

May 25, 2022

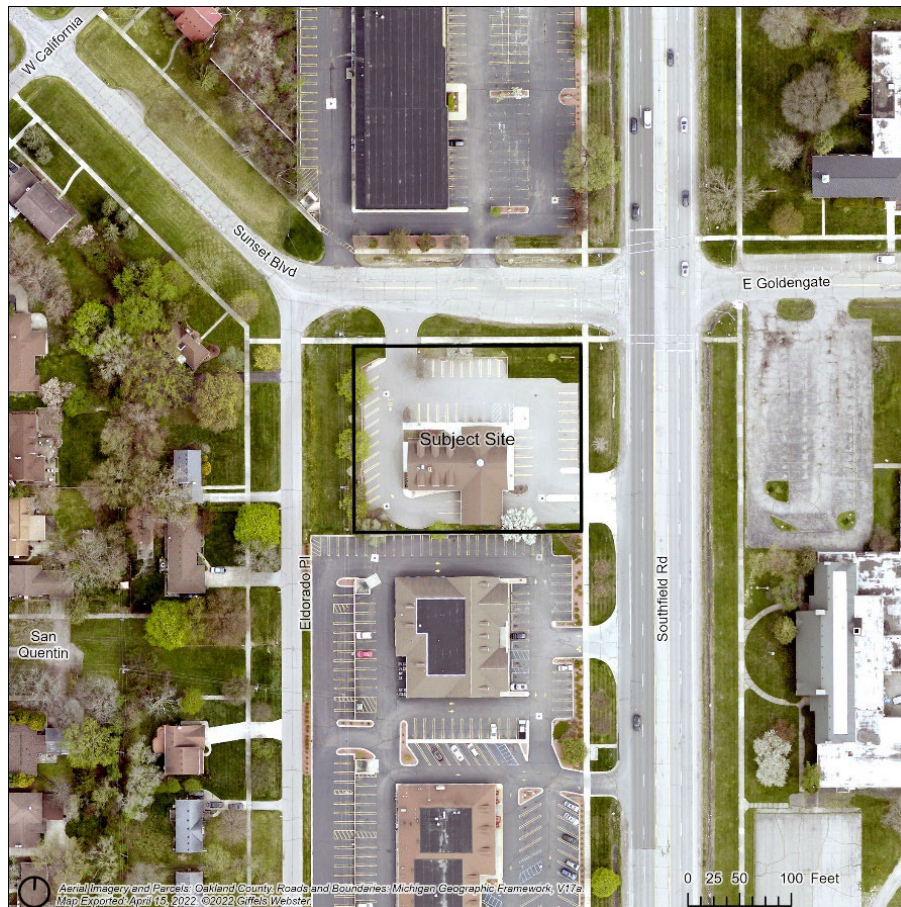
City Council
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Planned Unit Development – Panera

Site: 27777 Southfield Road
Applicant: The Lawrence Group
Plan Date: April 28, 2022
Zoning: VC – Village Center District
Parcel ID: 24-14-432-006
Proposal: Planned Unit Development – Restaurant with drive-thru

Dear City Council Members,

We have completed a review of the Planned Unit Development (PUD) application and a summary of our findings is provided below. Comments are provided in ***bold italics***. A PUD review is similar to a rezoning request, where the Planning Commission reviews the proposal, holds a public hearing, and provides a recommendation to City Council, who takes final action. Additional steps in the process are outlined in the pages that follow.



Summary of Project

The approximately 1-acre site is zoned VC Village Center District and is located at the southwest corner of Southfield Road and Sunset Boulevard. The existing, vacant, one-story building is approximately 5,000 square feet with a drive-thru service area that served a former bank. The site is currently accessible from both Southfield Road and Sunset Boulevard. The applicant is proposing to remove the existing building and build a new one-story structure with vehicular drive-thru lanes for the purpose of a restaurant. Drive-thru facilities are not permitted in the VC District, as this district is intended to be pedestrian-oriented and prioritize walkability. Additionally, the proposed placement of the new building on the lot would not be in compliance with standards of the VC District, which are intended to direct compact, urban-type development. The applicant is pursuing review as a Planned Unit Development.

Purpose of a Planned Unit Development

Section 3.12 provides the process and standards for Planned Unit Development. This is a development review tool authorized by the Michigan Zoning Enabling Act and recently included in the City of Lathrup Village Zoning Ordinance.

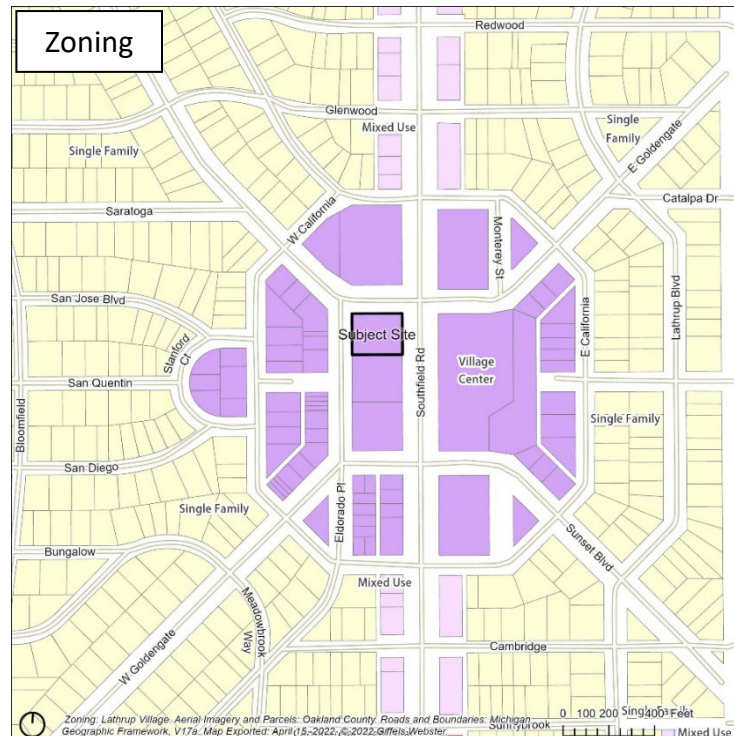
In Lathrup Village, PUD provisions are intended to do the following (per Section 3.12.1):

- A. The Planned Unit Development option is intended to permit, with city approval, private or public development which is substantially in accord with the goals and objectives of the Master Plan for Land Use.
- B. The development permitted under this section shall be considered as an optional means of development only upon terms agreeable to the city. The provision of this option imposes no obligation of the city to encourage or foster its use. The decision to approve its use shall be at the sole discretion of the city.
- C. Utilization of the PUD option will permit flexibility in the regulation of land development by encouraging innovation through an overall development plan to provide variety in design and layout; to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities; to encourage the creation of useful open spaces particularly suited to the needs of the parcel in question; to preserve the city's historic resources; and to provide appropriate housing, employment, service and shopping opportunities suited to the needs of the residents of the city.
- D. It is further intended that the PUD may be used to permit densities or lot sizes which are different from the applicable district and to permit the mixing of land uses that would otherwise not be permitted; provided that the goals of the Master Plan are met, and the resulting development is consistent with the Master Plan and would promote the public health, safety, and welfare.
- E. It is further intended that the development will be laid out so that the various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.

Existing Conditions

1. **Zoning.** The approximate 1-acre parcel is zoned VC – Village Center and was most recently used as a bank -with drive-thru facility. The building had become vacant and is planned to be demolished to prepare the site for the construction of the proposed restaurant facility. Restaurants are a permitted use in the VC District, but drive-thru facilities are not.
2. **Adjacent zoning & land uses.**

Direction	Zoning	Use
North	VC – Village Center District	Retail
South		Retail
East		School (vacant)
West		Single-family residential



SUMMARY

The remainder of this letter goes into more detail on the summary of our review, which is provided here:

1. **Intent.** The PUD plan proposes a restaurant use which is consistent with the Village Center District and the city's Master Plan. The proposed drive-thru component does not align with the zoning district standards or future land use intentions which are highlighted below.
2. **Criteria for Qualifications.** PUD applications may be considered in the VC District and the Lathrup Village Planning Commission approved the applicant's request for qualification on April 19, 2022. A public hearing was held on May 17, 2022, with a few neighbors expressing concerns about loitering, trash and noise. Those comments are reflected in the conditions of the Planning Commission's recommendation, which are provided at the end of this section. City Council is asked to take action on the PUD. If approved, City Council will direct the city attorney to prepare a development agreement for approval by Council. The Planning Commission will take action on the final site plan, which will be consistent with the terms of the development agreement.
3. **Permitted Uses.** Restaurants are permitted in the Village Center District, but the drive-thru configuration presents a departure from the standards, such as setbacks, parking, and design, regulated by the district.
4. **Area Standards -Height, Bulk, Density.** The Village Center District intentionally encourages development of a pedestrian scale to be built close to the street, with greater percentages of building facades to occupy the lot frontages. Implementation of driveway cuts for surface parking and drive-thru land use changes the mobility from pedestrian to automobile-focus. The restaurant building is described as being designed with quality materials and colors, ample windows for transparency, and inviting, people-friendly amenity to draw patrons. These features are in line with the intent of the ordinance for this district. The plans should be updated to include setback, height and parking dimensions.
5. **Building Elements.** The ordinance requires either an arcade or storefront-style design of the ground floor, both of which are intended to be within the build-to zone of the right-of-way line along

Southfield Road. A storefront building frontage is proposed, albeit with a significant departure from the required building placement at the lot line. The applicant stresses the materials to be used to enhance the design and appeal of the stand-alone restaurant. Additional information should be provided that addresses the screening of rooftop mechanical equipment and the like.

6. **Off-street Parking.** 1) The corner lot has three front yards along three street frontages, all of which prohibit surface parking in these locations within the Village Center District. The fourth side of the site contains the paving of the drive-thru lanes, resulting in a complete encompassing of the proposed building by surface paving. 2) Parking for this use is one space per 70 sf of GFA or one space per two employees plus one per two maximum customers plus 10-vehicle stacking spaces per drive-thru lane. The applicant has not provided this information, but does show the required queuing spaces for the drive-thru on site. A parking analysis is required for the proposed development indicating the number of parking spaces provided to meet the minimum required under Section 5.13.13.
7. **Functional Elements.** Based on the building square footage, the ordinance requires one designated loading area on-site, which is not identified on the site plan. Additionally, the proposed location of the dumpster enclosure is at the intersection of two public streets, one of which (Eldorado Place) consists of single-family residential homes. The applicant shall demonstrate that adequate screening is provided for all elements under this section.
8. **Landscaping.** A landscape plan was not provided for review. Should the PUD be approved, the applicant shall provide a landscape plan at the time of final site plan review. The applicant should coordinate all proposed lighting fixtures with the City and provide a lighting plan to demonstrate compliance of lighting standards.
9. **First Floor Uses on Primary Streets.** This section of the ordinance requires a building depth of 20' minimum when the building is proposed within the build-to zone along Southfield Road. This standard is not applicable to the building as it is setback a greater distance from Southfield Road. However, the use of this ground floor is consistent with the district.

The concept presented by the applicant are out of compliance with the Village Center District standards with respect to the drive-thru, building setbacks, and parking. The Planning Commission considered the trade-offs associated with the waiver of the standards as proposed and whether the development benefits as described by the applicant outweigh the deviations from the envisioned building form and function as a walkable district. It is the Planning Commission's recommendation to approve the PUD, subject to the following conditions:

1. The building materials will meet or exceed the materials included in the application.
2. The dumpster is heavily screened from public view, particularly from Sunset Boulevard.
3. The dumpster is screened with the same material as the building
4. The site is continuously maintained and there is daily trash pickup.
5. The west side of the property (facing Eldorado) is enhanced with landscaping and no additional parking is developed in the Eldorado greenbelt (city property).
6. The applicant submits a parking/traffic study to ensure the safety of all users of the site. This should address ingress to and egress from the site, particularly with respect to the proximity of the light at Sunset Blvd. The traffic/parking study should examine alternatives to the presented plan that is logical, safe and easy for users to understand – whether users are dining in, driving through or walking/biking on the site. [we have noted to the applicant that they wish to explore the connection with the parcel to the south, the closure of one or more driveways or the rotation of the building to ensure that 1) no queuing occurs off-site and 2) left turns in and out are directed to the light to the extent possible].
7. The drive-thru apparatus will have no audible or visual impact on neighbors across Eldorado.
8. The project will include a bike rack consistent with other City bike racks.
9. The applicant will work with the DDA to incorporate public art on site.

DETAILED REVIEW

The remainder of this letter is from the May 13 letter to the Planning Commission. It should be noted that several of the incomplete items listed below may be resolved at final site plan review, including landscaping and lighting.

PUD Criteria

1. **Purpose and Intent.** The Planned Unit Development (PUD) option is intended to permit, with city approval, private or public development which is substantially in accord with the goals and objectives of the Master Plan for Land Use. The development shall be considered as an optional means of development only upon terms agreeable to the city. The PUD may be used to permit densities or lot sizes which are different from the applicable district and to permit the mixing of land uses that would otherwise not be permitted; provided that the resulting development is consistent with the Master Plan and would promote the public health, safety, and welfare.

The proposed use as restaurant is consistent with the Village Center District and the vision of the Master Plan. Similar to the previous use as a bank, the proposed restaurant includes a drive-thru feature which is not consistent with either the VC District or the Master Plan which both envision a compact and unique downtown district with reduced setbacks and greater densities that encourage a pedestrian-oriented, urban form.

2. **Criteria for Qualifications.** In order for a zoning lot to qualify for the PUD option, it must be demonstrated that all of the following criteria will be met as to the zoning lot (*Please see the application package submitted by the applicant for the responses provided to the criteria listed below*):
 - A. The PUD option may be effectuated in the MX or VC districts only. ***The proposed PUD is located in the VC -Village Center District.***
 - B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected. ***Again, the concept presented by the applicant are out of compliance with the Village Center District standards with respect to the drive-thru, building setbacks, and parking.***
 - C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated. ***Restaurants are permitted in the VC District.***
 - D. The PUD option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development. ***The proposed project does not appear to negatively impact service and facility loads of the City's infrastructure.***
 - E. The PUD shall provide a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities as well as one or more of the following additional objectives:
 - i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses. ***This does not apply.***
 - ii. To preserve historic structures that add to the character of the city. ***This does not apply.***
 - iii. To permanently establish land use patterns which are compatible, or which will protect existing or planned uses. ***Drive-thru uses are incompatible with the pedestrian-***

oriented vision of this district; however this applicant notes that their establishment is primarily based on in-room dining.

- iv. To accept dedication or set aside open space areas in perpetuity. **This does not apply.**
- v. To provide alternative uses for parcels which can provide transition buffers to residential areas. **This site has been vacant for some time; a new development of this caliber may catalyze additional development in the district and corridor.**
- vi. To provide active open spaces, such as parks, plazas, and market or festival spaces for public use. **This project includes outdoor dining that, while privately owned, can serve as a community gathering space.**
- vii. To promote the goals and objectives of the Master Plan. **This project significantly deviates from the goals of the Master Plan as noted previously. See item B. above for Planning Commission consideration.**
- viii. To provide infrastructure, such as streets, sidewalks, lighting, and the like, consistent with the Master Plan. **Some features, such as lighting, bicycle facilities and outdoor spaces do reflect the Master Plan and may set the tone for future development.**
- ix. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements. **See above.**
- x. To bring about redevelopment of sites where an orderly change of use is determined to be desirable. **See above.**

F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.

3. **Permitted Uses.** A land use plan shall be proposed for the area to be included within the PUD. The land use plan shall be defined by the districts of the zoning ordinance which are to be applicable to the parts of the PUD area. Principal permitted uses as provided in the underlying district shall be allowed within the districts identified on the PUD plan, except that some uses may be specifically prohibited from districts designated on the PUD plan. Alternatively, the city may permit uses not permitted in the district if specifically noted on the PUD plan. Conditions applicable to uses permitted subject to special conditions shall be used as guidelines for design and layout but may be varied by the planning commission provided that such conditions are indicated on the PUD plan. **Restaurant is a principal use permitted in the VC District. The proposed concept would be out of compliance with the VC District standards with respect to the drive-thru, building setbacks, and parking.**

4. **Height, bulk, density, and area standards.** The standards as to height, bulk, density, and setbacks of each district shall be applicable within each district area designated on the plan except as specifically modified and noted on the PUD plan. **The proposed restaurant and drive-thru facility is a departure from the standards of the Village Center District, outlined in the table below.**

Zoning Development Standards			
Standard	Permitted / Required in VC	Proposed PUD	Comments
Lot size			
Min lot area	5,000 sf.	Existing (39,639 sf.)	Complies
Min lot width	20 ft.	Existing (180 ft.)	
Setbacks (building placement)			
Min front yard	0 ft.	Approx. 70 ft. Southfield Approx. 105' Sunset Approx. 80' Eldorado	Plans shall include the setbacks from

			each property line.
Min rear yard	5 ft.	N/A	Property has no rear yard.
Min side yard	5 ft.	Approx. 27' (south)	Plans shall include the setbacks from each property line.
Build-to-line coverage - primary	90%	No build-to zones proposed.	Does not comply as proposed.
Build-to-line coverage - all others	75%		
Max height of structures			
Primary roads	60 ft. or 5-stories	Height TBD; 1-story	Plans shall identify height.
All other roads	40 ft. or 3-stories	Height TBD; 1-story	
Min floor height			
First/ground floor	14 ft.	TBD	Plans shall identify height.
Upper floors	10 ft.	N/A	Not applicable
Parking setbacks			
	5 ft.	Approx. 5 ft. Southfield Approx. 15 ft. Sunset Approx. 9 ft. Eldorado	Plans shall include the parking setbacks from each property line.
	0 ft. interior lot line	Approx. 1 ft. (south)	

5. Building elements. The requirements listed in this subsection shall apply to all front-facing and exterior-side facing facades as well as facades that directly face a park or plaza. Walls shall not be blank. Walls shall include windows and architectural features customarily found on the front of a building in a traditional downtown setting such as awnings, edge detailing, cornice work, decorative materials, and decorative lighting. The following additional requirements shall apply:

1. Building Composition: Building facades shall be comprised of three distinct components: a base or ground floor, a middle, and a top.

A. Base: The base of a building shall be designed to clearly define where the building begins. It shall enhance the pedestrian experience by providing quality durable materials as well as ample windows that encourage views into a ground floor space. ***The applicant states:***

1) A brick surface has been doubled as compared to the new building prototype, including brick on all four sides. Brick surfaces have been enhanced with alternating vertical and horizontal soldiers, adding interest and texture.

2) The use of large windows both brings a connection between the exterior and interior along with an abundance of comfortable, natural light for the interior dining experience. These same windows also provide a warm glow as you approach the café at dusk and throughout the evening hours.

Frontage base types shall be one of the following on Primary Roads (Southfield Road):

i. Arcade: A façade featuring a series of arches and columns. **-N/A**

ii. Storefront: The front façade build-to line is at or near the edge of the right-of-way (within the build-to-zone). The entrance to the building, which may be recessed, is at the grade

of the sidewalk. **While the plans indicate a number of pedestrian-focused improvements, the “Storefront” base type along primary roads shall require the front façade build-to line being at or near the edge of the right-of-way (within the build-to-zone). The entrance to the building, which may be recessed, is at the grade of the sidewalk. The proposed facility does not utilize a build-to zone as defined by the ordinance, and therefore only partially complies with this standard.**

- B. Middle: For buildings with more than one story, the middle of a building, which begins above the ground floor, shall be separated from the ground floor by a visible break that may include a change of color, material, or window pattern. This break may include the sign band area. Upper floor windows shall be inset and grouped to reflect the rhythm of the ground floor openings. **N/A**
- C. Top: The top of the building will distinguish the building with a cornice or noticeable roof edge. Flat roofs shall be enclosed with parapets. **The application should demonstrate compliance of the top of the building standards mentioned under Item “C” here.**
 - i. Equipment: Rooftop mechanical and other equipment shall be positioned and screened to minimize views from adjacent properties and obscure views from the public rights-of-way. **The applicant shall confirm this standard is met.**
 - ii. Accessibility: Roofs may be accessible and may be used as balconies or terraces. Vegetated roofs are encouraged to cool buildings and limit stormwater runoff. **N/A**



2. Windows and Doors

A. Generally

- i. Materials: Structural elements to support canopies or signage, along with mullion and frame systems for windows and doors shall be painted, powder-coated or stained (or the equivalent). Glass shall be clear or lightly tinted. Reflective glass is not permitted. Glass block windows shall not be permitted unless the Planning Commission grants an exception for use as an accent.
- ii. Shutters: When shutters are used, whether operating or decorative, they shall be equal to the width of one half of the adjacent window opening

- iii. Façade Openings: All porches, doors, colonnades, and upper floor windows, shall be vertically proportioned.

B. Ground Floor windows and doors

- i. Integral Design: All storefronts shall have doorways, windows, and signage that are integrally designed.
- ii. Transparency: Each storefront shall have transparent or lightly tinted areas, equal to at least 70 percent, but not more than 90 percent of its portion of the façade, between two (2) and eight (8) feet from the ground. These required window areas shall be either windows that allow views into retail space, dining areas, office work areas, lobbies, pedestrian entrances, merchandise display windows or other windows consistent with encouraging an active pedestrian environment along the storefront. ***The application describes large, abundant, transparent windows as part of the intentional design feature of the proposed building. It appears that this standard will be met, but the applicant should provide the required data to determine that the transparency standards are met.***
- iii. Entry: At least one functioning doorway shall be provided for every street-facing storefront, with the primary entrance on the street. As applicable for a single ground floor use, one doorway shall be provided for every 75 feet in horizontal building length. ***Three sides of the building face a street, and each have a functioning doorway with the primary access doors along the east (Southfield Road) and north (Sunset Boulevard - outdoor patio area). The doorway facing west, toward Eldorado Place appears to service the dumpster enclosure at the northwest corner of the site.***

- C. Upper Floor windows and doors – Glazing: The glazed area of a façade above the first floor shall be between 30 and 50 percent, with each façade being calculated separately, floor to floor. Sill height: All windows shall maintain a consistent sill height unless the Planning Commission grants an exception for a decorative window element or similar feature. ***N/A***

3. Building Materials

- A. Facing street, park, or plaza. At least 90% of all exterior building façades facing a street, park, or plaza shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, wood, cementitious board (e.g., Hardie Plank), integrally colored concrete units with brick proportions (e.g., half-high “C” brick), and textured stucco. ***This standard appears to be met along Southfield Road and Sunset Boulevard. The plans should demonstrate compliance along the west side of the building facing Eldorado Place.***

- B. Facing other buildings: at least 70% of the exterior façade shall consist of the materials specified in 3.A. above and may also include split-faced, scored, or fluted block. **The south side of the building contains the drive through window. It appears that this standard is met, but the applicant should provide information that demonstrates compliance with this materials standard.**



- C. Variation: There shall be a change in the vertical or horizontal building plane when there is a change in color or material. Street facing facades shall be divided vertically into segments no greater than sixty (60) feet wide. **It appears that this standard is met.**
4. Corner Buildings. Buildings located at a street corner shall have appropriate architectural features and details that accentuate its prominent corner location through additional building height and /or adding a building peak or tower element at the corner. Other creative techniques may be used, subject to the acceptance of the Planning Commission. Special architectural corner features may be permitted to exceed the maximum building height by up to ten (10) feet if deemed appropriate by the Planning Commission. **While substantially setback from the build-to zone, the northeast corner of the building at Southfield Road and Sunset Boulevard is accentuated with a**



distinguished architectural tower. Prominent windows on the east side and the outdoor seating area on the north further address the intent of corner building standards.

5. Canopies and Awnings. Facades may be supplemented with awnings that do not serve as signage but meet the following:
 - A. Style & Height: Straight sheds shall be used. Awnings shall be at least 8 feet above sidewalk grade at the lower drip edge. **The applicant shall provide dimensions on the building plans that demonstrate this standard is met.**
 - B. Encroachment: Awnings may encroach beyond the front or street-side Build-to-Zone and into the street right-of-way or easement but must avoid the canopy area of street trees (based on tree maturity); and be set back a minimum of five (5) feet from the face of the road curb. Awnings shall be positioned immediately above the ground floor window, in scale with the window and overall building façade. **The proposed building is not near the build-to-zone, so this standard does not apply. The scale of the awnings over the main entrance and drive-thru window appear to comply with this standard.**
 - C. Colors: Awnings shall be complementary to the building façade. **The awnings tie in with the Panera color scheme and this standard is met.**
 - D. Materials: Awnings shall be constructed of a durable material such as canvas or other material approved by the Building Official that will not fade or tear easily. Plastic and vinyl awnings are not permitted. **The proposed awnings appear to be metal but should be verified by the applicant on the plans.**
 - E. Signage: The vertical drip of an awning may be stenciled with signage a maximum of 8 inches by a horizontal length not to exceed 80 percent of the awning width. **There is no signage shown to be located on the awnings.**
6. Balconies and Overhangs. Balconies and overhangs may be added to facades with the following conditions:
 - A. Balconies and overhangs shall not extend more than six feet from the building face. **N/A**
 - B. Materials shall be compatible with the building and be integrally designed. **N/A**
7. Building Lighting.
 - A. Height: For building fronts, exterior lights must be mounted between six and fourteen feet above adjacent grade. **The plans should demonstrate compliance with this lighting standard.**
 - B. Alley lighting: Fixtures in alleys shall illuminate the alley, be between 9 and 14 feet in height, have a shield to prevent uplighting, and not cause glare onto adjacent lots. **N/A**
 - C. Floodlights or directional lights: Such lighting may be used to illuminate alleys or parking garages, but must be shielded to prevent light spills upward, or into adjacent lots, the street, or area outside of the district. Floodlights shall not be used for uplighting. **The plans do not appear to contain such lighting. The applicant should clarify and demonstrate compliance if applicable.**
 - D. Contained illumination: Site lighting shall be of a design and height and shall be located so as to illuminate only the lot. An exterior lighting plan must be submitted and approved with each site plan. **Should the PUD be approved, a lighting plan will be required for final site plan review.**

- E. Flashing, traveling, animated or intermittent lighting: Such lighting is not permitted, whether of a permanent or temporary nature.

6. Off-street parking.

1. Number of spaces: Parking for this use is one space per 70 sf of GFA or one space per two employees plus one per two maximum customers plus 10-vehicle stacking spaces per drive-thru lane. **The applicant has not provided this information. A parking analysis is required for the proposed development indicating the number of parking spaces provided to meet the minimum required under Section 5.13.13.**
2. Location:
 - A. Primary Roads: Surface parking lots shall have a minimum setback of 60 feet from the sidewalk and be located behind a building. Structured parking is permitted internally but must be located behind occupied uses on the ground floor. **Surface parking is located in the front of the building along Southfield Road, which is not permissible, per this standard. The setback is approximately 5 feet from the sidewalk but should be verified by the applicant. To demonstrate full compliance, the site plan should show the standard dimension for a parking space for each aisle of parking.**
 - B. Other Roads: Surface parking lots are permitted in the rear or side of any lot and in structures and shall be setback a minimum of 5 feet from the sidewalk. Off-street parking is not permitted in front of a building. **The surface parking along Sunset Boulevard and Eldorado Place is not permitted as these are considered the front of the building. The drive-thru lanes occupy the south side lot.**
3. Driveways and Access: Driveway access shall not be permitted off a Primary Road. The existing vehicular access along Southfield Road is proposed to be maintained.



4. Screening and Landscaping: Parking lots adjacent to public or private streets shall be screened by a combination of landscaping (e.g., hedge row), brick walls, and ornamental metal fencing, with the design intent of screening an area 2.5 feet high adjacent to parking lots. Unless otherwise specified here, other parking requirements found in Section 5.16.4 also apply. **Should the PUD be approved, a landscape plan will be required for final site plan review.**
5. Shared Parking: see section 5.13.5
6. Bicycle Parking: Secure, visible, and accessible parking for bicycles shall be provided. **A bicycle rack is shown in the northeast corner of the site. A location closer to the restaurant may enhance the security of the parked bicycles. Verify the rack is capable of locking more than one bicycle.**

7. Functional elements.

1. Loading docks, truck parking, utility meters, HVAC equipment, trash dumpsters, trash compaction and other service functions shall be incorporated into the overall design of buildings and landscaping.
 - a) ***The plans should identify the one (1) required 10' x 40' loading space for the proposed 3,000+ square foot building.***
 - b) Dumpsters shall be permitted in the side or rear yard, provided that no dumpster shall extend closer to the front of the lot than any portion of the principal structure and provided further that the dumpster shall not encroach on a required parking area, is clearly accessible to servicing vehicles, and is located at least ten (10) feet from any building. Dumpsters shall comply with the setback requirements for the district in which they are located. Dumpsters shall be located as far as practicable from any adjoining residential district (5.3.3). ***The dumpster enclosure is located at the northwest corner of the site, at the front yard intersection of Sunset Boulevard and Eldorado Place. This location is in close proximity to adjacent single-family residential lots to the west. The applicant shall demonstrate adequate screening per the requirements of Section 5.3.3.E.***
2. Areas for truck parking, trash collection and/or compaction, loading and other such uses shall not be visible from public or private rights-of-way and shall be located at least 20 feet from all street and sidewalks. ***The standards of this requirement are not met. The applicant shall provide plans that demonstrate compliance of the screening required for all applicable items.***
8. ***Landscaping. Should the PUD be approved, a landscape plan will be required for final site plan review to demonstrate compliance with the standards outlined below.***
 1. Generally: Sites should include landscaping as an integral part of site design and should give consideration as to the use of landscaping for stormwater management.
 2. Mechanical equipment: Mechanical equipment, including, but not limited to, HVAC equipment, electrical transformers, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins) and storage tanks may not be stored at ground level on a front or exterior side of a building and if provided in the rear, must be screened from public view. Rooftop mechanical equipment must be screened from public view, using materials that are complementary to the overall building design.
 3. Buildings, Fronts & Backs
 - a. Street opportunities: Building facades are the public 'face' of the VC district. The use of well-maintained, quality plant materials attract and engage pedestrians and shall be permitted subject to administrative review of a sidewalk permit.
 - b. Rear yards: The private, back yard portions of lots may provide opportunities for businesses to provide a semi-private space for patrons to enjoy or allow residents to have private or semi-private (for apartments or condominiums) open spaces, gardens and courtyards. ***N/A. The site does not consist of a rear yard.***
 4. Street Trees & Plantings
 - a. Spacing: Trees must be provided along the Primary Road streetscape, with a typical spacing of fifty (50) feet on center.
 - b. Tree wells: Tree wells in sidewalks must be 5 ft. by 5 feet with a 3.5 ft. minimum depth. Perimeter fencing shall not be permitted.
 - c. Clear vision: Trees shall not be placed closer than thirty feet (30') from intersections, nor be placed in the clear vision triangle.
 - d. Irrigation: Irrigation systems must be installed at the time of development.

- e. Maintenance of public realm: The owner shall maintain the portion of the street between the lot line and back-of-curb and, if applicable, the portion of the alley between the lot line and the edge of pavement.
 - f. Plant Selections: Plants should be chosen for specific locations based on size and mass at maturation as well as ease of maintenance.
5. Street Lighting.
- a. Pedestrian-scaled lighting shall provide a minimum of one foot candle of warm light between the building face and the curb.
 - b. Streetlights are required with any new development or redevelopment and must be of the type identified by The City.
6. Street Furniture.
- a. Street furnishings must be placed within the Amenity Zone, which is defined as the five (5) feet between the curb face and the pedestrian zone. ***The plans do not comply with this standard as there is no build-to zone for any of the adjacent streets proposed for this development.***
 - b. Street furnishings shall be placed at least 2.5 feet from the curb face where on-street parking occurs, and 5 feet where travel lanes adjoin the curb, subject to road commission approval, where required. ***The applicant should address this standard if applicable.***
 - c. Planter walls, where proposed, shall be a minimum width of ten inches (10”) and two and one-half feet (2.5’) in height, and brick to match pavers. Planter walls shall be located at intersections and placed at evenly spaced intervals along the block. ***The applicant should address this standard if applicable.***
 - d. Street furnishings must be those identified by The City.
7. Open Space Standards: Public spaces are meant to provide a means for social interaction. There are two general classifications of public spaces in the VC District: those that are part of a development and those that are to be developed by The City. Generally:
- a. Location: Public open spaces should be practically located so that the public is aware of their location. ***The open space provided by the applicant is located at the intersection of Southfield Road and Sunset Boulevard at the northeast corner of the property.***
 - b. Function: All open spaces should be functional and purposeful, yet flexible to provide for a variety of uses.
 - c. Amenities: Outdoor furniture (benches and tables), art or sculptures, landscaping, change in the type of pavement, semi-enclosure to define the space, drinking fountains, trash receptacles should be added to defined open spaces. ***The proposed amenities for the development are benches for seating, a bicycle parking rack, and pedestrian lighting.***
 - d. Awareness: Wayfinding signs should be used to direct the public to the location of open spaces, municipal parks, or trailheads.
 - e. Security: Open spaces shall be well-lit, well-maintained and allow for clear views to create a safe environment.
9. First floor uses on primary streets. The following regulations apply to all first floor uses:
- 1. Retail and restaurant uses facing a primary street shall be at least twenty (20’) feet deep, as measured from the street-facing facade. ***The depth of the proposed restaurant, from Southfield***

Road back, is approximately 68'. The intent of this standard is not met as the proposed development does not comply with the build-to zone requirement.

2. In order to promote a walkable downtown area as described in the intent of this zoning district and the City's Master Plan, banks, financial institutions, professional, medical, administrative offices, and day care centers shall not comprise more than twenty-five (25%) percent of the street facing façade of the same side of a single block along a primary street. **N/A. The proposed use is restaurant.**

Regards,
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