



## **CITY OF NOVI CITY COUNCIL NOVEMBER 17, 2025**

**SUBJECT:** Consideration of a special land use request for service of alcoholic beverages at Ardiana's Restaurant located at 41602 W 10 Mile Road, Novi, MI 48375.

**SUBMITTING DEPARTMENT:** City Clerk

**KEY HIGHLIGHTS:**

- Ardiana's Restaurant has been operating in this location for 13 years.
- The approval of the Special Land Use request would allow the restaurant to enhance the dining experience for its customers by offering alcoholic beverages to be served.
- The business was awarded a Quota liquor license during the October 21, 2025 City Council meeting. This SLU approval will complete the process of issuing their liquor license.

**BACKGROUND INFORMATION:**

Ardiana's Restaurant specializes in homemade European and American fusion cuisine, offering a unique and flavorful twist that sets them apart from other establishments. Their goal is to create a space where people gather not just to eat, but to connect, to celebrate milestones, enjoy meaningful conversations, and feel a true sense of belonging.

A public hearing was held on October 6, 2025 for consideration of the Special Land Use request for approval for service of alcoholic beverages at the existing restaurant, Ardiana's Restaurant, in accordance with section 4.89 of the Novi Zoning Ordinance. The Community Development Department has reviewed the required application and plans and found the documents to be complete. Kristin Corbett, Deputy Assessor, Charles Boulard, Community Development Director and Jeff Herczeg, Director of Public Works, considered the request in accordance with the standards for review specified in Section 4.89 of the Zoning Ordinance and determined to forward a recommendation to City Council for approval of the Special Land Use.

**RECOMMENDED ACTION:** Approve special land use for service of alcoholic beverages at Ardiana's Restaurant located at 41602 W 10 Mile Road, Novi, MI 48375, because it meets the requirements of Section 4.89 of the Zoning Ordinance because

1. The proposed establishment will promote the City's economic development goals and objectives, and will be consistent with the City's master plan and zoning ordinance
2. Given the character, location , development trends and other aspects of the area in which the proposed use or change in use is requested, it is demonstrated that the use will provide a service, product, or function that is not presently available within the City or that would be unique to the City or to an identifiable area within the City and that the addition of the use or proposed change in use will be an asset to the area.
3. The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, and will not have any appreciable negative secondary effects on the area, such as:
  - a. Vehicular and pedestrian traffic, particularly during late night or early morning hours, that might disturb the area residents.
  - b. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings.
  - c. Excessive number of persons gathering outside the establishment.
  - d. Peak hours of use that add to congestion or other negative effects in the neighborhood.
  - e. Fighting, brawling, outside urination or other behavior that can accompany intoxication.