

City of Southgate

PLANNING COMMISSION AGENDA

WEB MEETING @ <https://us02web.zoom.us/j/84437206331>

CALL-IN @ + 1-312-626-6799 Passcode: 844 3720 6331

Monday, August 31, 2021

7:00 p.m. – Informal Planning Commission/Work Study Meeting – (Zoom)

7:30 p.m. – Regular Planning Commission Meeting – (Zoom)

A. Roll Call: Anderson, Biskner, Charney, Crawford, Gawlik, Godbout, Henegar, Labadie, Yoos

B. Minutes: 1) Minutes of Planning Commission Meeting dated April 12, 2021
2) Minutes of Informal Planning Commission Meeting dated April 12, 2021

C. Persons and/or Petitioners:

D. Public Hearings: Rezoning of property @ 16333 Trenton Rd. from RO (Restricted Office) to PD (Planned Development) as requested by 16333 Trenton, LLC.

E. Officials' Reports:

F. Correspondence:

G. Old Business:

H. New Business:

Adjournment:

mg

8-11-2021

Next Meeting: 9/13/2021

<u>PC COMMISSION LIST</u>	<u>ADDRESS</u>	<u>PHONE #</u>	<u>EMAIL</u>	<u>TERM</u>	<u>TERM EXP</u>
Patricia Anderson	12345 Dorset Ct	734-281-0551	patricia7413@att.net	3 years	Dec-23
Barbara Biskner	14258 Balsam	734-771-6950	barbara@barbarabiskner.com	3 Years	Dec-23
Joseph Charney	16600 Melba Jean	734-799-3671		3 Years	Dec-21
Leticia Crawford	12872 Birrell	734-752-1873	leticia.crawford@pnc.com	3 Years	Dec-21
Ed Gawlik	15121 Windemere	734-308-3408	Edgawlikjr@yahoo.com	3 Years	Dec-22
Chad Godbout	14524 Yorkshire	734-642-5001	Chad_godbout@msn.com	3 years	Dec-22
Marie Henegar	15127 Ludington	734-282-1133	Reumarie@aol.com	3 years	Dec-22
Scott Labadie	16637 Traynor	734-642-7746	scottchem@hotmail.com	3 Years	Dec-22
James Yoos	16479 Silverado Dr.	734-558-3756	jyplanning@yahoo.com	3 years	23-Dec

City of Southgate
Planning Commission Informal Meeting

April 12, 2021

This meeting of the Planning Commission was held as a ZOOM Meeting on Monday, April 12, 2021 and called to order by Chairman Ed Gawlik, at 7:00 p.m.

“By acknowledging your presence during roll call, you are attesting that you are participating in this meeting virtually and that you are physically located in Southgate. If you are not physically located in Southgate, please state your physical location.”

PRESENT: Leticia Crawford, Ed Gawlik, Patricia Anderson, David Furgerson, Joe Charney, Marie Henegar Scott Labadie, Chad Godbout

ABSENT: Joe Charney, Barbara Biskner

ALSO PRESENT: Plan Consultant John Enos, City Attorney Ed Zelenek, Council Member Karen George, Building Inspections Director Bob Casanova, Asst. City Admin/Finance Director David Angileri

Plan Consultant Enos stated the applicant is requesting a special conditional use in order to redevelop a former Church/Witness Hall to a “child daycare facility”. The internal structure of the building will be totally redeveloped and meet all State and Federal requirements for infant children, preschool-aged and school aged kids.

The existing building is 4,400 square feet and the exterior will be left primarily unchanged. The building façade; all brick meets Ordinance requirements. This new development is proposed to have an outdoor gated and tree-lined enclosure secured kids play area.

We recommend approval of the use subject to special conditions.

The applicant, Ms. Whitfield, stated she has a Daycare in Detroit presently for 3 years and would like to expand to different communities. She is from the downriver area, and very excited in joining our community.

The meeting ended at 7:27 p.m.

City of Southgate
Planning Commission Meeting
April 12, 2021

This meeting of the Planning Commission was held as a ZOOM Meeting on Monday, April 12, 2021 and called to order by Chairman Ed Gawlik, at 7:30 p.m.

“By acknowledging your presence during roll call, you are attesting that you are participating in this meeting virtually and that you are physically located in Southgate. If you are not physically located in Southgate, please state your physical location.”

PRESENT: Leticia Crawford, Ed Gawlik, Patricia Anderson, David Furgerson, Joe Charney, Marie Henegar Scott Labadie, Chad Godbout

ABSENT: Joe Charney, Barbara Biskner

ALSO PRESENT: Plan Consultant John Enos, City Attorney Ed Zelenek, Council Member Karen George, Building Inspections Director Bob Casanova, Asst. City Admin/Finance Director David Angileri

Minutes:

The first order of business is approval of the minutes from the January 11, 2021 Planning Commission meeting.

Moved by Anderson, supported by Henegar, that the minutes of the Planning Commission Meeting dated January 11, 2021 be approved. MOTION APPROVED UNANIMOUSLY.

Persons and/or Petitioners:

1. Ms. Isantou Whitfield.

Public Hearings:

1. Ms. Isantou Whitfield is requesting Special Conditional Use in order to redevelop a former Church/Witness Hall to a “Child Daycare Facility” at 11355 Reeck Road, Southgate, MI 48195. (PC001-2021)

Public notices were sent out.

Moved by Anderson, supported by Godbout, to open the Public Hearing. MOTION APPROVED UNANIMOUSLY.

Plan Consultant Enos stated the applicant is requesting a special conditional use in order to redevelop a former Church/Witness Hall to a “child daycare facility”. The internal structure of the building will be totally redeveloped and meet all State and Federal requirements for infant children, preschool-aged and school aged kids.

The existing building is 4,400 square feet and the exterior will be left primarily unchanged. The building façade; all brick meets Ordinance requirements. This new development is proposed to have an outdoor gated and tree-lined enclosure secured kids play area.

We recommend approval of the use subject to special conditions.

The applicant, Ms. Whitfield, stated she has a Daycare in Detroit presently for 3 years and would like to expand to different communities. She is from the downriver area, and very excited in joining our community.

Mr. Charles McCrary-Architect stated all parking lot lighting would be taken care of.

No public comments were received.

Moved by Henegar, supported by Anderson, to close the Public Hearing. MOTION APPROVED UNANIMOUSLY.

Moved by Crawford supported by Anderson, to approve the request by Isantou Whitefield for a Special Conditional use to redevelop a Child Daycare Facility at 11355 Reeck Road, Southgate, MI 48195. (PC 01-2021), with the following special conditions:

- 1. Fire Department review of access and circulation, especially for small buses and garbage trucks Vitally important due to kids being on site most of the day.**
- 2. Consider removing and replace with greenspace as many unnecessary parking spaces as possible.**
- 3. Reconfigure ADA space closer to entrance.**
- 4. Add exterior equipment screening to the rear of the building.**
- 5. Clarify fencing.**
- 6. Clarify lighting plan.**
- 7. Provide a signage plan to the Building Department.**

MOTION APPROVED UNANIMOUSLY.

Officials' Report:

Building Inspections Director Bob Casanova gave updates: Smoothie King and Panda Express have opened. Storage Place will be opening in the Spring. Redwood Phase 1 is done. Big Lots will be moving into the old Toys R Us building and Dunkin Donuts will be moving into the old Popeye's Building.

Correspondence:

None.

Old Business:

None.

New Business:

Moved by Anderson, supported by Henegar, to wish Bob Casanova, Building Inspections Director all the best and a Safe and Happy Retirement. MOTION APPROVED UNANIMOUSLY.

Adjournment:

Moved by Henegar, supported by Anderson, that this meeting of the Planning Commission be adjourned at 7:46 p.m. MOTION APPROVED UNANIMOUSLY.

Ed Gawlik
Chairman, Planning Commission
as

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

Form No. 01

Case No. PC 002-2021

Date Received 8-

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>16333 TRENTON, LLC</u>	Name <u>ALEXANDRE BEGIN (PURCHASER)</u>
Address <u>2149 ANNE DE LEON BLVD. #304</u> <u>COHL GABLES FL 33134</u> (City) (State) (Zip)	Address <u>4055 WILLOWAY PLACE DR.</u> <u>BLOOMFIELD HILLS MI 48304</u> (City) (State) (Zip)
Telephone <u>305-443-7211</u>	Telephone <u>248-250-2740</u>

Information regarding the site:

Street Address: 16333 TRENTON ROAD, SOUTHGATE, MI 48195

Major Cross Streets: TRENTON ROAD AND CAMBRIDGE AVENUE

Parcel / Lot No.: J3-028-99-0070-705 AND J3-028-99-0070-706

Acreage: +/- 12.18 Dimensions of Parcel / Lot: SURVEY ATTACHED Frontage: SURVEY ATTACHED

Current Zoning (please circle): RE R-1 R-1A R-1B RM RO-10-1 C-2 C-3 M-1 MH PD P-1

Current Use: RESTRICTED OFFICE

Requested action:

Rezoning Requested District: _____

Conditional Use Approval Requested Use: PD MIXED USE

Site Plan Review

Plat Review

Other
Please Specify _____

Information regarding request:

I hereby request a hearing before this body to:

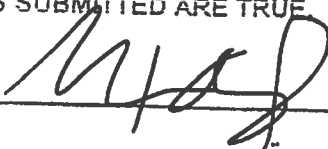
(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City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

SEE ATTACHED SETS

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 AUGUST 31, 2021
(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: 8/12/21

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 MS

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
Application for Planning Commission Review

Owner/Applicant:

16333 Trenton, LLC
2199 Ponce de Leon Blvd., Ste. 301
Coral Cables, FI 33134
Telephone: (305) 443-7211

Information Regarding the Site:

Street Address: 16333 Trenton Road, Southgate, MI 48195
Major Cross Streets: Trenton Road and Cambridge Avenue
Parcel/Lot No: 53-028-99-0070-705 and 53-028-99-0070-706. See legal description attached.
Acreage: +/- 12.18 acres Dimensions of Parcel/Lot – See attached survey – Frontage -see attached survey
Current Zoning: RO-1 Restricted Office
Current Use: Vacant office building

Requested Action: Rezoning from RO-1 Restricted Office to PD mixed use. See detailed Request attached.

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

Signature – Owner/Agent  Date: June 28, 2021
Mario Saal, Manager of 16333 Trenton, LLC

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 MS

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

OFFICE USE:

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

CONDITIONAL ZONING REQUEST

16333 Trenton Road, Southgate, Michigan 48195

Introduction:

Pursuant to the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and pursuant to all applicable provisions of law, we are requesting the Zoning Map of the City of Southgate Michigan be amended to conditionally rezone 16333 Trenton Road, being Parcel Nos. 53-028-99-0070-705 and 53-028-99-0070-706, from RO-1 Restricted Office to PD Planned Development mixed use.

16333 Trenton, LLC ("Applicant"), currently of 2199 Ponce de Leon Blvd., Ste. 301, Coral Gables, FL 33134, is requesting approval by the Southgate Planning Commission and Southgate City Council to Amend the Rezone on the property located at 16333 Trenton Road, Southgate, MI 48195 ("Property").

The Applicant has entered into a purchase agreement with Alexander Begin, on behalf of an entity to be formed, currently of 4055 Willoway Place Drive, Bloomfield Hills, MI 48302 ("Purchaser") to sell the Property.

Property Description:

The subject property consists of an irregular-shaped, 12.2-acre parcel of land located on the southeast corner of the intersection of Trenton Road and Cambridge Avenue. The subject property is improved with a 14-story office building constructed in 1970 (subject building). The subject property is also improved with a drive-up teller building. The remaining portions of the subject property are covered with the associated paved parking areas, lawn areas, and landscaping. No water bodies are located on the subject property or the adjoining properties. Vehicular access to the subject property is gained via Cambridge Avenue along the north side of the subject property and via Trenton Road to the west. The subject building consists of steel-frame construction with a basement foundation. The gross area of the subject building is approximately 186,017 square feet. The subject building is a vacant 14-story office building formerly utilized as bank offices. Interior finishes within the office areas consist of painted drywall, lay-in acoustical ceiling tiles, ceramic tile, carpeting and vinyl tiles. The subject building also contains an underground loading dock, bank vault, kitchen on the 5th floor, mechanical rooms, and backup generator. Five cable-drawn elevators service the subject building. No renovations to the subject building have been made. The subject building is heated and cooled by natural gas and electricity. The subject property was historically undeveloped and/or agricultural land since at least 1937 to the 1960s. The subject property was developed in 1970 with main occupants included Security Bank main office (1970), First of America (early 1980s), National City (1997), PNC Bank (2010) until its recent vacancy (2016).

Re-Zoning Proposal:

Purchaser proposes to convert the Property from an office use (RO-1 Restricted Office) to PD Planned Development mixed use with 115-150 residential apartments (depending on unit mix and size to be determined during due diligence) including some restaurant/retail business use on the ground floor and top floor of the building. In addition, the Purchaser plans on developing approximately 8 acres of the 12.2-acre parcel not needed for parking for commercial use, including but not limited to possible

restaurant(s) (which may include a drive-up window), retail shops of any kind, gym, and even additional apartments.

The Applicant recognizes that the current RO-1 Restricted Office zoning classification does not permit the uses described above. The Property has been sitting vacant for 5 years. The proposed classification is based on the character in the area and the surrounding properties. The Property has been deteriorating over the past ten years with little interest by office tenants. The Purchaser intends to turn that around, substantially improve the condition of the Property and provide an exciting building to be occupied by residential tenants who will contribute to the businesses near the Property, along with commercial development of the vacant portions of the Property, both of which will add to the community's tax base and improve the overall aesthetics of the area.

The proposed use does coordinate with the general and specific economic development policies of the Master Plan. The conversion of the building to residential apartments as well as the improvement of the vacant site should have a clearly positive impact for the surrounding properties.

Voluntary Imposed Conditions:

Conditions for the Rezoning Request:

1. The rezoning will only become effective upon the closing of the Applicant's sale of the Property.
2. If construction has not commenced within a year after the zoning request is approved, the zoning reclassification will revert to its original classification as RO-1 Restricted Office.

About the Developer:

Alexander Begin's family has been an equal partner in many apartment units throughout Southeastern Michigan with the Gordon family exceeding a total of 2000 units. Both families are well-known apartment owners. Their existing apartments are being professionally managed by recognized real estate management firms and the intent is to continue this association with the same firms. For the development of this project Alexander Begin will be proceeding on his own without the involvement of the Gordon family. Alexander Begin has experience doing this type of conversion project. See the following link to the Tremont Madison Office Conversion. <https://premierconstruction.com/portfolio-item/madison-office-conversion/>

EXHIBIT A

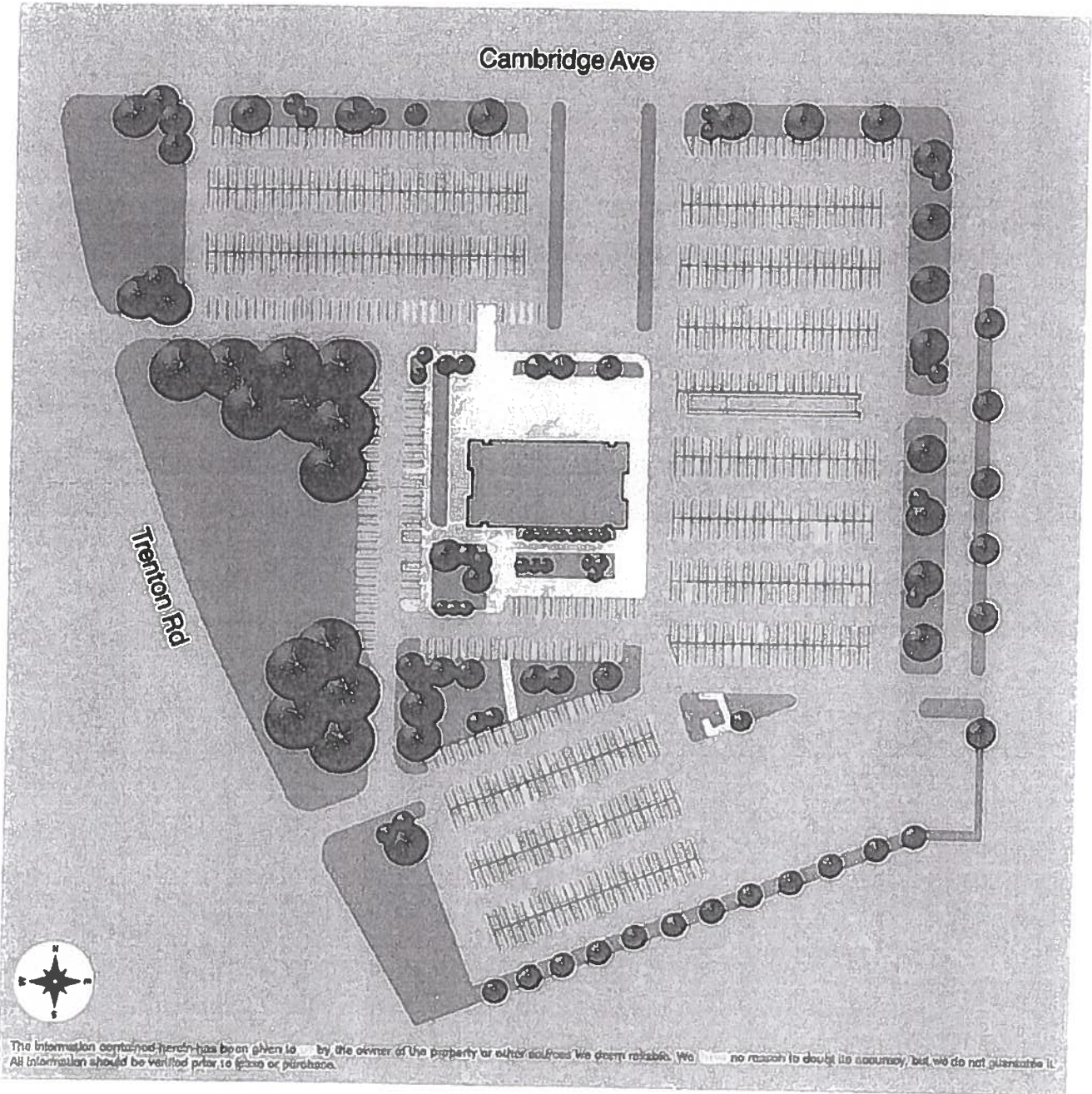
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SOUTHGATE, IN THE COUNTY OF WAYNE, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 3 SOUTH, RANGE 10 EAST, CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT WHICH IS NORTH 00°08'46" EAST, 1003.98 FEET (RECORDED AS NORTH 00°08'00" EAST, 1004.16 FEET) FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 00°08'00" EAST, 616.45 FEET (RECORDED AS NORTH 00°08'00" EAST, 616.32 FEET); THENCE NORTH 89°35'00" WEST, 60.00 FEET (RECORDED AS NORTH 89°35'00" WEST, 60.00 FEET); THENCE NORTH 00°09'53" EAST, 109.45 FEET (RECORDED AS NORTH 00°08'00" EAST, 109.53 FEET); THENCE NORTH 89°36'39" WEST, 841.98 FEET (RECORDED AS NORTH 89°35'00" WEST, 842.30 FEET); THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 2109.40 FEET, AN ARC LENGTH OF 766.34 FEET, A DELTA ANGLE OF 20°48'56" AND A CHORD BEARING AND DISTANCE OF SOUTH 19°32'51" EAST, 762.13 FEET (RECORDED AS HAVING A RADIUS OF 2110.81 FEET AND A LENGTH OF 766.77 FEET); THENCE TANGENT TO SAID CURVE SOUTH 29°57'19" EAST, 99.21 FEET (RECORDED AS SOUTH 29°58'30" EAST); THENCE NORTH 68°58'44" EAST, 573.90 FEET (RECORDED AS NORTH 68°58'44" EAST, 574.09 FEET); THENCE SOUTH 00°08'04" WEST, 133.34 FEET (RECORDED AS SOUTH 00°08'00" WEST, 133.40 FEET) THENCE SOUTH 89°37'17" EAST, 60.10 FEET (RECORDED AS SOUTH 89°35'00" EAST, 60 FEET) TO THE POINT OF BEGINNING.

APN: 53-028-99-0070-705, 53-028-99-0070-706

For Sale: Southgate Tower





Carlisle | Wortman
ASSOCIATES, INC.

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

REZONING ANALYSIS
City of Southgate

DESCRIPTION

Applicant:	16333 Trenton, LLC
Property Address:	16333 Trenton Rd
Current Zoning:	RO-1, Restricted Office
Action Requested:	Rezoning of the subject property to PD, Planned Development.
Required Information:	The required information for a rezoning request has been provided.

DESCRIPTION

The applicant is requesting a rezoning for the informally known Southgate Tower site located at 16333 Trenton Road. The site is currently zoned RO-1, Restricted Office. The applicant proposes to convert the property into a mixed-use building with 115-150 residential apartments including some restaurant/retail business use on the ground floor and top floor of the building. The applicant also proposes to develop approximately 8 acres of the 12.2-acre parcel that it does not need for parking, into possible restaurant(s), retail shops, gym, and additional apartments.

The applicant has two (2) voluntarily imposed conditions that will be listed in this report. If the City approves the rezoning the applicant will be required as a permitted use, to submit a detailed plan to the Building Department for review and approval. At that time, the City will review specific design requirements such as landscaping, lighting, circulation and building elevations. **Figure 1** shows the site and the surrounding properties.

We are of the opinion this is an excellent use for the property. The combination of commercial and residential uses on the tallest building Downriver will make this site a premier location for living, shopping and visiting. The City is fortunate to have this opportunity to redevelop a site of this magnitude and fully support the proposal.

ZONING PROCEDURE

A public hearing is required to be held by the Planning Commission before making a recommendation on the proposed rezoning. Following a recommendation by the Planning Commission the City Council will make a final determination on the rezoning.

A (PD) Planned Development District is viewed as an integrated development concept. It is intended to encourage the use, redevelopment, and improvement of existing sites where current ordinances do not provide adequate protection and safeguards for the site or its surrounding areas; encourage flexibility and mixture of uses; and to improve the design, character, and quality of new development. The use of a planned development to permit variations from other requirements of the Zoning Ordinance shall only be approved when such approval results in improvements to the public health, safety, and welfare in the area affected, and in accordance with the intent of this chapter.

Figure 1. Aerial Photograph of Subject Site



NEIGHBORING ZONING, LAND USE AND MASTER PLAN

Adjacent Properties			
	Existing Use	Zoning	Master Plan
Subject Site	Southgate Tower	RO-1, Restricted Office	General Commercial
North	Multi-Family Apartments	RM, Multiple Family Residential	Multiple-Family
East	Vacant	C-2, General Business	General Commercial
West	Vacant, Shopping Center (Lowes), Kiwanis Park	RO-1, Restricted Office, C-2, General Business, R-1A, One Family Residential	General Commercial, Public and Semi-Public
South	Car Dealership and Bodyshop	C-2, General Business	General Commercial.

The Master Plan designates this area and the surrounding as General Commercial. The General Commercial land use category includes land area occupied by retail users offering commodities which are normally purchased at infrequent intervals, and for which the consumer may “shop around”. Such uses include but are not limited to gas stations, large single-use retailers, restaurants, and larger retail strip developments that contain two (2) or more retail/commercial anchors including department stores and large-scale supermarkets.

The Master Plan designates the area to the North as Multiple-Family. The Multiple Family land use category includes land area occupied by multifamily apartment complexes but may also include group living quarters such as independent and assisted living, and convalescent care facilities.

The Master Plan designates an area to the Northwest as Public and Semi-Public. The Public and Semi-Public category includes land area occupied by developed or undeveloped lands owned by various governmental, public, and semi-public agencies and institutions including schools, municipal services, religious uses, and park and recreation properties. Currently, the property consists of woodlands from Kiwanis Park.

The Southgate Tower proposal is consistent with the future land use classification, the site plan to be provided to the Building Department by the applicant will help to mitigate on-site impacts and limits the use on the site which will not allow other more intensive commercial uses be developed. The improvement of the empty building and site should spur additional commercial development along Fort Street that will be a positive impact for the surrounding properties. The rezoning will promote the image of Southgate’s surrounding commercial areas as an attractive business location through a series of strategically placed enhancements including streetscapes and other infrastructure improvements, landscaping and superior signage.

In addition, one of the goals (Goal 4) of the City of Southgate Master Plan is to *maintain the existing commercial base and encourage commercial development that satisfies local market needs and provides a positive contribution to the local tax base*. The proposed rezoning would allow for a new commercial use to be redeveloped into a productive use adding to the community’s tax base and improving the overall aesthetics of the area.

Summary of Findings: *The proposed rezoning from C-2 to PD is in conformance with the City of Southgate Master Plan specifically the future land use plan. The rezoning will promote the image of Southgate's surrounding commercial areas as an attractive business location through a series of strategically placed enhancements including streetscapes and other infrastructure improvements, landscaping, and superior signage. The proposed rezoning would allow for a new commercial use to be redeveloped into a productive use adding to the community's tax base and improving the overall aesthetics of the area.*

INTENT OF PROPOSED AND EXISTING ZONING / PERMITTED USES

The intent of the PD, Planned Development district is to provide an alternative approach to land development to give greater development flexibility, thereby encouraging higher dedication to quality of land use and site design. The PD District will be designed and laid out with particular attention to creating a desirable human experience by establishing harmonious relationships between land use types relative to uses of land, the location of uses on the land and the architectural and functional compatibility between them. In addition, this portion of Trenton Road is zoned to accommodate both General Business (C-2) and RM, Multiple Family Residential uses.

Summary of Findings: *The proposed PD zoning is reasonable and compatible for this area of the City. The intent of the PD, Planned Development district is to provide development flexibility and encourage higher dedication to quality of land use and site design. The proposed use will include commercial and multi-family residential.*

ESSENTIAL FACILITIES AND SERVICES

The sufficiency of the existing public services available to the parcel will be evaluated by the City Engineer.

Summary of Findings: *The adequacy of existing public facilities will be evaluated by the City Engineer during site plan review.*

VOLUNTARY CONDITIONS

The applicants propose two (2) voluntary imposed conditions:

1. The rezoning will only become effective upon the closing of the Applicant's sale of the Property.
2. If construction has not commenced within a year after the zoning request is approved, the zoning reclassification will revert to its original classification as RO-1, Restricted Office.

SUMMARY OF FINDINGS

We strongly recommend **approval** of the rezoning. The findings regarding the proposed rezoning are summarized as follows:

1. *The proposed rezoning from C-2 to PD is in conformance with the City of Southgate Master Plan specifically the future land use plan.*

2. *The rezoning will promote the image of Southgate's surrounding commercial areas as an attractive business location through a series of strategically placed enhancements including streetscapes and other infrastructure improvements, landscaping, and superior signage.*
3. *The proposed rezoning would allow for a new commercial use to be redeveloped into a productive use adding to the community's tax base and improving the overall aesthetics of the area.*
4. *The proposed PD zoning is reasonable and compatible for this area of the City.*
5. *The proposed use will include commercial and multi-family residential.*
6. *The adequacy of existing public facilities will be evaluated by the City Engineer during site plan review.*
7. *The applicant proposes two (2) voluntary conditions.*