



## Taco Bell JSP15-05

### Taco Bell, JSP15-05

Public hearing at the request of Sundance Inc. for Taco Bell for approval of the Special Land Use Permit, Preliminary Site Plan and Stormwater Management Plan. The subject property is 1.23 acres in Section 4 of the City of Novi and located at 31172 Beck Road in the B-3, General Business District. The applicant is proposing a 2,171 square foot fast food drive-through restaurant.

### Required Action

Approval/Denial of the Special Land Use Permit, Preliminary Site Plan and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03-10-15	<ul style="list-style-type: none"> <li>• <b>Zoning Board of Appeals variance required for the lack of an obscuring wall</b></li> <li>• <b>Zoning Board of Appeals variance required for the lack of loading zone</b></li> <li>• Items to be addressed on the final site plan submittal</li> </ul>
Engineering	Approval recommended	03-10-15	Items to be addressed on the final site plan submittal
Traffic	Approval recommended	03-17-15	Items to be addressed on the final site plan submittal
Landscaping	Approval recommended	03-13-15	Items to be addressed on the final site plan submittal
Facade	Approval Recommended	03-17-15	No additional items to address
Fire	Approval recommended	02-26-15	Items to be addressed on the final site plan submittal

## Motion Sheet

### Approval – Special Land Use Permit

In the matter of Taco Bell, JSP15-05, motion to **approve** the Special Land Use permit based on the following findings:

- a. Relative to other feasible uses of the site:
  - The proposed use will not cause any detrimental impact on existing thoroughfares (*as indicated by the Traffic Impact Study*);
  - The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*as noted in the engineering review letter*);
  - The proposed use is compatible with the natural features and characteristics of the land (*because the plan does not impact any natural features*);
  - The proposed use is compatible with adjacent uses of land (*because the subject property is generally surrounded by commercial uses or rights-of-way*);
  - 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 (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.
- b. (*additional comments here if any*)

*(This motion is made because the plan is otherwise in compliance with Article 4.40, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

### Approval –Preliminary Site Plan

In the matter of Taco Bell, JSP15-05, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a) Zoning Board of Appeals variance for the lack of an obscuring wall;
- b) Zoning Board of Appeals variance for the lack of a loading zone; and
- c) The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- d) (*additional conditions here if any*)

*This motion is made because the plan is otherwise in compliance with Article 4.40, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*

**-AND-**

### Approval –Stormwater Management Plan

In the matter of Taco Bell, JSP15-05, motion to **approve** the Stormwater Management Plan based on and subject to the following:

- a) The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b) (*additional conditions here if any*)

*This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.*

**-OR-**

**Denial – Special Land Use Permit**

In the matter of Taco Bell, JSP15-05, motion to **deny** the Special Land Use permit for the following reasons...*(because it is not in compliance with the Ordinance.)*

**-AND-**

**Denial –Preliminary Site Plan**

In the matter of Taco Bell, JSP15-05, motion to **deny** the Preliminary Site Plan, *for the following reasons... (because the plan is not in compliance with Article 4.40, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**-AND-**

**Denial –Stormwater Management Plan**

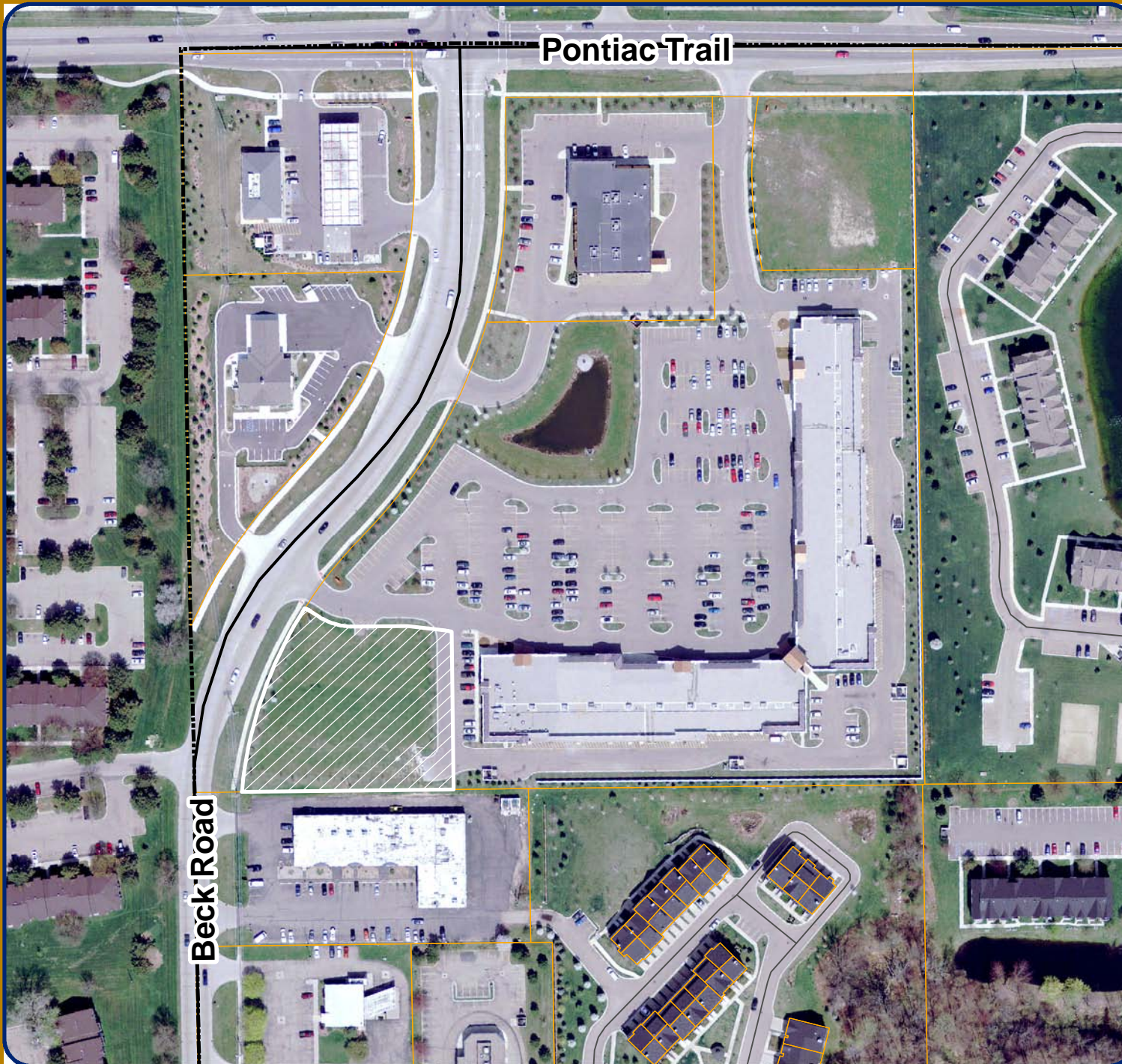
In the matter of Taco Bell, JSP15-05, motion to **deny** the Stormwater Management Plan, *for the following reasons... (because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features



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# Taco Bell JSP15-05

Location



## Map Legend

-  Subject Property
-  City of Novi



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

Map Author: Kristen Kapelanski  
Date: 03-27-15  
Project: Taco Bell JSP15-05  
Version #: 1.0

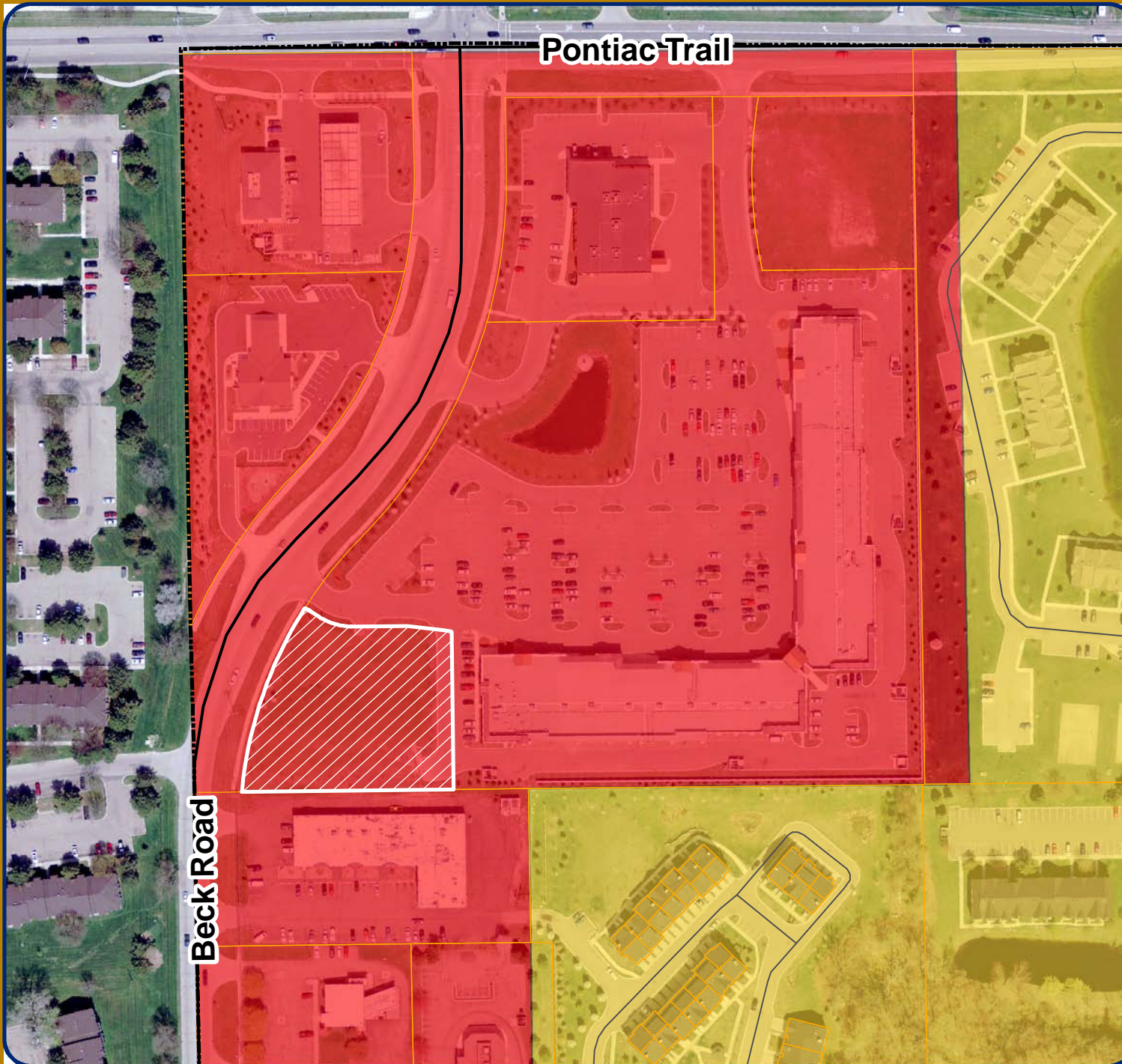
### MAP INTERPRETATION NOTICE

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.



# Taco Bell JSP15-05

Zoning



## Map Legend

- Subject Property
- City of Novi
- RM-1: Low-Density Multiple Family
- B-3: General Business District



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Community Development Dept.  
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Novi, MI 48375  
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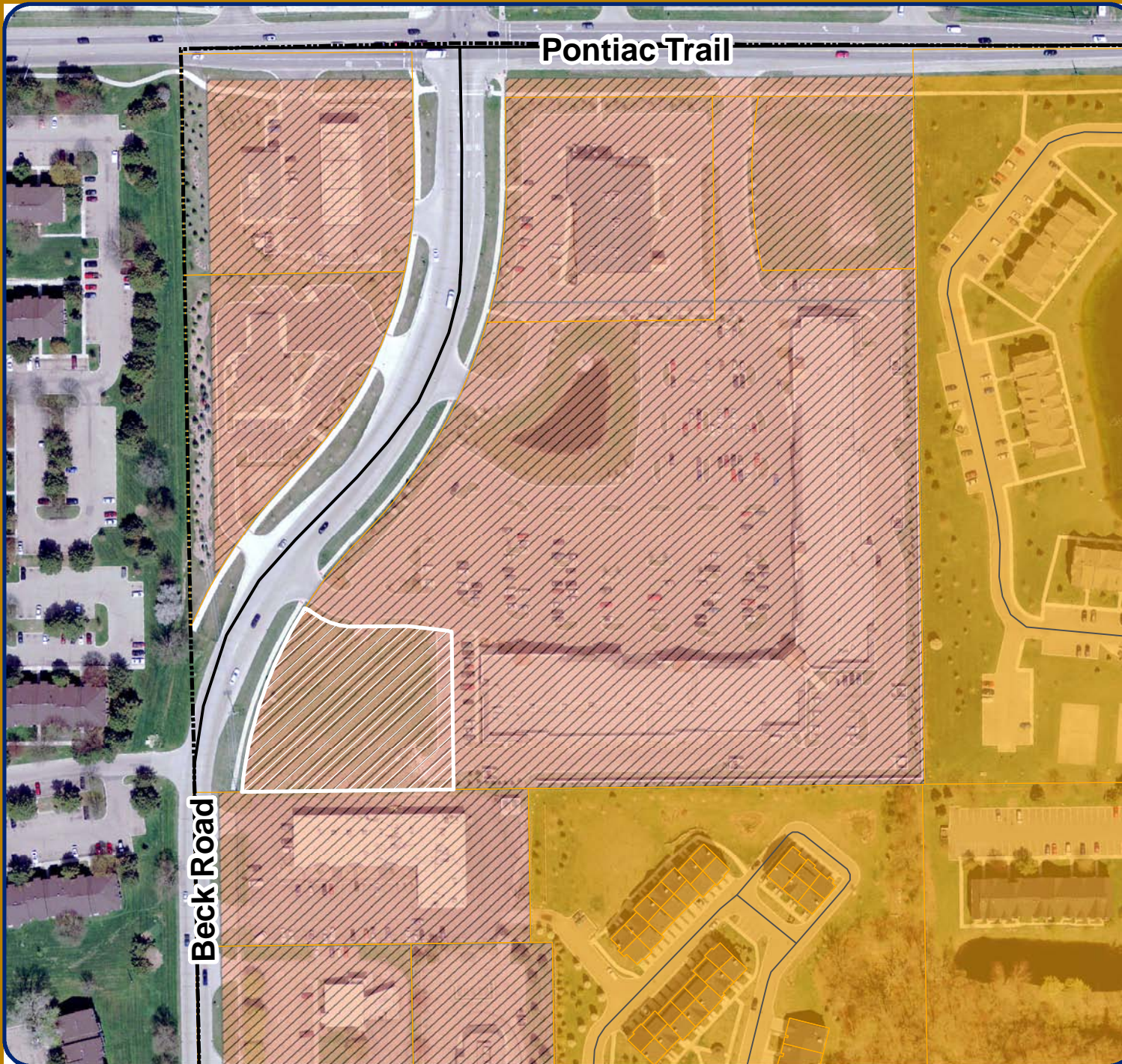
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# Taco Bell JSP15-05

Future Land Use



## Map Legend

- Subject Property
- City of Novi
- Multiple Family
- Community Commercial



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Novi, MI 48375  
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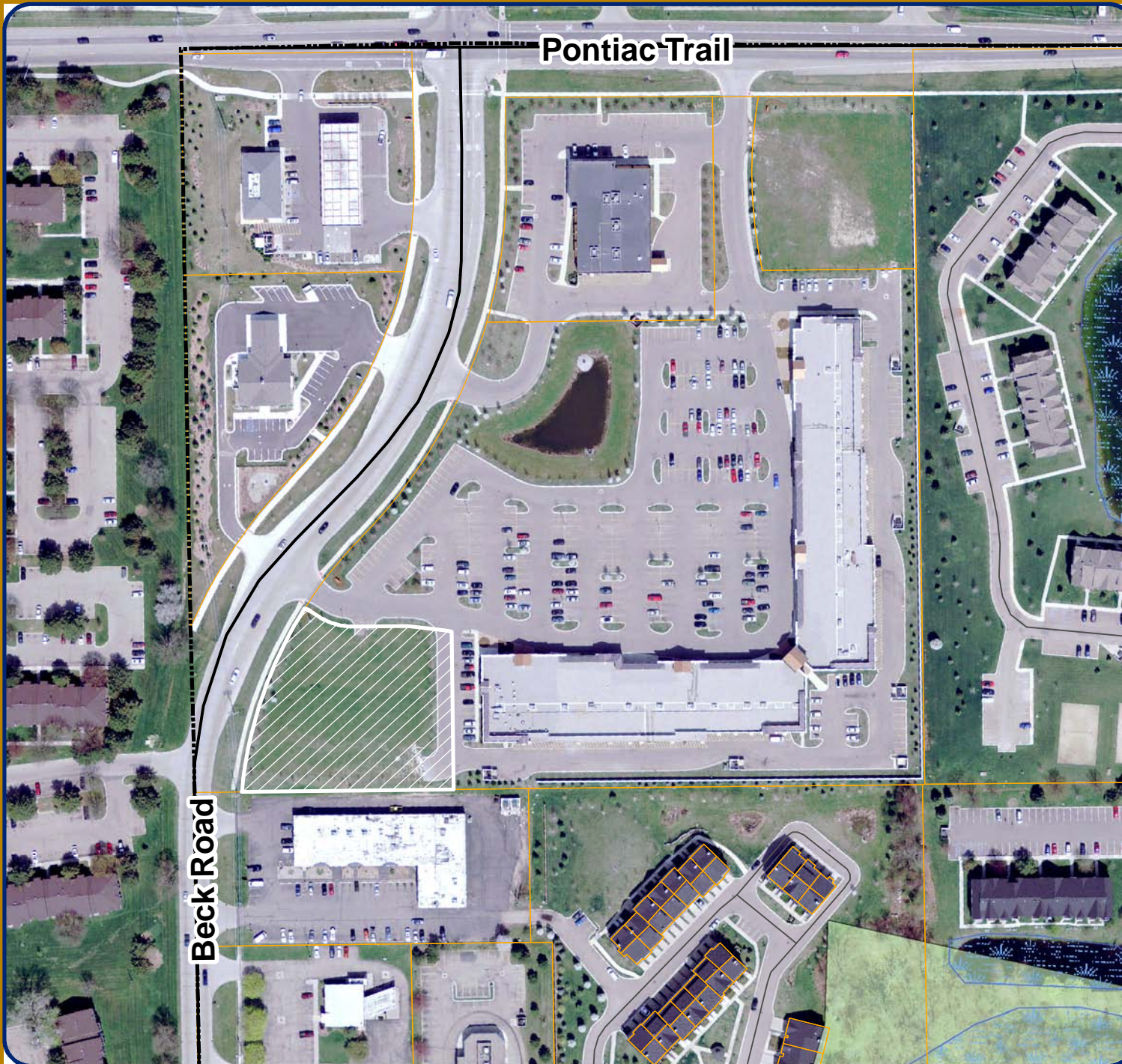
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# Taco Bell JSP15-05

Natural Features



## Map Legend

- Subject Property
- City of Novi
- Wetlands
- Woodlands



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

Map Author: Kristen Kapelanski  
Date: 03-27-15  
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**SITE PLAN**

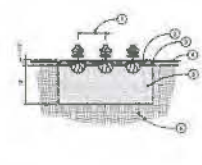
(Full plan set available for viewing at the Community Development Department.)

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**NOTE KEY:**

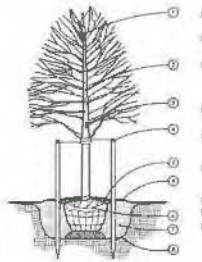
- 1 PROPOSED STRUCTURE
- 2 ASPHALT PAVING LOT
- 3 DRIVE THROUGH AND DRIVE AWAY
- 4 DRIVE THROUGH ASPHALT
- 5 CONCRETED WALK
- 6 EXISTING WALK TO REMAIN TYPICAL 48" CITY REQUIREMENTS DIMENSIONS FOR THIS SCHEDULE PROJECT AS REQUIRED DURING CONSTRUCTION
- 7 EXISTING PUBLIC WALK
- 8 EXISTING LANDSCAPE TO REMAIN
- 9 DRAINAGE LOCATION LINE AND INCORPORATED DRAINAGE FOR DRIVE
- 10 4" DEPTH CONCRETE SURFACE OVER 2" DEPTH FLEXIBLE BASE AND 1" DEPTH SOIL
- 11 METAL CURBING BETWEEN DRIVE AND LANDSCAPE WALK
- 12 EXISTING DRIVEWAY OR DRIVEWAY TO BE RELOCATED OR NEW DRIVEWAY TO BE LOCATED
- 13 EXISTING SIDEWALK PAVING
- 14 EXISTING SIDEWALK PAVING
- 15 DOWN STAIRS MARK

NOTE: ALL EXISTING BEAMS AND GROUNDWALL BREAKERS ALONG BECK ROAD



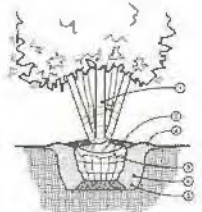
- PERENNIAL / GROUND COVER PLANTING**
- 1 6" DEEP MULCH (2" DEEP) OVER 4" DEEP SOIL
  - 2 1" DEEP MULCH (2" DEEP) OVER 4" DEEP SOIL
  - 3 MULCH DEPTH
  - 4 MULCH DEPTH
  - 5 MULCH DEPTH
  - 6 MULCH DEPTH

**4 PERENNIAL / GROUND COVER PLANTING**



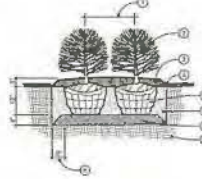
- DECIDUOUS TREE PLANTING**
- 1 REMOVE EXISTING MULCH (2" DEEP) AND EXISTING SOIL (4" DEEP) FROM PIT
  - 2 REPLACE MULCH (2" DEEP) OVER 4" DEEP SOIL
  - 3 MULCH DEPTH
  - 4 MULCH DEPTH
  - 5 MULCH DEPTH
  - 6 MULCH DEPTH
  - 7 MULCH DEPTH
  - 8 MULCH DEPTH
  - 9 MULCH DEPTH
  - 10 MULCH DEPTH
  - 11 MULCH DEPTH
  - 12 MULCH DEPTH
  - 13 MULCH DEPTH
  - 14 MULCH DEPTH
  - 15 MULCH DEPTH

**3 DECIDUOUS TREE PLANTING**



- MULTI-STEM TREE PLANTING**
- 1 6" DEEP MULCH (2" DEEP) OVER 4" DEEP SOIL
  - 2 1" DEEP MULCH (2" DEEP) OVER 4" DEEP SOIL
  - 3 MULCH DEPTH
  - 4 MULCH DEPTH
  - 5 MULCH DEPTH
  - 6 MULCH DEPTH
  - 7 MULCH DEPTH
  - 8 MULCH DEPTH
  - 9 MULCH DEPTH
  - 10 MULCH DEPTH
  - 11 MULCH DEPTH
  - 12 MULCH DEPTH
  - 13 MULCH DEPTH
  - 14 MULCH DEPTH
  - 15 MULCH DEPTH

**2 MULTI-STEM TREE PLANTING**



- SHRUB PLANTING**
- 1 6" DEEP MULCH (2" DEEP) OVER 4" DEEP SOIL
  - 2 1" DEEP MULCH (2" DEEP) OVER 4" DEEP SOIL
  - 3 MULCH DEPTH
  - 4 MULCH DEPTH
  - 5 MULCH DEPTH
  - 6 MULCH DEPTH
  - 7 MULCH DEPTH
  - 8 MULCH DEPTH
  - 9 MULCH DEPTH
  - 10 MULCH DEPTH
  - 11 MULCH DEPTH
  - 12 MULCH DEPTH
  - 13 MULCH DEPTH
  - 14 MULCH DEPTH
  - 15 MULCH DEPTH

**1 SHRUB PLANTING**

**City of Novi Maintenance Notes**

MAINTENANCE OF PLANTED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT TO 30 TO PREPARE A HEALTHY, GREAT AND ORDERLY APPEARANCE FREE FROM WEEDS AND DEBRIS.

ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITH ONE (1) YEAR OR THE NEXT APPROPRIATE PLANTINGS PRIOR, WHOEVER OCCURS FIRST.

ALL LANDSCAPE AREAS SHALL BE MAINTAINED AND AUTOMATIC IRRIGATION SYSTEM (SEE ATTACHED PLANS).

TREE STAKES, GUY WIRES AND TREE BRIMS SHALL BE REMOVED AFTER ONE WINTER SEASON.

PLANTINGS SHALL BE GUARANTEED FOR TWO (2) GROWING SEASONS AFTER DATE OF THE ACCEPTANCE OF PROJECT.

IF WEEDS OR WEEDS EXCEEDS THE HEIGHT SPECIFIED IN DRAWING (2) OF THE NORTH FACE OF THE DRAWING, OR IF SHRUBS ARE ALLOWED TO OBSTRUCT VISION ACROSS ANY PORTION OF THE DRIVE AND THE SURROUNDING PARKING, INCLUDING TO RESTRICT THE PROBLEM THE CITY WILL ABATE SUCH VIOLATIONS AND SHALL ACCEPT THE COST OF SUCH ABATEMENT MAINTAINED BY THE OWNER PROPOSED BY THE DEVELOPER AND APPROVED BY THE CITY SICK INSPECTION.

**City of Novi Standard Notes**

ALL LANDSCAPE MATERIALS, INSTALLATION AND MAINTENANCE SHALL COMPLY WITH SECTION 2207 SECTION 2208 AND SECTION 2209 OF THE CITY OF NOVI ORDINANCE.

ALL PLANT MATERIAL SHALL BE LOCALLY GROWN OR OF THE NORTH AMERICAN REGION AND CONFORM TO THE CURRENT AND STANDARD. SEE HO-1 GROUND PLANT MATERIAL.

PLANTING PERIOD SHALL BE MARCH 15 - NOV. 15 APPROXIMATE 2015-2016.

ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION FREE OF WEEDS AND DEBRIS WITH ONE GULLY WASH FOR WEED CONTROL FOR NORTH DURING JUNE JULY AND AUGUST. THE ESTABLISHMENT PERIOD SHALL BE TWO (2) YEARS FROM THE DATE OF APPROVAL OF PLANTING BY THE CITY OF NOVI. RESISTANCE OR ANY PLANTING MATERIAL INCLUDING TREES SHALL BE SECURED DURING THE TWO (2) YEAR ESTABLISHMENT PERIOD. PLANTING MATERIAL SHALL BE REPLACED WITHIN ONE YEAR OF THE NEXT GROWING SEASON.

ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY AN AUTOMATIC IRRIGATION SYSTEM.

ALL TREE WAF, STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE WINTER SEASON.

NO PLANTINGS GREATER THAN 12" HIGH SHALL BE PLANTED WITHIN 10' (10' FEET) OF THE HYDRAULIC PLANT MATERIAL SHALL BLOCK VISIBILITY OF HYDRAULIC.

ANY AND ALL SUBSTITUTIONS OF SPECIFICATIONS SHALL BE APPROVED BY THE CITY PRIOR TO BE ALLOWED.

NATURAL COLOR FINELY TEXTURED HARDWOOD BARK ONLY SEE PLANTING DETAIL FOR DEPTH.

**General Notes**

NO UNGRADED TREE ARE BEING SHOWN.

ALL DRAINAGE AREAS ARE TO BE GRADED AND SLOPED OVER AND AWAY FROM THE STRUCTURE.

**Site Landscape Calculations - Novi**

**EXISTING PARKING AREA LANDSCAPE REQUIREMENTS**

14 PARKING SPACES (14) @ 177 SF EA = 2478 SF  
 288 SPACES (288) @ 132 SF EA = 38016 SF  
 181 ASSESSMENT (181) @ 132 SF EA = 23892 SF  
**TOTAL = 46066 SF**

**EXISTING REQUIRED LANDSCAPE**

1. TOTAL LANDSCAPE REQ'D: 46066 SF @ 1:1 = 46066 SF

**CANOPY / EVERGREEN TREES (10)**

254 SF (10) ASSESSMENT TO PARKING / 42' x 17613 SF

**TOTAL CANOPY EVERGREEN TREES REQUIRED: 10**

**EXISTING PROVIDED EVERGREEN TREES: 7**

**NEED 3 MORE EVERGREEN TREES**

**254 SF (10) ASSESSMENT TO PARKING / 20' x 11192 SF**

**TOTAL SUB-CANOPY TREES REQUIRED: 13**

**EXISTING PROVIDED SUB-CANOPY TREES: 13**

**PLANT SCHEDULE**

Tree	Quantity	Species	Height	Spread	Notes
1	1	Adiantum	2'	2'	Shrub
2	1	Asplenium	2'	2'	Shrub
3	1	Hosta	2'	2'	Shrub
4	1	Impatiens	2'	2'	Shrub
5	1	Phlox	2'	2'	Shrub
6	1	Primula	2'	2'	Shrub
7	1	Salvia	2'	2'	Shrub
8	1	Verbena	2'	2'	Shrub
9	1	Yucca	2'	2'	Shrub
10	1	Zinnia	2'	2'	Shrub

**REQUIRED PARKING LOT TREE**

1. REQUIRED PARKING LOT TREE

2. REQUIRED PARKING LOT TREE

3. REQUIRED PARKING LOT TREE



01.23.2015  
 02.12.2015

Taco Bell  
 Novi, Michigan

**Landscape Plan**



Project: JC  
 Client: JC  
 Date: 01.20.2015  
 Scale: 1" = 20'-0"

**NOT FOR CONSTRUCTION**

15.012  
 L-1



## Planning Review

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# PLAN REVIEW CENTER REPORT

March 10, 2015

## Planning Review

Taco Bell

JSP15-05

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### Petitioner

Sundance Inc.

### Review Type

Preliminary Site Plan and Special Land Use Permit

### Property Characteristics

- Site Location: 31172 Beck Road, south of Pontiac Trail and east side of Beck Road (Section 4)
- Site Zoning: B-3, General Business
- Adjoining Zoning: North, South, and East: B-3; West (across Beck Road in Wixom): RM-2, Multiple-Family Residential
- Current Site Use: Vacant
- Adjoining Uses: North, South and East: existing shopping centers; West (across Beck Road in Wixom): existing multiple-family
- School District: Walled Lake District
- Site Size: 1.23 acres
- Plan Date: 02-20-15

### Project Summary

The applicant is proposing to construct a 2,171 square foot drive-through Taco Bell restaurant with associated parking and landscaping on an existing shopping center outlot on the east side of Beck south of Pontiac Trail. The restaurant would also include a sit-down dining area with access provided from the existing shopping center. The proposed drive-through would wrap around the north side of the building with the pick-up window located on the west side of the building.

### Recommendation

Provided the applicant receives the necessary variances from the Zoning Board of Appeals, staff **recommends approval of the Preliminary Site Plan and Special Land Use Permit**. Planning Commission approval of the Preliminary Site Plan and Special Land Use Permit is required.

### Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 4.40 (B-3, General Business District), Article 4 (Use Standards), Article 5 (Site Standards) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant.

1. Obscuring Wall: The ordinance requires a 6 ft. obscuring wall be placed along drive-through restaurant property boundaries bordering specific districts, including B-3. **The applicant has indicated they will seek a variance from this requirement and submitted an application to the Zoning Board of Appeals stating the proposed restaurant is meant to be "an integral part of the Shoppes at the Trail center". Additionally, the property to the south is the rear/service area of the existing building. Staff would support this variance.**
2. Parking Space Dimensions: It appears dimensions for the proposed parking space length for the bank of 6 spaces each 17 ft. in length may have been taken from the back of curb. **The applicant should note all dimensions are to be to the face of curb and confirm adequate length for all spaces.**



3. Loading Space: Loading space is required in the B-3 District and none has been provided. **The applicant has indicated they will seek a variance from this requirement as loading will be done after operating hours. Staff would support this variance request provided a note is added to the plan to indicate after-hours loading and unloading.**
4. Economic Impact: **The applicant should provide information regarding the total cost of the proposed building and site improvements and the number of anticipated jobs created both during and after construction as part of their response letter.**
5. Lighting Plan: There are several pieces of information missing from the proposed site lighting plan. **The applicant should address the items identified in the lighting review chart as part of the final site plan.** Additionally, it appears wall packs are not proposed for the building. **The applicant should confirm this or add any proposed building lighting to the site lighting plan.**
6. Bicycle Parking: Bicycle parking is located near front doors and is appropriately connected to sidewalks through the site. **A detail of the bike rack should be provided on the detail sheet.**
7. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

### Special Land Use Considerations

In the B-3 District, a drive-through restaurant falls under the Special Land Use requirements. Section 6.2.C of the Zoning Ordinance outlines specific factors the Planning Commission 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.

### Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at [www.cityofnovi.org](http://www.cityofnovi.org) under the forms page of the Community Development Department.

**Planning Review**

Taco Bell  
JSP15-05

March 10, 2015

Page 3 of 3

Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

**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 checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

**Chapter 26.5**

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

**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 consideration by the Planning Commission and with the next plan submittal.

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.



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Kristen Kapelanski, Planner, 248.347.0586 or [kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org)  
Attachments: planning and lighting review chart



**Planning Review Chart**

Taco Bell JSP15-05

Preliminary Site Plan Review

Plan Date: 02-20-15

**Bolded items must be addressed by the applicant**

Item	Proposed	Meets Requirements?	Comments
<b>Master Plan</b> Community Commercial	No change		
<b>Zoning</b> B-3, General Business	No change		
<b>Proposed Use</b> Uses permitted listed in Section 3.1.12	Drive-through restaurant	Yes	Drive-throughs are special land uses  <b>Public Hearing required</b>
<b>Restaurant in the Character of a Fast Food Carryout, Drive-In, Fast Food Drive-Through, or Fast Food Sit Down (Sec. 4.40.)</b>			
a. Access points shall be located at least 60 ft. from the intersection of any 2 streets	Access provided from the existing shopping center's internal road system	Yes	
b. Such uses shall not be permitted on a parcel less than 60 ft. from any residential zoning district	60 ft.+ of spacing to closest residential zoning district	Yes	
c. All drive-through lanes shall be located at least 150 ft. from any residential zoning district	150 ft.+ of spacing to closest residential zoning district	Yes	
d. All lighting shall be shielded from residential uses	Residential uses not adjacent	Not applicable	
e. All drive-through restaurants shall meet the stacking space requirements listed in Section 5.3.11	Stacking spaces in accordance with requirements	Yes	
f. A 6 ft. high obscuring wall shall be provided when abutting or adjacent districts are zoned for OS-1, OS-2, OSC, NCC, B-1, B-2 or B-3 Districts & where such abutting or adjacent districts are not separated from the proposed restaurant by a road, highway or freeway, the height of the wall shall be measured from the surface of the ground & shall further meet the requirements of Section 5.5	<b>A wall has not been provided along the north, south and east property lines</b>	No	<b>The applicant has indicated they will seek a variance from the Zoning Board of Appeals as the site is designed to complement the existing center</b>
g. A noise impact statement is required subject to the standards of Sec. 5.14.10.B	Statement provided	Yes	
<b>Max. Building Height</b> (Sec. 3.1.12) 30 ft.	22 ft. 6 in.	Yes	
<b>Min. Building Setbacks</b> (Sec. 3.1.12)			
a. Front (west): 30 ft.	48 feet	Yes	
b. Side (north): 15 ft.	90 feet	Yes	
c. Side (south): 15 ft.	53 feet	Yes	

Item	Proposed	Meets Requirements?	Comments
d. Rear (east): 20 ft.	157 feet	Yes	
<b>Min. Parking Setbacks (Sec. 3.1.12)</b>			
a. Front (west): 20 ft.	No parking proposed	Yes	
b. Side (north): 10 ft.			
c. Side (south): 10 ft.	51 feet	Yes	
d. Rear (east): 10 ft.	29 feet	Yes	
<b>Number of Parking Spaces (Sec. 5.2.12)</b> <u>Drive-through:</u> 1 for every 2 employees + 1 for each 2 persons allowed in the seating & waiting area = 6 employees + 50 seating/waiting=28 spaces <b>Total Spaces Required: 28</b>	28 spaces	Yes	
<b>Parking Space &amp; Maneuvering Lane Dimensions (Sec. 5.3)</b> <u>90° spaces:</u> 9 ft. x 19 ft. parking spaces with 24 ft. drives  9 ft. x 17 ft. parking spaces along 7 ft. interior sidewalks, provided a 4 in. curb at these locations & along landscaping	9 ft. x 18 ft. and 9 ft. x 19 ft. with 24 ft. drive aisles with 4" curb indicated where appropriate	Yes?	<b>Dimensions should be to face of curb. The bank of 6 17 ft. spaces may be deficient</b>
<b>Barrier Free Spaces (ADA standard)</b> 2 spaces, including 1 van accessible space	2 van accessible provided	Yes	
<b>Barrier Free Space Dimensions (Barrier Free Code)</b> 8 ft. wide with an 8 ft. wide access aisle for van accessible	8 ft. wide with an 8 ft. wide access aisle for van accessible	Yes	
<b>Barrier Free Signs (Barrier Free Design Graphics Manual)</b> 1 barrier free sign per space	Signage provided	Yes	
<b>Stacking Spaces for Drive-through (Sec. 5.3.11.1)</b> Distance between the order board & the pick-up window shall store 4 vehicles, & 4 vehicles shall be stored in advance of the menu board (not including the vehicles at the pick-up window & menu board)	Stacking for 10 cars	Yes	
<b>Drive-through Lane Delineated (Sec 5.3.11)</b> Drive-through lanes shall be striped, marked, or otherwise delineated	Delineation provided	Yes	
<b>Bypass Lane for Drive-through (Sec. 5.3.11)</b> Drive-through facilities shall provide 1 bypass lane, min. of 18 ft. in width, unless otherwise determined by the Fire Marshal	1 bypass lane with a min. width of 18'	Yes	

Item	Proposed	Meets Requirements?	Comments
<p><b>Width &amp; Centerline Radius of Drive-through Lanes</b> (Sec. 5.3.11)  Drive-through lanes shall have a minimum 9 ft. width &amp; centerline radius of 25 ft.</p>	<p>Minimum size requirements met</p>	<p>Yes</p>	
<p><b>Drive-through Lanes Separation</b> (Sec. 5.3.11)  Drive-through lanes shall be separate from the circulation routes &amp; lanes necessary for ingress to &amp; egress from the property</p>	<p>Drive-through lanes separated from the path of travel</p>	<p>Yes</p>	
<p><b>Loading Spaces</b> (Sec. 5.4)  Must be provided in the rear yard or interior side yard if a double fronted lot   Ratio of 10 sq. ft. of loading space for each front foot of building =72 ft. x 10 sq. ft. =<b>720 sq. ft. required</b></p>	<p><b>No loading space provided</b></p>	<p><b>No</b></p>	<p><b>Applicant has indicated they will seek a variance from the Zoning Board of Appeals and that deliveries will take place after-hours</b></p>
<p><b>Sidewalks</b> (City Code Sec. 11-256 &amp; 11-276 &amp; Non-Motorized Plan)   8 ft. path required along Beck   Building exits must be connected to sidewalk system or parking lot</p>	<p>Existing pathway along Beck Road</p>	<p>Yes</p>	
<p><b>Dumpster Requirements</b> (City Code Sec. 21-145)  Screening of not less than 5 ft. on 3 sides of dumpster required, interior bumpers or posts must also be shown   Screening should be 1 foot taller than dumpster</p>	<p>Appropriate screening indicated</p>	<p>Yes</p>	
<p><b>Accessory Structure Setback- Dumpster</b> (Sec. 4.19.2.F)  Located in the rear or interior side yard   Min. 10 ft. from any building unless structurally attached &amp; setback the same as parking from all property lines</p>	<p>Dumpster located in the rear yard setback appropriately</p>	<p>Yes</p>	
<p><b>Bicycle Parking Facilities</b> (Sec. 5.16)  5% of required auto parking spaces=<b>2 bicycle parking spaces</b>   Located along the building approach line &amp; easily accessible from the building entrance   Max. 120 ft. from entrance being served or the nearest auto parking space to that entrance   Be accessible via a paved 6 ft. route &amp;</p>	<p>Bike parking provided</p>	<p>Yes</p>	<p><b>Applicant should include detail of bike parking rack</b></p>



Item	Proposed	Meets Requirements?	Comments
separated from auto facilities  4 ft. maneuvering lane with a 6 ft. parking space width & a depth of 2 ft. for single spaces & 2.5 ft. for double spaces			
<b>Woodlands</b> (City Code Chpt. 37) Replacement of removed trees	No woodlands on site		
<b>Wetlands</b> (City Code Chpt. 12, Art. V) Mitigation of removed wetlands at ratio of 1.5:1 emergent wetland, 2:1 for forested wetlands	No wetlands on site		
<b>Exterior Lighting</b> (Sec. 5.7) Photometric plan and exterior lighting details needed at final site plan	Lighting plan provided		<b>See lighting review chart</b>
<b>Economic Impact</b> Total cost of the proposed building & site improvements  Number of anticipated jobs created (during construction & after building is occupied, if known)	Not provided	<b>Information to be provided</b>	
<b>Development/Business Sign</b> Signs are not regulated by the Planning Division or Planning Commission	A monument sign in addition to the existing Novi Promenade monument sign	Contact Jeannie Niland at 248.347.0438 or <a href="mailto:jniland@cityofnovi.org">jniland@cityofnovi.org</a> for information	

**Lighting Review Summary Chart**

Item	Meets Requirements?	Comments
<p><b>Intent</b> (Section 5.7.1)</p> <p>Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky</p>	Yes	
<p><b>Lighting Plan</b> (Section 5.7.2)</p> <p>Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures</p>	Yes	
<p><b>Lighting Plan</b> (Section 5.7.2.A.ii)</p> <p>Specifications for all proposed and existing lighting fixtures including:</p> <ul style="list-style-type: none"> <li>▪ Photometric data</li> <li>▪ Fixture height</li> <li>▪ Mounting &amp; design</li> <li>▪ Glare control devices</li> <li>▪ Type and color rendition of lamps</li> <li>▪ Hours of operation</li> <li>▪ Photometric plan</li> </ul>	No	Hours of operation not provided
<p><b>Required conditions</b> (Section 5.7.3.A)</p> <p>Height not to exceed maximum height of zoning district or 25 feet where adjacent to residential districts or uses.</p>	Yes	
<p><b>Required Notes</b> (Section 5.7.3)</p> <p>- Electrical service to light fixtures shall be placed underground  - No flashing light shall be permitted  - Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.</p>	No	Required notes must be added to the site lighting plan
<p><b>Required conditions</b> (Section 5.7.3.E)</p> <p>Average light level of the surface being lit to the lowest light of the</p>	Yes	

Item	Meets Requirements?	Comments
surface being lit shall not exceed 4:1.		
<p><b>Required conditions</b>  (Section 5.7.3.F)</p> <p>Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.</p>	Yes	
<p><b>Minimum Illumination</b>  (Section 5.7.3.K)</p> <ul style="list-style-type: none"> <li>- Parking areas- 0.2 min</li> <li>- Loading and unloading areas- 0.4 min</li> <li>- Walkways- 0.2 min</li> <li>- Building entrances, frequent use- 1.0 min</li> <li>- Building entrances, infrequent use- 0.2 min</li> </ul>	Yes	
<p><b>Maximum Illumination adjacent to Non-Residential</b>  (Section.5.7.3.K)</p> <p>When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle</p>	Yes	
<p><b>Cut off Angles</b>  (Section 5.7.3.L)</p> <p>All cut off angles of fixtures must be 90 degrees when adjacent to residential districts</p>	Yes	



## Engineering Review

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# PLAN REVIEW CENTER REPORT

03/10/2015

## Engineering Review

TACO BELL  
JSP15-0005

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### Applicant

SUNDANCE INC

### Review Type

Preliminary Site Plan

### Property Characteristics

- Site Location: W. of Beck Rd. and S. of Pontiac Trail
- Site Size: 1.23 acres
- Plan Date: 02/20/15

### Project Summary

- Construction of an approximately 2,367 square-foot building and associated parking. Site access would be provided by a single curb cut to an existing parking lot.
- Water service would be provided by a 2-inch domestic lead along with, an additional hydrant.
- Sanitary sewer service would be provided 6-inch lead from the existing 8 inch sanitary sewer on the overall site.
- Storm water would be collected by a single storm sewer collection system and detained in an existing detention pond for the overall 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, the Storm Water Management Ordinance and the Engineering Design Manual 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. They can be found on the City website ([www.cityofnovi.org/DesignManual](http://www.cityofnovi.org/DesignManual)).
2. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
3. A right-of-way permit will be required from the City of Novi and Oakland County.

Water Main

4. Provide a 20 foot wide easement for the proposed fire hydrant.
5. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Storm Sewer

6. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
7. 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.
8. Match the 0.80 diameter depth above invert for pipe size increases.
9. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
10. 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.

11. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

Storm Water Management Plan

12. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
13. Provide a drainage area map and clearly indicate the size and limits of each drainage area.

Paving & Grading

14. Provide a note on the Grading Plan stating the pathway will match existing grades at the right-of-way pathway along Beck Road.
15. Revise the sidewalk detail to provide a base of 6-inches of 21AA.

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

16. 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:**

17. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.

**The following must be addressed prior to construction:**

18. 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).
19. 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.
20. 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.
21. A permit for work within the right-of-way of Beck Road must be obtained from the City of Novi and the City of Wixom. The Novi 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.
22. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
  23. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
  24. 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.
  25. 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.

Please contact Jeremy Miller at (248) 735-5694 with any questions.

A handwritten signature in cursive script that reads "Jeremy Miller". The signature is written in black ink and is positioned above a horizontal line.

cc: Ben Croy, Engineering  
Brian Coburn, Engineering  
Kristen Kapelanski, Community Development  
Michael Andrews, Water & Sewer

## Traffic Review

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March 17, 2015

Barbara McBeth, AICP  
Deputy Director of Community Development  
City of Novi  
45175 W. 10 Mile Road  
Novi, MI 48375

**SUBJECT: Taco Bell (Shoppes at the Trail)  
REVISED Traffic Review for Preliminary Site Plan and Traffic Impact Study  
JSP15-0005**

Dear Ms. McBeth,

URS has completed our review of the preliminary site plan submitted for the above referenced development. Our comments are as follows:

**1. General Comments**

- a. The applicant, Sundance, Inc., is proposing the development of a Taco Bell fast food restaurant on a site zoned as B-3 near the Shoppes at the Trail complex on the east side of Beck Road, south of Pontiac Trail.
- b. Beck Road is under the City of Wixom's jurisdiction.

**2. Potential Traffic Impacts**

- a. The applicant provided a traffic impact study which reviews the effects the proposed development may have on the existing roadway. The proposed Taco Bell development is expected to have the most impact during the midday (12 – 1 pm) and evening (4:45 – 5:45 pm) peak periods.
- b. Comments on the traffic impact study are included in section 6 of this letter.

**3. General Plan Comments** – Review of the plan generally shows compliance with City standards; however, the following items should be reviewed further in the Final Site Plan submittal.

- a. **The applicant plans to seek a variance with regard to loading and unloading as they have not provided a dedicated loading/unloading space on the site.**
  - i. The applicant plans to limit deliveries to off hours to eliminate conflicts with patrons.
  - ii. The applicant should consider providing the operating hours for the facility and the anticipated location on the site where loading/unloading is expected to take place.
- b. The applicant has revised its curb and parking space design to provide 4" high curbs and 17' deep parking spaces along the east property line and along the sidewalk adjacent to the east side of the building.



- 4. Internal Site Access and Operations** – Review of the plan generally shows compliance with City standards; however, the following items at minimum may require further consideration in the Final Site Plan submittal.
- a. The drive-through bypass lane has been revised to be 18' wide which is in compliance with the City standard.
  - b. The drive-through centerline radius has been dimensioned as 25' which is in compliance with the City standard.
  - c. The drive-through stacking spaces have been dimensioned as 19' long by 9' wide which is in compliance with the City standard.
  - d. The end island designs have been dimensioned and appear to be in compliance with the City standard.
  - e. The applicant should consider including pavement marking details, including line width and color, for all on-site markings to review compliance with MMUTCD standards.
  - f. Along the north property line of the site there exists a curb cut that leads directly into the proposed sidewalk. Because of the potential for driver misconception that this may lead to the Taco Bell site, the applicant could consider closing this off to vehicular traffic to reduce the possibility for unnecessary vehicular/pedestrian interactions.
  - g. The applicant should consider providing truck circulation patterns throughout the site to review the ability for a delivery vehicle and fire truck to adequately and safely traverse the site.
- 5. Bicycle and Pedestrian** – Review of the plan generally shows compliance with the Bicycle and Pedestrian Master Plan; however, the following items at minimum may require further consideration in the Final Site Plan submittal.
- a. The applicant added crosswalk pavement markings and a crosswalk sign to indicate to motorists that there is a potential for non-motorized users to cross the drive-through lane on the north side of the site between the two sidewalk ramps.
    - i. The applicant should include the crosswalk sign detail in the sign schedule on sheet DT3.
    - ii. The applicant should consider providing crosswalk pavement marking details to ensure that they are in compliance with the MMUTCD.
  - b. The applicant has included bicycle parking facilities on site.
    - i. The applicant should consider providing additional details regarding the bicycle parking facilities, including the quantity of spaces provided and the dimensions of each space to review compliance with City standards.
    - ii. The applicant should consider providing the distance between the bicycle parking facility and the facility entrance to review compliance with Section 5.16.1.E of the City of Novi Zoning Ordinance.
    - iii. The applicant should consider adding the bicycle parking information to the Site Data table on sheet SP.
- 6. Traffic Impact Study Comments** – The traffic impact study provided is generally acceptable. Based on the results, the applicant should consider the following:
- a. There are a few instances on the traffic volume diagrams where the volumes do not equal those indicated in Table 3 of the study report.
    - i. The consultant who performed the study should consider updating





- the figures to reflect the calculated values for consistency.
- ii. The consultant who performed the study should also ensure that the volumes within the Synchro models reflect the calculated volumes.
  - iii. URS' comments on the traffic impact study are attached to this letter.
- b. The traffic impact study indicated that the proposed development is expected to impact the level of service (LOS) on the WB driveway approach from the Shoppes on the Trail development to be below an acceptable level of D. All other approaches at the intersection maintain acceptable LOS.
- i. The WB driveway approach is the main access to and from the proposed Taco Bell and the existing Shoppes on the Trail development.
  - ii. The impact study suggested that the driveway approach be modified to accommodate one (1) ingress lane and two (2) egress lanes – one (1) lane servicing WB left-turning traffic and one (1) lane servicing WB thru and right-turning traffic.
    1. The change in cross-section does not appear to be necessary at this time; however, if other occupants within the Shoppes on the Trail development express concern with being able to safely exit the driveway, URS would support the proposed mitigation measures. The existing driveway width, however, does not appear to be able to accommodate a three-lane cross section.
      - a. Since the driveway approach is not within the applicant's ownership, coordination would need to take place between the applicant and the driveway owner to determine the necessary actions required to accommodate the proposed changes.
      - b. Review of the surrounding land uses would need to be assessed for impacts from the adjusted driveway geometry.

The preliminary site plan was reviewed to the level of detail provided and **URS recommends approval** for the applicant to move forward with the condition that the comments provided above are adequately addressed to the satisfaction of the City.

Sincerely,

**URS Corporation Great Lakes**

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

## Landscape Review

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# PLAN REVIEW CENTER REPORT

March 13, 2015

## Preliminary Site Plan - Landscaping

Taco Bell

### Review Type

Preliminary Site Plan Landscape Review

### Property Characteristics

- Site Location: 31172 Beck Rd
- Site Acreage: 1.23 acres
- Site Zoning: B3
- Adjacent Zoning: B3
- Plan Date: 2/20/2015

### Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

### Recommendation

Recommend approval provided that the bold items below are provided.

### Ordinance Considerations

Existing Soils (Preliminary Site Plan checklist #10, #17)

1. Provided on Existing Conditions & Demo Plan sheet.

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

1. Provided.
2. **Dimension distance from closest proposed tree(s) to overhead utility lines.**

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2) )

1. No woodland trees. Existing landscape trees are located and identified.
2. **Show tree fencing at Critical Root Zone (1' beyond dripline) for all existing trees to remain.**
3. **Add tree protection fencing detail with fence located at Critical Root Zone (1' beyond dripline).**

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2) )

1. No woodland trees. Existing landscape trees are located and identified. **Applicant should submit Woodland Affidavit stating there are no woodlands or specimen trees on the property.**

Proposed topography (LDM2.e.(1))

1. Please show existing and proposed grading/topography on landscape plan.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. Property is not adjacent to Residential.

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. The ordinance calls for a total of 7 canopy trees and 13 sub-canopy trees. There are 18 existing maple canopy trees planted in the greenbelt buffer. 7 of these meet the requirement for canopy trees. The remaining 11, plus 2 new crabapple trees are proposed to meet the requirement for sub-canopy trees. **Please add 3 more understory trees to increase the diversity of trees in that area. Applicant can get credit for preserved trees by adding Landscape Tree Credit Chart (LDM 3.b(1)(d) to the plans.**
2. The existing berm is smaller than the standard requires, but no changes are required, in order to preserve the existing trees.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

1. Six (6) canopy trees are required based on the frontage. Six (6) tree lilac trees are proposed due to the overhead utility wire. **Since these are understory trees, 12 trees are required (2 times the number of required canopy trees). If the applicant wishes to reduce this number, canopy trees can be used for the frontage that is not near the overhead wires.**

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

1. Based on the vehicular use areas, 1,454 sf of islands and 20 trees are required. 2,455 sf of islands and 20 trees, including 4 existing canopy trees, are provided.
2. **Please indicate, with quantity labels, which areas are for parking lot landscaping and which Vehicular Use Areas are used for calculations.**

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

1. Based on the 717 lf of perimeter, 21 canopy trees are required. 18 canopy trees, including 15 existing trees, are proposed.
2. The applicant offers to contribute to the city tree fund for the deficiency of three canopy trees, which is reasonable based on the existing and proposed trees on the site. **If the applicant wishes to, a tree could be added to the island south of the building and reduce the proposed contribution to the tree fund. Also, applicant can get credit for preserved trees by adding Landscape Tree Credit Chart (LDM 3.b(1)(d) to the plans. This may reduce or eliminate the tree fund contribution.**
3. **Please shift Swamp White Oaks north so they are at least 4 feet from property line.**

Loading Zone screening (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)

1. **Loading zone should be shown on plan to show it is screened.**

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. **Shrubs are proposed for 52 lf of the foundation, or 25%. The applicant is asked to consider adding a 90 foot long strip of shrubs or grasses across the drive-thru drive to screen that side of the building's foundation from Beck and match the 60% requirement.**
2. **Please indicate what landscape area(s) on the site is(are) used to provide the 2,204 sf landscape area for foundation plantings.**

Transformer/Utility box screening (LDM 1.e)

1. **Please show location of doors on utility box to verify planting compliance with ordinance.**



Plant List (LDM 2.h. and t.)

1. **Plant list is provided but costs of plantings, including sod or seed, need to be added. Canopy trees need to be 3" caliper and sub-canopy trees need to be 2.5" caliper.**

Planting Notations and Details (LDM)

1. Planting details are provided.
2. **Amend Canopy Tree and Multistem Tree planting detail to have 4" of mulch, not 3".**
3. **Amend Shrub planting detail to have 3" of mulch, not 2".**

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

1. Not applicable

Irrigation (LDM 1.a.(1)(e) and 2.s)

1. Irrigation plan for landscaped areas is required for Final Site Plan.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

1. Provided.

Snow Deposit (LDM.2.q.)

1. **Snow deposit areas are indicated. The applicant should remove the designation for snow deposits near the exit stop sign to be sure it is visible throughout the winter.**

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

1. No woodlands exist on the site. Trees to be removed are clearly marked.

Corner Clearance (Zoning Sec 5.9)

1. Corner clearance at exit sign is met.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).

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Rick Meader – Landscape Architect

## Façade Review

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March 17, 2014

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE – Preliminary Site Plan**  
**Taco Bell, PSP15-0026**

Façade Region: 1, Zoning District: B-3, Building Size: 2,400 S.F.

Dear Ms. McBeth:

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by P+V Architects PC, dated 2/16/15. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Schedule, if any, are highlighted in **bold**. A façade material sample board was not provided at the time of this review.

	West (Front, Beck Rd.)	East (Rear, Walk-up)	South	North	Ordinance Maximum (Minimum)
Brick	90%	83%	38%	98%	100% (30% Min)
Stone	4%	0%	25%	0%	50%
Metal Slats, valance	6%	15%	35%	0%	50%
Internally Illuminated Feature	0%	2%	2%	2%	

This project consists of the structure constructed primarily of brick and stone. As shown above these materials are in full compliance with the Façade Ordinance. The design also included an internally illuminated architectural feature, namely the trademark Taco Bell swoosh. The Façade Ordinance prohibits the use of façade materials to form a component or background of a sign. In this case the architectural feature is artfully integrated into the overall design of the building and does not form a component of a sign. Additionally, the integration of such iconic elements have been permitted on other prior projects.

It should be noted that the building has been oriented on the site such that the visual back of the building and drive-up window faces Beck Road. Presumably, this is to avoid parking in the front yard. While this does not violate the Façade Ordinance, this is less than the optimum arrangement from a façade point of view.

The drawings show no roof equipment screening. It is assumed that parapets are raised sufficiently to screen any roof top equipment. The applicant should note the all roof equipment must be screened from view from all vantage points both on and off- site, using compliant materials.

**Recommendation** – It is our recommendation that this application is in full compliance with the Facade Ordinance, Section 5.15 and that a Section 9 Waiver is not required for this project.

**Notes to the Applicant:** Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. Also the visibility of roof top equipment will be checked. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,  
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci".

Douglas R. Necci, AIA



## Fire Review

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January 27, 2015

**February 26, 2015 Revised**

TO: Barbara McBeth- Deputy Director of Community Development  
Kristen Kapelanski- Plan Review Center  
Sri Komaragiri- Plan Review Center

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Gwen Markham

Andrew Mutch

Doreen Poupard

Wayne Wrobel

Laura Marie Casey

**City Manager**  
Pete Auger

**Director of Public Safety  
Chief of Police**  
David E. Molloy

**Director of EMS/Fire Operations**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Victor C.M. Lauria

**Assistant Chief of Police**  
Jerrod S. Hart

RE: Taco Bell

**PSP#15-0009**

**Project Description:** Taco Bell with drive-through service located on Beck Rd. South of Pontiac Trail

**Comments:**

- 1) **CORRECTED 2/26** - Building is located greater than 175' from available hydrant. Fire hydrant spacing shall be measured as "hose laying distance" from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure. If a new building is more than 175 feet from a public fire hydrant, a hydrant shall be provided ten (10) to fifteen (15) feet off the right side of the drive entrance as recommended by the Fire Chief or his designee. **(D.C.S. Sec. 101-68 (f)(1)h.)**
- 2) **CORRECTED 2/26** - Access to the main parking lot and drive-through loop do not meet Fire Department turning radii. Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and 30 feet inside radius and designed to support a minimum of thirty-five (35) tons. **(D.C.S. Sec 11-239(b)(5))**
- 3) **CORRECTED 2/26** - Clearance Sign post in the drive through loop impedes apparatus turning radius.
- 4) The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet. **(Fire Prevention Ord.)**

**Novi Public Safety Administration**  
45125 W. Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org

**Recommendation:**

Items #1-3 from previous review dated 1/27/15 appear to be addressed and now conform to Fire Dept. standards.

This project has been re-reviewed and is now **recommended for approval.**

Sincerely,

Andrew Copeland – FPO/Inspector II - CFPE  
City of Novi – Fire Dept

Applicant Response Letter

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**CIVIL ENGINEERS LAND SURVEYORS**  
2183 PLESS DRIVE, BRIGHTON, MICHIGAN 48114-9463  
(810) 227-9533 FAX (810) 227-9460  
EMAIL: [desine@desineinc.com](mailto:desine@desineinc.com)

RECEIVED  
MAR 2 / 2015  
CITY OF NOVI  
COMMUNITY DEVELOPMENT

March 18, 2015

City of Novi  
Planning Department  
45175 W. 10 Mile Road  
Novi, MI 48375

Re: Taco Bell JSP15-05 Preliminary Site Plan - Review Letters

Please find below comments to specific items noted in the individual review letters. Concerns that were indicated in bold for the above referenced project are addressed as follows:

## PLAN REVIEW CENTER REPORT

March 10, 2015

**Planning Review**

Taco Bell

**JSP15-05**

### **Recommendation**

Provided the applicant receives the necessary variances from the Zoning Board of Appeals, staff **recommend's approval of the Preliminary Site Plan and Special Land Use Permit.** Planning Commission approval of the Preliminary Site Plan and Special Land Use Permit is required.

*Applicant has applied for the necessary variances from the Zoning Board of Appeals.*

### **Ordinance Requirements**

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 4.40 (B-3, General Business District), Article 4 (Use Standards), Article 5 (Site Standards) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant.



1. Obscuring Wall:

The ordinance requires a 6 ft. obscuring wall be placed along drive-through Restaurant property boundaries bordering specific districts, including B-3. **The applicant has indicated they will seek a variance from this requirement and submitted an application to the Zoning Board of Appeals stating the proposed restaurant is meant to be “an integral part of the Shoppes at the Trail center”.** Additionally, the property to the south is the rear/service area of the existing building. Staff would support this variance.

*Applicant has applied for and scheduled a meeting for a variance hearing.*

2. Parking Space Dimensions:

It appears dimensions for the proposed parking space length for the bank of 6 spaces each 17 ft. in length may have been taken from the back of curb. **The applicant should note all dimensions are to be to the face of curb and confirm adequate length for all spaces.**

*Applicant will provide dimensions as required and insure compliance with the 17 foot length.*

3. Loading Space:

Loading space is required in the B-3 District and none has been provided. **The applicant has indicated they will seek a variance from this requirement as loading will be done after operating hours.** Staff would support this variance request provided a note is added to the plan to indicate after-hours loading and unloading.

*Applicant will seek a variance. Due to the business model and operations, deliveries are prohibited during normal business hours.*

4. Economic Impact:

**The applicant should provide information regarding the total cost of the proposed building and site improvements and the number of anticipated jobs created both during and after construction as part of their response letter.**

*Applicant has constructed and operates a large number of Taco Bells. Final costs will be prepared after all construction plans completed, however based on their extensive background preliminary costs are projected as follows:*

Building costs	\$ 350,000
Cost of site work	\$ 250,000

*During construction the contractor/subcontractors average 10 employees on site for four (4) months. After construction completed the typical store has a total of 35 employees with a maximum of 6 per shift.*

5. Lighting Plan:

There are several pieces of information missing from the proposed site lighting plan. **The applicant should address the items identified in the lighting review chart as part of the final site plan.** Additionally, it appears wall packs are not proposed for the building. **The applicant should confirm this or add any proposed building lighting to the site lighting plan.**

*Applicant will provide the lighting review chart on the final site plan. Decorative 18w wall cylinder lights with top caps will be included on the plan. (See attached cut sheet)*

**6. Bicycle Parking:**

Bicycle parking is located near front doors and is appropriately connected to sidewalks through the site. **A detail of the bike rack should be provided on the detail sheet.**

*Applicant will provide detail for bike rack.*

Additional comments were made which as noted are to be addressed as the project moves forward. The applicant will comply with the requirements of the City of Novi.

**PLANNING REVIEW CHART**

Taco Bell JSP15-05

Preliminary Site Plan Review

Plan Date: 02-20-15

**Bolded items must be addressed**

Items which were not previously addressed are as follows:

<b>Item</b>	<b>Comments</b>
Lighting Plan	Hours of Operation not provided

*Hours of operation are as follows:* 7 a.m. to 1 a.m. Sunday thru Wednesday  
7 a.m to 3 a.m. Thurs, Fri and Sat.  
Dining Room 7 a.m to 10 p.m. (7 days per week)

<b>Item</b>	<b>Comments</b>
Require Notes	Required note must be added to the site lighting plan

*Notes will be added to the final site plan submittal*

**PLAN REVIEW CENTER REPORT**

03/10/2015

**Engineering Review**

TACO BELL

JSP15-0005

**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, the Storm Water Management Ordinance and the Engineering Design Manual 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):

*As noted the Applicant is required to provide additional detailed plans and information as we proceed through the process and construction of the improvements. Upon preliminary site plan approval the additional plans, details and procedures will be complied with.*

**URS Corporation**  
**March 17, 2015 letter**  
27777 Franklin Road, Suite 2000  
Southfield, Michigan 48034  
Tel: 248.204.5900  
Fax: 248.204.5901  
www.urs.com

Items that were noted in bold are as follows:

**3. General Plan Comments** – Review of the plan generally shows compliance with City standards; however, the following items should be reviewed further in the Final Site Plan submittal.

- a. **The applicant plans to seek a variance with regard to loading and unloading as they have not provided a dedicated loading/unloading space on the site.**

*Applicant is requesting a variance to the requirement for a dedicated loading/unloading space.*

Minor updates to the Traffic Study will be made. A copy of the report will be provided to the City of Novi and management of the Shoppes on the Trail.

**PLAN REVIEW CENTER REPORT**  
March 13, 2015  
**Preliminary Site Plan - Landscaping**  
Taco Bell

Attached is the letter from the applicants Landscape Architect addressing the items in the City's Landscape review.

**DRN & ASSOCIATES, ARCHITECTS, PC**  
March 17, 2015  
**Preliminary Site Plan – Façade Ordinance Review**  
Taco Bell

The letter notes the facade is in compliance with the Ordinance. The Applicant acknowledges that the façade ordinance requires inspections and approval of a sample board and materials to be used.

**City of Novi Fire Department**  
February 26, 2015 revised  
Andrew Copeland – FPO/Inspector II - CFPE

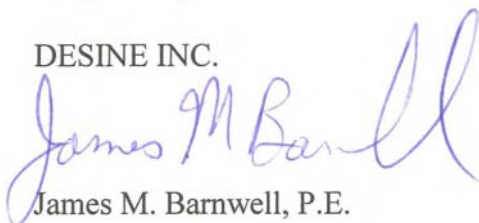
This project has been re-reviewed and is now **recommended for approval.**

Final site plan and any reviews and inspections during construction will be complied with.

If you should have any questions, please contact me.

Respectfully

DESINE INC.



James M. Barnwell, P.E.

Enc.

**Taco Bell**  
**EXTERIOR SPECIFICATION**



**Decorative Lighting**

**PROJECT:**

Taco Bell



**ACCUSERV**  
LIGHTING & EQUIPMENT

3865 Produce Rd

Suite 208

Louisville, KY 40218

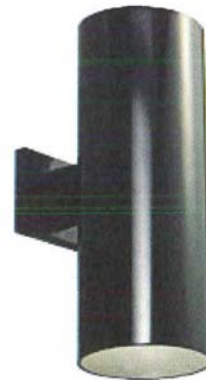
Toll Free: 877-707-7378

Phone: 502-961-0096

Fax: 502-961-0357

Web: [www.accu-serv.com](http://www.accu-serv.com)

**Type T3**



**Item # 05247-051 / 05247-052**

**Classification:** Up / Down (2) light Wet location wall mounted cylinder with top cap

**Dimensions:** Diameter - 6"

Height - 18"

Depth - 8 7/8"

**Finish:** Bronze

**Lamp Type:** (2) 18w PAR38 LED

**E # - E52809190**

**Location** Exterior

**Leadtime** TBD

**Lamp Type:**







25 March 2015

Mr. Rick Meader  
City Of Novi  
Address

**RE: Response to Preliminary Site Plan Landscape Review  
JSP 15-0005: Taco Bell – 31172 Beck Rd.**

Dear Mr. Meader:

The comments provided in your review letter dated March 13, 2015 have been addressed as follows. Revisions to our plans will appear on the resubmitted final site plan documents.

**Existing and proposed utilities:**

2. A dimension will be added to the plan indicating distance to the nearest tree.

**Existing Trees:**

2. See Civil Engineering response / drawings for tree protection fencing location.
3. A tree protection detail will be added to the Landscape drawings.

**Proposed topography:**

2. Existing topo and proposed grading will be added to the Landscape drawings

**Adjacent to Public Rights-of-Way:**

1. The proposed Crabapple Trees will be changed to a different species to increase the diversity, and the Tree Credit Chart will be added to the plan.

**Street Tree Requirements:**

1. We will analyze the frontage that is not near the overhead wires to see if space is available from a horticultural and clear vision stand point to add three additional trees.

**Parking Lot Landscaping:**

2. Quantity labels are provided on the plan with a hatch symbol. The hatch symbol will be darkened for clarification. Vehicular Use Areas used for calculations include the site ingress / egress apron, the drive aisles, and the drive thru drive aisle. Parking spaces were excluded from this calculation as they are required for the interior landscape requirement.

**Parking Lot Perimeter Canopy Trees:**

2. The Landscape Tree Credit Chart will be added to the plan
3. The Swamp white Oaks will be shifted north

**Loading Zone Screening:**

1. No loading zone is proposed for the site

**Building Foundation Landscape**

2. Locations used to calculate foundation planting requirements will be added to the plan.

**Transformer Screening:**

1. Door locations will be shown on the plan to verify compliance

**Plant List:**

1. A cost estimate will be provided at the time of the final site plan approval submission. Tree sizes will be amended to indicate 3" caliper for canopy trees and 2.5" caliper for sub-canopy trees.

**Planting Details and Notations**

2. Mulch depth will be changed to meet required depth.
3. Mulch depth will be changed to meet required depth.

**Irrigation**

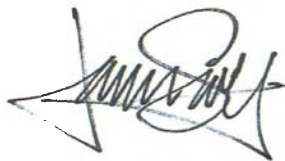
1. We will provide an irrigation plan at the time of the final site plan approval submission.

**Snow Deposit:**

1. The designation at the exit stop sign will be removed from the plan.

If we can provide you any additional information, or answer any questions, please do not hesitate to contact our office.

Sincerely,  
Vert Verde Landscape Architecture, LLC

A handwritten signature in black ink, appearing to read 'James Gray', written over a faint, stylized graphic element that resembles a compass rose or a star shape.

James Gray, LLA  
Principal