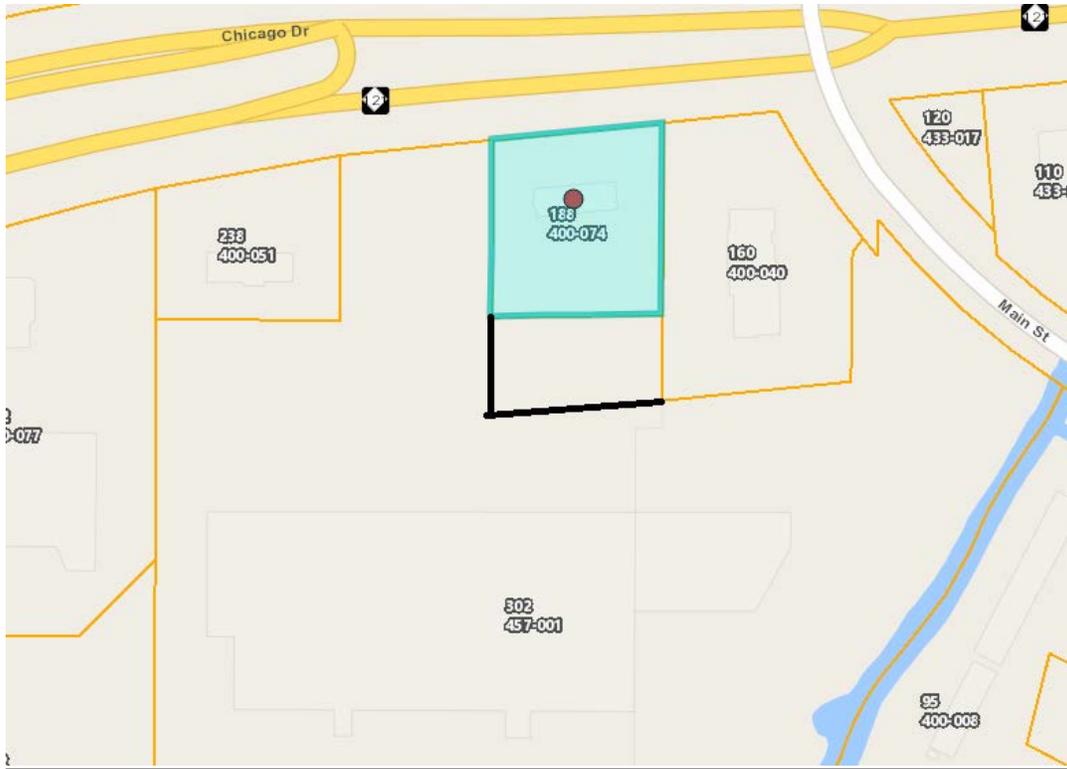


REQUEST -5th Review 11/15/19, includes approval

(ST1919) Taco Bell parking lot revision, 188 Chicago Dr., P.P. # 70-14-13-400-074, is requesting site plan approval to revise an existing parking lot by eliminating the southern grassed area and adding more parking spaces, plus adding more property to the site. This is in a (CS) Community Service Commercial district.



SUMMARY

- a. A copy of an easement was provided allowing this parcel the right to have parking on the adjacent parcel.

Setbacks are shown and meet ordinance requirements.

Front Chicago Dr.: 30 feet from the right-of-way line. Footnote (m) applies and states that the first 30 feet shall be landscaped and not used for parking or drives. However, this is existing and considered to be legal nonconforming. Streetscape/landscaping is required. See below.

Side Zero.

Rear 40 feet. No dimensions are shown from the building to the existing or proposed rear lot line.

- b. Sign details were not provided. If any changes to the existing sign, a sign permit would be required. All new signs or changes shall meet ordinance requirements.
- c. The ordinance requires one parking space for each 75 SF of area (plus fraction thereof) for a drive through restaurant. $2567 \text{ SF} / 75 = 34.2 = 35$ spaces required. Although no total number of spaces is provided, there appears to be 52 spaces, which is 17 more than required (48.5%). Sec. 26.(L) allows only a maximum of 20% more spaces (7 more) unless the additional spaces are needed.

The reason was provided as follows:

The reason for the added parking is twofold. First reason is to replace the parking we are taking from Taco Bell which totals 24 existing spaces. The additional 17 spaces are to support the lot to the west (Future Dunkin) and the rest of the Center to the South. I will forward the new drawing as soon as I see it. It will definitely be before the end of the day.

Sec. 26.9 MISCELLANEOUS OFF-STREET PARKING PROVISIONS.

(L) Parking lots may contain up to twenty (20) percent more spaces than the required minimum. Any additional spaces above twenty (20) percent shall be allowed only upon the finding by the approving authority as designated in Chapter 19 that additional spaces are needed. In such cases, the approving authority may stipulate a maximum number of parking spaces that shall be provided in addition to the required number as calculated from Chapter 26.

- d. Landscaping was corrected and meets ordinance requirements.
- e. Since impervious surfaces are being removed, a Storm Water Drain permit (written approval from the Water Resources-Drain Commissioner's Office) was submitted prior to site plan approval.
- f. An EGLE permit was provided.

APPROVAL

The site plan dated 10/08/19 is approved for (ST1919) Taco Bell parking lot revision, 188 Chicago Dr., P.P. # 70-14-13-400-074. Approval is granted to revise an existing parking lot by eliminating the southern grassed area and adding more parking spaces in a (CS) Community Service Commercial district, based on the findings that all applicable standards of the ordinance have been met.

ID number	ST1919	Date 11/15/19	
Name	Taco Bell parking lot		
Address	188 Chicago Dr.		
Use	Drive-through restaurant/parking lot	SUP required	No. Allowed with Sec. 15.2(H)

REQUIREMENT	PROVIDED	Needs or Comments
Date, north arrow, scale	X	
Name, address of preparer	X	
Name, address of property owner or petitioner	X	
Location sketch	X	
Legal description	X	
Size in acres of the property	X	
Property lines and required setbacks shown and dimensioned	X	a. provided
Location of existing structures, drives, parking areas within 100 ft of boundary	X	waived
Location and dimensions of existing and proposed structures	X	
Location of existing and proposed drives (dimensions and radii), circulation	X	
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X	
Signs, exterior lighting	X	b. not provided
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	c. provided
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements		waived
Existing zoning, and zoning and use of abutting property		waived
Location of existing vegetation-parkway association	X	
Location, type, size of proposed landscaping, streetscape, greenbelt	X	d. corrected
Location, height, type of existing and proposed fences and walls	X	
Size, location of proposed, existing utilities, connections to water/sewer	X	
Location, size of surface water drainage facilities	X	e. Storm Permit
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	NA	
Residential development extra requirements-attached garages	NA	