

# PLYMOUTH COMMONS HOMEOWNERS ASSOCIATION

P.O. BOX 700904, PLYMOUTH, MICHIGAN 48170

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April 6, 2021

Posted below is the information we know concerning the upcoming rezoning request by the Northridge Church. Hopefully this information will give you what you need to form your opinion on this request and information on how you can influence the process to shape the decision making.

## **Facts as presented in March 29 Informational Meeting:**

1. Northridge Church desires to sell 27 acres of land surrounding their Chapel Property on Ridge Rd.
2. Leo Soave, Livonia based Builder is interested in purchasing this land and has an conditional sales agreement with Northridge Church. The condition is Township Rezoning Approval – from R-1 E (1 acre) to R-1-H (1/2 acre)
3. The Builder presented a plan that shows their intent of use of this land. Their plan calls for 42 Single Family Home Lots; 3 Open Spaces ; 2 points of entrance/egress to community. Plymouth Commons would have 15 lots abutting this proposed land.
4. The Builder is committing, at this time, that the 15 lots backing up to Plymouth Commons would have lots widths and Depth similar to adjoining PCHOA properties. In addition he is committing, at this time, to have a 35 ft Woodland Easement.
5. The plan as presented is attached exhibit 1.
6. The builder suggests that he is marketing residencies that will be 2000-3500 sq ft Ranches and 2 level homes in the \$700-800K range.
7. The Chapel Building and current Parking Lot will remain unchanged...including the 2 entrance/egress points.
8. Wayne County will need to review, reject, modify the added entrances on the West Side of Ridge.

## **Process being followed per Township Officials:**

1. The Builder will submit a request for Rezoning to the Township Planning Commission. The current home development plan is included in this request. This submitted as an example of the builders justification for the rezoning request.
2. Planning Commission holds Open Meeting to review rezoning request. This scheduled for April 21. In this meetings, all interested parties are given opportunity to provide inputs and ask questions. Planning then takes action including – defer action; ask for more information; approved or deny. All residents within 300 feet of property being rezoned have been formally invited and public notice given of this meeting. If approved by the Commission then it is sent to the Board of Trustees for approval.
3. The Board of Trustees would then follow the same protocols as the Planning Commission. Kurt indicated that if approved by the Planning Commission in April Meeting, that it could be on the early May Board Meeting for review and approval.
4. After approval by the Board of Trustees, the Builder would submit a specific plan asking for Cluster Home approval. The Planning Commission and then the Board of Trustees would both need to follow Process Steps 2-3. The Builder is free to make any changes to the Plan that was submitted in the Rezoning process during his Cluster home Approval Request.
5. The Builder can, if he chooses, to add either Deed Restrictions in Step 1 request i.e. 35 Wooded Easement. Or he can make a Conditional Rezoning Request that would commit that the Rezoning request is conditional to the plan as submitted. In this case his Cluster Home Request would be based on the Original Plan Submission. (The Builder seemed interested in following this path as a show of good will.)

Windy Harris, President | Patrick Hannon, Vice President

Sean Laycock, Treasurer | Gaurav Sharma, Secretary | Brie Bruford, Historical Advisor

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## What we know:

1. Northridge Church owns this 27 acre parcel of land that is currently Zoned for R-1-E. They have been interested in selling this parcel of land. Northridge Church is retaining the building and parking property embedded in the 27 acre property being sold.
2. Northridge Church has entered a sales agreement with Leo Soave, Livonia Builder. The agreement is conditional on Rezoning this property to R-1-H.
3. L. Soave, has submitted a plan of what he might do with this property if it is rezoned. This submission is currently not a final commitment. His final commitment would come in Step 3 of the review/approval process.(Cluster Home Request).
4. L. Soave has requested a Cluster Home Plan in the January 2021 Planning Meeting for property north of Territorial and west of Beck Rd. This plan. Calls for 9 homes vs. the 8 homes allowed in the current R-1-H zoned property. The density for the 9 units would be 1.72 units per acre vs. the 1.7 units allowed. No specific building models are included in the plans or size/fit into each parcel.
5. Step 1 of the Rezoning Review/Approval Process has been initiated with inclusion on the April 21 Planning Commission Meeting.
6. R-1-E and R-1-H zones have been used extensively in our neighboring areas. Areas zoned as R-1E include this property being sold, Plymouth Commons Community, Country Club Estates and property west of Beck north of Powell are currently zoned R-1-E. Most all other neighborhoods in our adjoining areas are zoned R-1-H.
7. Backyard Setback requirements for R-1-E lots is 50 feet. Backyard setback requirement for R-1-H lots is 40 feet. The Planning commission can approve variances for less than 50 feet but not for less than 40 feet. Township Officials are currently trying to change Ordinance #99 to give the Planning Commission the authority to approve backyard setbacks of less than 40 feet.
8. If the property is rezoned for R-1-H, then the plan as currently submitted would fall under the density requirement for R-1H zoned property. The requirement is no more than 1.7 units per acre. The proposed plan would have 1.55 units per acre (42 units on 27 acres).
9. Residents should attend the April 21<sup>st</sup> Planning Meeting to express their thoughts and beliefs on this rezoning request. Residents should also attend Planning Commission and Township Board Meetings to voice their position of granting more latitude to the Planning Commission in approving setback variance requests in their current proposal to changing Ordinance #99.

## What we don't know:

1. What is the final plan that L. Soave would implement until the Cluster Home Submission Process. What we do know is that L. Soave could submit a Conditional Rezoning Request with the specific plan tied to the rezoning request. This would lock him into submitting the same plan in the Rezoning and Cluster Home Submissions.
2. What Northridge Church will do with this property is this sale does not go through. We can reasonable believe that they will continue to pursue finding a buyer for this land.
3. Specific setback requirements for the homes proposed on the current proposed lots or if a variance will be needed for backyard setback consideration.
4. The capacity of the Builder to build and market homes of this value.

This is our best assessment of the facts as we know them. If we missed anything or have misrepresented any facts please contact us and we will make corrections as needed. Please let us know of any way to assist you.

-PCHA Board

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