

FAYZ ENTERPRISES

Real Estate Investment • Property Management • Commercial Lease

February 27, 2008

City of Novi
Planning Department
Attn: Kristen Kapelanski, Planner
45175 W Ten Mile Rd
Novi MI 48375-3024

RE: Outdoor Seating Pheasant Run Plaza

Dear Kristen,

Enclosed you will find four (4) copies of the revised site plan indicating your requirements including location of current outdoor seating requests of Jimmy Johns and Greek Isle Eatery. We have also included four (4) copies of an enlarged plan, shown to scale for each location.

Item # 3 of your "minor items" listing calls for an outdoor seating area serviced by wait staff to be enclosed. Due to the nature of the building design and usage, as well as other issues that need to be addressed, including the favorable atmosphere of the seating location, we request a variance to the ordinance. The business that will require this variance is Greek Isle Eatery. I have enclosed four (4) copies of a property summary that contains a picture showing the seating area.

I am prepared to complete an appeal application with the intent to be included on the April 8, 2008 board meeting schedule.

Thank you for your guidance.

Cordially,

Charles K Alawan
Property Management, Pheasant Run Plaza Inc
CKA/gmr
enclosures

PROPERTY SUMMARY



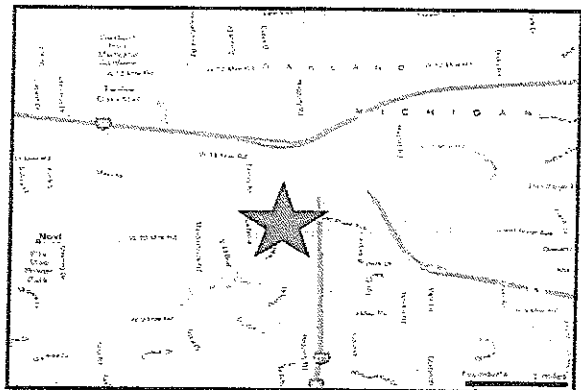
39601-39877 Grand River Avenue- Novi, Michigan

Pheasant Run Plaza is located at the very busy intersection of Grand River Avenue and Haggerty Road and is easily accessible. This plaza offers premium exposure in one of the fastest growing cities in the area. Tenants in the shopping center include Greek Isles Coney, Jimmy John's, KFC, Papa Romanos, Augusta Hair Salon, a smoke shop, Fresh Fruit Bouquet and many more. Two of the spaces are adjacent to each other and can be combined.

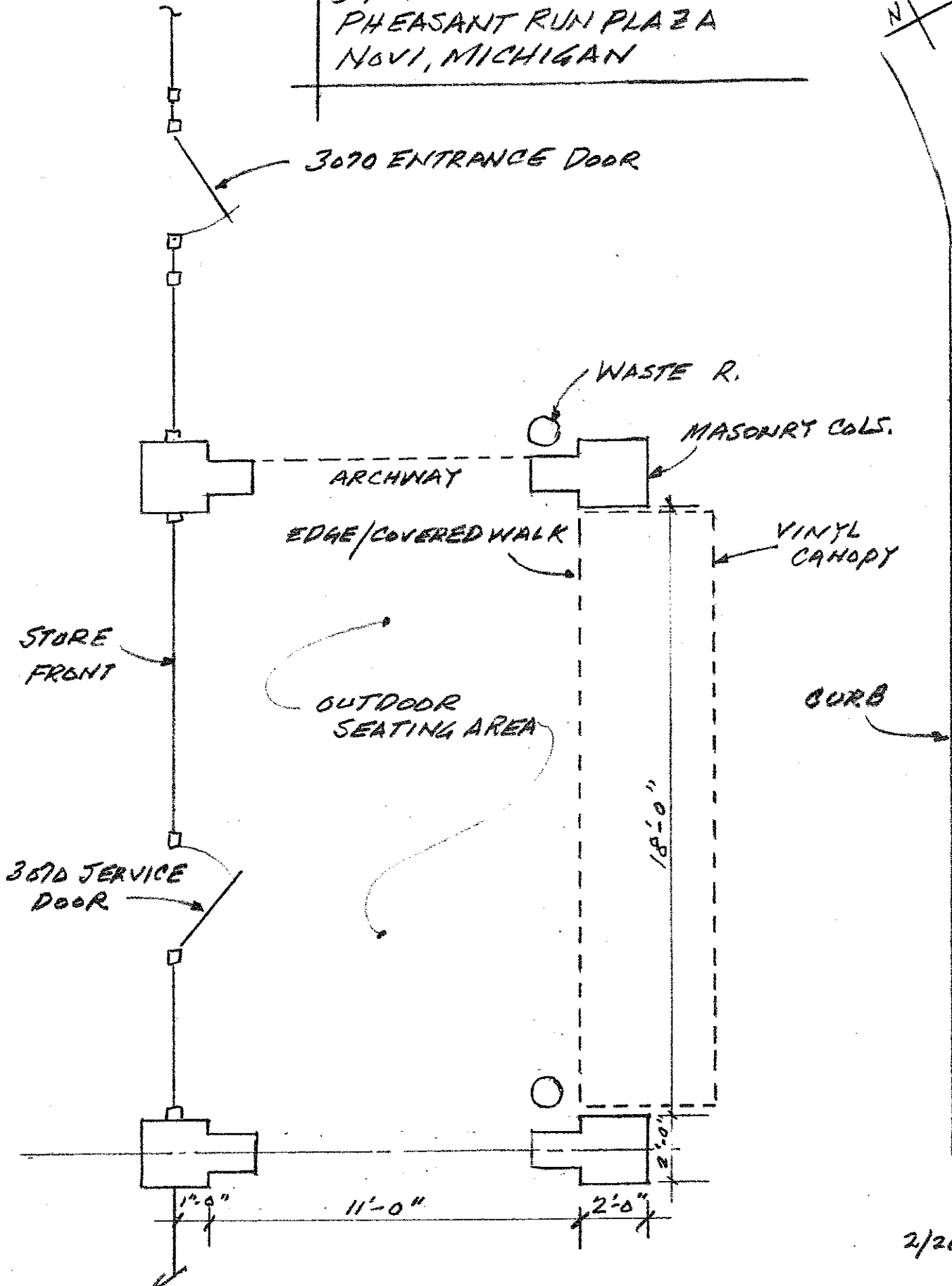
1,300-2,665 SQ FT AVAILABLE

Trade Area Demographics:

<u>Radius</u>	<u>Population</u>	<u>Avg. HH Income</u>
<u>1 Mile</u>	5,381	\$ 87,884
<u>3 Mile</u>	61,608	\$102,531
<u>5 Mile</u>	178,052	\$104,047



OUTDOOR SEATING AREA
GREEK ISLES EATERY
39777-81 GRAND RIVER
PHEASANT RUN PLAZA
NOVI, MICHIGAN



2/20/08
C.K.A.

DING 2
30 S.F.

LOADING SPACE

EX. P.H.

EX. P.H.

EX. P.H.

OUTSIDE DINING-
(4) 4-PERSON RND.
TOP TABLES

OUTSIDE DINING-
(3) 4-PERSON SQ.
TOP TABLES

EXISTING
COLUMNS

LINE OF
COVERED WALKWAY

EX. P.H.

EX. P.H.

GREEK ISLE
2200 S.F.
82 PERSONS OCCUPANCY

JIMMY JOHNS
1365 S.F.
27 PERSONS OCCUPANCY

FRESH FRUIT
BASKET
1365 S.F.

KENTUCKY FRIED
CHICKEN
2080 S.F.

READ IT AGAIN
BOOKS
1365 S.F.

LEASE SPACE
1365 S.F.

PAPA ROMANO'S
PIZZA
1300 S.F.

N. 71° 13' 39" W.

370.0'

(15)

BUILDING 1
11,040 S.F.

(4)

SITE PLAN

SCALE: 1" = 30'-0"



PLAN REVIEW CENTER REPORT

January 22, 2008

Planning Review

Seasonal Outdoor Seating
Pheasant Run Plaza
ZCM 07-52

Petitioner

Pheasant Run Plaza, Inc. (Allie Fayz)

Review Type

Seasonal Outdoor Seating

Property Characteristics

- Site Location: 39601 Grand River Ave., south side of Grand River Ave., west of Haggerty Rd.
- Site Zoning: B-3, General Business
- Site Use(s): Pheasant Run Plaza Shopping Center
- Outdoor Seating
- Area Size: Approx. 260 sq. ft. per outdoor seating area
- Plan Date: 01/7/08

Project Summary

The applicant is proposing to locate outdoor dining furniture on the sidewalk outside of the existing California Greek Isle Restaurant and the existing Jimmy Johns Restaurant at the Pheasant Run Plaza. The applicant is proposing four tables with four chairs each at the Greek Isle Restaurant and three tables with four chairs each at the Jimmy Johns Restaurant.

Recommendation

Approval of the Seasonal Outdoor Seating Plan **is recommended**. The applicant should be made aware that stamping sets **are required**. Four sets of modified plans are required for stamping set approval.

Review Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 25 (General Provisions), Section 2524 (Outdoor Restaurants), and any other applicable provisions of the Zoning Ordinance. Please see the items listed below for information pertaining to ordinance requirements. Items in **bold** below must be addressed by the applicant.

Minor Items to be Addressed

1. The tenant space and the immediate surrounding area should be clearly shown on the site plan. **The applicant should include an enlarged plan, shown to scale, of the Greek Isle and Jimmy Johns and the immediate surrounding area.** This enlarged plan should also indicate the location of the doors for each restaurant and clearly label the exit path.

2. Chairs and tables should be of quality durable material such as metal or wood. **The applicant should include a note indicating the material of the proposed outdoor furniture or indicating it will be of a durable material.**
3. Waste receptacles are needed in the outdoor dining area at restaurants where waitstaff does not clear the tables. **The applicant should modify the plan to include waste receptacles or indicate in the response letter that waitstaff will be clearing the tables.** If waitstaff will be clearing the tables, the outdoor seating area must also be enclosed.
4. There appears to be some structures along the northern edge of the outdoor dining area. It appears these may be waste receptacles or pillars for an existing canopy. **The applicant should clearly label all structures.**

Stamping Set Approval

Stamping sets are still required for this project. After having received the review letter from City staff, the applicant should make the appropriate changes on the plans and submit **4 copies with original signature and seals**, to the Community Development Department for Stamping Set approval. Please contact either Kristen Kapelanski at (248) 347-0586 or Angie Pawlowski at (248) 735-5631 prior to the submittal of stamping sets.

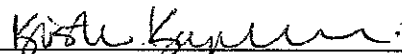
Response Letter

The applicant is asked to provide a response letter to the Community Development Department, responding to all issues raised in the review letter at the time of Stamping Set submittal. Please contact the Community Development Department with any questions about this review or any of the other reviews for the project.

Special Inspection Requirement

Stamping Set approval gives the applicant the ability to set up their outdoor seating furniture on April 15th according to the arrangement in the approved site plan. Outdoor seating is permitted from April 15th until November 30th. The applicant will then need to request a Special Inspection to confirm that the outdoor seating area conforms to the approved plan. Contact the Community Development Department at 248-347-0415 to request a Special Inspection.

After making the above changes, please submit four (4) sets of plans for stamping. Once Stamping Sets are approved outdoor furniture can be placed outside as depicted in the approved plan on April 15th and a Special Inspection request should be made. Please contact myself with any comments or concerns.



Planning Review by Kristen Kapelanski, Planner
248-347-0586 or kkapelanski@cityofnovi.org