



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: August 15, 2017

REGARDING: 24270 Novi Road, Parcel # 50-22-23-351-064 (PZ17-0030)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Ron Morelli/Benito's Pizza

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	General Business
Location:	East of Novi Road and North of 10 Mile Road
Parcel #:	50-22-23-351-064

Request

The applicant is requesting a variance from the City of Novi Ordinance Section 5.2.12 for 30 additional parking spaces, for proposed expansion. Current allowed parking spaces is 89.

This property is zoned General Business (B-3).

II. STAFF COMMENTS:

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ17-0030**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

 - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
 - (b) The property is unique because _____.

- (c) Petitioner did not create the condition because _____
_____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____
_____.
- (e) The relief is consistent with the spirit and intent of the ordinance because _____
_____.
- (f) The variance granted is subject to:
 - 1. _____.
 - 2. _____.
 - 3. _____.
 - 4. _____.

2. I move that we **deny** the variance in Case No. **PZ17-0030**, sought by _____,
for _____ because Petitioner has not shown practical difficulty requiring _____.

- (a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because _____
_____.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that _____.
- (d) The variance would result in interference with the adjacent and surrounding properties by _____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____
_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$300
 Meeting Date: August 15th, 2017
 ZBA Case #: PZ 17-0030

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION <u>JSP 17-25 BENITO'S CAKE - PARKING</u>			
ADDRESS <u>24270 NOVI RD.</u>		LOT/SIUTE/SPACE #	
SIDWELL # 50-22-		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <u>NOVI RD. + 10 MILE RD.</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS <u>RON@BENITOSPIZZA.COM</u>	CELL PHONE NO. —
NAME <u>RON MOROLI</u>		TELEPHONE NO. <u>734-425-2920</u>	
ORGANIZATION/COMPANY <u>BENITO'S PIZZA</u>		FAX NO. <u>734-425-2915</u>	
ADDRESS <u>34489 INDUSTRIAL RD.</u>	CITY <u>LIVONIA</u>	STATE <u>MI</u>	ZIP CODE <u>48150</u>
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS <u>B.DOWNLSON@JBDOWNLSON.COM</u>	CELL PHONE NO. —
NAME <u>BENJAMIN DOWNLSON</u>		TELEPHONE NO. <u>248-344-9045</u>	
ORGANIZATION/COMPANY <u>JBD-5, LLC</u>		FAX NO.	
ADDRESS <u>37610 HILLS TRENCH DR.</u>	CITY <u>FORMERSTON HILLS</u>	STATE <u>MI</u>	ZIP CODE <u>48331</u>
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <u>B-3</u>			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>5-2-12</u>		Variance requested <u>PARKING</u>	
2. Section _____		Variance requested _____	
3. Section _____		Variance requested _____	
4. Section _____		Variance requested _____	
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial <u>\$300</u> <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> Dimensioned Drawings and Plans Site/Plot Plan Existing or proposed buildings or addition on the property Number & location of all on-site parking, if applicable 		<ul style="list-style-type: none"> Existing & proposed distance to adjacent property lines Location of existing & proposed signs, if applicable Floor plans & elevations Any other information relevant to the Variance application 	



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER PERMITS

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

4-26-2017

Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

4.28.2017

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

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Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

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D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER PARKING

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

[Signature]
Applicant Signature

4-26-2017
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date

Standard #1: Circumstances or Physical Conditions.

- a. Because of the shape of the lot, placement of the buildings and lack of additional property, there is no way to expand the parking lot.
- b. Not Applicable
- c. Not Applicable

Standard #2: Not Self-Created

The variance is needed to expand the square footage and seating capacity which will need more parking than the cleaners. Current city ordinances calculate parking based on seating or square footage depending on use. The request for a variance of 30 parking is what will be needed using current calculations.

Standard #3: Strict Compliance.

Without the variance we would not be able to expand the restaurant and may have to relocate.

Standard #4: Minimum Variance Necessary.

After two meetings with your Community Development Department and a review by AECOM it was decided that we would need a 30 space variance.

Standard #5: Adverse Impact on Surrounding Area.

The traffic study that we had done by Fleis & Vandenbrink and referenced in the AECOM report show that the variance will not have an adverse impact on the surrounding area.

Benito's Pizza

34489 Industrial Road, Livonia, Michigan 48150

Office 734-293-5612 Fax 734-425-2915

www.benitospizza.com

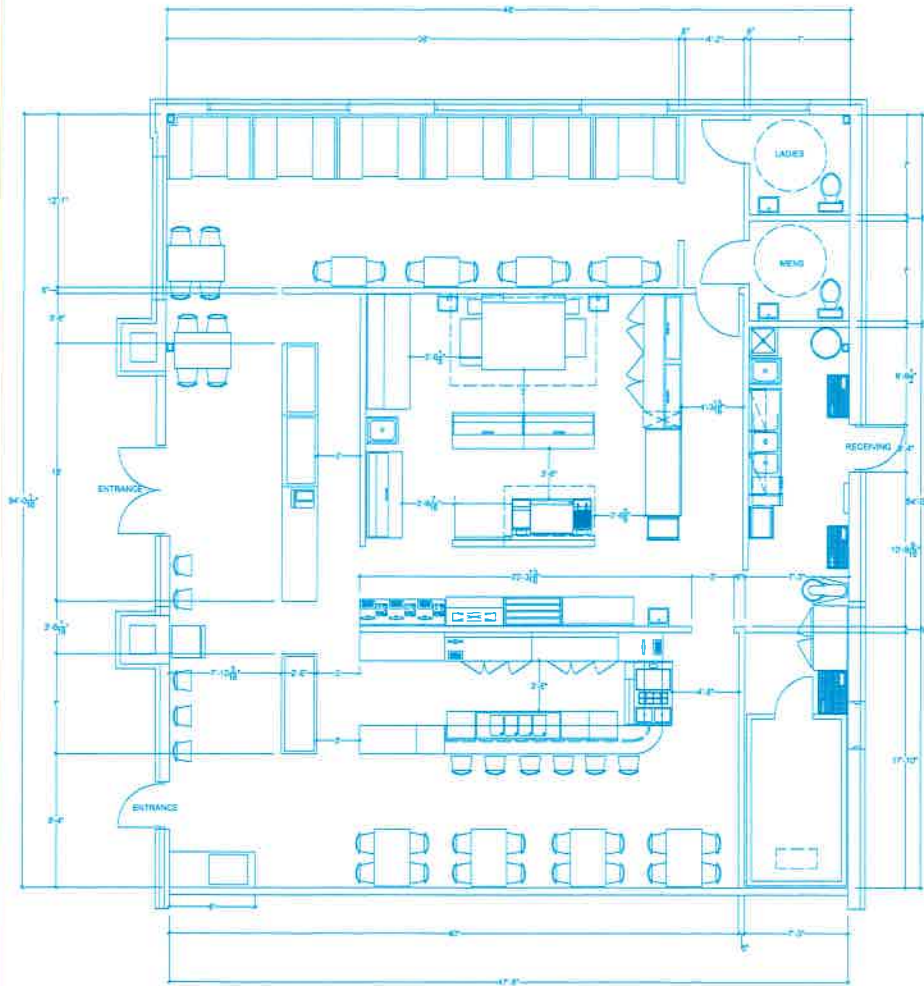
Circumstances that apply in this case are:

Benito's Café is expanding into the existing cleaner's space and is increasing its seating capacity inside and outside and will require additional parking to meet city ordinances.

Existing parking is 89 with no room for expansion.

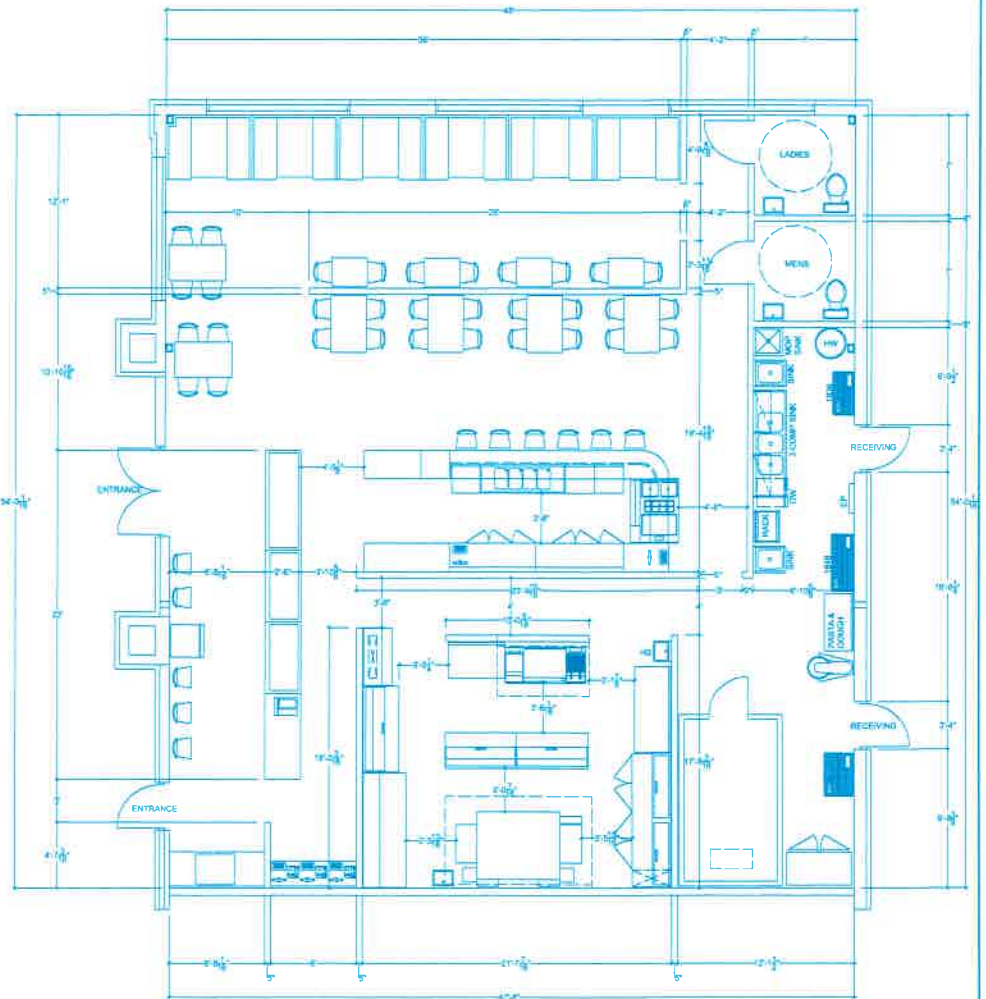
If project is completed as planned 119 spaces will be required. A variance of 30 spaces is requested.

Traffic study was done by Fleis & Vandenbrink and reviewed by City of Novi's traffic consultants and the conclusion of Fleis & Vandenbrink was that even at peak times there was a 54% surplus in parking spaces.



PRELIMINARY FOODSERVICE EQUIPMENT LAYOUT - OPTION - 1

SCALE: 1/4" = 1'-0"



PRELIMINARY FOODSERVICE EQUIPMENT LAYOUT - OPTION 2

SCALE: 1/4" = 1'-0"

THESE PLANS ARE PRIMARILY A GENERAL ARRANGEMENT OF EQUIPMENT, FIXTURES & INTERIOR FINISHES FOR THE CONVIENIENCE OF ONE OR MORE OF THE FOLLOWING: OWNER/DEVELOPER, ARCHITECT, GENERAL CONTRACTOR OR SUB CONTRACTOR.
 THIS DRAWING SHOWS ONLY THOSE CONNECTIONS REQUIRED TO PROPERLY INSTALL THE EQUIPMENT FURNISHED BY J & G MILLS EQUIPMENT IT DOES NOT SHOW MECHANICAL, LIGHT, PLUMBING OR ELECTRICAL RISES, DRAINAGE, HEAT OR AIR CONDITIONING CONNECTIONS, AIR BALANCE CALCULATIONS ETC. AS THESE ARE TO BE FOUND ON ARCHITECTURAL, ENGINEERING SEALED PLANS FURNISHED BY OTHERS.
 THESE PLANS HAVE BEEN MADE WITH INFORMATION FURNISHED BY EITHER THE OWNER/DEVELOPER, ARCHITECTURAL CONSULTANT OR BY ON SITE INSPECTIONS. THESE SPECIFICATIONS AND DIMENSIONS MAY NOT HAVE BEEN FULLY KNOWN AT THE TIME THIS DRAWING WAS MADE, AND MUST BE VERIFIED AS WORK PROGRESSES. OUTLETS, PIPES, WALLS, FLOOR AND CEILING DIMENSIONS HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE AND ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL CONDITIONS TO BE VERIFIED AT THE JOB SITE FOR UNKNOWN DISTRIBUTIONS, CONDITIONS OR CHANGES MADE BY OTHERS.
 THE ATTACHED PLANS ARE TO BE A GUIDE FOR CONTRACTORS AND THEIR SUB-CONTRACTORS IN NO WAY SHALL J & G MILLS EQUIPMENT BE HELD RESPONSIBLE OR LIABLE FOR ANY WORK OR MATERIALS UNFINISHED AND DONE BY PARTIES OTHER THAN AGENTS OR EMPLOYEES OF J & G MILLS EQUIPMENT.

 J & G MILLS EQUIPMENT LLC 33220 SCHOOLCRAFT ROAD • SUITE 204 • LYONNA, MI 48150 1-734-489-4304 PHONE • 1-734-489-4308 FAX JOESDI@J&GMILL.COM E-MAIL		J & G MILLS	
		5-31-2017	1/4" = 1'-0"
24270 NOV1		MI 48375	



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JSP17-0025 Benito's Café Parking Pre-Application Traffic Review

From:
AECOM

Date:
April 5, 2017

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Sri Komaragiri, Kirsten Mellen, George Melistas,
Theresa Bridges, Richelle Leskun, Darcy Rechten

Memo

Subject: Benito's Café Parking Pre-Application Traffic Review

The pre-application site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Benito's Café, has submitted a request to expand the current café to include additional seating area. The development is located within the northeast quadrant of W. Ten Mile Road and Novi Road within a two building shopping center.
2. The applicant has not proposed any zoning changes and the zoning will remain B-3 (General Business).
3. Novi Road and W. Ten Mile Road are under the jurisdiction of the Road Commission for Oakland County (RCOC)
4. The site plans that were submitted by the applicant were blurred and pixelated and therefore unreadable. This letter will address typical items that are required for the preliminary stage of plan reviews.

TRAFFIC IMPACTS

1. Traffic impacts are expected due to the nature of expanding an existing seating area. The applicant should provide existing general floor area and proposed general floor area with the proposed number of tables/seats and the number of occupants permitted in the waiting area. If the estimated impacts exceed the City's thresholds (100 trips per peak-hour peak-direction or 750 daily trips beyond the existing generated traffic) further studies may be warranted.

EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

1. The applicant is required to provide dimensions for any modifications to existing driveways including driveway width or turning radii.
2. The AADTs along 10 Mile Road and Novi Road meet thresholds for warranting right turn tapers given that there is at least one right turning vehicle into the driveway on either roadway. Since this is not an impact generated from the Benito's site plan, the existing driveways do not require modifications with this development.

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. At the time of this letter, modifications to the site parking lot were not proposed. If any modifications to the site parking lot, driveways, or sidewalks are made as a result of this development, AECOM will review the modifications at the time when they are submitted.
2. Parking Facilities
 - a. The applicant has provided existing parking information. The entire development includes five suites requiring 108 total parking spaces. The entire development shares 89 total parking spaces. Under existing conditions, Benito's Café requires 35 of the 108 parking spaces, which is based on 60 seats and 10 employees. The City of Novi Zoning Ordinance requires parking to be calculated based on maximum capacity, including waiting areas, and employees. The applicant has provided the required number of existing parking spaces based on employees and the number of seats. The applicant should revise the total existing required parking to reflect maximum capacity (including waiting area) of the restaurant and employees.
 - b. The applicant should clarify if the number of seats also includes the patio area.
 - c. The applicant should indicate the proposed change in the number of seats, waiting area capacity, and employees.
 - d. The shared parking study classifies the restaurant as "fast food" whereas the pre-app classifies it as a restaurant. The applicant should update the classification of the restaurant within the parking requirements table for consistency purposes.
 - e. The applicant has provided a shared parking study from December of 2015. Additional details regarding the study will be reviewed in a separate letter.
 - f. The applicant should provide information related to existing and proposed bicycle parking, in alignment with the City of Novi Zoning Ordinance, as the proposed modifications to the site may change the bicycle parking requirements.
3. Sidewalk Requirements
 - a. The applicant should provide dimensions for any modifications to existing sidewalks or ramps, as applicable.
4. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices. The following is a discussion of the proposed signing.
 - a. The applicant should provide any details related to proposed pavement markings, as applicable.
 - b. The applicant should provide quantities, locations, and details for proposed and existing signing, as applicable.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer



Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JSP17-0025 Benito's Café Shared Parking Study
Traffic Review

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

From:
AECOM

Date:
April 5, 2017

CC:
Sri Komaragiri, Kirsten Mellem, George Melistas,
Theresa Bridges, Richelle Leskun, Darcy Rechten

Memo

Subject: Benito's Café Shared Parking Study Traffic Review

The shared parking study was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Benito' Pizza, has provided a shared parking evaluation from December of 2015 for review in order to determine if the existing parking capacities will be sufficient with Benito's proposed expansion.
2. Benito's Pizza is located within the northeast quadrant of the Ten Mile Road and Novi Road intersections.
3. The project site includes four land uses:
 - a. Two Restaurants (3,043 sq. ft.)
 - b. Retail (1,000 sq. ft.)
 - c. Bank (4,050 sq. ft.)
 - d. Health Club (1,733 sq. ft.)
1. Benito's Pizza is proposing to expand into the adjacent Novi Cleaners (1000 sq. ft.), which would revise the land uses to the following:
 - a. Two Restaurants (4,043 sq. ft.)
 - b. Bank (4,050 sq. ft.)
 - c. Health Club (1,733 sq. ft.)

Existing Conditions

1. The existing parking demand was evaluated using two sources: Urban Land Institute's (ULI) *Shared Parking, 2nd Edition* and the Institute of Traffic Engineer's (ITE) *Parking Generation, 4th Edition*.
2. The study calculates the peak parking demand for each land use and uses the demand of each land use to determine the peak parking demand for the overall site.
3. Fleis and Vandenbrink collected existing parking data on Tuesday December 8, 2015. Data published by ULI indicated that the peak parking demand for the entire development would occur during the lunch peak period. Fleis and Vandenbrink collected parking data in 15-minute intervals from 11:00AM-1:00PM.
4. The data collected by Fleis and Vandenbrink indicate a peak parking demand of 41 vehicles at 12:00PM, which is similar to results published by ITE and significantly less than results published by ULI. From this information, Fleis and Vandenbrink determined that using rates from ULI and ITE will provide for a conservative analysis.

5. The scan of the data sheet from the data collection performed by Fleis and Vandenbrink indicates that only 86 parking spaces were provided at the development. The correct number of spaces provided is 89 spaces. Any information affected by this error in the text should be updated with the correct numbers.
6. The peak period given by ULI is 1:00PM on a weekday and the peak period given by ITE is 12:00PM on a weekend.
7. ULI rates indicate a shared parking surplus of 19 and 20 spaces for weekdays and weekends, respectively.
8. ITE rates indicate a shared parking surplus of 41 and 27 spaces for weekdays and weekends, respectively.

Proposed Conditions

1. The number of total parking spaces will not increase as a result of the Benito's Pizza expansion.
2. The peak period given by ULI is 1:00PM on a weekday and the peak period given by ITE is 12:00PM on a weekend.
3. Under proposed conditions, ULI rates indicate a shared parking surplus of 8 and 10 spaces for weekdays and weekends, respectively.
4. Under proposed conditions, ITE rates indicate a shared parking surplus of 40 and 17 spaces for weekdays and weekends, respectively.
5. In the text of the proposed conditions section, the study indicates that the proposed expansion of Benito's pizza would result in an increased demand of approximately 10 spaces. The study should indicate how that estimate was calculated and what scenario it is based from.

Conclusions

1. There are 89 total parking spaces for the development. The number of parking spaces will not increase given the proposed expansion of Benito's Pizza.
2. Data collected by Fleis and Vandenbrink indicate that the existing peak weekday parking demand is 41 spaces.
3. Rates from both ULI and ITE indicate a parking surplus of at least 8 spaces for the development for both weekday and weekend peak periods.
4. The study could consider splitting up Benito's Pizza from East Coast Penn Station for the restaurant land use in order to indicate the direct impact on parking due to the Benito's Pizza expansion.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer



Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services

Parking Calculations for 24270 - 24278 Novi Road & 43200 Ten Mile Road

Description of Site: shopping plaza with 5 suites + separate bank building

Address	Current Business	Ratio	GFA ¹	Employees in Largest Shift	Future Occupancy	Future Required Parking	Notes:
24270 Novi	Benito's Pizza	Sit Down Restaurant = 1:70 or 1 for every 2 employees & customers max occupancy (whichever greater)	1,632	10	60 <i>Outdoor 24 Kitchen</i>	35 <i>12 3 50</i>	Expanded space is based on 60 seats within the restaurant and 10 employees on largest shift (does not include if outdoor seating is expanded) ²
24272 Novi	Novi Cleaners (future expansion for Benito's Pizza)	Retail = 1:200	1,000				Current required parking is 5 spaces
24274 Novi	Penn Station	Sit Down Restaurant = 1:70 or 1 for every 2 employees & customers max occupancy (whichever greater)	1,411	4	49	27	Per Ken, 40 seats, 9 standing customers, 4 employees. Greater than GFA calc.
24276 Novi	Fitness Together	Health Club <30,000 SF = 1:5.5 members	1,733			15	80 members per phone call with manager (CG 10-26-15)
43200 Ten Mile	Huntington Bank	1:150 GFA	4,050			27	
				9,826 TOTAL GFA			
						<i>119</i> 104 TOTAL REQUIRED SPACES	
						89 EXISTING PARKING SPACES	

Notes:

1. GFA per Ken Elphinstone, Plan Examiner
2. If outdoor seating is increased from 20 seats to 28 seats, then 14 additional parking spaces will be required by ordinance.

Memo

VIA EMAIL

To: Mr. Ron Morelli
Benito's Pizza

From: Michael J. Labadie, PE
Julie M. Kroll, PE, PTOE
Steven J. Russo, E.I.T.
Fleis & VandenBrink

Date: December 14, 2015

Re: Benito's Pizza Expansion
City of Novi, Michigan
Shared Parking Evaluation

Introduction

This memorandum presents the results of a shared parking evaluation for the proposed Benito's Pizza expansion in the City of Novi, Michigan. The project site is located on the northeast quadrant of the 10 Mile Road & Novi Road intersection and currently includes the following land uses and sizes:

Restaurants	3,043	SF	(Benito's Pizza & Penn Station Subs)
Retail	1,000	SF	(Novi Cleaners)
Bank	4,050	SF	(Huntington Bank)
Health Club	1,733	SF	(Fitness Together)

Currently, Benito's Pizza is proposing an expansion to occupy the Novi Cleaners. The purpose of this study is to evaluate the impact of the expansion on site parking and the adequacy of the existing 89 parking space supply to service all site uses.

Existing Conditions

The existing parking demand versus supply was evaluated based on information published by the Urban Land Institute (ULI) in *Shared Parking, 2nd Edition* and the Institute of Transportation Engineers (ITE) in *Parking Generation, 4th Edition*. Shared Parking methodology indicates that a single parking space may be utilized by two or more individual land uses without conflict based on the hourly, daily, and seasonal variations in parking demand. The parking demand for each individual land use was calculated based on the rates and equations published by ULI and ITE. The demand variations were then applied to determine the peak parking demand for the overall site.

F&V also collected data on Tuesday December 8th, 2015 representing the existing weekday on-site parking demand. Hourly variation data published by ULI indicate that the synergy of land uses will experience a peak parking demand during the lunch peak period. Therefore, the number of parked vehicles was counted in 15-minute intervals between 11:00 AM to 1:00 PM. The data collected indicate that the site currently experiences a peak parking demand of 41 vehicles at Noon. These results are similar to the data published by ITE and are significantly lower than the data published by ULI. Therefore, it was determined that use of ITE and ULI rates for the proposed future mix of uses is acceptable as it will provide a conservative analysis.

27725 Stansbury Boulevard, Suite 150
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

The existing shared parking calculations are summarized in Table 1. The shared parking calculations are also attached to this memorandum. The existing conditions results indicate that the existing parking supply is adequate for the existing uses.

Table 1
Existing Conditions (number of spaces)

Scenario	Parking Rate	Parking Demand		Shared Parking % Reduction	Parking Supply	Parking Surplus
		w/o Shared Parking	with Shared Parking			
Weekday	ULI	80	70	13%	89	19
	ITE	56	48	14%	89	41
Weekend	ULI	75	69	8%	89	20
	ITE	67	62	7%	89	27

Proposed Conditions

The proposed Benito's Pizza expansion will not result in any change to the current number of on-site parking spaces. Based on ITE and ULI rates and shared parking demand variations, the proposed Benito's Pizza expansion would result in an increased demand of approximately 10 spaces. The site will experience a parking surplus of 10%. Therefore, the existing parking supply will be adequate to serve the forecasted demand with the proposed Benito's Pizza expansion. The proposed shared parking calculations are summarized in Table 2.

Table 2
Proposed Conditions (number of spaces)

Scenario	Parking Rate	Parking Demand		Shared Parking % Reduction	Parking Supply	Parking Surplus
		w/o Shared Parking	with Shared Parking			
Weekday	ULI	91	81	11%	89	8
	ITE	60	49	18%	89	40
Weekend	ULI	85	79	7%	89	10
	ITE	76	72	5%	89	17

Conclusions

Based on the data, calculations, and ULI and ITE methodologies presented, the conclusions of this parking evaluation are as follows:

1. The site currently experiences a peak parking demand of 41 vehicles at Noon. There are 89 spaces in the plaza, therefore during the peak parking demand there is a parking space surplus of 54%.
2. The existing parking supply will be adequate to accommodate the proposed Benito's Pizza expansion.

Any questions related to this memorandum, study, analyses, and results should be addressed to Fleis & VandenBrink.

Attached: Shared Parking Tables (4)
 Parking Counts

Table
 Project: Benito's Pizza Expansion
 Description: Existing Conditions ULI

12/8/2015

SHARED PARKING DEMAND SUMMARY

PEAK MONTH: DECEMBER -- PEAK PERIOD: 1 PM, WEEKDAY

Land Use	Project Data Quantity Unit		Weekday					Weekend					Weekday			Weekend		
			Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj 1 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj December	Estimated Parking Demand
Community Shopping Center (<400 ksf) Employee	1,000	ksf GLA	2.90	1.00	1.00	2.90	/ksf GLA	3.20	1.00	1.00	3.20	/ksf GLA	1.00	1.00	3	0.65	1.00	3
Fast Food Restaurant Employee	3,043	ksf GLA	0.70	1.00	1.00	0.70	/ksf GLA	0.80	1.00	1.00	0.80	/ksf GLA	1.00	1.00	1	1.00	1.00	1
Fast Food Restaurant Employee	3,043	ksf GLA	12.75	1.00	1.00	12.75	/ksf GLA	12.00	1.00	1.00	12.00	/ksf GLA	1.00	1.00	39	1.00	1.00	37
Health Club Employee	1,733	ksf GFA	2.25	1.00	1.00	2.25	/ksf GLA	2.00	1.00	1.00	2.00	/ksf GLA	1.00	1.00	7	1.00	1.00	6
Health Club Employee	1,733	ksf GFA	6.50	1.00	1.00	6.60	/ksf GLA	5.50	1.00	1.00	5.50	/ksf GLA	0.70	0.90	7	0.50	0.90	5
Bank (Branch) with Drive-In Employee	4,050	ksf GFA	0.40	1.00	1.00	0.40	/ksf GLA	0.25	1.00	1.00	0.25	/ksf GLA	0.75	1.00	1	0.50	1.00	0
Bank (Branch) with Drive-In Employee	4,050	ksf GFA	3.00	1.00	1.00	3.00	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.50	1.00	6	0.90	1.00	11
Bank (Branch) with Drive-In Employee	4,050	ksf GFA	1.60	1.00	1.00	1.60	/ksf GLA	1.60	1.00	1.00	1.60	/ksf GLA	1.00	1.00	6	1.00	1.00	6
												Customer Employee Reserved Total	55 15 0 70	Customer Employee Reserved Total	56 13 0 69			

Table
 Project: Benito's Pizza Expansion
 Description: Existing Conditions ITE

12/8/2015

SHARED PARKING DEMAND SUMMARY

PEAK MONTH: DECEMBER -- PEAK PERIOD: 12 PM, WEEKEND

Land Use	Project Data Quantity Unit	Weekday					Weekend					Weekday			Weekend		
		Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj 1 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj December	Estimated Parking Demand
Community Shopping Center (<400 ksf) Employee	1,000 sf GLA	3.00	1.00	1.00	3.00	/ksf GLA	3.74	1.00	1.00	3.74	/ksf GLA	1.00	1.00	3	0.85	1.00	3
Fast Food Restaurant Employee	3,043 sf GLA	0.76	1.00	1.00	0.76	/ksf GLA	0.93	1.00	1.00	0.93	/ksf GLA	1.00	1.00	1	1.00	1.00	1
Health Club Employee	1,733 sf GFA	6.67	1.00	1.00	6.67	/ksf GLA	12.00	1.00	1.00	12.00	/ksf GLA	1.00	1.00	21	1.00	1.00	37
Bank (Branch) with Drive-In Employee	4,050 sf GFA	1.23	1.00	1.00	1.23	/ksf GLA	2.00	1.00	1.00	2.00	/ksf GLA	1.00	1.00	4	1.00	1.00	6
		4.95	1.00	1.00	4.95	/ksf GLA	2.75	1.00	1.00	2.75	/ksf GLA	0.70	0.90	6	0.50	0.90	2
		0.32	1.00	1.00	0.32	/ksf GLA	0.14	1.00	1.00	0.14	/ksf GLA	0.75	1.00	1	0.50	1.00	0
		2.60	1.00	1.00	2.60	/ksf GLA	2.26	1.00	1.00	2.26	/ksf GLA	0.50	1.00	6	0.90	1.00	8
		1.40	1.00	1.00	1.40	/ksf GLA	1.21	1.00	1.00	1.21	/ksf GLA	1.00	1.00	6	1.00	1.00	5
ULI base data have been modified from default values.													Customer Employee Reserved Total	36 12 0 48	Customer Employee Reserved Total	50 12 0 62	

Table
 Project: Benito's Pizza Expansion
 Description: Future Conditions ITE

12/8/2015

SHARED PARKING DEMAND SUMMARY

PEAK MONTH: AUGUST -- PEAK PERIOD: 12 PM, WEEKEND

Land Use	Project Data		Weekday				Weekend				Weekday			Weekend				
	Quantity	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj 12 PM	Peak Mo Adj August	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj August	Estimated Parking Demand
Fast Food Restaurant Employee	4,043	sf GLA	6.57	1.00	1.00	6.57	/sf GLA	12.00	1.00	1.00	12.00	/sf GLA	1.00	0.89	28	1.00	0.89	49
Health Club Employee	1,733	sf GFA	4.95	1.00	1.00	4.95	/sf GLA	2.00	1.00	1.00	2.00	/sf GLA	1.00	1.00	5	1.00	1.00	8
Bank (Branch) with Drive-In Employee	4,050	sf GFA	0.32	1.00	1.00	0.32	/sf GLA	2.75	1.00	1.00	2.75	/sf GLA	0.80	0.70	4	0.50	0.70	2
			1.40	1.00	1.00	1.40	/sf GLA	0.14	1.00	1.00	0.14	/sf GLA	0.75	0.80	1	0.50	0.80	0
			2.60	1.00	1.00	2.60	/sf GLA	2.25	1.00	1.00	2.25	/sf GLA	0.50	0.95	5	0.90	0.95	8
			1.40	1.00	1.00	1.40	/sf GLA	1.21	1.00	1.00	1.21	/sf GLA	1.00	0.95	6	1.00	0.95	5
ULI base data have been modified from default values.															Customer Employee Reserved Total	37 12 0 49	Customer Employee Reserved Total	59 13 0 72

Parking Demand Survey Form

Name of Site Benito's Parking Lot
 Brief Description of Site

Date: 12-8-15
 Day: Tuesday
 TMP*: XXXXXXXXXX
 City: Novi
 State: MI Country: (OAKLAND)

Number of Parking Spaces Provided at Site 86

Highest Observed Parking Demand for the following periods of the day (period beginning)*

Row	1	2	3	Total
	23	40	23	86
11:00 AM	6	13	6	25
11:15 AM	7	13	7	27
11:30 AM	5	16	7	28
11:45 AM	13	15	4	34
12:00 PM	19	16	6	41
12:15 PM	16	15	4	35
12:30 PM	14	16	5	35
12:45 PM	11	13	5	29
1:00 PM				
1:15 PM				
1:30 PM				
1:45 PM				

Person [REDACTED] Organization Fleis & VanderBrink Engineering, Inc.
 Phone [REDACTED]
 Fax [REDACTED]
 Email [REDACTED]
 Notes

Comments: