



TACO BELL SP 07-37A

TACO BELL, SITE PLAN NUMBER 07-37A

Consideration of the request of L & A Architects for revised Preliminary Site Plan and Storm Water Management Plan approval. The subject property is located in Section 36, north of Eight Mile and east of Haggerty Road in the FS, Freeway Service District. The subject property is 1.0 acres and the applicant is proposing to demolish and reconstruct the restaurant.

Required Action

Approve/deny the revised Preliminary Site Plan and Storm Water Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03/18/08	<ul style="list-style-type: none"> • Zoning Board of Appeals variance needed for front yard parking setback. • Zoning Board of Appeals variance needed for loading zone screening. • Zoning Board of Appeals variance needed for number of parking spaces. • Zoning Board of Appeals variance needed for side yard setback of dumpster enclosure. • Minor items to be addressed at time of Final Site Plan submittal.
Landscaping	Approval recommended	03/07/08	<ul style="list-style-type: none"> • Planning Commission Waiver requested for landscape berm along I-275 right-of-way. • Planning Commission Waiver requested for some portions of the landscape berm along Haggerty Road. • Planning Commission Waiver requested for deficient interior parking landscape areas. • Minor items to be addressed at time of Final Site Plan submittal
Traffic	Approval recommended	03/03/08	Minor items to be addressed at time of Final Site Plan submittal.
Engineering	Approval recommended	09/24/07	Minor items to be addressed at time of Final Site Plan submittal.
Façade	Approval recommended	09/27/07	Minor items to be addressed at time of Final Site Plan submittal.
Fire	Approval recommended	03/20/08	Minor items to be addressed at time of Final Site Plan submittal.

Motions

Approval – Preliminary Site Plan

In the matter of Taco Bell, SP 07-37A, motion to **approve** the revised Preliminary Site Plan, subject to the following:

- a. Planning Commission waiver for some portions of the berm required along the Haggerty Road right-of-way with the applicant installing as much of the berm as is possible;
- b. Planning Commission waiver for the berm requirement along I-275 right-of-way;
- c. Planning Commission waiver for interior parking lot landscape areas;
- d. Applicant receiving a variance from the Zoning Board of Appeals for lack of parking spaces;
- e. Applicant receiving a variance from the Zoning Board of Appeals for the deficient front yard parking setback;
- f. Applicant receiving a variance from the Zoning Board of Appeals for the deficient side yard dumpster enclosure setback;
- g. Applicant increasing the screening on the western property boundary or receiving a variance for lack of loading zone screening from the Zoning Board of Appeals;
- h. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- i. *(additional conditions here if any)*

for the following reasons...*(because it is otherwise in compliance with Article 18, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

Approval – Storm Water Management Plan

In the matter of Taco Bell, SP 07-37A, motion to **approve** the Storm Water Management Plan, subject to:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

for the following reasons...*(because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

Denial Preliminary Site Plan

In the matter of Taco Bell, SP 07-37A, motion to **deny** the Preliminary Site Plan, for the following reasons...*(because it is not in compliance with the Ordinance.)*

Denial Storm Water Management Plan

In the matter of Taco Bell, SP 07-37A, motion to **deny** the Storm Water Management Plan, for the following reasons...*(because it is not in compliance with Chapter 11 of the Ordinance.)*

PLANNING REVIEW



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

Planning Review Summary Chart

Taco Bell

Revised Preliminary Site Plan

Plan Dated: February 6, 2008

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Community Commercial	Community Commercial	Yes	
Zoning	FS	FS	Yes	
Use	Gas stations, Auto repair, Retail to serve the needs of highway travelers, Motels, Hotels	Taco Bell restaurant	Yes	
Building Height (Sec. 2400)	Maximum 25 feet	Approximately 25 feet	Yes	
Building Setbacks (Section 2400)				
Front (west)	30 feet	> 60 feet	Yes	
Interior Side (north)	10 feet	> 30 feet	Yes	
Interior Side (south)	10 feet	> 60 feet	Yes	
Rear (east)	20 feet	> 50 feet	Yes	
Parking Setbacks (Section 2400)				
Front (west)	20 feet	10 feet	No	Applicant should adjust the site to accommodate the required front yard parking setback or seek a variance from the Zoning Board of Appeals.
Interior Side (north)	10 feet	10 feet	Yes	
Interior Side (south)	10 feet	10 feet	Yes	
Rear (east)	10 feet	38 feet	Yes	
Number of Parking Spaces (Sec. 2505)	<p>One for each employee plus one for each two persons allowed in the seating area</p> <p>64 people/2 = 32 spaces</p> <p>6 employees = 6 spaces</p> <p>38 spaces required</p>	36 spaces	No	<p>Applicant should provide 2 additional parking spaces or seek a Zoning Board of Appeals variance. See review letter for additional information.</p> <p>Drive-through parking standard used per the direction of the Planning</p>

Taco Bell – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
				Commission.
Parking Space Dimensions (Sec. 2506)	9' x 19' parking space dimensions (9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4" curb) and 24' wide drives for 90° parking layout. 9' x 18' parking space dimensions (9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4" curb) and 18' wide drives for 60° parking layout.	9' x 17' parking space dimensions with 24' wide drive for 90° parking layout and 4 inch curb indicated. 9' x 18' parking space dimensions with 18' wide drive for 60° parking layout.	Yes	
Barrier Free Spaces (Barrier Free Code)	2 accessible spaces; 1 space must be van accessible	2 accessible spaces (2 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	8' wide with a 8 wide access aisle	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	One barrier free sign provided for each space.	Yes	
Loading Spaces (Sec. 2507)	10 square feet per front foot of building = 35 x 10 = 350 sq. ft. All loading shall be in the rear yard or interior side yard if double fronted lot.	350 sq. ft. provided in the rear yard.	Yes	
Loading Space Screening (Sec. 2302A.1)	In the FS District, view of loading and waiting areas must be shielded from rights of way and adjacent properties.	Southern side screened by proposed dumpster enclosure, western side partially screened by proposed building, northern side screened by existing retaining wall and	No	Applicant should provide additional screening of the loading area on the western side or seek a Zoning Board of Appeals variance.

Taco Bell – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
		proposed landscaping, eastern side screened by existing vegetation.		
Stacking Spaces for Drive-through (Sec. 2506)	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).	4 vehicles stored between the menu board and the pick-up window (not including the vehicle at the pick-up window) and 4 vehicles stored in advance of the menu board (not including the vehicle at the menu board).	Yes	
Drive-through Lane Delineated (Sec. 2506)	Drive-through lanes shall be striped, marked, or otherwise delineated.	Marking proposed.	Yes	
Bypass Lane for Drive-through (Sec. 2506)	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.	1 bypass lane with a width of 12'.	Yes	
Width and Centerline Radius of Drive-through Lanes (Sec. 2506)	Drive-through lanes shall have a minimum 9' width and centerline radius of 25'.	12' width. Centerline radius 26'.	Yes	
Drive-through Lanes Separation (Sec. 2506)	Drive-through lanes shall be separate from the circulation routes and lanes necessary for ingress to, and egress from, the property.	Drive-through lanes are situated on the rear side (east) of the proposed structure wrapping around the interior (north) side of the building.	Yes	
Accessory Structure Setback-Dumpster (Sec. 2503)	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,	Dumpster enclosure setback 30+ feet from the proposed building and setback 5 feet from adjacent property line in the side yard.	No	Applicant should adjust the site to accommodate the required setback or seek a Zoning Board of Appeals variance.

Taco Bell – Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
	the structure must be in the rear or interior side yard.			
Dumpster (Chap. 21, Sec. 21-145)	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.	Screening of 8' on three sides of dumpster. Dumpster height 7'. Interior bumpers shown.	Yes	
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			<u>Please contact Alan Amolsch (248.347.0436) in the neighborhood services department.</u>
Exterior Lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at final site plan.	Photometric plan provided.	Yes	Please see attached lighting chart.
Sidewalks (City Code Sec. 11-276(b))	A 5' wide sidewalk shall be constructed along Haggerty Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	A 5' wide sidewalk proposed along Haggerty Rd. with building exits connected to sidewalk system.	Yes	

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

Lighting Review Summary Chart
Taco Bell 07-37A

Bolded items should be addressed at the time of Preliminary Site Plan

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
Lighting plan (Section 2511.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	
Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: <ul style="list-style-type: none"> • Photometric data • Fixture height • Mounting & design • Glare control devices • Type and color rendition of lamps • Hours of operation • Photometric plan 	Yes	
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district or 25 feet where adjacent to residential districts or uses.	Yes	
Required Notes (Section 2511.3.b)	<ul style="list-style-type: none"> • Electrical service to light fixtures shall be placed underground. • No flashing light 	No	Applicant should add the bolded required notes to the photometric plan.

Item	Required	Meets Requirements?	Comments
	<p>shall be permitted</p> <ul style="list-style-type: none"> Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation. 		
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	Yes	
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	Metal halide proposed.
Minimum Illumination (Section 2511.3.g)	<ul style="list-style-type: none"> Parking areas 0.2 min Loading and unloading areas 0.4 min Walkways 0.2 min Building entrances, frequent use 1.0 min Building entrances, infrequent use 0.2 min 	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Yes	
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

March 7, 2008

Preliminary Landscape Review

Taco Bell SP07-38A

Petitioner

L + A Architects

Property Characteristics

- Site Location: Haggerty Road
- Site Zoning: FS – Freeway Service
- Site Use(s): Commercial
- Plan Date: 2/6/08

Review Type

Preliminary Landscape Review

Recommendation

Approval of the Preliminary Landscape Plan for 07-37A Taco Bell is recommended provided the Applicant receives the necessary waivers from the Planning Commission and addresses all comments below.

Ordinance Considerations

Adjacent to Public Rights-of-Way – Berm & Buffer (Sec. 2509.3.b.)

1. Berms are required along the right-of-ways. A 3' high landscape berm with a 3' crest is required for both Haggerty Road and I-275. Effective vegetative screening currently exists along the freeway frontage and the existing 38' wide MDOT drainage easement directly east of the project property precludes berm construction in this location. **Staff would support a Planning Commission waiver for the landscape berm along the MDOT frontage.**
2. Please include the landscape berm along the Haggerty Road frontage. A portion of the berm could be excluded in order to save existing trees. Please also clarify discrepancies between the Landscape Plan and C3 Grading Plan along this frontage.
3. A 20' parking setback is required. The Applicant has proposed a 10' setback for a portion of the Haggerty frontage. **This would require a Planning Commission waiver.** Please note that this is a currently existing condition.
4. Right-of-way planting requirements have been met and calculations provided. The applicant is utilizing existing plants to meet the requirements. *It will be necessary to specifically label and quantify each grouping of plants so that quantities can be verified. Please verify all plant quantities.*
5. Twenty five foot clear vision areas have been shown as required. Please note that no plantings in this area may exceed 24" height.
6. Please provide a cross section for the landscape berm areas on the Landscape Plan.

Street Tree Requirements (Sec. 2509.3.b.)

1. Street Trees required at one per 45' along the Haggerty Road frontage. These have been provided. Please also note that planting of the street trees will require approval and permit by the Road Commission for Oakland County.

Parking Landscape (Sec. 2509.3.c.)

1. A total of 1,374 SF of Interior Parking Landscape Area is required. Interior Parking Landscape Areas must be a minimum 300 SF and 10' in width to qualify. The Applicant has provided the required area in total. However, **due to the various locations and small sizes of the islands, a Planning Commission waiver will be necessary.** Alternately, the Applicant could reduce parking in order to provide additional planting areas.
2. A total of 19 Parking Lot Canopy Trees are required and have been provided.
3. Snow storage areas must be shown on the plan.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. Perimeter Parking Lot Canopy Trees are required per 35 LF surrounding parking and access areas. The Applicant has adequately provided for the requirement.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A total of 2,110 SF of Building Foundation Planting Area is required and has been provided.

Plant List (LDM)

1. The Plant List as provided meets the requirements of the Ordinance and the Landscape Design Manual with the exception that all plant, mulch, seed/sod and irrigation costs must be specifically listed on the plans.

Planting Details (LDM)

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

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

1. An Irrigation Plan has been provided as required. Please list the estimated cost on the plans.

General Notes

1. All plans must be signed and sealed by a Registered Landscape Architect.

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



Reviewed by: David R. Beschke, RLA

City of Novi
Landscape/ Woodland Cost Estimates

Listed below are the costs to be used on all City of Novi Landscape Plan estimates:

Landscape Plantings:

Deciduous Canopy Trees	\$400.00
Street Trees	\$400.00
Evergreen Trees	\$325.00
Sub-canopy Ornamental Trees	\$250.00
Shrubs	\$50.00
Perennials	\$15.00
Lawn Seed / Sq. Yd.	\$3.00
Sod / Sq. Yd.	\$6.00
Transformers, each.	\$500.00

Maintenance Fees for Street Trees:

Developer planting	\$20.00
City Planting	\$25.00

Woodland Fees:

Replacement value	\$400.00
8"-11" d.b.h.	(1) Tree Rep. Value
11"-20" d.b.h.	(2) Tree Rep. value
>20" d.b.h.	(3) Tree Rep. Value

Landscape Review Summary Chart

Date: March 7, 2008

Project Name: Taco Bell
 Project Location: Haggerty
 Sp #: 07-37A
 Plan Date: 2/6/08
 Review Type: Preliminary Landscape Plan
 Status: **Approval recommended with appropriate waivers.**

Item	Required	Proposed	Meets Requirement	Comments
Name, address and telephone number of the owner and developer or association.(LDM 2.a.)	Yes	Yes	Yes	Include on plan sheets.
Name, Address and telephone number of RLA (LDM 2.b.)	Yes	Yes	Yes	Include on plan sheets.
Legal description or boundary line survey.(LDM 2.c.)	Yes	Yes	Yes	Include on plan sheets.
Project Name and Address (LDM 2.d.)	Yes	Yes	Yes	Include on plan sheets.
A landscape plan 1"-20' minimum. Proper North. (LDM 2.e.)	Yes	Yes	Yes	
Consistent Plans throughout set.	Yes	Yes	Yes/No	All plan sheets much match. Verify grading (berms).
Proposed topography. 2' contour minimum (LDM 2.e.(1))	Yes	Yes	Yes/no	Provide proposed contours at 2' interval for the entire site.
Existing plant material. (LDM 2.e.(2))	Yes	Yes	Yes	Show location type and size. Label to be saved or removed. Plan shall state if none exists.
Proposed plant material. (LDM 2.e.(3))	Yes	Yes	Yes	Identify all, including perennials.
Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W. (LDM 2.e.(4))	Yes	Yes	Yes	
Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))	Yes	Yes	Yes	
Clear Zone (LDM 2.3.(5) - 2513)	Yes	Yes	Yes	
Zoning (LDM 2.f.)	Yes	Yes	Yes	Include all adjacent zoning.
Sealed by LA. (LDM 2.g.)	Yes	No	No	Requires original seal and signature.
Plant List (LDM 2.h.) – Include all cost estimates.				
Quantities	Yes	Yes	Yes	
Sizes	Yes	Yes	Yes	Canopy trees must be 3" in caliper. Sub-Canopy trees must be 2.5" in caliper.
Root	Yes	Yes	Yes	
Type and amount of mulch	Yes	Yes	Yes	Specify natural color, finely shredded hardwood bark mulch. Include in cost

Item	Required	Proposed	Meets Requirement	Comments
				estimate. Spanish tile at building foundation only.
Type and amount of lawn	Yes	Yes	Yes	Include in cost estimate.
Acceptable species	Yes	Yes	Yes	Per the Landscape Design Manual.
Diversity	Yes	Yes	Yes	Max. 20% Genus, 15% Species.
Planting Details/Info (LDM 2.i.) – Utilize City of Novi Standard Details.				
Deciduous Tree	Yes	Yes	Yes	
Evergreen Tree	Yes	Yes	Yes	
Shrub	Yes	Yes	Yes	
Perennial/ Ground Cover	Yes	Yes	Yes	
Transformers (LDM 1.e.5.)	Yes	Yes	Yes	Show location and provide 24" clear of plantings on all sides.
Cross-Section of Berms (LDM 2.j.)	Yes	No	No	Provide all proposed dimensions.
ROW Plantings (LDM 1)	Yes	Yes	Yes/No	Include required calculations. Specify all plants and quantities.
Walls (LDM 2.k.)	NA			Include required calculations.
Landscape Notations – Utilize City of Novi Standard Notes.				
Installation date (LDM 2.l.)	Yes	Yes	Yes	Provide intended date.
Statement of intent (LDM 2.m.)	Yes	Yes	Yes	Include statement of intent to install and guarantee all materials for 2 years.
Plant source (LDM 2.n.)	Yes	Yes	Yes	Indicate Northern grown nursery stock.
Miss Dig Note (800) 482-7171	Yes	Yes	Yes	All plan sheets.
Mulch type.	Yes	Yes	Yes	Natural color, shredded hardwood mulch.
2 yr. Guarantee	Yes	Yes	Yes	
Approval of substitutions.	Yes	Yes	Yes	City must approve any substitutions in writing prior to installation.
Tree stakes guy wires and tree wrap.	Yes	Yes	Yes	No wire, hose or <i>plastic</i> .
Maintenance	Yes	Yes	Yes	Include a minimum of one cultivation in June, July and August for the 2-year warranty period.
Car Parking (Landscape) Setback (2400)	Yes	No	No	Waiver required.
Parking Area Landscape Calculations (LDM 2.0.)				
A. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	Yes			A = 6843 x 10% = 685 sf
B. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	Yes			B = 13797 x 5% = 690 sf

Item	Required	Proposed	Meets Requirement	Comments
C. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	NA			$C = x 1\% = sf$
A. For: I-1 and I-2 Landscape area required due to # of parking spaces	Yes			$A = 7\% x = SF$
B. For: I-1 and I-2 Landscape area required due to vehicular use area	Yes			$B = 2\% x = SF$
C. For: I-1 and I-2 Landscape area required due to vehicular use area	NA			$C = 0.5\% x = SF$
Total A, B and C above = Total interior parking lot landscaping requirement	Yes	Yes	No	Total interior landscaping required = A + B + C = 1374 SF required. 1411 SF provided. Waiver required for locations.
Parking lot tree requirement	Yes	Yes	Yes	19 required and provided including perimeter trees.
Perimeter greenspace Plantings	Yes	Yes	Yes	Perimeter trees provided at 1 per 35 LF.
Parking Lot Plants				
Max. 15 contiguous space limit	Yes	Yes	Yes	
Parking Land Banked	NA			
Interior Landscape requirements (LDM.2.p.)	Yes	Yes	Yes	
Snow Deposit (LDM.2.q.)	Yes	Yes	Yes	Depict adequate areas on plan.
Soil Type (LDM.2.r.)	Yes	Yes	Yes	Per USDA or borings.
Irrigation plan (LDM 2.s.)	Yes	Yes	Yes	Provide irrigation plan with final site plan. Include cost estimate.
Cost Estimate (LDM 2.t.)	Yes	Yes	No	Include estimate of irrigation system at Final Site Plan submittal.
Placement (LDM 3.a.(4) and Subdivision 4.03 B)	Yes	Yes	Yes	
Residential Adjacent to Non-residential				
Berm requirements met (2509.3.a.)	NA			
Planting requirements met (LDM 1.a.)	NA			
Adjacent to Public Rights-of-Way				
Berm requirements met (2509.3.b.)	Yes	No	No	Waivers required.
Planting requirements met (2509.3.b.- LDM 1.b.)	Yes	Yes	Yes	Canopy trees have been provided.
Street tree requirements met	NA			

Item	Required	Proposed	Meets Requirement	Comments
(2509.3.b)				
Detention Basin Plantings (LDM 1.d.(3))	NA			
Subdivision requirements				
R.O.W. and Street Trees (2509.3.f - LDM 1.d))	NA			
Single Family	NA			
40 wide non-access greenbelt				
Street Trees				
Islands and boulevards				
Multi family	NA			
Condo Trees				
Street trees				
Foundations plantings				
Non-Residential	NA			
Interior street trees				
Evergreen shrubs				
Subcanopy trees				
Plant massing				
Basin plantings				
Loading Zone Screening (2507)	Yes	Yes	Yes	Located to rear of building.
Landscape Wall or Berm for OST loading zone screening (2302.A)	NA			
Wildlife Habitat Area (Wildlife Habitat Master Plan Map)	NA			
Subdivision Ordinance Appendix C - ROW Buffer Non-Access Greenbelt (402.B3, 403.F)	NA			
Subdivision Natural Features (403.C) Man-made Bodies of Water (403.D) Open Space Areas (403.E)	NA			

Financial Requirements Review

To be completed at time of Final Site Plan Review.

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

Financial Requirements (Bonds & Inspections)

Item	Required	Amount	Verified	Comments
Landscape Cost Estimate	YES	\$		Does not include street trees. Includes irrigation (estimated).
Landscape Financial Guaranty	YES	\$ (150%)		This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)	YES	\$		For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater. This cash or check is due prior to the Pre-Construction meeting.
Landscape Administration Fee (Development Review Fee Schedule 3/15/99)	YES	\$		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	YES	\$		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	YES	\$		\$400 per tree – Contact City Forester for Details
Street Tree Inspection Fee	YES	\$		6% of the Street Tree Bond as listed above. – Contact City Forester for Details
Street tree Maintenance Fee	YES	\$		\$25 per trees – Contact City Forester for Details
Landscape Maintenance Bond	YES	\$		10% of verified cost estimate due prior to release of Financial Guaranty (initial permit received after October 2004)

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 2509, Landscape Design Manual and the appropriate items under the applicable zoning classification.
2. NA means not applicable.
3. Critical items that must be addressed are in bold.
4. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.
5. For any further questions, please contact:

David R. Beschke, RLA
City of Novi Landscape Architect
45175 W. Ten Mile Road
Novi, Michigan 48375-3024
(248) 735-5621
(248) 735-5600 fax
dbeschke@cityofnovi.org

TRAFFIC REVIEW

March 3, 2008

Ms. Barbara E. McBeth
Deputy Director Community Development
45175 West Ten Mile Road
Novi, MI 48375-3024



Re: Taco Bell at 8 Mile & Haggerty – Preliminary – 2nd Review
SP No. 07-37a
OHM Job No. 163-07-0362

As requested, we have reviewed the preliminary site plan submitted for the proposed Taco Bell re-build. The plans were prepared by L+A Architects, Inc. and are dated February 6, 2008. At this time, we offer the following comments:

OHM RECOMMENDATION

At this time, we recommend approval of the preliminary site plan, subject to the items listed below being corrected prior to final plan submittal.

DEVELOPMENT BACKGROUND

- The site is currently zoned as FS (Freeway Service).
- The property contains approximately 1.0 acre.
- The applicant has proposed to re-build the existing Taco Bell restaurant.
- The proposed building will be 2,825 SFT (gross) in size.

ROADWAY NETWORK

The development is located on Haggerty Road, north of 8 Mile Road. In the vicinity of the development, Haggerty Road is under the jurisdiction of the Road Commission for Oakland County (RCOC) and has a speed limit of 45 MPH. 8 Mile Road is also under the jurisdiction of the RCOC and has a speed limit of 45 MPH. The applicant is proposing modifications to the existing site drive, and continuation of a cross-access drive to the south.

SITE PLAN ISSUES AND CONCERNS

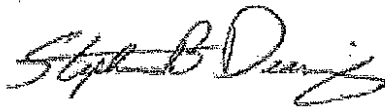
1. **Entry Doors:** We noted that both the entry doors to the proposed development open outward. We had suggested that concrete walk of at least 5' clear width should be provided and dimensioned, in order to provide an accessible pathway for handicapped individuals. To achieve this, the Clear width of 5' should be provided from the outer edge of the *open doors* to the line of 2' *overhang* by the parked vehicles.
2. **Barrier Free Parking Stalls:** Based on the location of the barrier free parking signs, we noted that only 17' length of the barrier free parking stall is available. The minimum length of the barrier free parking stalls is 19'. Hence, either of the following 2 alternatives may be considered:
 - Provide 19' length of the parking stall with barrier free parking signs placed at their current location shown, or
 - Relocate the barrier free parking signs so that the barrier free parking spaces can utilize the 2' overhang onto the concrete sidewalk.
3. **ADA Ramps:** The details of ADA ramps provided on sheet ADA 1.1 are obsolete. They should be eliminated from the plan set. The most recent MDOT details for ADA-compliant sidewalk

ramps with detectable warnings should be provided on sheet C8. Any reference to sheet ADA 1.1 should be eliminated from the site plan.

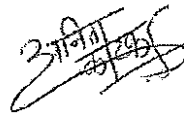
4. Typical Parking Stall Dimensions: The typical parking stall dimensions from the curbed island should be denoted from the face of the curb.
5. Sign Details:
 - The correct MMUTCD code for "No Parking Fire Lane" sign is R7-9a (MOD). Such correction should be made on Traffic Sign Quantity table.
 - In case of a barrier free parking sign detail with Van Accessible plaque, a 7' mounting height from the bottom should be provided up to the bottom of the parent sign.

If you have any concerns or questions, please feel free to contact us at 734-522-6711.

Sincerely,
Orchard, Hiltz & McCliment, Inc.



Stephen B. Dearing, P.E., PTOE.
Manager of Traffic Engineering



Anita S. Katkar, P.E.
Traffic Project Engineer

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

September 24, 2007

Engineering Review
Taco Bell – Haggerty & 8 Mile
SP #07-37

Petitioner

Taco Bell of America, Inc.

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: Haggerty Road north of Eight Mile
- Site Size: 1.0 acre
- Date Received: August 30, 2007

Project Summary

- Reconstruction of an approximately 2,825 square-foot Taco Bell with associated parking and a drive thru window. Site access would be provided by an approach from Haggerty Road to the west and a connection to the Speedway gas station to the south. The existing building and site plan will be demolished and re-built.
- Water service would be provided by a 2-inch domestic lead extending from an existing 8-inch main crossing Haggerty Road. An existing hydrant is located on the west side of the site near the approach.
- Sanitary sewer service would be provided by an extension of the existing onsite 6-inch sanitary lead. Monitoring manholes as well as a second manhole near the grease separator are also proposed.
- Storm water would be collected by a single storm sewer collection system and passed through a CDS storm water treatment facility, then discharged in the existing Orchard Hills detention basin north of the site.

Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11 and the Storm Water Management Ordinance, with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
2. Provide a legend on sheet C0.1.
3. Written permission from MDOT is required for any work in their easement and shall be submitted to Engineering for review.
4. Sheets C2 and C4 show a third Buckeye pipeline along the east side of the site, crossing the corner of the parking lot as well as underneath a proposed retention wall. Show the easement for that pipeline and obtain written approval from Buckeye for any work done in their easement(s). Provide approval to engineering for review.
5. Label the existing 120-foot right-of-way of Haggerty Road on the plan.
6. Provide a minimum of two ties to established section or quarter section corners.
7. Show a hatched area on relevant sheets representing the ingress/egress easement from the Haggerty Road entrance to the secondary connection to the adjoining property.
8. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
9. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
10. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations.
11. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.
12. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
13. The Oakland County Drain Commission IWC form for non-domestic sites must be submitted prior to Final Site Plan approval.

Sanitary Sewer

14. Provide a 20-foot utility easement (10-foot off center) for the sanitary main up to and including the monitoring manhole. Show this on the plan.
15. Utility crossings UC#5 and UC#6 do not meet the minimum 18-inch clearance. Provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.

16. Provide a detail for the proposed grease separator.
17. Label sanitary sewer material on all relevant profiles.
18. Provide a sanitary sewer basis of design for the development on the utility plan sheet.
19. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep if a portion of the lead is proposed within the influence of pavement.
20. Provide cleanouts at all bends that do not have a manhole (45-degree bend southeast of the building).

Storm Sewer

21. If applicable, show all storm sewer easements on the plan (existing 30-inch pipe running along the east side of the site into the detention basin to the north).
22. The pipe diameter shall be a minimum of 8-inches. Label the profiles and utility plan in accordance with City standards.
23. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure. Also, add the HGL elevations to the storm sewer table.
24. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
25. Match the 0.80 diameter depth above invert for pipe size increases.
26. Utility crossings UC#5, UC#6, UC#7 and UC#10 do not meet the minimum 18-inch clearance. Provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.

Storm Water Management Plan

27. Provide an access easement for maintenance over the storm water pretreatment structure. Also, include an access easement to the pretreatment structure from the public road right-of-way.
28. Change the small table on Sheet C7 to read Impervious Area/Pervious Area and label the values as square feet. Near the chart, add a note stating there is less impervious area therefore there will be no greater storm water volume added to the existing detention basin.
29. Provide manufacturers details and sizing calculations for the pretreatment structure(s) within the plans. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr), resulting in a flow rate of approximately 0.83 CFS. Higher flows shall be bypassed.

Paving & Grading

30. End islands shall be raised and shortened 3-feet from the end of the proposed parking stalls.
31. Label the curb "MDOT detail C-4" 4-inch and 6-inch curb on the legend and wherever else it is relevant.

32. The City minimum required width for parking stalls is 9-feet, measured from the face of the curb. The parking stall furthest right in the northwest portion of the site does not meet this requirement.
33. Dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated.
34. Show the sidewalk cross section and detail on the paving plan. Also, show the required 2-percent cross-slope to the sidewalk detail.
35. Detectable warning surfaces are required along Haggerty Rd as well. Specify the product proposed to be used for the detectable warning surface for barrier free ramps on the plans. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Department. Stamped concrete will not be acceptable.

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

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

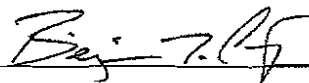
The following must be submitted at the time of Stamping Set submittal:

38. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
39. A draft copy of the private ingress/egress easement for shared use of the drive entry from Haggerty Road right-of-way to the connection to the south must be submitted to the Community Development Department.
40. A draft copy of the drainage easement must be submitted to the Community Development Department. This is required for any storm sewer that accepting offsite drainage.
41. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.

The following must be addressed prior to construction:

42. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
43. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
44. A permit for work within the right-of-way of Haggerty Road must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
45. A permit for work within the right-of-way of Haggerty Road must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
46. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
47. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities (pre-treatment structure) as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
48. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
49. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
50. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Lindon K. Ivezaj at (248) 735-5694 with any questions or concerns.



cc: Rob Hayes, City Engineer
Kristen Kapelanski, Community Development Department
Tina Glenn, Water & Sewer Dept.

FAÇADE REVIEW

METCO SERVICES, INC.

ENGINEERS, ARCHITECTS & SURVEYORS

23917 Cass St. · Farmington · Michigan · 48335 · (248) 478-3423 · Fax (248) 478-5656

September 27, 2007

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

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: FACADE ORDINANCE – Preliminary Site Plan Approval - Facade
PROJECT – **Taco Bell – 21090 Haggerty Road (SP07-37)**
Façade Region: 1 (Along Haggerty Road)
Zoning District: FS
Project Data: Renovation of an existing building – 2,606 Sq. Ft.

Dear Ms. McBeth:

The following is the Preliminary Site Plan Review of the drawings prepared by L + A Architects, dated 8-27-07 for compliance with Novi Ordinance 2520; the Facade Ordinance. The percentages of materials are as shown below. A "check" by the percentage signifies that the range is within the ordinance guidelines, while an "x" indicates an overage. The maximum percentages allowed by the Schedule Regulating Facade Materials are shown in the right hand column. The applicant has submitted architectural renderings and a materials sample board.

Drawings Dated 8-27-07	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM
BRICK	62.4% ✓	58.2% ✓	86.8% ✓	69.1% ✓	100% (30% MIN)
STONE FIELD (Cultured)	18.3% ✓	20.9% ✓	0.7% ✓	18.3% ✓	50%
E.I.F.S.	19.3% ✓	20.9% ✓	12.5% ✓	12.6% ✓	25%

Recommendations:

1. The applicant has proposed a multi-colored band of E.I.F.S. and faux window treatment. These colors are not primary colors and blend in with the overall composition of the brick and stone in terms of hue and intensity, and therefore enhance the overall façade composition. These colors provide interest on the façade and do not result in the formulation of corporate logos and/or signage.
2. Any logo or sign introduced on a façade, such as the bell logo incorporated in the faux window on the North façade (Left Side Elevation) may need to be reviewed under the sign ordinance.
3. All roof appurtenances shall be screened from view. (Section 2520, Item 3). The applicant has demonstrated that the parapet is designed to screen all mechanical equipment.
4. The trash enclosure is to be constructed of poured concrete walls with wire cut thin brick applied to all exterior faces that match the building. This is in compliance with the Façade Ordinance.

It is our recommendation that the proposed building meets the intent and purpose of the façade ordinance and that a Section 9 Waiver is not required.

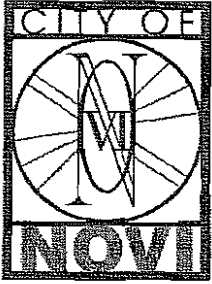
If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,

METCO Services

Douglas R. Necci AIA

FIRE REVIEW



248.349-2162
248.349-1724 fax
cityofnovi.org

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager
Clay J. Pearson

Fire Chief
Frank Smith

Deputy Fire Chief
Jeffrey Johnson

March 20, 2008

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

RE: Taco Bell, SP07-37A, Revised Preliminary Site Plan
21090 Haggerty Rd.
Demolition and Re-build of Existing Taco Bell

Dear Ms. McBeth,

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

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

APPLICANT RESPONSE LETTER



L + A ARCHITECTS, INC. A.I.A.

April 2, 2008

Attention: Kristen Kapelanski, Planner
City of Novi
Community Development Department
45175 West Ten Mile Road
Novi, MI 48375
Ph: (248) 347-0586

**RE: Taco Bell
21090 Haggerty Road
Novi, MI 48375
Site No. 293536
L+A Job No. T07014**

We are in receipt of the City of Novi Plan Review letter dated March 18, 2008, and OHM's review letter of March 3, 2008 and offer the following responses:

- Item 1: Parking Setback encroachment will be addressed by seeking a variance from the Zoning Board of Appeals.
- Item 2: Parking Space deficiency will be addressed by seeking a variance from the Zoning Board of Appeals.
- Item 3: Loading zone screening will be addressed by seeking a variance from the Zoning Board of Appeals.
- Item 4: Dumpster enclosure setback encroachment will be addressed by seeking a variance from the Zoning Board of Appeals.
- Item 5: Lighting review notes will be added to the photometric plan.

OHM letter;

- Item 1: Do to site constraints the 5' entry door clearance cannot be met; we have provided 4' clearance at front entry and 3' clearance at side entry.
- Item 2: Barrier free parking signs will be moved out of the 2' overhang area.
- Item 3: Sheet ADA1.1 will be eliminated and ADA ramp details will be added to sheet C-8.
- Item 4: Typical parking stall will be dimensioned as indicated.
- Item 5: The correct MMUTCD code and sign mounting heights will be corrected as indicated.

If you have any additional questions please call me at your earliest convenience

Sincerely,

L + A Architects, Inc.

Joe Zabolotny

DISTRIBUTION: Greg Lautzenheiser, L+A Architects, Inc.
Jim Metko, Yum! Brands, Inc. via fax (920) 688-2914
File

City of Novi

Re: Preliminary Site Plan Review
Existing Taco Bell
Landscape issues

March 31, 2008

Items to be addressed re: Landscape Plan for existing Taco Bell:

PLANNING REVIEW, page 2, item #3:

Loading Zone Screening will be addressed by seeking a variance from the Zoning Board Of Appeals.

PRELIMINARY LANDSCAPE REVIEW:

Adjacent to Public R.O.W. – Berm & Buffer (Sec. 2509.3.b.):

- 1) Requesting P.C. waiver for landscape berm along the MDOT frontage.
- 2) Landscape berm along Haggerty road will be corrected as noted.
- 3) Requesting P.C. waiver for parking setback deficiency.
- 4) All planting quantities will be verified.
- 5) Planting heights in 25' clear vision areas will be noted.
- 6) Cross section of landscape berm will be provided.

Street Tree Req. (Sec. 2509.3.b.):

Oakland County Road Comm. approval and permit for street trees will be provided.

Parking Landscape (Sec. 2509.3.c.):

Due to site constraints we cannot meet the minimum size requirement for interior parking landscape areas and are requesting a P.C. waiver.
Canopy trees have been provided as requested.
Snow storage areas will be shown on the plans.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3)):

Requirements have been met.

Building Foundation landscape (Sec. 2509.3.d):

Requirements have been met.

Plant List (LDM):

Plant list cost will be added to the drawing.

Planting Details (LDM):

Requirements have been met.

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

Estimated irrigation cost will be added to the drawing.

General Notes:

Landscape plans will be sign and sealed by professional Landscape Architect.

Thank you. This concludes the Landscape Plan portion of the review response.

Mark J. Gac, ASLA, RLA

**PLANNING COMMISSION MEETING
MINUTES – EXCERPT
OCTOBER 24, 2007**



PLANNING COMMISSION
 REGULAR MEETING
 WEDNESDAY, OCTOBER 24, 2007 7:00 PM
 COUNCIL CHAMBERS - NOVI CIVIC CENTER
 45175 W. TEN MILE, NOVI, MI 48375
 (248) 347-0475
 cityofnovi.org

CALL TO ORDER

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

ROLL CALL

Present: Members John Avdoulos, Victor Cassis, Andrew Gutman, Michael Lynch, Michael Meyer, Wayne Wrobel

Absent: Members Brian Burke (excused), Mark Pehrson (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Ben Croy, Civil Engineer; Kristin Kolb, City Attorney

PLEDGE OF ALLEGIANCE

City Attorney Kristin Kolb led the meeting in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Wrobel, seconded by Member Gutman:

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

Motion to approve the Agenda of October 24, 2007. Motion carried 6-0.

MATTERS FOR CONSIDERATION**1. TACO BELL, SP07-37**

Consideration of the request of L&A Architects for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 36, north of Eight Mile and east of Haggerty Road in the FS, Freeway Service District. The subject property is one acre and the Applicant is proposing to demolish and reconstruct a 2,825 square-foot restaurant.

Planner Kristen Kapelanski described the project. The property is zoned FS and master planned for Community Commercial. The property is bordered by the Orchard Hills detention basin to the north (zoned FS and master planned for Community Commercial), I-275 right-of-way to the east, Speedway to the south (zoned FS and master planned for Community Commercial), and High Point Shopping Center across Haggerty Road to the west (zoned OSC and master planned for Office). There are no wetlands or woodlands.

There are several ZBA waivers that the Applicant will be seeking. The Planning Review did not recommend approval of this plan for the following reasons: The western screening needs to be increased to better screen the loading zones. Four stacking spaces are required prior to the menu board; only three are provided. The site is underparked by nine spaces according to Section 2505 of the Zoning Ordinance. Staff believes that the Applicant should be held to the strictest standards of parking, given the high turnaround of fast food customers and the risks posed by unparked sites. The Applicant can meet the 45 parking spaces if they reduce their setbacks and reduce the greenspace along Haggerty Road. Then, the Applicant will need a ZBA for a reduced front yard parking setback and a landscape waiver, since the greenbelt is not at the required standard. This alternative plan would add parking spaces to the front of the building. This plan also doesn't meet the 47 required spaces, but it is closer. This alternative plan has not been reviewed yet because it was just turned in. Ms. Kapelanski said that if the Applicant would like this plan reviewed they would need to submit it as a revised Preliminary Site Plan and allow for the appropriate review time.

The Applicant is seeking three Landscape Waivers. Two waivers are for the berm requirements along Haggerty Road and the I-275 right-of-way. They are seeking a waiver for the deficient foundation landscape area. Staff supports all three requests. The Traffic Review, Engineering Review, Façade Review and Fire Department

Review all recommend approval with minor items to be addressed at the time of Final Site Plan submittal.

Joe Zabolotny of L&A Architects represented the Applicant. He told the Planning Commission that the submittal of the plan with more parking spaces was really just a talking point and that he was seeking approval of the original plan.

Member Avdoulos thought the existing Taco Bell was 2,377 square feet. Mr. Zabolotny said the kitchen of the new building is slightly bigger. It will have three cook lines. The dining area will have 63 seats. The original site has 41 parking spaces and now the larger building has three less spaces. The requirement is actually 47, so the proposal is 20% deficient. Seventy square feet is the entry, which could be negated. Member Avdoulos would like to see the parking at least stay the same. This is a safety measure. Further, there are a few spaces that will be blocked in when the drive-through is busy. Member Avdoulos would prefer to see the four spaces in the front added back to the plan. Ms. Kapelanski also stated that four cars must be able to stack after the car at the menu board, and this plan only allows for three cars to stack.

Mr. Zabolotny said this is the smallest Taco Bell footprint that is built. It is designed to handle the volume more quickly (three cook lines) in order to move the drive-through lane. He said there is an additional window in this drive-through design. The national average for Taco Bell is that 70% of their business is transacted through the drive-through. The "blocked-in" spaces will be designed for employee vehicles. The back side of the site requires a retaining wall. There are easements on the back end of the site pertaining to underground gas lines. The outlet structure for the northerly detention pond comes across this site and dumps out of a culvert onto this site and then the water flows north. The setbacks on the property prevent the four parking spaces from being added back onto the front of the site without a variance.

Member Avdoulos said that because the dining area is smaller, and the kitchen is being enlarged to facilitate the drive-through business, he was comfortable with the menu-board stacking. He hoped to alleviate the Applicant's need to seek a ZBA variance for the parking shortfall; he asked if the seating capacity could be considered. Ms. Kapelanski did not think that the Applicant could provide less parking without a ZBA variance. The Applicant would have to show a hardship as to why the variance should be granted.

City Attorney Kristin Kolb said that the Ordinance is not concrete in this district, and the Planning Commission could make a finding that this is a drive-through restaurant as opposed to a fast-food restaurant. This would allow the Applicant to use a different calculation in determining the site's parking needs.

Mr. Zabolotny said that the Ordinance describes a drive-through restaurant as a business that principally orders and receives from a motor vehicle and is consumed off-premises. Food is consumed on the premises with a fast-food restaurant.

Chair Cassis interjected that Taco Bell is indeed a fast-serving restaurant, and that perhaps a menu would help the Planning Commission consider this plan. Mr. Zabolotny explained that most Taco Bell food is not "cooked" but "re-thermalized."

Ms. Kapelanski said that the Building Department placed the occupancy at eighty people – seated and queued in line. The parking standard requires one space per two seats, and one space for each employee. This yields a need for 37 parking spaces. This is close to the 38 being provided. Member Avdoulos was still worried about spaces eleven and twelve being blocked in. Ms. Kapelanski said the Traffic Review had no problem with those spaces, but encouraged them to be designated for employee parking. There are other proposed parking areas that would have to be reviewed to ensure that drivers would be able to pull in and out.

Landscape Architect David Beschke said that the parking in the front does have setback issues, but it is an existing condition of the site. Right now there is a total of about 14 feet of setback and there should be twenty. There is a lot of room for landscaping. Member Avdoulos would recommend adding the parking spaces and eliminating two parking spaces where another stacking space could go. This would yield forty spaces. It would be a compromise.

Member Wrobel thanked Taco Bell for reinvesting in the City. He agreed that the business is mostly drive-through. The second window will not take care of the back-ups at the light. The site also has to deal with the cut-through gas station traffic. The southbound traffic trying to make their way onto Haggerty must also be addressed. He thought the light-timing should be reviewed. He was unsure how he felt about adding to the traffic in this area – did it make sense to improve the site to allow more customers to move through the order line more quickly – only to be stopped by the traffic light?

Member Meyer asked the Applicant to address the screening issue. Mr. Zabolotny responded that the Staff did not feel the plan provided enough screening for the loading zone. There is a three-foot berm with plantings. They are adding shrubs and trees. The loading zone is behind the building. There is a shrub and tree line between the building and I-275. They do not plan on touching those existing plants. Staff believes the screening should be increased to the west, not to the east near I-275. Mr. Zabolotny believes that they have already provided enough screening. They will provide a berm along Haggerty, except for near the access drive and the sight triangles. There are two existing evergreen trees near the corner, and Taco Bell doesn't want to kill the trees by adding a berm around them.

Mr. Beschke supported the berm waiver on the front because the plan is well-thought out and saves the two large trees. The I-275 side is screened by a good clump of trees. Existing vegetation can be saved by waiving the berm requirement.

Chair Cassis asked about the relationship between Taco Bell and Speedway. Mr. Zabolotny responded that there is a cross-access easement for through traffic, though they would like to close it and make more parking spaces. Chair Cassis agreed with Member Avdoulos' comments about adding the parking spaces near Haggerty. Chair Cassis felt that the business is more likely to have more need for stacking than for parking, so he would like to see the stacking be addressed. Taco Bell is hesitant to reduce the size of the building to address the parking deficiency because this design provides for maximum efficiency.

Mr. Zabolotny said that the lot size is adequate, but the odd things [gas line easements] happening on the back side of the property preclude him from making use of the entire site.

Chair Cassis was pleased with the proposal. It will bring a new, fresh building to the City. The parking may be deficient, but it is deficient now. He would encourage the Applicant to put the parking back in front of the building.

Member Avdoulos asked whether the Planning Commission could make the determination that this business is a drive-through. Ms. Kolb said that would be acceptable. That said, the parking requirement would be 37, but the number would be re-checked. Member Avdoulos would like the four spaces added to the front of the building, and spaces eleven and twelve should be removed to accommodate the stacking lane. He would also eliminate the two spaces that can get blocked in. This would yield 38 spaces. This new building will start completely fresh. Moving the store up would negatively impact the stacking lanes.

Ms. Kapelanski said that the Planning Commission can postpone this consideration to allow Taco Bell time to address the comments made at the table. There will be a need for a reduced front yard setback, the reduced greenbelt area and the berm waiver. Or, the Planning Commission can approve this plan and list all of the concerns in the motion, but this comes with a risk that additional waivers or variance may be further required anyway.

Moved by Member Avdoulos, seconded by Member Lynch:

In the matter of the request of L&A Architects for Taco Bell, SP07-37, motion to postpone the consideration so that the Applicant can make adjustments to the plan and the Planning Department can review the plan as a whole, and also, the Planning Commission has reviewed this plan as a drive-through, and therefore the Applicant can adjust the parking to accommodate that particular requirement.

DISCUSSION

Member Avdoulos explained that his overall greatest concern is that the safety be addressed on the site. He understood that the plan presented was designed to need the least amount of waivers. This is a very tight site. He suggested that the four spaces be used for employee parking. He said he would support any waiver needed for the parking to return to the front of the site. If the Applicant could get the parking up to 37, Member Avdoulos would be satisfied.

ROLL CALL VOTE ON TACO BELL, SP07-37, POSTPONEMENT MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH:

In the matter of the request of L&A Architects for Taco Bell, SP07-37, motion to postpone the consideration so that the Applicant can make adjustments to the plan and the Planning Department can review the plan as a whole, and also, the Planning Commission has reviewed this plan as a drive-through, and therefore the Applicant can adjust the parking to accommodate that particular requirement. *Motion carried 6-0.*

MAPS

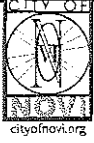
**Location/Air Photo
Zoning
Future Land Use
Natural Features**

Taco Bell SP 07-37A
Location

Legend

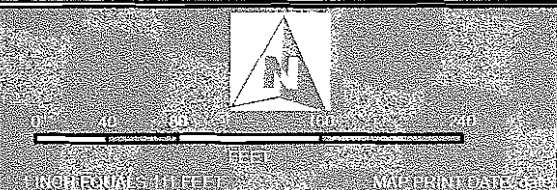
City Boundary

Subject Property




Subject Property

CITY OF NOVI
DEPARTMENT OF COMMUNITY DEVELOPMENT
15125 W. TEN MILE ROAD
NOVI, MI 48235-3424
(248) 467-0415
MAP AUTHOR: Kristin Kapranski, Planner








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Taco Bell SP 07-37A

Zoning

Legend

-  City Boundary
-  B-3
-  FS
-  OSC
-  Subject Property



Subject Property

CITY OF NOVI
DEPARTMENT OF COMMUNITY DEVELOPMENT

15175 W. TEN MILE ROAD
NOVI, MI 48374-3024

(248) 947-0410
MAP ADJUTOR: Kristen Kapelowski, Planner



1 INCH EQUALS 111 FEET

MAP PRINT DATE: 4/16/16





MAP INTERPRETATION NOTICE

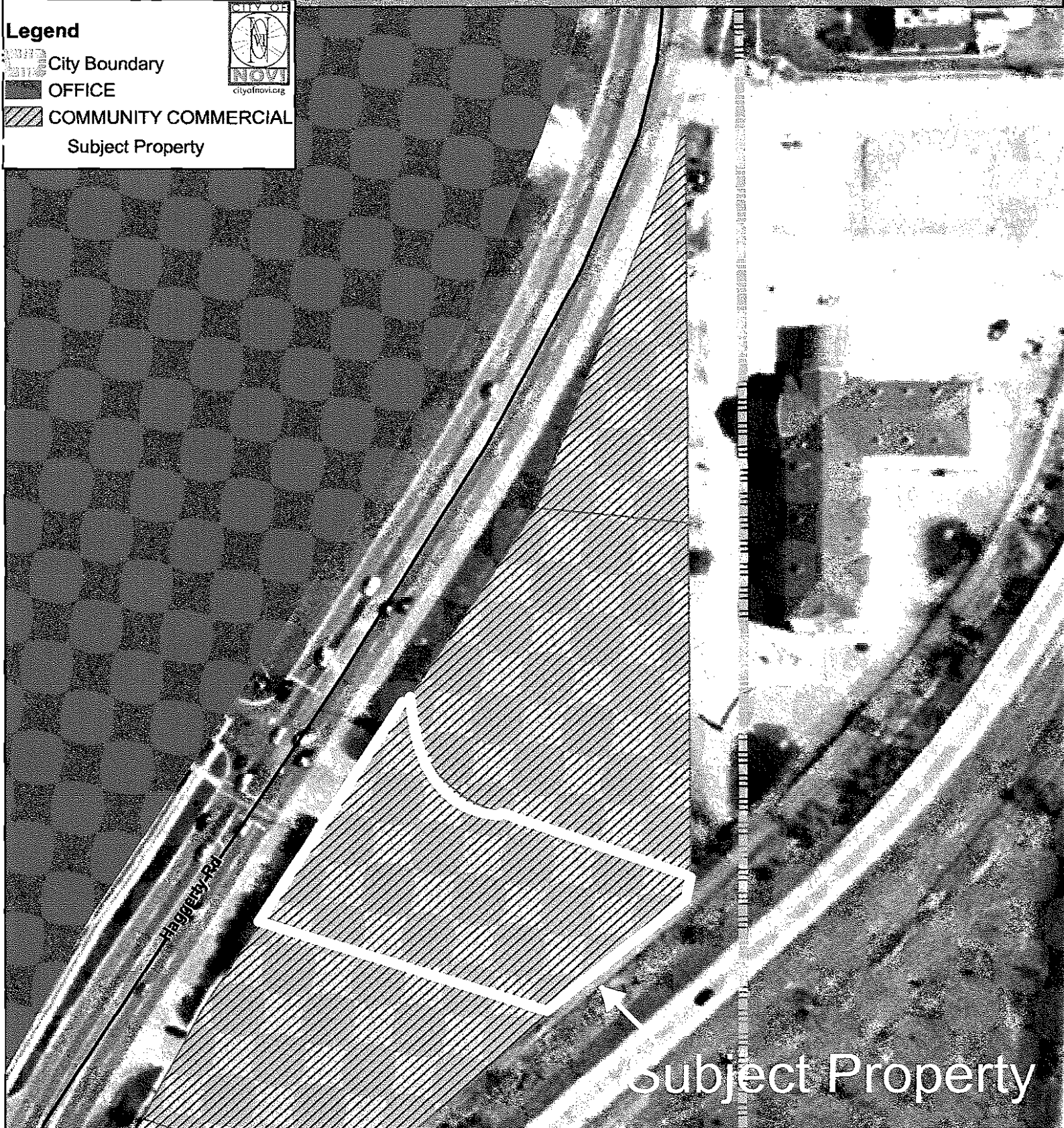
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Taco Bell SP 07-37A

Future Land Use

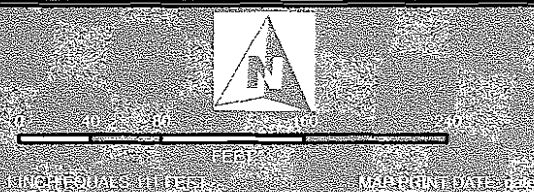
Legend

-  City Boundary
-  OFFICE
-  COMMUNITY COMMERCIAL
-  Subject Property



Subject Property

CITY OF NOVI
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 4575 W. FARM LEE ROAD
 NOVI, MI 48375-0024
 313.481.3470 ext. 0415
 MAP AUTHOR: Kristen Kaprielian, Planner





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Taco Bell SP 07-37A





Natural Features

Legend

-  City Boundary
-  Wetlands



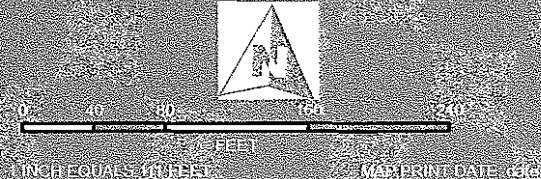
Regulated Woodlands

-  Light
-  Medium
-  Dense
-  Subject Property



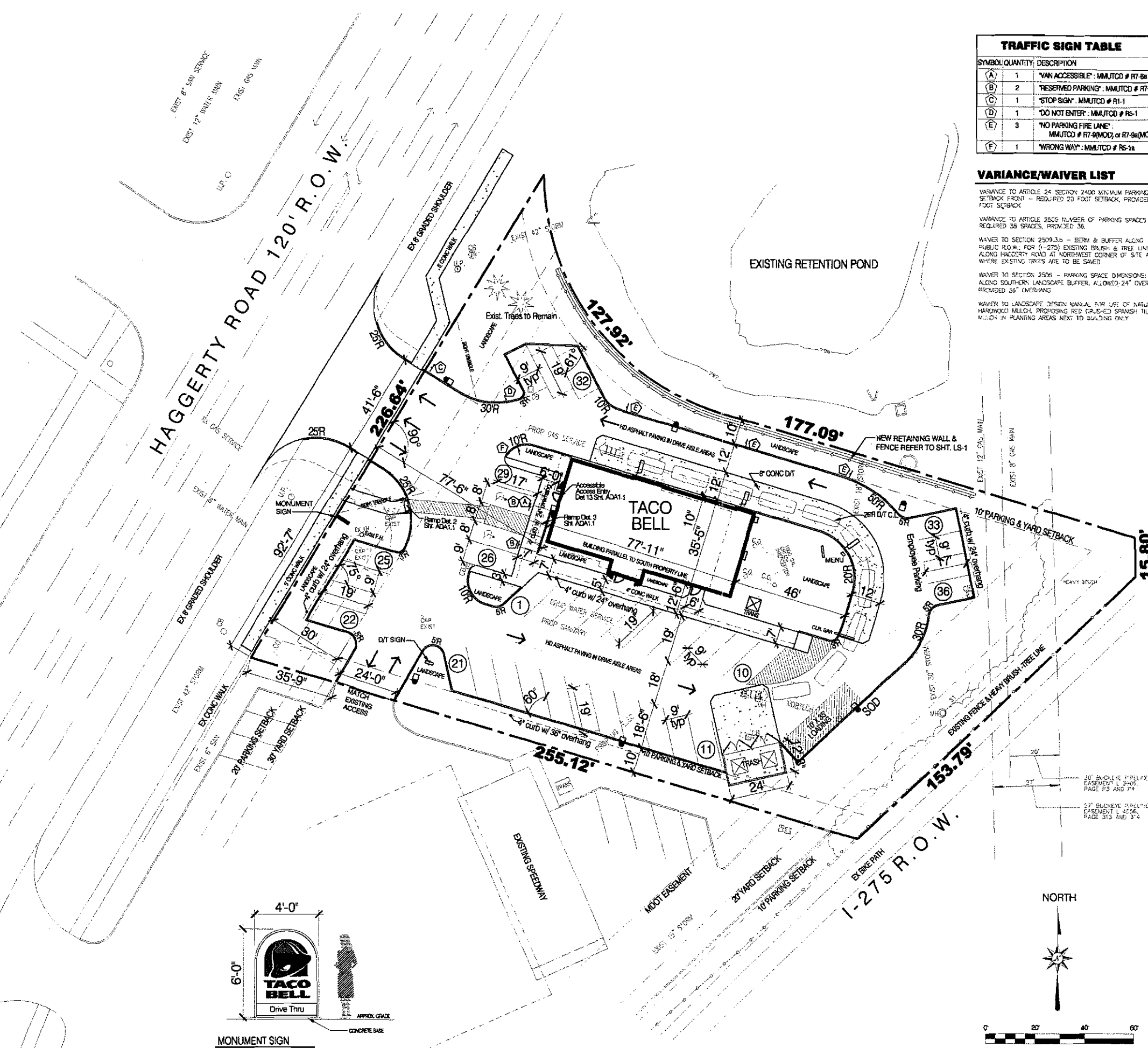
Subject Property

CITY OF NOVI
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 15725 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 TEL: (248) 347-0416
 MAP AUTHOR: Kristen Kapelanski, Planner



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REDUCED SITE PLAN



TRAFFIC SIGN TABLE

SYMBOL	QUANTITY	DESCRIPTION
(A)	1	"VAN ACCESSIBLE": MMUTCD # R7-8a
(B)	2	"RESERVED PARKING": MMUTCD # R7-8
(C)	1	"STOP SIGN": MMUTCD # R1-1
(D)	1	"DO NOT ENTER": MMUTCD # R5-1
(E)	3	"NO PARKING FIRE LANE": MMUTCD # R7-9(MOD) or R7-9a(MOD)
(F)	1	"WRONG WAY": MMUTCD # R5-1a

VARIANCE/WAIVER LIST

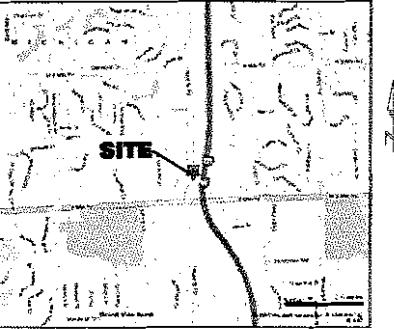
VARIANCE TO ARTICLE 24 SECTION 2400 MAXIMUM PARKING SETBACK FRONT - REQUIRED 20 FOOT SETBACK, PROVIDED 10 FOOT SETBACK

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

WAIVER TO SECTION 2509.3.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 2506 - PARKING SPACE DIMENSIONS: ALONG SOUTHERN LANDSCAPE BUFFER, ALLOWED 24' OVER-HANG PROVIDED 36" OVER-HANG

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 36, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, THENCE NORTH 01° 52' 04" WEST 155.83 FEET, ALONG THE EAST LINE OF SAID SECTION 36, TO A POINT ON THE WESTERLY LINE OF I-56, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 36, SAID LINE ALSO BEING THE WESTERLY LINE OF I-56, NORTH 01° 52' 04" WEST 15.80 FEET; THENCE NORTH 73° 36' 18" WEST 174.08 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' 35" AND CHORD BEARING AND DISTANCE OF NORTH 36° 57' 28" WEST 119.38 FEET TO A POINT ON SAID CURVE, SAID POINT BEING ON THE EASTERLY LINE OF HAGGERTY ROAD, THENCE SOUTH 31° 07' 46" WEST 225.84 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 46° 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)	1,060 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);	2 SPACES
HC PARKING REQUIRED (8' X 19' @ 90 DEG)	2 SPACES
PARKING PROVIDED (8' X 19' @ 75-90 DEG)	6 SPACES
PARKING PROVIDED (9' X 19' @ 90 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'

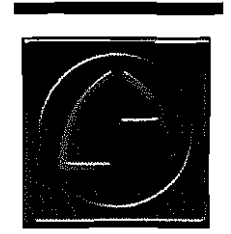
LANDSCAPE AREA - REFER TO LANDSCAPE PLAN
REFER TO ATTACHED J.C. IRRIGATION PLAN
NO RECORDED WETLANDS ON SITE PER NOV. PROTECTION ORDINANCE.
NO RECORDED WOODLANDS ON SITE PER CH. 37 OF NOV. ORDINANCE
SITE IS NOT WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY

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) 524-4700 FAX (248) 524-9746

PROJECT NO. T07014

- 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

CONTRACT DATE: 05.15.07
BUILDING TYPE: T-Y07
PLAN VERSION: NOV07E
SITE NUMBER: 293536
STORE NUMBER: 3783

TACO BELL
21090 HAGGERTY RD.
NOVI, MI 48375



PRELIMINARY
SITE
PLAN

CO.1

PLOT DATE: 2-6-08

**Plans available for viewing at the
Community Development Department.**