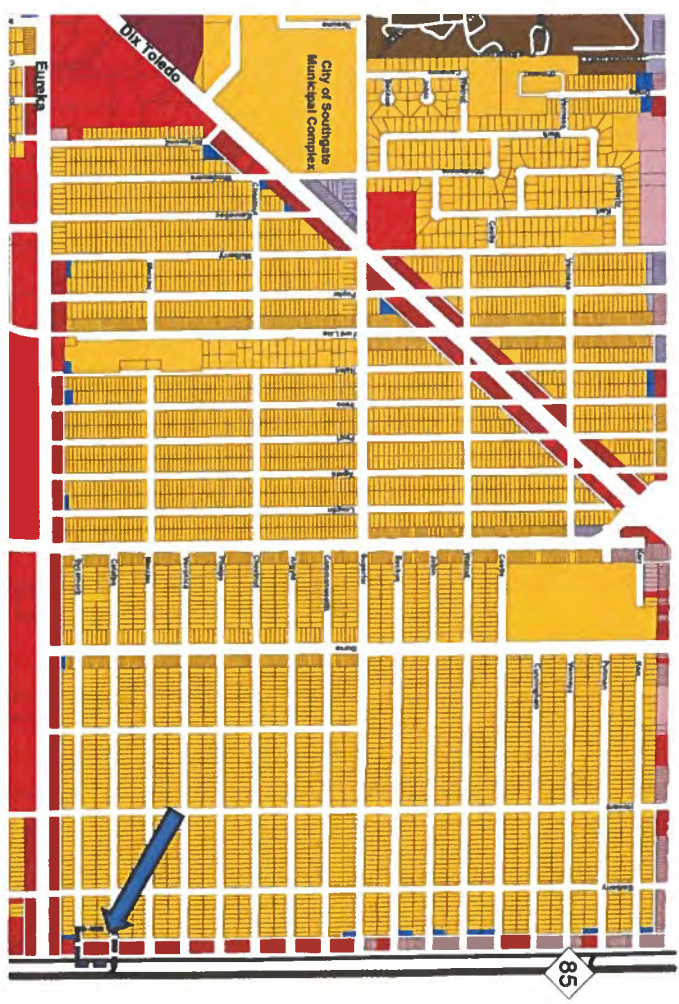


CATELOG

- CURRENT PARCEL INFORMATION
- EXISTING SITE PLAN
- DESIGN PROPOSAL

SOUTHGATE ZOINING MAP

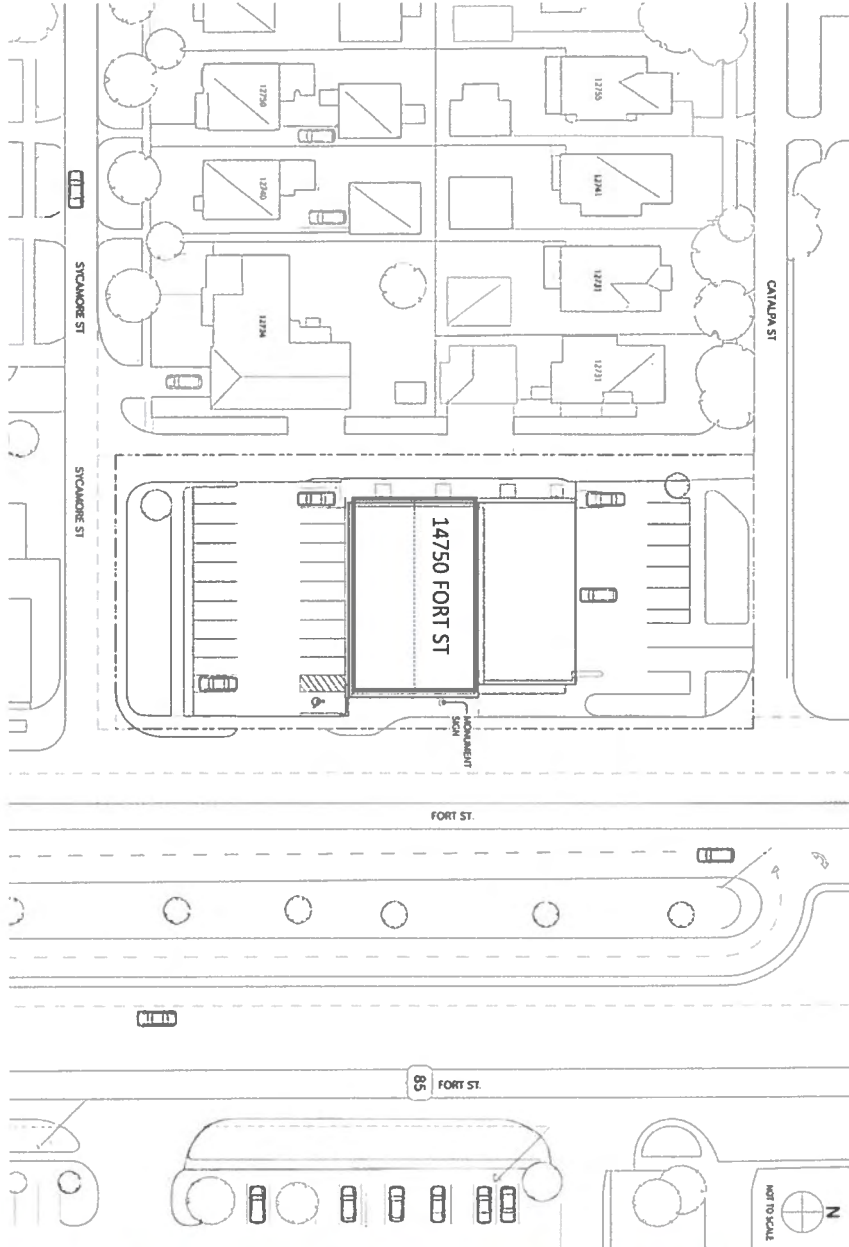
- PROPERTY ADDRESS - 14750 FORT STREET SOUTHGATE MI 48195
- PARCEL ID – 53018040263002
- ZONED – C-2 GENERAL BUSINESS
- ACREAGE – 0.26
- CURRENTLY THE PROPERTY IS ZONED C-2 – GENERAL COMMERTIAL.
- AT THE PROPERTY LISTED ABOVE, GREEN LANTERN PIZZA WOULD LIKE TO PURCHASE THE BUILDING AND RENOVATE THE EXISTING BUILDING INTO A PIZZERIA CARRYOUT AND A WHITE BOX LEASE SPACE FOR A FUTURE TENANT.
- THE FOLLOWING SLIDES REPRESENT THE APPROXIMATE DESIGN OF THE STORE.



Legend

RE Residential Estate	RD-1 Restricted Office
R-1 One Family Residential	C-1 Community Business
R-1A One Family Residential	C-2 General Business
R-1B One Family Residential	C-3 Theatrical Service
MH1 Mobile Home Park	P-1 Vehicular Parking
R-2 Two Family Residential	M-1 Light Industrial - Research
RM Multiple Family Residential	PD Planned Development

EXISTING SITE





GREEN LANTERN

FUTURE TENANT

14750

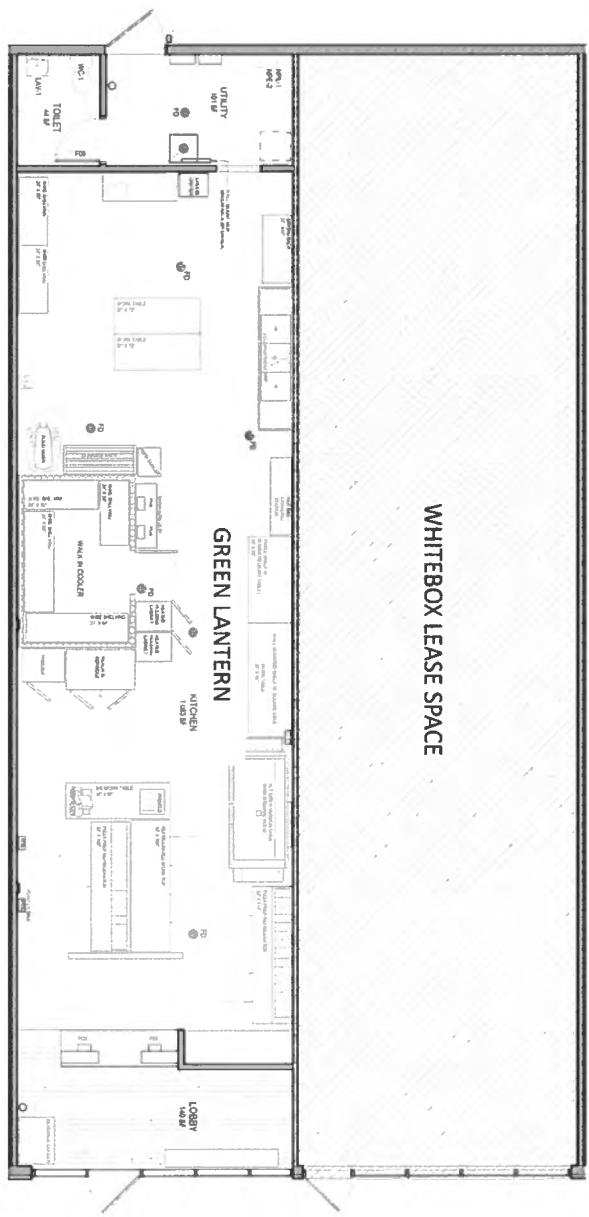
FORT STREET

R-1B - ONE FAMILY RESIDENTIAL
C-2 - GENERAL BUSINESS

United Car Wash Club
- Southgate

Citizens

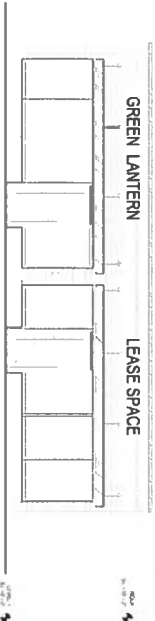
PROPOSED PLAN -- FOR REFERENCE ONLY



LEVEL 1 -- FLOOR PLAN
NOT TO SCALE
FOR REFERENCE ONLY

PROPOSED ELEVATION

FOR REFERENCE ONLY



THANK YOU!



SEELEYARC.LLC



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: June 18, 2026

Special Condition Review

City of Southgate, Michigan

APPLICANT: John Spreitzer

ADDRESS: 565 Ottawa Drive
Troy, MI 48085

PARCEL ADDRESS/ID: 14750 Fort Street
53-018-04-0263-002

CURRENT ZONING: C-2, General Business

ACTION REQUESTED: Special Condition Review

PROJECT AND SITE DESCRIPTION

The City is in receipt of a conditional use application for a new pizza delivery/carryout only establishment, located on the corner of Fort and Sycamore Street within an existing building. The parcel is zoned C-2, General Business district where delivery/carryout restaurants are not specifically listed as a permitted or special use. The closest associated use is sit down restaurants, which are listed as a conditional land use within the C-1 district and therefore considered a conditional use in the C-2 district, or a drive-in restaurant which is listed as a conditional use in the C-2.

The size of the subject parcel is 0.26 acres. The site is developed with an existing building and associated 20-space parking. The proposed pizza establishment will utilize one half of the building, currently being used as a smoke shop. The other half of the building is proposed to be a future commercial use, which will be limited to the uses listed in the C-2 District.

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	0.26 Acres	Yes
Lot Width	N/A	100+ Feet	Yes
Setbacks (Scale Measured)			
Front	25 Feet	0 Feet	No*
Side (Exterior)	25 Feet	70 Feet	Yes
Rear	20 Feet	10 Feet	No*
Lot Coverage	N/A	35%	Yes
Building Height	40 Feet, 2 Stories Max.	Unknown, 1 Story	Yes*

*The existing building is legally nonconforming, so while setback requirements may not be met, the building may continue to operate so long as the footprint is not expanded.

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	Current Zoning
Site	• Commercial (Smoke Shop)	• C-2, General Business
North	• Medical Office (Chiropractor)	• C-2, General Business
East	• Commercial (Strip Mall)	• B-2, General Business (City of Wyandotte)
West	• Residential	• R-1B, One Family Residential
South	• Commercial (Car Wash)	• C-2, General Business

Items to be Addressed: Planning Commission to determine compatibility with surrounding properties.

BUILDING LOCATION AND SITE ARRANGEMENT

The existing building is located in the northern portion of the site, along Fort Street, with off-street parking located to the south. Access is provided from Fort Street along an existing entrance. A public alley is also located on the western side of the property.

Items to be Addressed: None.

PARKING, LOADING

Per section 1292.02, carryout establishments are required to provide “One space for each 75 square feet of food preparation area, plus ten front to back spaces for the drive-through window.” We note that no drive-through facilities are proposed. A summary of parking and loading requirements is located within the table below.

	Calculation/Requirement	# of Spaces Required/Other	# of Spaces Provided/Other	Meets Requirement
Off-Street Parking Spaces	1,000/75 square feet of food prep area = 13.33	13 spaces	18 spaces	Yes
Stacking Spaces	10 stacking spaces	N/A	N/A	N/A
Barrier Free Spaces	1 space per 25 parking spaces	1 space	2 spaces	Yes
Maneuvering Lane Width (90-degree)	22 feet	-	27 feet	Yes
Parking Space Dimensions	Length – 19 feet Width – 10 feet	-	Length – 19 feet Width – 10 feet	Yes
Loading Area	10 sf per 1 foot of building frontage	50 feet x 10 = 500 square feet	Unknown	Information Needed

Section 1292.03 requires maneuvering lane width for 90-degree parking to measure at least twenty-two (22) feet. The current site layout meets this requirement. Existing parking space dimensions are measured at ten (10) feet by nineteen (19) feet, meeting ordinance requirements. The location of the loading area and timing of deliveries will need to be clarified by the applicant.

Items to be Addressed: Clarify loading activities and timing.

SITE ACCESS AND CIRCULATION

Site Access: The building will be accessed via Fort Street, as well as the public alley abutting the property on the western side for emergency and garbage disposal vehicles. Please note the change in use will require MDOT approval, and proof of an MDOT permit (or process started) will be required.

Circulation: Maneuvering lane widths are based on the angle of parking spaces provided, with 90-degree spaces proposed in the northern portion of the site, where maneuvering lanes are required to be twenty-two (22) feet wide, which have been met. We defer further review of site access and circulation to the Southgate Fire Department and Engineer.

Pedestrian Circulation: Existing pedestrian sidewalks along Fort and Sycamore Streets will remain as is. Existing barrier free spaces also provide the closest walking path to the building.

Waste/Dumpster Enclosure: An existing dumpster enclosure is located on the western portion of the site.

Items to be Addressed: 1) Provide confirmation MDOT permit has been applied for. 2) Review and approval of site circulation by Fire Department and Engineer.

UTILITIES

The building will continue to be served by existing utilities. We ask the applicant to confirm if any utility changes are proposed. If so, we defer further review of all proposed utilities to the City Engineer for approval.

Items to be Addressed: 1) Confirm if utility work is proposed. 2) City Engineer approval of proposed utilities.

LANDSCAPING

No additional landscaping is proposed. Existing green space is located on the southern portion of the site near the Sycamore Street sidewalk.

Items to be Addressed: None.

LIGHTING

No changes to exterior lighting of the site are proposed. Existing lighting fixtures facing the parking lot are attached to the building. Google street view shows the fixtures are not set to a 90-degree angle, which they should be set at to reduce glare from reaching Sycamore Street.

Items to be Addressed: Adjust lighting fixtures to 90-degree angle.

SIGNS

A concept elevation of the building entrance shows proposed wall signage and a monument sign along Fort Street, which will be subject to approval by the City Building Department following site plan review.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations of the building have been provided. Proposed building materials appear to consist of primarily brick paneling. We defer final approval of proposed building materials to the City Building Department.

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

SPECIAL CONDITION REQUIREMENTS

Per section 1278.03, sit down restaurants are a conditional use, subject to a public hearing before the Planning Commission. There are no specific conditions of approval for this type of use.

RECOMMENDATION

Based on the information provided, we recommend the conditional use permit for the proposed carryout pizza establishment be approved, with the following conditions/ revisions being met:

1. Planning Commission to determine compatibility with surrounding properties.
2. Clarify loading activities and timing.
3. Provide confirmation of MDOT permit process.
4. Review and approval of site circulation by Fire Department and Engineer.
5. Confirm if utility work is proposed.
6. City Engineer approval of proposed utilities.
7. Adjust lighting fixtures to 90-degree angle.
8. Approval of proposed exterior building materials by the City Building Department.

Per Section 1262.09(C), the Planning Commission may impose conditions of approval that it determines are necessary to ensure the proposed use is compatible with surrounding properties and the character of the area.



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal



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. PO

Date Received

08-2026

6-17-2026

CITY OF SOUTHGATE APPLICATION FOR PLANNING COMMISSION REVIEW

RECEIVED

JUN 17 2026

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

CITY OF SOUTHGATE
BUILDING DEPARTMENT

TO BE COMPLETED BY THE APPLICANT:

Owner/Applicant			Agent		
Name <u>Legacy Properties Acquisition</u>			Name <u>Ayat Sleiman</u>		
Address <u>15450 Northline Ste 102</u>			Address <u>30860 Hickory Lane</u>		
<u>Southgate</u> (City)	<u>MI</u> (State)	<u>48195</u> (Zip)	<u>Franklin</u> (City)	<u>MI</u> (State)	<u>48025</u> (Zip)
Telephone <u>313-433-4343</u>			Telephone <u>586-864-6857</u>		

Information regarding the site:

Street Address: 15468 NorthlineMajor Cross Streets: Northline Rd and I-75Parcel / Lot No.: 53 002 010040 300

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-1Current Use: Vacant land

Requested action:

☒ Rezoning

Requested District: _____

☐ Conditional Use ApprovalRequested Use: ~~C-1~~ C-2 per phone call with☐ Site Plan ReviewAyat Sleiman
6-18-2026☐ Plat Review☐ Other

Please Specify _____

ayatsleiman@yahoo.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.)

Please see attached proposal. Thank you.

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: apt. [signature] Date: 6/15/2026

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.: _____

CITY OF SOUTHGATE

REZONING REQUEST AND DEVELOPMENT JUSTIFICATION

PROPERTY INFORMATION

Property Address:

15468 Northline Road
Southgate, Michigan 48195

Current Zoning: RO – Research Office

Requested Zoning: C-1 Local Commercial or C-2 General Commercial

Site Area: Approximately 0.948 Acres

Frontage: Approximately 236 Feet on Northline Road

Depth: Approximately 187 Feet

The subject property is outlined in red on the aerial image below and occupies a highly visible location at the northeast quadrant of Northline Road and Devoe Street.



LOCATION HIGHLIGHTED IN RED



EXISTING VACANT LAND 15468 Northline Road, Southgate, Michigan 48195

APPLICANT REQUEST

The Applicant respectfully requests approval to rezone the subject property from RO (Research Office) to either C-1 Local Commercial or C-2 General Commercial.

The proposed rezoning will allow redevelopment of a highly visible parcel within an established commercial and professional corridor, while promoting economic development, investment, increased tax revenue, and enhanced use of currently underperforming land.

EXISTING CONDITIONS

The attached aerial photograph (Exhibit A) illustrates the property's location and surrounding land uses.

The subject property is located on the north side of Northline Road immediately east of Devoe Street.

The surrounding area contains a mixture of commercial, medical, retail, and professional office uses, including:

West of the Subject Property

- Sam's Club Fuel Center
- Retail and commercial services
- Physical therapy clinic
- Health-related commercial uses

East of the Subject Property

- BP Gas Station
- Commercial service establishments
- Employment and training facilities

South of Northline Road

- Medical offices
- Pediatric and healthcare facilities
- Professional office developments

North of the Property

- Residential neighborhood

The subject property functions as part of a commercial corridor and serves as a natural transition between residential neighborhoods and established commercial activity along Northline Road.

MARKET CONDITIONS

The property has been actively marketed for sale for approximately two and one-half (2.5) years under its current RO zoning classification.

Throughout the marketing period:

- Multiple purchasers expressed interest.
- Investors identified strong redevelopment potential.
- Prospective buyers consistently requested commercial zoning.
- Several concepts included retail and neighborhood commercial development.

Despite significant market exposure, the existing RO zoning has limited redevelopment opportunities and reduced investor interest.

The market has demonstrated substantially greater demand for commercial development than office development at this location.

PUBLIC BENEFITS OF REZONING

Approval of the requested rezoning would:

Encourage Investment

Provide opportunities for private redevelopment and capital investment.

Increase Property Values

Allow redevelopment consistent with surrounding land uses and market demand.

Expand Local Commerce

Create opportunities for new retail, service, and professional businesses.

Increase Tax Revenue

Generate additional property tax and economic activity for the City.

Improve Corridor Appearance

Promote new development and enhance the visual character of Northline Road.

Create Employment Opportunities

Provide space for local businesses and job creation.

CONCEPTUAL DEVELOPMENT PLAN – C-1 AND C-2 LOCAL COMMERCIAL

The site could accommodate a modern neighborhood commercial center designed to serve nearby residents and businesses.

Proposed Building

Single-story neighborhood commercial plaza

Approximately 7,500 – 8,500 square feet

Potential Tenants

- Restaurants and Cafés
- Coffee Shops and Bakeries
- Specialty Retail Stores

- Pharmacy and Health Retail
- Convenience and Specialty Grocery Stores
- Personal Care Services (Salon, Spa, Barber Shop, Nail Salon)
- Fitness and Wellness Studios
- Pet Supply Retail
- Ice Cream and Dessert Shops
- Cell Phone and Electronics Retail
- Financial Institutions (Bank or Credit Union)
- Veterinary Services
- Family-Oriented Retail and Service Businesses

Site Features

- 35–40 parking spaces
- Landscaped frontage along Northline Road
- Decorative monument sign
- Sidewalk connections
- Buffer landscaping along the residential interface

This option maintains a neighborhood-oriented commercial character while complementing nearby medical and professional office uses.

COMPATIBILITY WITH SURROUNDING DEVELOPMENT

The requested commercial zoning is compatible with the existing development pattern because:

- The property fronts a major arterial roadway.
- Commercial uses already exist immediately adjacent to the site.
- Medical and professional offices surround the property.
- Existing gas stations and retail uses establish a commercial character.
- Utilities and infrastructure already support commercial development.

The rezoning would not introduce a new land use pattern but would instead reinforce and strengthen the existing Northline Road commercial corridor.

The proposed commercial zoning would provide opportunities for neighborhood-serving retail, restaurant, personal service, and consumer-oriented businesses that are currently underserved within the immediate corridor. These uses would complement the existing commercial activity along Northline Road, encourage private investment, increase tax revenue, create employment opportunities, and promote redevelopment of a property that has remained underutilized under its current RO zoning designation.

15468 NORTHLINE

SOUTHGATE, MI 48195

Parcel # 53 002 01 0040 300

Property Owner: LEGACY PROPERTIES ACQUISITION

Owner and Taxpayer Information

Owner	LEGACY PROPERTIES ACQUISITION 15450 NORTHLINE - STE 102 SOUTHGATE, MI 48195
-------	---

Taxpayer SEE OWNER INFORMATION

General Information for Tax Year 2026

Property Class	401 RESIDENTIAL-IMPROVED
School District	SOUTHGATE COMMUNITY SCH DIST
MAP #	No Data to Display
TEMP CODE	0
USE CODES	Not Available
ADJ CODE	Not Available
Historical District	Not Available
STATUS CODE	Not Available

Unit	53 SOUTHGATE
Assessed Value	\$46,400
Taxable Value	\$33,809
State Equalized Value	\$46,400
Date of Last Name Change	01/18/2025
Notes	Not Available
Census Block Group	Not Available
Exemption	No Data to Display

Principal Residence Exemption Information

Effective Date	05/01/1994
----------------	------------

Principal Residence Exemption	Value %	Final
2026	0.0000%	0.0000%

Previous Year Information

Year	MOOR Assessed	Final SEV	Final Taxable
2025	\$53,400	\$53,400	\$32,921
2024	\$0	\$0	\$0
2023	\$0	\$0	\$0

Land Information

Zoning Code	Not Available
Land Value	\$92,800
Renaissance Zone	No
ECF Neighborhood	MIXED
Lot Dimensions/Comments	No Data to Display

Total Acres	0.948
Land Improvements	\$0
Renaissance Zone	No Data to Display
Expiration Date	No Data to Display
Mortgage Code	No Data to Display
Neighborhood Enterprise Zone	No

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This site is exceeding reCAPTCHA
Enterprise free quota

Lot(s)	Frontage	Depth
Lot 1	220.91 ft	187.00 ft
Total Frontage: 220.91 ft		Average Depth: 187.00 ft

Legal Description

23A-10-41 LOTS 40 TO 43 CONTAINING LITTLE FAIRBANKS TRAIL RICE L&S P&S W&S SPLIT/COMBINED ON 01/18/2025 FROM S2 002 01 0040 000, S2 002 01 0041 000, S2 002 01 0042 000,

Land Division Act Information

Date of Last Split/Combine	01/18/2025
Date Form Filed	No Data to Display
Date Created	01/18/2025
Acreage of Parent	0.95
Split Number	104
Parent Parcel	No Data to Display

Number of Splits Left	5
Unallocated Div.s of Parent	0
Unallocated Div.s Transferred	0
Rights Were Transferred	Not Available
Courtesy Split	Not Available

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Link/Page
No sales history found.						

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Carlisle | Wortman
ASSOCIATES, INC.

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

Date: July 6, 2026

REZONING ANALYSIS
City of Southgate

Applicant:	Legacy Properties Acquisitions 15450 Northline, Ste 102 Southgate, MI 48195
Property Address:	15468 Northline Southgate, MI 48195
Property I.D. #:	53-002-01-0040-000
Current Zoning:	RO-1, Restricted Office
Requested Zoning:	C-2, General Business
Required Information:	Provided below.

DESCRIPTION

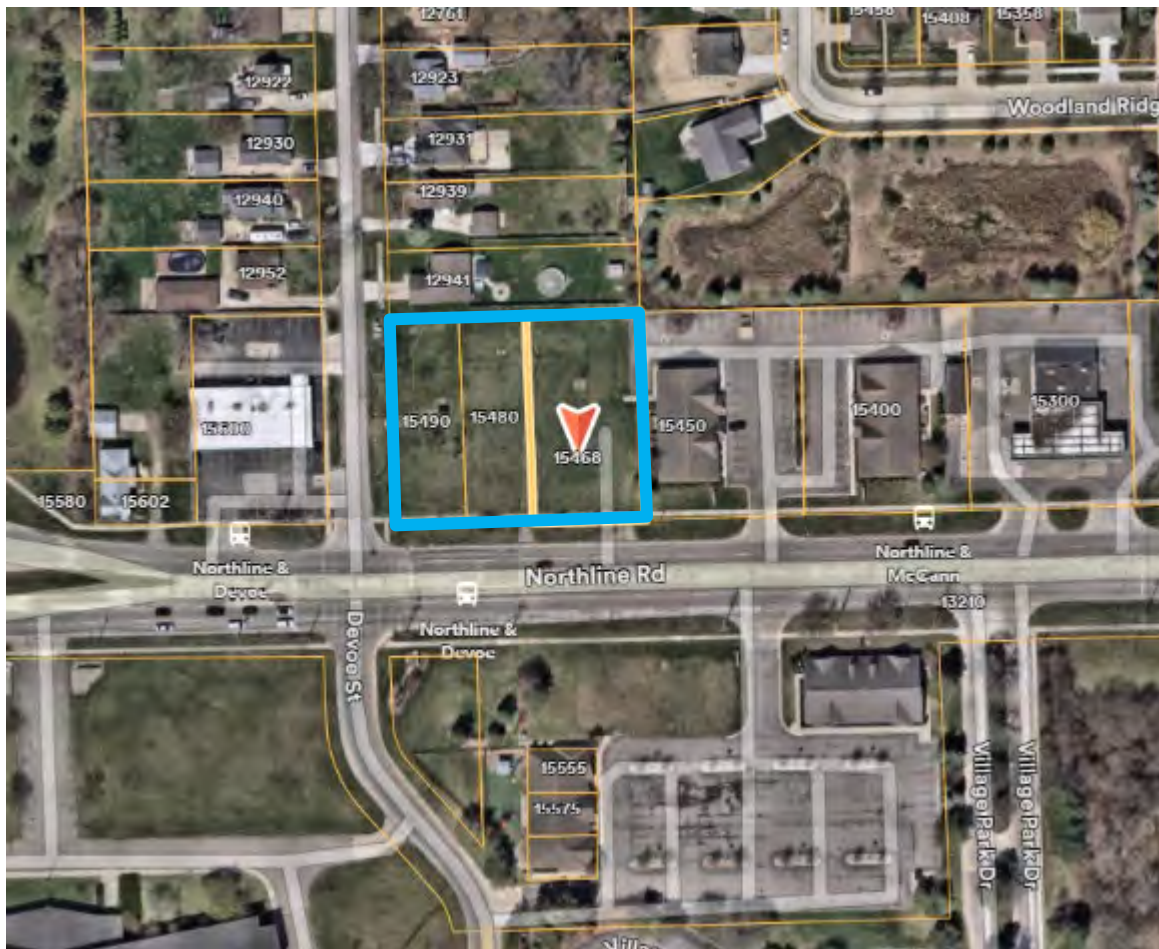
The City is in receipt of a rezoning application for the above-mentioned address. The nature of the request as stated in the application is to rezone the property from RO-1, Restricted Office to C-2, General Business, to allow for a neighborhood commercial plaza, with possible tenants including restaurants, coffee shops, retail stores, fitness studios, etc. The property has been and is currently vacant.

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, the applicant, or any future applicant, will 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

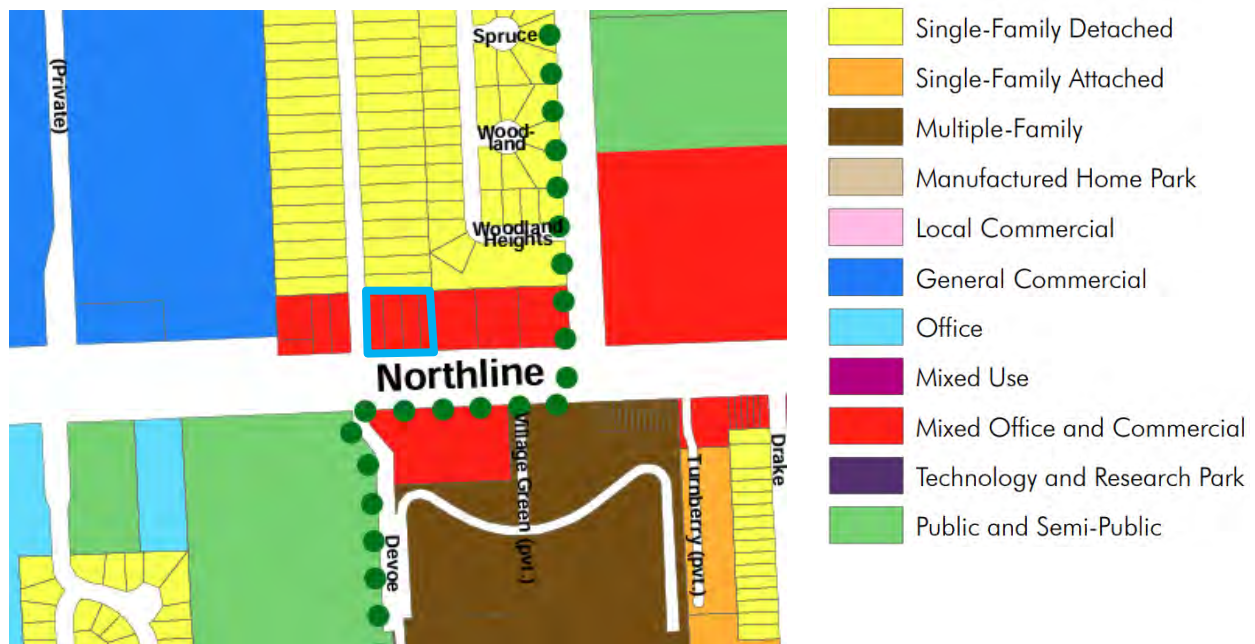
Neighboring zoning, land use, and current Master Plan designation are summarized in the following chart:

	Existing Land Use	Current Zoning	Future Land Use
Site	• Vacant	• RO-1, Restricted Office	• Mixed Office and Commercial
North	• Single-family homes	• R-1B, One Family Residential	• Single-Family Detached
East	• Medical offices	• RO-1, Restricted Office	• Mixed Office and Commercial
West	• Commercial	• RO-1, Restricted Office	• Mixed Office and Commercial
South	• Preschool	• RO-1, Restricted Office	• Mixed Office and 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 described 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.

The proposed rezoning appears to be in conformance with the future land use map and the proposed zoning district contains uses compatible with 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.

- Any permitted use within the C-1 District
- Any conditional land use within the C-1 District
- Auto washes when completely enclosed in a building
- Bus stations

- New car sales, showrooms or offices, except trucks and heavy off-road construction equipment
- Service establishments of an electrician, plumber or painter, with no outdoor storage
- Outdoor sale of new or used cars, campers, RVs, mobile homes, and trailer/car rental
- Open front stores
- Drive-in restaurants
- Veterinary hospitals or clinics
- Plant nurseries
- Gasoline stations
- Bowling alleys, indoor archery ranges, indoor tennis courts and indoor skating rinks
- Retail outlets offering alcoholic beverages
- General motor vehicle repair
- Arcades
- Fast food and drive-through restaurants
- Businesses which sell and service electronic equipment for motor vehicles
- Coin-operated car washes
- Theaters, assembly halls, concert halls, or similar places of assembly
- Automotive driving schools

While the uses above may be listed as a permitted or conditional use in the C-2 District, the entire site area measures at just under one (1) acre (0.948 acres). As a result, some uses listed above may not be compatible with the site area. In addition, future development of the site would be subject to applicable site plan review and approval requirements.

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 Northline Corridor is primarily office and commercial oriented, and the C-2 District permits many uses that are compatible with this corridor, 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: *Northline Road is a highly traveled corridor. The character of the surrounding area is predominantly commercial, office, and retail uses along Northline with residential neighborhoods immediately adjacent to the north and south. The proposed C-2 zoning district and its permitted and conditional uses would be compatible with the surrounding area, as any use introduced would be subject to extensive screening measures during site plan review.*

- 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 are available along Northline. Police and fire services review of any new site construction 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 currently vacant, with no significant natural features present. The property is not located within any floodplains or wetlands. Any future development would be subject to stormwater review and approval by the City Engineer.

SUMMARY OF FINDINGS

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

1. The rezoning is supported by the Master Plan and advances the 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 District allows through its permitted and conditional land uses.
3. Any development of this site for a permitted or conditional use will be subject to site plan review and all applicable requirements of the zoning ordinance.
4. 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/connections should be evaluated by the City Engineer and Department of Public Services (DPS).



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal



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 06-2026

Date Received 5-12-2026

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>Superior Allen, LLC c/o Livonia Builders</u>	Name <u>Joe DiSanto</u>
Address <u>PO Box 145</u>	Address <u>PO Box 145</u>
<u>Wyandotte, Mi 48192</u>	<u>Wyandotte, Mi 48192</u>
(City) (State) (Zip)	(City) (State) (Zip)
Telephone <u>734 341-4873</u>	Telephone _____

Information regarding the site:

Street Address: TBD Superior Blvd

Major Cross Streets: Allen / Superior Southeast Corner

Parcel / Lot No.: See Survey

Acreage: .45 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: _____

☐ 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:

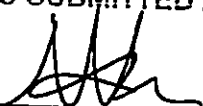
(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City 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.)

Seeking site plan approval for seven ranch style units with attached garage.

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 June 2026
(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: 5/12/26

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)

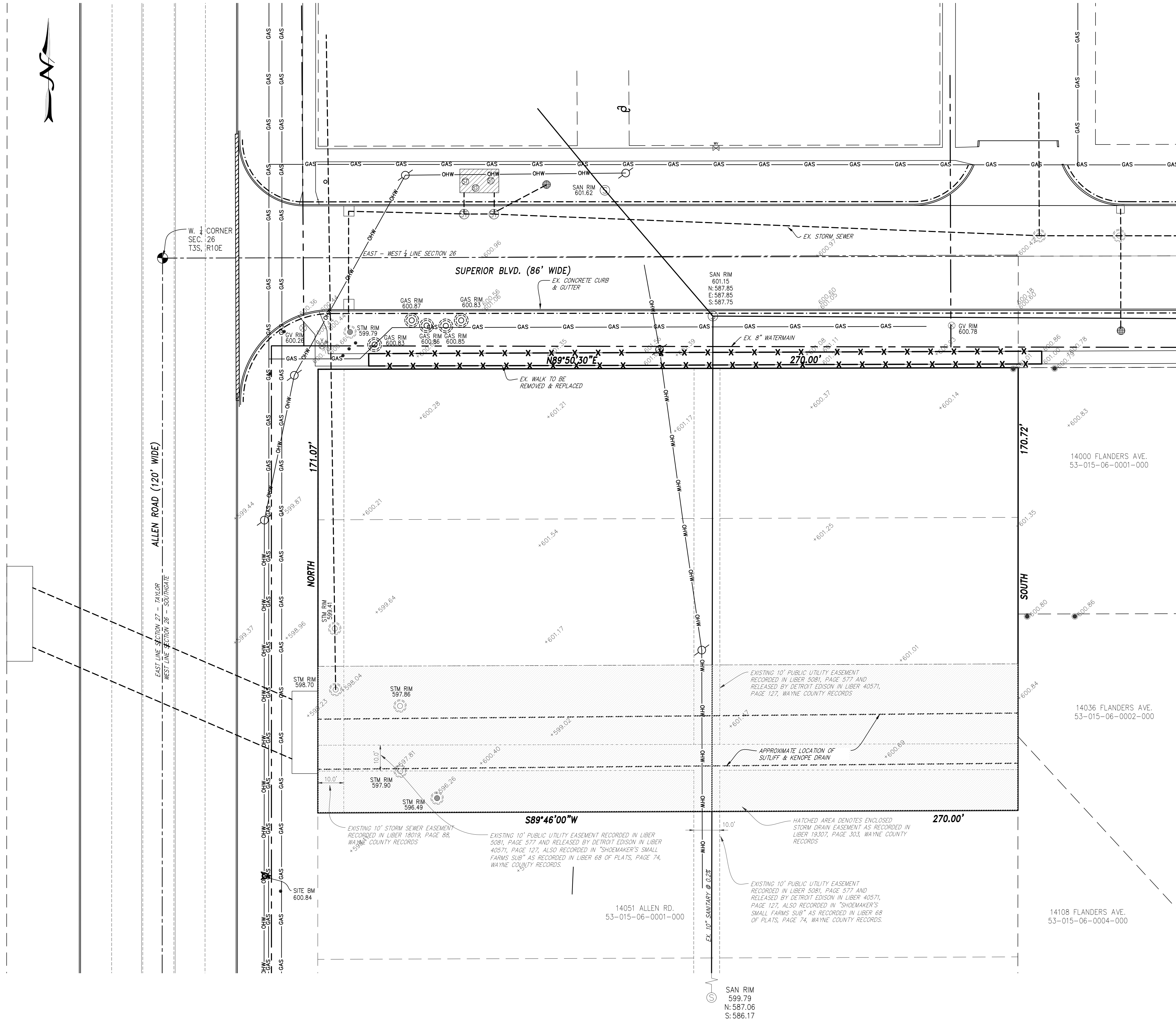
Fee Charged: _____

Check No.: _____

Receipt No.: _____

20 10 0 20 40 60

SCALE IN FEET $1" = 20'$



BENCHMARK NAVD88
HYDRANT ARROW
~32' S.W. OF S.W. CORNER
OF SITE
ELEV: 600.84

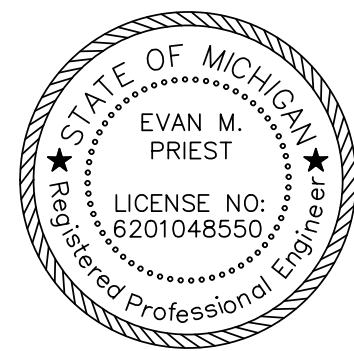
LEGEND

PROPERTY BOUNDARY
ON-SITE PARCEL
OFF-SITE PARCEL
SECTION LINE
SANITARY SEWER
STORM SEWER
WATER MAIN
GAS MAIN
OVERHEAD WIRE

SHEET INDEX

- SHEET INDEX**
01 EXISTING CONDITIONS
02 SITE PLAN
03 UTILITY, STORM & GRADE PLAN

LP-1 LANDSCAPE PLAN



E. M. D.

EXISTING CONDITIONS

SUPERIOR/ALLEN APARTMENTS
RM DEVELOPMENT
PART OF THE SOUTHWEST 1/4 OF SECTION 26, T. 3S., R. 10E.
CITY OF SOUTHGATE WAYNE COUNTY, MICHIGAN

SHEET
01

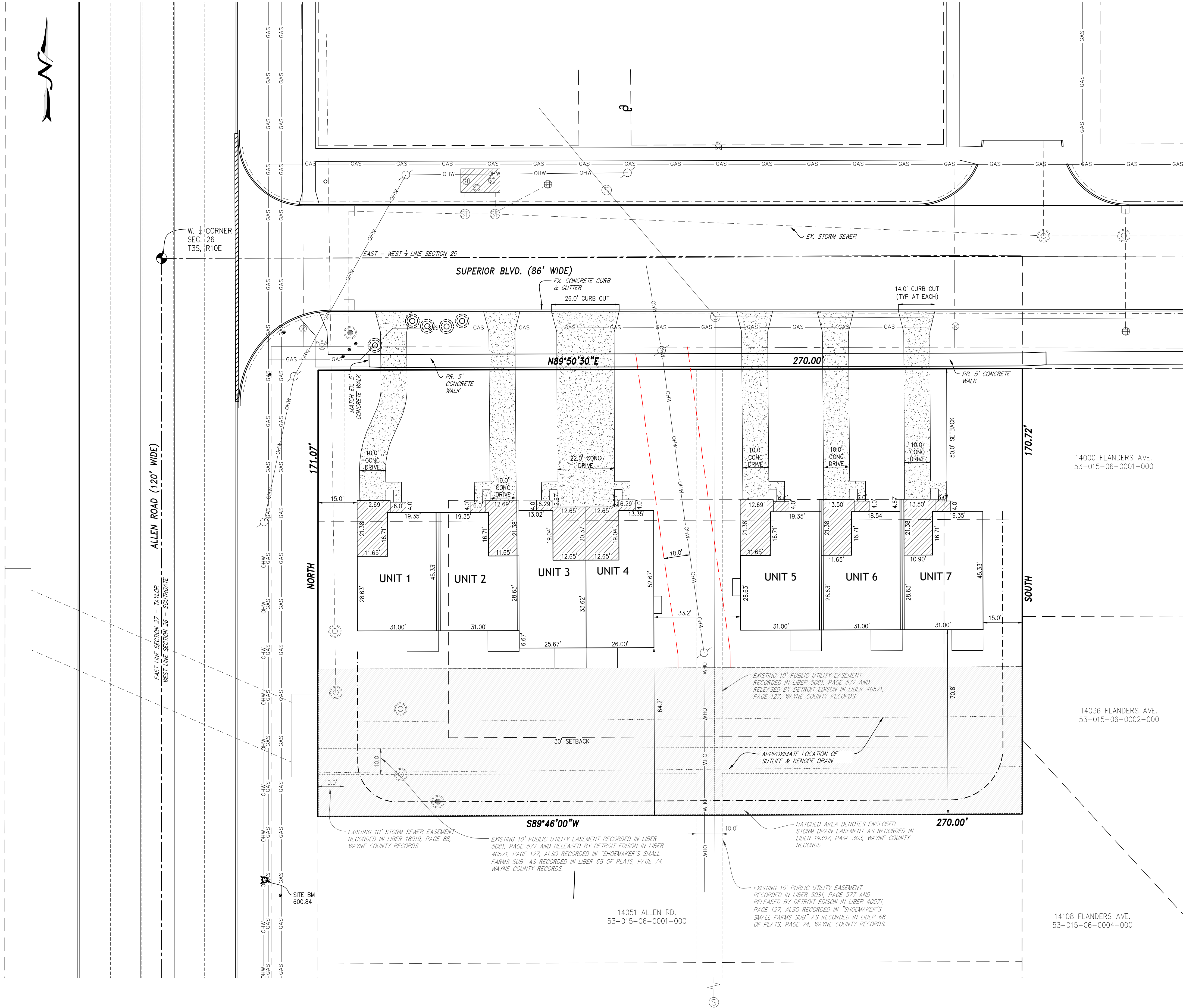
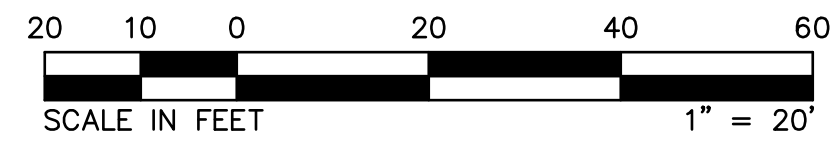
Michael L. Priest & Associates, Inc.
40655 Koppemick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

ENGINEERS, SURVEYORS
MLP
AND ASSOCIATES, INC.

STATUS:
REVISIONS:

DATE: 06-19-2026

PROPRIETOR
LIVONIA BUILDERS
18261 SHELLEY POND COURT
NORTHVILLE, MI 48168
ATTN: MR. DANNY VER
734 347 3434



PROPERTY DESCRIPTION

LOTS 41-43 SHOEMAKER'S SMALL FARM SUB. LIBER 68, PAGE 74 W.C.R.

RM, MULTIPLE FAMILY RESIDENTIAL			
AREA OF PARCEL (A):	43141 S.F.		
	0.9904 AC		
	REQUIRED	PROPOSED	
BUILDING HEIGHT	2 STORES MAX	1 STORY	
	35 FEET MAX		
YARD SETBACKS			
	FRONT	50 FT	50 FT
	SIDES, LEAST	30 FT	15 FT
	SIDES, TOTAL	60 FT	30 FT
	SIDE ABUTTING STREET	50 FT	15 FT
	REAR	30 FT	
BUILDING LENGTH	180 FT MAX	124 FT	
BUILDING SEPARATION: $S = (La + Lb + 2(Ha + Hb)) / 6$			
Lx = Length of Building X, Hx = Height of Building X			
	La =	114 FT	
	Lb =	93 FT	
	Ha =	13 FT	
	Hb =	13 FT	
	S =	43 FT	33.2 FT
LOT COVERAGE	35% MAX	24%	
ITEMS ITALICIZED AND BOLD ARE PROPOSED MODIFICATIONS			

BENCHMARK NAVD88

HYDRANT ARROW
~32' S.W. CORNER
OF SITE
ELEV: 600.84

LEGEND

PROPERTY BOUNDARY
ON-SITE PARCEL
OFF-SITE PARCEL
SECTION LINE
SANITARY SEWER
STORM SEWER
WATER MAIN
GAS MAIN
OVERHEAD WIRE

SITE PLAN

SUPERIOR/ALLEN APARTMENTS

RM DEVELOPMENT

PART OF THE SOUTHWEST 1/4 OF SECTION 26, T. 3S., R. 10E.
CITY OF SOUTHWEST WAYNE COUNTY, MICHIGAN

ENGINEERS, SURVEYORS



AND ASSOCIATES, INC.

Michael L. Priest & Associates, Inc.
40655 Koppnick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

STATUS:

REVISIONS:

DATE: 06-19-2026

PM: EMP

ENG: EMP

SURV: AEC

CAD: EMP

W/ATM: NAVD88

SCALE: 1"=20'

PROPRIETOR

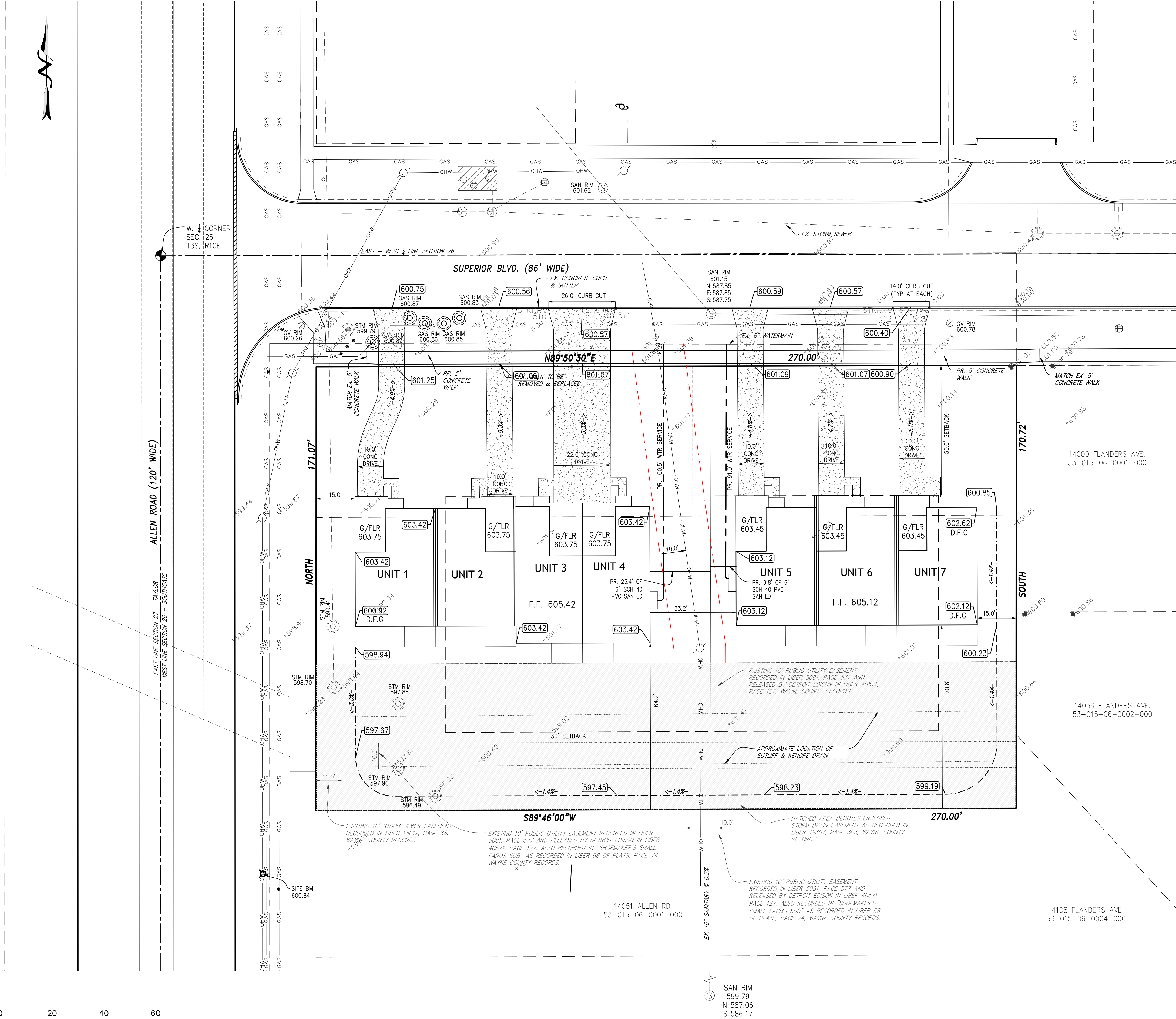
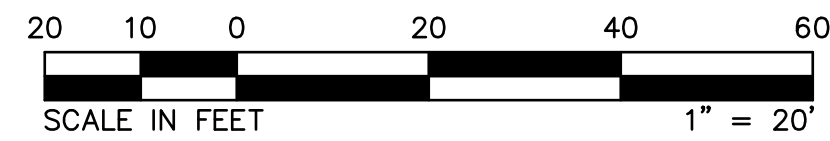
LIVONIA BUILDERS

18261 SHELLEY FOND COURT

NORTHVILLE, MI 48168

ATTN: MR. DANNY VERI

734 347 3434



BENCHMARK NAVD88
HYDRANT ARROW
~32' S.W. OF S.W. CORNER
OF SITE
ELEV: 600.84

NOTES
UTILITY COMPANIES WERE CONTACTED VIA THE MISS DIG DESIGN TICKET SYSTEM TO REQUEST REORD MAPS OF THEIR UTILITIES IN THE AREA. UTILITIES SHOWN HEREIN ARE IN ACCORDANCE WITH DRAWINGS RECEIVED TO DATE IN COMBINATION WITH FIELD OBSERVATIONS TO THE BEST OF OUR ABILITY. NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS OF THEIR LOCATION.

NO TITLE WORK HAS BEEN PROVIDED AT THIS TIME – EASEMENTS THAT MAY EXIST AND ARE NOT SHOWN ARE NOT THE RESPONSIBILITY OF MICHAEL L. PRIEST & ASSOCIATES INC.

LEGEND
PROPERTY BOUNDARY
ON-SITE PARCEL
OFF-SITE PARCEL
SECTION LINE
SANITARY SEWER
STORM SEWER
WATER MAIN
GAS MAIN
OVERHEAD WIRE

UTILITY, STORM & GRADING PLAN
SUPERIOR/ALLEN APARTMENTS
RM DEVELOPMENT
PART OF THE SOUTHWEST 1/4 OF SECTION 26, T.3S., R.10E.
CITY OF SOUTHGATE WAYNE COUNTY, MICHIGAN

ENGINEERS, SURVEYORS
MLP
AND ASSOCIATES, INC.

Michael L. Priest & Associates, Inc.
40655 Kopenick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

STATUS:
REVISIONS:

DATE: 06-19-2026
JOB NO. 2026.09
REV. NO. 1
SCALE: 1"=20'

DATE: 06-19-2026
JOB NO. 2026.09
REV. NO. 1
SCALE: 1"=20'

DATE: 06-19-2026
JOB NO. 2026.09
REV. NO. 1
SCALE: 1"=20'

DATE: 06-19-2026
JOB NO. 2026.09
REV. NO. 1
SCALE: 1"=20'

LANDSCAPE DEVELOPMENT NOTES:

PLANTING

- Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Southgate, Michigan.
- The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
- The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
- Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
- Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
- The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
- When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
- Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Only natural color shredded hardwood bark mulch will be accepted.
- Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
- All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Do not use tree paint on freshly cut wounds. Shrubs along the site perimeter and in the detention pond shall be allowed to grow together in a natural form.
- Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
- All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
- Plant trees and shrubs no closer than the following minimum distances from sidewalks, curbs, and parking stalls:
 - Shade/Canopy Trees Five feet (5')
 - Ornamental/Flowering Trees Four feet (4')
 - Evergreen Trees Five feet (5')
 - Evergreen/Flowering Shrubs Two feet (2').
- Backfill directly behind all curbs and along sidewalks and compact to the to of curbs or walk to support vehicle and pedestrian weight without settling.
- All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay loam). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
- Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner:
 - Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site;
 - Call the City for an inspection prior to backfilling;
 - Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.
- Edging, where specified, shall consist of Perma-loc aluminum edging or approved equivalent.

NOTES:

- STAKE TREES UNDER FOUR INCH (4") CALIPER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
- SET STAKES VERTICAL & EVENLY SPACED.
- STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
- DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.

- STAKE TREE JUST BELOW FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
- 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
- APPLY TREE WRAP AND SECURE WITH A BIODEGRADABLE MATERIAL AT TOP AND BOTTOM. REMOVE AFTER ONE (1) WINTER.
- SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
- MOUND TO FORM TREE SAUCER.
- FINISH GRADE SLOPED AWAY FROM TREE.
- CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- WIDTH OF ROOTBALL ON EACH SIDE.
- PLANTING MIX SHALL BE AMMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
- SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.

DECIDUOUS TREE

NOTES:

- STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH. GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
- SET STAKES VERTICAL AND EVENLY SPACED.
- REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

- STAKE TREE AS INDICATED USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
- 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
- SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
- MOUND TO FORM TREE SAUCER.
- FINISH GRADE SLOPED AWAY FROM TREE.
- CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- PLANTING MIX SHALL BE AMMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
- WIDTH OF ROOTBALL ON EACH SIDE.
- SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.

EVERGREEN TREE

SHRUB

- SHREDDED BARK MULCH AT FOUR INCH (4") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.
- FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.
- CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
- EXCAVATE PLANTING HOLE AND BACKFILL WITH PREPARED PLANTING MIX.
- UNDISTURBED SUBGRADE.
- LAWN.
- SCARIFY SUBGRADE.

ANNUAL / PERENNIAL / GROUNDCOVER

GENERAL NOTES FOR ALL PLANTINGS:

- DO NOT CUT CENTRAL LEADER.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
- CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

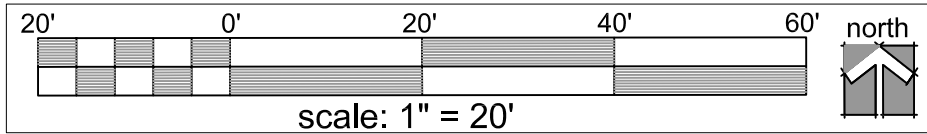
NOTE:

- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.

NOTE:

- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.

- SEE PLANT LIST FOR SPACING DISTANCE.
- SHREDDED HARDWOOD BARK OF A NATURAL COLOR MULCH AT FOUR INCH (4") MINIMUM DEPTH.
- 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
- EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX AT A TEN INCH (10") DEPTH.
- UNDISTURBED SUBGRADE.
- PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.
- LAWN.



date: June 22, 2026
revised:



LANDSCAPE PLAN FOR:
Michael L. Priest
& Associates, Inc.
40655 Kopperrick
Canton, Michigan 48187
(734) 459-8560

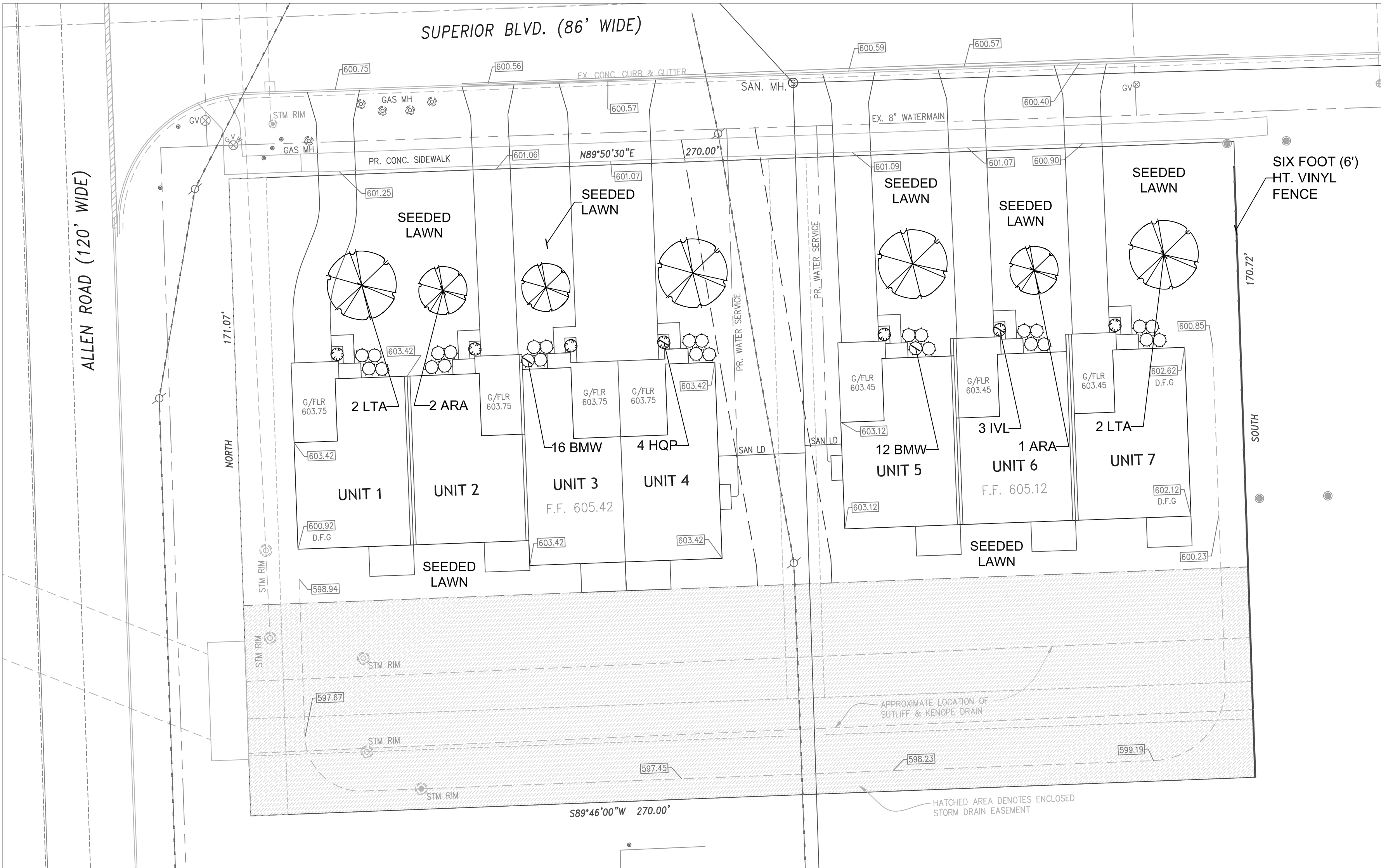
PROJECT LOCATION:
Farmington Creek Estates
South Side of Folsom Road
between Farmington Road
& Orchard Lake Road
Farmington Hills,
Michigan

LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave
Livonia, Michigan 48150
(734) 634 9208



LP-1: LANDSCAPE PLANTING PLAN

* Base data provided by Michael L. Priest
& Associates, Inc.



LANDSCAPE PLANTING PLAN

scale: 1" = 20'

PLANT LIST

KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE
ARA 3	<i>Acer rubrum</i> 'Armstrong Gold'	Armstrong Gold Red Maple	3" cal. B&B
BMW 28	<i>Buxus x mycophylla</i> 'Winter Gem'	Winter Gem Boxwood	24" ht., 3 gal. pot
HQP 4	<i>Hydrangea quercifolia</i> 'Peewee'	Peewee Oakleaf Hydrangea	24" ht., 3 gal. pot
IVL 3	<i>Itea virginica</i> 'Little Henry'	Little Henry Sweetspire	18" ht., 3 gal. pot
LTA 4	<i>Liriodendron tulipifera</i> 'Arnold'	Arnold Fastigate Tuliptree	3" cal. B&B

PLANTING DETAILS

not to scale

GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH M.R.C. 2015, LOCAL BUILDING CODES AND COMPLIANCES.
- ALL MANUFACTURED MATERIALS TO BE HANDLED AND INSTALLED PER MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS UNLESS OTHERWISE NOTED BY THESE DOCUMENTS.
- ALL EXTERIOR FOOTINGS AND FOUNDATION SYSTEMS SHALL EXTEND 42" BELOW ACTUAL GRADE PER M.R.C. SECTION R403.1.4.
- SOIL BEARING CAPACITY ASSUMED TO BE 2,500 P.S.F.. ALL POURED CONCRETE FOOTINGS SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET MINIMUM 2015 MICHIGAN RESIDENTIAL CODE FOR THE PRESCRIBED FOOTING WIDTH PER M.R.C. 403.1(1) TABLE. QUESTIONABLE SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.
- ALL POURED CONCRETE WALLS TO BE BACKFILLED WITH SUITABLE TYPE BACKFILL MATERIAL THAT IS NOT WET CLAY OR IN FROZEN CHUNKS AND BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE.
- UNLESS NOTED OTHERWISE (U.N.O.) DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE. NOMINAL THICKNESS DIMENSIONS ARE USED FOR MASONRY. INTERIOR PARTITION THICKNESS TO BE 4 1/2" (U.N.O.).
- MINIMUM CONCRETE STRENGTH FOR FOOTINGS SHALL BE 3,000 P.S.I. AT 28 DAY TESTING. SLABS AND WALLS SHALL BE 4,000 P.S.I. MINIMUM UNLESS OTHERWISE NOTED WITH 6% + 1% ENTRAINED AIR WHERE EXPOSED TO WEATHER.
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-36.
- ALL CONCRETE BLOCK TO BE TYPE N-1, MORTAR SHALL BE TYPE "S". ALL BRICK SHALL BE SW GRADE, ASTM C-216 TYPE FBS, MORTAR SHALL BE TYPE "N". METAL TIES FOR BRICK VENEER SHALL BE CORROSION RESISTANT METAL OR GALVANIZED AND SHALL BE PLACED 16" O.C. EACH WAY.
- WOOD FRAMING TO BE DONE IN ACCORDANCE TO NATIONAL LUMBER MANUFACTURERS ASSOCIATION RECOMMENDED PRACTICE FOR WOOD FRAMING.
- ALL STRUCTURAL LUMBER: JOISTS AND HEADERS TO BE MIN. Fb1250, Fb REPETITIVE 1450 UNLESS OTHERWISE NOTED. MIN. E=1,600,000. ALL STUDS TO BE STUD GRADE OR BETTER, Fc MIN. 425.
- LVL BEAMS SHALL HAVE AN Fb=2,800 P.S.I. AS MANUF. BY "TRUSS JOIST CORP." OR EQUAL AND SHALL BE FASTENED TOGETHER PER MANUF. SPECIFICATIONS.
- ALL FLUSH FRAMING CONNECTIONS, JOIST & BEAM HANGERS, POST CAPS, FRAMING AND RAFTER ANCHORS TO BE "SIMPSON STRONG TIE" OR EQUAL AND BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- TRUSS DESIGN, INSTALLATION AND BRACING SHALL BE PER TRUSS MANUFACTURER SHOP DRAWINGS AND SPECIFICATIONS.
- PROVIDE CONTINUOUS ROWS OF BRIDGING AT FLOOR JOISTS EXCEEDING NOMINAL 2X12'S AT INTERVALS NOT EXCEEDING 8'-0" O.C. IN ACCORDANCE WITH M.R.C. SECTION R502.7.1.
- FOUNDATION ANCHORAGE - SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH M.R.C. SECTION R403.1.6. ANCHORS SHALL CONSIST OF ANCHOR BOLTS OR METAL ANCHOR STRAPS SET INTO CONC. MIN. 7" WITH A MIN. TWO ANCHOR BOLTS PER PLATE SECTION 1/2" MAXIMUM FROM PLATE END AND 6"-0" O.C. MAX. SPACING. ANCHOR STRAPS SHALL BE INSTALLED AND SPACED PER MANUF. SPECIFICATIONS.
- ALL BUILT-UP WOOD POSTS CONSISTING OF (2)2X4'S OR GREATER TO BE GLUED AND SPIKED TOGETHER.
- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL BEARING PARTITIONS. IF JOIST ARE SEPARATED FOR PIPES, BLOCK @ 4 FT. ON CENTER MAXIMUM.
- PROVIDE SCREENED ROOF VENTILATION @ 1/300 OF THE TOTAL ENCLOSED AREA WITH 50% OF THE REQUIRED AREA IN THE UPPER 1/2 OF THE ROOF AND 50% IN THE GABLE/CORNER SECTION OF THE ROOF. ALL ROOF VENTILATION SHALL BE IN ACCORDANCE WITH M.R.C. SECTION R806.
- PROVIDE A 22" X 30" ATTIC ACCESS TO ALL ATTIC AREAS HAVING A CLEAR HEIGHT OF OVER 30".
- PROVIDE GROUND FAULT INTERRUPTERS @ ALL INTERIOR OUTLETS ADJACENT TO WATER SOURCES AS WELL AS ALL OTHER LOCATIONS REQ'D BY CODE. EXTERIOR OUTLETS TO BE WATERPROOF.
- SMOKE DETECTORS TO BE INSTALLED IN ALL LIVING UNITS IN ACCORDANCE WITH NFPA 72 AND M.R.C. SECTION R314. SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH M.R.C. SECTION R314.4.
- CARBON MONOXIDE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH M.R.C. SECTION R315. ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ALARM SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH M.R.C. SECTION R315 AND THE MANUF. INSTALLATION INSTRUCTIONS.
- ALL GLAZING 18" OR LESS A.F.F. TO BE TEMPERED GLASS AS WELL AS ALL OTHERS SPECIFIED BY M.R.C. SECTION R308.4 OR LATEST EDITION. LOCATIONS TO BE VERIFIED BY WINDOW MANUF.
- WINDOWS IN SLEEPING AREAS TO MEET M.R.C. REQUIREMENTS FOR EGRESS PER SECTION R310 OR LATEST EDITION, WINDOW MANUF. TO VERIFY.
- EXHAUST FANS TO BE VENTED DIRECTLY OUTSIDE.
- ALL NOTCHES AND HOLES BORED OR CUT INTO JOISTS, RAFTERS OR BEAMS SHALL COMPLY WITH M.R.C. SECTIONS R502.8, R602.6, P2603.2. NOTCHES SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE JOIST OR TO ANY OTHER HOLE OR NOTCH LOCATED IN THE MEMBER. THE DIAMETER OF THE HOLE IN THE JOIST SHALL NOT EXCEED ONE-THIRD OF THE DEPTH OF THE MEMBER.
- DOOR HARDWARE. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE AT A MAXIMUM HEIGHT OF 48" ABOVE THE FINISHED FLOOR.
- DRAFTSTOPPING SHALL COMPLY WITH M.R.C. SECTION 302.12. DRAFTSTOPPING MATERIAL SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" PLYWOOD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. FIRESTOPPING AND DRAFTSTOPPING SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.
- FLASHINGS SHALL COMPLY WITH M.R.C. SECTION 703.4.
- PROVIDE WIND BRACING IN CONFORMANCE WITH 2015 MICHIGAN RESIDENTIAL CODE.
- IT IS BEYOND THE SCOPE OF THESE PLANS TO INCORPORATE THE FULL TEXT OF ALL APPLICABLE PROJECT CODES AND TO OTHERWISE DETAIL EVERY ASPECT THEREOF. ALL PERSONS, COMPANIES, TRADES, AND OTHERS USING AND/OR OTHERWISE RELYING ON THESE PLANS ARE ENCOURAGED TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE PROJECT CODES, AND ALL SUCH PARTIES ARE DIRECTED TO RESOLVE ANY CODE QUESTION REGARDING THESE PLANS IN FAVOR OF APPLICABLE PROJECT CODES.
- THE SAFETY CODE REQUIREMENTS OF MI O.S.H.A., O.S.H.A., AND MI D.E.Q. SHALL BE DETERMINED AND PROVIDED BY THE BUILDING COMPANY AND SHALL BE ENFORCED BY THE SITE SUPERVISOR AND SHALL APPLY TO ALL PERSONS ENTERING AND/OR WORKING ON THE SITE.
- TEMPORARY BRACING, CLYING, AND TIEDOWN OF THE STRUCTURE DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE ERECTOR AND THE CONTRACTOR. THE DESIGNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE ABSENCE, PRESENCE, OR ADEQUACY OF ANY TEMPORARY BRACING. ALL EXISTING STRUCTURES THAT MAY BE AFFECTED BY THE CONSTRUCTION SHALL BE ADEQUATELY PROTECTED AND/OR BRACED AS REQUIRED.
- OWNER AND CONTRACTOR ARE RESPONSIBLE TO SELECT AND VERIFY ALL FINISH MATERIALS MATERIALS AND VERIFY THAT ALL MATERIALS ARE INSTALLED PER MANUFACTURER SPECIFICATIONS AND ARE CODE COMPLIANT.

DESIGN LOADS:	GENERAL LIVING AREAS	BEDROOM AREA	ROOF AREA
LIVE	40	30	25(TOP CHORD) 10(BOTT. CHORD)
DEAD	15(25 W/TILE)	15	7(TOP CHORD) 5(BOTT. CHORD)
TOTAL	55(65 W/TILE)	45	47

DESIGN WIND SPEED = 115 MPH
SEISMIC ZONE - A

FIREBLOCKING NOTES

FIREBLOCKING SHALL COMPLY WITH M.R.C. SECTION 302.11. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7
- AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

FIREBLOCKING MATERIALS SHALL COMPLY WITH M.R.C. SECTION R302.11.1.

FIRESTOPPING SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.

THE RESERVE

Residential Housing Development

City of Woodhaven, Wayne County, Michigan



2 Bedroom 2 Bath Unit
1,200 Sq. Ft.

2 Bedroom 1 1/2 Bath Unit
1,200 Sq. Ft.

DESIGN DATA:

BUILDING TYPE: "TOWNHOUSE" PER 2015 MICHIGAN RESIDENTIAL CODE (M.R.C.) SECTION R101.2

CONSTRUCTION CLASS: 5-B

DWELLING UNIT SEPARATION: 2 HOUR PER M.R.C. SECTION R302.2

GENERAL CONTRACTOR TO COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- * MICHIGAN RESIDENTIAL CODE 2015 (Part 4 Rules)
- * MICHIGAN UNIFORM ENERGY CODE (MUEC) 2015 (Part 10 Rules)
- * MICHIGAN MECHANICAL CODE 2021 (Part 9 Rules)
- * MICHIGAN PLUMBING CODE 2021 (Part 7 Rules)
- * MICHIGAN ELECTRICAL CODE 2023 (NEC 2023+Part 8 Rules)

SHEET INDEX

A-1	COVER SHEET & GENERAL NOTES
A-2	1/4" SCALE - FOUNDATION PLAN BUILDINGS 1, 6 & 9
A-3	SECTIONS AND DETAILS
A-4	1/4" SCALE - FLOOR PLAN BUILDINGS 1, 6 & 9
A-5	1/4" SCALE - ELEVATIONS BUILDINGS 1, 6 & 9
A-6	1/4" SCALE - FOUNDATION PLAN BUILDING 5
A-7	1/4" SCALE - FLOOR PLAN BUILDING 5
A-8	1/4" SCALE - ELEVATIONS BUILDING 5
A-9	3/16" SCALE - FOUNDATION PLAN BUILDINGS 2, 3, 4, 7 & 8
A-10	3/16" SCALE - FLOOR PLAN BUILDINGS 2, 3, 4, 7 & 8
A-11	3/16" SCALE - ELEVATIONS BUILDINGS 2, 3, 4, 7 & 8

30480 MUNGER DR.
LIVONIA, MI 48154
(734)427-0050



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Builder:
Blake Anthony Homes Inc.
18261 Shelby Ford Ct.
Livonia, MI 48154
734-347-5434

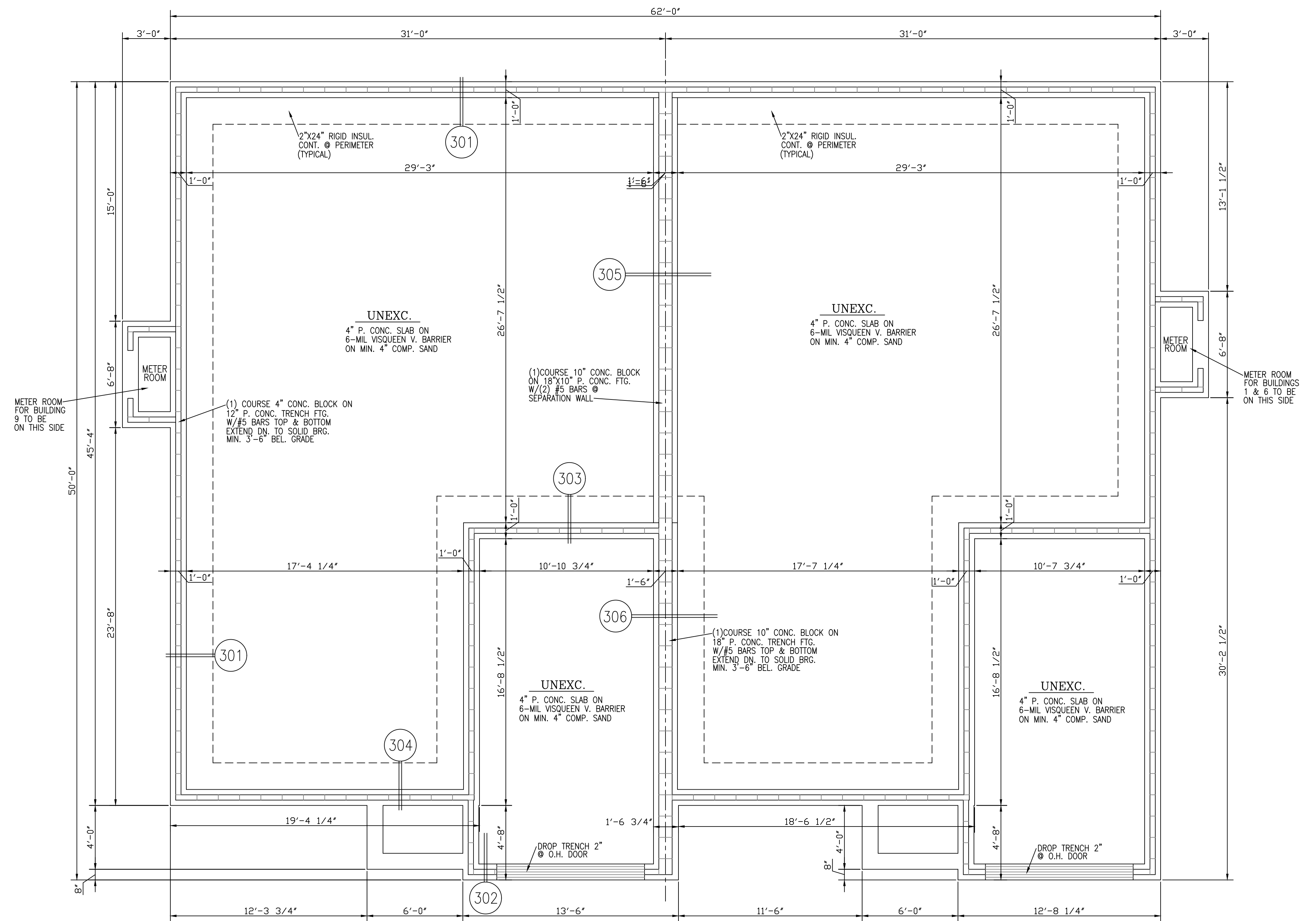
Project:
The Reserve
Woodhaven, MI

REVISION:
2/16/2025

DATE:
1/31/2025

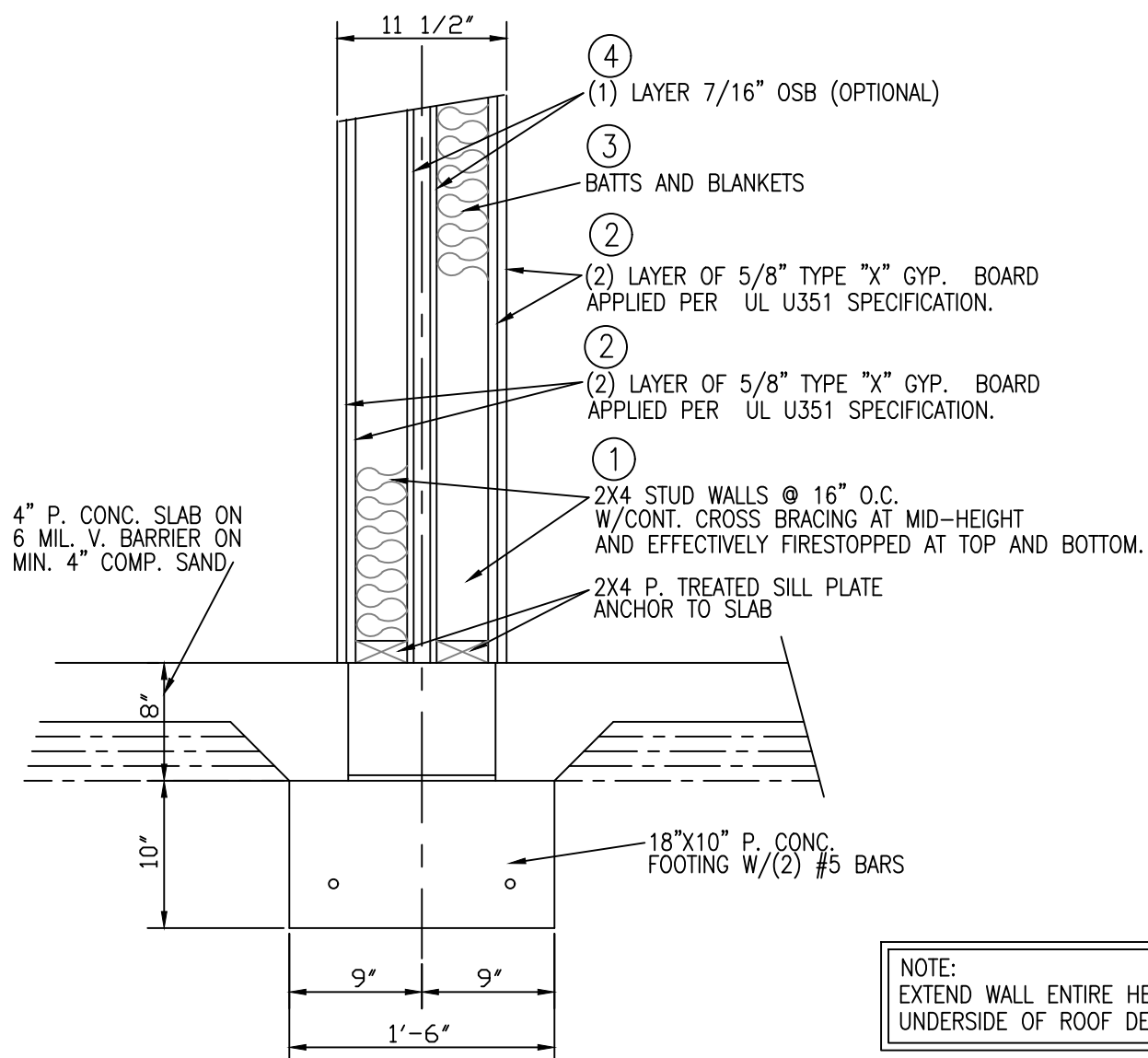
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A-1



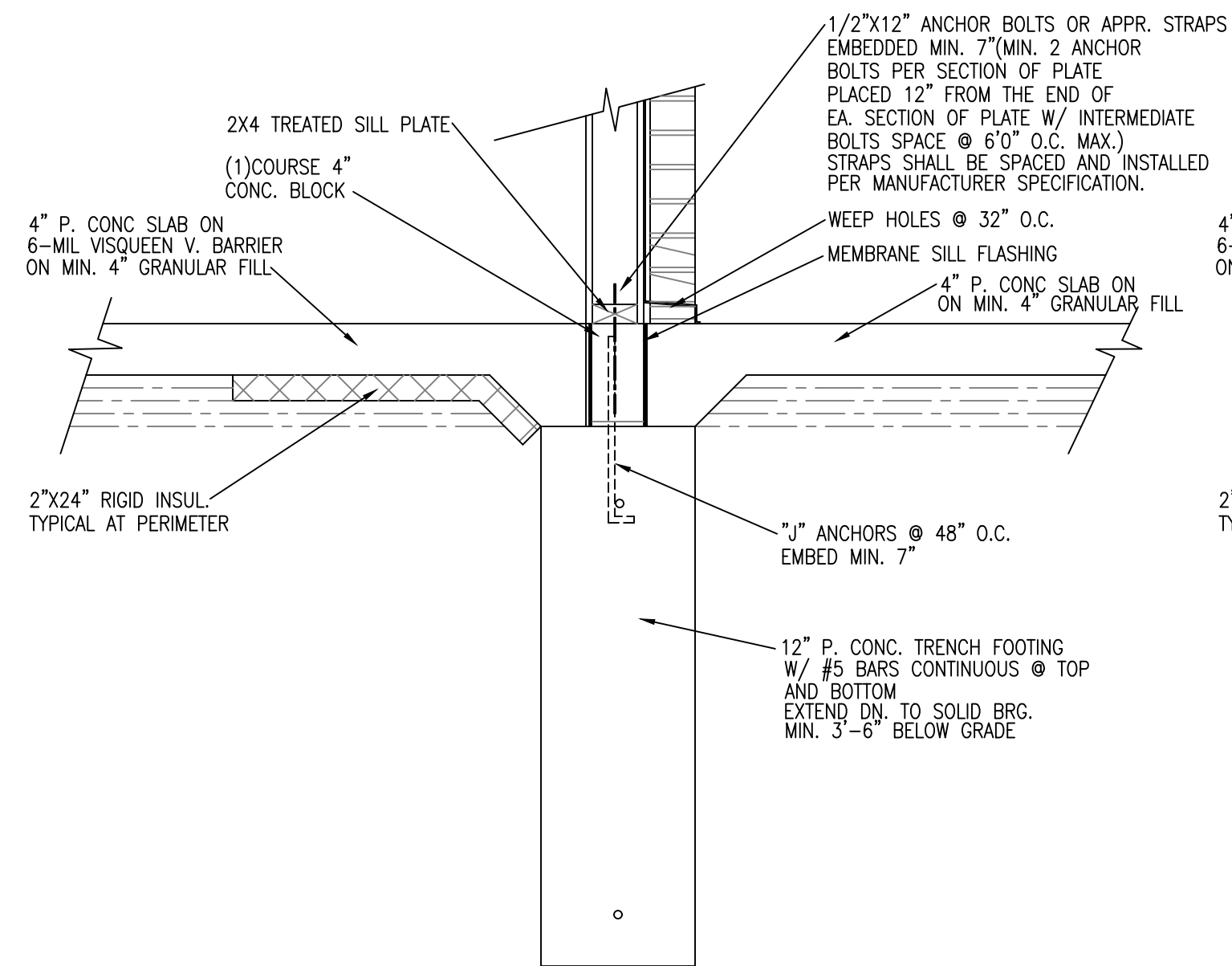
SCALE: $1/4" = 1'-0"$

UNIT #'s 1,18,28
Foundation Plan - Buildin #'s 1,6,9
SCALE: 1/4" = 1'-0"



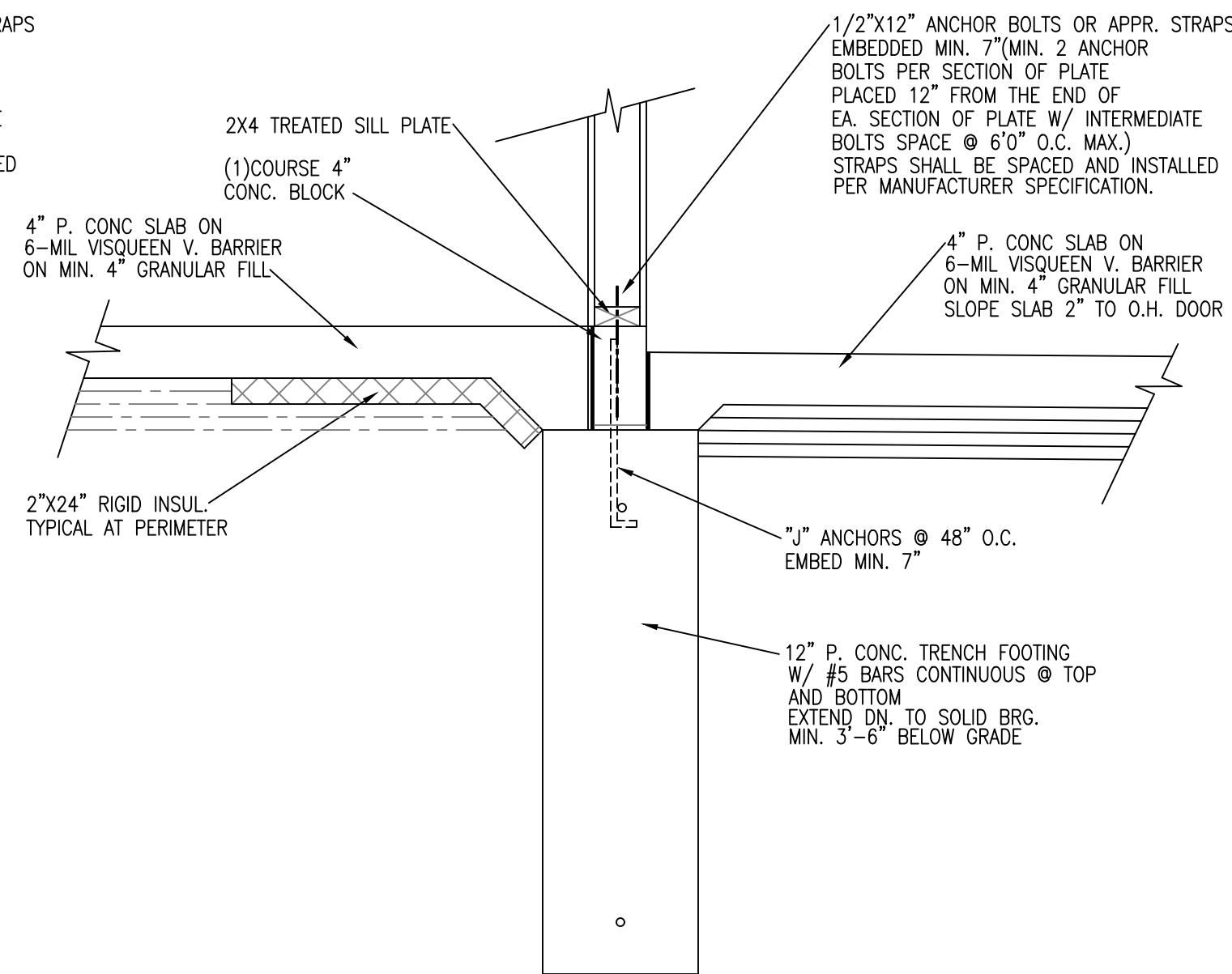
305 TYPICAL SEPARATION WALL - "Section"

SCALE: 1" = 1'-0"



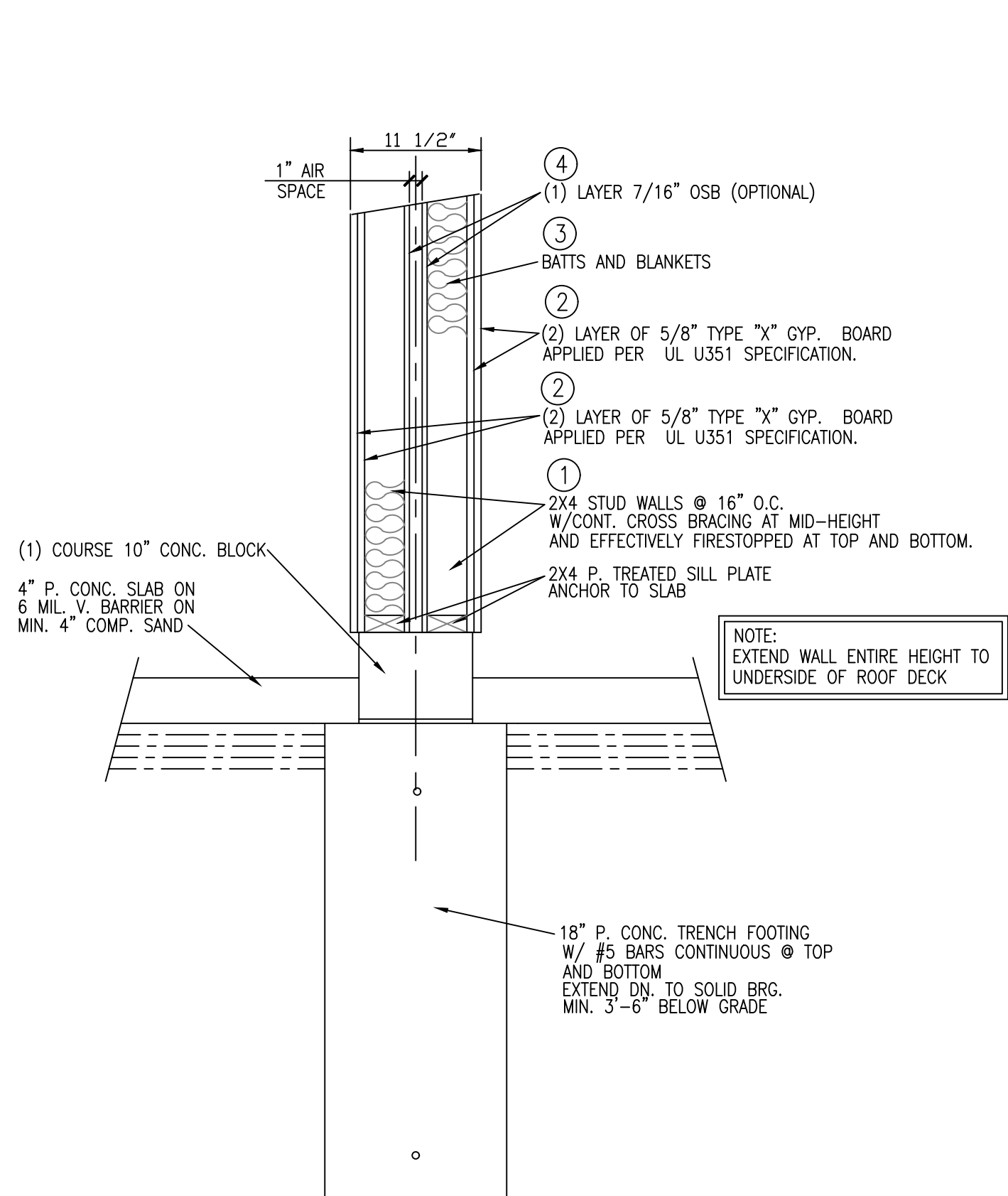
304 DETAIL @ PORCH INTERIOR

SCALE: 1" = 1'-0"



303 DETAIL @ GARAGE INTERIOR

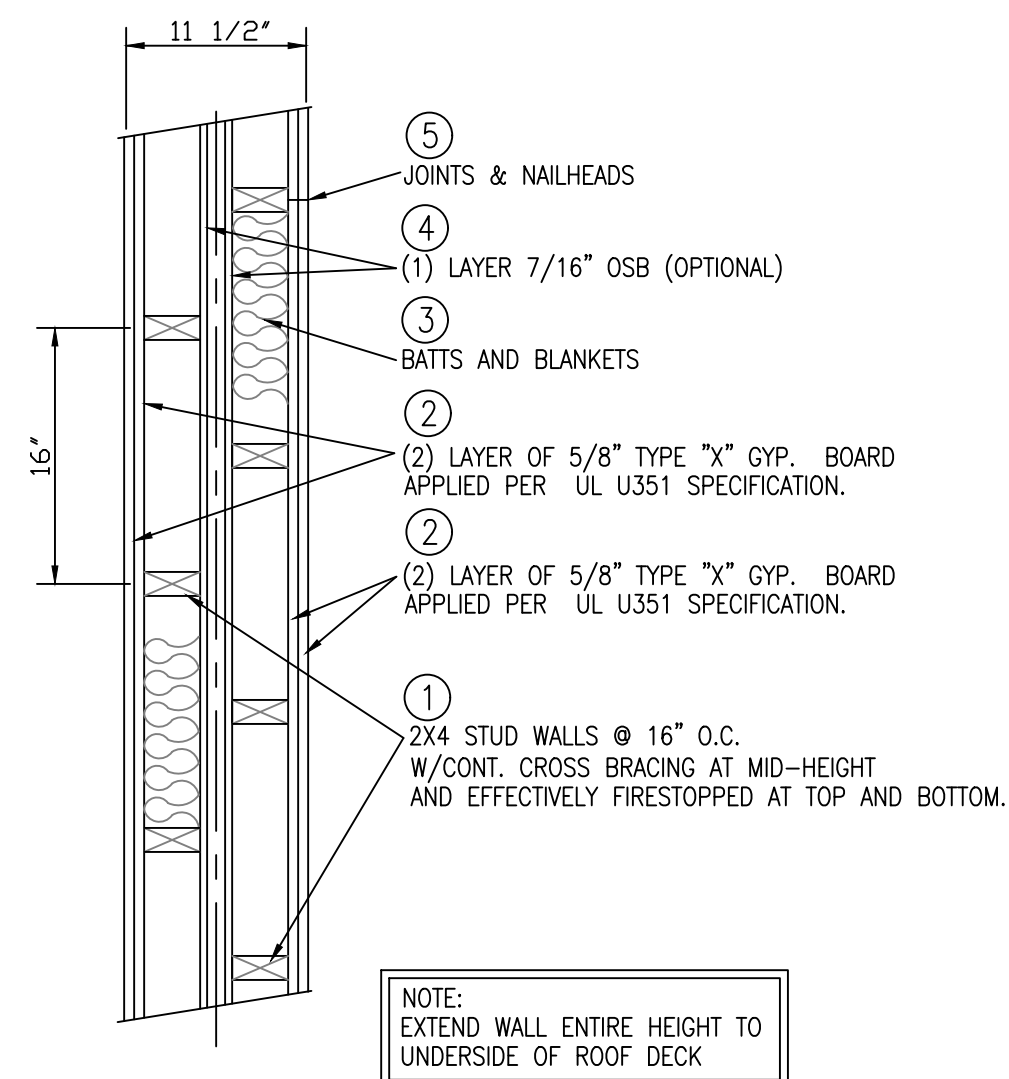
SCALE: 1" = 1'-0"



306 TYPICAL SEPARATION WALL - "Section"

SCALE: 1" = 1'-0"

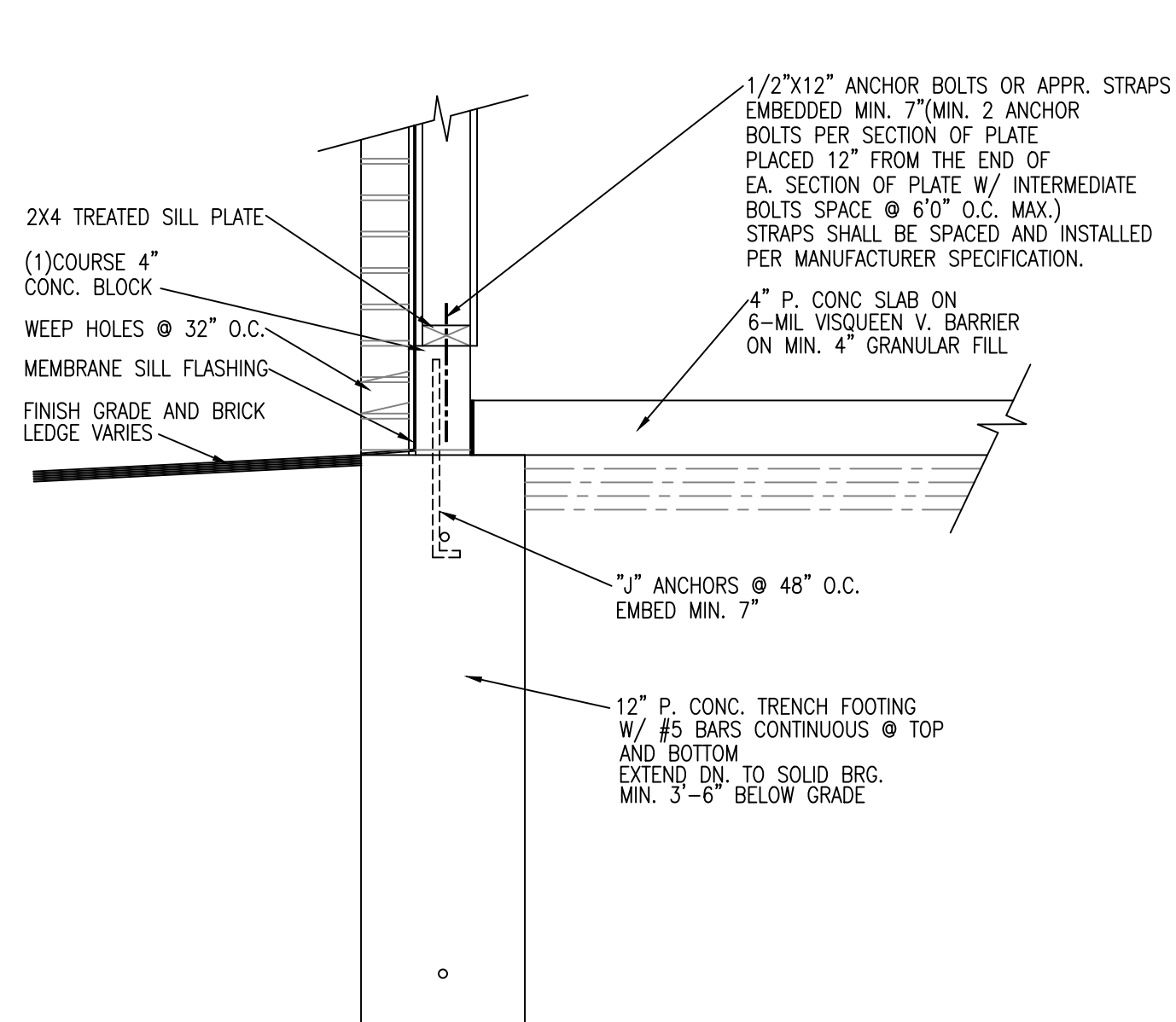
NOTE: WALL TO BE CONSTRUCTED IN ACCORDANCE WITH UL DESIGN NO. U351 BEARING WALL RATING - 2 HR.



TYPICAL SEPARATION WALL - "Plan"

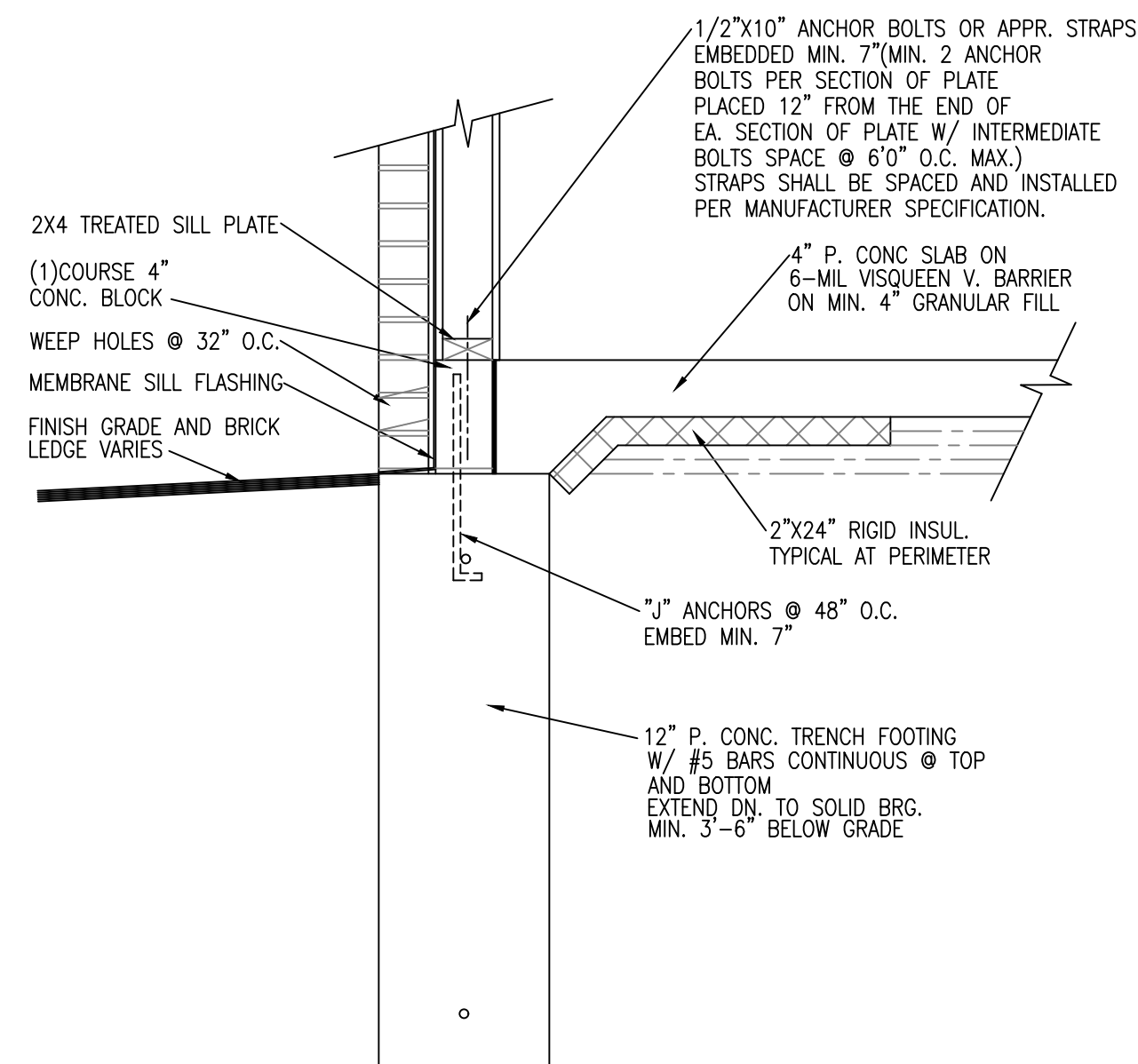
SCALE: 1" = 1'-0"

- NOTE: WALL TO BE CONSTRUCTED IN ACCORDANCE WITH UL DESIGN NO. U351 BEARING WALL RATING - 2 HR.
- NOMINAL 2X4 WOOD STUDS @ 16" O.C. IN EACH ROW WITH STUDS IN OPPOSITE ROWS STAGGERED 8" O.C. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL.
 - NOM. 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE, TWO LAYERS, APPLIED VERTICALLY. INNER LAYER ATTACHED TO STUDS WITH 6d COATED NAILS, 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS SPACED 6" O.C. FACE LAYER ATTACHED TO STUDS OVER INNER LAYER WITH 8d COATED NAILS, 2 3/8" LONG, 0.1" SHANK, 1/4" HEADS, SPACED 8" O.C. ALL JOINTS IN INNER LAYER STAGGERED WITH JOINTS IN FACE LAYER AND FROM JOINTS ON OPPOSITE SIDE.
 - BATTS AND BLANKETS - MIN. 4 IN. THICK, MIN 2.5 PCF UNFACED MINERAL FIBER INSULATION, PRESSURE FIT IN WALL CAVITY BETWEEN STUDS AND PLATES.
 - (1) LAYER 7/16" OSB.
 - JOINTS AND NAILHEADS - WALLBOARD JOINTS OF OUTER LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND.



302 DETAIL @ GARAGE EXTERIOR

SCALE: 1" = 1'-0"

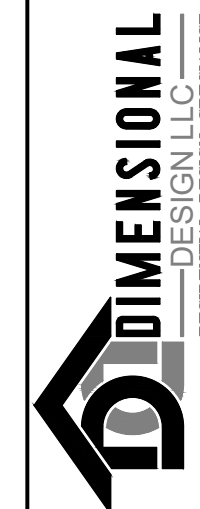


301 DETAIL @ EXTERIOR WALL

(WITH BRICK)

SCALE: 1" = 1'-0"

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Builder:
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18261 Shelly Pond Ct.
Livonia, MI 48154
734-347-3434

Project:
Ivy Townhomes of South Lyon
South Lyon, MI

REVISION:
2/16/2025

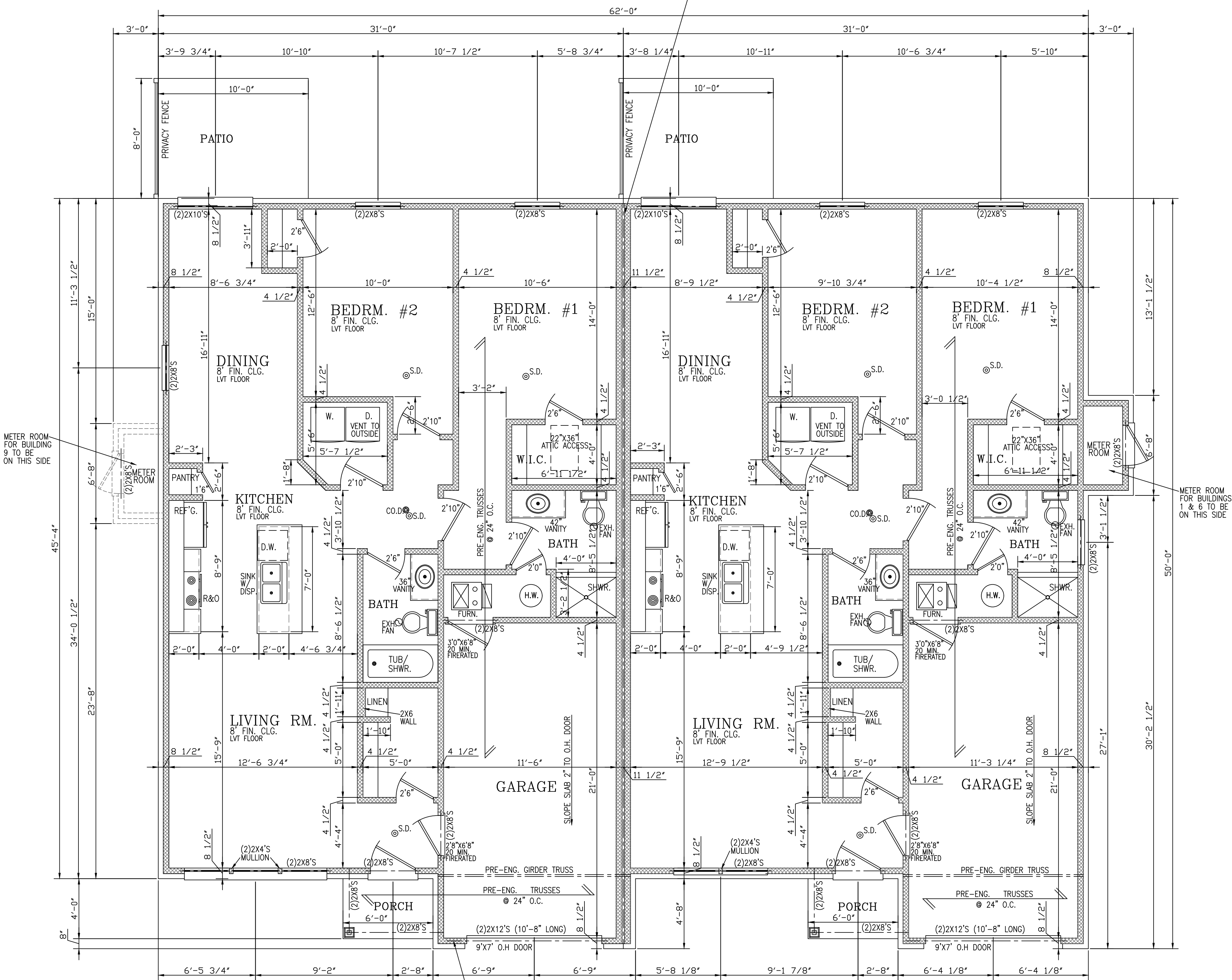
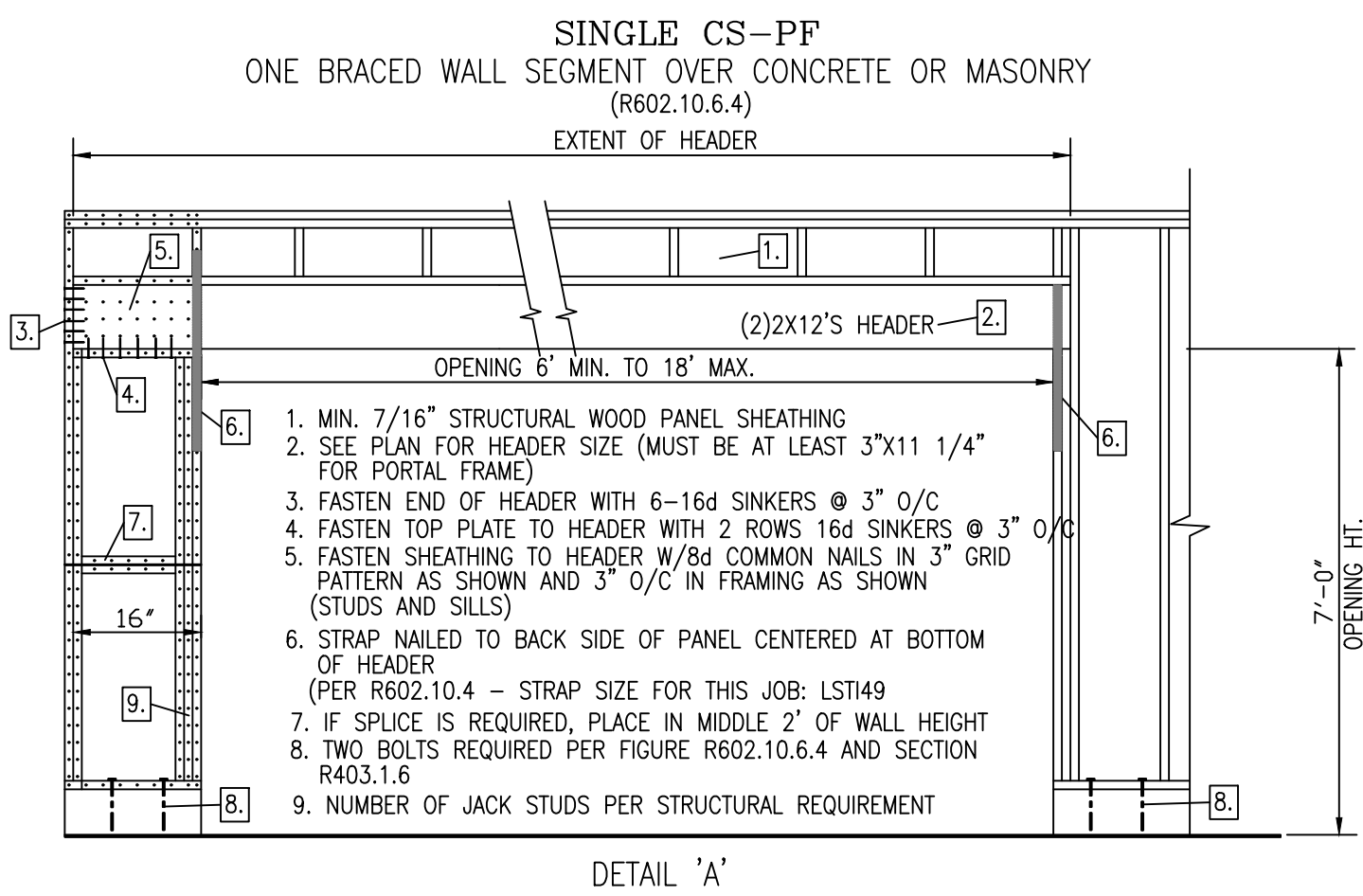
DATE:
4/24/2023

JOB# 220704
SHT. NO.

A-3

NOTE: BATHTUB AND SHOWER SPACES
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER M.R.C. SECTION R307.2.
- GLASS MAT GYPSUM, FIBER REINFORCED GYPSUM, NONASBESTOS FIBER-CEMENT BACKER BOARD, & NONASBESTOS FIBER MAT REINFORCED IN COMPLIANCE WITH ASTM C1178, C1278, C288 OR ASTM C325, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER M.R.C. SECTION 702.4.2.

FIRE SEPARATION WALL-
(2) LAYERS TYPE "X" GYP. BD. ON BOTH SIDES OF DOUBLE 2X4 STUD WALL FULL HEIGHT TO ROOF DECK - PROVIDE MIN. 4 FT. NON. COMB. PLYWD. ROOF DECK ALONG ENTIRE LENGTH OF SEPARATION WALL. PROVIDE INSULATION FOR SOUND. (SEE DETAILS SHEET A-3)



UNIT #s 2,19,29

EXTEND HEADER 16\"

UNIT #s 1,18,28

First Floor Plan - Building #s 1,6,9

1,200 SQ. FT. - TOTAL PER UNIT

SCALE: 1/4\"

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(734)427-0050



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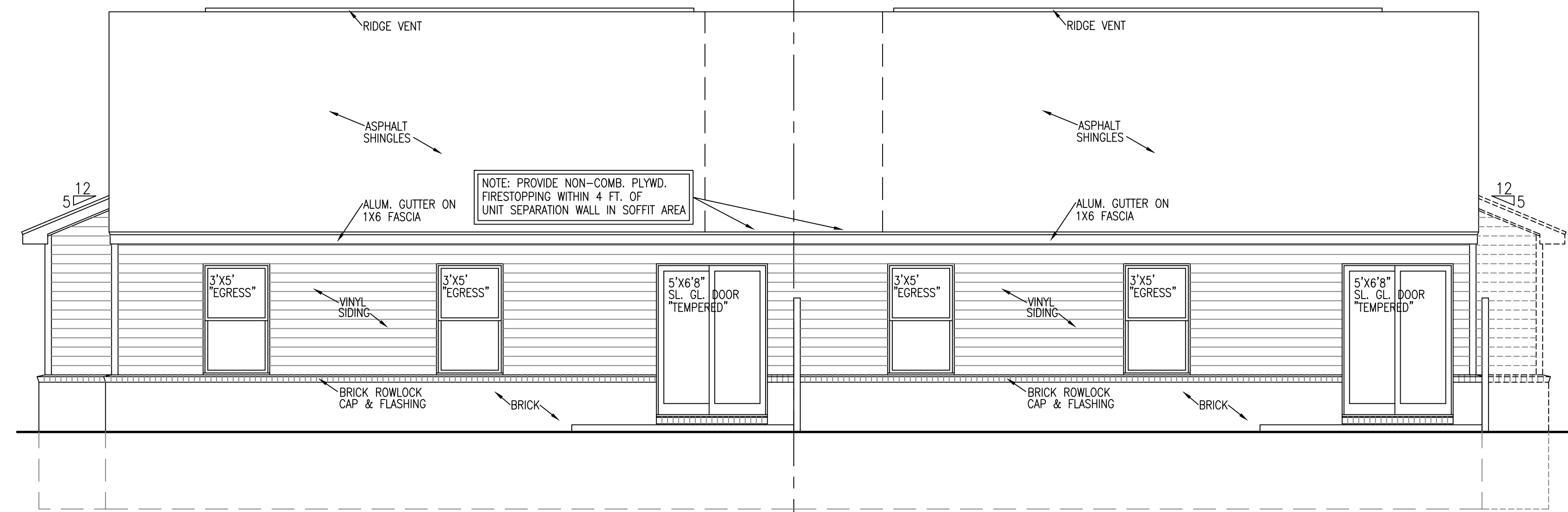
Project:
The Reserve
Woodhaven, MI

REVISION:
2/16/2025

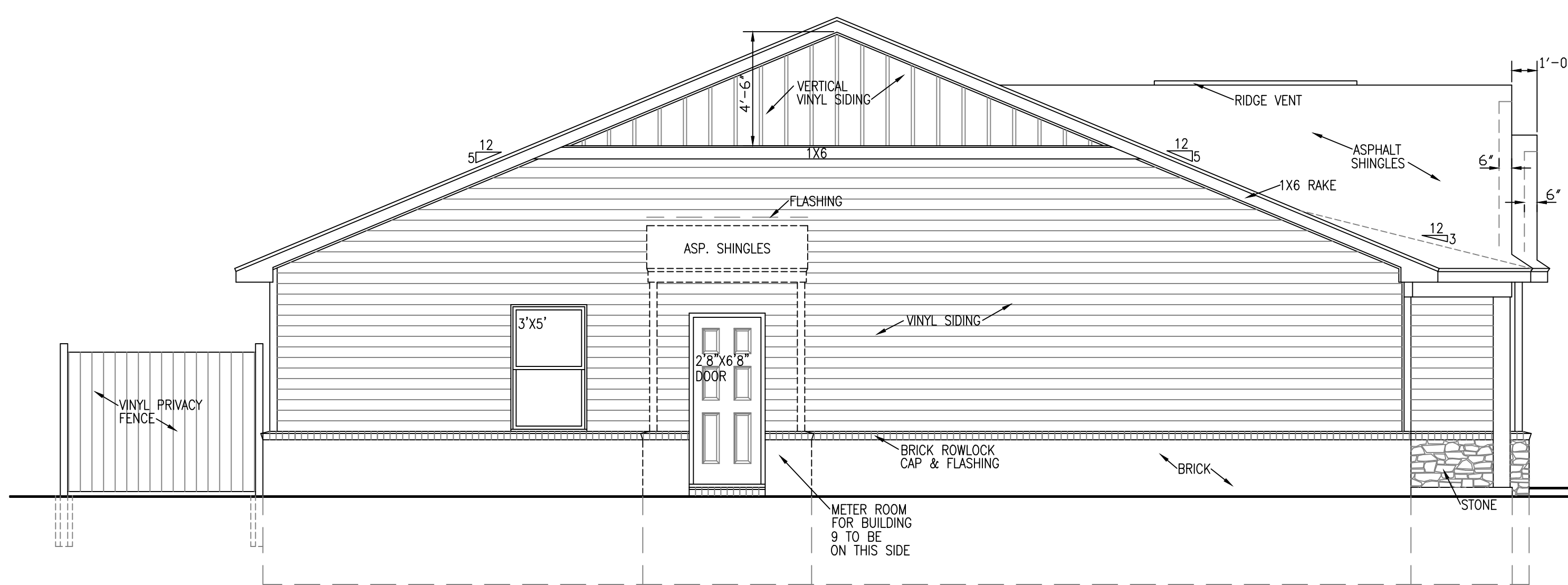
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1/31/2025

JOB# 240126

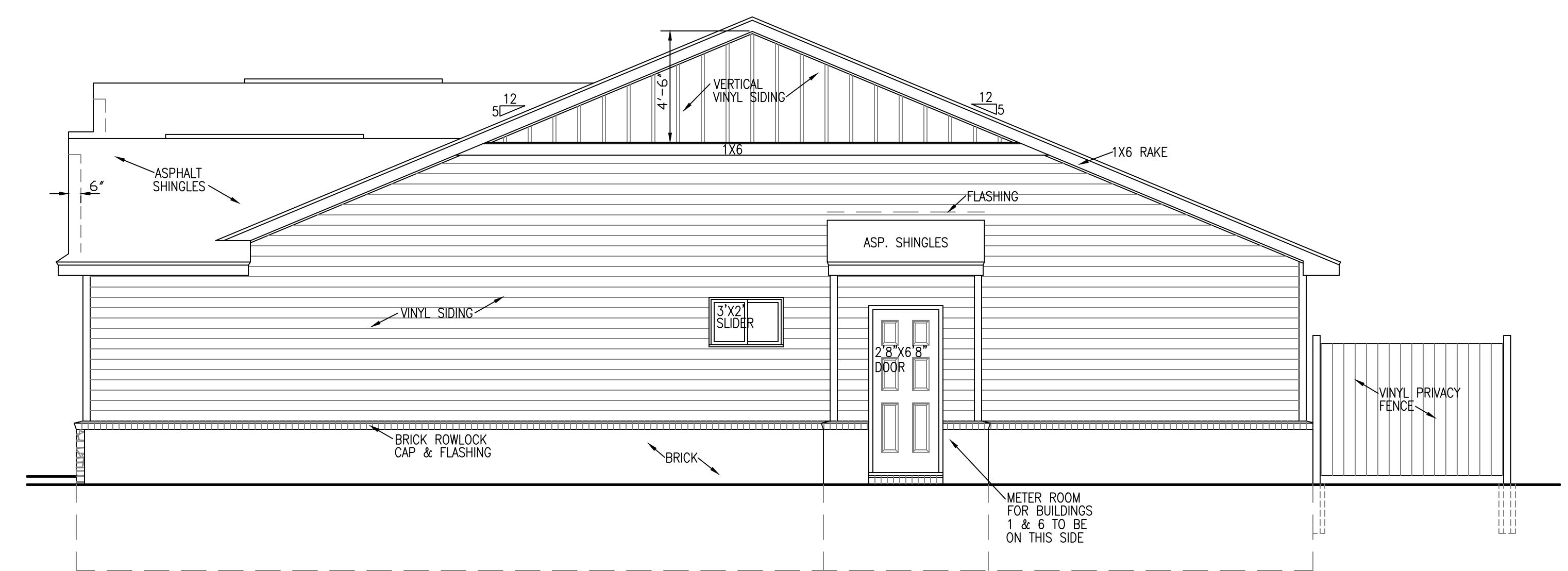
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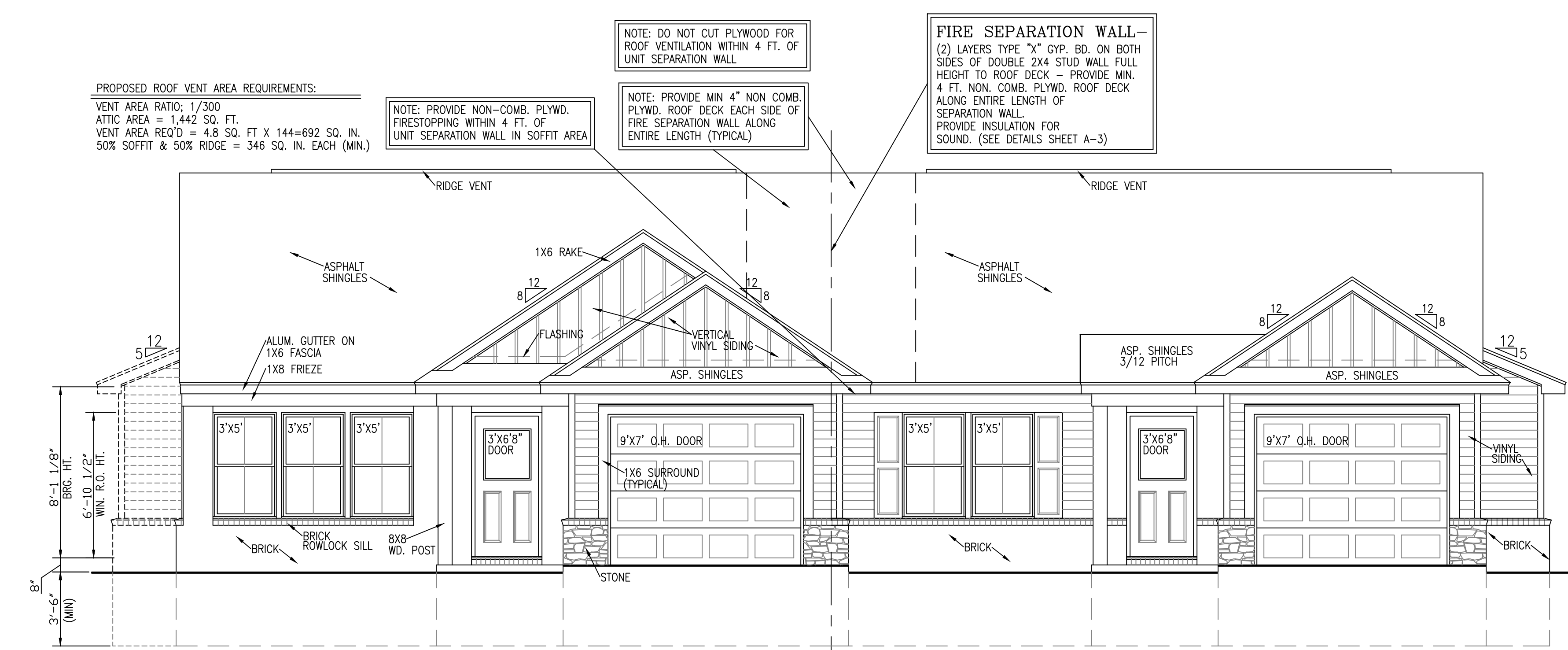
Rear Elevation – Building #’s 1,6,9
SCALE: 1/4" = 1'-0"



Left Side Elevation – Building #’s 1,6,9
SCALE: 1/4" = 1'-0"



Right Side Elevation – Building #’s 1,6,9
SCALE: 1/4" = 1'-0"



UNIT #’s 2,19,29

UNIT #’s 1,18,28
Front Elevation – Building #’s 1,6,9
SCALE: 1/4" = 1'-0"

PROPOSED ROOF VENT AREA REQUIREMENTS:
VENT AREA RATIO: 1/300
ATTIC AREA = 1,442 SQ. FT.
VENT AREA REQ'D = 4.8 SQ. FT X 144=692 SQ. IN.
50% SOFFIT & 50% RIDGE = 346 SQ. IN. EACH (MIN.)

NOTE: PROVIDE NON-COMB. PLYWD. FIRESTOPPING WITHIN 4 FT. OF UNIT SEPARATION WALL IN SOFFIT AREA

NOTE: PROVIDE MIN 4" NON COMB. PLYWD. ROOF DECK EACH SIDE OF FIRE SEPARATION WALL ALONG ENTIRE LENGTH (TYPICAL)

FIRE SEPARATION WALL - (2) LAYERS TYPE "X" GYP. BD. ON BOTH SIDES OF DOUBLE 2X4 STUD WALL FULL HEIGHT TO ROOF DECK - PROVIDE MIN. 4 FT. NON. COMB. PLYWD. ROOF DECK ALONG ENTIRE LENGTH OF SEPARATION WALL. PROVIDE INSULATION FOR SOUND. (SEE DETAILS SHEET A-3)

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DIMENSIONAL
DESIGN LLC
RESIDENTIAL DESIGN SPECIALIST

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Builder:
Blake Anthony Homes Inc.
18281 Shelly Pond Ct.
Livonia, MI 48154
734-347-3434

Project:
The Reserve
Woodhaven, MI

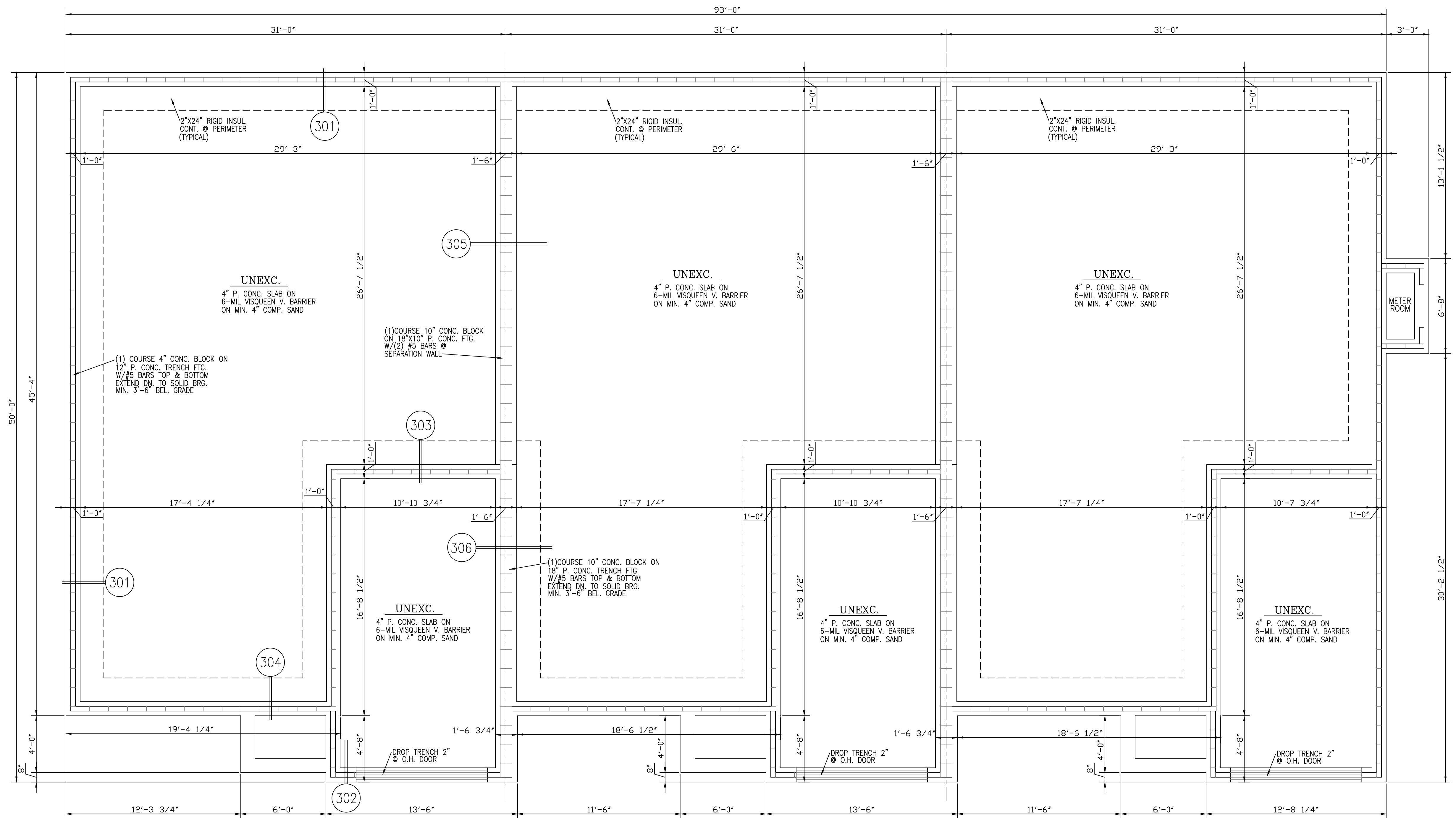
REVISION:
2/16/2025

DATE:
1/31/2025

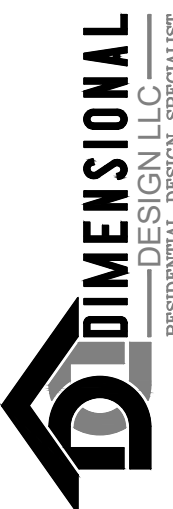
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SHT. NO.

A-5



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734-347-3434

Project:
The Reserve
Woodhaven, MI

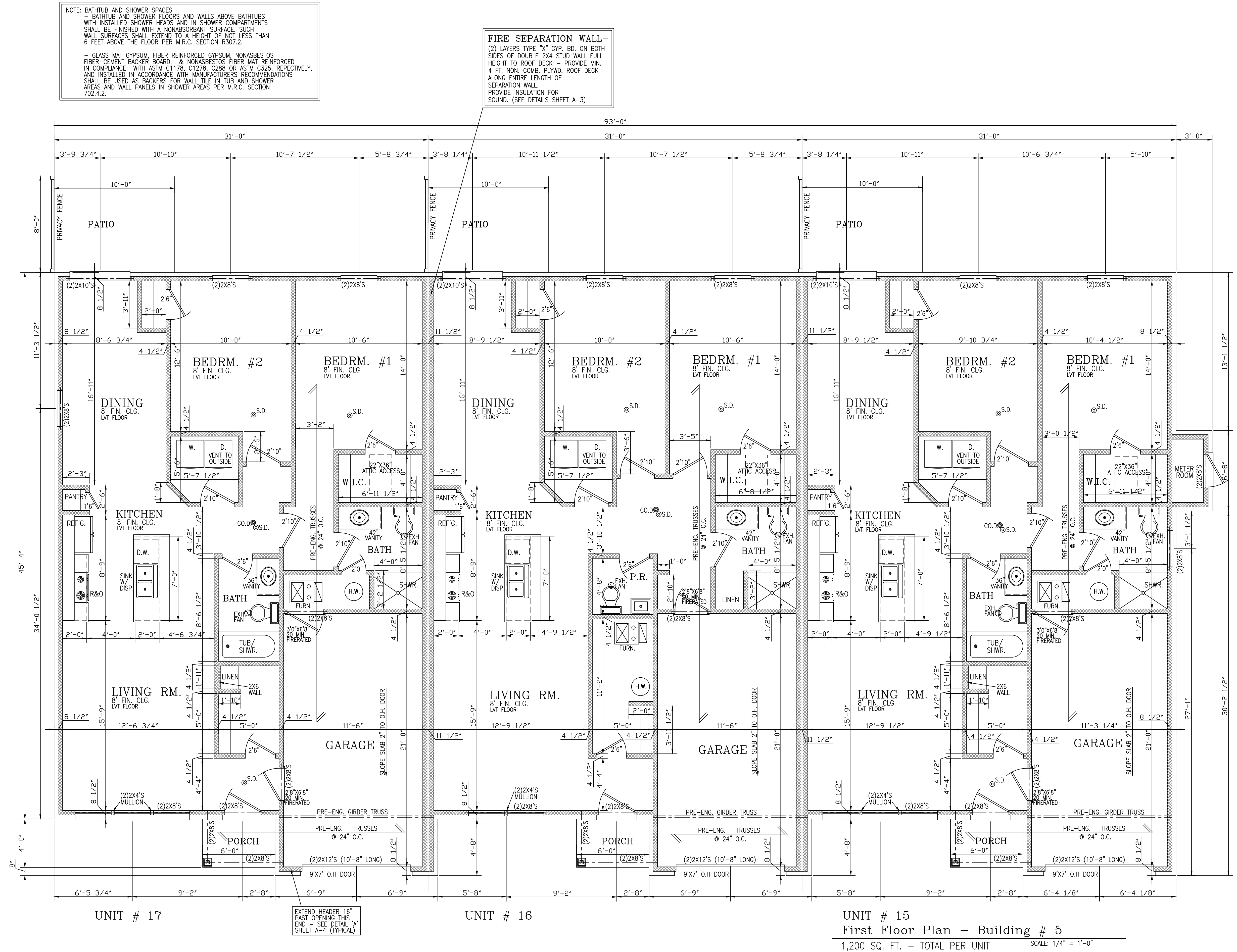
REVISION:
2/16/2025

DATE:
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SHT. NO.

A-6



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Project:
The Reserve
Woodhaven, MI

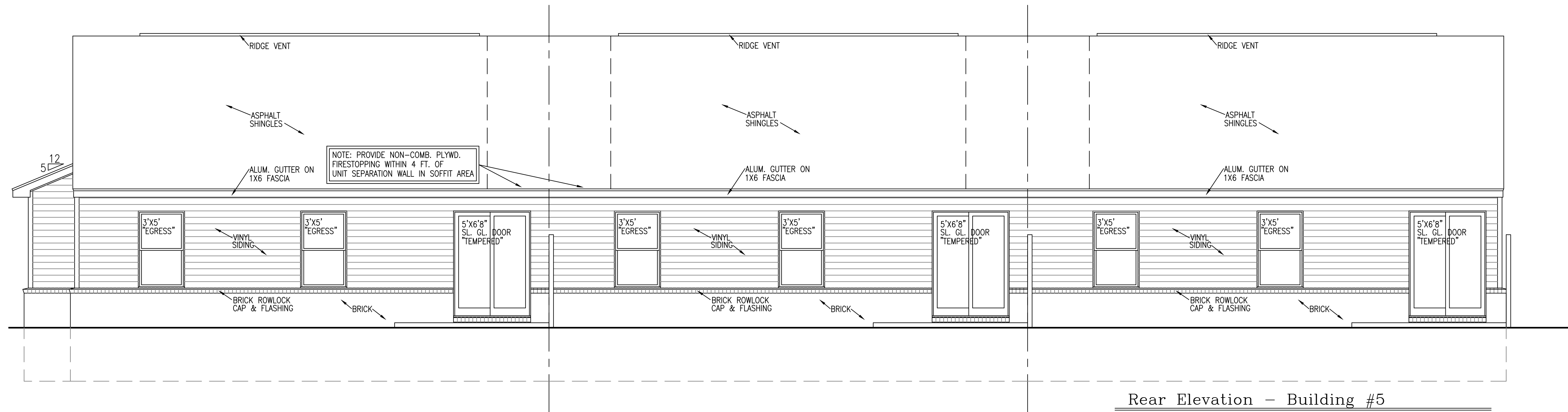
REVISION:
2/16/2025

DATE:
1/31/2025

JOB# 240126

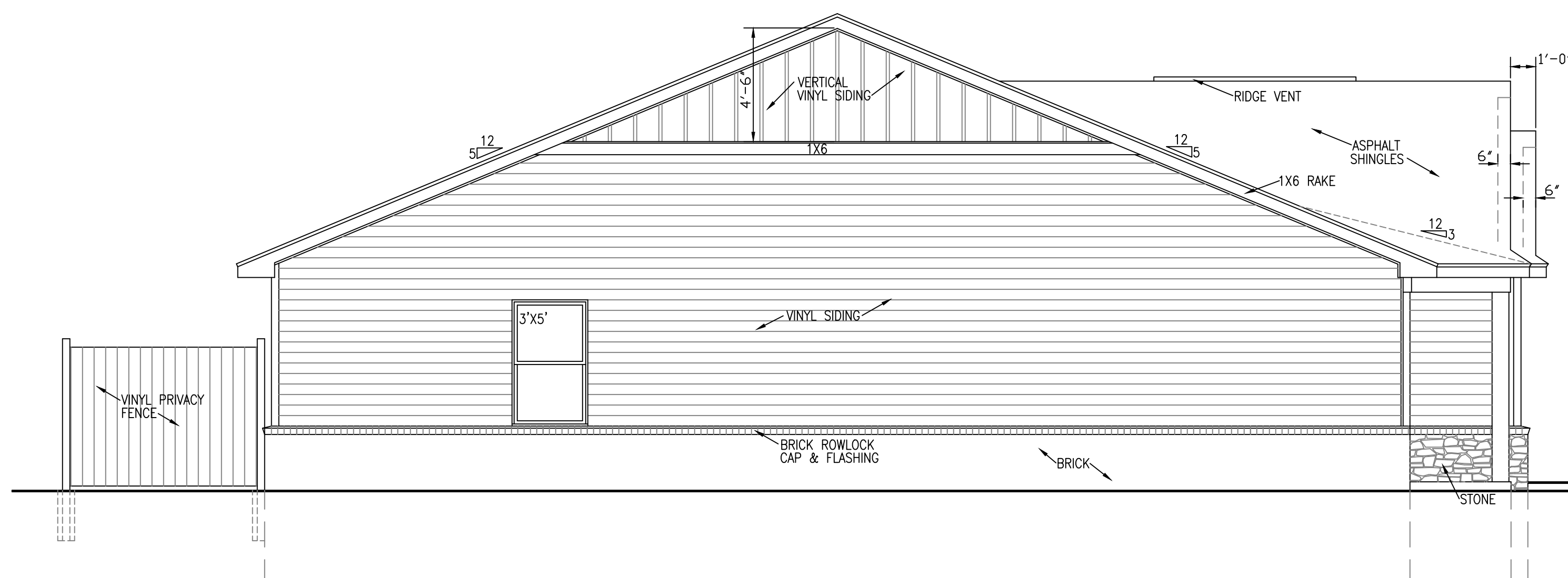
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A-7



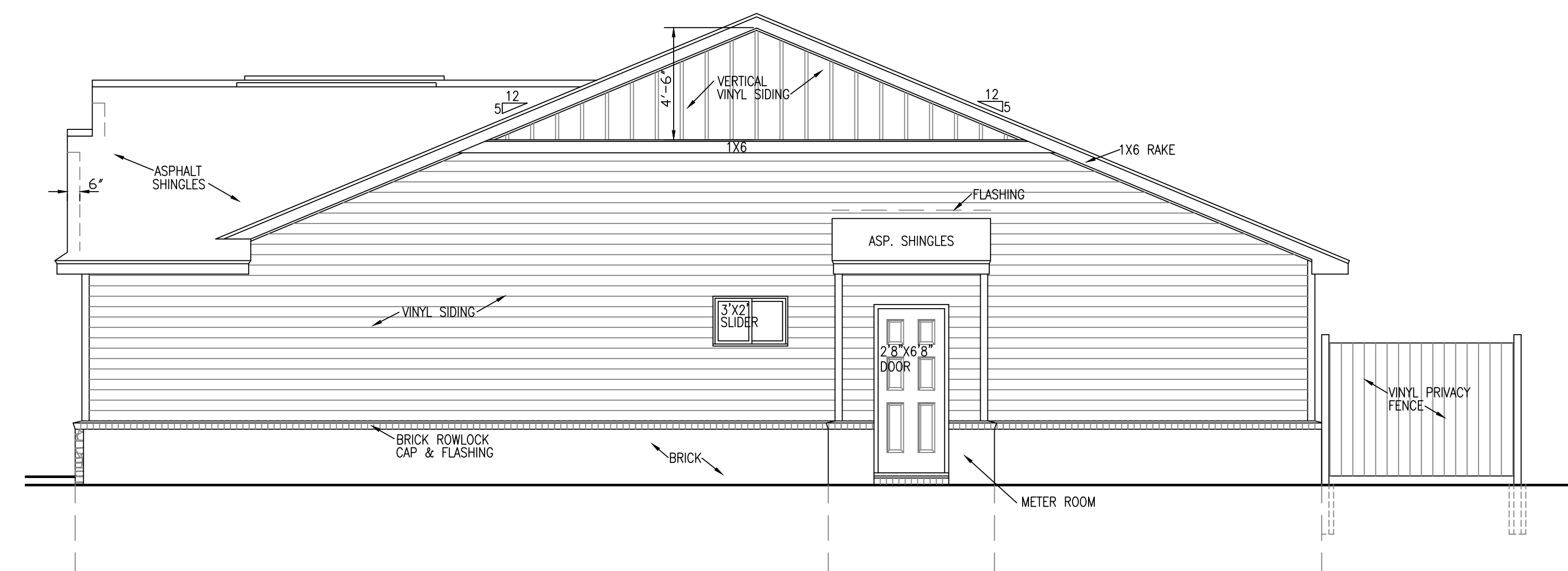
Rear Elevation - Building #5

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



Left Side Elevation - Building #5

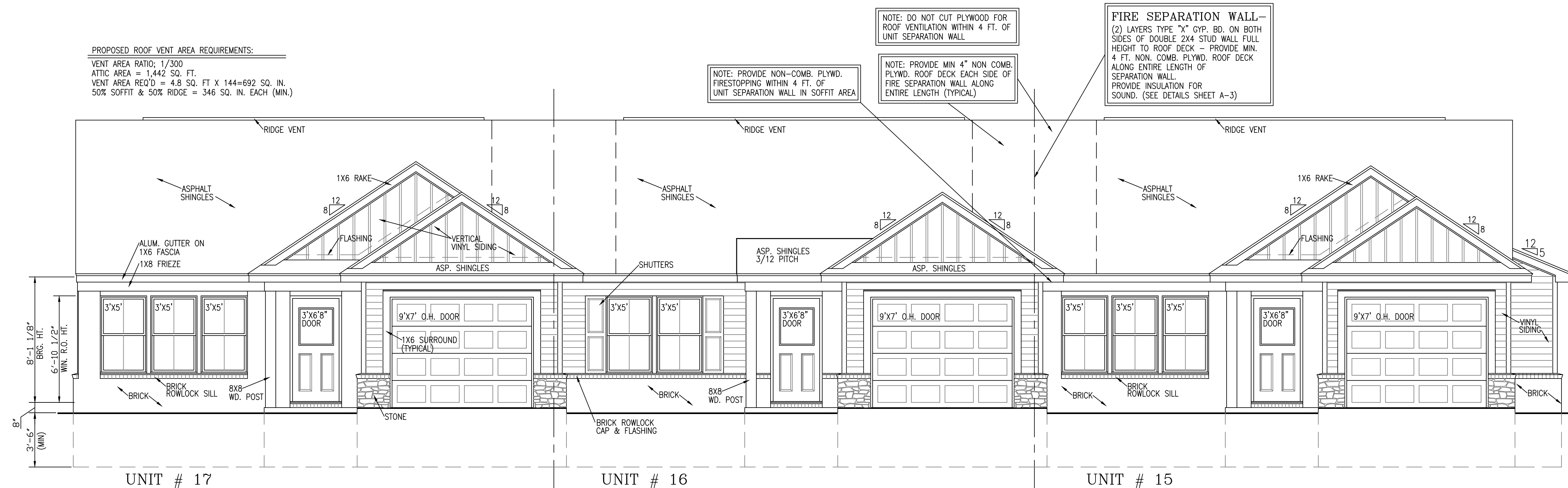
SCALE: 1/4" = 1'-0"



Right Side Elevation - Building #5

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

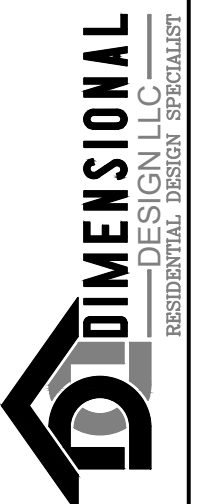
PROPOSED ROOF VENT AREA REQUIREMENTS:
VENT AREA RATIO: 1/300
ATTIC AREA = 1,442 SQ. FT.
VENT AREA REQ'D = 4.8 SQ. FT X 144=692 SQ. IN.
50% SOFFIT & 50% RIDGE = 346 SQ. IN. EACH (MIN.)



UNIT # 17
UNIT # 16
UNIT # 15
Front Elevation - Building #5

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

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Project:
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Woodhaven, MI

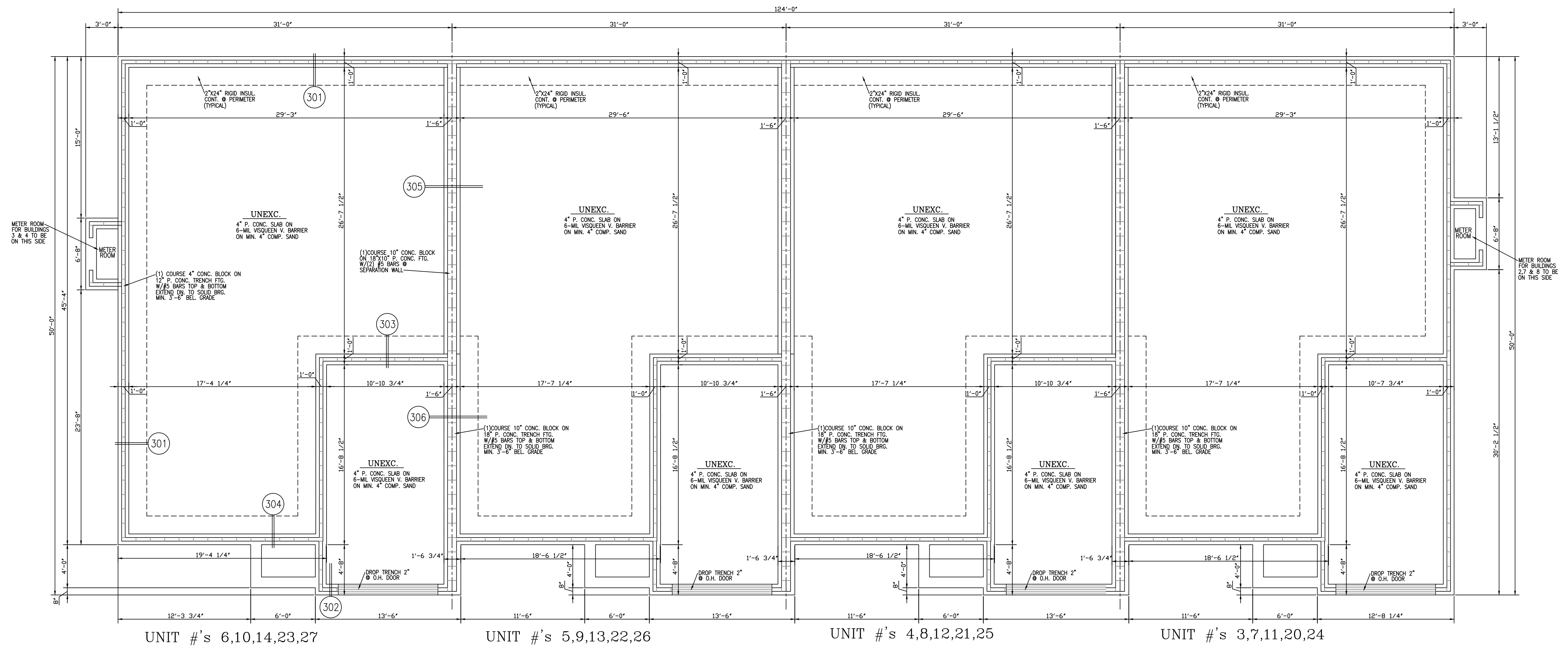
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2/16/2025

DATE:
1/31/2025

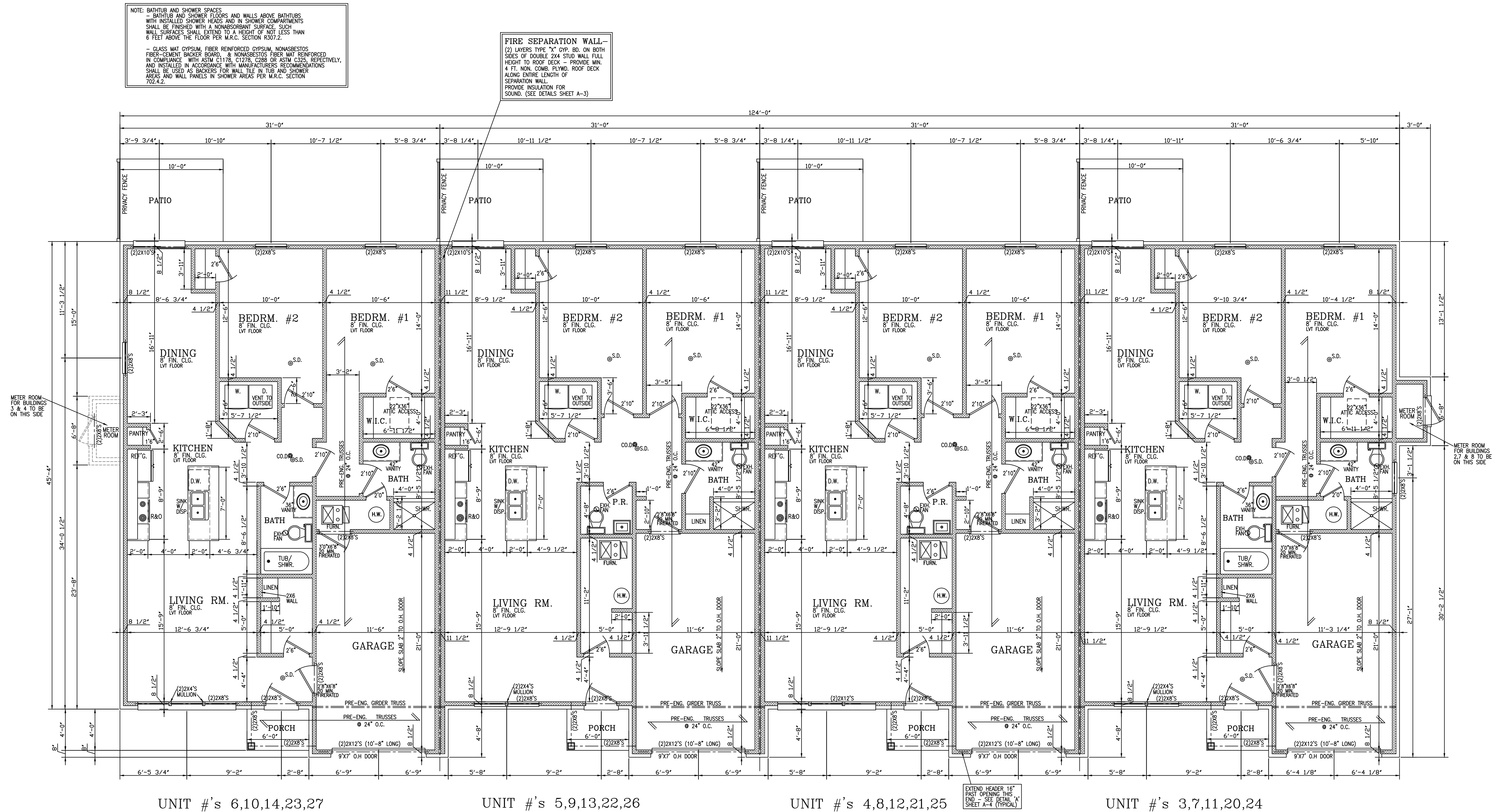
JOB# 240126

SHT. NO.

A-8



Foundation Plan – Building #’s 2,3,4,7,8
1,200 SQ. FT. – TOTAL PER UNIT



First Floor Plan - Building #'s 2,3,4,7,8
1,200 SQ. FT. - TOTAL PER UNIT
SCALE: 3/16" = 1'-0"

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Builder:
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18261 Shelby Farm Ct.
Livonia, MI 48150-1066
734-347-3434

Project:
The Reserve
Woodhaven, MI

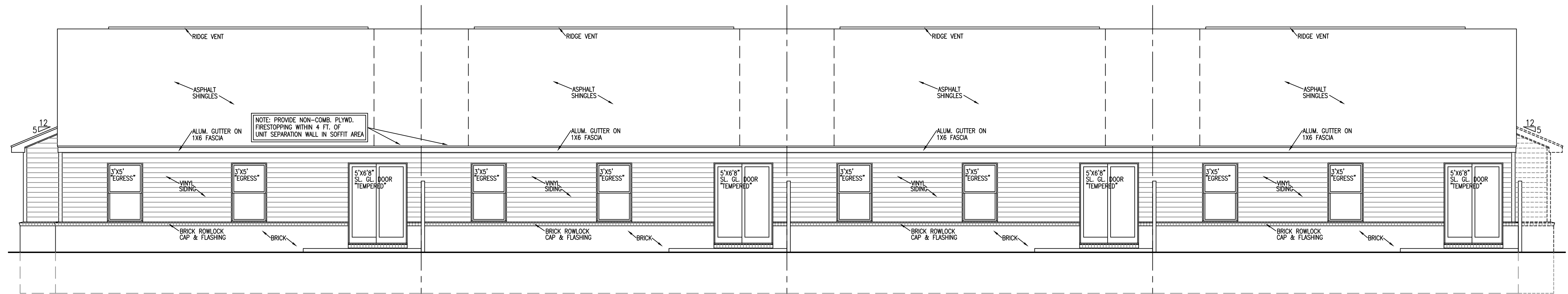
REVISION:
2/16/2025

DATE:
1/31/2025

JOB# 240126

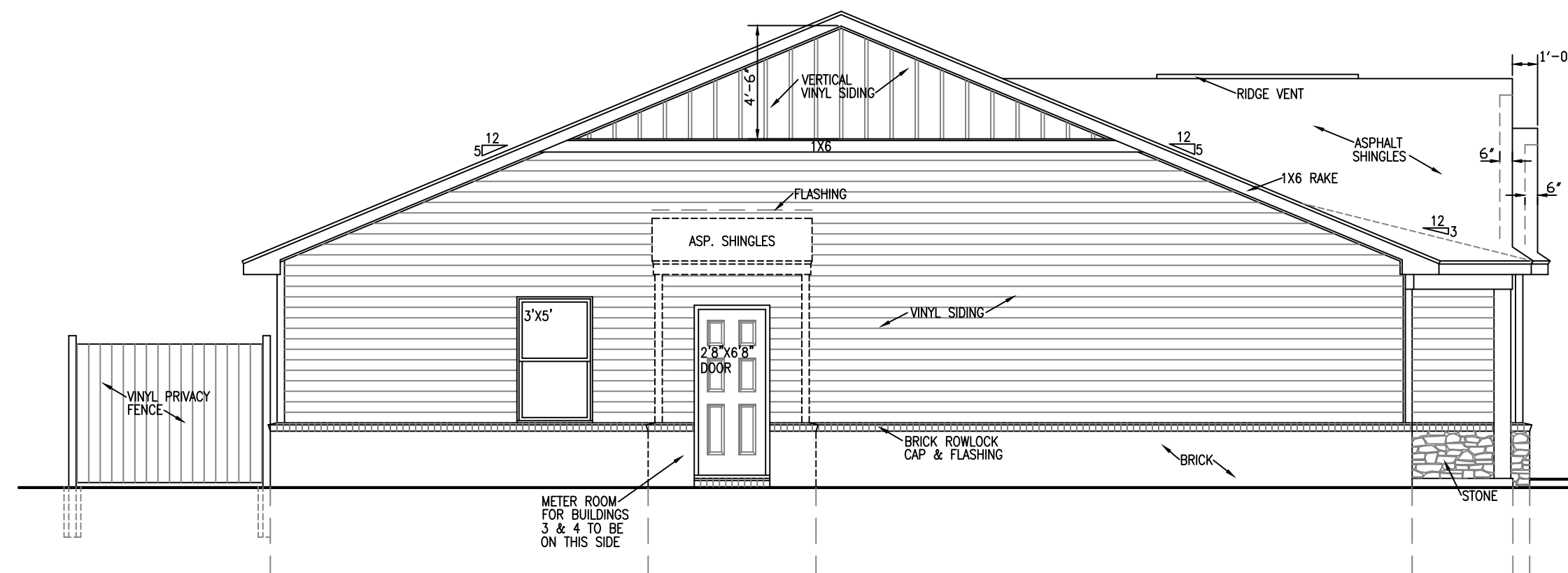
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A-10



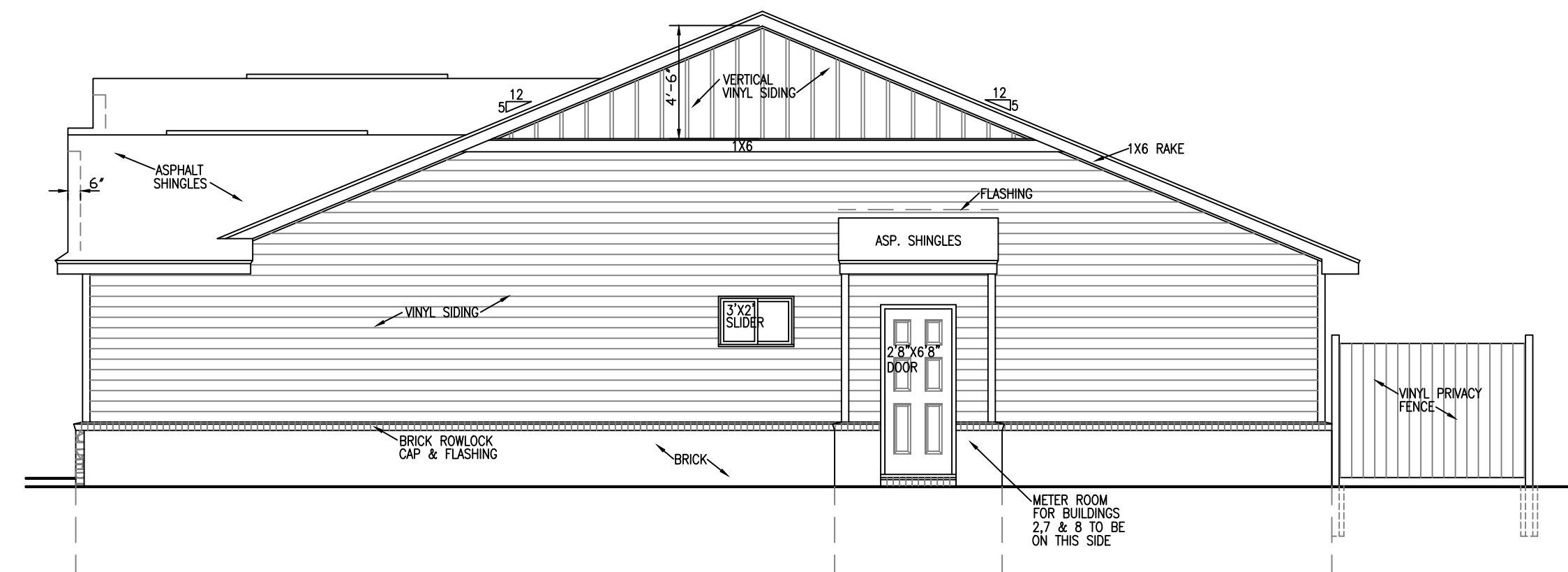
Rear Elevation - Building #s 2,3,4,7,8

SCALE: 3/16" = 1'-0"



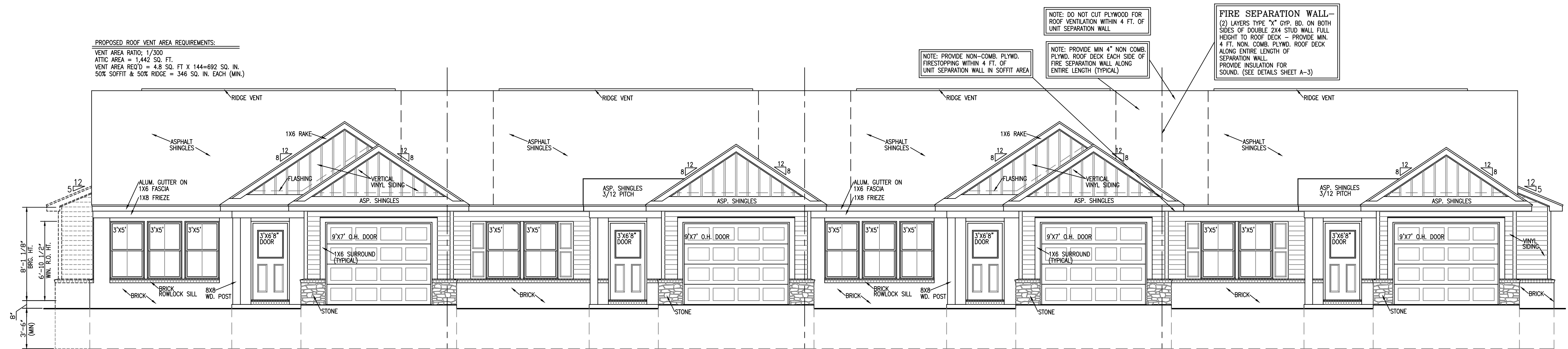
Left Side Elevation - Building #s 2,3,4,7,8

SCALE: 3/16" = 1'-0"



Right Side Elevation - Building #s 2,3,4,7,8

SCALE: 3/16" = 1'-0"



Front Elevation - Building #s 2,3,4,7,8

SCALE: 3/16" = 1'-0"

UNIT #s 6,10,14,23,27

UNIT #s 5,9,13,22,26

UNIT #s 4,8,12,21,25

UNIT #s 3,7,11,20,24



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: July 6, 2026

Site Plan Review For City of Southgate, Michigan

APPLICANT: Superior Allen, LLC
PO Box 145
Wyandotte, MI 48192

PROPERTY ADDRESS: 14005 Allen Road
Southgate, MI 48195

PARCEL ID: 53-015-02-0043-000

CURRENT ZONING: RM, Multiple Family Residential

ACTION REQUESTED: Site Plan Review

PROJECT AND SITE DESCRIPTION

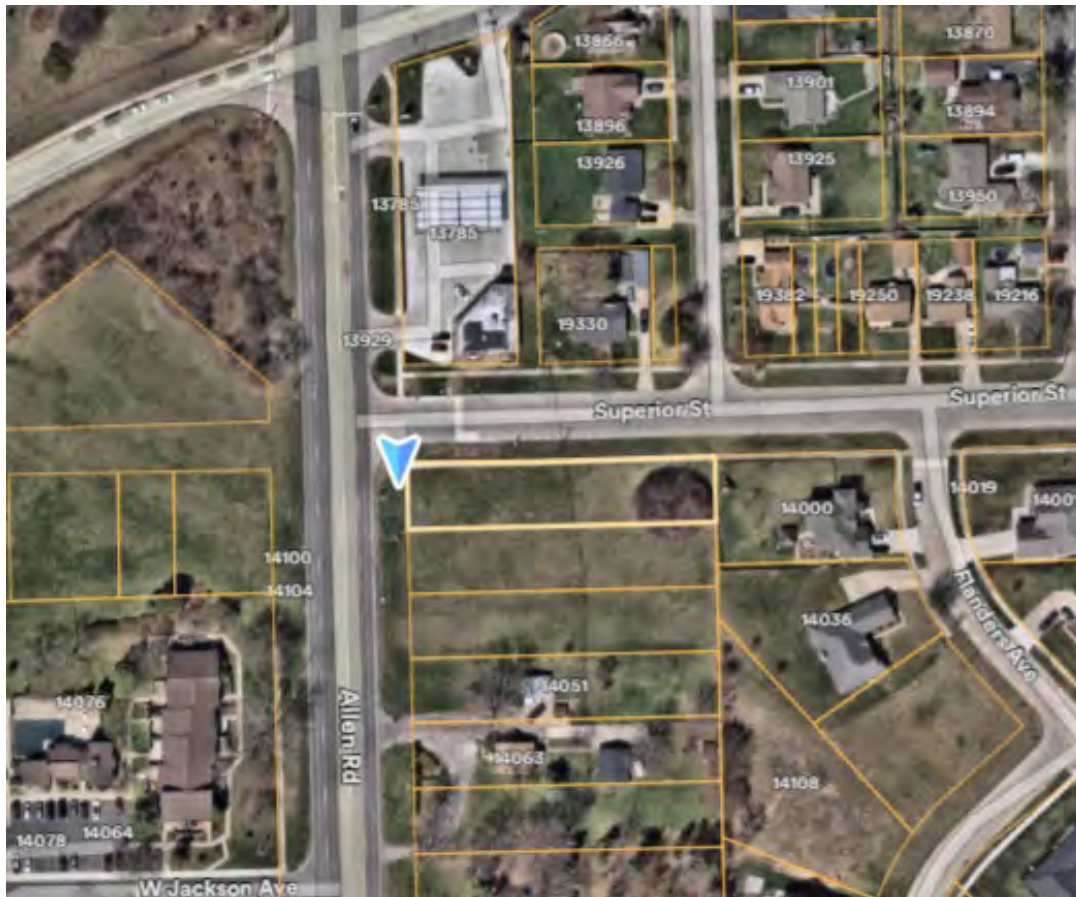
The City is in receipt of a site plan review application for the above-mentioned property. As stated in the application, the applicant intends to utilize the vacant site to develop “...seven ranch style units with attached garage[s]”. The proposal includes 2 multi-family buildings, one with 3 units and the other with 4 units. The site was recently rezoned to the RM, Multiple Family Residential District, where attached multi-family housing is listed as a permitted use in the district, which requires review and approval of a submitted site plan by the Planning Commission

The proposed development was also recently granted multiple dimensional variances for the following setbacks:

- Forty (40) foot deviation from exterior side yard setback along Allen Road
 - New setback allowed is ten (10) feet, requirement was fifty (50) feet*
- Fifteen (15) foot deviation from interior side yard setback for eastern property line
 - New setback is fifteen (15) feet, requirement was thirty (30) feet
- Thirty-five (35) foot deviation from total of both side yard measurements
 - New measurement is twenty-five (25) feet, requirement was sixty (60) feet

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
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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 RM District area requirements based on the Schedule of Regulations per Section 1298.01:

	Required	Provided	Meets Requirement
Lot Area*	27 Rooms Max.**	14 Rooms	Yes
Lot Width	N/A	270 Feet	Yes
Setbacks			
Front (Superior)	50 Feet	50 Feet	Yes
Side (East lot line)	30 Feet	15 Feet	Yes***
Exterior Side (Allen)	50 Feet	15 Feet	Yes***
Total Side Yards	60 Feet	30 Feet	Yes***
Rear	30 Feet	64 Feet	Yes
Lot Coverage	35%	24%	Yes
Building Height	2 Stories, 35 Feet	1 Story, 13 Feet	Yes
Space Between Buildings	30 Feet	32 Feet	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.”

**1298.01(d) the total number of rooms (not including kitchen, dining and sanitary facilities) shall not be more than the area of the parcel, in square feet, divided by 1,550 for conventional multiple dwelling units. Calculation used: 43,141 square feet / 1,550 = 27.83 rooms.

***Variance granted by BZA.

Twenty-nine (29) feet of wall space is shared between units 4 and 5. Based on building heights of thirteen (13) feet, a thirty (30) foot spacing distance between buildings is required and provided.

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	• RM, Multiple Family Residential
North	• Single Family Homes • Gas station	• R-1B, One Family Residential • C-2, General Business
East	• Single Family Homes	• R-1, One Family Residential
West	• Vacant • Multi Family Condominiums	• RM-1, Multiple Family Residential (City of Taylor)
South	• Single Family Homes	• R-1B, One Family Residential

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

The proposed development as mentioned previously will consist of seven (7) condominium-style units, located centrally on the property, facing north towards Superior Street. A utility easement is located in the entire southern half of the property.

Items to be Addressed: None.

PARKING, LOADING

The associated parking calculation for multi-family dwelling units with two or more bedrooms, listed in section 1292.02(a), calls for “2 spaces for each dwelling unit”. Current plans show each unit will be equipped with a single car garage, along with a fifty (50) foot long by ten (10) foot wide driveway approach for each unit. Each garage space, together with the provided driveway area, meets ordinance requirements.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

Site Access: Site access will consist of a driveway accessing Superior Street for each unit. City approval for each driveway approach will be required. Section 1292.03(k)(3) states that, “...driveways must be located on the same side of the lot as adjoining properties, unless approved in advance in writing by the Building Department or, if denied, the applicant must seek approval of the Board of Zoning Appeals after review and approval by the Planning Commission.” As a result, the shared driveway between units 3 and 4 will need to be separated.

Circulation: Circulation throughout the site is limited to each unit and associated driveway.

Dumpster Enclosure: No dumpster enclosure is shown on plans. We ask the applicant to confirm if individual garbage service per unit is proposed.

We defer any further review of access & circulation to the City Fire Department and Engineer.

Items to be Addressed: 1) Separate shared driveway between units 3 and 4. 2) Confirm garbage service for each unit. 3) Fire Department and Engineer approval of site access and circulation.

UTILITIES

A utility plan provided on Sheet 03 shows proposed water service, existing gas service, and overhead lines. All proposed utility work is subject to approval by the City Engineer.

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

LANDSCAPING

A landscape plan is provided on sheet LP-1. A six (6) foot tall vinyl fence is proposed along the eastern property line; detail drawings are required. Seven (7) deciduous trees throughout the site in addition to perennial/boxwood plantings are also proposed in the front yard of each unit.

Items to be Addressed: 1) Provide fencing details. 2) Planning Commission to consider requiring additional landscape plantings as described in this report.

LIGHTING

A lighting/photometric plan has not been provided. Current plans indicate that each unit will only consist of two (2) coach lights on either side of each garage. Based on the limited intensity of such fixtures, we ask for fixture specifications/cut sheets in order to determine that each coach light will be shielded to prevent glare. The Planning Commission may require additional photometric measurements if desired.

Items to be Addressed: 1) Provide coach light fixture specifications. 2) Planning Commission to determine if photometric measurements are required.

SIGNS

The current application indicates no signage will be included. Any future proposed signage will be subject to approval by the City Building Department following site plan review.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Dimensioned floor plans and elevations have been provided. We note the following discrepancies:

- Floor plan labels, such as on sheet A-7, mention unit numbers 15, 16, and 17. Only seven (7) units are proposed for the project. Labeling throughout the floor plans and elevations will need to be corrected to the correct unit numbers.
- The overall site plan provided on sheet 01 shows units 3 and 4 having a shared driveway. All floor plans provided show each unit with its own garage/driveway.

Section 1298.17(C)(1) states, *“When four or more new single-family or two-family dwellings are erected on contiguous lots or condominium home sites, they shall consist of face brick materials, as defined in this Zoning Code, on all exterior walls.”* Due to the seven (7) proposed units, face brick materials are required.

We defer final approval of proposed building materials, floor plans, and interior work to the City Building Department.

Items to be Addressed: 1) Address floor plan discrepancies noted above. 2) Adjust exterior building materials to meet section 1298.17. 3) Review and approval of building improvements and materials by City Building Department.

RECOMMENDATIONS

Based on the information provided, we recommend conditional approval of the proposed multi-family development, with the following items attached:

1. Separate shared driveway between units 3 and 4.
2. Confirm garbage service for each unit.
3. Fire Department and Engineer approval of site access and circulation.
4. City Engineer review of proposed site utilities.
5. Provide fencing details.
6. Planning Commission to consider requiring additional landscape plantings as described in this report.
7. Provide coach light fixture specifications.
8. Planning Commission to determine if photometric measurements are required.
9. Address floor plan discrepancies noted above.
10. Adjust exterior building materials to meet section 1298.17.
11. Review and approval of building improvements and materials by City Building Department.


CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal


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



KALABAT Engineering
31333 SOUTHFIELD RD, SUITE 250
BEVERLY HILLS, MI 48025
248-600-8707
IDEN@KALABAT.COM

Friday, May 29, 2026

Joe Pezzotti,
Community Planner
City of Southgate
Suite 70 117 North First Street,
Ann Arbor, MI 48104

RE: PD Site Plan Amendment Review

Dear Joe Pezzotti,

Please find below our responses (in **bold**) to the comments received from the Plan Review Letter dated May 6, 2026 Provided by Carlisle Wortman

Planning Commission

1. Planning Commission and City Council to determine setbacks and building spacing reductions
Noted

2. Provide building space measurements between phase 2 buildings
Building spacing measurements between Phase 2 buildings have been added to the plans. See Sheet C3.1

3. Provide updated right-of-way location and building setbacks along Devoe Street
Revised accordingly

4. Relocate playground between phase 1 and phase 2 apartment buildings
Playground/Pocket Park is proposed to remain in its current location.

5. Provide number of employees during largest shift (self-storage)
3 Employees max shift

6. Confirm loading zones will be the space in front of each tenant's storage unit
Loading and Unloading for each tenant storage space will be in front of their unit.

7. Planning Commission and City Council to consider reducing required number of parking spaces
Noted

8. Revise parking space dimensions and maneuvering lane widths to meet requirements as noted
Revised accordingly

9. Loading areas will also need to be clarified and labeled
Self-Storage and Multi-Family developments do not require any loading/unloading zones. The commercial out lots are shown conceptual only and will require Site Plan Approval at the time of their development.



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10. City approval of any work to be performed in Devoe Street right-of-way

Noted

11. Wayne County approval of any work to be performed in Northline Road right-of-way

Noted. Any work within the Northline Road right-of-way will be subject to Wayne County approval.

12. Relocate dumpster enclosure for phase 2 buildings

Phase 2 Dumpsters are only shown conceptually for master plan purposes. Phase 2 will require a separate Site Plan Approval at which time the Dumpster locations will be finalized

13. Provide turning radii for emergency and garbage vehicles

Turning radii for emergency and garbage vehicles have been added to the plans.

14. Fire Department review and approval of site access and circulation

Noted

15. Provide utility plan

Utility plan has been provided

16. City Engineer review and approval of site utilities and stormwater management

Noted

17. Replace Morning Light Japanese Silver Grass plantings

Revised accordingly

18. Consider additional trees along detention basin near Building C of Phase 2

Revised accordingly

19. Provide refuse container details

Revised accordingly see sheet C3.3

20. Clarify whether barbed wire is proposed

No barbed wire is proposed on the site. A Privacy Fence detail is provided on sheet C3.3

21. Provide acreage and percentage of total open space

Revised accordingly see site data tables for Multi Family and Self Storage projects, sheet C3.1 & C3.2 respectively

22. Clarify use of open space south of the pond overlook B

This open space is future amenity space for the future phase multi-family development.

23. Consider adding ambient lighting along the walking paths

Ambient lighting was considered but not added.



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24. Consider creating fully looped path around detention basin

The developer does not want to encourage walking paths around the detention basin as this could lead to potential risk.

25. Provide walking trail map within woodland/wetland area

Shall be provided at time of construction and final layout

26. Clarify walking path construction material

Walking Path material has not been finalized and will be determined at the time of engineering permits based on suitability of underlying subgrade to receive different construction materials

27. Consider amenity suggestions

Developer has considered amenities, but none have been proposed beyond the pocket park

28. Clarify clubhouse amenities

No amenities provided within the clubhouse

29. Provide landscaping percentage

Revised accordingly

30. Consider adding evergreen planting along land use screening areas

Revised accordingly

31. Provide lighting plan

Lighting plan has been provided with the revised submittal.

32. Building Department approval of exterior building materials

Noted

33. Address planned development consideration comments

Planned development consideration comments have been reviewed and addressed within the revised plans

34. Provide updated acreage counts for each phase 37. No form of outdoor storage shall be permitted.

Acreage counts updated on sheet C3.0



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BEVERLY HILLS, MI 48025
248-600-8707
IDEN@KALABAT.COM

Please review the attached revised plans and this response letter, and let us know if there are any additional comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to be 'Iden Kalabat', with a long horizontal line extending to the right.

Iden Kalabat P.E.
KALABAT Engineering



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: June 6, 2024
Revised: May 6, 2026
June 22, 2026
July 6, 2026

PUD Site Plan Amendment Review City of Southgate, Michigan

PROJECT INFORMATION

APPLICANT: Bacall Development

ADDRESS: 30407 W. Thirteen Mile Road
Farmington Hills, MI 48334

PARCEL ID: 15601 Northline Road
53-013-99-0001-703

CURRENT ZONING: PD – Planned Development

ACTION REQUESTED: PD Site Plan Amendment Review

PROJECT AND SITE DESCRIPTION

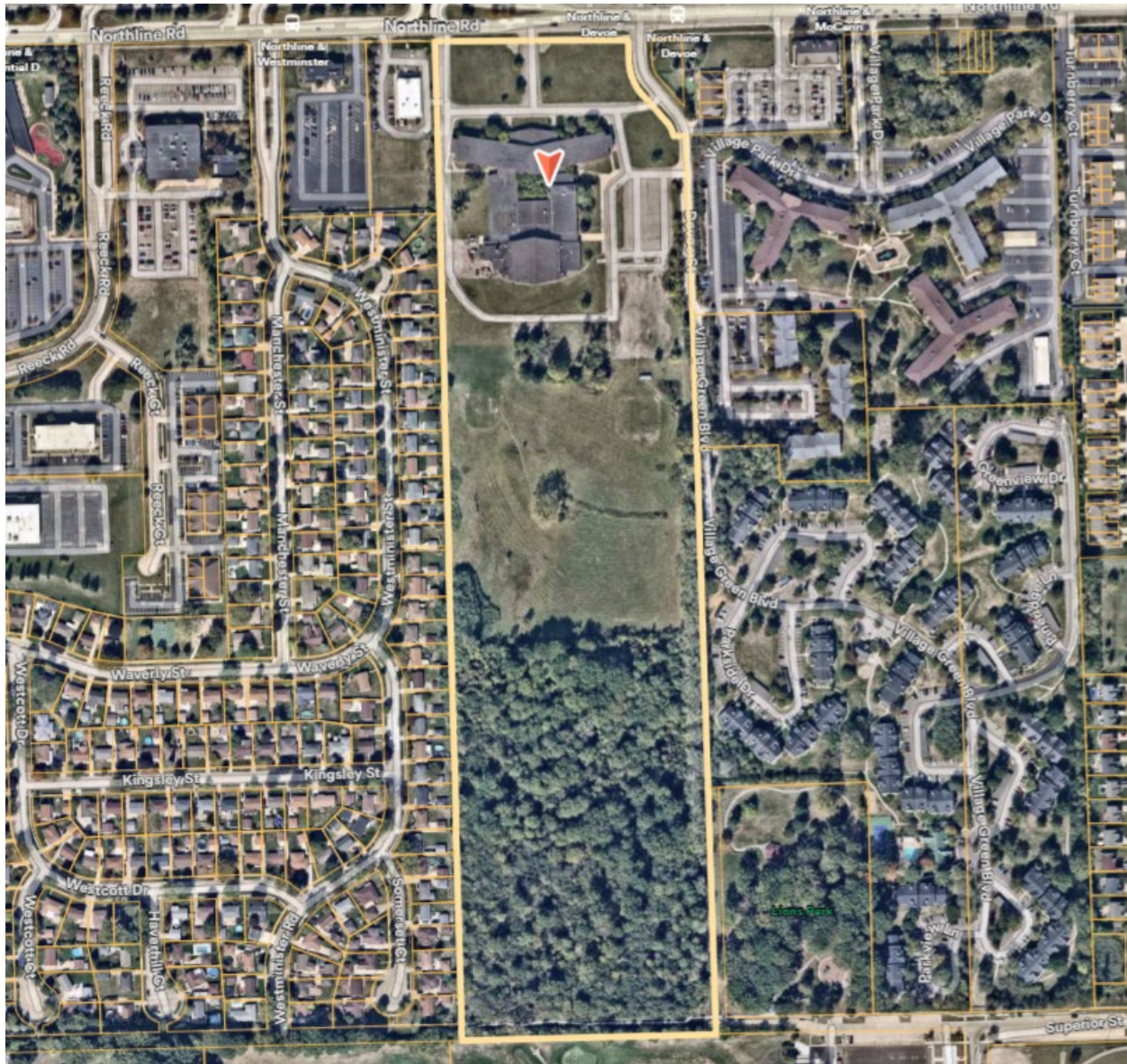
An application was received to develop the property located at 15601 Northline Road, which was previously Aquinas High School but has since become vacant. The applicant is requesting to redevelop the site through a series of two (2) phases as part of a planned development (PD), which includes a self-storage facility, multi-family housing, and commercial buildings along Northline Road. The property is currently 38.14 acres in size and has since been rezoned from R-1A, One Family Residential / RO-1 Restricted Office to PD, Planned Development to accommodate the project.

Since the original application in June 2024, the applicant has made site layout revisions and is requesting a site plan amendment to the approved PD plan. Section 1288.04(d)(4) of the Southgate Zoning Ordinance states that revisions of an approved PD plan can be forwarded back to the City Planning Commission and City Council for review and approval if determined by the Building Department. Phase 1 consists of five (5) multi-family apartment buildings and a self-storage facility, with Phase 2 consisting of four (4) additional multi-family buildings and two retail/commercial buildings with drive-throughs. Any form of outdoor storage is prohibited for the self-storage facility.

After reviewing the site plan, the Planning Commission will forward a recommendation of approval or denial to City Council, which will make a final decision on the amendment. We note the site plan approvals requested consist of final site plan approval for Phase 1, based on revised plans dated May 27, 2026. Review of Phase 2 will not be included in this report.

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

Section 1288.09(a) states: “It is the implied intent of the PD Planned Development District to encourage quality development by providing for a diversified mix of land use. It is further the intent of this mixed-use district to encourage qualitative design innovation by minimizing specific height, bulk, density, and area standards, thereby giving the applicant freedom to configure buildings, parking and related site amenities in ways that would otherwise be discouraged or curtailed under the standards of conventional zoning districts.”

As a result, typical bulk requirements do not apply to the site. However, the project will need to adhere to the following general requirements designated for all PD developments:

- The minimum distance between nonresidential buildings and multiple-family buildings shall be subject to the schedule of area regulations found in section 1298.01.

CWA Comment: The equation below is used to determine spacing between multi-family buildings. Based on the length of 231 feet and a height of 32.5 feet, the required spacing between all buildings in Phase 1, A-E, is 99 feet. The spacing provided between the buildings A-E alternates between 70 and 80 feet. The parking around the associated buildings is a 90-degree pattern, which required maneuvering lane widths of 22 feet, which are provided. We are comfortable recommending the Planning Commission and City Council allow a relaxation of the required building spacing, pending approval of the current layout by the City Engineer and Fire Department.

$$S = \frac{L_A + L_B + 2(H_A + H_B)}{6}$$

- All buildings shall be at least fifty (50) feet from any public street right-of-way line and thirty-five (35) feet from any peripheral site boundary line.

CWA Comment: The multi-family and self-storage buildings proposed in Phase 1 contain frontage along Devoe Street, which is designated as a public City Road. Updated setbacks on sheets C3.1 and C3.2 show setbacks exceeding 50 feet from right-of-way lines and site boundary lines.

Any setback distances may be modified by the Planning Commission or Council at the time of site plan review if it is found that the height and/or bulk of a building or buildings is such that a greater or lesser setback would be warranted in the interests of promoting the health, safety and common good of the community, or in the interests of improving the visual aesthetics of the site.

Items to be Addressed: Planning Commission and City Council to determine setbacks and building spacing reductions.

ZONING AND LAND USE

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

	Existing Land Use	Existing Zoning
Site	• Vacant Aquinas High School	• PD, Planned Development
North	• Commercial Establishments	• RO-1, Restricted Office • C-2, Community Business
East	• Multi-Family Apartments • Medical Offices	• RO-1, Restricted Office • RM, Multiple Family Residential
West	• Medical Offices • Single Family Homes	• RO-1, Restricted Office • R-1B, One Family Residential
South	• Woodland	• R-1B, One Family Residential

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

Building Location(s): Two (2) proposed retail/commercial buildings with drive-throughs (Phase 2) are proposed along Northline Road, with five (5) multi-family apartment buildings part of Phase 1 located south. Further southwest is four (4) additional multi-family apartment buildings part of Phase 2, with the self-storage facility located southeast of the Phase 1 apartment buildings.

Site Arrangement: In addition to the building locations throughout the site, a detention pond is located in the center of the site in between the self-storage and Phase 2 apartment buildings. An existing wetland is also located in the southwest corner of the parcel, with no construction or changes proposed.

Items to be Addressed: None.

PARKING, LOADING

Self-storage uses are required to provide *“Five spaces plus one for every one employee in the largest working shift, plus one space for each company vehicle, or five spaces plus one for every 2,000 square feet of usable floor space, plus one for each company vehicle, whichever is greater.”*

A summary of parking and loading requirements per section 1292.02 is located within the tables below for each use of Phase 1. For the proposed self-storage, three (3) employees will be present during the largest shift. At least eight (8) spaces are required. Ten (10) total spaces including one (1) ADA space have been provided. The applicant had indicated in the previous 2024 approval that loading zones will consist of the space in front of each tenant’s storage unit, which is confirmed in the applicant’s response letter dated May 29, 2026. The parking space dimensions in front of the office building will need to be labeled at 10x19 feet, per section 1292.03. We also note the twelve (12) parking spaces between the office building and storage building A will need to be clarified, as no outdoor storage is permitted.

Self-Storage Parking Requirements

	Calculation	# of Spaces Required/Other	# of Spaces Provided/Other	Meets Requirement
Off-Street Parking Spaces	5 spaces plus 1 space for each employee	8 spaces	9 spaces	Yes
Barrier-free Spaces	1 space per 25 parking spaces	1 space	1 space	Yes
Maneuvering Lane Width (90-degree parking)	22 feet	-	24-30 ft	Yes
Parking Space Dimensions	Length – 19 feet Width – 10 feet	-	Length – 18 feet Width – 10 feet	No
Loading Area	10 sf per 1 foot of building frontage	600 ft x 10 sf = 6,000 sf	Throughout Site	Yes

Multi-family dwelling units are required to provide “1.25 spaces for each efficiency unit, 1.5 spaces for each one-bedroom unit, and 2 spaces for each two or more-bedroom unit.” 100 units are proposed between the five apartment buildings of Phase 1. Based on floor plans provided, each unit appears to contain two or more bedrooms. Parking calculations for the Phase 1 apartments are provided below. One (1) additional barrier-free space is required.

Phase 1 Apartments Parking Requirements

	Calculation	# of Spaces Required/Other	# of Spaces Provided/Other	Meets Requirement
Off-Street Parking Spaces	2 spaces for each 2+ bedroom unit	200 spaces	250 spaces*	Yes
Barrier-free Spaces	1 space per 25 parking spaces	6 spaces	5 spaces	No
Maneuvering Lane Width (90-degree parking)	22 feet	-	23-26 feet	Yes
Parking Space Dimensions	Length – 19 feet Width – 10 feet	-	Length – 22 feet Width – 11 feet	Yes

The intent of the Planned Development District is to encourage flexibility in developing such projects by minimizing standards that would otherwise be required under conventional zoning. The Planning Commission and City Council should reach an agreement with the applicant for the number of parking spaces required for each phase.

At a minimum, the required number barrier-free spaces, parking space dimensions, and maneuvering lane widths should meet ordinance requirements.

Items to be Addressed: 1) increase self-storage parking space lengths to 19 feet. 2) Clarify additional 12 parking spaces. 3) Add barrier-free space to apartment area.

SITE ACCESS AND CIRCULATION

Site Access: The Phase 1 buildings will have access to Devoe Street. Work within the Devoe Street right-of-way will require City approval.

Circulation: Maneuvering lane width requirements are outlined in the parking calculation tables above. Turning radii for both garbage trucks and emergency vehicles have been provided on sheet C3.0. We defer to the City Fire Department for further comments regarding site access and the ability to respond to emergencies around each building.

Waste/Dumpster Enclosure: Four (4) dumpster enclosures are proposed throughout the site. One (1) enclosure is proposed near the self-storage office building. The remaining three (3) enclosures are located south of the Phase 1 apartment buildings.

Items to be Addressed: 1) City approval of any work to be performed in Devoe Street right-of-way. 2) Fire Department review and approval of site access and circulation.

UTILITIES

Utility plans for both the apartments and self-storage are provided on sheet C5.0 and C5.2. The draft PD agreement, which has not yet been finalized, states, *“Developer shall, at its sole expense, construct and install improvements and/or connections tying into the municipal water and sewage systems as described in the PD Plans. The installation of utilities may be phased consistent with the phasing of the building construction.”* We defer further review of all proposed utilities to the City Engineer for approval.

Items to be Addressed: City Engineer review and approval of site utilities and stormwater management.

LANDSCAPING

A landscape plan has been provided on sheets LS-1 through LS-6.

- Street Trees:** Seventeen (17) deciduous trees consisting of Colorado Spruce and Red Maples are shown along Devoe Street, extending from the northern edge of the Phase 1 apartment buildings to the northern edge of the self-storage parking lot. Thirty-six (36) deciduous shrubs are also proposed along Devoe Street. A callout on sheet LS-2 indicates that lawn areas will be sodded and irrigated.
- Use Screening:** Landscape screening is shown between the retail/commercial Lots A and B of Phase 2 and the phase 1 apartment buildings, which include eight (8) deciduous trees, eighteen (18) evergreen trees, and thirty-six (36) deciduous shrubs, which contain Morning Light Japanese Silver Grass plants which will need to be replaced due to its flammability characteristics and invasive status. Switchgrass may be an appropriate alternative that provides similar height and size. Seventeen (17) deciduous trees and twenty-two (22) evergreen trees are proposed between the self-storage and Phase 1 apartment buildings.
- Refuse Container:** Details for the proposed refuse container enclosures have been provided on sheet C3.3, constructed of precast stone and brick, measuring six (6) feet in height.
- Fencing:** A 6' white vinyl fence is proposed around the self-storage; however, sheet LS-3 still identifies a chain link fence. Fencing details have also been provided on sheet C3.3, including height, material, and color. A gate detail for the self-storage entrance should be provided. The applicant has confirmed no barbed wire is proposed.
- Open Space:** Approximately twelve (12) acres of existing woodland and wetland areas are proposed to be preserved. Open space percentages for the self-storage area have been provided (10.1%). The total open space area as both acreage and percentage of the overall site should also be provided on sheet C3.0 under “general site data.” The applicant has clarified the open space south of pond overlook B will be future amenity space for Phase 2.
- Detention Basin:** The detention basin area includes fifty (50) deciduous trees and 104 shrubs around the perimeter. Bollard lights or other ambient lighting should be installed along the walking path south of the detention basin.

Amenities: The previously mentioned pocket park near the self-storage includes features such as a pet waste station, bike racks, benches, playscape, and swings.

Previously mentioned walking trails are proposed from the Phase 2 apartment area toward the woodland/wetland area to the south, with the intention of connecting to Lions Park. A dedicated walking trail map within the woodland/wetland area should be provided. We also ask for clarification on whether the walking paths will be paved or made of a permeable material, such as woodchips.

Two (2) pond overlooks are proposed near detention basin areas A and B. The proposed chain link fence along the basin has been removed. Additional amenities should also be considered, including fitness stations along the walking trails, a pavilion, gazebo, seating areas, or similar amenities. No clubhouse amenities are proposed.

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 do not appear to contain this calculation.

Per section 1298.09, a landscape plan shall also consist of planting cross-section details, which have been provided on sheet LS-4. A planting schedule including plant species and caliper planting size has been provided on sheets LS-2 and LS-3.

Items to be Addressed: 1) Replace Morning Light Japanese Silver Grass. 2) Correct sheet LS-3 note on chain link fence. 3) Provide gate details for self-storage entrance. 4) Provide total site open space calculations. 5) Provide trail maps. 6) Provide walking path materials. 7) Planning Commission and City Council to consider additional amenities.

LIGHTING

A dedicated lighting plan, including photometric measurements and light fixture locations and details has been provided. Footcandle measurements near the apartment entrance from Devoe Street show intensities at 1.9 footcandles near the property line, which should be reduced to 0.0-0.2 footcandles. The height measurements of all pole-mounted fixtures will need to be provided.

Items to be Addressed: 1) Reduce footcandle measurement near apartment entrance along Devoe Street. 2) Provide pole-mounted fixture heights.

SIGNS

Two (2) monument signs are proposed throughout the site. All proposed signage is subject to review by the City Building Department following site plan review.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Dimensioned floor plans and elevations of all buildings have been provided in the submittal package for the apartment buildings and self-storage units.

All proposed exterior building materials will be subject to Building Department review and approval. Uniform architectural design and materials appear to be used for the Phase 1 apartments, as well as the proposed storage units.

Items to be Addressed: *Building Department approval of exterior building materials.*

PLANNED DEVELOPMENT CONSIDERATIONS

Per section 1288.07, the Planning Commission may recommend City Council to impose reasonable conditions upon the planned development to ensure the public health, safety, and welfare of the City is maintained, as well as ensuring compatibility with adjacent uses of land. We recommend the Planning Commission require the following conditions when reviewing the planned development amendment:

1. Per section 1288.06, an irrevocable letter of credit covering the estimated cost of development of the entire project will need to be submitted to the City Clerk in the form of an affidavit to ensure the project is completed and reflects a fair estimate.
2. Any form of outdoor storage is prohibited.

Section 1288.09 contains the following requirements for multi-family dwellings:

- A. Except for housing intended solely for the elderly (senior citizen housing) and except for multiple-family dwellings occupying the upper floors of multi-story buildings, no multiple-family dwelling building shall exceed a height of thirty-five feet or three stories.

CWA Comment: *The proposed height of the Phase 1 buildings is 29 ½ feet, meeting requirements.*

- B. Multiple-family residential buildings of two stories or less shall be subject to the dwelling unit density limitations and floor area requirements of Section 1298.01(d).

CWA Comment: *The proposed Phase 1 buildings will be three (3) stories.*

- C. Multiple-family residential buildings consisting of three stories shall not exceed a maximum of thirty-seven total rooms per acre. No two and one-half story buildings shall be permitted.

CWA Comment: *The total site area is 38.14 acres, which results in 1,411 rooms. Each unit for Phase 1 consists of 2 bedrooms, which at 100 units equals 200 rooms.*

- D. Multiple-family residential dwellings, when established as a part of a mixed-use building, shall be located only in the upper floors of buildings, provided that:

1. All retail commercial uses are located on subfloors below grade, on the ground floor or on the ground floor mezzanine only.

CWA Comment: *The proposed multi-family buildings for Phase 1 are not mixed use. This requirement is not applicable.*

2. No dwelling unit shall occupy any portion of the floor area at grade level, and no nonresidential use shall occupy any area on the same floor as a residential use or any area on a floor above a floor used for residential purposes.

CWA Comment: *Same comment as above.*

- E. Multiple-family dwellings, when occupied solely as housing for the elderly (senior citizen housing), shall be subject to the standards of Section 1272.03(b)(1),(2) and (6) and the applicable standards of Section 1298.01(d) and (e).

CWA Comment: *As mentioned in the proposed PD agreement, the proposed multi-family buildings are not solely dedicated to senior housing.*

PHASING REQUIREMENTS

As mentioned throughout this report, the proposed PD is shown to be constructed in phases, and is subject to the requirements of section 1288.05 listed below:

- A. If development is to be undertaken in phases, the first development phase shall include not less than twenty-five percent of the total development proposed for the site, and shall include all infrastructure, including, but not limited to, streets, relating to that phase, as well as all indoor and outdoor recreation facilities and community buildings that relate to the entire development.

CWA Comment: *The Phase 1 apartment buildings, the self-storage facility, as well as the walking trails and playground will be built in the first construction phase. 9.2 acres will be required to be built to meet the 25% requirement. The self-storage area consists of 6.52 acres.*

An updated acreage calculation for the Phase 1 apartment buildings will be required, as sheet C3.0 shows a total multi-family acreage of 28.98 acres, with the Phase 1 and Phase 2 acreage measuring 29.18 acres each.

- B. Each development phase shall be clearly identified on the site plan with a phase development line and identified as to which phase it is, i.e., Phase 1, etc. All such data pertaining to each phase shall be clearly enumerated on the site plan by phase, including the land area, in square feet or acres, involved in each phase.

CWA Comment: *The Phase 1 apartment buildings and self-storage facility are clearly indicated as part of Phase 1. The Phase 2 apartment buildings are also clearly shown. Commercial lots A and B are only indicated as "potential future development area." This label will need to be clarified, as either part of Phase 2 or a Phase 3.*

RECOMMENDATION

Based on the information provided, we recommend that the Planning Commission recommend approval of the Phase 1 final site plan to City Council, subject to the conditions outlined below, to be addressed to the satisfaction of the Planning Commission and City Council.

1. Planning Commission and City Council to determine setbacks and building spacing reductions.
2. Increase self-storage parking space lengths to 19 feet.
3. Clarify additional 12 parking spaces.
4. Add barrier-free space to apartment area.
5. City approval of any work to be performed in Devoe Street right-of-way.
6. Fire Department review and approval of site access and circulation.
7. City Engineer review and approval of site utilities and stormwater management.
8. Replace Morning Light Japanese Silver Grass.
9. Correct sheet LS-3 note on chain link fence.
10. Provide gate details for self-storage entrance.
11. Provide total site open space calculations.
12. Provide trail maps.
13. Provide walking path materials.
14. Planning Commission and City Council to consider additional amenities.
15. Reduce footcandle measurement near apartment entrance along Devoe Street.
16. Provide pole-mounted fixture heights.
17. Building Department approval of exterior building materials.
18. City Council to consider requiring letter of credit.
19. Any form of outdoor storage is prohibited.
20. Update acreage counts of each phase.
21. Clarify intended phase for commercial lots.



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