



CITY of NOVI CITY COUNCIL

Agenda Item 3
March 7, 2011

SUBJECT: Consideration of the request of Pi's Property Management, LLC, for Special Land Use Permit, Preliminary Site Plan and Storm Water Management Plan approval for Genji Japanese Steakhouse. The subject property is located in Section 15, at 27155 Sheraton Drive, west of Novi Road and north of I-96, in the C, Conference District, consisting of approximately 5.79 acres. The applicant is proposing additions and façade modifications to the existing restaurant building, and modifications to the parking lot and landscaping.

SUBMITTING DEPARTMENT: Community Development Department - Planning ^{Back}

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

Pi's Property Management, LLC, is proposing a restaurant with an accessory food preparation facility on a 5.79 acre parcel located in the Conference (C) District at 27155 Sheraton Drive near the northwest corner of I-96 and Novi Road. The project includes remodeling the interior and exterior and to construct two additions totaling 2,593 square feet to the former Too Chez restaurant building to accommodate a new restaurant business, Genji Japanese Steakhouse. The proposed project also includes:

- Adding an accessory glass wall enclosed outdoor seating area;
- Converting the former Epoch Catering (rear) building to a food preparation facility for the restaurant;
- Reworking a major portion of the parking lot and unloading area;
- Providing additional parking spaces;
- Landbanking a portion of the required parking spaces; and
- Installing additional landscaping and outdoor lighting.

All uses in the C District are permitted only as Special Land Uses approved by City Council with a recommendation from the Planning Commission.

The Planning review recommends approval of the Preliminary Site Plan and Special Land Use Permit subject to the applicant revising the plan to meet the parking setback requirements, providing a total of 264 proposed and landbanked parking spaces, adding parking lot islands where requested and the making the changes requested in the staff and consultant review letters. The applicant is also seeking approval from the City Council for the proposed landbanked parking spaces and a favorable interpretation from City Council that a restaurant is a "public gathering place" per ordinance standards. The applicant has agreed to make all changes recommended in all of the review letters.

Section 2505.16 of the Zoning Ordinance permits the City Council to approve the landbanking of up to 25 percent of the required parking spaces if an applicant can demonstrate that the number of parking spaces required are in excess of the actual requirements for the functional use of the business. The applicant has submitted a

narrative supporting the landbanking of 48 of the required 264 parking spaces (237 for the restaurant and 27 for the food prep building). The proposed floor plan includes grills with associated bar stool seating (Teppanyaki seating) for almost half of the proposed 418 seats in the restaurant. The applicant states that, based on using a limited number of rotating chefs for serving customers at the grill tables, it is realistic to assume that 48 of the 193 Teppanyaki seats during peak periods would be unoccupied. At one parking space per 2 occupants, the parking spaces required for the restaurant could be reduced by 24 spaces. The applicant also states that the food prep building will only have 6 employees. At one space for every two employees, only 3 spaces would be needed for the food prep building. This reduces the required parking spaces by an additional 24 spaces. The Planning review supports the landbanking of a maximum of 48 parking spaces and providing at least 216 developed parking spaces.

The Engineering review, Landscape review and Fire review all recommend approval of the Preliminary Site Plan with minor items to be addressed on the Final Site Plan submittal.

The Traffic Engineering review recommends approval of the Preliminary Site Plan provided the applicant receives the recommended waiver of the minimum same side driveway spacing requirement (since the drives are existing and the site affords no further opportunities for driveway spacing improvement), and the recommended waiver of the traffic study requirement (since the additions only increase projected peak hour trips by 13 vehicles). Additional minor items need to be addressed on the Final Site Plan submittal.

The Façade review also recommends approval of the Preliminary Site Plan. The applicant is requesting a Section 9 waiver to permit the following:

- Overage of wood siding (6-28 percent provided, 0 percent permitted) and
- Overage of EIFS (33-45 percent provided, 25 percent permitted) and
- Deficiency of brick (0 percent provided, 30 percent minimum required).

The façade review noted that the proposed elevations will be compatible with the surrounding architecture and the design is consistent with the intent and purpose of the Façade ordinance and therefore a Section 9 waiver is recommended.

A public hearing was held on the Special Land Use Permit by the Planning Commission on February 23, 2011. The Planning Commission recommended approval of the Special Land Use Permit, the Preliminary Site Plan and the Stormwater Management Plan.

RECOMMENDED ACTION:

Approval of the request of Pi's Property Management, LLC for SP10-47A, Genji Japanese Steakhouse, for the Special Land Use Permit subject to the following:

(a) City Council finding under Section 2516.2.c for the Special Land Use permit that relative to other feasible uses of the site:

- The proposed use will not cause any detrimental impact on existing thoroughfares because the small increase in potential occupants should have a minimal impact on area roads;
- The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood;
- The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
- The proposed use will promote the use of land in a socially and economically desirable manner; and

- The proposed use is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located as noted in the staff review letters.
- (b) City Council finding that the proposed restaurant is considered a public gathering place per ordinance standards, and the proposal meets the requirements of Section 2202 as noted in the staff and consultant review letters; and
- (c) Compliance with all conditions and requirements listed in the staff and consultant review letters.

This motion is made because the plan is otherwise in compliance with Article 22, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.

RECOMMENDED ACTION:

Approval of the request of Pi's Property Management, LLC for SP10-47A, Genji Japanese Steakhouse, for the Preliminary Site Plan subject to the following:

- a. Redesigning parking space placement to meet the 20 feet rear parking lot setback;
- b. Providing a minimum of 216 developed parking spaces and a maximum of 48 landbanked parking spaces because the proposal meets the requirements of Section 2505.16 as discussed in the planning review;
- c. Providing 2 additional parking lot end islands;
- d. Providing an additional 638 square feet of parking lot landscaping;
- e. Redesigning all parking lot islands to meet the City's standards;
- f. A waiver of the traffic study requirement because the additions only increases projected peak hour trips by 13 vehicles;
- g. A waiver of the minimum same side driveway spacing requirement because the drives are existing and the site affords no further opportunities for driveway spacing improvement;
- h. A Section 9 façade waiver because the design is consistent with the intent and purpose of the façade ordinance; and
- i. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 22, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.

RECOMMENDED ACTION:

Approval of the request of Pi's Property Management, ^{LLC} for SP10-47A, Genji Japanese Steakhouse, for the Stormwater Management Plan subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is being made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Fischer				
Council Member Margolis				

	1	2	Y	N
Council Member Mutch				
Council Member Staudt				
Council Member Wrobel				

MAPS

Location/Air Photo

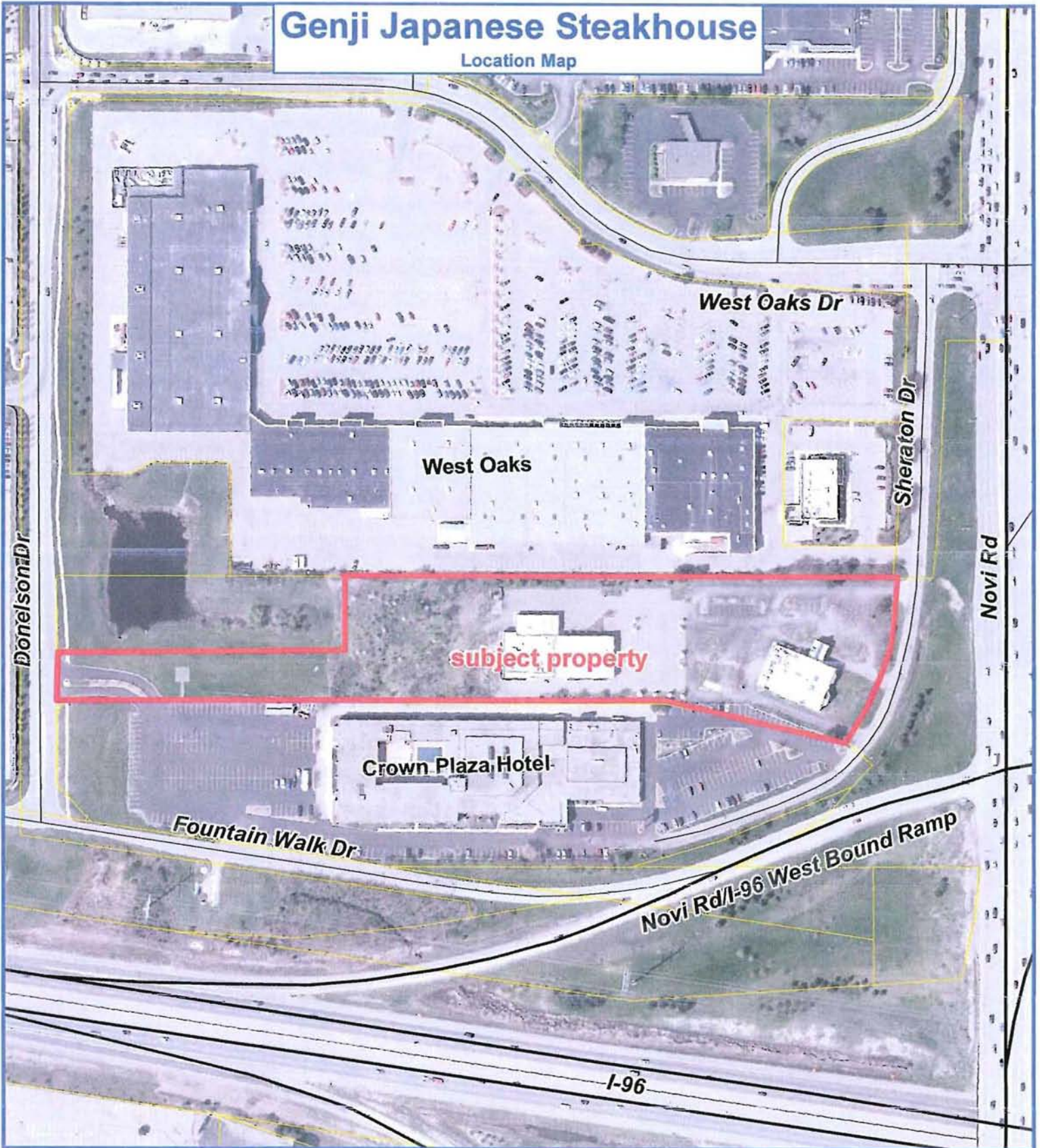
Future Land Use

Zoning

Woodlands, Wetlands, Natural Features, and Flood Zone

Genji Japanese Steakhouse

Location Map



Map Author: Mark Spencer
Date: 12/2/10
Project: Genji Japanese Steakhouse
Version #: 1.0

Map Legend

 Tax Parcels

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

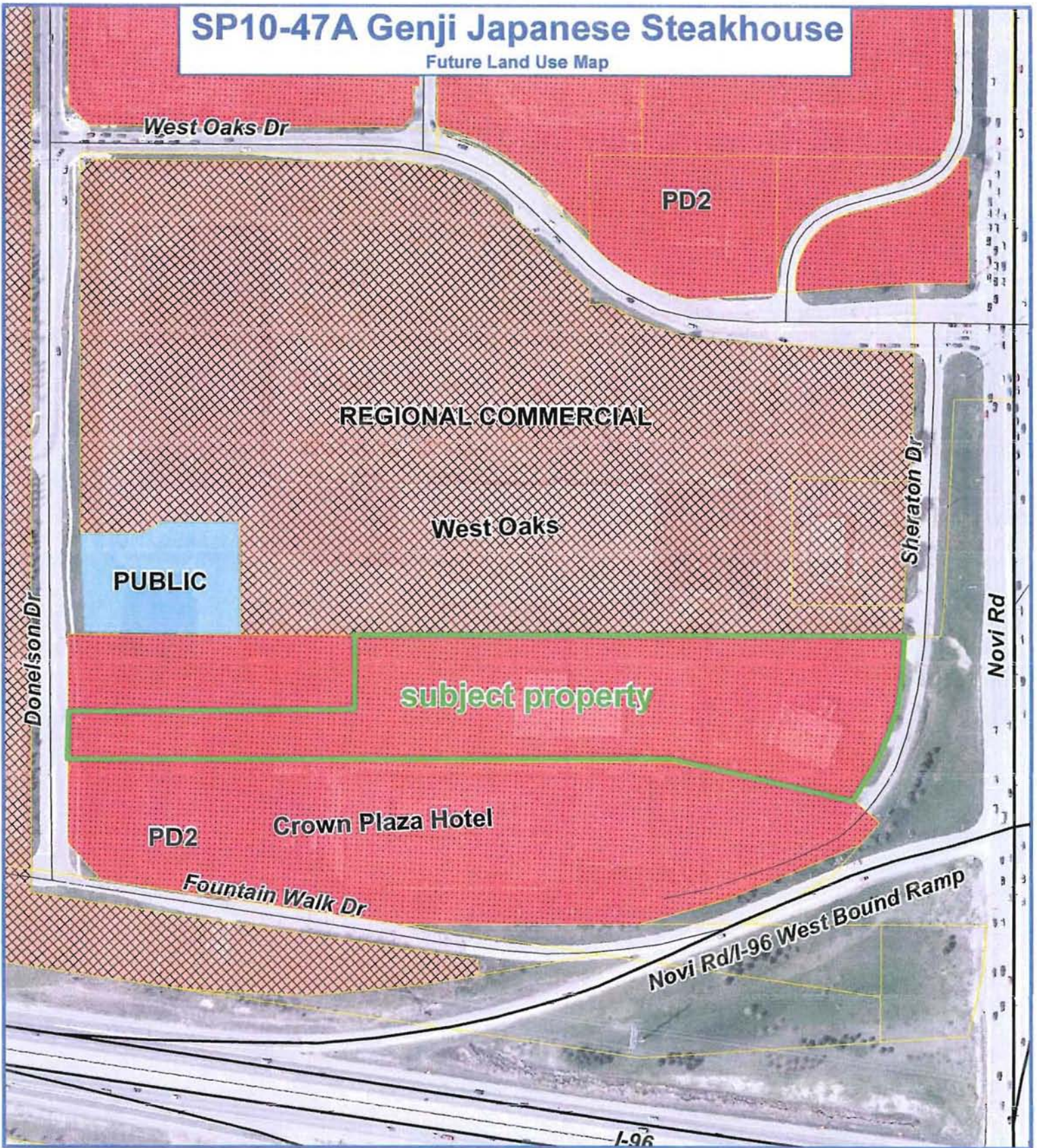


City of Novi
Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



SP10-47A Genji Japanese Steakhouse

Future Land Use Map



Map Author: Mark Spencer
 Date: 2/16/11
 Project: Genji Zoning
 Version #: 1.0

Map Legend

-  Tax Parcels
- Future Land Use**
-  PD2
-  REGIONAL COMMERCIAL
-  PUBLIC



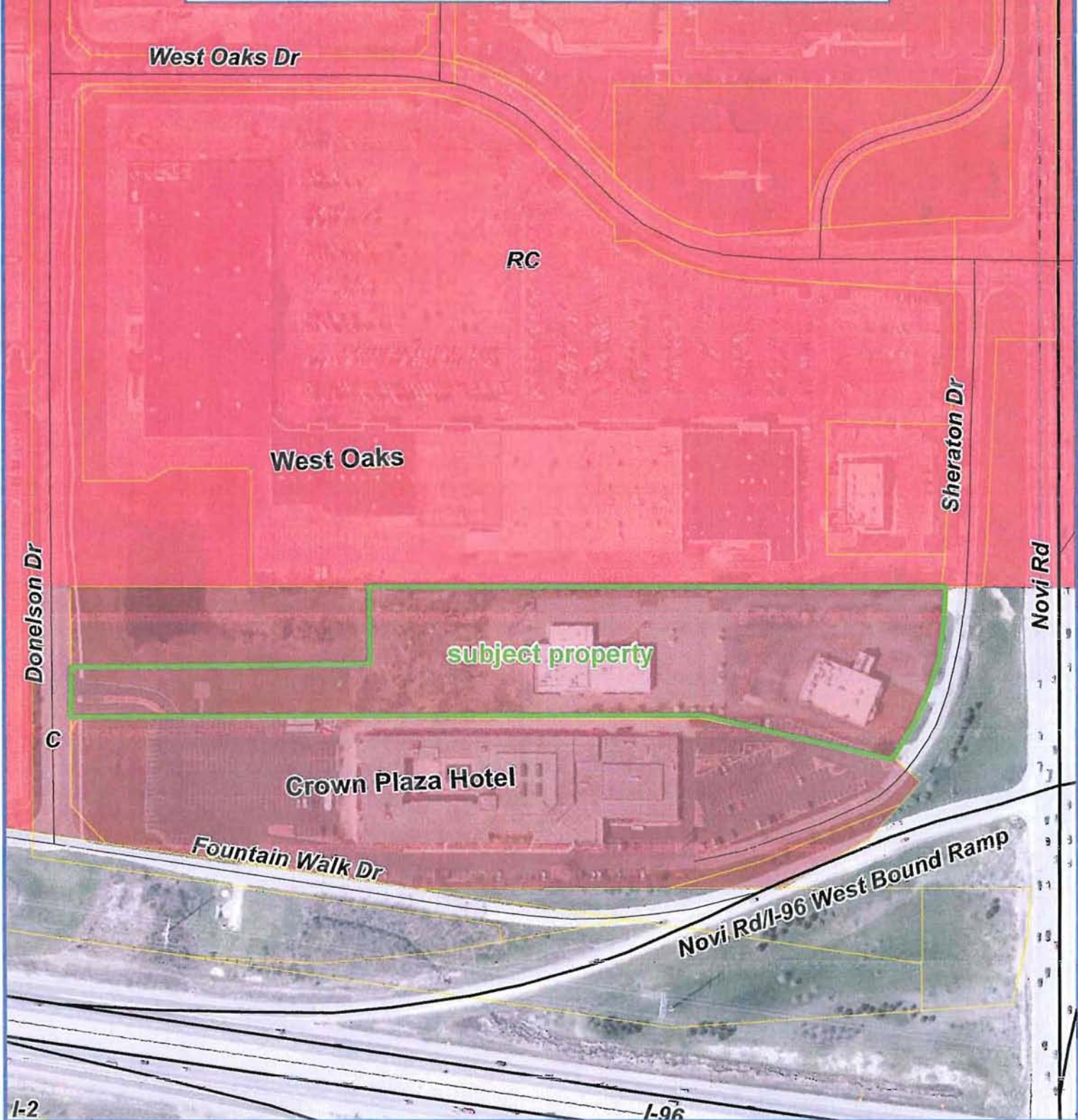
City of Novi
 Planning Division
 Community Development Dept.
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



MAP INTERPRETATION NOTICE
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.


SP10-47A Genji Japanese Steakhouse

Zoning Map




Map Author: Mark Spencer
Date: 2/16/11
Project: Genji Zoning
Version #: 1.0

Map Legend

 Tax Parcels

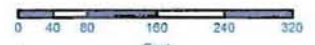
Zoning

 C: Conference District

 RC: Regional Center District



City of Novi
Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



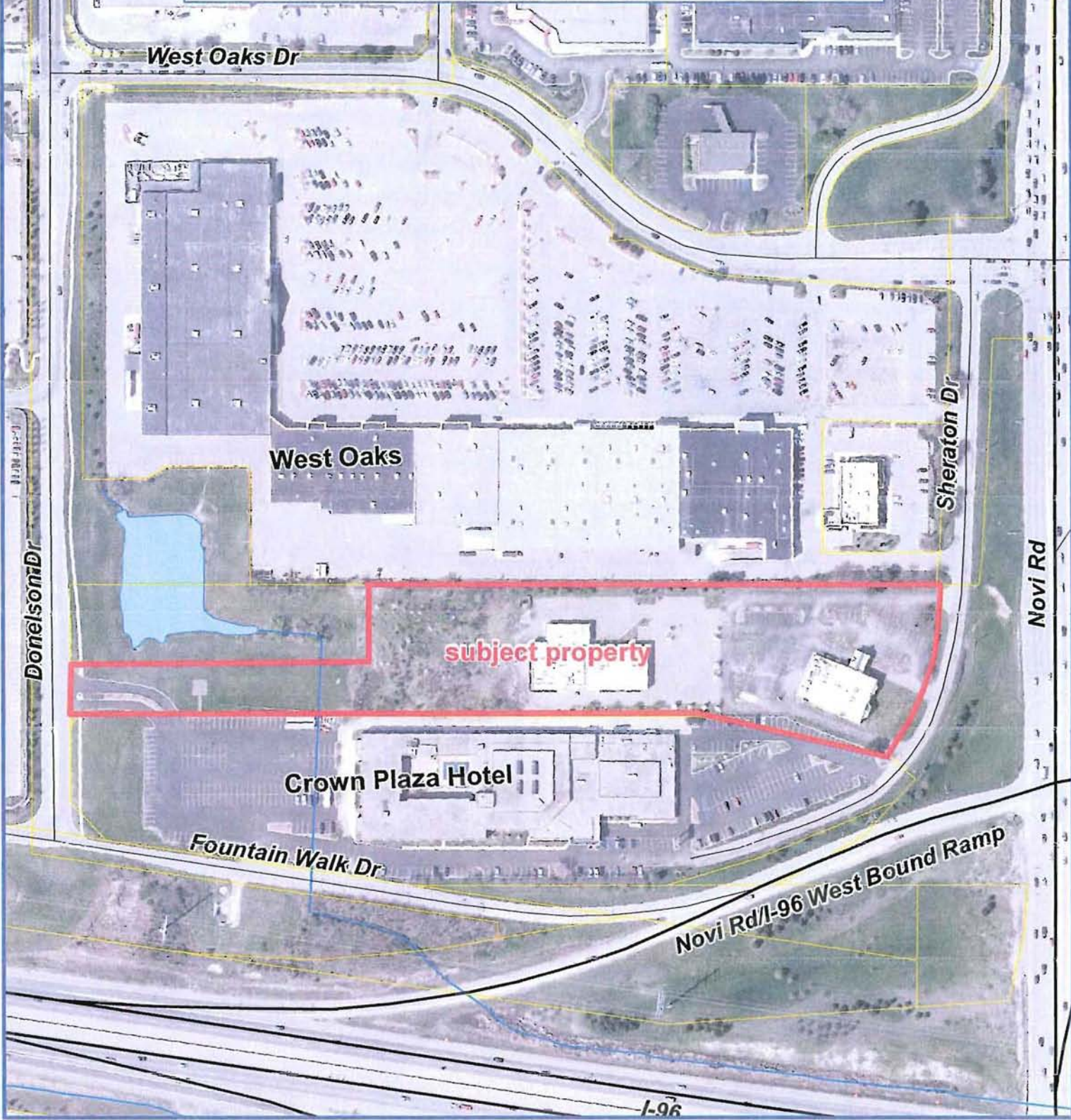
1 inch = 224 feet

MAP INTERPRETATION NOTICE

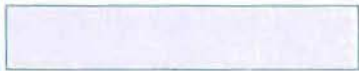
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

SP10-47A Genji Japanese Steakhouse

Woodlands, Wetlands, Natural Features, and Flood Zone Map



Map Author: Mark Spencer
 Date: 2/16/11
 Project: Genji Natural
 Version #: 1.0



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

- | | |
|--------------|--|
| Tax Parcels | Natural Features Priority Areas |
| Woodlands | High |
| Wetlands | Medium |
| Waterways | Low |
| Lake or Pond | Flood Zones |
| | 1.0% Chance Flood Zone A |
| | 1.0% Chance Flood Zone AE |



City of Novi
 Planning Division
 Community Development Dept.
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



REDUCED SITE PLAN

**EXCERPT FROM
DRAFT MINUTES
PLANNING COMMISSION MEETING
FEBRUARY 23, 2011**



PLANNING COMMISSION MINUTES

DRAFT

CITY OF NOVI

Regular Meeting

Wednesday, February 23, 2011 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile

(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Member Baratta, Member Cassis, Member Gutman, Member Larson, Member Lynch, Member Meyer, Chair Pehrson, Member Prince

Absent: Member Greco (excused)

Also Present: Victor Cardenas, Assistant City Manager; Barbara McBeth, Deputy Director of Community Development; Tom Schultz, City Attorney; Mark Spencer, Planner; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Brian Coburn, Senior Civil Engineer; Doug Necci, Façade Consultant

PLEDGE OF ALLEGIANCE

Member Cassis led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion to approve the February 23, 2011 Planning Commission agenda. Motion carried 8-0.

AUDIENCE PARTICIPATION

No one from the audience wished to speak.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no committee reports.

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Deputy Director McBeth had nothing to report.

CONSENT AGENDA - REMOVALS AND APPROVAL

There was no Consent Agenda.

PUBLIC HEARINGS

2. GENJI JAPANESE STEAKHOUSE, SP 10-47A

Public hearing for Planning Commission recommendation to the City Council on the request of Pi's Property Management, for Special Land Use Permit, Preliminary Site Plan, and Storm Water Management Plan. The subject property is located at 27155 Sheraton Drive in Section 15, west of Novi road and north of I-96, in the C, Conference District. The subject property is 5.79 acres and the applicant is proposing two building additions totaling 2,593 square feet.

Planner Spencer stated the project is located at 27155 Sheraton Drive on a 5.79 acre parcel near the northwest corner of I-96 and Novi Road. To the north of the site is the West Oaks shopping center and a City of Novi regional detention pond. To the west is Twelve Mile Crossing at Fountain Walk. To the south is the Crown Plaza Hotel and to the east is Twelve Oaks Mall (across Novi Road).

The property is designated PD-2 and planned for Regional Commercial uses and eligible for the use of the PD

option, which provides for an expanded set of uses. The City's regional detention basin property to the northwest is planned for public uses, the hotel property to the south is master planned PD-2 and the remaining neighboring properties are all master planned for regional commercial uses.

Planner Spencer noted the property is in the C, Conference District, as are the hotel property to the south and the City property to the northwest. The balance of the neighboring properties are zoned RC, Regional Commercial.

There are no priority habitat areas, regulated wetlands, woodlands or floodplains that would be affected by this proposal.

Planner Spencer said all uses permitted in the Conference District require a special land use permit and site plan approval by the City Council. Pi's Property Management, LLC, is seeking a positive recommendation to City Council from the Planning Commission for their Preliminary Site Plan and Special Land Use Permit application to accommodate a new restaurant business (Genji Japanese Steakhouse). The project includes remodeling the interior and exterior of the former Too Chez restaurant building, two additions to the building totaling 2,593 square feet, reconfiguring and expanding the parking lot, adding outdoor seating, reworking the landscaping and outdoor lighting, and changing the use of the existing rear building from a catering business to a food preparation area for the restaurant business. The applicant also proposes to landbank a portion of the required parking spaces.

The site plan demonstrates general compliance with the City's ordinances with a few exceptions. Based on the applicant's proposed floor plan, the maximum occupant load for the proposed restaurant and the floor area of the food prep building, the Zoning Ordinance requires a total of 264 parking spaces (237 for the restaurant and 27 for the "food prep" building).

Planner Spencer stated the City Council may approve the land banking of up to 25% of the required number of parking spaces on the site if an applicant can demonstrate that the number of parking spaces required is in excess of the actual requirements for the functional use of the business and some other general conditions are met. If later it is determined by the City that more parking spaces are required to adequately serve the business, the property owner would be required to provide the additional spaces. In addition, the final design of the additional spaces would require site plan approval.

The applicant has provided a narrative outlining the reasons their restaurant and "food prep" building would need fewer parking spaces. The proposed floor plan includes 418 seats including 193 bar stool seats associated with fixed grill tables. The applicant states that based on using a limited number of rotating chefs for serving customers at the grill tables, it is realistic to assume that 25% or 48 of these 193 seats would be unoccupied during peak periods. The applicant also states that in their experience, they believe they will have a large number of larger parties arriving in one vehicle which could further reduce the parking demand. The planning staff supports the narrative's assumptions and supports landbanking the parking spaces required for 48 occupants. At one space for every 2 occupants, 24 parking spaces required for the restaurant are recommended to be landbanked.

Planner Spencer noted the applicant has also stated that they will only have 6 employees in the "food prep" building and at one space for every 2 employees the parking demand would be reduced to 3 parking spaces. The Zoning Ordinance requires 27 parking spaces. The landbanking of 24 parking spaces is proposed for this building and supported by the planning staff. This brings the total supported landbanked parking spaces to 48, leaving a requirement to have 216 developed parking spaces.

The site plan depicts 210 proposed parking spaces and 41 landbanked parking spaces (251 total). The applicant has responded that they will provide the additional 6 developed and 7 landbanked parking spaces. All new proposed and landbanked parking spaces and access aisles meet the Conference District's setback requirements, except for the northwestern bay of landbanked parking spaces. The applicant stated they will redesign to meet the setback requirement.

End islands with raised curbs and landscaping are required at the end of each bay of parking spaces that abut traffic circulation aisles. A new bay of parking spaces is proposed just west of the "food prep" building without end islands. The applicant stated they would provide the end islands with raised curbs and landscaping.

Planner Spencer stated restaurants and uses accessory to a restaurant are permitted as Special Land Uses on parcels in the C, Conference District subject to meeting the requirements of Sections 2202 and 2516.2(c) of the Zoning Ordinance. The Site Plan meets the requirements of Section 2200 regarding access, floor space, density, height, uses and setbacks that are required in that district. This Section also requires proposed buildings to provide for an atrium or other public gathering place. The existing restaurant was not required to have a separate public gathering place. The planning staff believes a restaurant can be considered a public gathering place and the applicant is requesting the City Council to approve the restaurant as a public gathering place.

The City Council, with a recommendation from the Planning Commission, when exercising its discretion over Special Land Use Permit and Site Plan approval should consider the following factors relative to other feasible uses of the site:

- Whether the proposed use will cause any detrimental impact on existing thoroughfares.
- Whether the proposed use will cause any detrimental impact on the capabilities of public services and facilities.
- Whether the proposed use is compatible with the natural features and characteristics of the land.
- Whether the proposed use is compatible with adjacent uses of land.
- Whether the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether the proposed use is listed among the provision of uses requiring special land use review and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

The Planning staff believes the following. The small increase in potential occupants should have a minimal impact on area roads and municipal services. The proposed use does not disturb any woodlands, wetlands, watercourses or wildlife priority habitat areas. Since the proposed uses are almost the same as the existing uses, they will have little impact on neighboring properties. This area is depicted in the Master Plan for commercial uses and restaurant uses are desired in the City. The proposed use is in general compliance with the Zoning Ordinance.

Planner Spencer said the City's landscape architect has asked the applicant to provide additional parking lot landscaping area and other minor changes. The applicant has agreed to provide the additional landscaping area and make the minor changes.

The site as a whole exceeds the threshold to require a Traffic Impact Study. Since the additions only increase the potential trips into and out of the site by a small amount, the City's traffic consultant recommends waiving this requirement. The proposed driveway locations do not meet the City's same side driveway spacing requirement of 105 feet. Since this is an existing site and there is no practical way to improve the access drive locations, the traffic consultant recommends that City Council grant a driveway spacing waiver.

Planner Spencer stated the proposed façade consists of weathered cedar and core tan steel panels which will naturally oxidize and have a unique appearance to them. The façade exceeds the permitted amount of EIFS and wood siding. The façade is also required to be composed of at least 30% brick and the proposal has none. The City's façade consultant has stated that the proposed façade is a significant improvement over the existing façade, unique and imaginative and is visually compatible with the surrounding buildings. Therefore he recommends a Section 9 Waiver for the overage of EIFS and wood siding since it meets the intent of the ordinance. Façade Consultant Necci is available for questions.

The applicant has also agreed to make all of the other minor changes requested in the staff and consultant review letters. At this time, the planning staff recommends that the Planning Commission make a recommendation to City Council for conditional approval of the Preliminary Site Plan and Special Land Use Permit and Stormwater Management Plan.

Chair Pehrson asked if the applicant would like to address the Planning Commission at this time.

Roman Bonislowski from Ron and Roman, LLC, project architects, came forward. Mr. Bonislowski noted he was the architect for the project that was previously approved at this location, which resembles this one very much as well as the Too Chez restaurant before that and he is happy to maintain that continuity in the building design.

Mr. Bonislowski stated Planner Spencer did an excellent job of addressing all of the aspects of the project and the plans will be corrected on the next plan submittal to comply with all of the staff's comments.

Genji Japanese Steakhouse is owned by Henry Pi of Pi's Property Management, who has restaurants in Saginaw, Midland, Brighton and Flint. They are very respectful of architecture and design at all of their restaurants. Their offices are in the City of Midland.

Mr. Bonislowski noted Mr. Pi saw his previous design and liked it and wanted to proceed with this design on that basis because it happened to fit the concept of the new design that they are proposing. What they are proposing is something that is very special. On top of being a very high end Japanese Steakhouse and Sushi Bar and having an Asian Café, Mr. Pi is also working directly with a brand new technology, tappanyaki tables which are state of the art and currently only exist in certain places in Taiwan and Asia.

These are very unique tables that do not require any of the duct work or hoods that one would typically encounter in any other Japanese Steakhouse. This provides a lot of flexibility for being able to move the tables around, which then prompted the need to put on tiny additions on the front and the back of the building to organize the space appropriately. They will be the only distributor in this country of these specialty tables.

Mr. Bonislowski stated that cultured stone and stucco EIFS is proposed for the facade along with some weathered cedar and copper and bronze detailing on the building noting that he has been able to take the existing design and improve on it with some modifications. He has also worked with Façade Consultant Necci to ensure the design meets the intent of the façade ordinance.

Chair Pehrson closed the public hearing as there was no correspondence and no one from the audience wished to address the Planning Commission on this matter.

Member Meyer asked if there was a large gathering at some point, is there not the possibility of using some of the parking spaces provided by the hotel and other adjacent facilities.

Planner Spencer explained that the owner has not presented any parking agreement with the neighbors or any easements that would allow parking on adjacent properties. But, informally, often times you will find that people will do some overflow parking onto neighboring properties. If that becomes a problem, staff would ask the applicant to increase the number of parking spaces if it is something the neighbors complain about or it becomes a regular occurrence. But, on a sporadic nature, staff does not anticipate any problems with that. Staff does expect some walk in traffic from the neighboring hotel and one of the items that has been asked for in the minor details is to provide a sidewalk connection to that parking lot and work with the neighbor and property owner to pick the right location for that sidewalk connection.

Member Meyer explained that there seems to be plenty of parking provided on the site. He does like the idea of a sidewalk between the hotel and the restaurant.

Planner Spencer stated that they would have to work with the hotel on the exact location of the sidewalk because it will mean the elimination of a parking space on the hotel site.

Member Cassis stated that he was happy to see this site developed again as it has been sitting vacant for a long time. He has been to quite a few of the Japanese steakhouses and the tappanyaki tables are wonderful he is happy to see something come into that area. That particular corner with the hotel close by has needed some help.

Member Cassis asked how many employees would be employed at this restaurant.

Mr. Bonislowski explained that they would have 20 – 30 employees that are working in the facility.

Motion made by Member Meyer, seconded by Member Gutman:

ROLL CALL VOTE ON THE SPECIAL LAND USE APPROVAL MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER GUTMAN:

In the matter of Genji Japanese Steak House, SP10-47A, motion to recommend approval of the Special Land Use Permit for two restaurant additions subject to the following: a). Planning Commission finding under Section 2516.2.c. for a Special Use Permit that: The proposed use will not cause any detrimental impact on existing thoroughfares or the capabilities of public services and facilities; The use is compatible with the natural features and characteristics of the land and adjacent uses of land; The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use; The proposed use will promote the use of land in a socially and economically desirable manner; The proposed use is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; b). The proposed restaurant meets the Conference District requirement of providing a public gathering place; and c). Compliance with all conditions and requirements in the staff and consultant review letters. *Motion carried 8-0.*

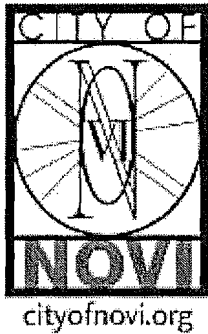
ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER GUTMAN:

In the matter of Genji Japanese Steak House, SP10-47A, motion to recommend approval of the Preliminary Site Plan, subject to the following: a). Redesigning parking space placement to meet 20 foot parking lot setback; b). Providing a minimum of 216 proposed and 48 land banked parking spaces; c). City Council approval of landbanking 48 parking spaces; d). Providing 2 additional parking lot end islands; e). Providing additional 638 square feet of parking lot landscaping; f). Redesigning all parking lot islands to meet the City's standards; g). Waiver of west parking lot island landscaping and curbs; h). Waiver of the Traffic Study; i). Waiver of minimum same side driveway spacing requirement; j). Section 9 façade waiver; and k). The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is made for the following reasons: because the plan is otherwise in compliance with Article 22, Section 2400 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER GUTMAN.

In the matter of Genji Japanese Steak House, SP10-47A, motion to recommend approval of the Stormwater Management Plan subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

February 4, 2011

Planning Review

Genji Japanese Steakhouse
SP10-47A

Petitioner

Pi's Property Management, LLC

Review Type

Revised Preliminary Site Plan and Special Land Use Permit

Property Characteristics

- Site Location: West side of Sheraton Dr. west of Novi Road and north of I-96
- Site Size: 5.79 acres
- Zoning: C, Conference District
- Surrounding Zoning: North: RC, Regional Commercial and C; West: RC; South: C; and East: RC
- Surrounding Land Uses: North: West Oaks shopping center and City of Novi regional detention pond; West: Twelve Mile Crossing at Fountainwalk shopping center; South: Crown Plaza Hotel; and East Twelve Oaks Mall (across Novi Road)
- School District: Novi Community School district
- Proposed: Remodel and expand restaurant, parking lot reconfiguration and expansion and food preparation in existing catering business building
- Plan Date: January 26, 2011

Project Summary

The applicant, Pi's Property Management, LLC, is seeking Preliminary Site Plan and Special Land Use approval for a restaurant and food preparation facility. The 5.79 acre parcel is located in the Conference (C) District at 27155 Sheraton Drive near the northwest corner of I-96 and Novi Road. All uses in the C District are permitted only as Special Land Uses approved by City Council with a recommendation from the Planning Commission. This Site Plan does not qualify for administrative review since the floor area of the additions exceed 10% of current gross floor area.

The applicant is proposing to remodel the interior and exterior and to construct two additions totaling 2,593 square feet to the former Too Chez restaurant building to accommodate a new restaurant business (Genji Japanese Steakhouse).



Former Too Chez Restaurant

Along with the proposed additions, the Site Plan includes the following proposed changes:

- Adding an accessory glass wall enclosed outdoor seating area;
- Converting the former Epoch Catering (rear) building to a food preparation facility for the restaurant;
- Reworking a major portion of the parking lot and unloading area;
- Providing additional parking spaces;
- Landbanking a portion of the required parking spaces; and
- Installing additional landscaping and outdoor lighting.

Recommendation

At this time, the Planning Staff **recommends conditional approval of the Preliminary Site Plan and Special Land Use Permit** subject to the applicant revising the plan to meet the parking setback requirements, provide a total of 264 proposed and landbanked parking spaces, City Council approval of the proposed landbanked parking spaces, obtaining an interpretation from City Council that a restaurant is a public gathering place, adding parking lot islands where requested and the applicant making the minor corrections requested in this letter, the Planning Review Chart and the other staff and consultant review letters.

Comments:

The Preliminary Site Plan and Special Land Use request were reviewed under the general requirements of Article 22, Conference District, Section 2400, the Schedule of Regulations and Article 25, General Requirements of the Zoning Ordinance, as noted. Please see the attached charts for additional information pertaining to ordinance requirements. Applicable sections of the Zoning Ordinance and other regulatory documents are highlighted in the attached chart. Items in **bold** below must be addressed by the applicant or City Council before Preliminary Site Plan and Special Land Use Permit approval may be granted. Items underlined need to be addressed at the time of Final Site Plan submittal:

- 1. Schedule of Regulations** The Site Plan demonstrates general compliance with the standards of Section 2400, the Schedule of Regulations, relating to building and parking setbacks and maximum building height. Although the parking lot access aisles along the north and south property lines are located in the required 20-foot side yard setback, both aisles are existing and previously approved therefore in compliance with the ordinance. All new proposed and landbanked parking spaces and access aisles meet the C District's side parking setback requirement except for the northwestern bay of landbanked parking spaces. The applicant is asked to **redesign the northwestern parking spaces and access aisles to meet the 20-foot rear parking lot setback requirement.**
- 2. Parking Spaces** (Section 2505.14 and 16) Based on the applicant's proposed floor plan, the maximum occupant load for the proposed restaurant and the floor area of the "Food Prep" building, the Zoning Ordinance requires a total of 264 parking spaces (237 parking spaces for the restaurant and 27.2 for the "Food Prep" building). The site plan depicts 210 developed and 41 landbanked parking spaces for a total of 251 parking spaces (the parking data table on the plan states 246 total parking spaces). In addition, the Site Plan depicts 36 parking spaces as "by others." This brings the total depicted parking spaces to 280. The applicant is asked to **provide a minimum of 264 developed or landbanked parking spaces.**

City Council may approve the landbanking of parking spaces if an applicant can demonstrate that the number of parking spaces required are in excess of the actual requirements for the functional use of the business, for up to 25% (66 maximum) of the required number of parking spaces on the site, subject to the following conditions:

- The minimum number of spaces required for the site shall be 45, prior to the landbanking request (*meets requirement, 264 required*);
- An alternative parking site plan shall be submitted that conforms with City ordinances (*proposed landbanked parking spaces depicted on the site plan*);
- All areas designated for landbanking shall be maintained as landscaped open space or be maintained in its natural vegetative condition existing prior to development, provided the natural vegetation is in keeping with the general appearance of the area (the banked parking space area currently contains some natural vegetation and no landscaping changes are proposed);

- In addition to the above requirements, approval shall be granted only upon finding by the City Council, with recommendation from the Planning Commission, that the proposal meets the following:
 - The applicant has demonstrated the use would require less parking than what would typically be required (*applicant has provided a narrative/see discussion below*);
 - Parking will not occur on any street or driveway, any area not approved and developed for parking and will not occur on that area where parking construction has been landbanked until such time as that area is constructed for such parking (*staff recommends placing this condition on the approval*);
 - The requested parking landbanking shall not create traffic or circulation problems on or off site (*no apparent problems*);
 - The requested parking landbanking shall be consistent with the public health, safety, and welfare of the City and the purposes of the Zoning Ordinance (*appears consistent*);
- The owner of property for which parking landbanking has been granted shall report any proposed change in the use or occupancy of the property to the Building Official prior to said increase or change, who shall evaluate the need for some or all of the landbanked parking spaces to be installed. Upon determination by the Building Official, or his designee, that some or all of the landbanked spaces need to be installed, the applicant shall install some or all of the landbanked spaces prior to any change in the use or occupancy of the property (*applicant has placed a note on the plan acknowledging this requirement*); and
- In approving landbanking of parking, the City may prescribe such conditions regarding the character, location, landscaping and other features that will in its judgment secure the objectives and purposes of this Ordinance. Violations of such conditions, when made a part of the terms under which the landbanking is permitted, shall be deemed a violation of this Ordinance.

The applicant has provided a floor plan for their proposed Japanese steakhouse restaurant and a narrative (October 25, 2010 response letter) outlining reasons their restaurant and "Food Prep" building would need fewer parking spaces than required by the Zoning Ordinance. The proposed floor plan includes fixed grills with associated bar stool seating (Teppanyaki seating) for almost half of the proposed 418 seats in the restaurant. The applicant states that based on using a limited number of rotating chefs for serving customers at the grill tables, that it is realistic to assume that 48 of the 193 Teppanyaki seats during peak periods would be unoccupied. The applicant also states that in their experience, they believe they will have a large number of larger parties arriving in one vehicle which could further reduce the parking demand. Based on the floor plan and business model presented in the narrative, the Planning Staff supports the narrative's assumptions and supports the landbanking the parking space required for 48 occupants. At one space for every 2 occupants, the number of developed parking spaces needed for the restaurant use can be reduced by 24 parking spaces which are proposed to be landbanked.

The applicant has also stated that they will only have 6 employees in the "Food Prep" building and at one space for every 2 employees the parking demand would be reduced to 3 parking spaces. The Zoning Ordinance requires 27.2 parking spaces based on the gross leaseable floor area of the building. The landbanking of 24.2 parking spaces is proposed for this building and supported by the Planning Staff. This brings the total supported landbanked parking spaces to 48 leaving a requirement to have 216 developed parking spaces.

The Site Plan depicts 210 existing and proposed parking spaces and 41 landbanked parking spaces (251 total). The Plan also depicts 36 parking spaces as "by others" that could be relabeled as landbanked parking spaces. The applicant is asked to **provide at least 216 developed parking spaces and seek City Council approval for up to 48 landbanked parking spaces or provide additional justification to request additional landbanking of parking spaces.**

3. **Parking Lot Islands** (Section 2506.13 and 2509.3.c.) End islands with raised curbs and landscaping are required at the end of each bay of parking spaces that abut traffic circulation aisles. Painted islands may be used as a replacement if City Council waives the requirement for raised curbs and landscaping if they determine that traffic circulation would be low or that painted islands would be more appropriate. A new bay of parking spaces is proposed just west of the "Food Prep" building without end islands. The applicant is asked to **provide end islands with raised curbs and landscaping or obtain a City Council waiver and provide painted islands** in this location.
4. **Outdoor Seating** (Section 2524) The applicant is proposing a glass wall enclosed seasonal outdoor seating area for 24 patrons to be served by the restaurant wait staff. This use is permitted as an accessory to the principal restaurant use if approved with the Site Plan and Special Land Use Permit, subject to the following conditions:
 - o Open only during restaurant business hours;
 - o Open only between April 15th to November 30th of each year;
 - o All outdoor furniture stored indoors between December 1st and April 14th;
 - o Building Division approval of the floor and seating plan, and
 - o An annual inspection and approval by the City of Novi Building Official.Applicant is asked to provide notes on the Plan acknowledging the above conditions.
5. **Special Land Use Considerations** Restaurants and uses accessory to a restaurant are permitted as Special Land Uses on parcels in the C, Conference District subject to meeting the requirements of Sections 2202 and 2516.2(c). The Site Plan meets the requirements of Section 2200 regarding access, floor space, density, height, uses and setbacks. This Section also requires proposed buildings to provide for an atrium or other public gathering place. The existing restaurant was not required to have a separate public gathering place. The Planning Staff believes a restaurant can be considered a public gathering place and suggests that the applicant **request the City Council to approve the restaurant as a public gathering place.** In addition,

Section 2200 also includes design and façade criteria that are discussed in the Façade Review.

The City Council with a recommendation from the Planning Commission, when exercising its discretion over Special Land Use Permit and Site Plan approval should consider the following factors relative to other feasible uses of the site:

- Whether the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. *The small increase in potential occupants should have a minimal impact on area roads.*
- Whether the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. *The small increase in potential occupants should have a minimal impact municipal services.*
- Whether the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. *No disturbance of any woodlands, wetlands, watercourses of wildlife priority habitat areas is proposed.*
- Whether the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. *The proposed uses are almost the same as the existing uses, thus they will have little impact on neighboring properties.*
- Whether the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. *This area is depicted in the Master Plan for commercial uses.*
- Whether the proposed use will promote the use of land in a socially and economically desirable manner. *Restaurant uses are desired in the City.*
- Whether the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

7. Other Issues

- **Minor Items** The applicant is asked to satisfactory address all of the minor items noted for correction in the Planning Review and Lighting Review Charts on the Final Site Plan submittal.
- **Pre-Construction Meeting** Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. Contact Sarah Marconi for a sample checklist or

to schedule a Pre-Construction Meeting at 248-347-0430 or smarchioni@cityofnovi.org.

- **Response Letters** A letter from either the applicant or the applicant's representative addressing all of the comments in this, and in the other review letters, is requested **prior to the matter being reviewed by the Planning Commission**. Additionally, a letter from the applicant is requested to be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above, and with any conditions of City Council approval.

Please contact Mark Spencer at (248) 735-5607 or mspencer@cityofnovi.org with any questions or concerns regarding this review.



Prepared by Mark Spencer, AICP, Planner

Attachments: Planning Review Chart
 Lighting Chart

PLANNING REVIEW SUMMARY CHART

Review Date: 2/4/11

Project Name: Genji Japanese Steakhouse (formerly Too Chez)

Site Plan No.: SP10-47A

Plan Date: 1/26/11

Items in **Bold** need to be addressed by the applicant and/or the Planning Commission before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Regional Commercial PD-2	No change proposed		
Zoning	C, Conference	No change proposed		
Uses Permitted in C District Subject to Special Conditions (Section 2201)	Conference Centers Hotels/Motels Restaurants Offices	Restaurant and accessory food prep	Yes	Subject to Planning Commission recommendation and City Council approval
Building Height (Section 2202.5 & 2503.2.E)	65 ft. 5 stories	34 feet 1 story	Yes	
Building Setback				
Front (2202.8 & 2908) East	50 ft. perimeter of Conference district	52.5 ft.	Yes	
Side north exterior (2202.8 & 2908)	50 ft. perimeter of Conference district	110 ft, No change proposed	Yes	
Side south interior (2908)	Greenbelt requirements	30.4 ft. No change proposed	Yes	
Rear west (2202.8 & 2908)	50 ft. perimeter of Conference district	Over 300 feet	Yes	
Parking Setback				
Front east (2400 h)	20 ft.	22 ft.	Yes	
Side north exterior (2400 h and c)	10 ft. existing aisle 20 ft. proposed	Existing spaces and aisles no change - New and deferred spaces and aisles 21.4 ft.	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Side south interior(2400)	20 ft.	Existing non-conforming aisles min. 3.4 ft. New and landbanked spaces and aisles min. 22.8 ft. Aisle south of rear building setback increased from 8 feet to 12 feet	Yes	
Rear west (2400)	20 ft.	107 ft. proposed 18.57 landbanked	Yes/No	Redesign landbanked spaces to meet 20 ft. setback or obtain variance from ZBA
Number of Parking Spaces (2505.14 and 2505.16)	<p>Restaurant one (1) for each two (2) employees, plus one (1) for each two (2) customers allowed under maximum capacity (including waiting areas).</p> <p>Occupant load: Based on depicted seating 418 & waiting area 32 =450+24 employees =474 occupants 474/2=237</p> <p>Food Prep Building (Industrial use) 1/700 sq. ft. usable floor area or five (5) plus one (1) for each one and one-half (1 1/2) employees in the largest working shift, whichever is greater (applicant states only 1/2 of building to be used). 19,053/700=27.2 5 + 6 employees/1.5</p>	<p>210 proposed parking spaces Less 4 spaces required to be removed to add end islands (see below)</p> <p>41 landbanked parking spaces</p> <p>36 by others parking spaces</p> <p>280 total (244 without by others)</p>	Yes/No	<p>Provide 264 parking spaces</p> <p>Or</p> <p>Seek City Council approval to landbank up to 66 parking spaces by demonstrating through substantial evidence that the specified occupant or building use would require less parking than what would typically be required.</p> <p>or</p> <p>Obtain variance from ZBA</p> <p>Applicant indicates desire to seek landbanked parking space approval</p> <p>Based on the narrative provided, staff supports landbanking 48 parking spaces – balance to provide = 216</p> <p><u>Correct parking calculations on the sheet A-1</u></p>

Item	Required	Proposed	Meets Requirements?	Comments
	<p>=4+5=9 =27.2 required</p> <p>Total spaces required =237+27=264 =264</p> <p>Up to 66 parking spaces could be landbanked if approved by City Council subject to the following:</p> <ol style="list-style-type: none"> 1. Maintain landbanked area with landscaping or natural vegetation; 2. Landbanked parking must meet City standards and regulations including, but not limited to, woodlands, wetlands, and stormwater management; 3. Applicant must demonstrate through substantial evidence that the use would require less parking than what would typically be required; 4. Parking will not occur on any street or driveway; 5. Parking will not occur on any area not approved and 	<p>No changes proposed for landscaping landbanked parking some natural vegetation exists.</p> <p>Landbanked parking meets space and aisle size and setback requirements except for rear yard setback.</p> <p>Applicant provided narrative to support reducing spaces required for restaurant to 203 spaces and Food Prep building to 3 spaces based on business model (=58 landbanked parking spaces).</p>		<p>Redesign to meet rear yard parking setback requirement or obtain variance from ZBA</p>

Item	Required	Proposed	Meets Requirements?	Comments
	<p>developed for parking;</p> <p>6. Parking will not occur on that area where parking construction has been landbanked until such time as that area is constructed for such parking;</p> <p>7. The requested parking landbanking shall not create traffic or circulation problems on or off site;</p> <p>8. The requested parking landbanking shall be consistent with the public health, safety, and welfare of the City and the purposes of the Zoning Ordinance.</p> <p>9. The owner of property for which parking landbanking has been granted shall report any proposed change in the use or occupancy of the property to the Building Official prior to said increase or change, who shall evaluate the need for some or all of the landbanked</p>	<p>Note provided on the plan that the "owner of property for which parking landbanking has been granted shall report any proposed change in the use or occupancy of the property to the Building Official prior to said increase or change, who shall evaluate the need for some or all of the landbanked parking spaces to be installed. Upon determination by the Building Official, or his designee, that some of all of the landbanked</p>		

Item	Required	Proposed	Meets Requirements?	Comments
	<p>parking spaces to be installed; and</p> <p>10. Upon determination by the Building Official, or his designee, that some of all of the landbanked spaces need to be installed, the applicant shall install some or all of the landbanked spaces prior to any change in the use or occupancy of the property.</p> <p>Minimum 264 total parking spaces required</p>	<p>spaces need to be installed, the applicant shall install some or all of the landbanked spaces prior to any change in the use or occupancy of the property."</p>		
<p>Parking Space Dimensions and Maneuvering Lanes (2506)</p>	<p>9 ft. x 19 ft. parking space dimensions and 24 ft. wide two-way drives. 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping. Min. 22 ft. two-way drives permitted with no adjacent parking – min. 12 ft. one way drives permitted with no adjacent parking – required fire lanes must be min. 18 ft. wide.</p>	<p>9 ft. X 19 ft. and 9 ft. x 17 ft. spaces with 24 foot to 29.1 foot access aisles proposed – 22 foot two way drive on south side of restaurant</p>	<p>Yes</p>	<p><u>Provide dimension labels for typical free parking spaces - Applicant may want to consider reducing the two access aisles west of the rear building to 24 feet – This reduction could help remove the need for a rear parking setback variance for the landbanked parking – Where proposed and landbanked parking spaces are adjacent to landscaping the applicant may want to consider reducing the depth of the space to 17 feet with 2 foot of overhang (note that the overhang must meet the parking setback requirements)</u></p>

Item	Required	Proposed	Meets Requirements?	Comments
End Islands (Section 2506.13)	<p>End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance.</p> <p>For surface lots where internal traffic circulation is forecast to be low or where the raised islands would not be appropriate, the City Council may waive the requirement for raised end islands and may allow for painted islands only.</p>		No	<p>Provide end islands on west side of four rows of 6 spaces located west of rear building</p> <p>Or seek City Council waiver to replace raised curbs and landscaping with painted islands</p> <p>Or obtain a variance from the ZBA</p>
Parking Lot Islands (Section 2509.3.c.(2)(i))	Maximum 15 parking spaces without an island		Yes	
Barrier Free Spaces (Barrier Free Code)	<p>210 proposed parking spaces requires 7 total barrier free spaces</p> <p>6 barrier free spaces required for restaurant: 5 standard 1 van accessible.</p> <p>1 barrier free spaces required for Food Prep Building: 1 van accessible.</p>	<p>Restaurant: 3 standard & 2 van accessible</p> <p>Industrial: 2 van accessible</p>	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle for standard barrier free spaces, and 8' wide with an 8' wide access aisle for van accessible spaces.	Unknown	?	<u>Provide dimensions for all barrier free spaces and access aisles on the plan.</u>
Barrier Free Signs (Barrier Free Design Graphics Manual)	One sign for each accessible parking space.		Yes	
Loading Spaces (Section 2507)	No minimum area required – City Council can require as part of safe ingress and egress - Provide in rear or interior side.	20 x 50 foot unloading area proposed at Food Prep Building	Yes	
Dumpster (Chapter II, Section 21-145 and Section 2503.2.F)	Enclosure required for dumpster. Min. one foot taller than dumpster.	New rear dumpster enclosure proposed.	No	<u>Provide protective bollards or other barriers to protect the walls inside and at the door corners on Final Site Plan.</u>
Dumpster Enclosure (Sections 2503.2.F and 2520.1)	Dumpster enclosure to be located in rear yard, and set back from property line a distance equivalent to the parking lot setback. It is to be located as far from barrier free spaces as possible. Enclosure to match building materials.	Located in rear yard – meets setback requirements – located away from barrier free spaces.	Yes	
Exterior lighting (Section 2511)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal.	Not included	?	<u>Submit with Final Site Plan.</u>
Roof top equipment and wall mounted utility equipment (Section	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and	All equipment appears to be screened.	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
2503.2.E.(1))	integrated into the design and color of the building.			
Sidewalks (City Code Section 11-276(b)) Building Code	A 5'-8' wide sidewalk shall be constructed along all arterial and collector roads except in industrial districts. All building exits must be connected to sidewalk system or parking lot.	Sheraton Dr. is a local street sidewalk not required.	Yes Yes	
Pedestrian Connectivity	The Planning Commission shall consider the following factors in exercising its discretion over site plan approval ... Whether the traffic circulation features within the site and location of automobile parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets (Section 2516.2.b (3)).	Internal sidewalks provided near building – Connectivity provided to hotel facility to south	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Sidwell number not included	No	<u>Provide Sidwell (tax ID) no. on cover sheets</u> <u>Provide name address and phone number of applicant on cover sheets</u> <u>Change reference to Novi Township to City of Novi</u>
	General layout and dimension of proposed physical improvements, showing the following: Location		Yes	

Item	Required	Proposed	Meets Requirements?	Comments
	of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area			
Business Sign (Chapter 28)	Signage requires a separate sign permit and must meet the requirements of the Sign Ordinance.	Non proposed	Yes	For additional sign permit information contact <u>Jeannie Niland</u> 248-347-0438.
Conference District Requirements (Section 2202)	FAR (Floor Area Ratio) .5 maximum Proposed building visually compatible and reflect good urban design and building proportions as viewed from adjacent properties and rights-of-way. The proposed building(s) shall provide for atriums or other public gathering places. Exterior Building Wall Facade Materials, and shall be composed of the same architectural building facade design and materials on all exterior walls. All uses, except for off-street parking or loading space shall be conducted within a completely	0.17 See Façade Review None See Façade review. No outdoor storage proposed.	Yes Yes/No Yes	Seek City Council interpretation that a restaurant is a public gathering place.

Item	Required	Proposed	Meets Requirements?	Comments
	<p>enclosed building. Outdoor storage of commodities, storage containers, vehicles or other uses is prohibited.</p> <p>The City Council may require appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.</p>			
Outdoor Seating (Section 2524)	<p>Permitted subject to:</p> <p>a. Annual approval by the building official</p> <p>b. Outdoor seating shall be permitted between April 15th and November 30th, with all furniture removed from the exterior premises after November 30th.</p> <p>c. Outdoor seating areas shall be required to be enclosed in instances where there is wait staff or alcohol service.</p> <p>d. The hours of operation for outside restaurant will be consistent with the hours of operation of the inside restaurant.</p>	Glass wall enclosed 24 seat seasonal outdoor seating area.	Yes	<p>Add the following notes to the plan:</p> <ol style="list-style-type: none"> 1. <u>Outdoor seating must be inspected and approved annually by the City of Novi Building Official.</u> 2. <u>Outdoor seating only permitted between April 15th and November 30th.</u> 3. <u>All outdoor furniture must be stored indoors between December 1st and April 14th.</u> 4. <u>Outdoor seating hours shall be the same as restaurant hours.</u> 5. <u>Outdoor seating and floor plan requires Building Division approval.</u>

Prepared by Mark Spencer, AICP (248) 735-5607

Lighting Plan Review Summary Chart

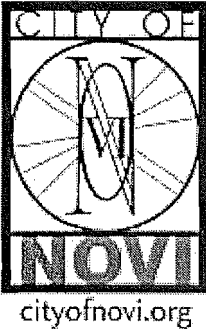
Project name: Genji Japanese Steakhouse
 Review Date: 2/4/11
 Final Site Plan: SP10-47A
 Plan Date: 1/26/11

Bolded items must be addressed at the time of Final Site Plan

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	No	Submit outdoor lighting plan meeting the requirements of Section 2511
Lighting plan (Section 2511.2.a.1) Entrance Fixtures Required (2003 State Building Code Sec.10-06)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	No	Show location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures
Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: Photometric data ___ Fixture height ___ Mounting & design ___ Glare control devices ___ Type and color rendition of lamps ___ Hours of operation ___ Photometric plan ___	No	Provide required information
Required Notes (Section 2511.3.b)	- Electrical service to light fixtures shall be placed underground - No flashing light	No	Place notes on lighting plan

Item	Required	Meets Requirements?	Comments
	shall be permitted - Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.		
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	No	Calculate average to lowest light ratio
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Unknown	Provide lamp information
Minimum illumination (Section 2511.3.k)	<ul style="list-style-type: none"> - Parking areas- 0.2 min - Loading and unloading areas- 0.4 min - Walkways- 0.2 min - Building entrances, frequent use- 1.0 min - Building entrances, infrequent use- 0.2 min 	Unknown	Provide photometric plan meeting the required minimum illumination
Maximum illumination at property line (Section 2511.3.k)	Max. 1.0 at non-residential property line	Unknown	Provide photometric plan meeting the required minimum illumination
Cut off Angles (Section 2511.3.i & m)	All cut off angles of fixtures must be 90 degrees – City may waive cutoff requirement when historic or decorative fixtures used	Unknown	Provide fixture details meeting the required minimum illumination

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

February 4, 2011

Preliminary Landscape Review

Genji Japanese Steakhouse SP#10-47A

Petitioner

Pi's Property Management, LLC

Review Type

Preliminary Site Plan AND Special Land Use Permit

Property Characteristics

- Site Location: West side of Sheraton Dr. west of Novi Road and north of I-96
- Site Size: 5.79 acres
- Zoning: C, Conference District
- Surrounding Zoning: North: RC, Regional Commercial and C; West: RC; South: C; and East: RC
- Surrounding Land Uses: North: West Oaks shopping center and City of Novi regional detention pond; West: Twelve Mile Crossing at Fountainwalk shopping center; South: Crown Plaza Hotel; and East Twelve Oaks Mall (across Novi Road)
- School District: Novi Community School district
- Proposed: Remodel and expand restaurant, parking lot reconfiguration and expansion and food preparation in existing catering business building
- Plan Date: January 26, 2011

Recommendation

Approval of the Preliminary Site Plan for Genji Japanese Steakhouse SP#11-47A is recommended provided the Applicant can address all issues detailed below on the Final Site Plan. Please address the concerns noted below upon subsequent submittal.

Ordinance Considerations

Adjacent to Residential – Berm (Wall) & Buffer (Sec. 2509.3.a. & 2509.3.b.)

1. A 3' tall berm is required along the Sheraton Road frontage adjacent to parking. The Applicant has provided this berm.
2. Berms must meet the 80 to 90% opacity requirements of the ordinance. **The Applicant will need to add additional shrubs and/or perennials to meet this requirement for the berm. The plantings will need to be placed along the length of the berm.**
3. **All proposed frontage trees should be located directly along the right-of-way of Sheraton Road and within the front building setback.**

Street Tree Requirements (Sec. 2509.3.b.)

1. Required Street Trees are typically to be placed between the curb line and the sidewalk, within the right-of-way. Although no sidewalk exists, **the Applicant must locate all proposed street trees within the right-of-way.**
2. Street Trees are required to be canopy trees. The Metasequoia glyptostroboides (Dawn Redwood) proposed are not on the City of Novi plant list for suggested street trees. The Suggested Plant Material List has a high number of acceptable species. **The Applicant should consider an alternative species.**

Parking Lot Landscape (Sec. 2509.3.c.)

1. Calculations have been provided for the required Parking Lot Landscape Area per Ordinance requirement. The Applicant is required to install a total of 6,411 square feet of Interior Parking Lot Landscape Area. In total, including the land banked parking area, the Applicant is short of the Interior Landscape Area by 638 SF. **The Applicant should provide this additional 638 S.F. of landscape area within the parking lot. The addition of two (2) additional landscape islands is recommended.**
2. **Please add landscape materials to all vacant parking lot islands intended to count toward Interior Parking Lot Landscape Area requirements.**
3. Perimeter Parking Lot Canopy Trees are required at an average of one per 35 LF. Existing healthy trees and trees counted toward interior parking lot landscape may be counted toward this requirement. By virtue of the existing and proposed trees, the Applicant meets the perimeter planting requirement.
4. Some existing canopy trees are proposed to be relocated on the site. These trees will remain under warranty just as would any newly planted vegetation. Site plantings must be maintained indefinitely.
5. A total of eighty four (84) Parking Lot Canopy Trees are required for the Parking area. These have been provided. An additional ten (10) Parking Lot Canopy Trees will need to be installed should the land banked parking be constructed.

Woodland Replacement Trees

1. The Applicant has proposed Eight (8) tree replacement credit plantings to be placed on the site. As the site does not fall into regulated woodlands, these replacements are not necessary. These trees may however be utilized as Parking Lot Canopy Trees or Parking Lot Perimeter Trees. The Applicant should revise the planting schedule and any planting keys or labeling on Sheet L-1 as appropriate.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A 4' wide landscape bed is required along all building foundations with the exception of access points.
2. An area 8' wide multiplied by the length of building foundations is required as foundation landscape area. In total, the two buildings require 8,896 S.F. of foundation planting area. With the addition of the plant beds and outdoor seating areas, the Applicant has met these requirements.

Plant List (LDM)

1. The Plant List generally meets the requirements of the Ordinance and Landscape Design Manual.
2. **Unit costs for the planting materials must be shown utilizing the standard City of Novi cost estimate values. A copy is attached.**

Planting Details & Notations (LDM)

1. Planting Details and Notations meet the requirements of the Ordinance and Landscape Design Manual.

Irrigation (Sec. 2509 3.f.(6)(b))

1. All landscape areas are required to be irrigated. An irrigation plan has been submitted.

General

1. Final financial requirements will be verified upon subsequent submittals.
2. All transformers must be screened.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.

Reviewed by: David R. Beschke, RLA

Financial Requirements Review

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$			1.5% of full cost estimate Any adjustments to the fee must be paid in full prior to stamping set submittal.

Financial Requirements (Bonds & Inspections)

Item	Required	Amount	Verified	Comments
Landscape Cost Estimate	YES	\$		Does not include street trees. Includes irrigation.
Landscape Financial Guaranty	YES	\$		This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)	YES	\$		For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater. This cash or check is due prior to the Pre-Construction meeting.
Landscape Administration Fee (Development Review Fee Schedule 3/15/99)	YES	\$		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	YES	\$ 500		\$500 per transformer. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	YES	\$		\$400 per tree.
Street Tree Inspection Fee	YES	\$		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	YES	\$		\$25 per tree.
Landscape Maintenance Bond	YES	\$		10% of verified cost estimate due prior to release of Financial Guaranty.

TRAFFIC REVIEW

February 10, 2011

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



SUBJECT: Genji Japanese Steakhouse, SP#10-47A,
Traffic Review of Revised Preliminary Site Plan

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We recommend approval, subject to the issues shown below in **bold** being satisfactorily addressed on the final site plan.

Project Description

What is the applicant proposing?

1. The applicant, Pi's Property Management, proposes to extensively renovate the existing vacant restaurant and associated parking lot at **27155 Sheraton Drive**. Some improvements would also be made around the separate building (at the rear of the site) housing the existing catering kitchen, to be used in the future as a prep kitchen for the steakhouse. The overall site is 4.2 acres in size.

Trip Generation and Traffic Study

How much new traffic would be generated? Was a traffic study submitted and was it acceptable?

2. The proposed 12,554-s.f. quality restaurant can be expected to generate about 1,130 one-way vehicle trips per day, 10 in the AM peak hour for commuting traffic and 94 in the PM peak hour for commuting traffic (63 entering and 31 exiting).
3. Although the forecasted daily trip generation exceeds the 750 trips ordinarily warranting a traffic impact study under City policy, the new and enlarged restaurant would generate only about 13 more peak-hour, peak-direction trips than the smaller restaurant previously occupying the building. We therefore recommend that the City waive the traffic study requirement in this case.

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

4. No. The existing north driveway is only 35 ft from the next existing driveway to the north, and the existing south driveway is only 27 ft from the next existing driveway to the south. In both cases, the City's Design and Construction Standards (Sec 11-216(d)(1)d) call for a minimum spacing of 105 ft. The proposed removal of the existing intermediate site driveway will eliminate an existing spacing deficiency relative to south drive, however, and the proposed site redevelopment affords no further opportunities for driveway spacing improvement. We therefore recommend that the Planning Commission waive the minimum driveway spacing standard relative to this site plan.

Vehicular Access Improvements

Will there be any improvements to the public road(s) at the proposed driveway(s)?

5. No, and none are warranted given the modest existing traffic volume on Sheraton Drive.

Driveway Design and Control

Are the driveways acceptably designed and signed?

6. The existing north drive appears to have design dimensions within acceptable ranges per DCS Figure IX.1 (i.e., a 25-ft width and return radii of 15-20 ft). At our request, a 24-inch STOP (R1-1) sign will be added on the driveway's approach to Sheraton Drive. **The note on engineering sheet 2 should be revised to indicate that this STOP sign will be mounted on the existing "light" pole, not "power" pole.**
7. The existing south drive appears to be only about 19 ft wide, or 1 ft narrower than permitted by DCS Figure IX.1. This drive has previously served a similar use on the site, and will likely serve a relatively small fraction of the site's total traffic. **The requested 24-inch STOP (R1-1) sign exiting this driveway, shown on the initial preliminary site plan, is not shown on this revised plan and should be restored as a proposed improvement (in the Traffic Control Sign Table as well in the location where it will be installed). The Sign Table should indicate that both STOP signs will be the 24-inch size (permitted for low-speed applications).**
8. The truck turning plan on engineering sheet 3 does not show the illustrated WB-50 (tractor-trailer) truck completing its turns either entering the site (at the south drive) or exiting the site (at the north drive). Our review with a template indicates that this truck will be unable to enter the site at the south drive and reach the first interior position shown without off-tracking significantly into unpaved areas. Also, exiting the north drive to the right will require the truck to swing further north in the drive than now portrayed. **The truck turning plan needs to be revised to show complete site ingress and egress, along with any construction needed to accommodate the associated turns. Consideration should be given to providing an ingress connection from the hotel's rear service drive to the subject site near the southwest corner of the food preparation (west) building.**

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

9. In response to comment 8 in our review letter of November 30, 2010, a pedestrian connection between the restaurant and hotel is now proposed near Sheraton Drive. **The sidewalk stub proposed between the restaurant driveway and property line needs to be extended to the hotel parking lot (only another 3 ft). Given the modest total distance between the parking lot and driveway (about 9 ft), we recommend that this connection be curbed and connect the top-of-pavement elevations of the lot and drive (with those elevations shown to verify the sidewalk's longitudinal slope). The applicant should submit a letter from hotel management agreeing to this connection and the terms for implementing it (including the crosshatched removal of one parking space).**

Parking and Circulation

Are parking spaces appropriately located and designed? Can vehicles safely and conveniently maneuver through the site?

10. The proposed end islands have not been dimensioned, but it is clear that they do not comply with the requirements of the Novi Zoning Ordinance (Section 2506.13), at least in so far as the required setback from the parking lot aisle. Our standard detail for the most common island configuration is attached for the applicant's convenience. **All islands need to be redesigned to meet the basic standards shown in this detail; that is, a 2-3-ft setback from the aisle, and at least an 8-ft width, 15-ft main radius, and a 2-ft minor radius. All back-of-curb radii on the plan should be dimensioned, either as "typical" for a standard (symmetrical) island, or as proposed in locations not incorporating the standard island. To provide adequate room for the required dimensioning, consideration should be given to using a larger scale (say 1 inch = 30 ft).**
11. The driver of a large single-unit truck will have difficulty pulling into the proposed dumpster access area without jumping the curb of the very narrow end island on the west side of that area. **One of the four nearby parking spaces should be deleted, and larger radii should be used on the end islands at both ends of the resulting 3-space parking module (the radius on the west end appears to be only about 10 ft, or 5 ft less than the City minimum).**
12. No end islands – either raised or painted – have been proposed at the west ends of the two parking modules west of the food preparation building. This is no doubt due to the long-range possibility of expanding the parking lot into the land-banked parking area to the west, which would require removing any type of end island treatment installed now. It must be noted, however, that **Section 2506.13 of the Zoning Ordinance states in part: "...where internal traffic circulation is forecast to be low or where raised islands would not be appropriate, the Planning Commission may waive the requirement for raised end islands and may allow for painted islands only" (emphasis added). We support a waiver of raised islands at these locations; however, to qualify, the applicant must propose painted islands instead.**
13. **A note should be added to the plan indicating that the "future parking plan" is conceptual in nature and will require the submission, review, and City approval of a future revised site plan prior to its construction.**

14. **The loading zone for the food preparation (west) building should appear on the plan in the manner indicated by the plan note; that is, with the proposed crosshatching and sign location actually shown.**
15. **The five barrier-free sign posts along the north side of the restaurant should be relocated to properly aligned positions in the landscaped area adjacent to the building.** Their currently proposed locations at the face of the sidewalk preclude the vehicle overhang necessary to permit the proposed use of 17-ft long stalls, and the posts would incur unnecessary impact damage.
16. **According the legend at the lower right corner of engineering sheet 1, the number "10" near the northwest corner of the building pad should be shown within a square rather than a circle, since the associated parking spaces scale 17 ft long, not 19 ft long.**
17. The third line of the legend cited in comment 15 is incorrect in indicating that "VA" within a circle "denotes proposed number of van access B/F." Rather, that symbol as it appears within the parking lot merely shows the general location of such parking spaces (within two pairs of barrier-free spaces, one pair near each building). **The specific locations of the site's two van-accessible spaces need to be shown unambiguously (so as to have the crosshatched access aisle on the space's right side), in order to ensure that the associated signage is properly located.**
18. **The barrier-free parking sign details on engineering sheet 2 should be revised to more accurately portray the appearance of the R7-8 sign (there is more to it than simply the wheelchair symbol).**
19. **Architectural sheets A-1 and A-2 should be revised to show the sidewalk and barrier-free sign locations portrayed (or required above to be portrayed) on the final site engineering plan.**
20. **On both the architectural and engineering plan sheets, the wheelchair symbols in the barrier-free parking spaces should be rotated to reflect the orientation in which they will actually be painted; that is, with the bottom of the symbol facing the parking lot aisle.**

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President

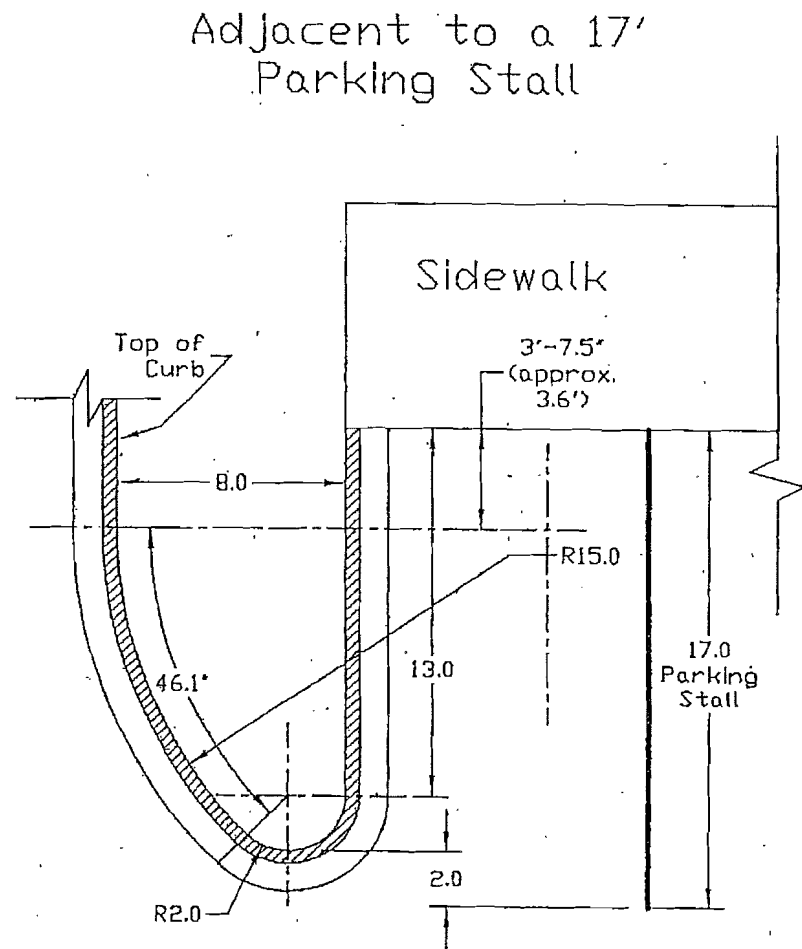
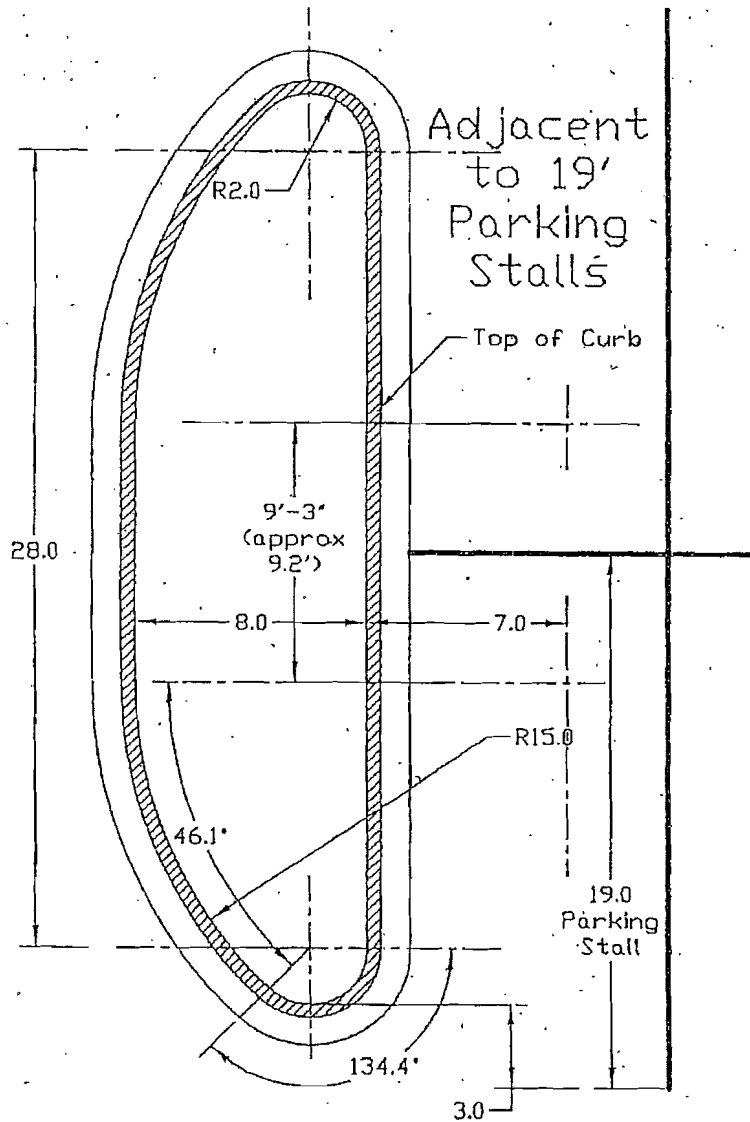


William A. Stimpson, P.E.
Director of Traffic Engineering

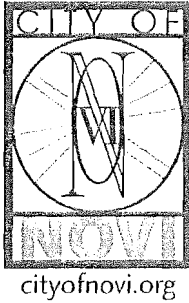
Attachment (detail for standard island design)

Standard Parking Island Design

with minimum 8' width



ENGINEERING REVIEWS



PLAN REVIEW CENTER REPORT

February 10, 2011

Engineering Review

Genji Japanese Steakhouse
SP10-47A

Petitioner

Pi's Property Management, LLC

Review Type

Revised Preliminary Site Plan

Property Characteristics

- Site Location: NW corner of Sheraton and Fountain Walk Drives
- Site Size: 5.79 acres
- Plan Date: 1/26/11 (Engineering Plan Revision Date)

Project Summary

- A 2,593 square-foot expansion to an existing 9,961 square-foot building and associated parking improvements. Site access would be provided by two existing approaches off of Sheraton Drive with the third approach being removed.
- Water service would be provided by an existing 8-inch water main along the north side of site.
- Sanitary sewer service would be provided by an existing 8-inch sewer main running through the center of the site.
- Storm water would be collected by two storm sewer collection systems. The existing parking area is proposed to drain through the existing storm sewer system to a swirl concentrator for sediment control prior to discharge into the West Oaks Regional Detention Basin. The proposed parking area uses sheet flow to a rain garden as pre-treatment to an on-site 100-year detention basin prior to discharging into the West Oaks Regional Detention Basin.

Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is NOT recommended.

Comments:

The Preliminary Site Plan does **NOT** meet the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual for the reasons stated below:

1. Landbanked parking and future parking by others are shown in an area that is proposed for storm water management on the plan. A parallel plan must be provided that demonstrates an alternative storm water management plan should the landbanked and future parking areas be constructed in the future. The parallel plan must include calculations and soil borings for all storm water treatment areas to demonstrate feasibility. The applicant has indicated that this can be provided.

Additional Comments

The following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

General

2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. No fixed objects are permitted within public utility easements including light poles, building footprint, walls, signs, etc. The revised plan indicates that new light poles are proposed within the existing water main easement near the northeast portion of the site.
4. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review. The applicant's response letter indicates that this note has been added to the plan, however, it was not found during the review.

Water Main

5. Add the existing water main easement locations to the utility plan.

Storm Sewer

6. As noted in our previous review, show and label all roof conductors, and show where they tie into the storm sewer.
7. Manholes shall be constructed at all junctions of storm sewer. The plan current shows a new catch basin lead connecting to an existing storm sewer near the northeast corner of the eastern building. A new manhole may be required for this connection.
8. All proposed catch basins shall be clearly labeled and have a different line width than existing structures.
9. Provide profiles for all proposed storm sewers.

Storm Water Management Plan

10. Provide calculations as required in the Engineering Design Manual for the bioretention basin.
11. The structure numbering and labeling in calculations should be consistent and reflected in the plan for catch basins and other structures.
12. Some coefficients used for the drainage calculations seem lower than the minimums allowed in the Engineering Design Manual. Calculations supporting the weighted average should be added to the plans.
13. Revise Sheet 8 of 8 to improve legibility. Several details include text that is difficult to read.

Paving & Grading

14. The plan indicates that the west side of the parking lot will not be curbed; however sheet flow is concentrated to the southwest corner of the parking lot. Curb and gutter are required unless it is part of a storm water management plan to provide low impact development.
15. Additional detail will be required for the spillway at the southwest corner of the parking to ensure that soil erosion will not be an issue.
16. There is a discrepancy between the engineering plan and the landscape plan regarding curb and gutter for the parking lot island at the northeast corner of the new parking lot. This area should be curbed rather than striped.

The following must be submitted at the time of Final Site Plan submittal:

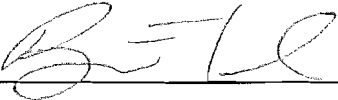
17. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
18. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

The following must be addressed prior to construction:

19. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
20. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.

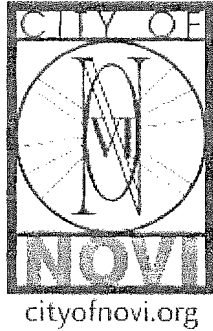
21. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
22. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
23. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
24. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

Please contact Brian Coburn, P.E. at (248) 735-5632 with any questions.



cc: Mark Spencer, Community Development Department
Tina Glenn, Water & Sewer Dept.

MEMORANDUM



TO: MARK SPENCER, PLANNER
FROM: BRIAN COBURN, P.E.; ENGINEERING MANAGER *BTC*
SUBJECT: GENJI STEAKHOUSE, REVISED PRELIM SITE PLAN # 10-47A
DATE: FEBRUARY 17, 2011

This memo is a supplement to the plan review letter that was issued by the Engineering Division on February 10, 2011. As you recall, the Engineering Division was unable to recommend approval of the revised preliminary site plan (SP 10-47A) because of a conflict between the location of the proposed storm water management facilities and the landbanked and future parking areas.

The applicant's engineer has provided the attached plan sheets which have revised the location of the proposed rain garden, thus removing the conflict with the landbanked parking. The applicant has also proposed the removal of the future parking area that was proposed by others.

With these revisions to the plan, the Engineering Division can now recommend approval of the revised preliminary site plan subject to conditions 2 through 24 of our February 10, 2011 review letter.

STORMWATER CALCULATIONS:

1. PROVIDE PRE-TREATMENT AND DETENTION FOR ADDITIONAL PARKING AREA AT THE WEST END.

AREA TO PRE-TREATMENT = 0.94 ACRES

CALCULATE "C" FACTOR: $\frac{0.14 \text{ ACRES} \times 0.35 \text{ (GRASS)} + 0.048 \text{ (PAVED)}}{0.80 \text{ ACRES} \times 0.95} = 0.76$

$C = \frac{0.048 + 0.76}{0.94 \text{ ACRES}} = 0.86$

APPROXIMATE TIME OF CONCENTRATION: 175 FT. OF SHEETFLOW @ 1 FPS = 175 SECONDS
 TIME OF CONCENTRATION = 10 MINUTES + $\frac{175}{60} = 12.91$ MINUTES

FIRST FLUSH REQUIRED = $1.815 \times 0.94 \times 0.86 = 1,497$ CFT

STORAGE VOLUME REQUIRED = $Q \times \frac{1.34 \text{ (0.15 CFS/ACRE)}}{1.34 \times 0.73} = 0.2055$

$T = -25 + \frac{10312.5}{0.2055} = 199.01$ AND $VS = \frac{18500T}{7425} = 40Q.T$

$VS = \frac{18500(199.01)}{199.01 + 25} = 18022.7$ CFT/AC.IMP

REQUIRED DETENTION VOLUME = $18022.7(1.34)(0.73) = 12,739$ CFT (SEE STORAGE VOLUME/OUTLET CALCS. BELOW)

STORAGE VOLUME IN DETENTION:

ELEVATION	AREA	VOLUME
918.40	0	95 CFT
917.00	643 SF	2,191 CFT
918.00	3,740 SF	4,857 CFT
919.00	5,574 SF	6,539 CFT
920.00	7,504 SF	
TOTAL VOLUME:		13,482 CFT
REQUIRED VOLUME:		12,739 CFT

100 YR. ELEVATION: $920 - \frac{(13,482 \text{ CFT} - 12,739 \text{ CFT})}{6,539 \text{ CFT}} = 919.89$ CFT

PROVIDE MIN. 1" FREEBOARD, TOP OF DETENTION AT 920.00

AQUASWIRL DESIGN FLOW:

USE 1 YEAR PEAK FLOW THROUGH EXISTING SYSTEM:
 Q = 5.80 CFS WHERE TWO PIPES INTERSECT NEAR PROPOSED AQUASWIRL
 USE AQUASWIRL AS-6 (TREATS UP TO 6.3 CFS > 5.6 CFS) OK
 (SEE ATTACHED DRAINAGE CALCULATIONS THROUGH EXISTING PIPE NETWORK)

RAIN GARDEN DESIGN:

FIRST FLUSH REQUIREMENT = 1,487 CFT (FROM ABOVE)

SIZE SURFACE AREA USING: $Af = \frac{Vf}{(Vf + af)(k + af)tf}$

where: Af = Surface area of facility
 af = Depth of filter media/planting soil = 2 feet
 k = Coefficient of permeability of filter media = 0.5 ft/day
 H = Average height of water above filter media = 3 inches or 0.25 ft
 tf = design filter media bed drain time = 2 days

RAIN GARDEN AREA NECESSARY TO TREAT 1,487 CFT = 1,304 SF (SEE CALCS)
 RAIN GARDEN AREA PROVIDED = ±1,370 SF WITH ADDITION

ADDITIONAL STORM CALCULATIONS ON PAGE 8

KEBS, Inc. SHALL NOT BE RESPONSIBLE FOR GRANT WARD SURVEYORS SURVEY, JOB#98-0702

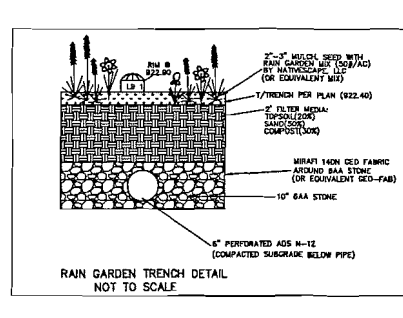
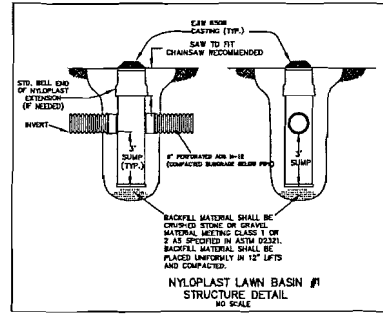
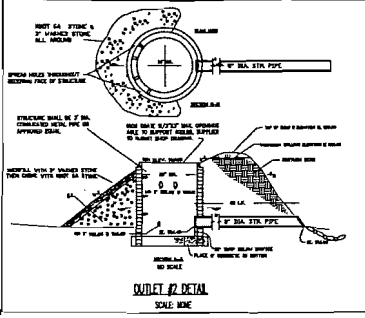


NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED MAN. H.A.
- PROPOSED STORM MAN.
- PROPOSED C.B.
- PROPOSED GRASS
- PROPOSED FIRST FLOOR ELEV.
- PROPOSED TOP OF CLUM SLAB
- PROPOSED TOP OF BRICK/BLK. SLAB
- PROPOSED TOP OF PAVT. SLAB
- PROPOSED TOP OF CONC. SLAB
- CONCRETE S.F.A.C. FINISH SYSTEM
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- VALVE
- HYDRANT
- CLUB AND GUTTER

- EX. LEGEND**
- MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - LIGHT POLE
 - VALVE
 - HYDRANT
 - CLUB AND GUTTER

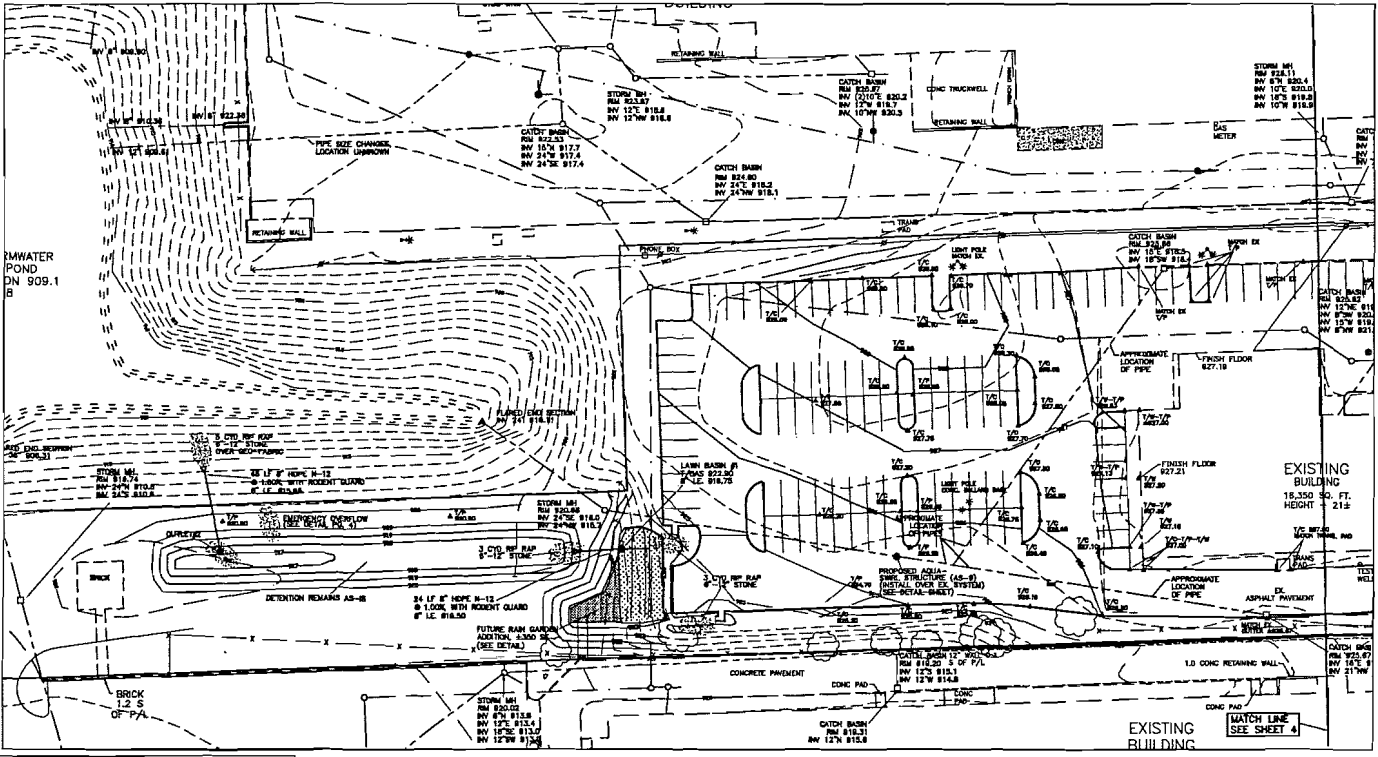


NOTE: ALL GRADES SHOWN ARE FOR FINAL CONSTRUCTED CONDITIONS AND CONTRACTOR IS RESPONSIBLE FOR HOLDING DOWN GRADES AS THEY OR THE DEVELOPER DEEMS NECESSARY FOR BASEMENT SPILLS, TOPSOILS ETC...

STW-GRD-30-SCALE LAYOUT
 SURVEY ADDRESS: 27155 SHERATON DR., NOVI, MI 48377
 KEBS, INC. CIVIL ENGINEERING
 2118 HARETT ROAD, HARETT, MI 48040
 TEL: 577-338-1004 FAX: 577-338-8047
 Genji Japanese Steakhouse
 FUTURE-STRM & GRADING PLAN WEST
 SCALE: 1" = 30'
 DATE: 12-27-10
 AUTHORIZED BY: ROH & ROMAN, LLC

CONSTRUCTION PLANS FOR:
Genji Japanese Steakhouse
 NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN

FUTURE PLAN WITH LANDBANKED SPACES



FAÇADE REVIEW



Phone: (248) 880-6523
 E-Mail: dnecci@drnarchitects.com
 Web: drnarchitects.com

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



February 10, 2011

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375-3024

Re: **FACADE ORDINANCE - Facade Review Revised Preliminary S.P.
 Genji Japanese Steakhouse, SP10-47A.**
 Façade Region: 1, Zoning District: C

Dear Ms. McBeth;

The following is the Facade Review for Revised Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Ronald Roman, Design Architect LLC, dated 1/26/11. Our review of these drawings indicates no significant changes with respect to the Facade ordinance. The "Cor-Ten Clad Tower" has been increased in size from 8'x4' to 12'x4' and has been relocated to abut the building. Also the "Flame Feature" atop said tower appears to have been eliminated. These changes do not change the percentages of facade materials. Our prior review letter dated 12/9/10 remains unchanged and is repeated below for reference.

The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Facade Schedule, if any, are highlighted in bold.

	North (Front)	South	East	West	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30%)
EIFS	45%	40%	33%	33%	25%
Cultured Stone	46%	40%	21%	20%	50%
Wood - Weathered Cedar	24%	6%	28%	10%	0%
Flat Metal Panels (Roof Screens and Cor-Ten Tower)	15%	14%	18%	37%	50%

This project represents an alteration as described in Section 2520.6 of the Ordinance. Section 2520.6 requires that where new materials are proposed for an existing building the entire facade shall be brought into compliance with the Facade Chart. As shown above the percentages of EIFS and Wood exceed the maximum percentages allowed by the Facade Chart, and the percentage of Brick is below the minimum percentage required by the Facade Chart. A Section 9 Waiver would be required for these deviations.

Section 2202.6 of the Ordinance requires that building in the C - Conference District be designed to (1) relate to other buildings on the site, and (2) be visually compatible and reflect good urban design and building proportions as viewed from adjacent properties and rights-of-way.

Recommendation - The proposed design represents a unique and imaginative combination of materials several of which, Weathered Cedar and Cor-Ten Steel, are not specifically listed on the Facade Chart. For that reason the numerical deviations from the facade chart do not necessarily represent an inconsistency with the intent of the Ordinance. As evidenced by the sample board provided by the applicant the colors and textures of all materials have been carefully coordinated. The composition of materials is nicely integrated with the buildings proportions which are enhanced by added elements such as the copper fountain and Cor-Ten tower. The underage of Brick is offset by the significant use of other masonry materials of equal or greater visual quality (cultured stone). The proposed design represents a significant improvement to the existing structure that is visually compatible with buildings in the surrounding area and will have a positive effect when viewed from adjacent properties and rights-of-way.

It is our recommendation that the proposed design is consistent with the intent and purpose of the Facade Ordinance Section 2520 as well as Section 2202.6, and the a Section 9 Waiver be ranted for the overage of EIFS and Wood, and the underage of Brick.

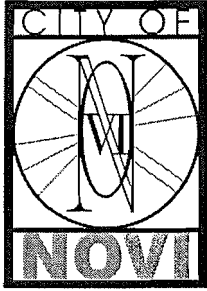
If you have any questions please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



February 14, 2011

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Dave Staudt

Justin Fischer

Wayne Wrobel

City Manager
Clay J. Pearson

Director of Public Safety
David Molloy

Director of Fire and EMS
Jeffrey Johnson

TO: Barbara McBeth, Deputy Director
Community Development, City of Novi

RE: Genji Japanese Steakhouse, 27155 Sheraton Dr.
SP: 10-47A

Dear Ms. McBeth,

The above plan has been reviewed and it is **Recommended for Approval.**

Sincerely,

A handwritten signature in black ink, appearing to read "Michael W. Evans".

Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
45125 W. Ten Mile Rd.
Novi, Michigan 48375
248.349-2162
248.347-0570 fax

cityofnovi.org

APPLICANT LANDBANKING DISCUSSION
October 25, 2010

R O N A N D R O M A N

October 25, 2010

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: Pre-Application Responses
Genji Japanese Steakhouse/Pi's Property Management
27155 Sheraton Drive

Dear Ms. McBeth,

We are submitting our responses to the pre-application review comments, along with revised drawings addressing the specific issues raised by all reviewing parties comments.

Doug Necci's Review:

We have discussed the project with Doug and we have revised our drawing sheet A-201 to show the Façade Material Compliance Chart for Region 1 as well as the Region 2 Chart which the original project was originally designed to be in compliance with. Doug was not able to track down the history showing how the project was previously approved, but he suggested that he found the project to be finely designed and that he would support a Section 9 Waiver for which we will submit. We have modified the sample board and will proceed with the formal submittal.

Traffic Review

1. We have corrected the location of the access aisle for the van accessible space.
2. We are proposing concrete parking bumpers at the barrier free spaces to prevent damage to the sign posts as we do not have the room to move the signs back from the curb 2 ft without impacting the pedestrian walk adjacent to the parking.
3. We have added a 24 inch (R1-1) stop sign at each of the 2 access drives.

Engineering Review

General:

1. The site plan shall be designed in accordance with the Design and Construction Standards
2. All required permits including any right of way permits will be pursued by the contractor when selected
3. We have identified by noting and shading all work related to this project on the site plan
4. The following are our responses to issues raised by the review.

Utilities:

5. The existing utilities are shown on the site plan G-102 and the Site Survey G-103. The existing gas service remains as is, the existing electrical service utilizes the existing transformer location and service is brought into a new electrical room proximal to the transformer, and the existing sanitary lead has been indicated on

the site plan G-102

- 6. The existing storm sewer layout on the project is to remain as is. The existing paved area square footage remains basically the same as the existing once the traffic islands are reconfigured per the new plan. The only new paving occurs at the western end of the site where the parking is being extended by approximately 50 ft. (50 ft x 178 ft= 8,900 sf new paving). We will submit a civil engineering package for the stormwater impact due to the extension of the parking at the west, along with the future land banked area of approx 65 ft. x 178 (11,570 sf).

Paving and Grading

- 7. The Site Survey shows 1 foot contour intervals 50 ft past the site, and no changes are being proposed to the topography or to the site access points which would introduce any new off-site surface drainage.
- 8. All new end islands being used in the Islands Area Summary meet the City of Novi Standards. Those islands which are being introduced to define parking areas which do not meet the area requirements in the standards are not being included in the Island Area Summary. No changes are being proposed for the portion of parking lot layout surrounding the rear catering facility.

Storm Water Management Plan

- 9. We will submit the Storm Water Management Plan as related to the impact of the additional paved parking areas being proposed at the west end of the site.
- 10. As mentioned above, there is little or no change to the eastern end of the site surrounding the existing restaurant building being renovated. The SWMP will address all issues related to the west end of the site.
- 11. The Civil Engineer shall address the storm water pre-treatment.
- 12. The Civil Engineer shall address the access route.
- 13. The Civil Engineer shall address access easements as may be required.

Off-Site Easements

- 14. No off site easements are anticipated aside from any which may be required per the pre-treatment structure.

Planning Review Summary Chart

- 1. Uses Permitted in C District Subject to Special Conditions- we understand that the Planning Commission and City Council must approve this use
- 2. Parking Setbacks – We have labeled the setbacks in all new and deferred parking areas.
- 3. Number of Parking Spaces - Sheet G-102 shows both methods of parking calculations including the following description:

With regards to the gross square footage calculation of required parking, the owner has purchased both buildings on the site, of which the existing kitchen facilities associated with the Existing Catering Facility will be utilized as a prep kitchen for the restaurant, utilizing the restaurant staff, with no plan to operate the facility in it's previous function as a catering kitchen. As such, approximately 50% of that building will have no employees associated with it. Therefore, of the existing 19,053 SF, 9,526.5 SF will be non-contributory to parking needs, leaving 9,526.5 SF to be used in the calculation of required parking at 700 SF per parking space.

Based on gross square footage, the parking requirements are as follows:

Restaurant:	12,554 SF/70 =	179.34
Catering Building	9,526.5SF/700=	13.6
Total Req'd		192.94 or 193 Required/210 Provided

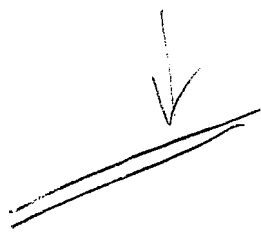
land banking

The owner can demonstrate based on his other restaurants that the seating associated with the teppanyaki dining portion of the facility is less than typically associated with dining tables. We show 20 teppanyaki tables totaling 193 seats. There are 10 teppanyaki chefs which service these tables, and the process by which the tables are seated allows for the accumulation of sufficient patrons at each table prior to the chef preparing the meal. These tables are not always fully seated prior to the start of the dinner, and the dining process allows for the finishing of a meal with patrons leaving as they finish, leaving the table unavailable until all patrons have left and the table is prepared for the next party. This results in up to 25% of the available seats being unseated at any time throughout the peak periods. This seating program also reduces the load on the standing waiting areas of the restaurant as the patrons are seated at the table waiting for it to fill up sufficiently to commence preparation of the meal. This also reduces the number of standing waiting spots associated with approx half of the occupant load. We propose that we are providing a waiting area for 14 occupants.

Additionally, the owner can demonstrate that where his restaurants fall in areas which have a higher median income level, there are more larger parties arriving in single transport for the teppanyaki dinner than in lower income areas which result in more couples and less families, resulting in more vehicular traffic.

We submit that of the 193 teppanyaki seats available, a more realistic number at any one time would be 145. As such, the Occupant Load Calculation would be as follows:

Restaurant	Dining	87
	Patio	24
	Settees	23
	Booths	48
	Teppanyaki	145
	Bar	41
	Waiting	14
	Sub Total	382/2 = 191
	Employees	24/2 = 12
Restaurant Total		203
Catering Building Employees		6/2 = 3
Total Parking Calculated per Occupants		= 206 Required/210 Provided



These numbers are reflected on Sheet G-102

4. Parking Space Dimensions – We have added typical dimensions at all areas of existing and proposed parking, we comply with 24 ft wide aisles for all perpendicular parking being proposed.
5. End Islands- The square foot areas of each compliant island is indicated on the plan.
6. Barrier Free Spaces – We have added 1 standard barrier free parking space and one van accessible space for the Catering Building.
7. Barrier Free Space Dimensions – We have added dimensions on plan
8. Loading Spaces – The existing Catering Building shows an area for semi-truck deliveries. All deliveries to the Restaurant will be accommodated by 45 ft deep loading zone at the rear of the building.
9. Dumpster Enclosure – We shall provide all construction details on the final site plan, including the provision of protective bollards as required.
10. Exterior Lighting – We shall submit a photometric plan with Final Site Plan – please note that exterior lighting has not changed from the previously approved building permit set.

11. Sidewalks – We shall seek a waiver from providing a walk along Fountainwalk Drive. We have added a sidewalk from the south door to the driveway.
12. Pedestrian Connectivity - There currently is no sidewalk along Sheraton and therefore require further clarification to understand the intent of this requirement.
13. Design and Construction Standards – We have enclosed Sheets G-103 and G-104 which show all property descriptions and details being requested.
14. Development and street names – We are not proposing any street names
15. Development/Business Sign – Signage shall be submitted under separate permit.
16. Section 2202 – FAR ratio is 0.17. We shall seek City Council Waiver for providing public gathering space.

We look forward to presenting this project at the next Planning Commission Meeting, and look forward to your review and subsequent comments.

Very Truly Yours,



Roman Bonislawski
Registered Architect
Architect License No. 37397
Ron and Roman, L.L.C.

cc. Henry Pi - Genji

APPLICANT RESPONSE LETTER(S)

R O N A N D R O M A N

February 17, 2011

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: **Building Plan Review Response
Genji Japanese Steakhouse
27155 Sheraton Dr.
SP#10-47**

Dear Ms. McBeth,

We are submitting our responses to the plan review comments, along with revised drawings addressing the specific issues raised by your review.

Planning Review Comments

0. Recommendation At this time, the Planning Staff **recommends conditional approval of the Preliminary Site Plan and Special Land Use Permit** subject to the applicant revising the plan to meet the parking setback requirements, provide a total of 264 proposed and landbanked parking spaces, City Council approval of the proposed landbanked parking spaces, obtaining an interpretation from City Council that a restaurant is a public gathering place, adding parking lot islands where requested and the applicant making the minor corrections requested in this letter, the Planning Review Chart and the other staff and consultant review letters.

We will make all the requested revisions and minor corrections per the enclosed responses which follow.

1. Schedule of Regulations The Site Plan demonstrates general compliance with the standards of Section 2400, the Schedule of Regulations, relating to the building and parking setbacks and maximum building height. Although the parking lot access aisles along the north and south property lines are located in the required 20 foot side yard setback, both aisles are existing and previously approved therefore in compliance with the ordinance. All new proposed and landbanked parking spaces and access aisles meet the C District's side parking setback requirement except for the northwestern bay of landbanked parking spaces. The applicant is asked to **redesign the northwestern parking spaces and access aisles to meet the 20-foot rear parking lot setback requirement.**

We have redesigned the referenced parking spaces and access aisles to meet the setback requirements.

2. Parking Spaces (Section 2505.14 and 16) Based on the applicant's proposed floor plan and maximum occupant load for the proposed restaurant and the floor area of the "Food Prep" building, the Zoning Ordinance requires a total of 264 parking spaces (237 parking spaces for the

restaurant and 27.2 for the "Food Prep" building. The site plan depicts 210 developed and 41 landbanked parking spaces for a total of 251 parking spaces (the parking data table on the plan states 246 total parking spaces). In addition, the Site Plan depicts 36 parking spaces as "by others". This brings the total depicted parking spaces to 280. The applicant is asked to **provide a minimum of 264 developed or landbanked parking spaces.**

We are providing a total of 264 landbanked parking spaces, to be submitted with the Final Site Plan submittal.

City Council may approve the landbanking of parking spaces if an applicant can demonstrate that the actual number of parking spaces required are in excess of the actual requirements for the functional use of the business for up to 25% (66 maximum) of the required number of parking spaces on the site, subject to the following conditions:

- The minimum number of spaces required for the site shall be 45, prior to the landbanking requires (*meets requirement 264 required*);
- An alternative parking site plan shall be submitted that conforms with City ordinances (*proposed landbanked parking spaces depicted on the site plan*);
- All areas designated for landbanking shall be maintained as landscaped open space or be maintained in its natural vegetative condition existing prior to development, provided the natural vegetation is in keeping with the general appearance of the area (the banked parking space area currently contains some natural vegetation and no landscaping changes are proposed).
- In addition to the above requirements, approval shall be granted only upon finding by the City Council, with recommendation from the Planning Commission, that the proposal meets the following:
 - The applicant has demonstrated the use would require less parking than what would typically be required (*applicant has provided a narrative see discussion below*);
 - Parking will not occur on any street or driveway, any area not approved and developed for parking and will not occur on that area where parking construction has been landbanked until such time as that area is constructed for parking (*staff recommends placing this condition on the approval*);
 - The requested parking landbanking shall not create traffic or circulation problems on or off site (*no apparent problems*);
 - The requested parking landbanking shall be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance (*appears consistent*).
- The owner of property for which parking landbanking has been granted shall report any proposed change in the use or occupancy of the property to the Building Official prior to said increase or change, who shall evaluate the need for some or all of the landbanked parking spaces to be installed. Upon determination by the Building Official or his designee that some or all of the landbanked spaces need to be installed, the applicant shall install some or all of the landbanked spaces prior to any change in the use or occupancy of the property (*applicant has placed a note on the plan acknowledging this requirement*); and
- In approving landbanking of parking, the City may prescribe such conditions regarding the character, location, landscaping and other features that will in its judgment secure the objectives and purposes of this Ordinance. Violations of such conditions, when made a part of the terms under which the landbanking is permitted, shall be deemed a violation of this Ordinance.

The applicant has provided a floor plan for their proposed Japanese steakhouse restaurant and a narrative (October 25, 2010 response letter) outlining reasons their restaurant and "Food Prep" building would need fewer parking spaces than required by the Zoning Ordinance. The proposed floor plan includes fixed grills with associated bar stool seating (Teppanyaki seating) for almost half of the proposed 418 seats in the restaurant. The applicant states that based on using a limited number of rotating chefs for serving customers at these grills, that it is realistic to assume that 48 of the 193 Teppanyaki seats during peak periods would be unoccupied. The applicant also states that in their experience they believe they will have a large number of larger parties arriving in one vehicle which could further reduce the parking demand. Based on the floor plan and business model presented in the narrative, the Planning Staff supports the narrative's assumptions and supports the landbanking the parking space required for 48 occupants. At once space for every 2 occupants, the number of developed parking spaces needed for the restaurant use can be reduced by 24 parking spaces which are proposed to be landbanked.

The applicant has also stated that they will only have 6 employees in the "Food Prep" building and at once space for every 2 employees the parking demand would be reduced to 3 parking spaces. The Zoning Ordinance requires 27.2 parking spaces based on the gross leasable floor area of the building. A reduction of 24.2 parking spaces is proposed and supported by the Planning Staff. This brings the total supported landbanked parking spaces to 48 leaving a requirement to have

The Site Plan depicts 210 existing and proposed parking spaces and 41 landbanked parking spaces (251 total). The Plan also depicts 36 parking spaces as "by others" that could be relabeled as landbanked parking spaces. The applicant is asked to **provide at least 216 developed parking spaces and seek City Council approval for up to 48 landbanked parking spaces or provide additional justification to request additional landbanking of parking spaces.**

We are providing 216 developed parking spaces and are seeking approval for an additional 48 parking spaces landbanked, to be submitted with the Final Site Plan submittal.

3. Parking Lot Islands (Section 2506.13 and 2509.3.c) End islands with raised curbs and landscaping are required at the end of each bay of parking spaces that abut traffic circulation aisles. Painted islands may be used as a replacement if City Council waives the requirement for raised curbs and landscaping if they determine that traffic circulation would be low or that painted islands would be more appropriate. A new bay of parking spaces is proposed just west of the "Food Prep" building without end islands. The applicant is asked to **provide end islands with raised curbs and landscaping or obtain a City Council waiver and provide painted islands in this location.**

We are providing end islands with raised curbs at the referenced location, to be submitted with the Final Site Plan submittal.

4. Outdoor Seating (Section 2524) The applicant is proposing a glass wall enclosed seasonal outdoor seating area for 24 patrons to be served by the restaurant wait staff. This use is permitted as an accessory to the principal restaurant use if approved with the Site Plan and Special Land Use Permit, subject to the following conditions:

- Open only during restaurant business hours;
- Open only between April 15th to November 30th of each year;
- All outdoor furniture stored indoors between December 1st and April 14th;
- Building Division approval of the floor and seating plan, and
- An annual inspection and approval by the City of Novi Building Official.

Applicant is asked to provide notes on the Plan acknowledging the above conditions.

We are including the notes listed above on the plan, to be submitted with the final site plan submittal.

5. Special Land Use Considerations Restaurants and uses accessory to a restaurant are permitted as Special Land Uses on parcels in the C, Conference District subject to meeting the requirements of Sections 2202 and 2516.2(c). The Site Plan meets the requirements of Section 2200 regarding access, floor space, density, height, uses and setbacks. The Section also required proposed buildings to provide for an atrium or other public gathering place. The existing restaurant was not required to have a separate public gathering place. The Planning Staff believes a restaurant can be considered a public gathering space and suggests that the applicant **request the City Council to approve the restaurant as a public gathering place.** In addition, Section 2200 includes design and façade criteria that are discussed in the Façade Review.

We are requesting that City Council approve the restaurant as a public gathering space.

The City Council with a recommendation from the Planning Commission, when exercising its discretion over Site Plan approval should not consider the following factors relative to other feasible uses of the site:

- Whether the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off street parking, off street loading/unloading, travel times and thoroughfare level of service. *The small increase in potential occupants should have a minimal impact on area roads.*
- Whether the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. *The small increase in potential occupants should have a minimal impact on municipal services.*
- Whether the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. *No disturbance of any woodlands, wetlands, watercourses or wildlife priority habitat areas is proposed.*
- Whether the proposed land use is compatible with adjacent uses of land in terms of neighborhood. *The proposed uses are almost the same as the existing uses, thus they will have little impact on neighboring properties.*
- Whether the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. *This area is depicted in the Master Plan for commercial uses.*
- Whether the proposed use will promote the use of land in a socially and economically desirable manner. *Restaurant uses are desired in the City.*
- Whether the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

6a. Minor Items The applicant is asked to satisfactorily address all of the minor items noted for correction in the Planning Review and Lighting Review Charts on the Final Site Plan submittal.

We have now addressed all review items except for final lighting design including photometrics, which will be submitted for final site plan approval. We are indicating proposed lighting solution on the revised plans utilizing the same lighting fixtures and pole heights and fixture spacing as existing. Photometrics to follow with final site plan approval submittal.

6b. Pre-Construction Meeting Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. Contact Sara Marchioni at 248-347-0430 or smarchioni@cityofnovi.org

6c. Response Letters A letter from either the applicant or the applicant's representative addressing all of the comments in this, and in the other review letters, is requested **prior to the matter being reviewed by the Planning Commission**. Additionally, a letter from the applicant is requested to be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above, and with any conditions of City Council approval.

This letter addresses the changes resulting from the Preliminary Site Plan review which will be included with the final site plan submittal.

Engineering Review

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is NOT recommended.

The Preliminary Site Plan does **NOT** meet the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual for the reasons stated below:

1. Landbanked parking and future parking by others are shown in an area that is proposed for storm water management on the plan. A parallel plan must be provided that demonstrates and alternative storm water management plan should the landbanked and future parking areas be constructed in the future. The parallel plan must include calculations and soil borings for all storm water treatment areas to demonstrate feasibility. The applicant has indicated that this can be provided.

An alternative plan has been provided that demonstrates a rain garden and a detention basin can be provided to account for the landbanked parking. The future parking by others has been removed from the plan. If another 10 spaces are necessary, the rain garden and detention can be sized to accommodate them. This could be done by shifting both to the West and increasing the width North or South if needed.

The following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.

The City standard detail sheets will be included in the final site plan submittal.

3. No fixed objects are permitted within public utility easements including light poles, building footprint, walls, signs, etc. The revised plan indicates that new light poles are proposed within the existing water main easement near the northeast portion of the site.

The existing water main easement will be shown on the final site plan. Would it be acceptable to leave the poles within the easement if the owner agreed to any costs associated with the poles, with future water repair in the parking lot? If this is unacceptable, new pole locations will be investigated and shown on the final site plans.

4. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review. The applicant's response letter indicates that this note has been added to the plan, however, it was not found during the review.

A note will be added to the final site plans that state that dewatering is not expected during construction.

5. Add the existing water main easement locations to the utility plan.

The existing water main easements will be shown on the final site plans.

6. As noted in our preview review, show and label all roof conductors, and show where they tie into the storm sewer.

The roof conductors are being looked into by the architect, the existing and proposed locations will be shown on the final site plans.

7. Manholes shall be constructed at all junctions of storm sewer. The plan current shows a new catch basin lead connecting to an existing storm sewer near the northeast corner of the eastern building. A new manhole may be required for this connection.

The storm connection near the Northeast corner of the building is essentially a storm extension. A new catch basin will need to be installed unless the existing catch basin can be shifted. A note will be added to the final site plan that a new catch basin is proposed at the location, unless the existing catch basin can be shifted or rotated to match the new curb line.

8. All proposed catch basins shall be clearly labeled and have a different line width than existing structures.

All proposed catch basins will be clearly labeled with a different line width than the existing structures on the final site plans.

9. Provide profiles for all proposed storm sewers.

Profile drawings will be included for all proposed storm sewers on the final site plans.

10. Provide calculations as required in the Engineering Design Manual for the bioretention basin.

Calculations will be provided per the Engineering Design Manual for the bio-retention and detention basin on the final site plan submittals.

11. The structure numbering and labeling in calculations should be consistent and reflected in the plan for catch basins and other structures.

All structures will be numbered and labeled consistently in the final site plan submittal.

12. Some coefficients used for the drainage calculations seem lower than the minimums allowed in the Engineering Design Manual. Calculations supporting the weighted average should be added to the plans.

The coefficients were based on the Engineering Design Manual, calculations of the weighted average will be added to final site plan drawings. If any coefficients are found to be incorrect, the final site plans and/or calculations will be corrected accordingly.

13. Revise Sheet 8 of 8 to improve legibility. Several details include text that is difficult to read.

Sheet 8 will be updated to help improve the readability of the sheet. If necessary, an additional sheet will be provided to enlarge the information from sheet 8 on the final site plans.

14. The plan indicates that the west side of the parking lot will not be curbed; however sheet flow is concentrated to the southwest corner of the parking lot. Curb and gutter are required unless it is part of a stormwater management plan to provide low impact development.

The West side of the parking lot will be curbed and shown on the final site plans.

15. Additional detail will be required for the spillway at the southwest corner of the parking to ensure that soil erosion will not be an issue.

A spillway detail will be added to the final site plans.

16. There is a discrepancy between the engineering plan and the landscape plan regarding curb and gutter for the parking lot island at the northeast corner of the new parking lot. This area should be curbed rather than striped.

The Northeast corner of the new parking lot will be curbed as requested in the final site plans.

17. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

A letter will be provided showing all changes and their corresponding revised sheet numbers in the final site plans.

18. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not

any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

An itemized construction cost estimate will be submitted with the final site plans.

19. A preconstruction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).

A pre-construction meeting will be setup prior to any work commencing.

20. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.

A City of Novi grading permit will be applied for and received prior to any work commencing.

21. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.

A City of Novi SESC permit will be applied for and received prior to any work commencing.

22. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.

Construction inspection fees will be determined and paid for prior to the pre-construction meeting.

23. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.

An incomplete site work performance guarantee will be provided prior to construction starting.

24. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

A street sign financial guarantee will be posted at the Treasurer's office prior to construction starting.

Landscape Review Comments

Adjacent to Residential – Berm & Buffer

1. A 3' tall berm is required along the Sheraton Road frontage adjacent to parking. The applicant has provided this berm.
2. Berms must meet the 80 to 90% opacity requirements of the ordinance. **The Applicant will need to add additional shrubs and/or perennials to meet this requirement for the berm. The plantings will need to be placed along the length of the berm.**

We are adding the required landscape to meet the opacity requirements at the berm for the Final Site Plan Submittal.

3. **All proposed frontage trees should be located directly along the right-of-way of Sheraton Road and within the front building setback.**

We have located the frontage trees along the right of way of Sheraton and within the front building setback for the Final Site Plan Submittal.

Street Tree Requirements

4. Required Street Trees are typically to be placed between the curb line and the sidewalk, within the right-of-way. Although no sidewalk exists, **the Applicant must locate all proposed street trees within the right-of-way.**

We have located the street trees along the right of way of Sheraton and within the front building setback for the Final Site Plan Submittal.

5. Street trees are required to be canopy trees. The *Metasequoia glyptostroboides* (Dawn Redwood) proposed are not on the City of Novi plant list for suggested street trees. The Suggested Plant Material List has a high number of acceptable species. **The Applicant should consider an alternative species.**

We will revise the street tree species to be per the City of Novi plant list for the Final Site Plan Submittal.

Parking Lot Landscape

6. Calculations for interior parking landscape area have been provided for the required Parking Lot Landscape Area per Ordinance requirement. The applicant is required to install a total of 6,411 square feet of Interior Parking Lot Landscape Area. In total, including the land banked parking area, the applicant is short of the Interior Landscape Area by 638 SF. **The Applicant should provide this additional 638 s.f. of landscape area within the parking lot. The addition of two (2) additional landscape islands is recommended.**

We have added the 2 additional islands, and a corner island in the northwest corner of the developed parking plan to account for the additional required landscape area, and to provide the appropriate corrected landscape area based on revisions being made to the parking islands in general per the enclosed traffic review for the Final Site Plan submittal.

7. **Please add landscape materials to all vacant parking lot islands intended to count**

toward Interior Parking Lot Landscape Area requirements.

We are adding landscape materials to the existing vacant islands for the Final Site Plan submittal.

8. Perimeter Parking Lot Canopy Trees are required at an average of one per 35 LF. Existing healthy trees and trees counted toward interior parking lot landscape may be counted towards this requirement. By virtue of the existing and proposed trees, the Applicant meets the perimeter planting requirement.
9. Some existing canopy trees are proposed to be relocated on the site. These trees will remain under warranty just as would any newly planted vegetation. Site plantings must be maintained indefinitely.
10. A total of eighty four (84) Parking Lot Canopy Trees are required for the Parking Area. These have been provided. An additional ten (10) Parking Lot Canopy Trees will need to be installed should the land banked parking be constructed.

Woodland Replacement Trees

11. The applicant has proposed eight (8) tree replacement credit plantings to be placed on the site. As the site does not fall into regulated woodlands, these replacements are not necessary. These trees may however be utilized as Parking Lot Canopy Trees or Parking Lot Perimeter Trees. The applicant should revise the planting schedule and any planting keys or labeling on sheet L-1 as appropriate.

Building Foundation Landscape

12. A 4' wide landscape bed is required along all building foundations with the exception of access points.
13. An area 8' wide multiplied by the length of the building foundations is required as foundation landscape area. In total, the two buildings require 8,896 SF as foundation planting area. With the addition of the plant beds and outdoor seating areas, the applicant has met these requirements.

Plant List

14. The Plant List as provided generally meets the requirements of the Ordinance and the Landscape Design Manual.
15. **Unit costs for the planting materials must be shown utilizing the standard City of Novi cost estimate values. A copy is attached.**

We have updated the unit costs for the planting materials utilizing the standard City of Novi estimated values for the Final Site Plan Submittal.

Planting Notations and Details

16. The Planting Details as provided generally meet the requirements of the Ordinance and the Landscape Design Manual.

Irrigation

17. All landscape areas are required to be irrigated. An irrigation plan has been submitted.

General

18. Final financial requirements will be verified upon subsequent submittals.

19. All transformers must be screened.

Façade Review

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by RonandRoman, Llc, dated 11/10/10. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Schedule, if any, are highlighted in bold.

	North (Front)	South	East	West	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30%)
EIFS	45%	40%	33%	33%	25%
Cultured Stone	46%	40%	21%	20%	50%
Wood – Weathered Cedar	24%	6%	28%	10%	0%
Flat Metal Panels (Roof Screens and Cor-Ten Tower)	15%	14%	18%	37%	50%

This project represents an alteration as described in Section 2520.6 of the Ordinance. Section 2520.6 requires that where new materials are proposed for an existing building the entire façade shall be brought into compliance with the Façade Chart. As shown above the percentages of EIFS and Wood exceed the maximum percentages allowed by the Façade Chart, and the percentage of Brick is below the minimum percentage required by the Façade Chart. A Section 9 Waiver would be required for these deviations.

Section 2202.6 of the Ordinance requires that building in the C-Conference District be designed to (1) related to other buildings on the site and (2) be visually compatible and reflect good urban design and building proportions as viewed from adjacent properties and rights-of-way.

Recommendation – The proposed design represents a unique and imaginative combination of materials, several of which – weathered cedar and Cor-Ten steel – are not specifically listed on the Façade Chart. For that reason the numerical deviations from the façade chart do not necessarily represent an inconsistency with the intent of the Ordinance. As evidenced by the sample board provided by the applicant the colors and textures of all materials have been carefully coordinated. The composition of materials is nicely integrated with the building proportions which are enhanced by added elements such as the copper fountain and Cor-Ten tower. The underage of brick is offset by the significant use of other masonry materials of equal or greater visual quality (cultured stone). The proposed design represents a significant improvement to the existing structure that is

visually compatible with buildings in the surrounding area and will have a positive effect when viewed from adjacent properties and rights-of-way.

It is our recommendation that the proposed design is consistent with the intent and purpose of the Façade Ordinance Section 2520 as well as 2202.6 and a Section 9 Waiver be granted for the overage of EIFS and wood and the underage of brick.

We await further comments, and look forward to subsequent communication from you should you require additional information.

We propose to pursue getting the Section 9 Waiver.

Traffic Review

1. The applicant, Pi's Property Management, proposed to extensively renovate the existing vacant restaurant and associated parking lot at 27155 Sheraton Drive. Some improvements would also be made around the separate building (at the rear of the site) housing the existing catering kitchen, to be used in the future as a prep kitchen for the steakhouse. The overall site is 4.2 acres in size.
2. The proposed 12,554 SF quality restaurant can be expected to generate about 1,130 one way vehicle trips per day, 10 in the AM peak hour for commuting traffic and 94 in the PM peak hour for commuting traffic (63 entering and 31 exiting).
3. Although the forecasted daily trip generation exceeds the 750 trips ordinarily warranting a traffic Impact study under City policy, the new and enlarged restaurant would generate only about 13 more peak-hour, peak-direction trips than the smaller restaurant previously occupying the building. We therefore recommend that the City waive the traffic study requirement in this case.
4. The existing north driveway is only 35 ft from the next existing driveway to the north, and the existing south driveway is only 27 ft from the next existing driveway to the south. In both cases, the City's Design and Construction Standards call for a minimum of 105 ft. The proposed removal of the existing intermediate site driveway will eliminate an existing spacing deficiency relative to the south drive, however, and the proposed site redevelopment affords no further opportunities for driveway spacing improvement. We therefore recommend that the Planning Commission waive the minimum driveway spacing standard relative to this site plan.
5. No [improvements to the public roads] are warranted given the modest existing traffic volume on Sheraton Drive.
6. The existing north drive appears to have design dimensions within acceptable ranges per DCS Figure IX.I (i.e., a 25-ft width and return radii of 15-20 ft). At our request, a 24-inch STOP sign will be added on the driveway's approach to Sheraton Drive. **The note on engineering sheet 2 should be revised to indicate that this STOP sign will be mounted on the existing "light" pole, not "power" pole.**

The note on sheet 2 of the engineering drawings will be revised to indicate that the STOP sign will be mounted on the existing light pole, on the final site plans.

7. The existing south drive appears to be only 19 ft wide, or 1 ft narrower than permitted by DCS IX.I. This drive has previously served a similar use on the site, and will likely serve a relatively small fraction of the site's total traffic. **The requested 24-inch STOP sign exiting this driveway, shown on the initial preliminary site plan, is not shown on this revised plan and should be restored as a proposed improvement (in the Traffic Control Sign Table as well in the location where it will be installed). The Sign Table**

should indicate that both STOP signs will be the 24-inch size (permitted for low-speed applications).

The 24-inch STOP sign will be shown at the existing South drive and added onto the traffic control sign table. The sign table will be updated to indicate both STOP signs will be the 24-inch size permitted for low speed applications on the final site plans.

8. **The truck turning plan on engineering sheet 3 does not show the illustrated WB-50 (tractor trailer) truck completing its turns either entering the site (at the south drive) or exiting the site (at the north drive). Our review with a template indicates that this truck will be unable to enter the site at the south drive and reach the interior position shown without off-tracking significantly into unpaved areas. Also, exiting the north drive to the right will require the truck to swing further north in the drive than now portrayed. The truck turning plan needs to be revised to show complete site ingress and egress, along with any construction needed to accommodate the associated turns. Consideration should be given to providing an ingress connection from the hotel's rear service drive to the subject site near the southwest corner of the food preparation (west) building.**

The truck turning plan will be updated on the final site plan to better show ingress/egress out of both entrances (south and north). If additional work is necessary to accommodate truck turning, it will be shown on the final site plans.

9. **In response to comment 8 in our review letter of November 30, 2010, a pedestrian connection between the restaurant and hotel is not proposed near Sheraton Drive. The sidewalk stub proposed between the restaurant driveway and property line needs to be extended to the hotel parking long (only another 3 ft). Given the modest total distance between the parking lot and driveway (about 9 ft), we recommend that this connection be curbed and connect the top-of-pavement elevations of the lot and drive (with those elevations shown to verify the sidewalk's longitudinal slope). The applicant should submit a letter from hotel management agreeing to this connection and the terms for implementing it (including the crosshatched removal of one parking space).**

The sidewalk will be shown extended to the hotel parking lot as specified above in the final site plan submittal. The applicant will discuss the connection with the hotel owner and reach an agreement for implementing it.

10. **The proposed end islands have not been dimensioned, but it is clear that they do not comply with the requirements of the Novi Zoning Ordinance, at least in so far as the required setback from the parking lot aisle. Our standard detail for the most common island configuration is attached for the applicant's convenience. All islands need to be redesigned to meet the basic standards shown in this detail; that is, a 2-3 ft setback from the aisle, and at least an 8-ft width, 15-ft main radius, and a 2-ft minor radius. All back-of-curb radii on the plan should be dimensioned, either as "typical" for a standard (symmetrical) island, or as proposed in locations not incorporating the standard island. To provide adequate room for the required dimensioning, consideration should be given to using a larger scale (say 1 inch = 30 ft).**

All islands are being redesigned for Final Site Plan Submittal, and we are coordinating minimum island size requirements to provide the corrected required parking lot landscaping areas. The islands are being shortened to meet the required

2' setback from the access aisle to permit better access of adjacent parking spaces, and a large scale detail of islands will be provided with the submittal.

11. The driver of a large single-unit truck will have difficulty pulling into the proposed dumpster access area without jumping the curb of the very narrow end island on the west side of that area. **One of the four nearby parking spaces should be deleted, and larger radii should be used on the end islands at both ends of the resulting 3-space parking module** (the radius on the west end appears to be only about 10 ft, or 5 ft less than the City minimum).

A parking space has been removed and will be reflected on the final site plans.

12. No end islands – either raised or painted – have been proposed at the west ends of the two parking modules west of the food preparation building. This is no doubt due to the long-range possibility of expanding the parking lot into the land-banked parking area to the west, which would require removing any type of end island treatment installed now. It must be noted, however, that **Section 2506.13 of the Zoning Ordinance states in part: “...where internal traffic circulation is forecast to be low or where raised islands would not be appropriate, the Planning Commission may waive the requirement for raised end islands and may allow for painted islands only”** (emphasis added). We support a waiver of raised islands at these locations; however to qualify, the applicant must propose painted islands instead.

We are providing the raised curb islands at the referenced locations, to be included in the Final Site Plan Submittal.

13. A note should be added to the plan indicating that the “future parking plan” is conceptual in nature and will require the submission, review, and City approval of a future revised site plan prior to its construction.

A note will be added to the final site plan that states that the future parking plan is conceptual in nature and will require the submission, review, and City approval prior to constructing it.

14. The loading zone for the food preparation (west) building should appear on the plan in the manner indicated by the plan note; that is, with the proposed crosshatching and sign location actually shown.

The loading zone will be properly cross hatched on the final site plans.

15. The five barrier-free sign posts along the north side of the restaurant should be relocated to properly aligned positions in the landscaped area adjacent to the building. Their currently proposed locations at the face of the sidewalk preclude the vehicle overhang necessary to permit the proposed use of the 17-ft long stalls, and the posts would incur unnecessary impact damage.

The five barrier-free signs will be relocated a minimum of 2' behind the current locations on the final site plan. In addition, the two signs near the NW corner of the restaurant will be moved to the green area behind the sidewalk.

16. According to the legend at the lower right corner of engineering sheet 1, the number “10” near the northwest corner of the building pad should be shown within a square

rather than a circle, since the associated parking spaces scale 17 ft long, not 19 ft long.

The number 10 will be encompassed by a square instead of a circle on the final site plans.

- 17. The third line of the legend cited in comment 15 is incorrect in indicating that "VA" within a circle "denotes proposed number of van access B/F." Rather, that symbol as it appears within the parking lot merely shows the general location of such parking spaces (within two pairs of barrier-free spaces, one pair near each building). The specific locations of the site's two van-accessible spaces need to be shown unambiguously (so as to have the crosshatched access aisle on the space's right side), in order to ensure that the associated signage is properly located.**

The site's van-accessible spaces will be more clearly shown on the final site plans so that the appropriate signage can be properly located.

- 18. The barrier-free parking sign details on engineering sheet 2 should be revised to more accurately portray the appearance of the R7-8 sign (there is more to it than simply the wheelchair symbol).**

The barrier-free parking sign detail will be updated to better portray the R7-8 sign on the final site plans.

- 19. Architectural sheets A-1 and A-2 should be revised to show the sidewalk and barrier-free sign locations portrayed (or required above to be portrayed) on the final site engineering plan.**

We have revised the architectural sheets to reflect the relocation of the signs and will submit with the Final Site Plan submittal.

- 20. On both the architectural and engineering plan sheets, the wheelchair symbols in the barrier-free parking spaces should be rotated to reflect the orientation in which they will actually be painted; that is, with the bottom of the symbol facing the parking lot aisle.**

The wheelchair symbols will be rotated properly on the final site plans.

Very Truly Yours,

Roman Bonislawski
Registered Architect
Architect License No. 37397
Ron and Roman, L.L.C.

Building Review Response
Genji
2/17/11
Page 16 of 16