

Planning Commission Agenda

Tuesday, May 17, 2022 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

HYBRID MEETING INFORMATION

Location: Council Chambers with remote access via Zoom

Meeting ID: 880 9140 2475

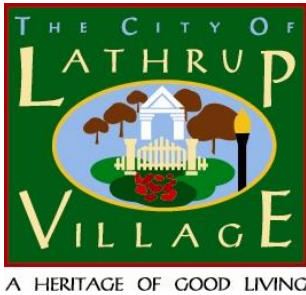
Password: LathrupPC

CLICK HERE: [Online Link](#)

Telephone: 646.558.8656 or 312.626.6799

CLICK HERE: [Public Comment Form Link](#)

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes**
 - [A.](#) Regular Meeting - 2022 04 19
5. **Public Comment** (speakers are limited to 3 minutes)
6. **New Business**
 - [A.](#) Public Hearing - Planned Unit Development - 27777 Southfield Road (Panera Bread)
 - [B.](#) Planned Unit Development - 27777 Southfield Road (Panera Bread) discussion & action
 - C. 2022 - 2027 Capital Improvement Plan
7. **Old Business and Tabled Items**
 - A. Front yard & Impervious Surface Coverage discussion
8. **Other Matters for Discussion**
9. **General Communication**
10. **Adjourn**



Planning Commission

Draft Minutes

Tuesday, April 19, 2022, at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. Call to Order by Chair Piotrowski at 7:02

2. Roll Call

Commissioners Present: Mark Piotrowski, Chair
Jason Hammond, Vice Chair
Les Stansbery, Secretary
Bruce Kantor
Terrence Hicks
Robert Tamerili

Absent: Wilbert Fobbs III

Staff Present: Susie Stec, Community and Economic Development Manager, Jill Bahm, Eric Pietsch Giffels Webster Engineering, Scott Baker City Attorney attended the meeting remotely

Vice Chair Hammond motioned to excuse Commissioner Fobbs, motion seconded by Secretary Stansbery.

Motion carried.

3. Approval of Agenda

Commissioner Kantor motioned to approve the agenda, motion seconded by Vice Chair Hammond.

Motion carried.

4. Approval of Meeting Minutes

A. Meeting Minutes - March 15, 2022

Vice Chair Hammond made a motion to approve the meeting minutes of the March 15, 2022.
Motion seconded by Commissioner Kantor.

Motion carried.

5. **Public Comment (speakers are limited to 3 minutes)**

None

6. **Public Comment**

A. Public Hearing - Electric Vehicle Charging Station Ordinance

Chair Piotrowski opened the Public Hearing for the purpose of comments on the Electric Vehicle Charging Station Ordinance. Susan Stec gave a brief introduction and Eric Pietsch presented a Power Point Presentation which clarified the language of Section 5.13 for offsite parking.

No public comments.

B. Public Hearing - 2022 Capital Improvement Plan

Chair Piotrowski opened the Public Hearing for the 2022 Capital Improvement Plan. Susan Stec gave brief introduction of the overall capital improvement plan.

No public comments.

C. Public Hearing - Special Land Use at 18411 W. 12 Mile Road (Life of God Outreach Sons, Global Ministries)

Chair Piotrowski opened the Public Hearing for Special Land Use at 18411 W. 12 Mile Road. Eric Pietsch explained that this a conversion of an existing vacant building to a church use in the office district.

No public comments.

7. **Old Business and Tabled Items**

8. **New Business**

A. Approval - Electric Vehicle Charging Station Ordinance

Vice Chair Hammond motioned to approve the language for the electric vehicle charging station ordinance. Motion seconded by Commissioner Hicks.

Motion carried.

B. Site Plan Approval & Special Land Use Review- 18411 W. 12 Mile Rd. (Life of God Outreach Sons, GLobal Ministries)

Commissioner Kantor moved to approve the Site Plan approval for 18411 W 12 Mile Road, with the following conditions: a dumpster, shared parking agreement with one or more of the neighboring properties, the appropriate parking stops are added, a written agreement that no

off site parking take place on Guy Place and garbage is picked up on a weekly basis on the property and Special Land Use approval is obtained from Council. Motion seconded by Vice Chair Hammond.

Moton carried.

Vice Chair Hammond moved to recommending approval by City Council for Special Land Use at 18411 W. 12 Mile Road. Motion seconded by Commissioner Kantor.

No public comments.

Motion carried.

C. Approval - 2022 Capital Improvements Plan

Chair Piotrowski reopened the public hearing for the purpose of taking any public comments for the 2022 Capital Improvements Plan.

Motion by Vice Chair Hammond to postpone the agenda item to approve the 2022 Capital Improvements Plan until the Planning Commission May 17, 2022, meeting. Motion seconded by Commissioner Kantor.

Motion carried.

D. Request for Qualification - 27777 Southfield Road

Vice Chair Hammond moved to approve the preliminary qualifications for the Planned Unit Development purposed at 27777 Southfield Road. Motion seconded by Commissioner Kantor.

Motion carried.

9. Other Matters for Discussion

Commissioner Kantor would like to add to the zoning application the ability for City Official to come onto the property for review.

10. General Communication

11. Adjourn

Secretary Stansbery moved to adjourn the meeting. Motion seconded by Commissioner Kantor.

Meeting adjourned at 9:29 p.m.

CITY OF LATHRUP VILLAGE
PLANNING COMMISSION MEETING

NOTICE OF PUBLIC HEARING REGARDING PLANNED UNIT DEVELOPMENT REVIEW

Notice is hereby given that the Lathrup Village Planning Commission will hold a public hearing on May 17, 2022, beginning at 7:00 PM, or as soon thereafter as the agenda allows, at Lathrup Village City Hall, 27400 Southfield Road, Lathrup Village, MI 48076. A teleconference attendance option will be provided. Meeting information will be provided on the City's website: [www.Lathrup Village.org](http://www.LathrupVillage.org)

The purpose of the hearing is to receive public comments on a request for planned unit development to build a new restaurant with drive-through at 27777 Southfield Road, Lathrup Village, MI 48076. This parcel is zoned VC – Village Commercial, and a drive-through use is only permitted through the planned unit development option as provided in Section 3.12 of the City's Zoning Ordinance.

A copy of the proposed application is available for viewing on the City's website (www.LathrupVillage.org) and at Lathrup Village City Hall, 27400 Southfield Road, Lathrup Village, MI 48076, prior to the public hearing, during the City's regular business hours, Monday through Friday, 8:00 AM through 4:30 PM. Written comments may be addressed to the Planning Commission at the City Hall address. Oral comments will be taken during the hearing on May 17, 2022.

This notice is published pursuant to the requirements of the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

Lathrup Village City Clerk

May 13, 2022

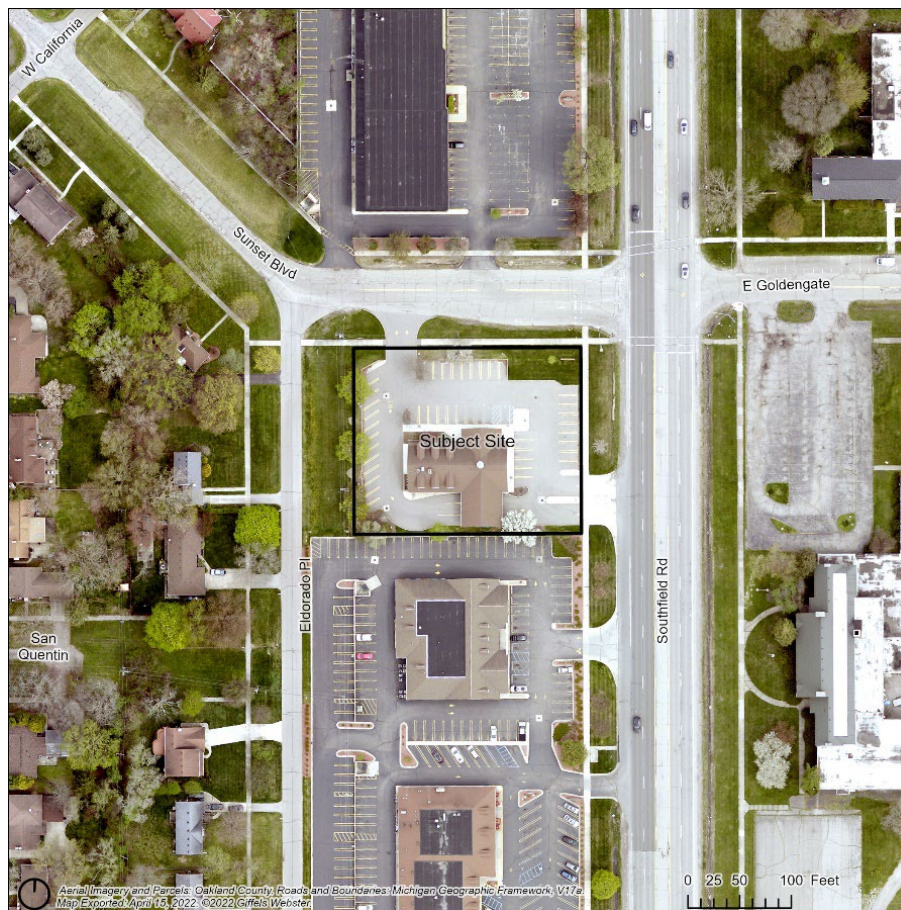
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

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-through

Dear Planning Commissioners,

We have completed a review of the Planned Unit Development application and a summary of our findings is provided below. Comments are provided in ***bold italics***.



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-through 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-through lanes for the purpose of a restaurant. Drive-through 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.

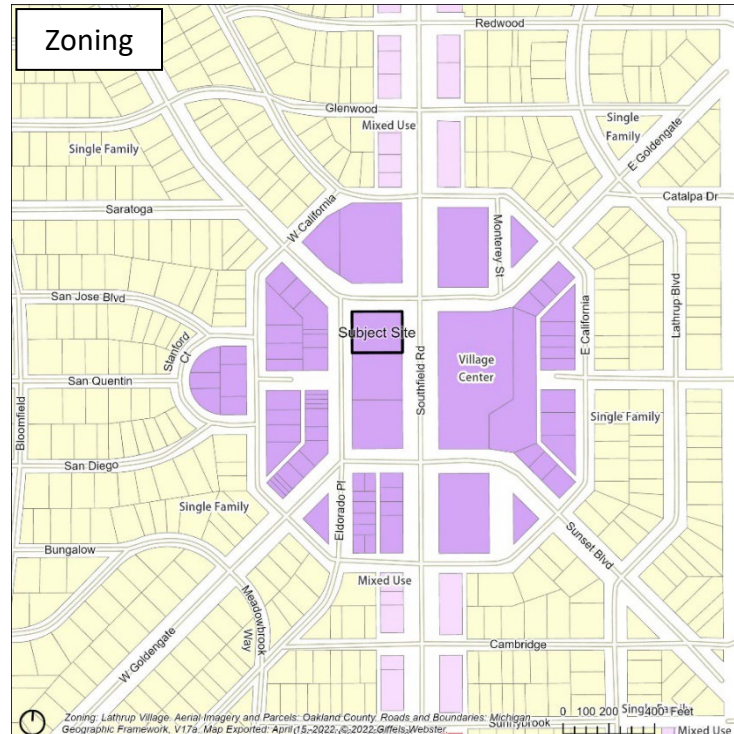
In Lathrup Village, PUD provisions are intended to do the following (per Section 3.12.1):

- 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-through 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-through 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-through 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 effectuated in the VC District and the Lathrup Village Planning Commission approved the applicant's request for qualification on April 19, 2022. Next steps in the process include a public hearing and recommendation from the Planning Commission regarding the approval of the PUD. City Council will take action on the PUD. If approved, a development agreement will be prepared and approved by Council. The Planning Commission will take action on the final site plan, which will be consistent. It should be noted that several of the incomplete items listed below may be resolved at final site plan review, including landscaping and lighting.
3. **Permitted Uses.** Restaurants are permitted in the Village Center District, but the drive-through 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-through 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-through 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. 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-through, building setbacks, and parking. The Planning Commission may wish to consider 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.

DETAILED REVIEW

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-through 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-through, 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-through 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-through, 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-through 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	Plans shall include the

		Approx. 9 ft. Eldorado	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.***



Image provided by the applicant. -Southeast corner of building

- 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-through 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-through 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.



Google Streetview, November 2021. -Southfield Road facing west toward existing building.

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.**

We will look forward to discussing the PUD application and conceptual site plan with the Planning Commission on May 17, 2022.

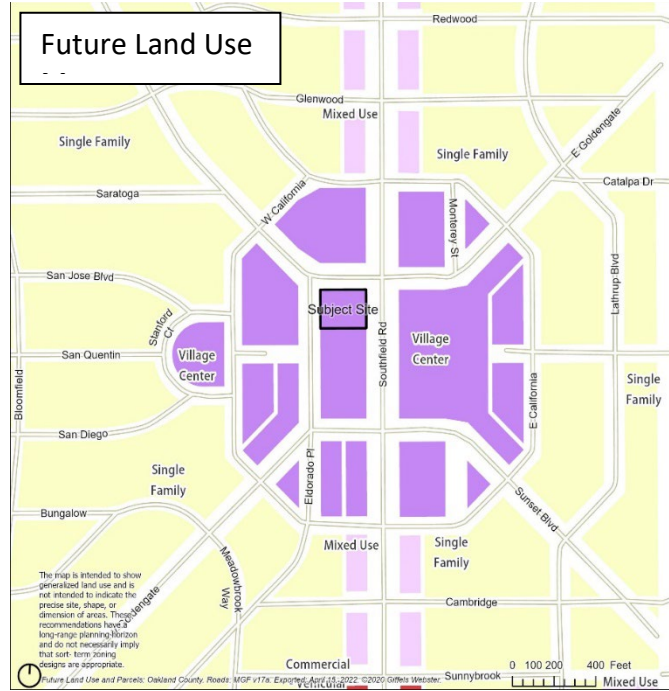
Regards,
Giffels Webster



Jill Bahm, AICP
 Partner



Eric Pietsch
 Senior Planner





A HERITAGE OF GOOD LIVING

City of Lathrup Village
 27400 Southfield Road
 Lathrup Village, MI 48076
 Phone: (248) 557-2600
www.lathrupvillage.org

Office Use Only

Date Submitted: _____

Administrative Review Date: _____

Site Plan Review Date: _____

Application for Planned Unit Development

The applicant understands that if the submitted materials for planned unit development (PUD) consideration is deemed to be incomplete or if additional information for special/regulated land use has not been submitted, the site plan may be returned by the City for revisions without being forwarded to the Planning Commission for consideration, until such time as the requirements have been adequately met. By signing this application, the applicant hereby grants full authority to the City of Lathrup Village, its agents, employees, representatives, and/or appointees to enter upon the undersigned lands/parcel(s) for the purposes of inspection and examination incidental hereto.

Property DetailsName of Proposed Development: **Panera Bread - Lathrup, MI**Site Area (Acres): **0.91****Application Details**Name: **Dan Cook (Panera Bread)**Address: **3630 Geyer Rd., St. Louis** State: **MO** Zip Code: **63127**Phone Number: **314-984-2606** Cell: **314-229-1606**Email Address: **dan.cook@panerabread.com**Interest in Property: **Tenant / Lessee**

*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.

ArchitectName: **The Lawrence Group - Todd S Bundren**Address: **319 N 4th St., St. Louis** State: _____ Zip Code: _____Phone Number: **314-231-5700** Cell: **NA**Email Address: **todd.bundren@thelawrencegroup.com**

Engineer				
Name:	Civil & Environmental Consultants, Inc. - Patrick Bennett			
Address:	3000 Little Hills Expressway, Suite 102, St. Charles	State:	MO	Zip Code: 63301
Phone Number:	314.656.4566	Cell:	314.435.7413	
Email Address:	pbennett@cecinc.com			
Required Submittal Information				
Request for Conceptual PUD Review. An applicant may apply to the Community Development Department for final review and recommendation by the Planning Commission with the submission of the following materials:				
☒	A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one-inch equals one hundred (100) feet).			
☐	A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one-inch equals one hundred (100) feet).			
☒	Electronic copy (flashdrive) +1 hard copy, signed & sealed of the preliminary site plan indicating the following at a scale no smaller than one-inch equals one hundred (100) feet (1" = 100'):			
☒	Land use areas represented by the zoning districts enumerated in Section 3.1.1 through Section 3.1.9 of the Lathrup Village Zoning Ordinance			
☒	Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.			
☒	Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD. See attached - Exhibit A			
☒	The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.			
NA	☐	The general location of residential unit types and densities and lot sizes by area.		
NA	☐	The location of all wetlands, water and watercourses and proposed water detention areas.		
NA	☐	The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.		
☒	A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.			
☒	A preliminary grading plan, indicating the extent of grading and delineating any areas which are not to be graded or disturbed.			
☒	An indication of the contemplated water distribution, storm and sanitary sewer plan.			
☒	A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, if any, floor area, parking and supporting documentation, including the intended schedule of development. See attached - Exhibit A			
☒	Review Fee: Fees for review of PUD plans shall be established by resolution of the council.			

Intent of PUD Regulations

Section 3.12 of the Lathrup Village Zoning Ordinance provides the process and criteria for PUDs: 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 permitted 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. 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. It is further intended that the Planned Unit Development 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. 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.

Criteria for Qualifications

Submit the following for the qualification review:

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:

Location. The PUD option may be effectuated in the MX or VC districts only.

Purpose. How does the proposed project achieve a higher quality of development than would otherwise be achieved under conventional standards? Do the proposed activities or buildings or uses which are not normally permitted result in an improvement to the public health, safety and welfare in the area affected? What recognizable and substantial benefit(s) does the project offer the community, and to the ultimate users of the developed site?

The New Panera at Lathrup Village will provide a high quality development for the community. Upon a thorough review of all applicable Lathrup Village ordinances and consultation with all parties involved, Panera Bread was able to accomplish the following community benefits and improvements to the Design and Site Plan:

1. Site is suitable for Panera's newest design, the Ballwin, MO. prototype. Only one has been constructed in the US so far.
2. Brick surface has been doubled as compared to the new prototype, including brick on all four sides.
3. Brick surfaces have been enhanced with alternating vertical and horizontal soldiers, adding interest and texture.
4. Patio situated to allow visibility and continuity with new pedestrian amenity area at NE corner of the site.
5. Patio enhanced with string lights and alternate ground coloration and scoring pattern for a patio look that references surrounding residential community.
6. Addition of a pedestrian amenity area in the NE corner of the site where the principal sidewalks of Southfield Road and Sunset Boulevard intersect with the traffic light - supported crosswalk.
7. Inclusion with the pedestrian amenity area of bike rack, benches, reserved landscape zone, and installation point for public art or contextual plaque to maximize community benefits.
8. Enhanced safety and access from pedestrian amenity area to restaurant door and patio via high-visibility crosswalk.
9. Addition of pedestrian level lighting along entire length of site sidewalk on Southfield Road.
10. Additional pedestrian crosswalk directly from front of property, on par with crosswalk from pedestrian amenity area.
11. Expanded landscaping areas:
 - a. West and north of patio
 - b. North-to-south along Southfield Road
 - c. North-to-south on building front (east elevation)
 - d. North-to-south at west edge of the property to enhance existing berm's visual shielding of drive through from residences.
12. Enhanced pedestrian safety (walk in and walk from parking) by pushing vehicular ingress/egress to the corners of the site and clearing driver visibility to pedestrian cross points.
13. Best-in-class dining room with exposed wood bar height gathering table and abundant seating to encourage use of the dining room as a community "third place"
14. Maximized parking to the extent possible on a tight site to encourage dine-in while simultaneously welcoming long visits, chance encounters, and group interaction.
15. Inviting pedestrian and vehicular entries are coupled with a welcoming interior to attract guests into the restaurant. Attention is literally focused on the inside of the restaurant using a new mirror display over the bakery items, visible through out the cafe.

Consistency with the zoning ordinance. How does the proposed development align with the purpose of the zoning ordinance and the intent of these PUD regulations (see above)? What problems or constraints are presented by applicable zoning provisions?

The new Panera Bread development will align in many ways with the intent of the PUD regulations and the spirit of the adopted ordinances. The development will improve the infrastructure through new lighting, sidewalks, and improvements to the property's landscaping. The building itself is made of high quality, aesthetically pleasing materials that reflect the most current Panera prototype beyond what is required in the ordinances. In addition, this development will bring a desirable change to the site which is currently not being utilized, resulting in a place that will be beneficial to the entire community. The need for a drive through option for residents; although secondary to the dining room as the main customer touch point, is necessary for Panera's strategic success, and has been a well-received amenity for communities around the country. The Panera team, in consultation with affected parties, explored multiple options that aligned with the applicable zoning provisions and found that some would unfortunately not work with the site requirements that are necessary for a safe and successful cafe. The following items were investigated and unfortunately found to be un-workable from a public safety perspective and to not align with Panera's operations model which is necessary for them to be successful and therefore able to provide a positive experience / amenity to the community:

1. Pulling restaurant toward Southfield Road (zero lot line). Reasons:
 - a. compromised traffic circulation for both parking and a natural drive thru / Rapid Pickup experience
 - b. Pedestrian safety causing guests to cross the drive thru lanes on each visit.
 - c. Reduced parking count
 - d. constructability
2. Relocation of east parking to west side of lot behind drive through (using green space) and moving building partially to the east. Reasons:
 - a. forestation of entrance way removes buffer for protection vehicles.

Availability and capacity of public services. Can the proposed type and density be served by the existing public services, facilities, and utilities? What is the impact of the project on other users of these services, facilities and utilities? If the proposed land use does add to service and facility loads beyond those contemplated in the Future Land Use Plan, how will such added loads be accommodated or mitigated?

This project can be served by the existing public services, facilities, and utilities. There is no impact on other users anticipated.

Public improvement. Does the proposed development 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? Does the proposed project meet one of the following objectives?

The New Panera Bread at Lathrup Village development will provide a public improvement and further the public health, safety and welfare of the community. The new development will bring commerce to a currently underutilized property as well as the amenity of a modern Panera Cafe that will act as a space for the community to come together. The added landscaping, site amenities, aesthetically pleasing building design using durable construction materials, and safe site design for both vehicular and pedestrian traffic will be a positive addition to the community. The development complies with the spirit of the PUD process and that of the master plan for the community by providing a smart development which adds to the fabric of the village, and provides economic improvements. Specific to the items listed below the following two items are achieved:

1. 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.
 2. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.
 3. To provide alternative uses for parcels which can provide transition buffers to residential areas
 In consultation with the city and affected parties Panera has investigated multiple options for this site and has determined that the plan being presented is the most efficient from an operations, life safety, and community improvement perspective. Panera Bread hopes that the leadership of Lathrup Village will accept this development offer so that they can continue to be a part of this community and deliver an even higher level of service to their customers and the residents of Lathrup Village.

- | | |
|-------------------------------------|---|
| ☐ | 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. |
| ☐ | To preserve historic structures that add to the character of the city. |
| ☐ | To permanently establish land use patterns which are compatible, or which will protect existing or planned uses. |
| ☐ | To accept dedication or set aside open space areas in perpetuity. |
| ☒ | To provide alternative uses for parcels which can provide transition buffers to residential areas. |
| ☒ | To provide active open spaces, such as parks, plazas, and market or festival spaces for public use. |
| ☐ | To promote the goals and objectives of the Master Plan. |
| ☒ | To provide infrastructure, such as streets, sidewalks, lighting and the like, consistent with the Master Plan. |
| ☒ | 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. |
| ☒ | To bring about redevelopment of sites where an orderly change of use is determined to be desirable. |

Density. 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.



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New York, NY 10018

St. Louis

319 N. 4th Street
Suite 1000
St. Louis, MO 63102

EXHIBIT – A

Topic: City of Lathrup Village – Application for Planned Unit Development
Supplemental information.

Project: Panera Bread – Lathrup Village, MI

Date: 2022-04-27

The following are responses to items listed on the PUD application checklist
(Required Submittal Information):

Item: *Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.*

Response:

North and East abuts street. West abuts existing berm, to be landscaped with screening plantings. South abuts commercial property, parking lot connection to be added. Setbacks of the proposed building is 72'-0" feet from property line. Adjacent building to the South is 27'-6" feet from property line

Item: *A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, if any, floor area, parking and supporting documentation, including the intended schedule of development.*

Response: For "full intent of applicant," just one sentence such as, "The introduction of the newest design of bakery café restaurant from Panera Bread, offering a full menu and providing a compelling dining room and gathering place for the people of Lathrup Village, surrounding communities and their guests." For "schedule of development" just say "Starting 2022 and scheduled to open Spring 2023"

End of Exhibit

Architecture

Interior Design

Master Planning

Landscape Architecture

Furniture Procurement

Graphic Design

MICHIGAN DEPARTMENT OF CONSUMER & INDUSTRY SERVICES

BUREAU OF COMMERCIAL SERVICES

Date Received:

OCT 28 2002

(FOR BUREAU USE ONLY)

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

FILED

DEC 11 2002

Name

517-663-2525 Ref # 26798
 Attn: Cheryl J. Bixby
 MICHIGAN RUNNER SERVICE
 P.O. Box 266
 Eaton Rapids, MI 48827

Administrator
 BUREAU OF COMMERCIAL SERVICES

EFFECTIVE DATE:

Document will be returned to the name and address you enter above.
 If left blank document will be mailed to the registered office.

B94-96D

APPLICATION FOR CERTIFICATE OF AUTHORITY TO TRANSACT BUSINESS IN MICHIGAN

For use by Foreign Limited Liability Companies
 (Please read information and instructions on last page)

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned limited liability company executes the following Application:

1. The name of the limited liability company is:

Panera, LLC

2. (Complete this item only if the limited liability company name in item 1 is not available for use in Michigan.)
 The assumed name of the limited liability company to be used in all its dealings with the Bureau and in the transaction of its business in Michigan is:

3. It is organized under the laws of Delaware

The date of its organization is 12-31-01

The duration of the limited liability company if other than perpetual is _____

4. The address of the office required to be maintained in the state of organization or, if not so required, the principal office of the limited liability company is:

6710 Clayton Rd. Richmond Heights mo 63117
 (Street Address) (City) (State) (ZIP Code)

5. a. The address of its registered office in Michigan is:

c/o The Corporation Company, 30600 Telegraph Road, Bingham Farms, Michigan 48025
(Street Address) (City) (ZIP Code)

- b. The mailing address of the registered office if different than above:

_____, Michigan _____
(Street Address or P.O. Box) (City) (ZIP Code)

- c. The name of the resident agent at the registered office is:

The Corporation Company

6. The Department is appointed the agent of the foreign limited liability company for service of process if no agent has been appointed, or if appointed, the agent's authority has been revoked, the agent has resigned, or the agent cannot be found or served through the exercise of reasonable diligence.

The name and address of a member or manager or other person to whom the administrator is to send copies of any process served on the administrator is: (Must be different than agent shown in Item 5c)

Ronald M. Shaich
(Name)

6710 Clayton Rd. Richmond Heights, MO 63117
(Street Address) (City) (State) (ZIP Code)

7. The specific business which the limited liability company is to transact in Michigan is as follows:

Operation of commissaries and fresh dough facilities including the production of fresh dough, tuna fish salad, cream cheese and other lawful activities allowed under the Michigan Limited Liability Company Act in connection with the foregoing.

The limited liability company is authorized to transact such business in the jurisdiction of its organization.

Signed this 25th day of JANUARY, 2002

By X R M
(Signature)

Ronald M. Shaich Manager
(Type or Print Name) (Type or Print Title)

Delaware

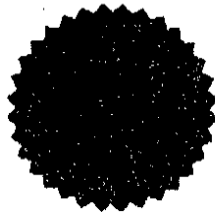
PAGE 1

Item 6B.

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "PANERA, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRTIETH DAY OF OCTOBER, A.D. 2002.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

2358973 8300

AUTHENTICATION: 2063782

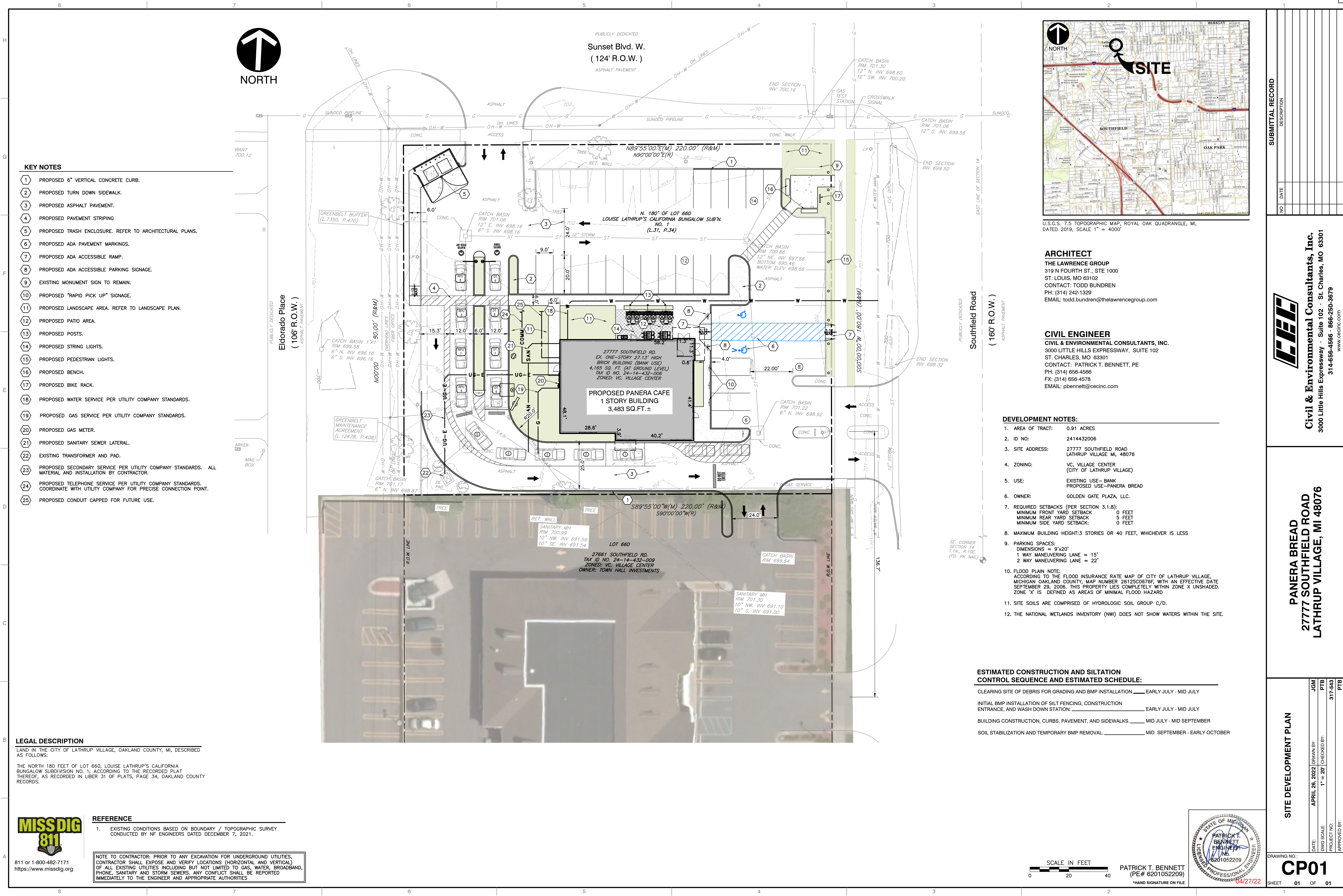
020671763

DATE: 10-30-02

TOTAL P.02

IF
12-9-02

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KEY NOTES

- PROPOSED 6" VERTICAL CONCRETE CURB.
- PROPOSED TURN DOWN SIDEWALK.
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED PAVEMENT STRIPING
- PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS.
- PROPOSED ADA PAVEMENT MARKINGS.
- PROPOSED ADA ACCESSIBLE RAMP.
- PROPOSED ADA ACCESSIBLE PARKING SIGNAGE.
- EXISTING MONUMENT SIGN TO REMAIN.
- PROPOSED "RAPID PICK UP" SIGNAGE.
- PROPOSED LANDSCAPE AREA. REFER TO LANDSCAPE PLAN.
- PROPOSED PATIO AREA.
- PROPOSED POSTS.
- PROPOSED STRING LIGHTS.
- PROPOSED PEDESTRIAN LIGHTS.
- PROPOSED BENCH.
- PROPOSED BIKE RACK.
- PROPOSED WATER SERVICE PER UTILITY COMPANY STANDARDS.
- PROPOSED GAS SERVICE PER UTILITY COMPANY STANDARDS.
- PROPOSED GAS METER.
- PROPOSED SANITARY SEWER LATERAL.
- EXISTING TRANSFORMER AND PAD.
- PROPOSED SECONDARY SERVICE PER UTILITY COMPANY STANDARDS. ALL MATERIAL AND INSTALLATION BY CONTRACTOR.
- PROPOSED TELEPHONE SERVICE PER UTILITY COMPANY STANDARDS. COORDINATE WITH UTILITY COMPANY FOR PRECISE CONNECTION POINT.
- PROPOSED CONDUIT CAPPED FOR FUTURE USE.

LEGAL DESCRIPTION

LAND IN THE CITY OF LATHRUP VILLAGE, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

THE NORTH 180 FEET OF LOT 660, LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUBDIVISION NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 31 OF PLATS, PAGE 34, OAKLAND COUNTY RECORDS.

REFERENCE

- EXISTING CONDITIONS BASED ON BOUNDARY / TOPOGRAPHIC SURVEY CONDUCTED BY NF ENGINEERS DATED DECEMBER 7, 2021.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES



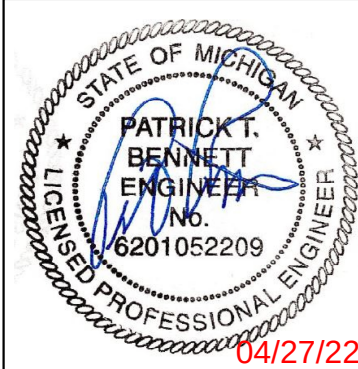
811 or 1-800-482-7171
<https://www.missdig.org>

ESTIMATED CONSTRUCTION AND SILTATION CONTROL SEQUENCE AND ESTIMATED SCHEDULE:

CLEARING SITE OF DEBRIS FOR GRADING AND BMP INSTALLATION _____ EARLY JULY - MID JULY
INITIAL BMP INSTALLATION OF SILT FENCING, CONSTRUCTION ENTRANCE, AND WASH DOWN STATION. _____ EARLY JULY - MID JULY
BUILDING CONSTRUCTION, CURBS, PAVEMENT, AND SIDEWALKS. _____ MID JULY - MID SEPTEMBER
SOIL STABILIZATION AND TEMPORARY BMP REMOVAL. _____ MID SEPTEMBER - EARLY OCTOBER

SCALE IN FEET
0 20 40

PATRICK T. BENNETT
(PE# 6201052209)
*HAND SIGNATURE ON FILE



SITE DEVELOPMENT PLAN

DRAWING NO.

CP01

SHEET 01 OF 01

SUBMITTAL RECORD

DESCRIPTION

NO. DATE

Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
314-656-4566 · 866-250-3679
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PANERA BREAD
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LATHRUP VILLAGE, MI 48076

ARCHITECT

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CIVIL ENGINEER

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FX: (314) 656-4578
EMAIL: pbennett@cecinc.com

DEVELOPMENT NOTES:

- AREA OF TRACT: 0.91 ACRES
- ID NO: 2414432006
- SITE ADDRESS: 27777 SOUTHFIELD ROAD, LATHRUP VILLAGE MI, 48076
- ZONING: VC, VILLAGE CENTER (CITY OF LATHRUP VILLAGE)
- USE: EXISTING USE - BANK
PROPOSED USE - PANERA BREAD
- OWNER: GOLDEN GATE PLAZA, LLC.
- REQUIRED SETBACKS (PER SECTION 3.1.8):
MINIMUM FRONT YARD SETBACK: 0 FEET
MINIMUM REAR YARD SETBACK: 5 FEET
MINIMUM SIDE YARD SETBACK: 0 FEET
- MAXIMUM BUILDING HEIGHT: 3 STORIES OR 40 FEET, WHICHEVER IS LESS
- PARKING SPACES:
DIMENSIONS = 9'x20'
1 WAY MANEUVERING LANE = 15'
2 WAY MANEUVERING LANE = 22'
- FLOOD PLAIN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF CITY OF LATHRUP VILLAGE, MICHIGAN OAKLAND COUNTY, MAP NUMBER 26125C0676F, WITH AN EFFECTIVE DATE SEPTEMBER 29, 2006, THIS PROPERTY LIES COMPLETELY WITHIN ZONE X UNSHADED. ZONE 'X' IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD
- SITE SOILS ARE COMPRISED OF HYDROLOGIC SOIL GROUP C/D.
- THE NATIONAL WETLANDS INVENTORY (NWI) DOES NOT SHOW WATERS WITHIN THE SITE.

Panera Bread

Lathrup Village, MI

Design and Site Plan Findings

March 15, 2022



Design Changes to Improve Alignment with Ordinances

PARTIES INVOLVED:

Panera Bread Design Management Group. Role: design, functionality, constructability, and safety.

Lawrence Group. Panera's integrated design, architecture and construction service provider. Role: Architect of Record.

The Surnow Company – Landlord. Role: consulted.

Giffels Webster – Lathrup Village planning consultants. Role: consulted.

Lathrup Village Planning Department. Role: consulted.

PROCESS AND FINDINGS:

Upon thorough review of all applicable Lathrup Village ordinances, and consultation with all parties involved, Panera Bread was able to accomplish the following community benefits and improvements to the Design and Site Plan:

1. Site is suitable for Panera's newest design, the Ballwin, MO. prototype. Only one has been constructed in the US so far.
2. Brick surface has been doubled as compared to the new prototype, including brick on all four sides.
3. Brick surfaces have been enhanced with alternating vertical and horizontal soldiers, adding interest and texture.
4. Patio situated to allow visibility and continuity with new pedestrian amenity area at NE corner of the site.
5. Patio enhanced with string lights and alternate ground coloration and scoring pattern for a patio look that references surrounding residential community.
6. Addition of a pedestrian amenity area in the NE corner of the site where the principal sidewalks of Southfield Road and Sunset Boulevard intersect with the traffic light – supported crosswalk.
7. Inclusion with the pedestrian amenity area of bike rack, benches, reserved landscape zone, and installation point for public art or contextual plaque to maximize community benefits.

8. Enhanced safety and access from pedestrian amenity area to restaurant door and patio via high-visibility crosswalk.
9. Addition of pedestrian level lighting along entire length of site sidewalk on Southfield Road.
10. Additional pedestrian crosswalk directly from front of property, on par with crosswalk from pedestrian amenity area
11. Expanded landscaping areas:
 - a. West and north of patio
 - b. North-to-south along Southfield Road
 - c. North-to-south on building front (east elevation)
 - d. North-to-south at west edge of the property to enhance existing berm's visual shielding of drive through from residences.
12. Enhanced pedestrian safety (walk in and walk from parking) by pushing vehicular ingress/egress to the corners of the site and clearing driver visibility to pedestrian cross points.
13. Best-in-class dining room with exposed wood bar height gathering table and abundant seating to encourage use of the dining room as a community "third place"
14. Maximized parking to the extent possible on a tight site to encourage dine-in while simultaneously welcoming long visits, chance encounters, and group interaction.
15. Inviting pedestrian and vehicular entries are coupled with a welcoming interior to attract guests into the restaurant. Attention is literally focused on the inside of the restaurant using a new mirror display over the bakery items, visible though out the café.
16. 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.
17. These same windows also provide a warm glow as you approach the café at dusk and throughout the evening hours.

We also considered the following and encountered obstacles as explained below:

1. Pulling restaurant toward Southfield Road (zero lot line). Reasons:
 - a. compromised traffic circulation for both parking and a natural drive thru / Rapid Pickup experience
 - b. pedestrian safety causing guests to cross the drive thru lanes on each visit.

- c. reduced parking count
 - d. constructability
- 2. Relocation of east parking to west side of lot behind drive through (using green space) and moving building partially to the east. Reasons:
 - a. foreshortening of entrance way removes buffer for entering vehicles
 - b. compromised traffic circulation
 - c. pedestrian safety from crosswalk from Southfield Road
 - d. reduced parking count
- 3. Replacement of Southfield Road entrance and introduction of vehicular ingress/egress in southwest corner. Reasons:
 - a. prohibitive grade change
 - b. reduced customer access