



PLAN REVIEW CENTER REPORT

March 18, 2008

Planning Review

Taco Bell

SP #07-37A

Petitioner

L+A Architects, Inc. (Joe Zabolotny)

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: On the east side of Haggerty Road just north of Eight Mile Road (Section 36).
- Site School District: Novi Community School District
- Site Zoning: FS, Freeway Service
- Adjoining Zoning: North and South: FS, Freeway Service; West: OSC, Office Service Commercial; East: I-275 right-of-way
- Site Use(s): Existing Taco Bell
- Adjoining Uses: North: Detention basin; East: I-275 right-of-way; South: Speedway Gas Station; West: High Point Shopping Center
- Site Size: 1.0 acre
- Proposed Building Size: 2,825 square feet
- Plan Date: Site Plan 02/06/08

Project Summary

The applicant is proposing to demolish and reconstruct the Taco Bell on the eastern side of Haggerty Road just north of Eight Mile Road. The proposed building will be approximately 2,825 square feet and will include a drive-through.

This project appeared before the Planning Commission on October 24, 2007. At that time, the Planning Commission postponed consideration of the SP07-37 so that the applicant could address some of the concerns of the Commission as they related to the number of parking spaces and the number of stacking spaces, among other things. The Planning Commission also directed staff to use the parking standard for a drive-through restaurant as opposed to the standard for a fast food restaurant to determine the number of parking spaces needed.

In the interim, the applicant has also been working with MDOT to address their concerns regarding any pavement being placed over their easement at the rear of the property, along the I-275 right-of-way. MDOT has indicated that they will not permit any pavement to be placed over the easement.

The applicant has revised the plans to address the concerns of the Planning Commission and to adjust the site layout so that no portion of the MDOT easement is paved over. The revised Preliminary Site Plan includes four parking spaces that have been added to the southwest

corner of the site, one additional stacking space added to the drive-through lane, two parking spaces removed from the landscape area directly behind the building and the relocation of the dumpster enclosure so that it no longer encroaches on the MDOT easement.

Recommendation

Provided the applicant receives the necessary variances from the Zoning Board of Appeals, approval of the **Preliminary Site Plan is recommended**. There are minor Planning related items that need to be addressed at the time of Final Site Plan submittal and the applicant will need to seek a number of variances from the Zoning Board of Appeals.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 18 (FS, Freeway Service District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Applicable sections of the Zoning Ordinance and other regulatory documents are highlighted in gray on the attached chart. Items in **bold** below must be addressed by the applicant or Planning Commission before Preliminary Site Plan Approval may be granted.

1. **Parking Setback:** In the FS district, the front yard parking setback is twenty feet. The proposed plan indicates a front yard parking setback of ten feet. The Planning Commission did state in the October 24, 2007 meeting minutes that they would not be opposed to seeing parking spaces included in this location. **The applicant should adjust the site layout to accommodate the front yard parking setback or seek a variance from the Zoning Board of Appeals.**
2. **Number of Parking Spaces:** Thirty-eight parking spaces are required per the standards set forth in Section 2505 of the Zoning Ordinance. Thirty-six spaces have been provided. Previously, the parking standard for a fast food restaurant (which requires considerably more spaces) was applied to this site. Per the direction of the Planning Commission, and based on representations of the volume of business typically found at this Taco Bell, the parking standard for a drive-through restaurant was applied for the revised Preliminary Site Plan. However, the applicant is still two spaces short of the required number of spaces. **The applicant should add two additional spaces or seek a variance from the Zoning Board of Appeals**
3. **Loading Zone Screening:** In the FS district, view of loading and waiting areas must be shielded from rights of way and adjacent properties. **Screening should be increased on the western property boundary or the applicant should seek a variance from the Zoning Board of Appeals.**
4. **Dumpster Enclosure:** The dumpster enclosure must be setback the same as parking (ten feet from the interior side yard). The proposed dumpster is setback five feet from the side yard (southern) property line. The relocation and subsequent side yard setback deficiency is the result of the redesign of the rear of the site so as not to encroach on the MDOT easement. **The applicant should adjust the site to accommodate the required side yard setback or seek a variance from the Zoning Board of Appeals.**
5. **Lighting:** **The applicant should add the required notes identified in the attached lighting review chart to the photometric plan.**

Response Letter

A letter from either the applicant or the applicant's representative addressing 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 next set of plans submitted highlighting the changes made to the plans addressing each of the comments listed above.

Address

An **address must be assigned** before a building permit is issued. The Planning Division recommends filing an address application (available at <http://www.ci.novi.mi.us/Resources/Library/Forms/Bldg-AddressesApplication.pdf>) to the Community Development Department, at the time of submittal of a Final Site Plan, or as soon as possible prior to submittal for building permits.

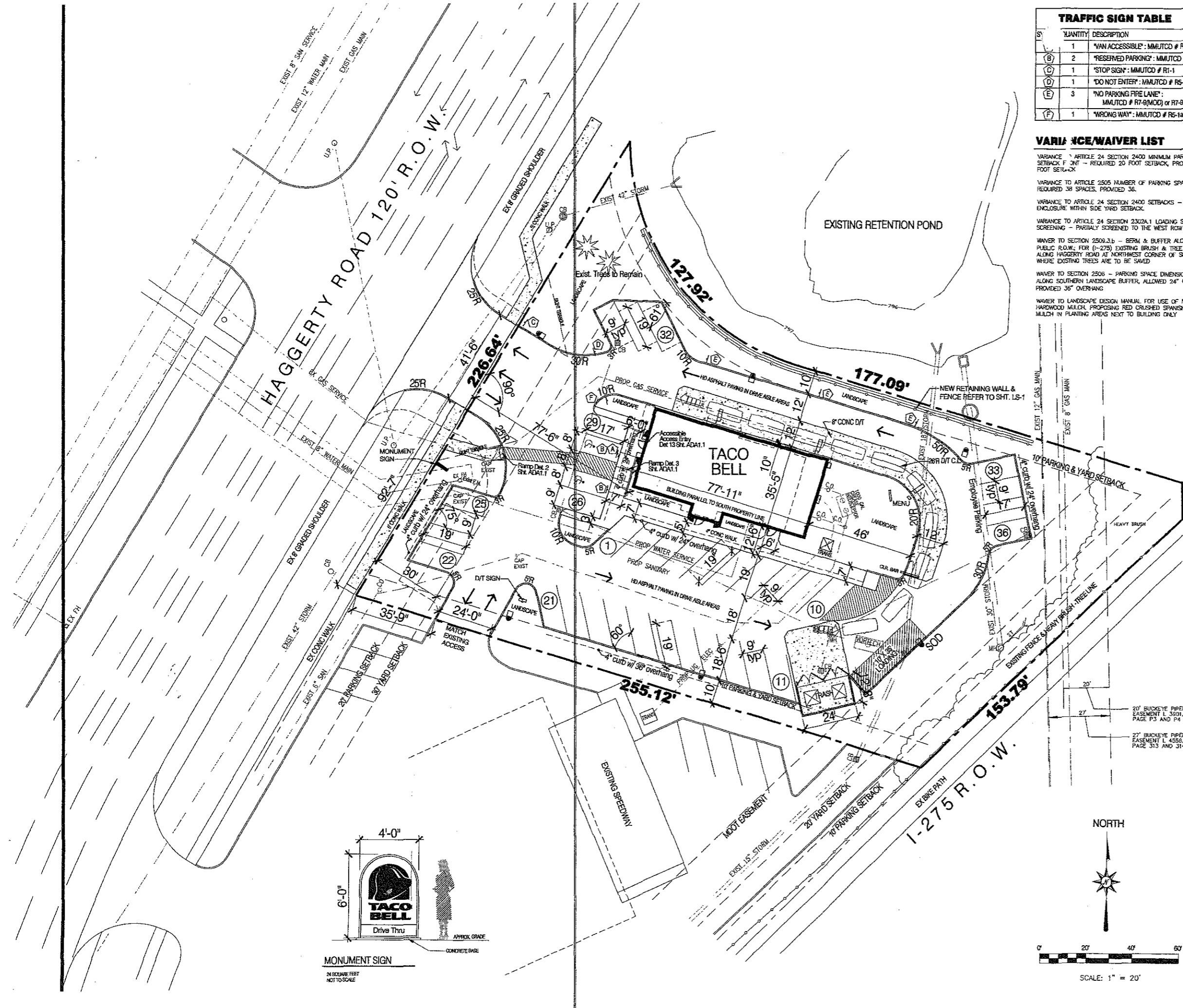
Pre-Construction Meeting

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. To give you an advance notice of the requirements and what must be in place prior to the Pre-Con, a sample Pre-Con checklist is attached. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@ci.novi.mi.us.


Kristen Kapelanski, Planner

Attachments: Planning Review Chart
Lighting Review Chart



QTY	DESCRIPTION
1	"VAN ACCESSIBLE": MMUTCD # R7-8a
2	"RESERVED PARKING": MMUTCD # R7-8
1	"STOP SIGN": MMUTCD # R1-1
1	"DO NOT ENTER": MMUTCD # R5-1
3	"NO PARKING FIRE LANE": MMUTCD # R7-8(MOD) or R7-8a(MOD)
1	"WRONG WAY": MMUTCD # R5-1a

VARIANCE/WAIVER LIST

VARIANCE TO ARTICLE 24 SECTION 2400 MINIMUM PARKING SETBACK 5' 24" - REQUIRED 20 FOOT SETBACK, PROVIDED 10 FOOT SETBACK

VARIANCE TO ARTICLE 2505 NUMBER OF PARKING SPACES - REQUIRED 38 SPACES, PROVIDED 36

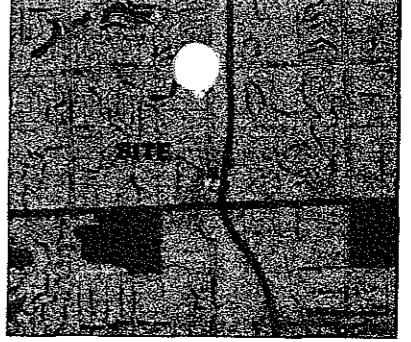
VARIANCE TO ARTICLE 24 SECTION 2400 SETBACKS - DUMPSTER ENCLOSURE WITHIN SIDE YARD SETBACK

VARIANCE TO ARTICLE 24 SECTION 2302A.1 LOADING SPACE SCREENING - PARTIALLY SCREENED TO THE WEST ROW

WAIVER TO SECTION 2508.3.b - BERM & BUFFER ALONG PUBLIC R.O.W. FOR (1-275) EXISTING BRUSH & TREE LINE, & ALONG HAGGERTY ROAD AT NORTHWEST CORNER OF SITE AND WHERE EXISTING TREES ARE TO BE SAVED

WAIVER TO SECTION 2508 - PARKING SPACE DIMENSIONS: ALONG SOUTHERN LANDSCAPE BUFFER, ALLOWED 24" OVERHANG PROVIDED 36" OVERHANG

WAIVER TO LANDSCAPE DESIGN MANUAL FOR USE OF NATURAL HARDWOOD MULCH, PROPOSING RED CRUSHED SPANISH TILE MULCH IN PLANTING AREAS NEXT TO BUILDING ONLY



**LOCATION MAP
NO SCALE
LEGAL DESCRIPTION AS SURVEYED**

A PART OF THE SOUTHEAST 1/4 OF SECTION 38, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN; MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 38; THENCE NORTH 01° 52' 04" WEST 858.83 FEET, ALONG THE EAST LINE OF SAID SECTION 38, TO A POINT ON THE WESTERLY LINE OF I-96, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 38, SAID LINE ALSO BEING THE WESTERLY LINE OF I-96, NORTH 01° 52' 04" WEST 15.80 FEET; THENCE NORTH 73° 35' 18" WEST 174.09 FEET TO A POINT OF CURVE; THENCE 127.92 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, CENTRAL ANGLE OF 73° 17' 39" AND CHORD BEARING AND DISTANCE OF NORTH 36° 57' 28" WEST 118.38 FEET TO A POINT ON SAID CURVE; SAID POINT BEING ON THE EASTERLY LINE OF HAGGERTY ROAD; THENCE SOUTH 31° 07' 58" WEST 226.64 FEET ALONG THE EASTERLY LINE OF HAGGERTY ROAD; THENCE SOUTH 73° 35' 18" EAST 255.12 FEET TO THE WESTERLY LINE OF I-96; THENCE NORTH 48° 35' 20" EAST 153.79 FEET ALONG THE WESTERLY LINE OF I-96 TO THE POINT OF BEGINNING.

CONTAINING 1.0009 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS OF RECORD.

PARCEL ID: (50) 22-36-477-025

LAND / BUILDING / PARKING DATA:

ZONING CLASSIFICATION:	FS
ADJACENT ZONING:	FS & OSC
BUILDING HEIGHT: MAX PERMITTED	30'-0"
BUILDING HEIGHT: PROPOSED	24'-3"
TOTAL BUILDING AREA: (GROSS)	2,825 S.F.
TOTAL BUILDING AREA: (USABLE)	1,050 S.F.

BUILDING SETBACKS REQUIRED:	
FRONT YARD SETBACK:	30 FEET
SIDE YARD SETBACK (NORTH):	15 FEET
SIDE YARD SETBACK (SOUTH):	15 FEET
REAR YARD SETBACK:	20 FEET
BUILDING SETBACKS PROVIDED:	
FRONT YARD SETBACK:	68'-5"
SIDE YARD SETBACK (NORTH):	34'-0"
SIDE YARD SETBACK (SOUTH):	71'-8"
REAR YARD SETBACK:	105'-6"

PARKING REQUIRED:	
1 SPACE / 2 SEATS + EMPLOYEES (32 + 6 = 38)	
HC PARKING REQUIRED (8' X 19' @ 90 DEG)	2 SPACES
PARKING PROVIDED (9' X 19' @ 75-90 DEG)	5 SPACES
PARKING PROVIDED (9' X 19' @ 60 DEG)	28 SPACES
TOTAL ON SITE PARKING PROVIDED:	36 SPACES

LOADING / UNLOADING AREA REQUIRED:	(1) - 10' X 35'
LOADING / UNLOADING AREA PROVIDED:	(1) - 10' X 35'

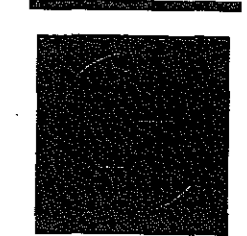
LANDSCAPE AREA - REFER TO LANDSCAPE PLAN
REFER TO ATTACHED U.G. IRRIGATION PLAN
NO RECORDED WETLANDS ON SITE PER NOV PROTECTION ORDINANCE.
NO RECORDED WOODLANDS ON SITE PER CH. 37 OF NOV ORDINANCE.
SITE IS NOT WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY

ALLOWABLE SIGNAGE:	
1 WALL MOUNTED SIGNAGE	65.0 S.F.
1 MONUMENT SIGN	100.0 S.F.
MENU BOARDS	0.0 S.F.
TOTAL ALLOWABLE SITE SIGNAGE:	165.0 S.F.

PROPOSED SIGNAGE:	
1 WALL SIGN	22.0 S.F.
1 CANOPY SIGN	7.0 S.F.
1 6' H 24 S.F. MONUMENT SIGN	24.0 S.F.
1 EXTERIOR MENU BOARD	(54.0) S.F.
1 EXTERIOR SPEAKER POST	0.0 S.F.
0 EXTERIOR PRE-MENU BOARD	0.0 S.F.
1 EXTERIOR DIRECTIONAL SIGN	(4.1) S.F.
TOTAL PROPOSED SIGNAGE:	53.0 S.F.

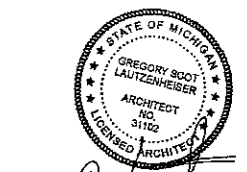
OWNER:
TACO BELL OF AMERICA, INC.
17901 VON KARMAN AVE.
IRVINE, CA 92614

YUM! BRANDS INC.
1900 COLONEL SANDERS LANE
LOUISVILLE, KY 40213
CONSTRUCTION MANAGER:
JIM METKO - PH: (262) 391-4456



**L + A
ARCHITECTS
INC. A.I.A.**
2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48063
PHONE (248) 624-4700 FAX (248) 624-9746

PROJECT NO. T07014



Gregory Scott Lautzenheiser

- △ PRELIMINARY S.P.A. 7-13-07
- △ PRELIMINARY S.P.A. 8-27-07
- △ PERMIT REVIEW 1-21-08
- △ PRELIMINARY S.P.A. 2-6-08
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CONTRACT DATE: 06.15.07
BUILDING TYPE: T-Y07
PLAN VERSION: NOV07E
SITE NUMBER: 263538
STORE NUMBER: 3783

TACO BELL
21080 HAGGERTY RD.
NOVI, MI 48375



**PRELIMINARY
SITE
PLAN**

C0.1