



CITY of NOVI CITY COUNCIL

Agenda Item 1
May 23, 2011

SUBJECT: Consideration of the request of CEC Entertainment for Chuck E Cheese Expansion, SP11-09 for approval of the Preliminary Site Plan and Special Land Use Permit. The subject property is located in the existing 12 Mile Crossing at Fountain Walk shopping center on the south side of Twelve Mile Road, west of Donelson Drive, in Section 15 of the City. The property totals 67.2 acres and the applicant is proposing an approximately 3,000 square foot addition to the existing Chuck E Cheese.

SUBMITTING DEPARTMENT: Community Development Department - Planning *Bull*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The applicant is proposing an approximately 3,000 square foot addition to the rear of the existing Chuck E Cheese restaurant as well as some minor updates to the front façade of the building. Buildings previously connected to the Chuck E Cheese building have since been demolished making Chuck E Cheese now a freestanding restaurant.

Per Section 1702 of the Zoning Ordinance, free-standing restaurants in the RC District require a Special Land Use approval. Preliminary Site Plans and Special Land Use Permits in the RC District on sites over four acres require the approval of City Council.

The planning review recommended approval of the preliminary site plan and special land use permit with minor items to be corrected on the Stamping Set submittal. The City Council should consider the following factors as part of the special land use permit review (Section 2516.2.c of the Zoning Ordinance):

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.

- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

The engineering review, fire review, traffic review and facade review recommended approval of the plan subject to items being addressed on the Final Site Plan submittal.

The Planning Commission recommended approval of the Preliminary Site Plan and Special Land Use Permit on May 18, 2011.

RECOMMENDED ACTION: Please refer to the two-part motion, below:

I. Approval of the Special Land Use Permit presented by CEC Entertainment for Chuck E Cheese Expansion, SP11-09 with a City Council finding under Section 2516.2.c for the Special Land Use permit:

a. That, relative to other feasible uses of the site:

- The proposed use will not cause any detrimental impact on existing thoroughfares *(due to the fact that not all of the additional trips expected will be added to the area road system since some customers will come from within the center).*
- The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood *(due to the fact that no changes in the use of the site are proposed.)*
- The proposed use is consistent with the goals, objectives and recommendations of the City’s Master Plan for Land Use.
- The proposed use will promote the use of land in a socially and economically desirable manner.
- The proposed use is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located *(as noted in the staff and consultant’s review letters)* and subject to

b. Compliance with all conditions and requirements listed in the staff and consultant review letters.

This motion is made because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.

II. Approval of the Preliminary Site Plan presented by CEC Entertainment for Chuck E Cheese Expansion, SP11-09 subject to compliance with all the conditions and requirements listed in the staff and consultant review letters. *This motion is made because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.*

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Fischer				
Council Member Margolis				

	1	2	Y	N
Council Member Mutch				
Council Member Staudt				
Council Member Wrobel				

MAPS
Location
Zoning
Future Land Use

Chuck E Cheese Expansion SP11-09

Location



Map Author: Kristen Kapelanski
Date: 04/18/11
Project: Chuck E Cheese Expansion SP11-09
Version #: 1.0

Map Legend

 Subject Property



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



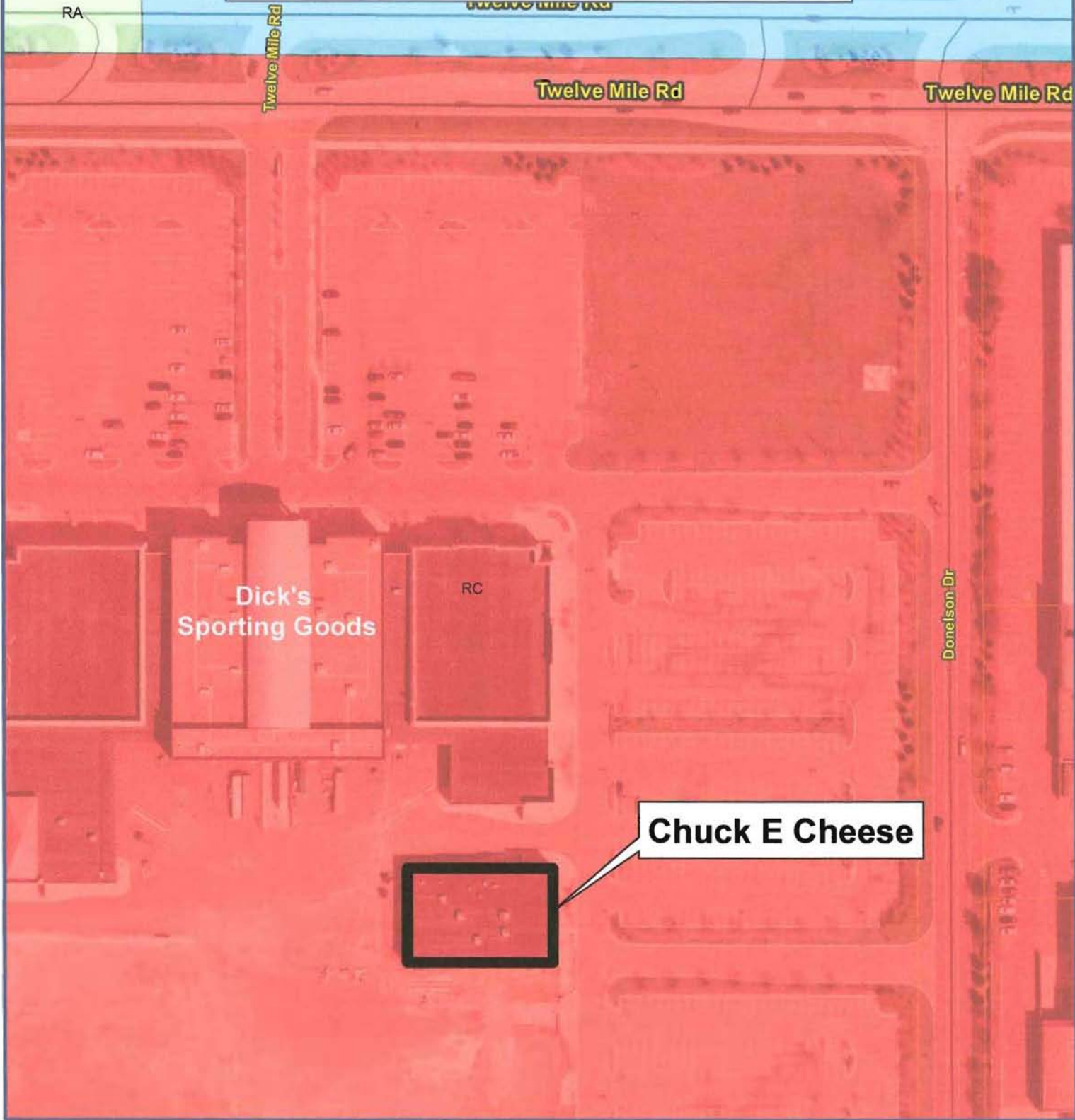
1 inch = 127 feet

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Chuck E Cheese Expansion SP11-09

Zoning



Chuck E Cheese

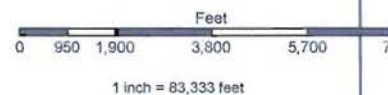
Map Author: Kristen Kapelanski
 Date: 04/18/11
 Project: Chuck E Cheese Expansion SP11-09
 Version #: 1.0

Map Legend

-  Subject Property
-  R-A: Residential Acreage
-  OS-1: Office Service District
-  RC: Regional Center District



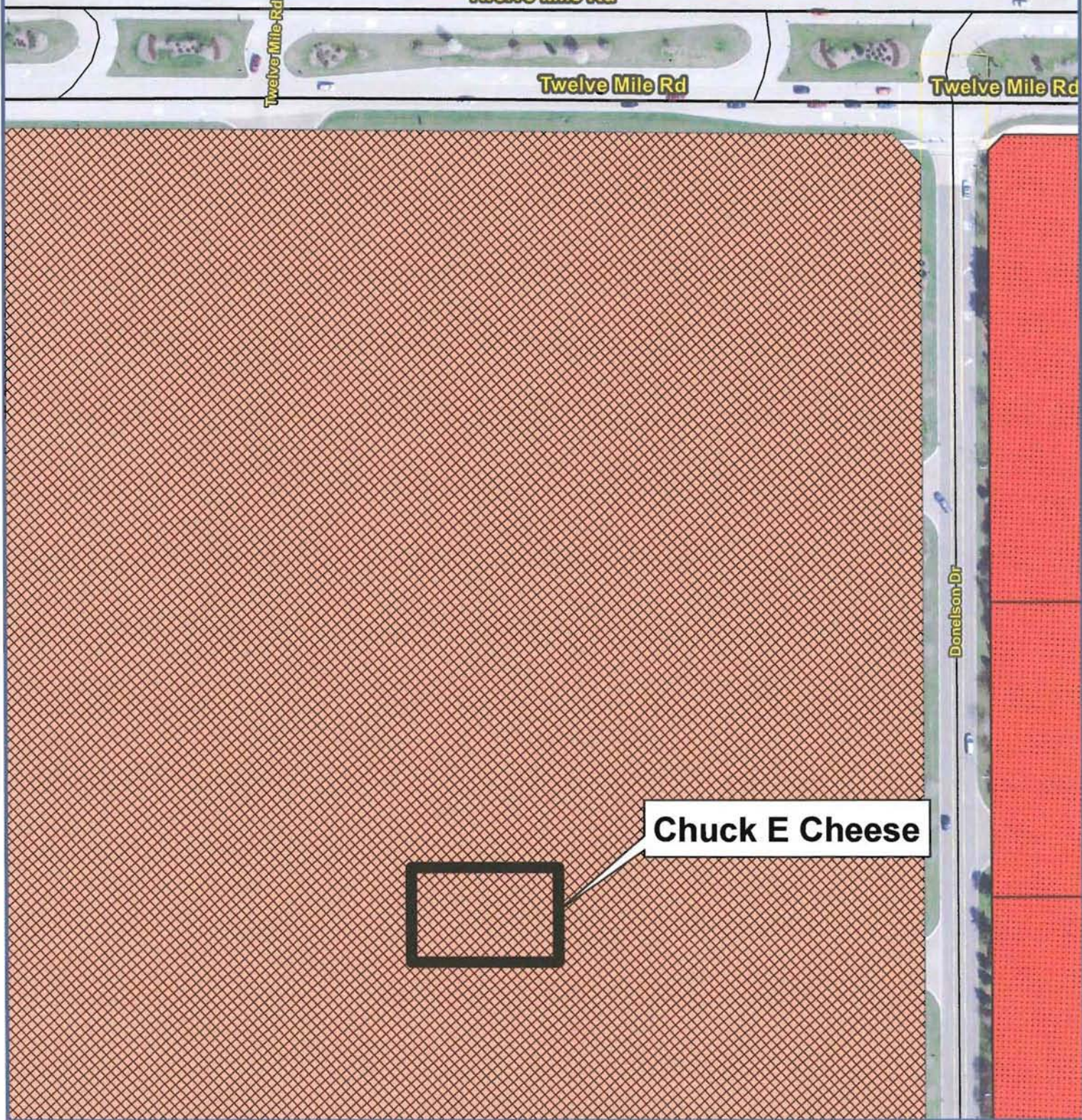
City of Novi
 Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
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Chuck E Cheese Expansion SP11-09

Future Land Use
Twelve Mile Rd



Map Author: Kristen Kapelanski
Date: 04/18/11
Project: Chuck E Cheese Expansion SP11-09
Version #: 1.0

Map Legend

-  Subject Property
-  Community Office
-  Regional Commercial
-  PD2



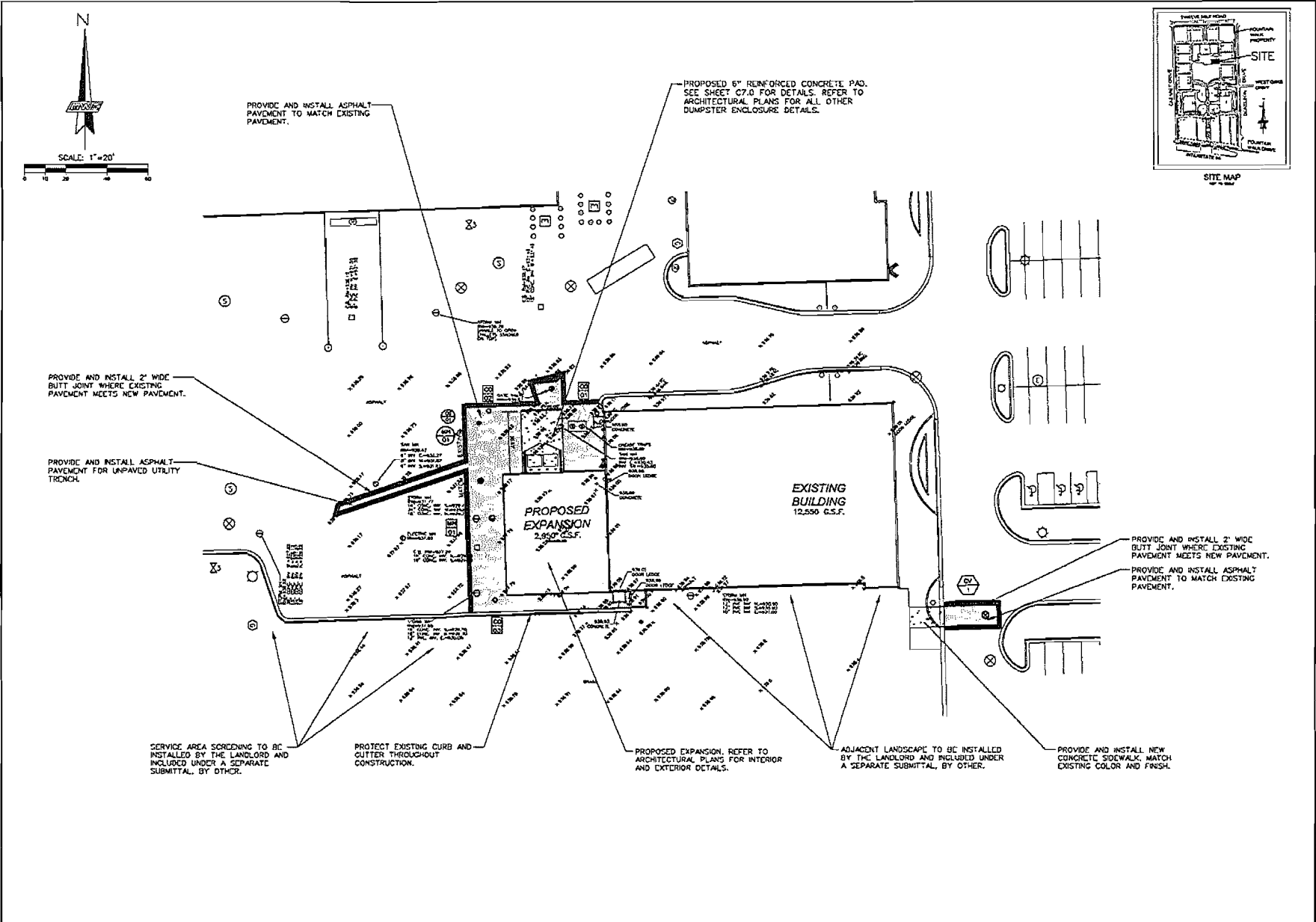
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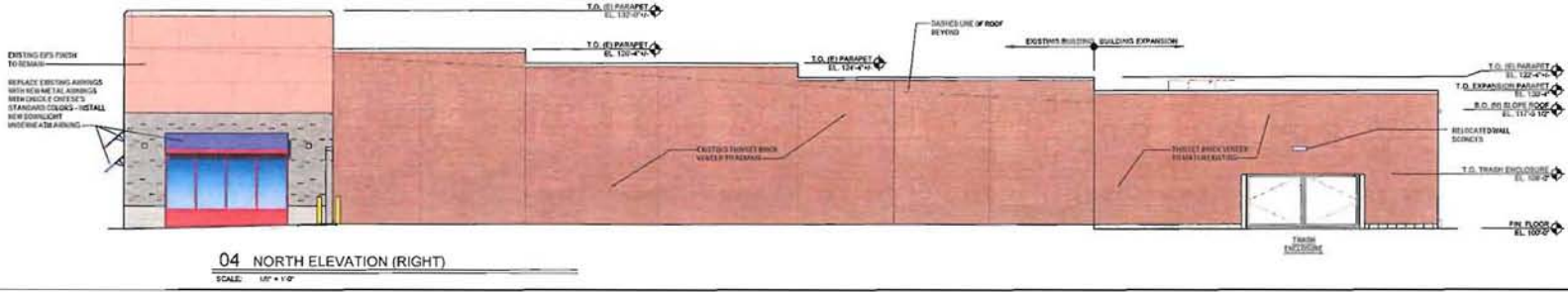
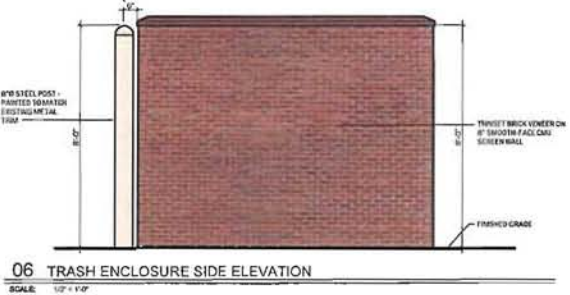
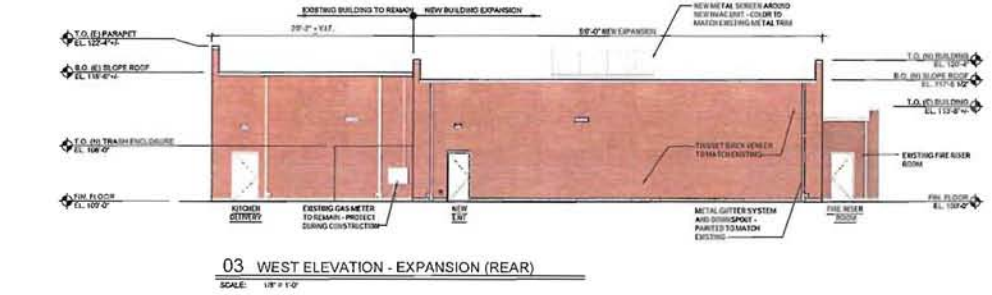
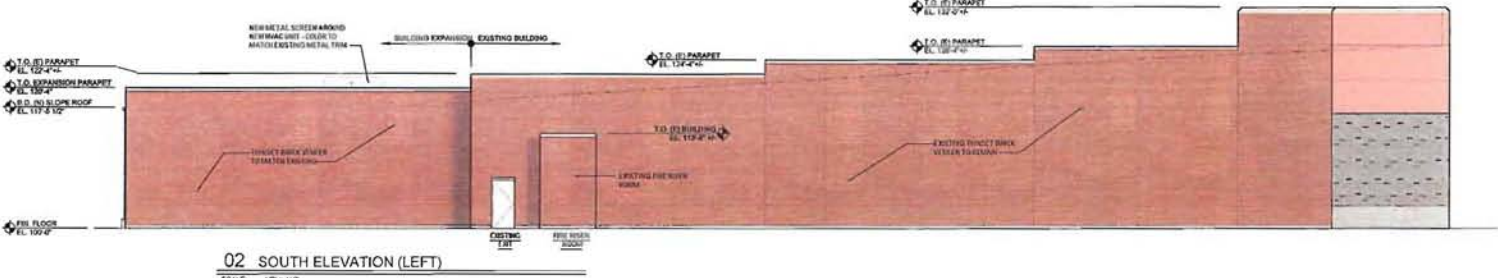
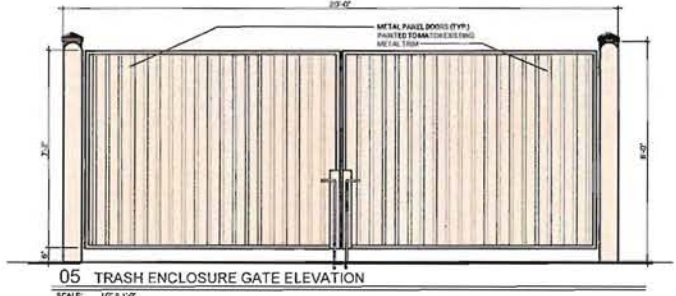
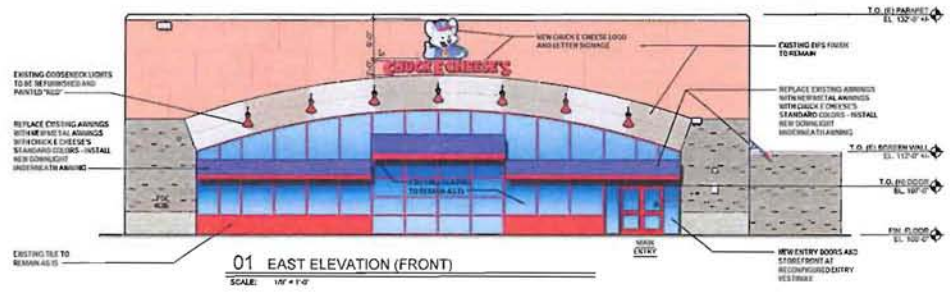
1 inch = 83,333 feet

SITE PLAN



 GWE Gilfeis-Wahler Engineers, Inc. 4000 N. RICHMOND ROAD, SUITE 200 DEARBORN, MICHIGAN 48124-1600 PH: 313.297.1000 FAX: 313.297.1001 WWW.GILFEIS-WAHLER.COM	 CABEN ARCHITECTURAL GROUP P.C. 2775 Lakeville Road Canton, MI 48105 PH: 313.297.1000 FAX: 313.297.1001 WWW.CABEN-ARCHITECTURAL.COM
	<p>#331 NOVI, MICHIGAN CHUCKEHESES 44275 TWELVE MILE ROAD, #D134 NOVI, MICHIGAN 48377</p>
 PROJ NO. = 10693 DRAWN BY = JET CHECKED BY = MJE DESIGNED BY = MJE DESIGN REVIEW BY = CSD/FH PRELIMINARY DESIGN BY = MJE PRELIMINARY SITE PLAN BY = MJE FINAL SUBMITTAL BY = CSD/FH REVISION BY = ... APPROVED BY = ... DATE APPROVED = ... DRAWING TITLE = CHUCKEHESES PAVING AND GRADING PLAN	
C5.0 PRELIMINARY AND FINAL SITE PLAN SUBMITTAL 08/14/11	

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NOTE: SEE SAMPLE BOARD FOR NEW BRICK, NEW AWNINGS AND PAINTED RED FINISHES.

CHUCK & CHEESE'S
44275 TWELVE MILE ROAD, #D134
NOVI, MICHIGAN 48377

CHUCK & CHEESE'S

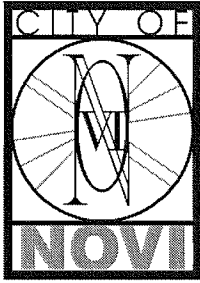
#331 NOVI, MICHIGAN

PROJ. NO. • 18913
OWNER • S&B
CHECKED • S&B
DESIGNED/REVISED • DATE
DESIGN REVIEW • 02/27/18
PREAPPLICATION • 04/14/18
PRELIMINARY SITE • 05/14/11
FINAL SUBMITTAL • 03-14-11
REVISION •
REVISION •
REVISION •
DRAWING TITLE •
COLOR KEY REVISIONS

EL-1

PRELIMINARY & FINAL SITE PLAN SUBMITTAL 03-14-11

**PLANNING COMMISSION ACTION SUMMARY
MAY 18, 2011**



cityofnovi.org

PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

May 18, 2011 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Baratta, Member Cassis, Member Greco, Member Gutman, Member Larson (arrived at 7:01 pm.), Member Meyer, Chair Pehrson, Member Prince

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

Absent: Member Lynch (excused)

APPROVAL OF AGENDA

Motion to approve the May 18, 2011 Planning Commission agenda. Motion carried 8-0.

PUBLIC HEARINGS

1. CHUCK E CHEESE EXPANSION SP11-09

Public Hearing to consider the request of CEC Entertainment, Inc. for recommendation to City Council for Special Land Use Permit and Preliminary Site Plan Approval. The subject property is within the existing 12 Mile Crossing at Fountain Walk shopping center south of Twelve Mile Road and west of Donelson Drive. The applicant is proposing an approximately 3,000 square foot addition to the rear of the existing Chuck E Cheese restaurant as well as some minor updates to the front façade of the building.

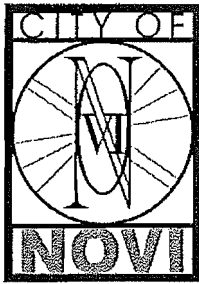
In the matter of the request of CEC Entertainment for Chuck E Cheese Expansion SP 11-09, motion to recommend approval of the Special Land Use permit, subject to the following:

- a. City Council finding under Section 2516.2.c for the Special Land Use permit:
That, relative to other feasible uses of the site,
 - The proposed use will not cause any detrimental impact on existing thoroughfares (due to the fact that not all of the additional trips expected will be added to the area road system since some customers will come from within the center).
 - The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood (due to the fact that no changes in the use of the site are proposed.)
 - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
 - The proposed use will promote the use of land in a socially and economically desirable manner.
 - The proposed use is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located (as noted in the staff and consultant's review letters);

b. Compliance with all conditions and requirements listed in the staff and consultant review letters;
This motion is made because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. **Motion carried 8-0.**

In the matter of the request of CEC Entertainment for Chuck E Cheese Expansion SP 11-09, motion to recommend approval of the Preliminary Site Plan, subject to Compliance with all the conditions and requirements listed in the staff and consultant review letters. This motion is made because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. **Motion carried 8-0.**

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

April 6, 2011

Planning Review

Chuck E Cheese Expansion

SP11-09

Petitioner

CEC Entertainment, Inc.

Review Type

Preliminary/Final Site Plan and Special Land Use

Property Characteristics

- Site Location: 44275 Twelve Mile Road, South of Twelve Mile Road and west of Donelson Drive (Section 15)
- Site Zoning: RC, Regional Center
- Adjoining Zoning: North: OS-1; East: RC; West: OST; South: I-96 right-of-way
- Current Site Use: Existing 12 Mile Crossing at Fountain Walk shopping center
- Adjoining Uses: North: Vacant, Bank, Office Park; East: Shopping Center; West: Office Park; South: I-96 right-of-way
- School District: Novi Community School District
- Site Size: 67.2 acres
- Plan Date: 03/14/11

Project Summary

The subject property is within the existing 12 Mile Crossing at Fountain Walk shopping center south of Twelve Mile Road and west of Donelson Drive. The applicant is proposing an approximately 3,000 square foot addition to the rear of the existing Chuck E Cheese restaurant as well as some minor updates to the front façade of the building. Buildings previously connected to the Chuck E Cheese building have since been demolished making Chuck E Cheese now a freestanding restaurant.

Recommendation

Approval of the preliminary and final site plan and special land use permit is recommended. The applicant should submit plans for Stamping Set approval once the appropriate approvals are granted by the City Council.

Special Land Use Considerations

In the RC District freestanding restaurants fall under the Special Land Use requirements (Sections 1903.2).

Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission and City Council shall consider in the review of the Special Land Use Permit request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.

- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 17 (RC Regional Center District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant.

1. Planning Review Summary Chart: There are several minor items identified on the Planning Review Summary Chart. **The applicant should make the appropriate corrections to the plans (if needed) and/or address these comments in the response letter.**

Stamping Set Approval

Stamping sets are still required for this project. Provided City Council approves the site plan and special land use permit, the applicant should make the appropriate corrections to the plan and **submit ten signed and sealed copies of the plans** for Stamping Set approval.

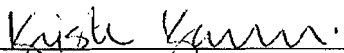
Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to appearing before the Planning Commission and with the Stamping Set submittal.

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. If you have questions regarding the Pre-Con or to schedule a Pre-Con, 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@cityofnovi.org.



Kristen Kapelanski, AICP, Planner
248-347-0586 or kkapelanski@cityofnovi.org

Planning Review Summary Chart
 SP11-09 Chuck E Cheese Expansion
 Preliminary Site Plan
 Plan Dated: March 14, 2011

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Regional Commercial	Regional Commercial	Yes	
Zoning	RC	RC	Yes	
Use (Sec. 1701 and 1702)	Regional and community shopping centers	Addition to freestanding restaurant	Yes – Special Land Use Permit Required	Freestanding restaurants are permitted as a Special Land Use in the RC District. The addition to what is now a freestanding restaurant (previously attached to a retail center) would trigger the need for Special Land Use Permit approval. Special Land Use Permits in the RC District are granted by the City Council after a recommendation from the Planning Commission.
Building Height (Sec. 2400)	30 feet	Addition height 22 feet (including rooftop screening)	Yes	
Building Setbacks (Section 2400)				
Front (east)	40 feet	50 feet +	Yes	
Exterior Side (north)	40 feet	50 feet +	Yes	
Interior Side (south)	30 feet	50 feet +	Yes	
Rear (west)	30 feet	50 feet +	Yes	
Parking Setbacks (Section 2400)				
Front (north)	20 feet	No changes proposed.	Yes	
Exterior Side (east)	20 feet			
Interior Side (west)	20 feet			
Rear (south)	10 feet			
Number of Parking Spaces	1 space/236 sq. ft.	3922 spaces provided	Yes	

Chuck E. Cheese Addition – PSP Chart

Item	Required	Proposed	Meets Requirements?	Comments
(Sec. 2505)	Currently 477,315 sq. ft. = 2,2023 spaces required			
Parking Space Dimensions (Sec. 2506)	9' x 19' parking space dimensions and 24' wide drives.	No changes proposed.	Yes	
Barrier Free Spaces (Barrier Free Code)	45 barrier free spaces with 8 van accessible	No changes proposed.	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	No changes proposed.	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	No changes proposed.	Yes	
Loading Spaces (Sec. 2507)	<p>10 square feet per front foot of building = 90 x 10 = 900 sq. ft.</p> <p>All loading shall be in the rear yard or interior side yard if double fronted lot.</p> <p>Loading space shall not have a disruptive effect on the safe and efficient flow of pedestrian and vehicular traffic within the site.</p>	<p>Existing loading space (totaling over 30,000 sq. ft), for the Chuck E Cheese and the adjacent stores to remain. A small portion will be removed to accommodate the approximately 3,000 sq. ft. addition.</p>	Yes	
Loading Space Screening (Sec. 2302A.1)	In the RC District, view of loading and waiting areas must be shielded from rights of way and adjacent properties.	Existing loading zone currently not screened because of previous building demolition south of the existing Chuck E Cheese building. Proposed building addition will not exacerbate this issue.	Yes	

Chuck E. Cheese Addition – PSP Chart

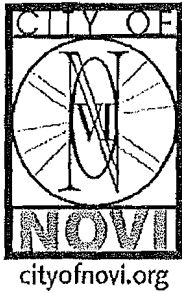
Item	Required	Proposed	Meets Requirements?	Comments
Accessory Structure Setback- Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the building and setback the same as parking from all property lines; in addition, the structure must be in the rear or interior side yard.	Dumpster setback more than 10 feet from the property line and structurally attached to building in the rear yard.	Yes	
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.	Brick enclosure proposed, 8' in height with protective bollards indicated.	Yes?	<p>Applicant should indicate height of actual dumpster. The enclosure must be at least one foot taller than the dumpster.</p> <p>If the dumpster is proposed to be 8 feet high, the enclosure height should be raised to 9 feet on the Stamping Set submittal.</p>

Chuck E. Cheese Addition – PSP Chart

Item	Required	Proposed	Meets Requirements?	Comments
Exterior Signs	Exterior Signage is not regulated by the Planning Division or Planning Commission.			Please contact <u>Jeannie Niland (248.735.5678)</u> .
Exterior Lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at final site plan.	Lighting plan will be required if additional lighting is proposed.	N/A	The applicant should confirm additional lighting is not proposed.
Outstanding Issues	Demo of building to the south of Chuck E Cheese	Building demolition complete south of Chuck E Cheese. Parking lot and associated landscaping approved in its place.		The demolition site has not been cleared but the parking lot and associated landscaping has not been installed. Applicant indicated landscaping will be included under a separate submittal and installed by the owner of the entire center.

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

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

April 7, 2011

Engineering Review Chuck E Cheese Expansion SP11-09

Petitioner

CEC Entertainment

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: Twelve Mile Crossing
- Site Size: 1.0 acres
- Plan Date: March 17, 2011

Project Summary

- Construction of a 2,950 square-foot building addition.
- Water service would be provided by a new 6-inch extension from the existing water main immediately east of the existing building. A 6-inch fire lead and a 2-inch domestic lead would serve the building. The existing water service would be abandoned. No new public main or hydrant is being proposed.
- Sanitary sewer service would remain the same, with a portion of the existing lead being relocated to accommodate the addition.
- Storm water would be collected and routed to the existing storm sewer system to the west. No additional storm water pretreatment is needed since the existing asphalt surface is being replaced with rooftop within the same footprint. No additional detention is required because the impervious area is not being increased. All new storm sewer proposed (8-inch SDR 26) is for the conveyance of rooftop drainage only.

Recommendation

Approval of the Preliminary/Final Site Plan is recommended, with items to be addressed at Stamping Set submittal.

Comments:

The Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following exceptions, which can be addressed at Stamping Set submittal:

General

1. Provide the City's standard detail sheets for water main (2 sheets-6/15/98), sanitary sewer (Sheet 1-6/15/98 and Sheet 2-4/24/06), storm sewer (1 Sheet-6/15/98) and paving (1 Sheet-12/15/00) at the time of the Stamping Set submittal.
2. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.

Sanitary Sewer

3. Provide an updated sanitary basis of design including the proposed addition.

Storm Sewer

4. Provide a profile for the proposed 12-inch storm sewer proposed at the point of connection to the existing storm system.

The following must be submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal. Partial submittals will not be accepted).

1. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**

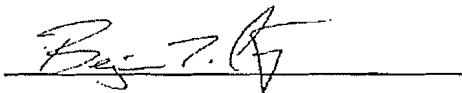
The following must be addressed prior to construction:

2. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
3. 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 (no application required). A grading permit fee in the amount of \$143.75 must be paid to the City Treasurer's Office.
4. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any utilities on the site. Contact Ted Meadows at 248-844-5400 for more information.
5. Construction inspection fees in the amount of \$5,938.60 must be paid to the City Treasurer's Office.
6. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Department at 248-735-5642 to determine the amount of these fees.

The following must be addressed prior to issuance of a Temporary Certificate of Occupancy approval for the development:

7. The amount of the incomplete site work performance guarantee for this development at this time is \$48,971 (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.
8. Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
9. Submit to the Engineering Division Waivers of Lien from any parties involved with the installation of each street as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
10. Submit to the Engineering Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.

Please contact Ben Croy, PE at (248) 735-5635 with any questions.



cc: Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department
Tina Glenn, Water & Sewer Dept.
Sheila Weber, Treasurer's
T. Meadows, T. Reynolds; Spalding DeDecker

TRAFFIC REVIEW

March 18, 2011

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



**SUBJECT: Chuck E Cheese #331 / Preliminary Site Plan, Final Site Plan, and
Special Land Use, SP#11-09, Traffic Review**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We recommend approval of the preliminary site plan, final site plan, and special land use, without any conditions related to traffic issues.

Project Description

What is the applicant proposing?

1. The applicant, CEC Entertainment, Inc., proposes a 50-ft x 59-ft addition to the southwest corner of the existing restaurant. This addition will increase the building's gross floor area from 12,550 s.f. to 15,500 s.f. Existing parking spaces within the overall center (Twelve Mile Crossing at Fountain Walk) will be used by customers occupying the new restaurant space, thus decreasing the number of spaces available to other visitors to the center. The applicant has indicated that the center's owner will be submitting a site plan for the areas south and southwest of the restaurant where the original buildings have been demolished (per attached aerial photo), "in a separate submittal, forthcoming." That site plan will have to accommodate not only the loss of parking spaces indicated above, but also the reduction in courtyard space available for truck maneuvering west of the restaurant.

Trip Generation

How much traffic would the proposed development generate?

2. The expanded restaurant can be expected to generate 23.5% more traffic than the existing restaurant. Based on trip generation rates published by the Institute of Transportation Engineers, this will be equivalent to 375 additional one-way trips on a weekday (with 55 during the PM peak hour for the restaurant) and 467 additional one-way trips on a Saturday (with 41 during the peak hour for the restaurant). Not all of these additional trips will likely be added to the area road system, given that some customers will likely be visiting other businesses within the center before and/or after dining.

Traffic Study

Was a study submitted and was it acceptable?

3. A traffic study is not warranted for the proposed restaurant expansion. For the record, a traffic study may be required for the forthcoming site plan for redeveloping the adjacent vacant ground.

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

4. Not applicable.

Vehicular Access Improvements

Will there be any improvements to the abutting road(s) at the proposed driveway(s)?

5. Not applicable.

Driveway Design and Control

Are the driveways acceptably designed and signed?

6. Not applicable.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

7. Pedestrian access will not be significantly affected by the proposed building expansion, assuming that the new door in the northwest corner of the addition will be designated for emergency use only.

Parking and Circulation

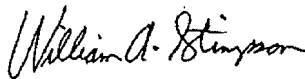
Can vehicles safely and conveniently maneuver through the site?

8. Although we were concerned at the pre-application stage that the proposed addition may impact the ability of large delivery and fire trucks to circulate in the service courtyard, that concern is now mute given the additional building demolition since that time.

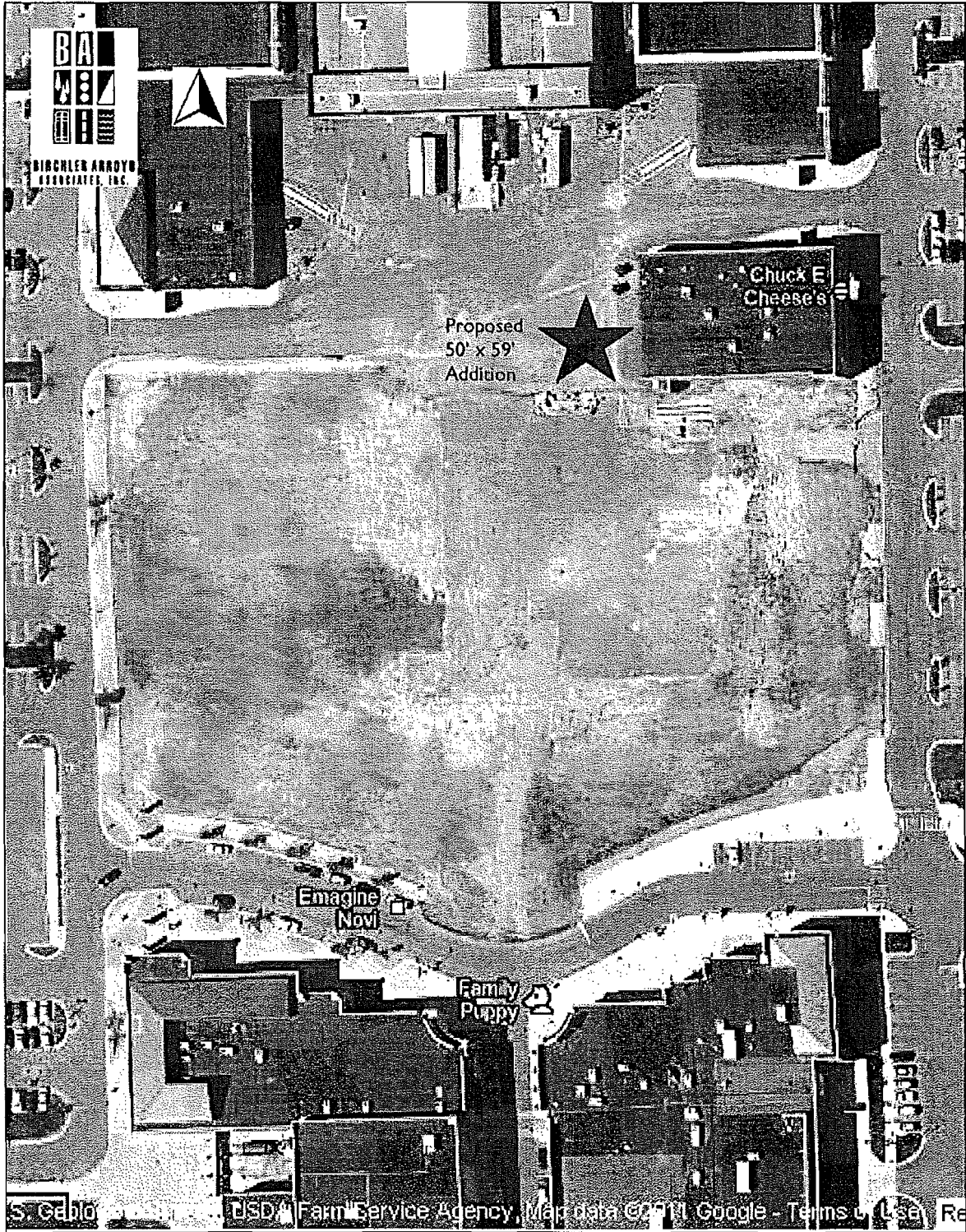
Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President



William A. Stimpson, P.E.
Director of Traffic Engineering



**Location of Chuck E. Cheese #331 within
North Portion of Twelve Mile Crossing at Fountain Walk**

FAÇADE REVIEW



Phone: (248) 880-6523
 E-Mail: dnecci@drnarchitects.com
 Web: drnarchitects.com

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



April 5, 2011

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

Re: **FACADE ORDINANCE**
Chuck E Cheese Expansion, SP 11-09
 Façade Region: 1, Zoning District: RC, Addition Size: 2,950 S.F.

Dear Ms. McBeth;

The following is the Facade Review for Preliminary Site Plan for the above referenced project based on the drawings prepared by Cahen Architectural Group P.C., dated March 14, 2011. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Facade Schedule are highlighted in bold.

	North	West	East (Front)	South	Ordinance Maximum (Minimum)
Brick	0.0%	0.0%	unaltered	0.0%	100% (30%)
Panel Brick (Thinset Brick)	98.5%	94.0%	unaltered	98.5%	0%
Flat Metal Panels (Equip. Screens)	1.5%	6.0%	unaltered	1.5%	50%

As shown above the percentage of Panel Brick exceeds the maximum percentage allowed by the Ordinance and the minimum percentage of Brick is not provided. This project consists of an addition to an existing structure. Section 2520.7 of the facade ordinance permits a continuation of existing materials on additions provided certain conditions are met. In this case the proposed use of Panel Brick is consistent with those conditions and is therefore in full compliance with the Facade Ordinance. On the East (front) facade the existing metal awnings are proposed to be replaced with new awnings. No other alterations are proposed. As evidenced by the sample board provided, the new awnings appear to be consistent with the existing awnings with respect to size and color. Therefore this is not considered a facade alteration but rather simply repair and maintenance. The drawings also indicate that matching materials are proposed for the dumpster enclosure and are therefore are in full compliance with the Facade Ordinance.

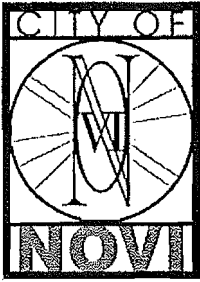
It is our recommendation that the proposed design is in full compliance with the Facade Ordinance and that a Section 9 Waiver is not required.

If you have any questions please do not hesitate to call.

Sincerely,
 DRN & Associates, Architects PC


 Douglas R. Necci, AIA

FIRE REVIEW



March 23, 2011

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

RE: Chuck E Cheese Expansion
44275 Twelve Mile Rd. – Twelve Mile Crossing Mall

SP#: 11-09, Preliminary and Final Site Plan

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Dave Staudt

Justin Fischer

Wayne Wrobel

City Manager
Clay J. Pearson

Director of Public Safety
David Molloy

Director of Fire and EMS
Jeffrey Johnson

Project Description:

2950 S.F. expansion to existing 12,555 S. F. assembly use building

Comments:

The new fire protection water main will be required to be flushed in accordance with NFPA 13 prior to connecting to sprinkler system.

The connection of the new fire protection water main shall take place when the building is not occupied so that the building occupants are not placed at risk of not have a working fire protection system.

Recommendation:

This plan is recommended for approval with the above comments being followed.\

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
45125 W. Ten Mile Rd.
Novi, Michigan 48375
248.349-2162
248.347-0570 fax

cityofnovi.org

APPLICANT RESPONSE LETTER



April 19, 2011

Ms. Kristen Kapelanski
Community Development, City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

RE: Twelve Mile Crossing – Chuck E. Cheese’s #331
Preliminary and Final Site Plan Submittal, Novi, MI.

Ms. Kapelanski:

We have reviewed the City of Novi’s preliminary and final site plan review comments, dated April 6, 2011. We offer the following responses to each item. The plans will be revised accordingly for the Final Stamping Set submittal.

Planning Review Summary Chart:

Dumpster: The dumpsters used at the Chuck E. Cheese’s are 6’-8” Tall. Our Enclosure is 8’-0” tall, over 1’ taller than the dumpster. The dumpster height will be added to the plans.

Exterior Lighting: We are not proposing any new site lighting; however we are relocating the existing service area / security lighting that are on the back of the building. This is intended to maintain the service area lighting as it exists today.

Engineering Review:

1. We will add the City Standard Details.
2. We will add a construction materials table to the utility plans.
3. We will include the new basis of design for the building’s sanitary leads.
4. We will include a profile of the proposed 12” storm sewer and associated manholes.

Fire Marshall Review:

A note will be added to the plans that the new fire protection main shall be flushed in accordance with NFPA 13 prior to connecting to the sprinkler system.



A note will be added that the new fire protection water main connection shall take place during off hours when the building is unoccupied.

We appreciate your comments and if there is any additional information we can provide please contact me.

Respectfully,
Giffels-Webster Engineers, Inc.

A handwritten signature in black ink, appearing to read 'Michael W. Marks', is written over the typed name.

Michael W. Marks, P.E.
Project Manager