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Date: February 19, 2021
Rev.: July 28, 2021

**Preliminary Site Plan Review
For
City of Northville, Michigan**

Applicant: 157 E. Main, LLC
Rob Baidas
25000 Assembly Park Dr.
Wixom, MI 48393

Project Name: Rooftop Dining & Stairwell Addition

Plan Date: Survey Drawings: 10-30-20
Architect's Site Plan Package: 7-13-21

Location: 157 E. Main St.
(North side of E. Main St., just west of Hutton St.)

Zoning: CBD – Central Business District

Action Requested: Preliminary Site Plan Approval

Required Information: As noted within this review

PROJECT AND SITE DESCRIPTION

The applicant is proposing to renovate the interior of Poole's Tavern (now called Exchange Bar & Grill) and construct a roof-top seating area, with accessory bar, accessed by internal and external stairwells. The applicant has also proposed to purchase land from the City occupied by the existing street-level outdoor patio and that is currently being leased by the applicant. At the March 1, 2021 meeting, City Council authorized City Administration to draft a purchase agreement for 218 s.f. (6' x 36.3') on the east side of the building, and gave permission for the applicant to seek Planning Commission and Historic District Commission approval.

This site is located in the Central Business District (CBD). Sit-down restaurants are permitted uses in this district. The definition of a sit-down restaurant includes service of food and beverages (both alcoholic

and non-alcoholic) within the establishment or at outside tables. Therefore, the expansion of the use to the roof top (outside) is a permitted use in the Central Business District.

An aerial of the subject site is provided below.

Figure 1 – Subject Site



The Planning Commission considered this proposal at their March 2, 2021 meeting. The project was referred back to the applicant to allow their team time to address the following items:

1. A revised site plan showing the proposed building footprint, with new stair structure, located on an updated property survey that includes the land purchased from the City and illustrates the pedestrian accessway between the new stair structure and bank to the east.
2. A revised lighting plan with compliant photometrics, information about roof-top lighting, and details about the ability to insert shields in the proposed fixtures.
3. Consider architectural changes that reduces the bulk of the new stairwell structure and adds color/vibrancy to the existing building.
4. Return to the DDA's Economic Development Committee for additional comments to the proposed façade changes.

The Historic District Commission approved the most recent proposal (now being considered by the Planning Commission) at their June 16, 2021 meeting, with the following conditions:

1. Stairwell addition projects to the east no more than 4'-4" from the existing surface of the building.

2. Dimensioned floor plans and elevations are provided to the Planning Commission or the Building Department as part of additional required reviews.

AREA, WIDTH, HEIGHT, SETBACKS

The proposed building renovation will add a stairwell, no deeper than 4-feet 4-inches, to the east façade of the building and into the purchase area. Exhibit 1 shows the proposed land division and the area to be purchased. The Alta survey (Sheet ALT-1) shows the existing property lines, and an approximate location of the stairwell. A third sheet prepared by the architect shows an enlarged stair tower plan, that indicates both the purchase area and how the stairwell fits within that area. It also shows that the remaining sidewalk between the new stair and the bank is 4-feet wide, meeting the minimum width for an ADA compliant sidewalk. This third sheet is illustrative, but its not technically a survey. The Building Permit process will require an updated survey showing the new property boundary and the location of the stairwell on the property. In our opinion, a revised survey showing the revised property boundary, location of the stairwell, and the width of the remaining sidewalk should be provided. The Planning Commission could make this a requirement of the Final Site Plan.

The table below compares the proposed project to ordinance requirements for lot dimensions, building placement, and building dimensions:

Table 1: Schedule of Regulations, CBD District

	Required	Proposed
Lot Area	N/A	3,354 s.f. / 0.077 ac. plus 218 s.f. = 3,572 s.f. / 0.82 ac.
Lot Width	N/A	36.0 ft.
Setbacks		
Front	N/A	0 ft.
Side	N/A	0 ft.
Rear	20 ft.	0 ft. (See below)
Max. Floor Area Ratio	3.0	1.32 (6,582 / 3,572) (See below)
Lot Coverage	N/A	N/A
Building Height	3 stories; 42 ft.	1 story; 14.67 feet

Rear Setback: The Zoning Ordinance permits the Planning Commission to waive or modify the rear-yard requirement if the property backs up to a public parking lot or public right-of-way, or in instances where the requirement of a rear yard setback would serve no useful purpose. This site backs up to a public parking lot. We recommend that this requirement be waived.

Floor Area Ratio: As a commercial building, the definition of “Floor Area, Gross” is used in this calculation. The basement (3,223 s.f.) and first floor (3,223 s.f.) of the existing structure, as well as the new stairwell addition (136 s.f.) are Included. This results in a FAR of 1.84, which meets this requirement.

Items to be Addressed: 1. Recommend that the Planning Commission condition Preliminary Site Plan Approval on the Final Site Plan providing an updated survey showing the revised property line (including the 218 s.f. purchased from the City), location of the new stairwell, and a dimensioned width of the sidewalk between the stairwell and bank. 2. Recommend the Planning Commission waive the rear yard requirement.

BUILDING LOCATION AND ARRANGEMENT

The entire lot is occupied by the existing building. Any expansion of this business must go “up,” or additional land purchased.

In our opinion, the proposed location of additional seating on the roof will add to the vibrant character of Main Street as a central gathering space for residents and visitors. We believe the tall stairwell structure creating a partial upper story will coordinate well with the other two-story buildings on this side of the street. Single-story buildings are the exception in the core of downtown.

The proposal locates 45 seats (39 at tables/counters; 6 at a bar area) on the roof top. In the response to our previous review, the applicant explained that currently, the restaurant serves 64 patrons inside, 38 patrons on the outside patio/deck, 42 patrons on Main Street, and 20 patrons in the circle area, for a total of 164 patrons. The rooftop area will increase their seating capacity by 27%.

As requested, the applicant provided the hours of operation as follows:

- Monday – Thursday: 11am – 12am.
- Friday and Saturday: 11am – 2am.
- Sunday: 12pm – 9pm.

The kitchen will shut down at midnight, and outside seating will also close at that time, with customers inside only between midnight and 2am.

Our previous review asked about customers at the railing and the possibility of items falling off the counter into the sidewalk below. This plan has been modified to include a 6-foot wide green roof is at the foot of the counter along Main St., and a 4-foot wide green roof is at the foot of the counter on the east side of the building. This change eliminates the possibility of accidental falling objects onto people below.

Items to be Addressed: None.

PARKING

It is the City's current policy to not require parking for outdoor dining, as this type of dining can only be used during the warmer months of the year.

Most outdoor dining areas in the downtown are located on public property, either the sidewalk, dining platforms in an on-street parking space, or in the Town Square. The subject site also accommodates outdoor dining on public property, but is done through a lease arrangement vs. the annual Sidewalk Café and Outdoor Dining Permit process. Newer buildings such as MainCentre and Northville Square incorporated outdoor dining into the site design. Some older buildings, such as The Garage and Starbucks have space on their property to accommodate outdoor seating. All of these variations are a testament to how popular outdoor dining is, and how it is an important draw to Northville's downtown businesses. The DDA has suggested conducting a parking study of the downtown in light of new upper-floor residential uses. The impact of outdoor dining on the downtown parking situation could be incorporated into this study. Also, the Planning Commission may want to discuss the outdoor dining parking policy in the future once information about the practice can be gathered.

Items to be Addressed: *None.*

SITE ACCESS AND CIRCULATION

This site has no vehicular access.

Pedestrians will access the site from Main Street, and from the public parking lot to the rear (Marquis Parking Lot).

The Downtown Development Authority's (DDA) Economic Development Committee (EDC) provided comments to this proposal. One comment is in regard to pedestrian access from Main Street through the existing leased area (proposed area for purchase) to the Marquis Parking Lot. City Council's decision to sell only 218 s.f. of space to the applicant retains the pedestrian access between Main St. and the parking lot.

As mentioned above, an updated property survey should be provided; we recommend that it be a condition of a Final Site Plan.

Items to be Addressed: *None.*

LANDSCAPING

This site does not include any undeveloped areas that could be landscaped. The existing large tree and grassy area to the east are in the portion of the land to be retained by the city.

Items to be Addressed: *None.*

LIGHTING

Lighting information is required upon Final Site Plan review. This includes a photometric plan showing that the proposal meets the maximum light level requirements of Sec. 18.05.

The three new light fixture types proposed all point light downward; however, the “Bega” luminaire also points light up. This upward direction is not permitted by the Zoning Ordinance. The applicant should confirm that this fixture can be configured to only shine light in a downward direction.

Items to be Addressed: 1. Provide photometric plan showing lighting on the building, and the light levels generated by the fixtures. 2. Confirm that the “Bega” luminaire can be configured to only shine light in a downward direction.

SIGNS

As mentioned at the HDC meeting, the HDC needs to review and approve signs. The applicant needs to submit the new signage to the HDC for their approval. Also, the Building Official will review the proposed sign for the Sign Permit. We recommend the Planning Commission condition any approval on the applicant receiving HDC approval for the signage, and a sign permit is granted from the Building Official.

Items to be Addressed: Recommend Planning Commission condition any approval on the applicant receiving HDC approval for the signage, and a sign permit is granted by the Building Official.

FLOOR PLANS/ ELEVATIONS

Floor plans and elevations have been provided.

The elevations have been revised, and approved by the HDC. The new design includes contemporary materials in neutral colors on the stair addition. The rooftop seating will be surrounded with a metal railing that is almost invisible. As mentioned above, green roof area separates patrons dining on the roof from the edge of the building. A metal wall panel is located on the rear roof area to screen the mechanical equipment.

The EDC recommended that some type of rooftop cover over the dining area be added. The plans show umbrellas at each table.

The HDC required that the site plan include dimensioned floor plans for Planning Commission review. Sheet SK-07 dimensions all of the new elements on the roof of the building, as well as the new stair structure.

Items to be Addressed: None.

OTHER

The EDC memo refers to “phasing” of the project. The applicant stated that Phase I would include all of the interior work, and Phase II would include the new roof features and stair structure.

Items to be Addressed: None.

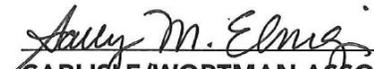
RECOMMENDATIONS

Regarding the Planning Commission’s previous motion, the most recent submission did not include a revised property survey, or photometrics of the proposed light fixtures. However, the building design was altered significantly and received HDC approval. The applicant also returned to the DDA’s Economic Development Committee (EDC) on March 18, who were very impressed with the plans. Lastly, the conditions of the HDC approval have been met.

We would recommend granting Preliminary Site Plan approval, conditioned upon the following:

- A. With a Final Site Plan, the applicant:
 - 1. Provide an updated survey showing the revised property line (including the 218 s.f. purchased from the City), location of the new stairwell, and a dimensioned width of the sidewalk between the stairwell and bank.
 - 2. Provide a photometric plan showing lighting on the building, and the light levels generated by the fixtures.
 - 3. Confirm that the “Bega” luminaire can be configured to only shine light in a downward direction.
 - 4. Applies for and receives HDC approval for the signage, and obtains a sign permit from the Building Official.

- B. The Planning Commission waives the rear yard requirement.



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