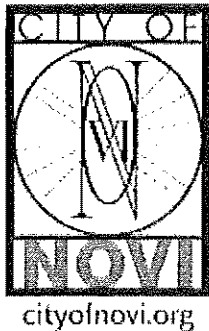


MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KRISTEN KAPELANSKI, AICP, PLANNER *Kjista*
THRU: BARBARA MCBETH, AICP, COMMUNITY DEVELOPMENT *Ba*
DEPUTY DIRECTOR
SUBJECT: TEXT AMENDMENT 18.256 – DRIVE-THROUGHS IN TC-1
DATE: JUNE 5, 2012

The Community Development Department was recently approached regarding the possible rezoning of nine parcels on the south side of Grand River Avenue, west of Flint Street and east of the railroad tracks. The subject properties are currently zoned TC-1, Town Center. The property owner has expressed an interest in rezoning the parcels to B-3, General Business in order to permit the construction of drive-through restaurants. A separate request was made for the City to consider the possibility of adding a drive-through component to the existing Panera Bread restaurant in the City Center Plaza. As an alternative to the potential rezoning, and to address some of the issues related to adding drive-through facilities to an existing restaurant, staff prepared a memo which considers the practicality and ramifications of adding drive-through restaurants as a permitted use in the TC-1, Town Center District (see attached April 4, 2012 memo).

As originally conceived and currently envisioned in Novi's Master Plan and Zoning Ordinance language the TC and TC-1 areas prioritize pedestrian oriented mixed uses. Realistic observation of the market driven development in the intervening years requires practical evaluation of options and current needs. As accessory drive-through facilities are currently permitted in these districts for pharmacies and banks, consideration of appropriately designed and implemented restaurant drive-throughs may warrant consideration.

Ultimately pivotal to this discussion is the fundamental question of whether or not carefully conceived and realized high quality drive-through facilities can exist within and contribute to the value of development in the TC and TC-1 Zoning Districts. The 2010 Master Plan for Land Use describes the Town Center District as " ... designed to promote the development of a pedestrian accessible, commercial service district in which a variety of retail, commercial, office, civic and residential uses are permitted." Section 1600, Intent: of the Zoning Ordinance further specifically notes that " ... restaurants with drive through facilities have a disruptive effect on the intended pedestrian orientation of the districts."

The City Council considered this issue and referred the matter to the Planning Commission on April 23, 2012. Relevant meeting minutes are attached.

Staff has drafted an amendment that includes provisions to allow drive-through restaurants in the TC-1 District in limited instances and with features that maintain the intent and character of the TC-District. These include but are not limited to the following: Drive-through lanes must be accessory to a larger indoor sit-down restaurant use with outdoor seating provided; Drive-through lanes must be screened; Proposed drive-through restaurants must have frontage on both an arterial road and non-residential collector with access provided only from the non-residential collector; and The site design must ensure safety and accessibility for pedestrians. In an effort to provide a visualization of what these standards might look like on a potential drive-through site, staff has provided a conceptual sketch that incorporates most of the proposed

standards. It is also important to note the Town Center District ordinance does require a number of features for all uses and sites to encourage a more pedestrian-centered area including the inclusion of low brick walls throughout the area, pedestrian plazas and amenities and general walkability. Lastly, attached are several examples of site plans for drive-through restaurants that allow for safer pedestrian access and minimize the conflicts between automobiles and pedestrians and/or provide beautification and screening features to better integrate a drive-through restaurant into the surrounding developments.

The Planning Commission set the public hearing for the proposed text amendment at the May 9th Planning Commission meeting. Relevant meeting minutes are attached. The Planning Commission asked that staff provide a comparison between the propose standards for drive-through restaurants in the TC-1 District and the existing standards for drive-through restaurants in those districts where they are currently permitted. A chart illustrating that information is attached.

The Planning Commission is asked to hold the public hearing on the proposed ordinance amendment at the June 13th Planning Commission meeting and forward a recommendation to the City Council, for reading and adoption.

If any Commissioner has any questions related to this request, do not hesitate to contact Kristen Kapelanski, in the Community Development Department at (248) 347-0586 or kkapelanski@cityofnovi.org.

**PROPOSED ORDINANCE AMENDMENTS
STRIKE-THROUGH**

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 12- 18 – 256

AN ORDINANCE TO AMEND ORDINANCE NO. 97-18 AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE AT ARTICLE 16, TC AND TC-1 TOWN CENTER DISTRICTS, SECTION 1600, INTENT AND SECTION 1602, PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS; IN ORDER PERMIT DRIVE-THROUGH RESTAURANTS.

THE CITY OF NOVI ORDAINS:

Part I. That Ordinance No. 97-18, the City of Novi Zoning Ordinance, as amended, hereby amended to read as follows:

ARTICLE 16. TC AND TC-1 TOWN CENTER DISTRICTS

Section 1600. Intent.

The TC and TC-1 Town Center Districts are designed and intended to promote the development of a pedestrian accessible, commercial service district in which a variety of retail, commercial, office, civic and residential uses are permitted. Each use shall be complementary to the stated function and purpose of the Districts and shall not have an adverse impact upon adjacent street capacity and safety, utilities, and other City services.

The TC and TC-1 Town Center Districts are further designed and intended to discourage the development of separate off-street parking facilities for each individual use, and to encourage the development of off-street parking facilities designed to accommodate the needs of several individual uses. Furthermore, it is recognized that uses which have as their principal function the sale or servicing of motor vehicles, such as automobile service stations, car washes, or new and used motor vehicle sales or service establishments, and drive-in restaurants and restaurants with drive-through facilities, havemay a disruptive effect on the intended pedestrian orientation of the districts.

The TC-1 District is especially designed to encourage developments of an urban "Main Street" with mixed land uses and shared parking. Flexible regulations regarding streetscape design, landscape design, provision of parking facilities, architectural and façade design, residential dwelling units, and setback standards are intended.

Section 1600A. Definitions. [unchanged.]

Section 1601. Principal Uses Permitted. [unchanged.]

Section 1602. Principal Uses Permitted Subject to Special Conditions.

The following uses shall be permitted by the City Council, following review and recommendation of the Planning Commission and subject to the conditions hereinafter imposed for each use, and further subject to the additional requirements of Section 2516.2(c) for special land uses. A public hearing shall be held by the Planning Commission in accordance with the requirements set forth and regulated in Section 3006 of this Ordinance. Notwithstanding the restrictions for outdoor sales found in Section 1601.1.a and 1601.2.a(1), limited outdoor sales may be permitted as follows:

1. Open air business uses when developed in planned relationship to a shopping center in

the TC and TC-1 District as follows:

- a. [unchanged.]
2. Outdoor sale of produce and seasonal plant materials outdoors, provided that such use is incidental to a similar principal use indoors and adjacent to and adjoining the building of the principal use, subject to the following conditions:
 - a. [unchanged.]
3. Veterinary hospitals or clinics provided all activities are conducted within a totally enclosed building and provided further that all buildings are setback at least two hundred (200) feet from abutting residential districts on the same side of the street. A noise impact statement is required subject to the standards of Section 2519.10(c).
4. Fast food drive-through restaurants subject to the following conditions:
 - a. Zoning of the parcel shall be TC-1.
 - b. The site shall have frontage on a non-residential collector and at least 300 feet of frontage on an arterial road and with access provided from the non-residential collector road only.
 - c. A minimum 2,000 square foot dining area with indoor seating for at least 40 people shall be provided.
 - d. The site plan shall be designed to achieve traffic circulation features both within the site and in relation to access streets that assure the safety and convenience of pedestrian traffic. Pedestrian connections to sidewalks and all adjacent uses shall be provided that ensure pedestrians are kept out of the travel path of vehicles visiting the site as much as possible. The drive-through lanes shall provide sufficient space so that motor vehicles will not impede the circulation of pedestrians, cyclists and motorists. Drive-through lanes shall be set back to the largest extent feasible from any designated pedestrian access (sidewalks, crosswalks, etc.). A low brick wall shall be provided wherever suitable to minimize potential conflicts between pedestrians and exiting drive-through traffic.
 - e. The drive-through shall be accessory to a full-service, indoor use on-site.
 - f. Drive-through lanes shall be screened from view by either the building or landscaping.
 - g. An outdoor seating area in compliance with the provisions of Section 2524 of the Zoning Ordinance shall be provided.
 - h. A Traffic Impact Statement prepared in accordance with the standards in the City of Novi Site Plan and Development Manual is required.
 - i. A noise impact statement is required subject to the standards of Section 2519.10(c).

Section 1603. Schedule of Regulations/Required Conditions. [unchanged.]

Part II

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2012.

BOB GATT, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

PROPOSED ORDINANCE AMENDMENTS
CLEAN

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 12- 18 – 256

AN ORDINANCE TO AMEND ORDINANCE NO. 97-18 AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE AT ARTICLE 16, TC AND TC-1 TOWN CENTER DISTRICTS, SECTION 1600, INTENT AND SECTION 1602, PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS; IN ORDER PERMIT DRIVE-THROUGH RESTAURANTS.

THE CITY OF NOVI ORDAINS:

Part 1. That Ordinance No. 97-18, the City of Novi Zoning Ordinance, as amended, hereby amended to read as follows:

ARTICLE 16. TC AND TC-1 TOWN CENTER DISTRICTS

Section 1600. Intent.

The TC and TC-1 Town Center Districts are designed and intended to promote the development of a pedestrian accessible, commercial service district in which a variety of retail, commercial, office, civic and residential uses are permitted. Each use shall be complementary to the stated function and purpose of the Districts and shall not have an adverse impact upon adjacent street capacity and safety, utilities, and other City services.

The TC and TC-1 Town Center Districts are further designed and intended to discourage the development of separate off-street parking facilities for each individual use, and to encourage the development of off-street parking facilities designed to accommodate the needs of several individual uses. Furthermore, it is recognized that uses which have as their principal function the sale or servicing of motor vehicles, such as automobile service stations, car washes, or new and used motor vehicle sales or service establishments, and drive-in restaurants and restaurants with drive-through facilities, may a disruptive effect on the intended pedestrian orientation of the districts.

The TC-1 District is especially designed to encourage developments of an urban "Main Street" with mixed land uses and shared parking. Flexible regulations regarding streetscape design, landscape design, provision of parking facilities, architectural and façade design, residential dwelling units, and setback standards are intended.

Section 1600A. Definitions. [unchanged.]

Section 1601. Principal Uses Permitted. [unchanged.]

Section 1602. Principal Uses Permitted Subject to Special Conditions.

The following uses shall be permitted by the City Council, following review and recommendation of the Planning Commission and subject to the conditions hereinafter imposed for each use, and further subject to the additional requirements of Section 2516.2(c) for special land uses. A public hearing shall be held by the Planning Commission in accordance with the requirements set forth and regulated in Section 3006 of this Ordinance. Notwithstanding the restrictions for outdoor sales found in Section 1601.1.a and 1601.2.a(1), limited outdoor sales may be permitted as follows:

1. Open air business uses when developed in planned relationship to a shopping center in

the TC and TC-1 District as follows:

- a. [unchanged.]
2. Outdoor sale of produce and seasonal plant materials outdoors, provided that such use is incidental to a similar principal use indoors and adjacent to and adjoining the building of the principal use, subject to the following conditions:
 - a. [unchanged.]
3. Veterinary hospitals or clinics provided all activities are conducted within a totally enclosed building and provided further that all buildings are setback at least two hundred (200) feet from abutting residential districts on the same side of the street. A noise impact statement is required subject to the standards of Section 2519.10(c).
4. Fast food drive-through restaurants subject to the following conditions:
 - a. Zoning of the parcel shall be TC-1.
 - b. The site shall have frontage on a non-residential collector and at least 300 feet of frontage on an arterial road and with access provided from the non-residential collector road only.
 - c. A minimum 2,000 square foot dining area with indoor seating for at least 40 people shall be provided.

The site plan shall be designed to achieve traffic circulation features both within the site and in relation to access streets that assure the safety and convenience of pedestrian traffic.

Pedestrian connections to sidewalks and all adjacent uses shall be provided that ensure pedestrians are kept out of the travel path of vehicles visiting the site as much as possible. The drive-through lanes shall provide sufficient space so that motor vehicles will not impede the circulation of pedestrians, cyclists and motorists. Drive-through lanes shall be set back to the largest extent feasible from any designated pedestrian access (sidewalks, crosswalks, etc.). A low brick wall shall be provided wherever suitable to minimize potential conflicts between pedestrians and exiting drive-through traffic.

- d. The drive-through shall be accessory to a full-service, indoor use on-site.
- e. Drive-through lanes shall be screened from view by either the building or landscaping.
- f. An outdoor seating area in compliance with the provisions of Section 2524 of the Zoning Ordinance shall be provided.
- g. A Traffic Impact Statement prepared in accordance with the standards in the City of Novi Site Plan and Development Manual is required.
- h. A noise impact statement is required subject to the standards of Section 2519.10(c).

Section 1603. Schedule of Regulations/Required Conditions. [unchanged.]

Part II

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2012.

BOB GATT, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

**COMPARISON CHART OF PROPOSED STANDARDS
AND EXISTING DRIVE-THROUGH STANDARDS
AND MAP OF EXISTING DRIVE-THROUGH RESTAURANTS**

Existing and Proposed Standards for Drive-through Restaurants

Item	Requirements in Districts Permitting Drive-through Restaurants			
	B-3, General Business	RC, Regional Center	FS, Freeway Service	TC-1, Town Center (proposed)
Use	Special Land Use	Permitted on properties utilizing the PD-2 option only	Principal Permitted Use	Special Land Use and drive-through must be accessory
Distance from Existing Restaurants	N/A	Must be 1,000' from any other restaurant on the same side of the street		N/A
Minimum Parcel Size	N/A	1.25 acres		N/A
Traffic Circulation	N/A	The site shall be designed to achieve traffic circulation features both within the site and in relation to access streets that assure safety and convenience of both vehicular and pedestrian traffic.	N/A	The site shall be designed to achieve traffic circulation features both within the site and in relation to access streets that assure safety and convenience of both vehicular and pedestrian traffic. A low brick wall shall be provided wherever suitable to minimize conflicts between pedestrians & drive-through lanes.
Building Height	Determined by the standards in the respective district. No requirements specific to drive-through restaurants exist or are proposed.			
Building Setbacks	Determined by the standards in the respective district. No requirements specific to drive-through restaurants exist or are proposed.			
Parking Setbacks				
Number of Parking Spaces, Parking Space Dimensions	1 for each employee plus 1 for each 2 customers allowed in the seating area			
Access Points	Must be located 60' from the intersection of any two streets		N/A	Access provided from non-residential collector road only.
Proximity to Residential Districts	Must be at least 60' from any residential district and drive-through lanes must be located at least		N/A	

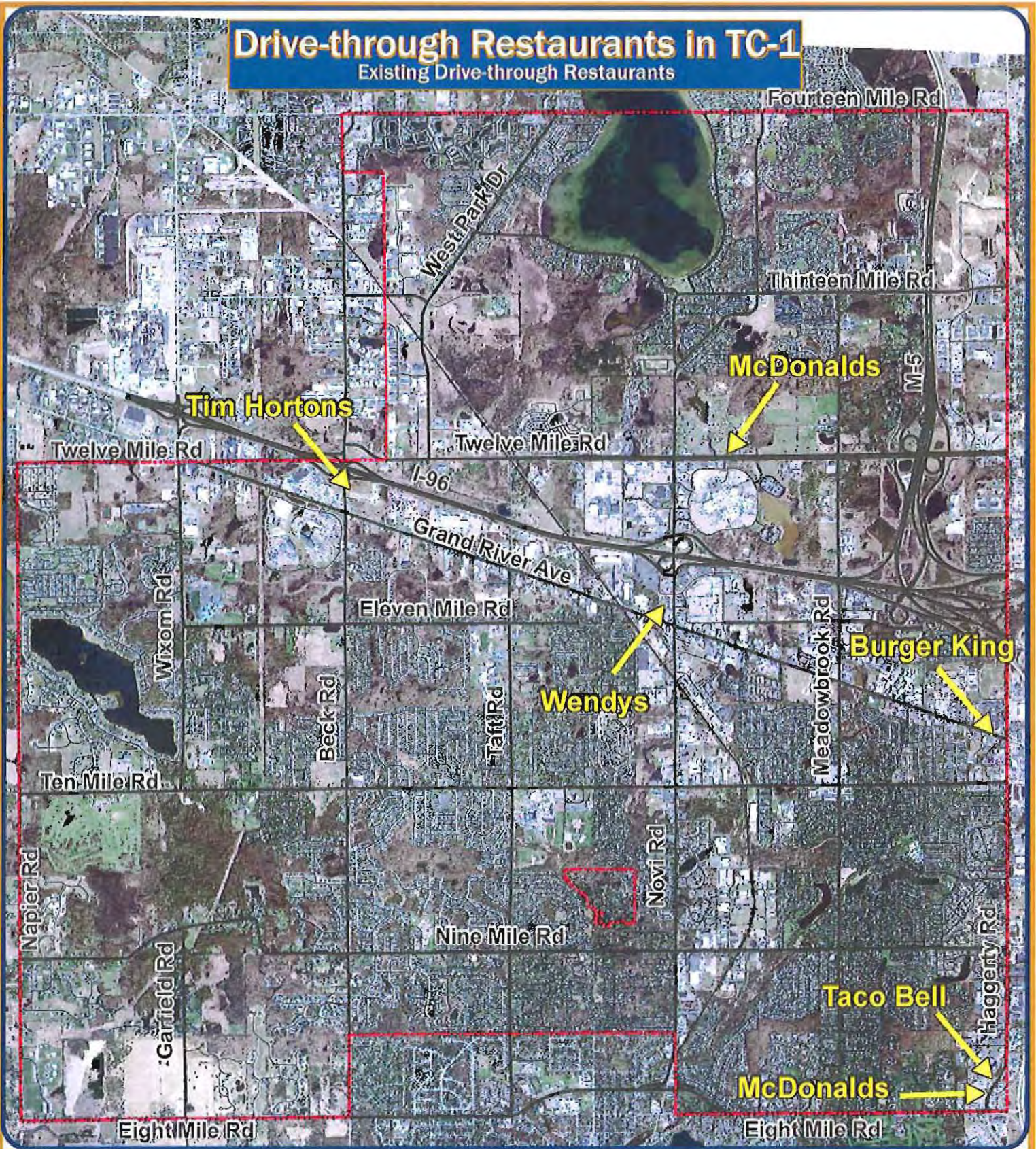
Item	Requirements in Districts Permitting Drive-through Restaurants			
	B-3, General Business	RC, Regional Center	FS, Freeway Service	TC-1, Town Center (proposed)
	150' from any residential district.			
Obscuring Wall	Required when abutting OS-1, OS-2, OSC, NCC, B-1, B-2 or B-3 properties. Must be 6' high.		N/A	
Noise Impact Statement	Required		N/A	Required
Road Frontage		N/A		Site must have frontage on a non-residential collector road and at least 300' of frontage on an arterial road.
Indoor Dining Area		N/A		Min. 2,000 sq. ft. with seating for at least 40 people.
Drive-through lane screening		N/A		Drive-through lanes must be screened by either the building or landscaping.
Outdoor Seating Area		N/A		Required
Traffic Impact Statement	Required if a proposal meets the thresholds established in the Site Plan Manual.			Required
Stacking Spaces for Drive-through	The distance between the order board and the pick-up window shall store 4 vehicles, and 4 vehicles shall be stored in advance of the menu board (not including the vehicles at the pick-up window and menu board).			
Drive-through Lane Delineated	Drive-through lanes shall be striped, marked, or otherwise delineated.			
Bypass Lane for Drive-through	Drive-through facilities shall provide 1 bypass lane. Such bypass lane shall be a minimum of 18' in width, unless otherwise determined by the Fire Marshal.			
Width and Centerline Radius of Drive-through Lanes	Drive-through lanes shall have a minimum 9' width and centerline radius of 25'.			
Drive-through Lanes Separation	Drive-through lanes shall be separate from the circulation routes and lanes necessary for ingress to, and egress from, the property.			
Loading Spaces	Determined by the standards in the respective district. No requirements specific to drive-through restaurants exist or are proposed.			

Item	Requirements in Districts Permitting Drive-through Restaurants			
	B-3, General Business	RC, Regional Center	FS, Freeway Service	TC-1, Town Center (proposed)
Loading Space Screening	View of loading and waiting areas must be shielded from rights of way and adjacent properties.			
Accessory Structure-Dumpster	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear or interior side yard. Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.			
Facade	Determined by the standards in the respective façade region. No requirements specific to drive-through restaurants exist or are proposed.			
Landscaping	Determined by the standards specific to the site. No requirements specific to drive-through restaurants exist or are proposed.			
Site Amenities	Determined by the standards in the respective district. No requirements specific to drive-through restaurants exist or are proposed.			
Exterior Lighting	Must be shielded from residential uses.			
Sidewalks	Required in accordance with the Bicycle and Pedestrian Master Plan.			

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

Drive-through Restaurants in TC-1

Existing Drive-through Restaurants



Map Author: Kristen Kapelanski
Date: 06/06/12
Project: Text Amendment 18.256
Version #: 1.0

MAP INTERPRETATION NOTICE

This information depicted is not intended to replace or substitute for any official or primary source. This map was intended to assist citizens in their understanding of the City of Novi. Boundary measurements and other information are approximate and should not be construed as a warranty or endorsement by the City of Novi. For more information, please contact the City GIS Manager at 734.774.1300 or visit the City GIS website at www.cityofnovi.org/gis.



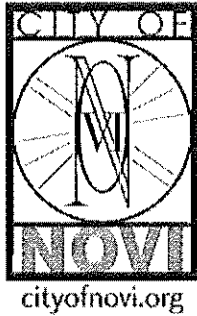
City of Novi

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



1 inch = 4,200 feet

**PLANNING COMMISSION MEETING MINUTES
MAY 9, 2012 – EXCERPT**



PLANNING COMMISSION MINUTES

Draft

CITY OF NOVI

Regular Meeting

May 9, 2012 7:00 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 Gutman, Member Lynch, Chair Pehrson

Absent: Member Anthony (excused), Member Greco (excused), Member Prince (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Sarah Fleming, Planner; Tim Wilhelm, City Attorney

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Gutman, seconded by Member Lynch:

VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER LYNCH:

Motion to approve the May 9, 2012 Planning Commission Agenda. Motion carried 4-0.

MATTERS FOR CONSIDERATION

2. SET PUBLIC HEARING FOR JUNE 13, 2012 FOR TEXT AMENDMENT 18,256 – DRIVE-THROUGH RESTAURANTS IN TC-1

Planner Kapelanski stated that the City has recently received several requests to permit drive-through restaurants on properties currently developed as or zoned TC-1 and the City Council recently directed the Planning Commission to consider this issue. In response, staff has drafted an amendment to permit restaurants with an accessory drive-through use in the TC-1 District in limited instances. Staff does have a concern regarding the compatibility of the intended pedestrian orientation of the TC-1 District with drive-through restaurants and has included provisions to limit conflicts where possible and allow for a pedestrian-accessible drive-through restaurant as a special land use. Provisions include drive-through lanes must be screened and drive-through restaurants must have frontage on an arterial road and non-residential collector with access only provided from the non-residential collector.

Based on the ordinance provisions proposed, drive-through restaurants could potentially be located in the locations identified on the provided map. Staff has also included a conceptual sketch that meets the standards in the TC-1 District and the proposed drive-through standards to give the Planning Commission a visual idea of how the proposed text might translate to an actual plan. The Planning Commission is asked to schedule the public hearing for June 13th. Should the Planning Commission so choose this matter could be sent to the Implementation Committee for further review. The Planning Commission is asked to schedule the public hearing for June 13th. Should the Planning Commission so choose this matter could be sent to the Implementation Committee for further review.

Member Lynch stated it seemed there were not a large number of drive-through restaurants in Novi and was concerned the City may be setting a precedent of allowing drive-through restaurants in additional districts.

Member Baratta asked staff if they had any insight on what was originally intended when the TC-1 District was created.

Planner Kapelanski stated that when the TC and TC-1 Districts were created some 20 years ago, the idea was to develop an area that was pedestrian oriented, a downtown area of sorts particularly with the TC-1 District. The TC-1 District allows mixed use developments and encourages residential and commercial type developments similar to what Main Street is trying to become. Drive-through's weren't initially anticipated to be included because one typically does not think an automobile centered drive-thru use would mix well with a pedestrian centered downtown area.

There has been interest from property owners in the area in establishing some drive-through restaurants and this amendment is in response to that. It's a proposal by the staff is to show how it might work to have drive-through restaurants in this district. Staff would recommend that they be allowed in very limited instances to try to maintain the original pedestrian oriented intent of the district.

Member Baratta stated that when he drives down Novi Road and sees what has developed there, there are not a lot of residential uses. It would seem that this area has become more of a traditional shopping area as opposed to what was originally envisioned.

Planner Kapelanski agreed and she thought that was what some of the potential applicants have been indicating.

Chair Pehrson asked Planner Kapelanski if in future packet materials for this amendment she could please summarize the standards for drive-through restaurants in other districts and compare to what is proposed for this amendment.

Motion made by Member Baratta and seconded by Member Lynch:

ROLL CALL VOTE ON THE MOTION TO SET A PUBLIC HEARING MADE BY MEMBER BARATTA AND SECONDED BY MEMBER LYNCH:

Motion to set a public hearing for June 13, 2012 for Text Amendment 18.256 for drive-through restaurants in TC-1. Motion carried 4-0.

**CITY COUNCIL MEETING MINUTES
APRIL 23, 2012 – EXCERPT**

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, APRIL 23, 2012 AT 7:00 P.M.
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 W. TEN MILE ROAD**

Mayor Gatt called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Fischer, Margolis, Mutch, Wrobel

ALSO PRESENT: Clay Pearson, City Manager
Victor Cardenas, Assistant City Manager
Tom Schultz, City Attorney
Charles Boulard, Community Development Director

APPROVAL OF AGENDA

CM-12-04-058 Moved by Fischer, seconded by Wrobel; **CARRIED UNANIMOUSLY:**

To approve the Agenda as presented with an added Presentation
4. Kathy Crawford, Oakland County Commissioner.

Roll call vote on CM-12-04-058	Yeas: Staudt, Casey, Fischer, Margolis Mutch, Wrobel, Gatt
	Nays: None

MATTERS FOR COUNCIL ACTION

3. Referral to the Planning Commission for Public Hearing and recommendation back to the City Council of a Zoning Ordinance Text Amendment for modification of the standards in the TC-1, Town Center Zoning District to allow drive-through restaurant uses.

City Manager Pearson said they have had some requests from the property owner to look at the possibility of this in the TC south of Grand River area and deserves a look. With the nature of retail, having this option, not to make these types of uses not as a drive-through focus but as a similar accessory like we do allow with banks or drugstores, improves the viability and marketability of the properties without detriment. He thinks it is more important that we review how the property is used, how they look, and fit together and not to have outright prohibition as we do right now.

Member Mutch had some concerns about the scope of what can come back from the Planning Commission. The biggest concern he had was allowing fast food drive-through use in the TC-1 district. We have a number of zoning districts that permit the fast food drive-through uses. We only have two zoning districts that are intended to have pedestrian and auto access on an equal basis. Every other commercial district in the City is automobile-focused in its intent. When you look at the actual amount of

acreage in the City that is given to the TC-1 district that has this focus of balancing of auto and pedestrian use, it is pretty small. He is concerned about watering down or opening up that district to allow drive-through fast food restaurants which are primarily high intensity auto focused use. If the intent is to allow some accessory uses to an existing use, such as a bank or pharmacy, would be allowed in a TC-1 district and consider that on a site by site basis. One of the concerns was the potential locations in the TC-1 district and the map that was provided to us and he understood these were preliminary ideas. The idea that we could potentially end up with these uses on every significant corner of the TC-1 district, the way the TC-1 district is designed, in terms of the setbacks and some of the features, anything that is not an accessory and is a primary use doesn't fit into that. If we want it in that general area, we could look north of Grand River in the TC district or where it is permitted in other districts. If there are some accessory uses or accessory use with a drive-through that would accommodate that, it would be worth considering, but he wouldn't want to see a situation where we end up with a lot of these uses in the TC-1 districts and would not be compatible with the long term vision we have for that area.

Member Margolis had similar concerns about the scope and was asking the Planning Commission for ways to limit this use. It is acceptable to look at some limited use. She commented on the idea that this is our pedestrian friendly district. She thought that pre-dates many of members on Council. She didn't think this was a pedestrian friendly district, the Main street area, but the number of pedestrians is minuscule. It is another piece of recommendation, we need to look at revising this to be more realistic as to what this district has become and perhaps finding some way to find areas to try to promote pedestrian friendly areas that make sense.

Mayor Gatt agreed with Member Margolis in saying that the Town Center is not a pedestrian friendly district. Maybe when Main street is developed, there may be a possibility in the future, that area will be pedestrian friendly. He pointed out that the library area is pedestrian friendly and has a drive-through window. The two can be entwined and looked forward to what the Planning Commission will present.

CM-12-04-062 Moved by Mutch, seconded by Wrobel; CARRIED UNANIMOUSLY:

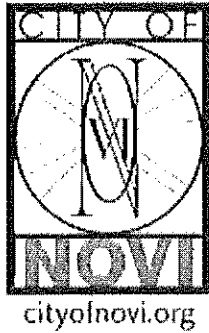
To approve referral to the Planning Commission for Public Hearing and recommendation back to the City Council of a Zoning Ordinance Text Amendment for modification of the standards in the OST, Planned Office Service Technology District, Retail Service Overlay provisions, to expand the areas where the Retail Service Overlay is permitted.

Roll call vote on CM-12-04-062

**Yeas: Mutch, Wrobel, Gatt, Staudt,
Casey, Fischer, Margolis
Nays: None**

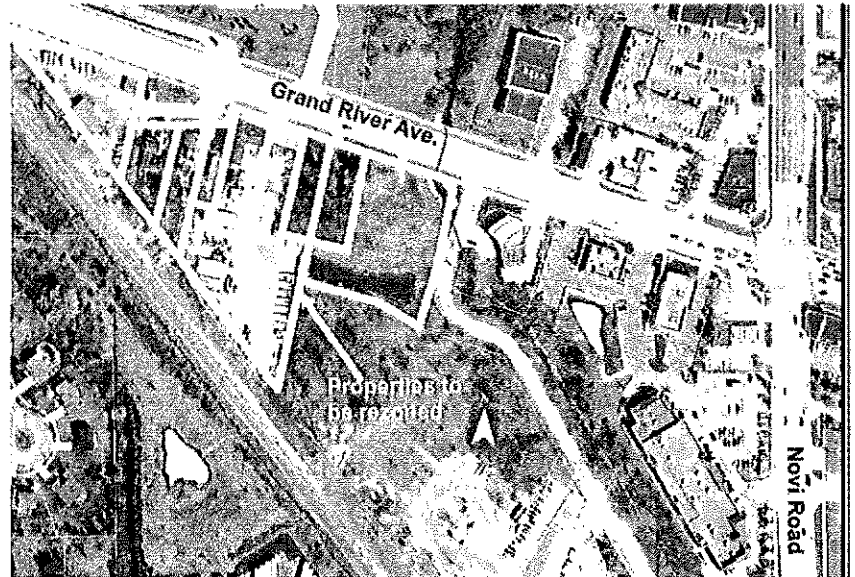
APRIL 4TH MEMO FROM STAFF
WITH MAPS
TOWN CENTER ZONING DISTRICTS
POTENTIAL DRIVE-THROUGH LOCATIONS

MEMORANDUM



TO: CLAY PEARSON, CITY MANAGER
THRU: BARBARA MCBETH, AICP, COMMUNITY DEVELOPMENT
DEPUTY DIRECTOR
FROM: KRISTEN KAPELANSKI, AICP, PLANNER
SUBJECT: DRIVE-THROUGH RESTAURANTS IN TC-1
DATE: APRIL 4, 2012

The Community Development Department was recently approached regarding the possible rezoning of nine parcels on the south side of Grand River Avenue, west of Flint Street and east of the railroad tracks. The subject properties are currently zoned TC-1, Town Center and the property owners have expressed an interest in rezoning the parcels to B-3, General Business in order to permit the construction of drive-through restaurants. A separate request was made for the City to consider the possibility of adding a drive-through component to the existing Panera Bread restaurant in the City Center Plaza. As an alternative to the potential rezoning, and to address some of the issues related to adding drive-through facilities to an existing restaurant, this memo considers the practicality and ramifications of adding drive-through restaurants as a permitted use in the TC-1, Town Center District.



As an alternative to the potential rezoning, and to address some of the issues related to adding drive-through facilities to an existing restaurant, this memo considers the practicality and ramifications of adding drive-through restaurants as a permitted use in the TC-1, Town Center District.

No proposals for text amendments to the Zoning Ordinance, formal requests for rezoning, or site plan amendments to allow drive-through facilities have been received at this time. However, the property owners have had several concept meetings with City staff to discuss the possibility of adding drive-through restaurants in this area.

Intent of the TC and TC-1 Town Center Districts

The following is the stated intent of the TC and TC-1 Town Center Districts as provided in Section 1600 (emphasis added for the purposes of this memo):

The TC and TC-1 Town Center Districts are designed and intended to promote the development of a pedestrian accessible, commercial service district in which a variety of retail, commercial, office, civic and residential uses are permitted. Each use shall be complementary to the stated function and purpose of the Districts and shall not have

adverse impact upon adjacent street capacity and safety, utilities, and other City services.

The TC and TC-1 Town Center Districts are further designed and intended to discourage the development of separate off-street parking facilities for each individual use, and to encourage the development of off-street parking facilities designed to accommodate the needs of several individual uses. Furthermore, it is recognized that uses which have as their principal function the sale or servicing of motor vehicles, such as automobile service stations, car washes, or new and used motor vehicle sales or service establishments, and drive-in restaurants and **restaurants with drive-through facilities, have a disruptive effect on the intended pedestrian orientation of the districts.**

The TC-1 District is especially designed to encourage developments of an urban "Main Street" with mixed land uses and shared parking. Flexible regulations regarding streetscape design, landscape design, provision of parking facilities, architectural and facade design, residential dwelling units, and setback standards are intended.

Current TC-1 Ordinance standards

As noted in Intent section, Section 1600, and the standards of the district, the TC-1 District currently does not allow drive-through restaurants (emphasis added).

Any principal use permitted in the B-2 District as follows:

a. All retail business, service establishments or processing uses as follows:

- (1) Any retail business whose principal activity is the sale of merchandise in an enclosed building.*
- (2) Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.*
- (3) **Restaurants or other places serving food or beverage, except those having the character of a drive-in or having a drive-through facility.***
- (4) Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.*
- (5) Business schools and colleges or private schools operated for profit.*

b. Private clubs, fraternal organizations, lodge halls and similar organizations.

Please note, sit-down restaurants without a drive-through window are permitted subject to the usual provisions of the Zoning Ordinance regarding setbacks, parking, landscaping, façade, etc.

The TC and TC-1 Districts allow banks and financial institutions to have drive-through windows, provided the ATM machine or teller window is not the principal use of the premises. This means that there must be a primary use as a bank or other financial institution in order to qualify for the drive-through lane as a permitted use.

Characteristics of Existing TC-1 Zoned land

TC-1 zoned land is located primarily south of Grand River Avenue, both to the east and west of Novi Road. Please see attached location map. The area encompasses approximately 108 acres, with 20.7 acres currently vacant undeveloped land. The largest single vacant area is the land east of Novi Road, and on both the north and south sides of

the east-west section of Main Street. The property owners have submitted a plan to "dissolve" the existing condominium that covers much of the vacant land in this area. The approved Main Street Development site plan, (August 1997), allowed the construction of several of the Main Street buildings that are now constructed, and had provided a concept of the future development of the land that remains vacant.

Other developments and buildings in this area include the Civic Center Plaza and out lot buildings west of Novi Road, south of Grand River. East of Novi Road and south of Grand River are the Main Street Development, Main Street Village, and numerous commercial uses along the south side of Grand River Avenue. Also included in the TC-1 District is the Fidelity financial services building on the northwest corner of Grand River and Novi Road.

Staff Review

Planning staff has several concerns regarding the addition of drive-through restaurants as a permitted use in the TC-1 District:

1. The TC-1 District is intended to "promote the development of a pedestrian accessible, commercial service district in which a variety of retail, commercial, office, civic and residential uses are permitted. Each use shall be complementary to the stated function and purpose of the Districts and shall not have an adverse impact upon adjacent street capacity and safety, utilities and other City services...Furthermore, it is recognized that uses which have as their principal function the sale or servicing of motor vehicles...and drive-in restaurants and restaurants with drive-through facilities, have a disruptive effect on the intended pedestrian orientation of the districts." The TC-1 District is meant to foster the development a pedestrian-oriented 'urban Main Street' and is not intended for those uses that are geared towards automobile traffic.
 - a. Recognizing the need for restaurants within a retail area, the TC-1 District does permit sit-down restaurants, including fast food sit-down restaurants. This provision allows for eating establishments within the district but keeps the orientation of the district pedestrian and in line with the stated intent of the district.
 - b. Drive-through restaurants are provided for in other districts where other automobile-centered uses, such as car washes and automobile repair facilities are also permitted.
 - c. The intent of the district specifically notes uses shall not have a negative impact on street capacity and safety. Drive-through restaurants generate more trips than any use currently allowed in the TC-1 District and could therefore adversely affect street capacity. Furthermore, the pedestrian orientation of the TC-1 District and typical operation of a drive-through restaurant could lead to conflicts between automobiles and pedestrians, potentially creating safety issues. Drive-through restaurants are specifically cited in the intent of the TC-1 District as having a disruptive effect on the pedestrian orientation of the district.
 - d. Modifying the district uses to allow drive-through restaurants may have the effect of changing the character of the TC-1 District by increasing automobile traffic within the district.
2. Drive-through fast food type restaurants are currently permitted only in the most intense commercial and automobile-oriented districts, the B-3, General Business District, the FS, Freeway Service District, in very limited instances in the RC District utilizing the PD-2 option and in the OSC District, subject to certain conditions. The intense automobile use of these establishments does not fit with the intent of the TC-1 District and should

continue to be restricted only to those commercial districts meant to provide for diversified retail and commercial services centered around automobile travel.

3. It is not clear how much demand there would be for drive-through restaurants within the TC-1 District. There are numerous sit-down fast food restaurants near the subject property in the Novi Town Center development and City Center Plaza along with drive-through restaurants located just north of the subject property on Novi Road and Twelve Mile Road.
4. Single family and multiple family uses, along with mixed use developments involving residential and non-residential uses are permitted in the TC and TC-1 Districts. Planning standards would suggest that it is best to buffer drive-through lanes from adjacent residential uses, for noise, restaurant odors, exhaust fumes, vehicle headlights and other potentially negative aspects of drive-through restaurants. Absent the submittal of a master development plan for the remaining vacant land in the TC-1 District, it is not clear how any proposed fast food drive-through restaurants could be located or buffered from potential future residential uses in the TC-1 District.

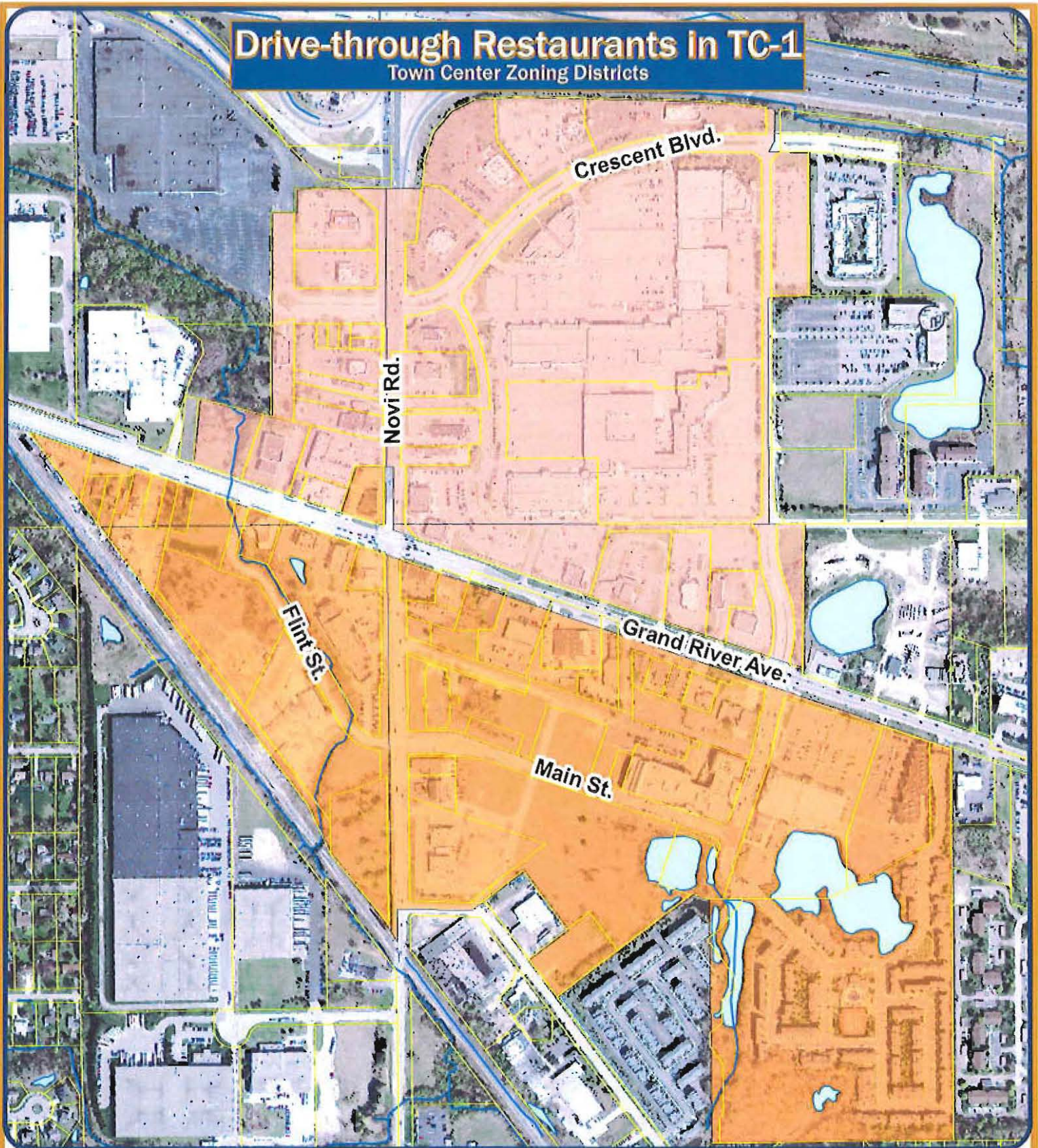
Additional Ordinance Provisions

If the City Council were inclined to consider an amendment to allow drive-through restaurants in the TC-1, Town Center District, the following additional standards are recommended:

1. Fast food restaurants should be listed as a Principal Permitted Use Subject to Special Conditions to allow careful review of any proposed drive-through facility on the surrounding properties.
2. A distinction would need to be made between the uses permitted in the TC-1 District and those uses permitted in the TC District. Currently the Zoning Ordinance includes a list of permitted uses that are allowed in both districts. Again, please note, TC Districts are north of Grand River Avenue and TC-1 Districts are primarily south of Grand River Avenue.
3. The intent of the TC-1 District would need to be revised to allow automobile-centered drive-through restaurants in limited instances.
4. Staff would suggest that all proposed drive-through restaurants in the TC-1 District would need to have frontage on two arterial roads, or an arterial road and a non-residential collector to provide better options for access and to mitigate and avoid pedestrian and vehicular conflicts to the extent possible. Please see attached map with these locations highlighted.
5. No drive-through restaurant should be located closer than 1,000 feet from any other drive-through restaurant in order to minimize impacts to the surrounding road network and pedestrian conflicts, and to avoid a possible proliferation of drive-through restaurants.
6. To better meet the intent of the TC-1 District, all drive-through restaurants should provide pedestrian connections to sidewalks and all adjacent uses that are kept outside of the travel path of vehicles visiting the site as much as possible.
7. Restrictions on the placement of speaker boxes and hours of operation of the drive-through lanes when properties abut existing residential uses should be made a part of any ordinance modifications.

Drive-through Restaurants in TC-1

Town Center Zoning Districts



Map Author: Kristen Kapelanski
 Date: 04/03/17
 Project: Drive-through Rest. in TC-1
 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 not the most accurate available available to the people of the City of Novi. Boundary measurements, area calculations, and applications 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 for further source and accuracy information related to the map.

Map Legend

- TC: Town Center District
- TC-1: Town Center -1 District

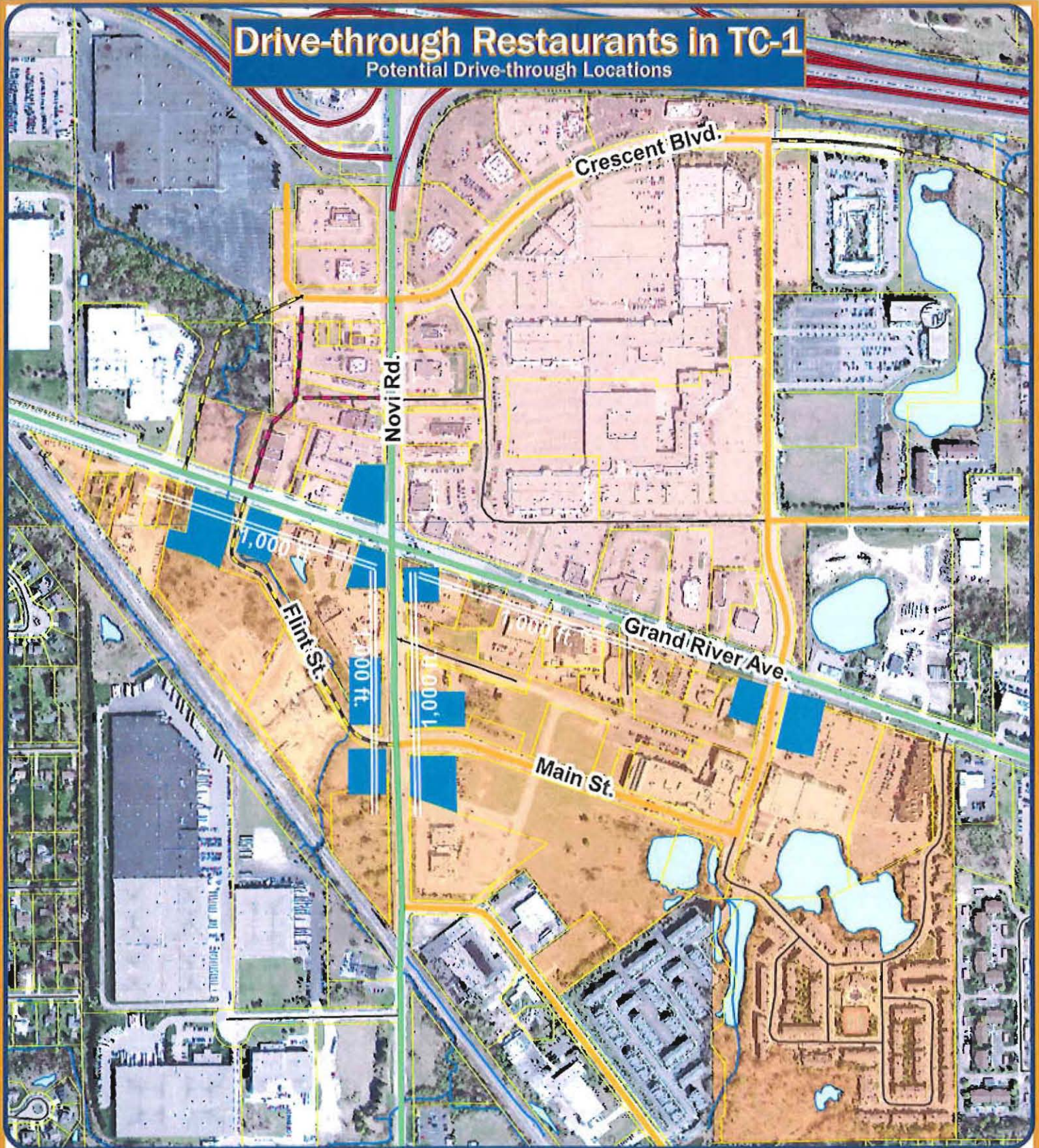


City of Novi
 Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org



Drive-through Restaurants in TC-1

Potential Drive-through Locations



Map Author: Kristen Kapelanski
 Date: 04/23/12
 Project: Drive-through Rest. in TC-1
 Version #: 2.0

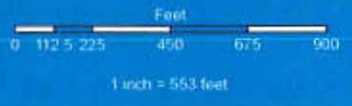
MAP INTERPRETATION NOTICE
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was prepared to assist Northwest Map Associates, Inc. and/or its client in their planning and/or engineering work. It is not intended to be used for any other purpose. The user of this map assumes all liability for any use of this map for any purpose other than that intended by Northwest Map Associates, Inc. and/or its client. The City of Novi is not responsible for any errors or omissions on this map. For more information, please contact the City of Novi, Planning Division, at 48375 W Ten Mile Rd, Novi, MI 48375, or call 248.762.2222.

Map Legend

 Potential Fast Food Restaurant Locations selection	 Minor Arterial
 TC: Town Center District	 Non-Residential Collector
 TC-1: Town Center -1 District	 Residential Collector
Thoroughfare Classification	 Local Street
 Freeway	 Proposed Residential Collector
 Major Arterial	 Proposed Collector
 Arterial	 Proposed Local Street
	 Scenic Drive Road

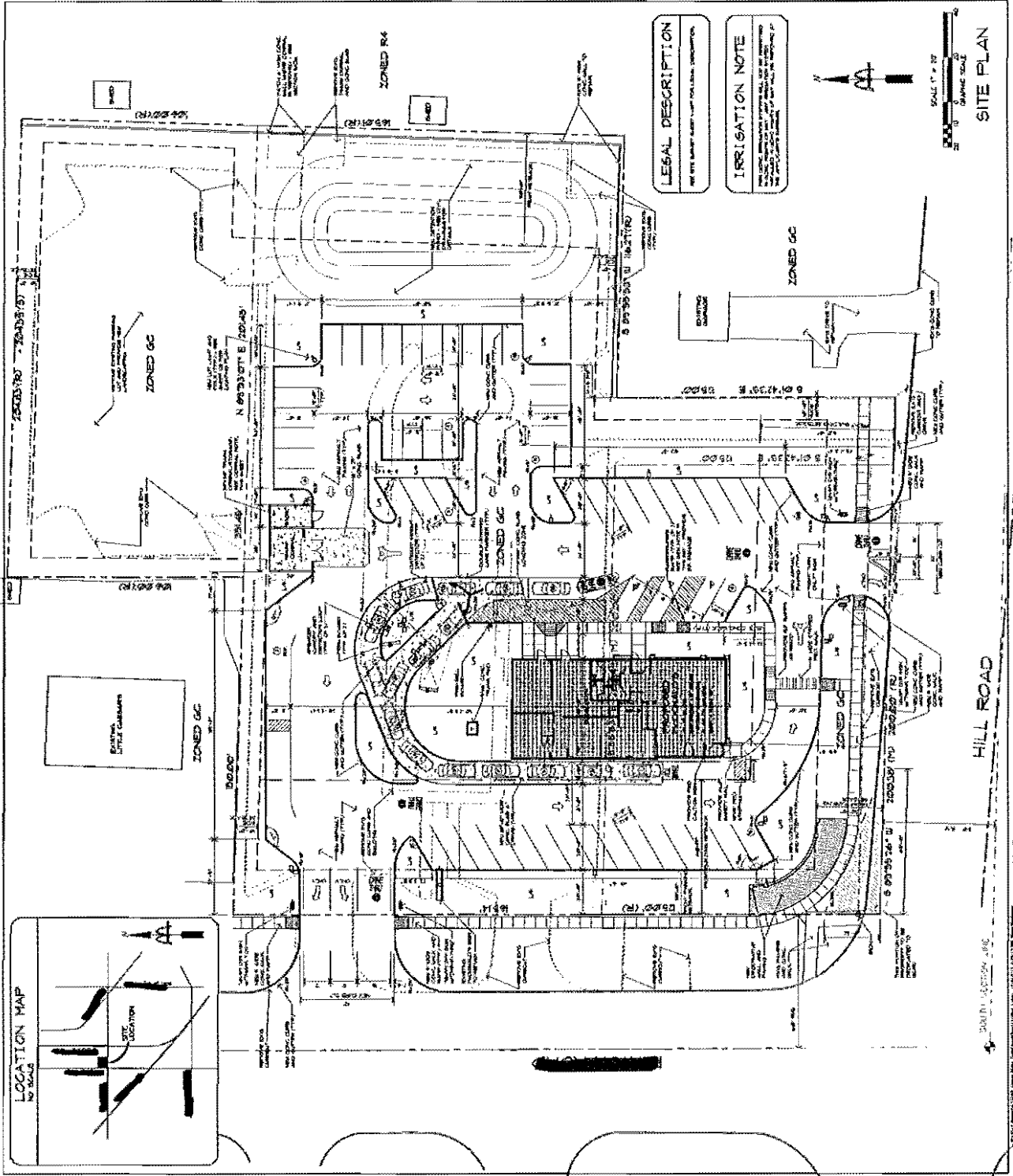


City of Novi
 Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



**EXAMPLES OF DRIVE-THROUGH
RESTAURANTS IN AN URBAN, PEDESTRIAN-ORIENTED SETTING**

GENERAL NOTES 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES. 2. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES. 3. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES. 4. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES. 5. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES. 6. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES. 7. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES. 8. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES. 9. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES. 10. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES.	
LAND/UTILIZATION AND NOTES 1. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES. 2. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES. 3. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES. 4. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES. 5. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES.	
PERMITS INFORMATION 59 20 3.5 25 3 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100	
PROJECT INFORMATION PROJECT NAME: HILL ROAD PROJECT ADDRESS: 10000 HILL ROAD CITY: DETROIT COUNTY: WAYNE STATE: MI ZIP: 48202	
CLIENT INFORMATION CLIENT NAME: MCDONALD'S CLIENT ADDRESS: 10000 HILL ROAD CITY: DETROIT COUNTY: WAYNE STATE: MI ZIP: 48202	
DESIGNER INFORMATION DESIGNER NAME: [Firm Name] DESIGNER ADDRESS: [Firm Address] CITY: [Firm City] COUNTY: [Firm County] STATE: [Firm State] ZIP: [Firm ZIP]	
DATE DATE: [Date]	
SCALE SCALE: 1" = 10'	



DMA #1046

SITE PLAN

HILL ROAD

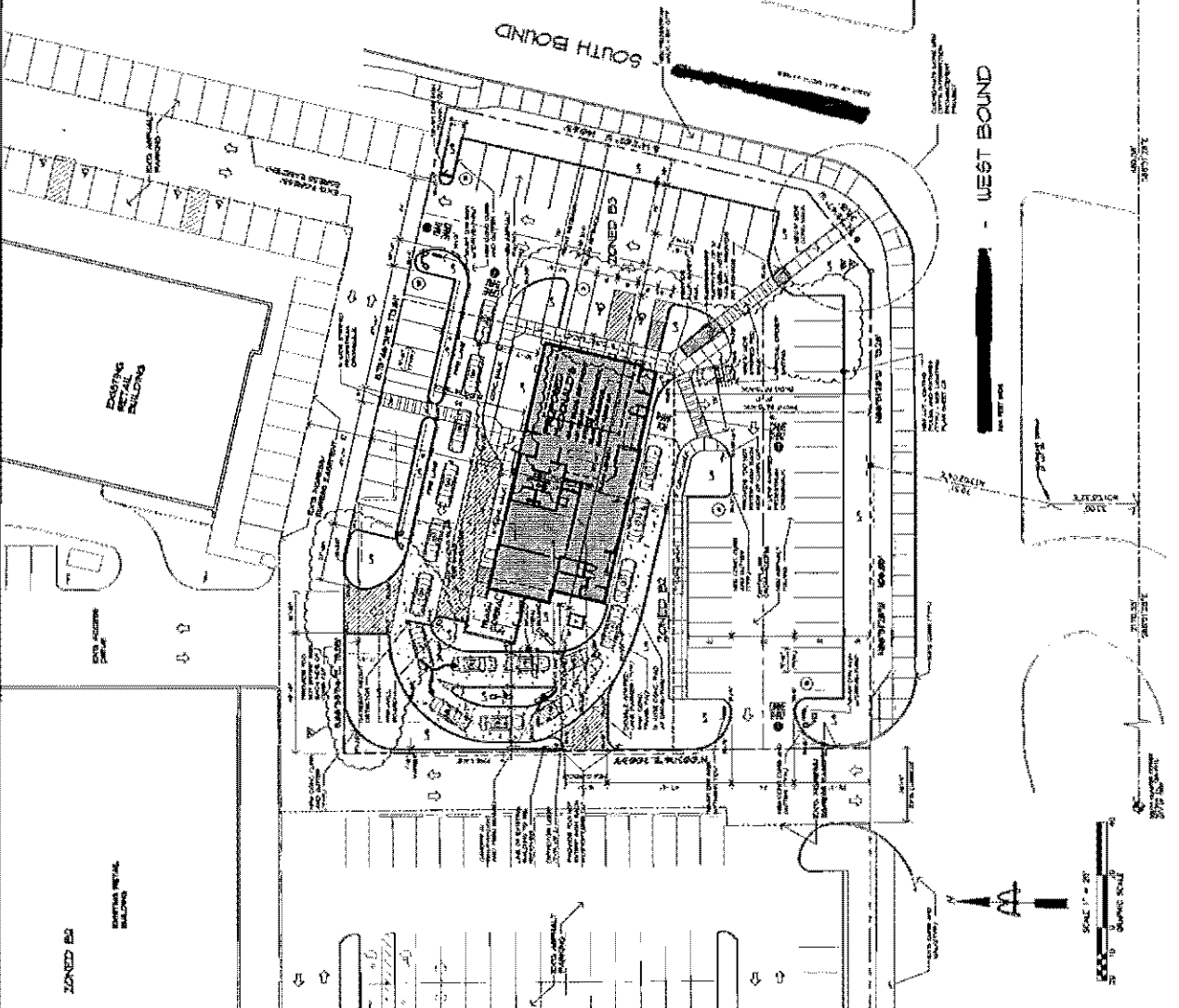
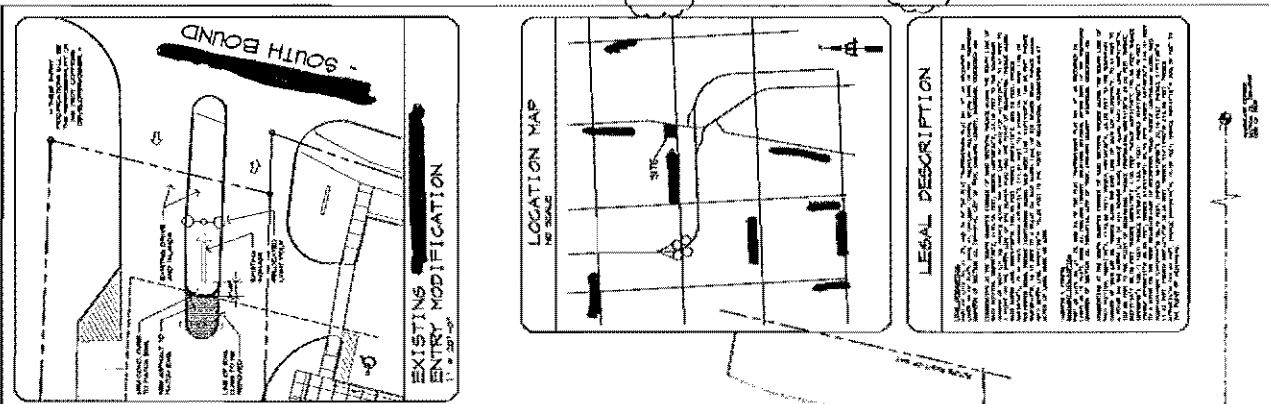
10000 HILL ROAD

ZONED GC

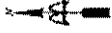
ZONED RA

C1

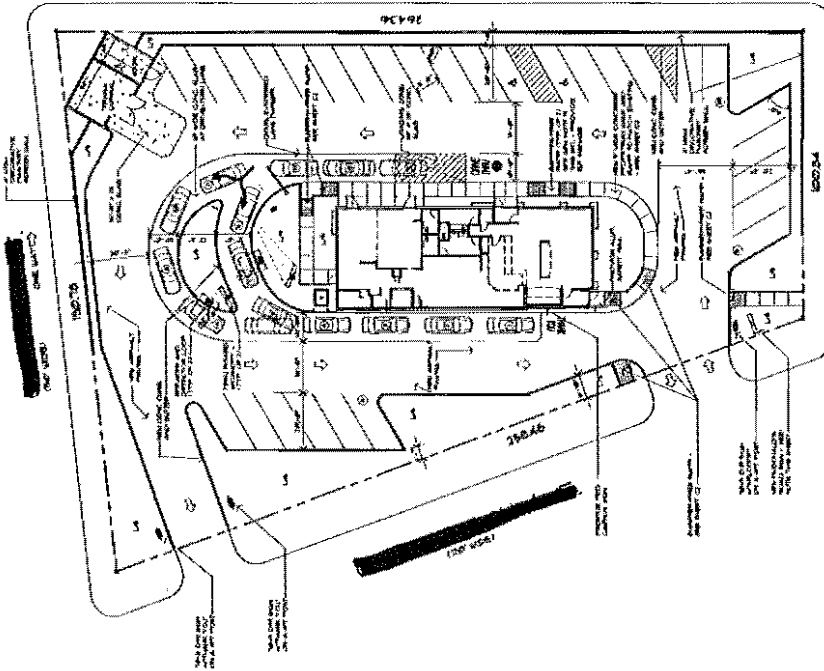
<p>GENERAL NOTES</p> <ol style="list-style-type: none"> SEE THE PLAN, IN CONNECTION WITH THE EXISTING SITE PLAN FOR THE LOCATION OF THE EXISTING BUILDING AND THE PROPOSED BUILDING. THE EXISTING BUILDING IS TO BE DEMOLISHED AND THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ITS PLACE. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY CODE AND THE STATE BUILDING CODE. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY CODE AND THE STATE BUILDING CODE. 		<p>PROPOSED INFORMATION</p> <p>DATE: 10/10/2010 SHEET NO: 50 PROJECT NO: 1010-1886</p>	
<p>ARCHITECT'S NOTES</p> <ol style="list-style-type: none"> SEE THE PLAN, IN CONNECTION WITH THE EXISTING SITE PLAN FOR THE LOCATION OF THE EXISTING BUILDING AND THE PROPOSED BUILDING. THE EXISTING BUILDING IS TO BE DEMOLISHED AND THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ITS PLACE. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY CODE AND THE STATE BUILDING CODE. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY CODE AND THE STATE BUILDING CODE. 		<p>ARCHITECT'S NOTES</p> <ol style="list-style-type: none"> SEE THE PLAN, IN CONNECTION WITH THE EXISTING SITE PLAN FOR THE LOCATION OF THE EXISTING BUILDING AND THE PROPOSED BUILDING. THE EXISTING BUILDING IS TO BE DEMOLISHED AND THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ITS PLACE. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY CODE AND THE STATE BUILDING CODE. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY CODE AND THE STATE BUILDING CODE. 	
<p>PROPOSED INFORMATION</p> <p>DATE: 10/10/2010 SHEET NO: 50 PROJECT NO: 1010-1886</p>		<p>ARCHITECT'S NOTES</p> <ol style="list-style-type: none"> SEE THE PLAN, IN CONNECTION WITH THE EXISTING SITE PLAN FOR THE LOCATION OF THE EXISTING BUILDING AND THE PROPOSED BUILDING. THE EXISTING BUILDING IS TO BE DEMOLISHED AND THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ITS PLACE. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY CODE AND THE STATE BUILDING CODE. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY CODE AND THE STATE BUILDING CODE. 	
<p>PROPOSED INFORMATION</p> <p>DATE: 10/10/2010 SHEET NO: 50 PROJECT NO: 1010-1886</p>		<p>ARCHITECT'S NOTES</p> <ol style="list-style-type: none"> SEE THE PLAN, IN CONNECTION WITH THE EXISTING SITE PLAN FOR THE LOCATION OF THE EXISTING BUILDING AND THE PROPOSED BUILDING. THE EXISTING BUILDING IS TO BE DEMOLISHED AND THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ITS PLACE. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY CODE AND THE STATE BUILDING CODE. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY CODE AND THE STATE BUILDING CODE. 	
<p>PROPOSED INFORMATION</p> <p>DATE: 10/10/2010 SHEET NO: 50 PROJECT NO: 1010-1886</p>		<p>ARCHITECT'S NOTES</p> <ol style="list-style-type: none"> SEE THE PLAN, IN CONNECTION WITH THE EXISTING SITE PLAN FOR THE LOCATION OF THE EXISTING BUILDING AND THE PROPOSED BUILDING. THE EXISTING BUILDING IS TO BE DEMOLISHED AND THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ITS PLACE. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY CODE AND THE STATE BUILDING CODE. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY CODE AND THE STATE BUILDING CODE. 	



LOCATION MAP



LEGAL DESCRIPTION



GENERAL NOTES

1. ALL DISTANCES ARE TO BE MEASURED AS SHOWN ON THIS PLAN.
2. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
4. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
6. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
7. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
8. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
9. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
10. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

LANDS/USE/PLANNING DATA AND NOTES

PLANNING AREA: [REDACTED]

PLANNING AREA: [REDACTED]

PLANNING AREA: [REDACTED]

PLANNING AREA: [REDACTED]

PLANNING AREA: [REDACTED]

PLANNING AREA: [REDACTED]

PLANNING AREA: [REDACTED]

PLANNING AREA: [REDACTED]

PLANNING AREA: [REDACTED]

PLANNING AREA: [REDACTED]

PLANNING AREA: [REDACTED]

PARKING INFORMATION

TYPE	NO. OF SPACES	NO. OF SPACES	NO. OF SPACES
STREET	29	0	0
ON-SITE	0	0	0
TOTAL	29	0	0

ARCHITECT/PLANNER

ARCHITECT/PLANNER: [REDACTED]

ARCHITECT/PLANNER: [REDACTED]

ARCHITECT/PLANNER: [REDACTED]

ARCHITECT/PLANNER: [REDACTED]

ARCHITECT/PLANNER: [REDACTED]

SITE LOCATION

PROJECT STREET ADDRESS: [REDACTED]

CITY: [REDACTED] STATE: [REDACTED] COUNTY: [REDACTED]

REGIONAL DISTRICT NO: DET-00 SITE LOCATION CODE NO: 021-1830

PLAN APPROVALS

DATE: [REDACTED]

DATE: [REDACTED]

DATE: [REDACTED]

DATE: [REDACTED]

DATE: [REDACTED]

DATE: [REDACTED]

DATE: [REDACTED]

DATE: [REDACTED]

DATE: [REDACTED]

DATE: [REDACTED]

DATE: [REDACTED]

McDonald's

1234 5678 9101 2345 6789 1011 1213 1415 1617 1819 2021 2223 2425 2627 2829 3031 3233 3435 3637 3839 4041 4243 4445 4647 4849 5051 5253 5455 5657 5859 6061 6263 6465 6667 6869 7071 7273 7475 7677 7879 8081 8283 8485 8687 8889 9091 9293 9495 9697 9899 10000

1234 5678 9101 2345 6789 1011 1213 1415 1617 1819 2021 2223 2425 2627 2829 3031 3233 3435 3637 3839 4041 4243 4445 4647 4849 5051 5253 5455 5657 5859 6061 6263 6465 6667 6869 7071 7273 7475 7677 7879 8081 8283 8485 8687 8889 9091 9293 9495 9697 9899 10000

1234 5678 9101 2345 6789 1011 1213 1415 1617 1819 2021 2223 2425 2627 2829 3031 3233 3435 3637 3839 4041 4243 4445 4647 4849 5051 5253 5455 5657 5859 6061 6263 6465 6667 6869 7071 7273 7475 7677 7879 8081 8283 8485 8687 8889 9091 9293 9495 9697 9899 10000

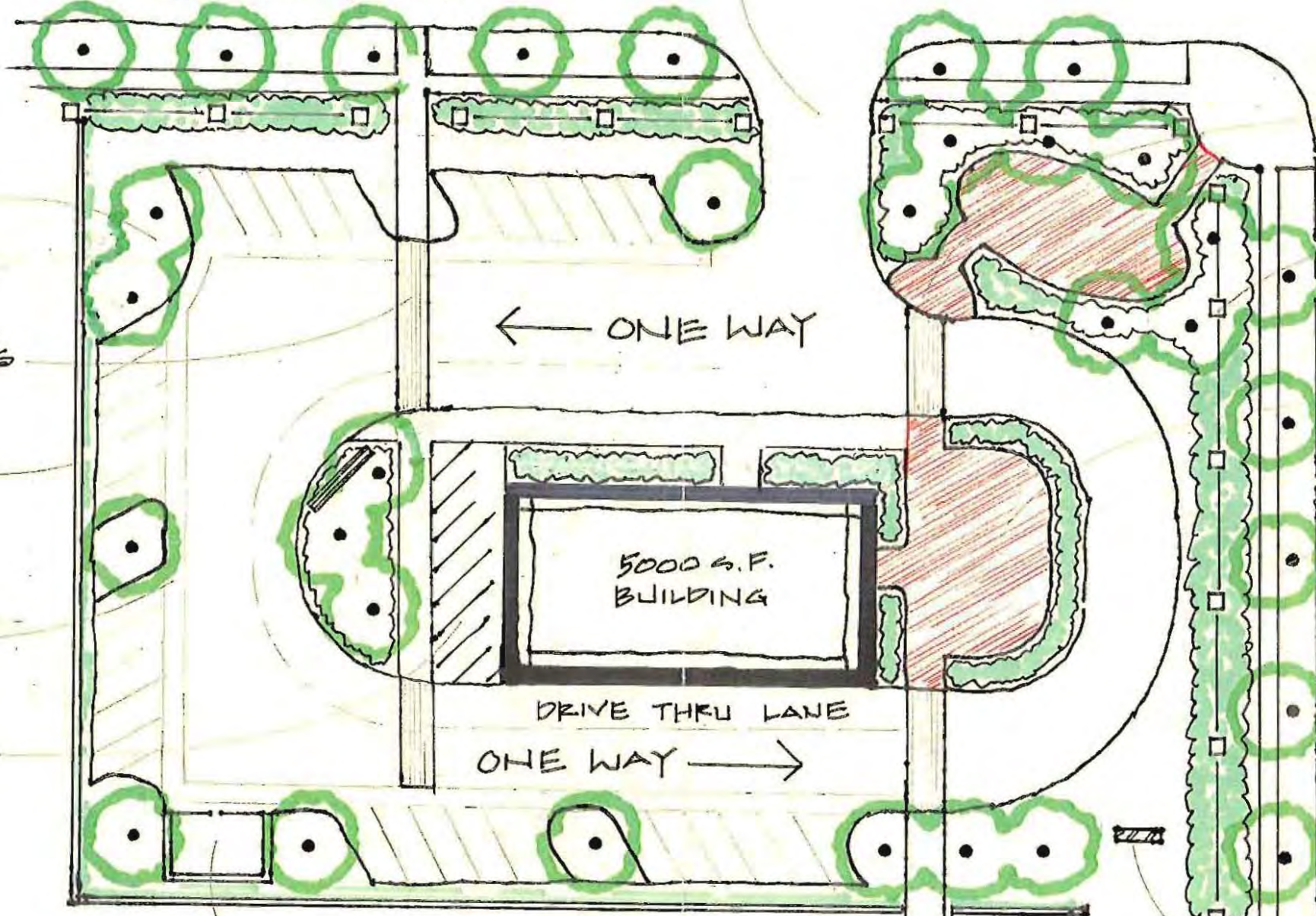
DMA 888888

CONCEPTUAL DRIVE-THROUGH
IN TC-1

TIE TO EXISTING ACCESS POINTS.

MAXIMIZE DISTANCE FROM INTERSECTION.

COLLECTOR ROAD



MAXIMIZE PARKING LOT ISLANDS.

SPECIALTY PAVEMENT DELINEATES CROSSWALKS

6' BRICK SCREEN IF ADJACENT TO RESIDENTIAL.

ALTERNATE PAVEMENT OR STRIPING TO DIRECT PEDESTRIANS

LOADING ZONE AT REAR

SCREEN DUMPSTER
PEDESTRIAN ACCESS TO ADJACENT USES

PROVIDE CONNECTION TO PUBLIC SPACES.

DECORATIVE SCREEN WALL ~ ALL FRONTAGES.

OUTDOOR EATING

STREET TREES

* NO PARKING BEYOND FRONT OF BUILDING.

SET BACK SIGN

CONCEPTUAL DRIVE THROUGH

1" = 40'
BESCHKE.

5/6/12