

1849 Pond Run
Auburn Hills, MI 48326

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July 14, 2025

Matt Lonnerstater, AICP
City Planner – City of Madison Heights
300 W. 13 Mile Rd.
Madison Heights, MI 48071

**RE: Madison Heights Restaurant – I-75 and 12 Mile Rd.
Special Land Use Project Narrative**

Dear Mr. Lonnerstater:

The following is a project narrative, as required for a Special Land Use approval, which provides a written description of the nature of the proposed use(s), including: product or services to be provided; activities to be conducted inside and outside the building; types of equipment to be used; hours of operation; number of employees; expected levels/types of vehicular traffic coming to and from the site; other information.

Project Narrative

The Madison Heights Restaurant project proposes a 7,105 sf Bubba's 33 restaurant, with associated infrastructure, parking and landscaping. The following information has been provided from their website:

Bubba's 33 was born in 2013 and was created by Kent Taylor, the founder of Texas Roadhouse. Our focus has always been on delicious, made-from-scratch food, friendly service, and a fun atmosphere. Our food is scratch-made daily. We're known for our friendly service. We give back to the communities we serve. We partner with local organizations. And we want you to be a part of it.

Their menu consists of appetizers, wings, pizzas, burgers, sandwiches, bubba's dinners, signature pastas, salads, sides and extras, kids meals, beverages and desserts.

Hours of operation are expected to be Sunday – Thursday 11am – 10pm, and Friday – Saturday 11am – 11pm and will have approximately 20 employees, which varies by location and depends on staffing levels needed.

Traffic is anticipated to be entering the property from the I-75 interchange through the primary entrance on 12 Mile Rd. Based on the restaurant size and peak demand, along with employees and anticipated wait time of a maximum of 1 hour, additional parking spaces and an access drive to the signalized intersection at Dartmouth St. and 12 Mile Rd. are required. In addition, Fire Department and emergency services requires multiple access points to a development with this occupancy in the establishment at peak times. This access drive is an enhancement to the existing alley currently in place, which is narrow and overgrown. The

proposed improvements will include landscape screening and a 6' screen wall, which is extended from the existing screen wall currently around the property border with the residential-zoned parcels.

Let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gregory Bono". The signature is fluid and cursive, with the first name "Gregory" and the last name "Bono" clearly distinguishable.

Gregory Bono, PE
Project Manager