



Susan Montenegro

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COUNCIL COMMUNICATION:

TO: Mayor Garrett and City Council Members

FROM: Susan Montenegro, City Administrator

DATE: August 29, 2022

RE: PUD #1 Approval of New Panera Bread Development

Panera Bread has submitted a request for a Planned Unit Development to develop the property at 27777 Southfield Road with a restaurant with a drive-thru component pursuant to a comprehensive development plan known as Panera Bread.

Planning Commission held a public hearing on May 17, 2022 as required in Section 3.12 of the City of Lathrup Village Zoning Ordinance and recommends approval of the PUD application request with the following conditions for the PUD agreement:

1. Landscaping around the dumpster and screening should be the same material.
2. Enhanced screening and no parking along Eldorado frontage.
3. Traffic/Parking study for exits and entrances from Southfield and Sunset as well as pedestrian circulation to and from the public sidewalk and the property to the south.
4. Specification on the drive-thru speakers and evidence that noise will not intrude onto Eldorado.
5. Work with DDA to incorporate public art 27400 Southfield Rd, Southfield, MI 48076.
6. Bike racks that are consistent with other racks in the area, ensure that multiple bikes can park safely and securely.
7. All drive-thru queuing shall occur on-site.
8. Building material should be consistent with the high-quality materials presented with the initial concept.
9. Mechanical equipment should be screened from view.

All of these items were addressed in subsequent meetings with city staff and the city attorney until the attached agreement was completed.

Suggested Motion:

To approve PUD #1 Agreement for the new Panera Bread development located at 27777 Southfield Road as submitted and authorize the Mayor and City Clerk to sign the related documents.