



Memorandum

TO: Northfield Planning Commission

FROM: Paul Lippens, AICP NCI, Director of Urban Design & Mobility

SUBJECT: Draft Future Land Use Plan Changes

DATE: February 15, 2019

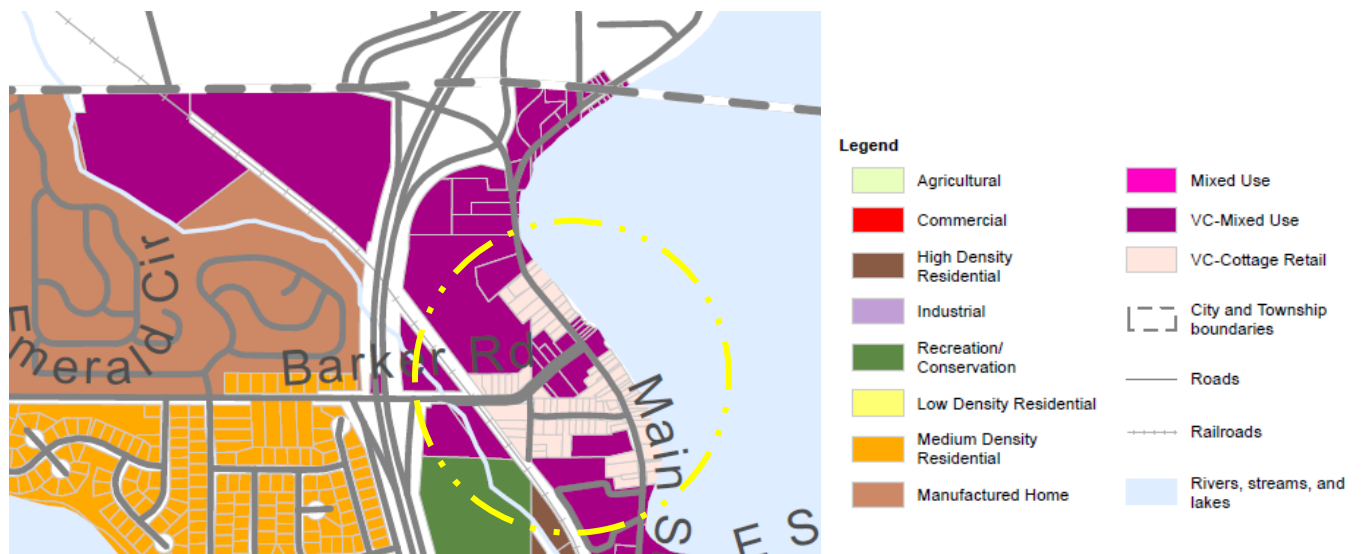
Dear Planning Commissioners,

At the Planning Commission meeting on February 6, 2019, the commission requested additional exhibits to track and review the proposed changes to the Future Land Use Plan as part of the current Master Plan update.

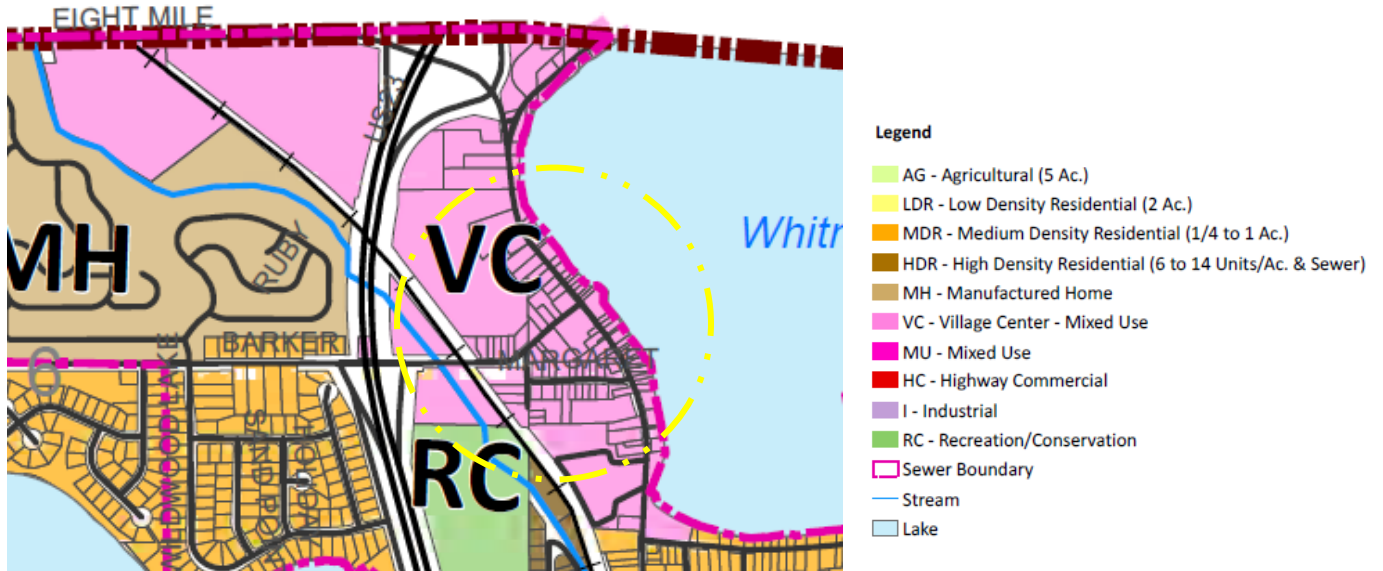
Proposed Future Land Use Change #1:

Divide Village Center into two subdistricts; Village Center – Mixed Use and Village Center – Cottage Retail. This change was made in the Downtown Strategic Action Plan and Urban Design Framework.

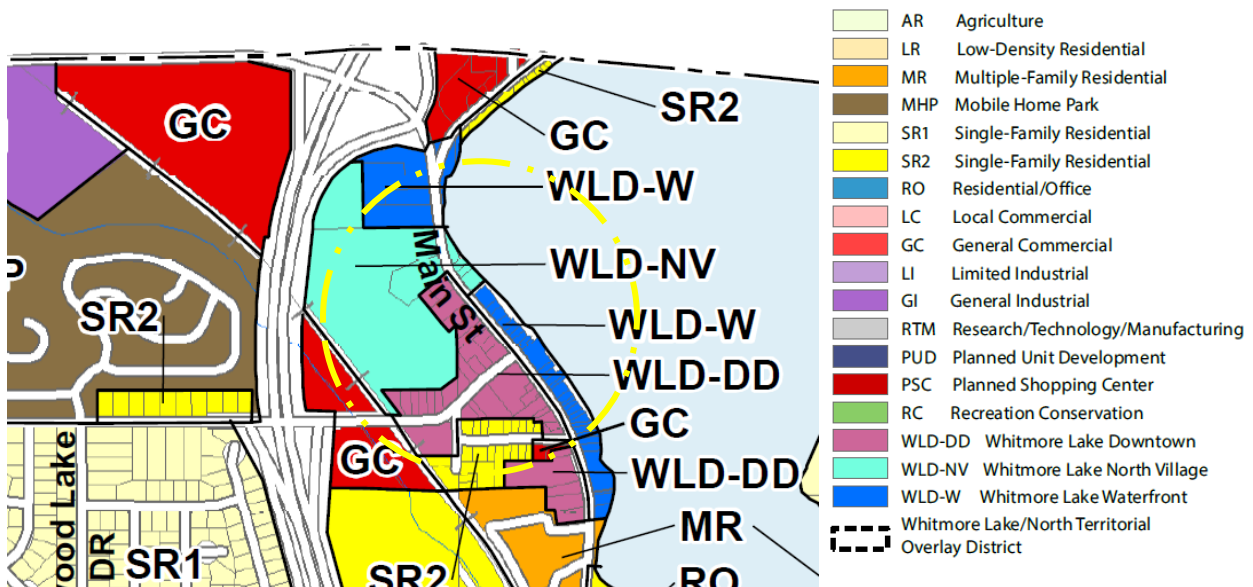
Proposed Future Land Use (2019)



Existing Future Land Use Plan (2014)



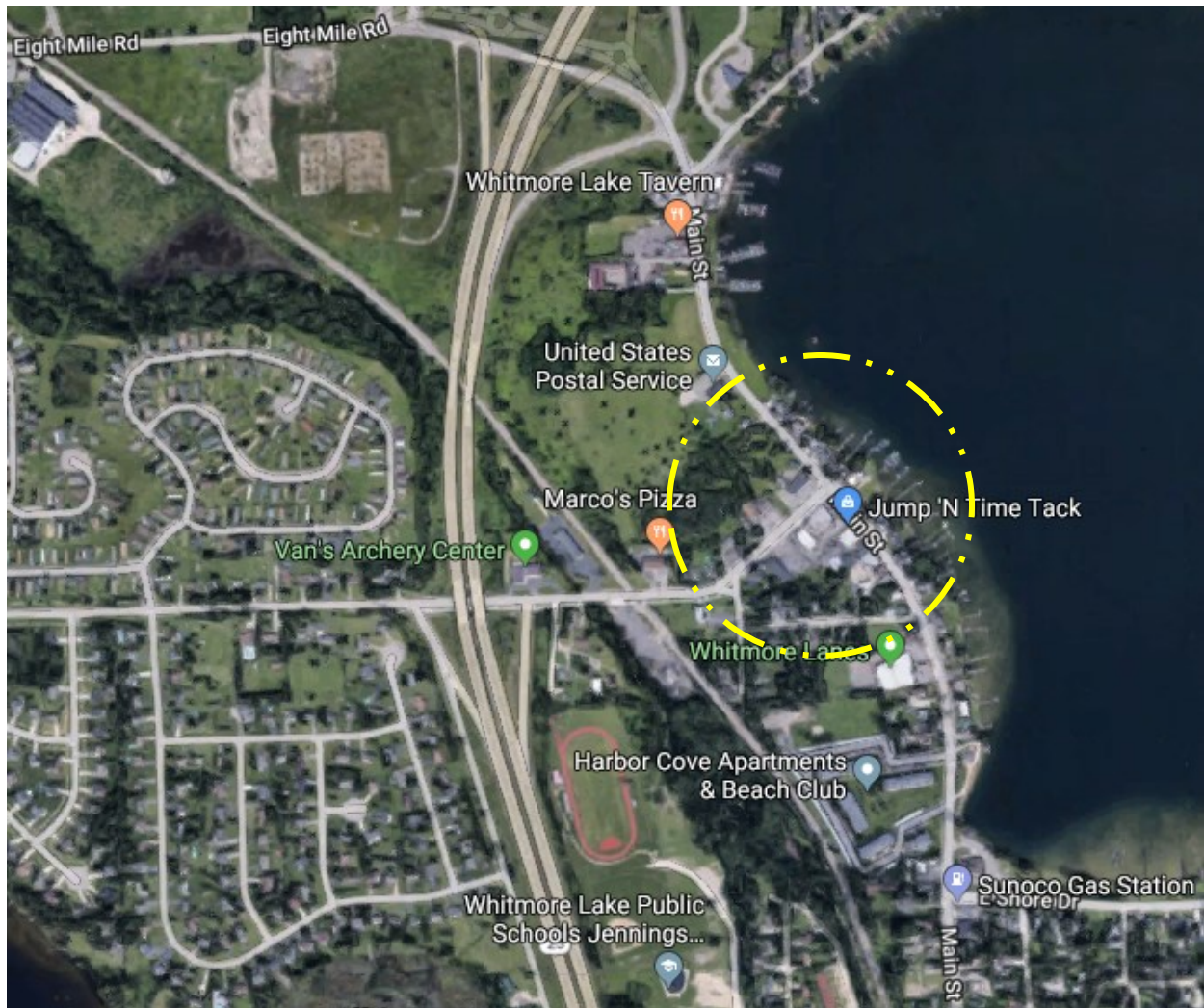
Current Site Zoning





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Aerial / Existing Uses



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235 East Main Street
Suite 105
Northville, Michigan 48167

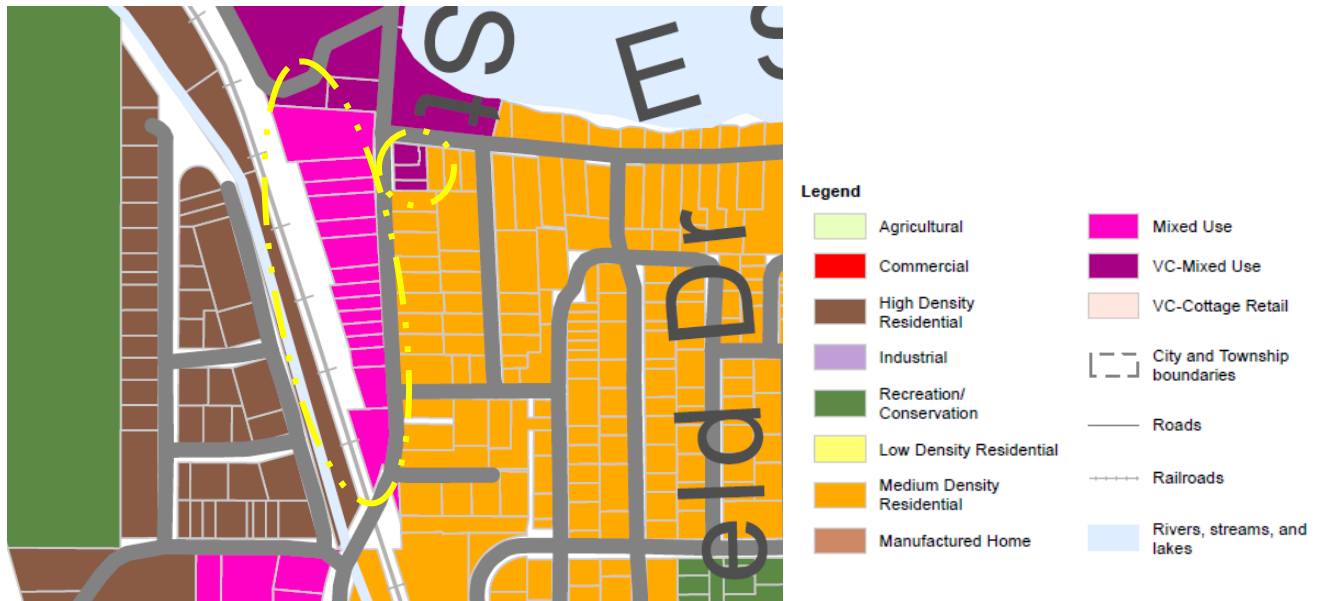
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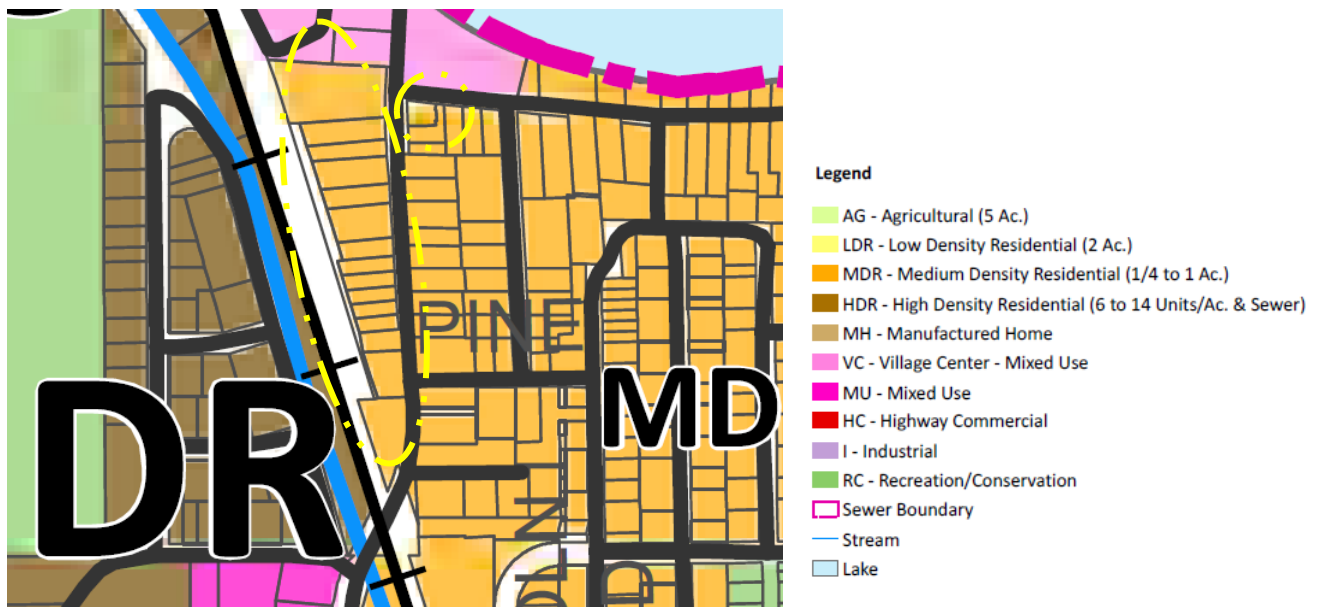
Proposed Future Land Use Change #2:

Extend the Village Center – Mixed Use area the east side of Main Street south to include the three sites south of E. Shore Drive. Extend the Mixed Use (N) district on the west side of Main Street north to E. Shore Drive. These modifications will make the Future Land Use designation more consistent with the existing land uses of the area.

Proposed Future Land Use (2019)

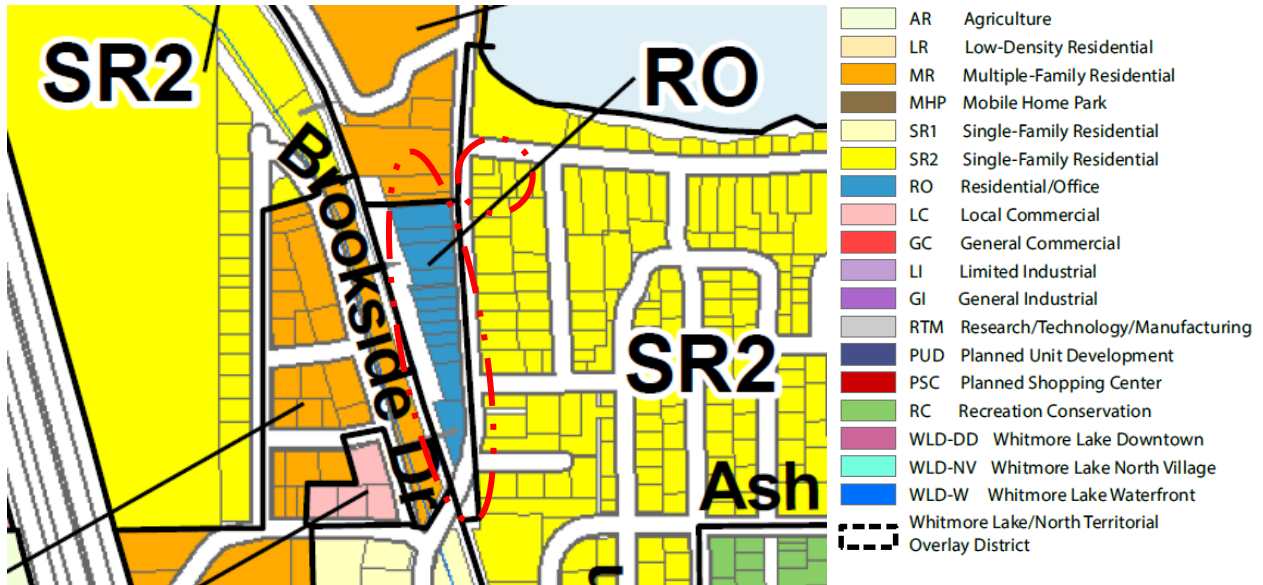


Existing Future Land Use Plan (2014)

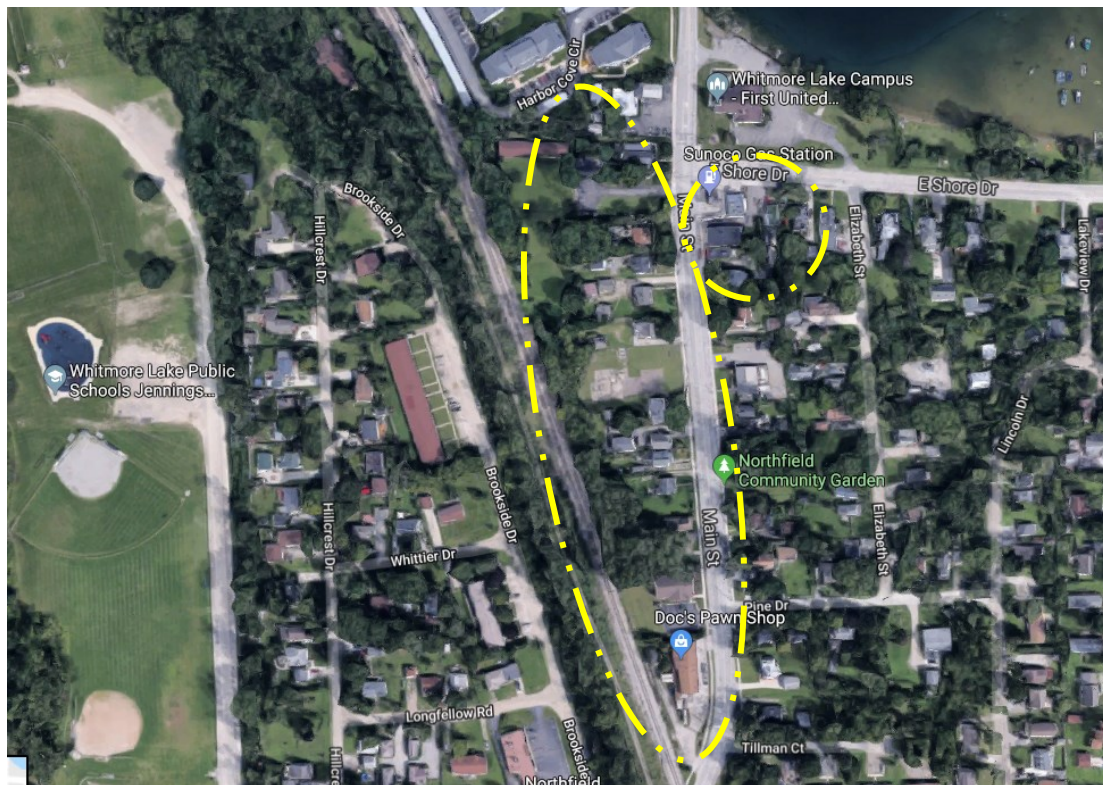




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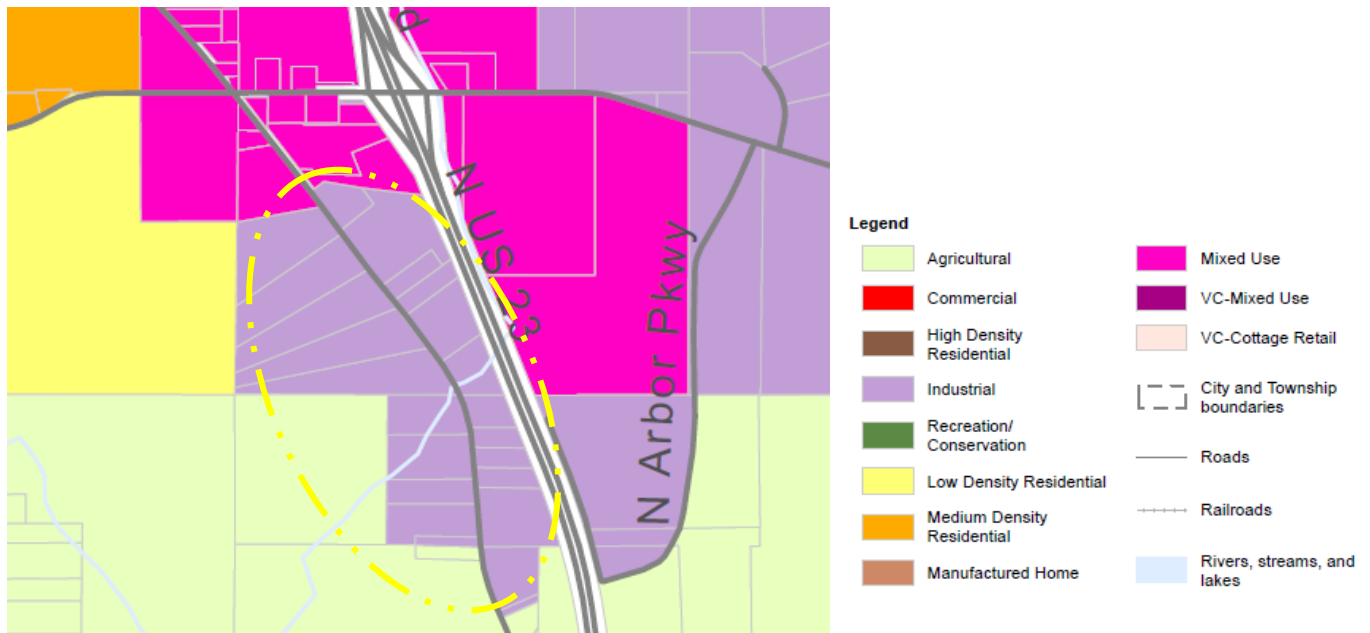
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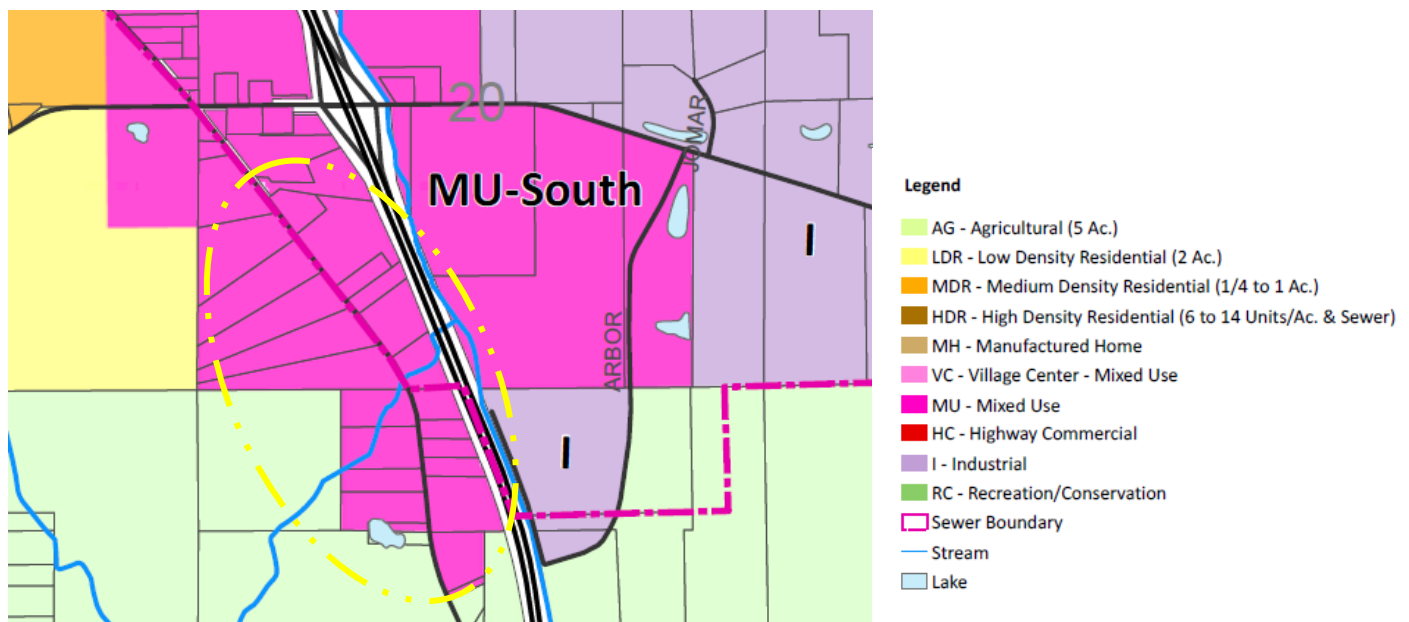
Proposed Future Land Use Change #3:

Extend move the southern boundary of the Mixed Use (S) area north and reclassify the southern bounds of the mixed use area to Industrial.

Proposed Future Land Use (2019)



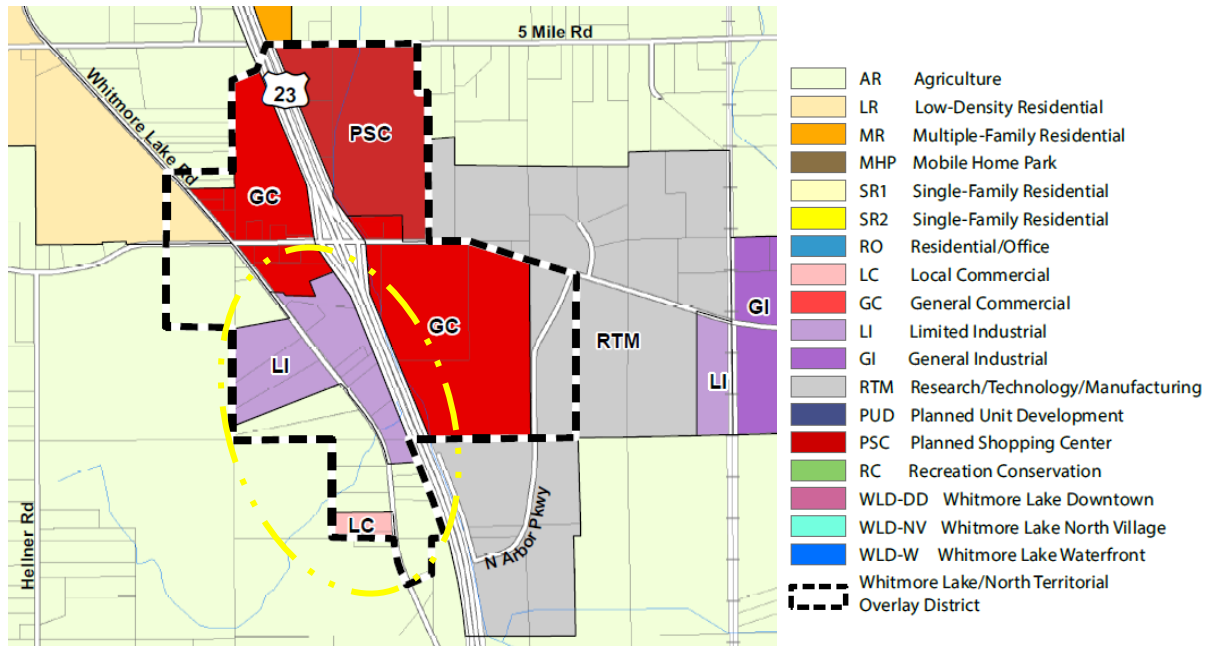
Existing Future Land Use Plan (2014)





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