



500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

Tom Krent, Chairman, David Lambert, Vice Chairman
Carlton Faison, Michael W. Hutson, Lakshmi Malalahalli,
Marianna Perakis, Sadek Rahman, Jerry Rauch and John J. Tagle

September 28, 2021

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – September 14, 2021
4. PUBLIC COMMENT – For Items Not on the Agenda

SPECIAL USE REQUEST

5. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2021-001) - Proposed Panera Bread Café (with Drive Through), East side of Coolidge, south of Maple (1484 Coolidge), Section 32, Currently Zoned MR (Maple Road) District

OTHER ITEMS

6. PUBLIC COMMENTS – For Items on the Agenda
7. PLANNING COMMISSION COMMENT
8. ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 14, 2021, in the Council Chamber of the Troy City Hall. Chair Krent presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

Carlton M. Faison
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
Sadek Rahman
John J. Tagle

Absent:

Jerry Rauch

Also Present:

R. Brent Savidant, Community Development Director
Ben Carlisle, Carlisle Wortman Associates
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2021-09-066

Moved by: Faison

Support by: Perakis

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8)

Absent: Rauch

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2021-09-067

Moved by: Hutson

Support by: Malalahalli

RESOLVED, To correct the August 24, 2021 minutes to reflect the content of the email we all received from Mr. Rauch concerning the minutes. I would move that the minutes be reflective of that email.

Discussion on the motion on the floor.

Ms. Dufrane reminded Board members to not send email messages addressed to the Board as a whole. She said it is more appropriate to address messages and/or comments to either the Chair or Vice Chair and copy the Planning Director and herself.

Vote on the motion on the floor.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Rahman
Abstain: Tagle
Absent: Rauch

MOTION CARRIED**4. PUBLIC COMMENT – For Items Not on the Agenda**

There was no one present who wished to speak.

MASTER PLAN UPDATE**5. MASTER PLAN – Master Plan Scope**

Mr. Carlisle reviewed the Master Plan Scope approved by City Council on November 23, 2020, identifying the eight points of focus, the bulk of which is Neighborhood Nodes. He addressed the following elements relating to the Master Plan update.

Revised Timeline:

- May 27 - June 18 – Survey open
- June 22 – Preliminary survey results shared with Planning Commission
- July 24 – Joint Planning Commission and City Council Master Plan / Zoning primer
- October / November - Focus Groups
- TBD – Joint Planning Commission and City Council Master Plan Kickoff Meeting
- November – Walking Tours of Neighborhood Nodes

Neighborhood Nodes concerns identified:

- Land use / future use of vacant parcels
- Density
- Traffic
- Redevelopment / infill
- Height and transition
- Building placement
- Housing type
- Gateways into City

Six Neighborhood Nodes identified for walking tours:

- Crooks and Wattles
- Long Lake and Livernois
- Wattles and John R
- Long Lake and Rochester
- Livernois and Square Lake
- John R and South

Mr. Savidant said the focus on identified Neighborhood Nodes would apply to all the Neighborhood Nodes in the City.

There was discussion on:

- Determination in identifying which nodes to conduct walking tours.
- Assess findings and apply principles across the board to all Neighborhood Nodes.
- Vision of Neighborhoods Nodes.
- Walking Tours.
 - Structured, organized public meetings.
 - Agenda and packet of material with target questions to identify issues.
 - Engage public attendance; homeowner associations, business owners, related entities.
 - Gather initial comments and discuss in follow-up meetings; days/times to be determined.

It was the consensus of the Board to go forward with the scope as approved by City Council.

OTHER ITEMS

6. **ZONING ORDINANCE TEXT AMENDMENT (ZOTA 256)** – Residential Uses in BB Zoning District

Mr. Savidant addressed a recent email message from a developer for consideration to provide flexibility for developers when renovating existing multistory buildings and constructing new multistory buildings in the Big Beaver zoning district. The intent of the amendment would permit some residential use in appropriate locations on the first floor for sites located on Big Beaver Road and arterials.

There was discussion on:

- Transparency requirements; administrative role.
- Permit residential on building/parking lot side only, not on right of way.
- Opportunity to utilize/repurpose public buildings, vacancy, underutilized parking lots.
- Special Use approval versus permit by right; function of Special Use approval.
- Consideration of more definitive role by Planning Commission in approval process.
- Residential use less intense than commercial.
- Apply amendment to existing and/or new buildings.
- Investment / marketing strategy determination of developer.

- Residential would attract walkability in Big Beaver area.
- Maintain integrity of Master Plan and Zoning Ordinance.
- Opportunity for unique housing types.

The administration will take into consideration Board comments and bring the proposed amendment back for discussion at a future meeting.

7. PUBLIC COMMENTS – For Items on the Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

There were no Planning Commission comments.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:26 p.m.

Respectfully submitted,

Tom Krent, Chair

Kathy L. Czarnecki, Recording Secretary

C:\Users\bob\Documents\Kathy\COT Planning Commission Minutes\2021\Jun through Dec 2021\2021 09 14 Regular Meeting_Draft.doc

DATE: September 22, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2021-001) - Proposed Panera Bread Cafe, East side of Coolidge, south of Maple (1484 Coolidge), Section 32, Currently Zoned MR (Maple Road) District

The petitioner Lawrence Group submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application to repurpose an existing TCF Bank branch building into a Panera Bread Café. The bank building had a drive through but it will be expanded to accommodate additional drive through stacking spaces.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the application. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and recommends approval of the project, as noted.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

G:\SPECIAL USE\SU JPLN2021-001 PANERA\PC Memo 09 28 2021.docx

PROPOSED RESOLUTION

PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2021-001) - Proposed Panera Bread Café (with Drive Through), East side of Coolidge, south of Maple (1484 Coolidge), Section 32, Currently Zoned MR (Maple Road) District

Resolution # PC-2021-09-

Moved by:

Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Panera Bread Café (with Drive Through), East side of Coolidge, South of Maple (1484 Coolidge), Section 32, Currently Zoned MR (Maple Road) District, be (granted, subject to the following conditions):

1. Screen parking from Coolidge Highway
2. Provide transparency calculation
3. Include loading space (unless Planning Commission grants waiver)
4. Resubmit photometric plan and lighting fixture details
5. Address the Engineering Departments noted items

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

Absent:

MOTION CARRIED / FAILED

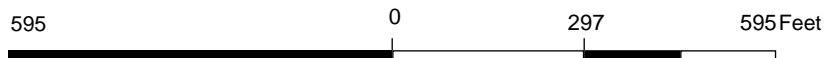
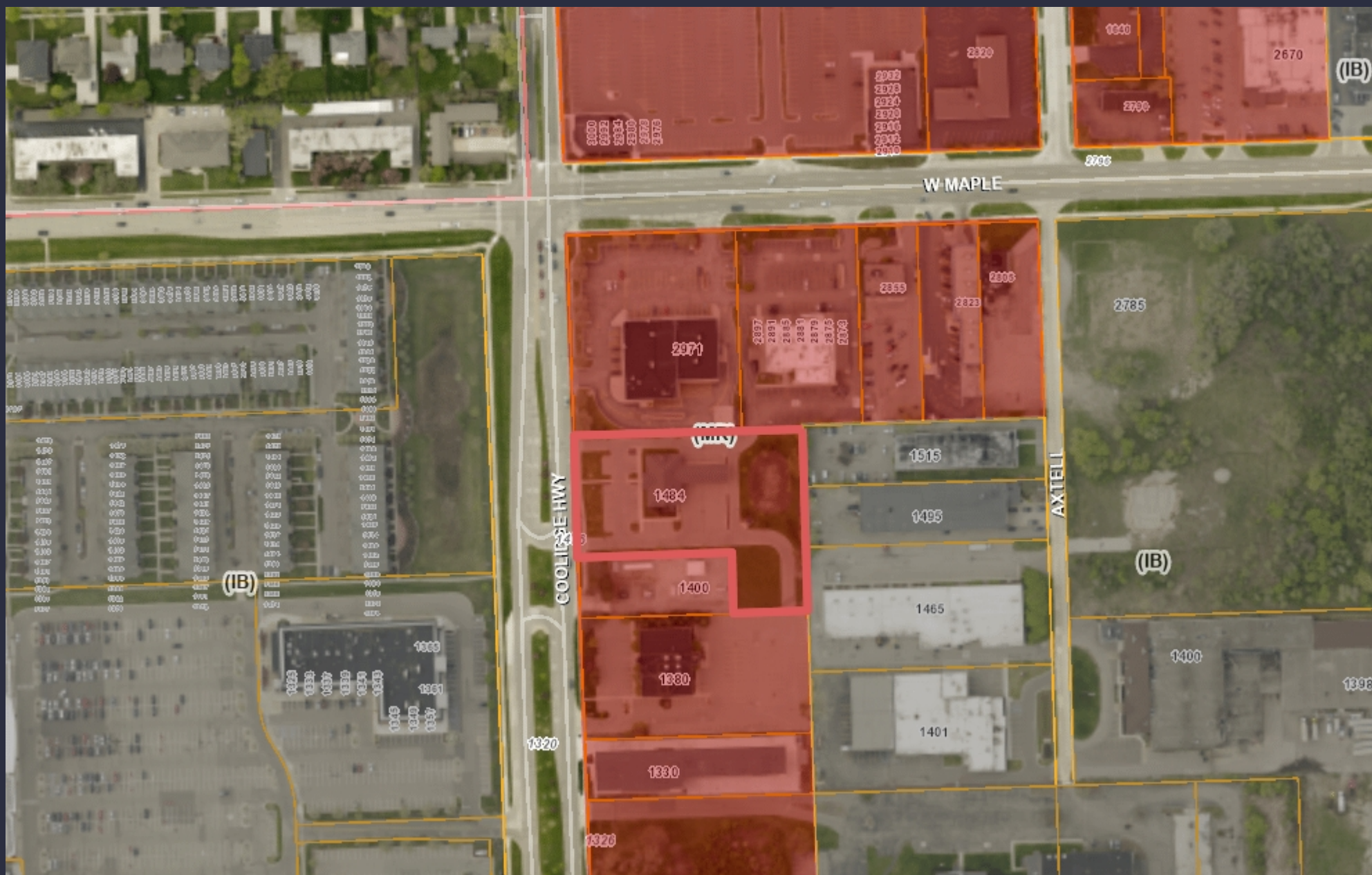
G:\SPECIAL USE\SU JPLN2021-001 PANERA\Proposed Resolution 2021 09 28.doc



595 0 297 595 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: September 21, 2021

Preliminary Site Plan and Special Use Review For City of Troy, Michigan

Project Name: Panera-Coolidge
Plan Date: August 20, 2021
Location: 1484 Coolidge Highway
Zoning: MR, Maple Road
Action Requested: Site Plan and Special Use Approval

PROJECT AND SITE DESCRIPTION

The applicant is proposing to convert an existing financial institution at 1484 Coolidge Highway into a Panera Bread with a drive-through. For the most part, the applicant is proposing to maintain the existing building footprint and site layout but make the following site improvements:

1. Remove the existing canopy on rear of building
2. Add second drive-through lane to provide required stacking spaces
3. Add new landscaping
4. Add outdoor seating area
5. Add additional internal sidewalks and striping.
6. Reconfigure parking in rear of site/building
7. Façade improvements
8. New dumpster enclosure

There is an existing Panera across Coolidge that will be relocated to this site if approved. The site is located in MR, Maple Road. Drive-through uses are a conditional use.

The building is a non-conforming structure. As set forth in Section 14.04.A: *a nonconforming building or structure shall not be enlarged or altered in a way which increases its non-conformity.* The applicant is not increasing the building non-conformity.

Location of Subject Property:

1484 Coolidge Highway



Proposed Uses of Subject Parcel:

Panera Bread with Drive-through

Current Zoning:

The property is currently zoned MR. Maple Road

Surrounding Property Details

Direction	Zoning	Use
North	MR, Maple Road	Commercial - RiteAid

South	MR, Maple Road	Utility yard and medical office
East	IB, Integrated Industrial and Business	Commercial - auto repair
West	IB, Integrated Industrial and Business	Residential/Commercial

SITE AND BUILDING ARRANGEMENT

As noted, the building footprint and site arrangement remains mostly the same. Site and building arrangement improvements includes:

1. Remove the existing canopy on rear of building
2. Add second drive-through lane to provide required stacking spaces
3. Add additional internal sidewalks and striping.
4. Reconfigure parking in rear of site/building

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:

The site is being developed as Building Form A. Table 5.03.B1 establishes the dimensional requirements for the Building Form A:

	Required	Provided	Compliance
Front (Coolidge Highway)	10-foot build-to-line	+/- 117 feet	Legal non-conforming
Side (south)	0	+/- 80-feet	Complies
Side (north)	0	+/- 40 feet	
Rear	30-feet	+ 200 feet	Complies
Open Space	30 percent	47%	Complies
Building Height	Minimum 14 feet Maximum 45 feet	19 feet	Complies
Parking	Not located in front yard + screening	Not located in front yard and screened.	Legal non-conforming but not screened

As noted, the building and parking location is non-conforming. The parking may remain but must be screened with screen wall adjacent to Coolidge Highway.

Items to be Addressed: Screen parking from Coolidge Highway.

SITE ACCESS AND CIRCULATION

Vehicular access and Circulation:

Access to the site will be the existing curb cuts on Coolidge, plus cross-access to both the adjacent south and north properties. The Fire Department has reviewed circulation and notes that it is sufficient.

The Engineering Department has reviewed the application and notes the following items:

- 1. The pedestrian crosswalk near the front of the building must cross the aisle near perpendicular. Reconfigure the pedestrian crossing to eliminate the skew.*
- 2. The layout and dimensions of the rear parking lot suggest this area would be intended for one-way traffic (northbound), however the traffic flow arrows indicate two-way circulation. The proposed 18-foot wide aisle is not sufficient to allow two-way traffic. Reconfigure or revise plans to reflect one-way flow, with appropriate pavement markings and signs.*
- 3. At the northwest corner of the site, the plans show a cross access easement with the two sites to the north. However, proposed cross access in this area is poorly configured, and both the existing and proposed cross-access fall outside this easement. As shown, access to/from the Rite-Aid site is awkward and would not be sufficient to allow vehicles to turn left from Rite-Aid. Reconfigure this area to maintain cross-access, with a drive aisle width of 24 feet.*
- 4. Eliminate the use of wheel stops along the south and west building faces. Instead, use raised concrete sidewalks to provide a vertical edge, separating parking spaces from pedestrian areas.*
- 5. On the south side of the building, widen the sidewalk to 7 feet and reduce the parking stall length to 17 feet. This allows for two (2) foot vehicle bumper overhang, while maintaining five (5) foot usable sidewalk width*

Items to be Addressed: Address the Engineering Departments noted items.

PARKING

Fast-food restaurants require the following parking as set forth in table 13.06.a:

	Required	Provided
Fast-food Restaurant: 1 space for each 70 square feet of net floor area	$2,982 / 70 = 43$ spaces	44 spaces
Stacking: 10 spaces	10 spaces	15 spaces
Barrier Free	2	2

Bicycle Parking	2	2
Loading: Planning Commission may grant wavier	1	0
Total	43 automobile + 10 stacking spaces + 2 bicycle and 1 loading space	44 automobile + 15 stacking spaces + 0 bicycle and 0 loading space

Applicant is deficient in loading space. Planning Commission may waive loading space based on evidence from the applicant that a loading space is unnecessary.

Items to be Addressed: Include loading space or seek waiver from Planning Commission.

LANDSCAPING

The application includes a landscape plan and calculations.

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
<u>Street Trees:</u> The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	200 LF = 7 trees	7 trees	Compliant
<u>Parking Lot Landscaping:</u> 1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with planning commission approval.	44 surface spaces = 6 trees	8 trees	Compliant
<u>Site landscaping:</u> A minimum of twenty percent (15%) of the site area shall be comprised of hardscape and landscape material.	15%	Over 15% landscaping.	Compliant

The applicant has not indicated screening of trash enclosure.

Items to be Addressed: Provide trash enclosure screening.

PHOTOMETRICS

The applicant has provided a photometric. The plan is difficult to review because it appears the applicant is including both existing conditions and new improvements. In addition, the lighting levels exceed the

maximum along the south and north property lines. Lastly, the applicant did not provide lighting fixture cut sheets.

Items to be Addressed: Resubmit photometric plan and lighting fixture details.

ELEVATIONS AND FLOOR PLANS

The applicant has submitted elevations and floor plans. The proposed materials include painted brick (existing), glass, CMU, and fiberglass panel. The applicant is required to provide 50% transparency along the west elevation (front), and 30% on south elevation. It appears that the transparency is met but calculations were not provided.

Items to be Addressed: Confirm transparency requirements.

DESIGN STANDARDS

Developments within the Maple Road form-based district must comply with Design Standards outlined in section 5.05.

Building Orientation and Entrance

- a. *Primary Entrance: The primary building entrance shall be clearly identifiable and useable and located in the front façade parallel to the street. **The primary entrance is located in the front façade facing Coolidge Highway.***
- b. *Recessed Doorways. Where the building entrance is located on or within five (5) feet of a lot line, doorways shall be recessed into the face of the building. **Not applicable***
- c. *Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:*
 - I. *Projecting or recessed entrance. A recessed entrance is required if the building entrance is located on or within five (5) feet of the lot line.*
 - II. *Stoop or enclosed or covered porch.*
 - III. *Transom and/or side light window panels framing the door opening.*
 - IV. *Architectural trim or unique color treatments framing the door opening*

Not Applicable

Ground Story Activation

- a. *The first floor of any front façade facing a right-of-way shall be no less than fifty (50) percent windows and doors, and the minimum transparency for facades facing a side street, side yard, or parking area shall be no less than 30 percent of the façade. Transparency alternatives are permitted up to 80% of the 50% total along the front of buildings, and up to 100% of the sides of buildings. The minimum transparency*

requirement shall apply to all sides of a building that abut an open space, including a side yard, or public right-of-way. Transparency requirements shall not apply to sides which abut an alley.

See elevation notes.

Transitional Features

- a. *Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.*

Transitional features are provided.

Site Access and Parking

- a. *Required Parking. Off-street parking shall be provided in accordance with the standards set forth in Article 13, Site Design Standards.*

Parking adjacent to Coolidge Highway needs to be screened.

- b. *Location.*
 - I. *When parking is located in a side yard (behind the front building line) but fronts on the required building line, no more than fifty (50) percent of the total site's linear feet along the required building line or one hundred (100) feet, whichever is less, shall be occupied by parking.*

Not Applicable

- II. *For a corner lot, shall be no more than fifty (50) percent of the site's cumulative linear feet along the required building lines or one hundred (100) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection.*

Not Applicable

- III. *For a double frontage lot or a lot that has frontage on three (3) streets, the cumulative total of all frontages occupied by parking shall be no more than sixty-five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less.*

Not Applicable

- IV. *Where off-street parking is visible from a street, it should be screened in accordance with the standards set forth in Section 13.02.C.*

Parking adjacent to Coolidge Highway needs to be screened.

Items to be Addressed: 1). *Provide transparency calculation; and 2). Screen parking from Coolidge.*

For any special use, according to Section 9.02.D, the Planning Commission shall “...review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department’s report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions.”

Section 9.03 states that before approving any requests for Special Use Approval, the Planning Commission shall consider:

1. *Compatibility with Adjacent Uses.*
2. *Compatibility with the Master Plan.*
3. *Traffic Impact.*
4. *Impact on Public Services.*
5. *Compliance with Zoning Ordinance Standards.*
6. *Impact on the Overall Environment. The proposed Special Use shall no*
7. *Special Use Approval Specific Requirements.*

We support the special use and find:

1. Repurposing of a building is a best management practice, that promotes sustainability
2. The applicant is making the building more conforming with the façade improvements
3. Maple Road zoning provides for a variety of uses including fast-food with drive-throughs
4. The proposed repurposing should not require any additional public services that required for a public use.
5. The repurposing of the building would reduce environmental impact than tearing the building down and building a new one.

Items to be addressed: None

RECOMMENDATION

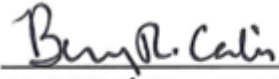
We support the reinvestment in the site. We recommend preliminary site plan and special use approval with the following conditions:

1. Screen parking from Coolidge Highway
2. Provide transparency calculation

Panera

September 21, 2021

3. Include loading space or seek waiver from Planning Commission
4. Resubmit photometric plan and lighting fixture details
5. Address the Engineering Departments noted items

A handwritten signature in black ink, reading "Ben R. Carlisle", written over a horizontal line.

CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, LEED AP, AICP

PANERA BAKERY CAFE 0707

1484 COOLIDGE HIGHWAY
TROY, MI 48084



LOCATION MAP
(NOT TO SCALE)

PERTINENT DATA

SITE DATA	
PARCEL NUMBER	20-32-101-025
CURRENT ZONING DISTRICT	MR, MAPLE ROAD
PROPOSED ZONING DISTRICT	MR, MAPLE ROAD
AREA CALCULATIONS	
BUILDING AREA	4,496 S.F.
IMPERVIOUS AREA	41,724 S.F.
PERVIOUS AREA	41,681 S.F.
TOTAL SITE AREA	87,901 S.F.

KEYED NOTES

NEW STRUCTURES

- EXISTING BUILDING TO BE USED IN PLACE AND RENOVATED. REFER TO ARCHITECTURAL PLANS.
- NEW DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS.

NEW CURBS

- NEW INTEGRAL CONCRETE CURB (STANDARD SECTION).
- NEW INTEGRAL CONCRETE CURB (WIDE SECTION).
- MATCH EXISTING CURB IN LOCATION AND ELEVATION.
- NEW WHEEL STOP (TYPICAL OF 13).

NEW PAVEMENTS

- NEW ASPHALT PAVEMENT (LIGHT DUTY).
- NEW ASPHALT PAVEMENT (HEAVY DUTY).
- NEW CONCRETE PAVEMENT (HEAVY DUTY).
- NEW CONCRETE PAVEMENT (HEAVY DUTY) WITH DETECTOR LOOP. REFER TO ARCHITECTURAL PLANS FOR DETECTOR LOOP DETAIL.

NEW SIDEWALKS

- NEW CONCRETE SIDEWALK.
- NEW CURB RAMP.
- NEW PARALLEL CURB RAMP.

NEW SIGNS

- NEW ACCESSIBLE PARKING SIGN. REFER TO ARCHITECTURAL PLANS.
- NEW DRIVE-THRU CLEARANCE BAR. REFER TO ARCHITECTURAL PLANS.
- NEW PREVIEW BOARD. REFER TO ARCHITECTURAL PLANS.
- NEW MENU BOARD. REFER TO ARCHITECTURAL PLANS.
- NEW CANOPY AND SPEAKER POST. REFER TO ARCHITECTURAL PLANS.
- NEW "DRIVE-THRU" SIGN. REFER TO ARCHITECTURAL PLANS.
- NEW "THANK YOU/DO NOT ENTER" SIGN. REFER TO ARCHITECTURAL PLANS.
- NEW RAPID PICK UP SIGN. REFER TO ARCHITECTURAL PLANS.
- NEW "DRIVE-THRU PULL FORWARD" SIGN. REFER TO ARCHITECTURAL PLANS.

NEW PAVEMENT MARKINGS

- NEW PAINTED ACCESSIBLE PARKING SYMBOL.
- NEW PAINTED AISLE (BLUE).
- NEW PAINTED AISLE (WHITE).
- NEW PAINTED PARKING SPACE LINE (WHITE).
- NEW PAINTED PARKING SPACE LINE (BLUE).
- NEW PAINTED STOP BAR LINE (WHITE).
- NEW PAINTED TRAFFIC FLOW ARROW.
- NEW "DRIVE-THRU" STRIPING AND TRAFFIC FLOW ARROW.
- NEW "DO NOT ENTER" STRIPING AND TRAFFIC FLOW ARROWS.

NEW MISCELLANEOUS ITEMS

- EXISTING SIGN TO BE REUSED AS PANERA MONUMENT SIGN.
- EXISTING PAVEMENT AND CURBING TO REMAIN.
- EXISTING STRIPING TO REMAIN.
- CONCRETE PAD FOR BICYCLE RACK.

PARKING CALCULATIONS

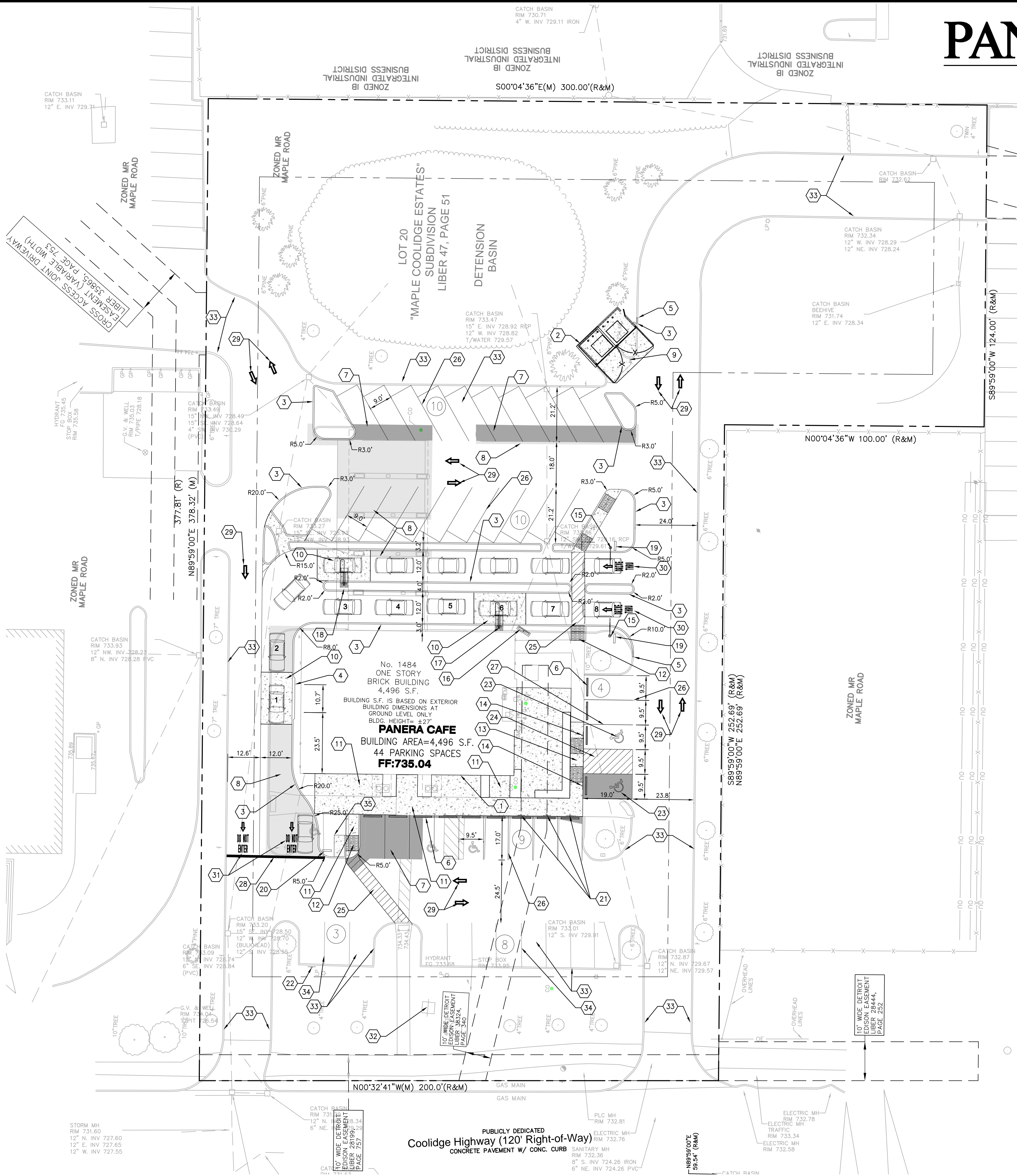
1 SPACE/70 SQUARE FEET OF NET FLOOR AREA
2,982 SF/70 = 43 SPACES REQUIRED

PARKING REQUIREMENTS (ACCESSIBLE)

26 TO 50 STANDARD SPACES	2 ACCESSIBLE SPACES
VAN ACCESSIBLE REQUIREMENT	1 VAN ACCESSIBLE SPACE FOR EVERY 6 ACCESSIBLE SPACES

PARKING DATA

SPACES REQUIRED (TOTAL)	43 SPACES
SPACES PROVIDED (STANDARD)	42 SPACES
SPACES PROVIDED (ACCESSIBLE)	2 SPACES (2 VAN ACCESSIBLE)
SPACES PROVIDED (TOTAL)	44 SPACES



DEVELOPER/OWNER:
PANERA LLC
3630 SOUTH CUYLER ROAD, SUITE 100
ST. LOUIS, MO 63127
(314) 984-1000

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THIS PROJECT AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF ST. LOUIS PLANNING AND ZONING ORDINANCES AND THE CITY OF ST. LOUIS PLANNING AND ZONING ORDINANCES. ANY CHANGES TO THE PLANS OR SPECIFICATIONS MUST BE APPROVED BY THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON.

JOHN F. HARSHBARGER
ENGINEER
NO. 621088278
PROFESSIONAL SEAL

DATE: 08/20/2021

PANERA BAKERY CAFE #0707
1484 COOLIDGE HIGHWAY
TROY, MI 48084

SITE PLAN

+ ST. LOUIS
5015 18th Street
St. Louis, MO 63103
314.984.9887 tel
www.coilestl.com

COILE
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Coile & Associates, Inc. is an Equal Opportunity Employer. Coile Design Group, Inc. is a Division of Coile & Associates, Inc.

DESIGN/CALC BY:
ALV

DRAWN BY:
ALV

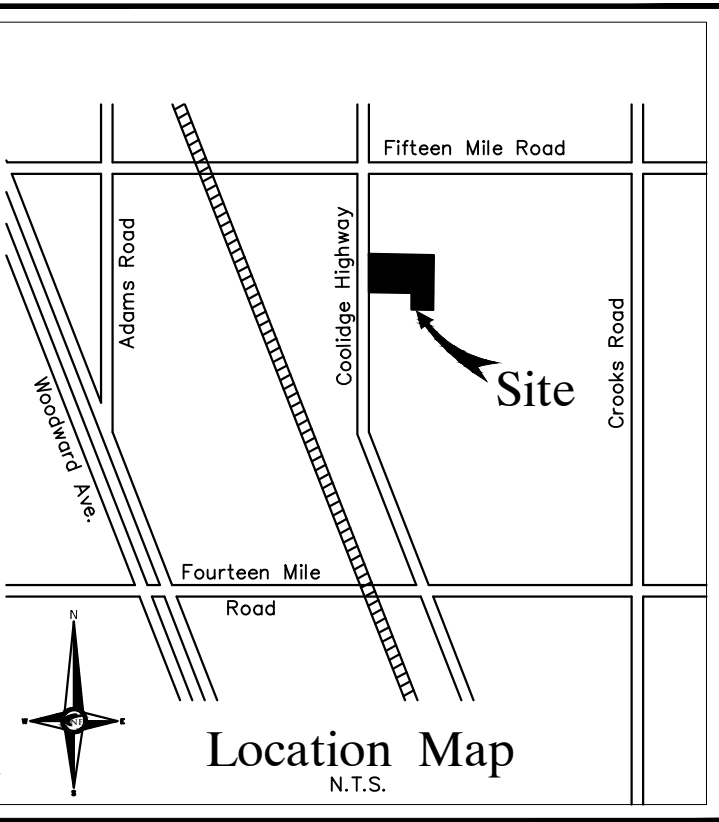
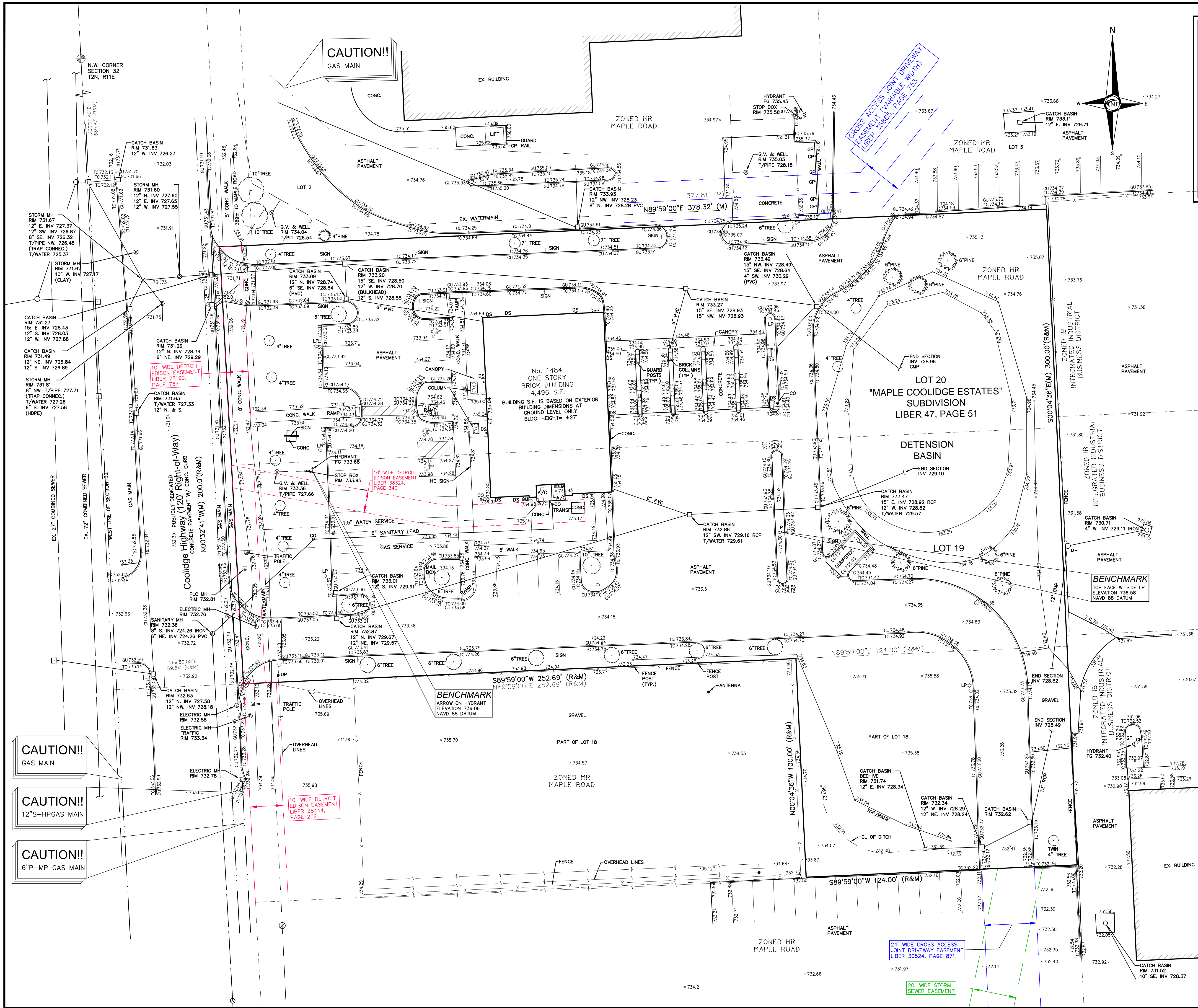
CHECKED BY:
CAW

DRAWING SCALE:
AS SHOWN

DATE:
08/20/2021

Job Number
21-0085

Sheet Number
C1.0



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



PROJECT
TCF Bank
1484 Coolidge Hwy.
Troy, Michigan

CLIENT
Panera Bread
3630 South Geyer Road,
Suite 100
Sunset Hills, MO 63127

Contact:
Justin Knepper, Sr.
Development Project
Manager
Phone: (314) 495-6820

PROJECT LOCATION
Part of the NW 1/4
of Section 32
T.2N., R. 11E.
City of Troy,
Oakland County, Michigan

SHEET
Boundary / Topographic
Survey



DATE	ISSUED/REVISED
00-00-00	REVISED PER

DRAWN BY:
N. Naoum

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
07-26-2021

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
E156-03 C1

LEGAL DESCRIPTION

The land referred to in per Title Commitment is described as follows: City of Troy, County of Oakland, State of Michigan
Lots 19 and 20, Maple Coolidge Estates Subdivision, as recorded in Liber 47, Page 51 of Plats, Oakland County Records and Part of Lot 18, beginning at point distant South 00 degrees 20 minutes 40 seconds East 589.67 feet and North 89 degrees 59 minutes 00 seconds East 59.54 feet and North 89 degrees 59 minutes 00 seconds East 59.54 feet and North 89 degrees 59 minutes 00 seconds East 124 feet; thence South 04 minutes 36 seconds East 100 feet; thence South 89 degrees 59 minutes 00 seconds West 124 feet; thence North 00 degrees 04 minutes 36 seconds West 100 feet to beginning.

Property Address: 1484 Coolidge Hwy., Troy, Michigan, 48084
Tax Parcel No.: 20-32-101-025

COVID-19 PANDEMIC CONDITION

DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES. HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS.

ALL SURVEYS BEING UTILIZED FOR DESIGN PURPOSES BY OTHERS; IT WILL BE THE CLIENT'S OBLIGATION TO UPDATE THE UTILITY INFORMATION AS IT BECOMES AVAILABLE. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER B11890713, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 07-26-2021. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATIONS.

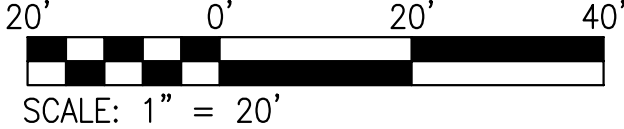
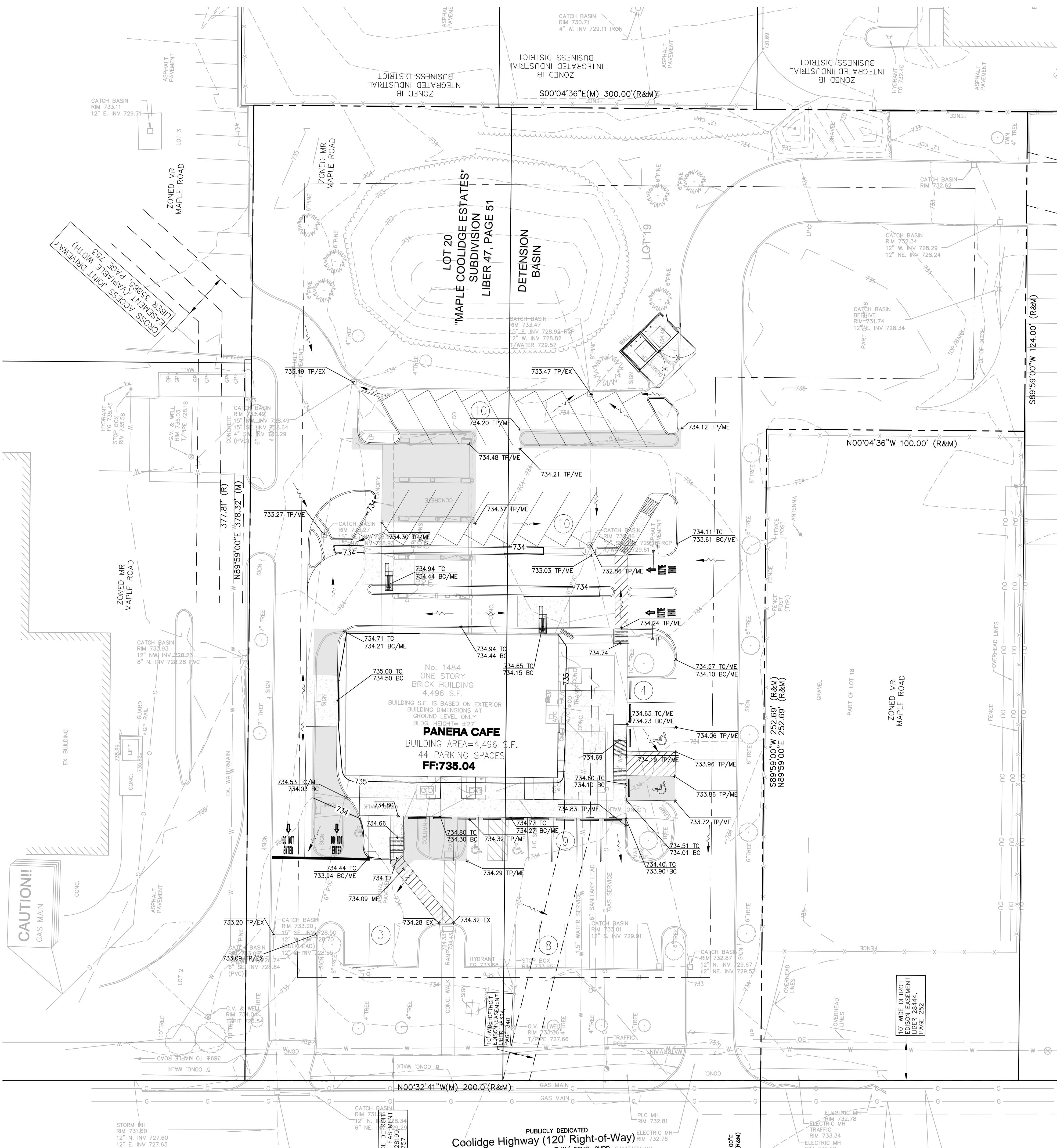
TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND	
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
GATE VALVE	EXISTING WATER MAIN
MANHOLE	EXISTING STORM SEWER
CATCH BASIN	EX. R.Y. CATCH BASIN
UTILITY POLE	EXISTING BURIED CABLES
GUY POLE	OVERHEAD LINES
GUY WIRE	LIGHT POLE
SIGN	SIGN
EXISTING GAS MAIN	EXISTING GAS MAIN

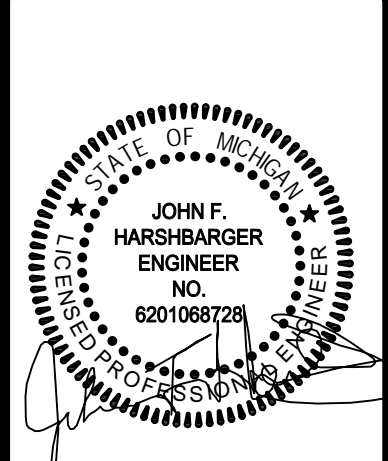


GRADING ABBREVIATIONS

BC	BOTTOM OF CURB FACE
BW	BOTTOM OF WALL
EC	EDGE OF CONCRETE
FF	FINISHED FLOOR
FG	FINISHED GRADE
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
TC	TOP OF CURB FACE
TP	TOP OF PAVEMENT
TW	TOP OF WALL
EX	EXISTING TO REMAIN

DATE	NO	REVISION DESCRIPTION
MM/DD/YY	01	DESCRIPTION

DEVELOPER/OWNER:
PANERA LLC
3630 SOUTH CAYLER ROAD, SUITE 100
ST. LOUIS, MO 63127
(314) 984-1000



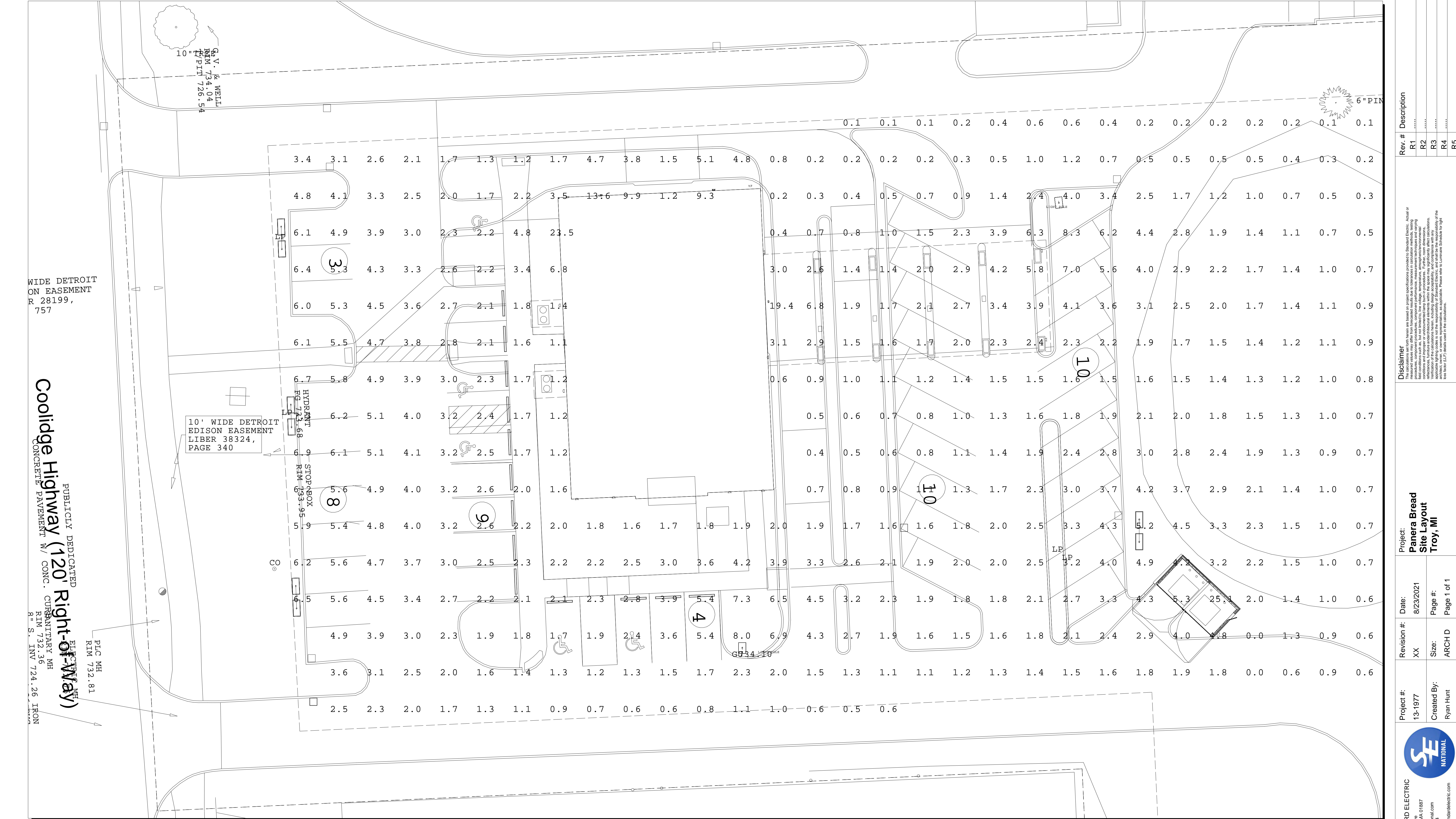
PANERA BAKERY CAFE #7070
1484 COOLIDGE HIGHWAY
THOT, MI 48064
GRADING PLAN

+ ST. LOUIS
5015 18th Street
St. Louis, MO 63103
314.984.9887 tel/
www.colestl.com
COLE
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Cole is a registered professional engineer in the State of Missouri. Cole Design Group, Inc. is a registered professional engineer in the State of Missouri.

DESIGN/CALC BY	ALV
DRAWN BY	ALV
CHECKED BY	CAW
DRAWING SCALE	AS SHOWN
DATE	08/20/2021
Job Number	21-0085
Sheet Number	C2.0

Standard Electric Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Total Lumens	Total Wattage	LLF	BUG Rating	Mounting Height
	4	EXT30 T5Q	2 @ 180 DEG B	Solais dba EnergyLit	GL3-17H-5QM-740-STD	33368	207.54	0.980	B4-U0-G4	23'
	2	EXT30 T3M	SINGLE	Solais dba EnergyLit	GL3-17H-3RM-740-STD	17017	104	0.980	B2-U0-G3	23'
	5	EXT31	SINGLE	RAB LIGHTING INC.	SLIM37N	3873	34.6	0.950	B1-U2-G1	8'

Calculation Summary					
Label	CalcType	Avg	Max	Min	Units
Entire Site	Illuminance	2.48	25.1	0.0	Fc



Rev. #

Description

R1

.....

R2

.....

R3

.....

R4

.....

R5

.....

Rev. Date

.....

Project #:

13-1977

Project:

Panera Bread
Site Layout
Troy, MI

Date:

8/23/2021

Revision #:

XX

Page #:

Page 1 of 1

Created By:

Ryan Hunt

Size:

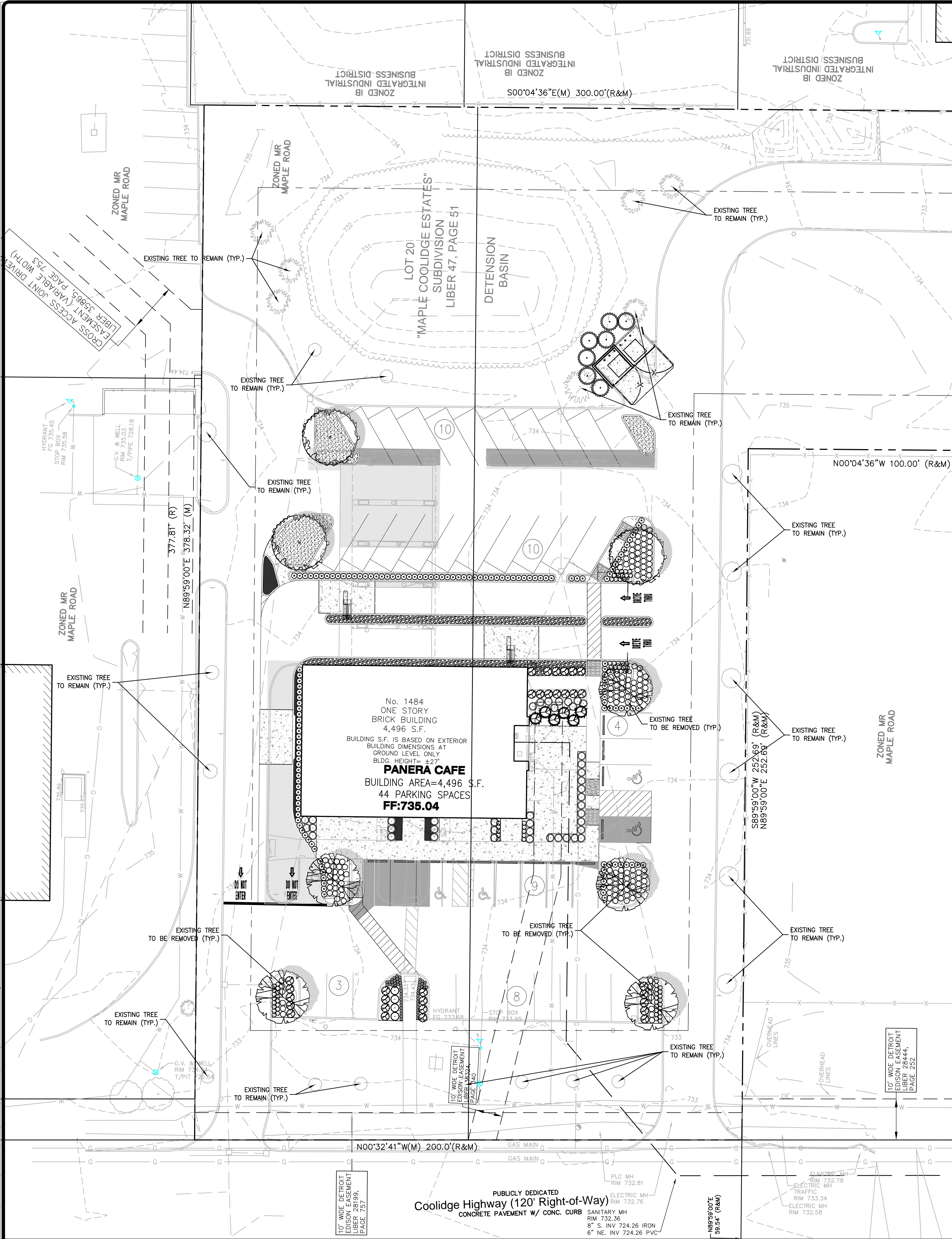
ARCH D

Standard Electric
14 Lewis Drive
Wilmington, MA 01887
www.seenational.com
978-661-1864

SE
NATIONAL

Panera@StandardElectric.com

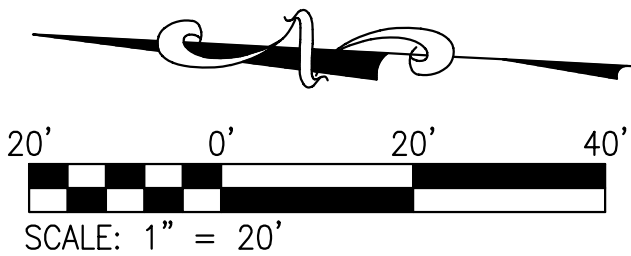
24"x 36"



PLANT SCHEDULE						
CANOPY TREES						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	5	Betula nigra 'Duraheat'	Duraheat River Birch	15' o.c.	3" Cal. min.	Single stem 5' Clear Trunk
	3	Acer miyabei	State Street Maple	15' o.c.	3" Cal. min.	5' Clear Trunk
SCREENING TREES						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	6	Thuja occidentalis 'Emera'	Arborvitae Emerald Green	4' o.c.	8' Ht. Min.	
	7	Juniperus virginiana 'Canaertii'	Canaerti Juniper	6' o.c.	8' Ht. Min.	
SCREENING/ANCHOR SHRUBS						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	134	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" o.c.	5 gal.	Cont.
	31	Juniperus virginiana	Gray Owl Juniper	36" o.c.	5 gal.	Cont.
SHRUBS						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	4	Ilex verticillata	Red Sprite Winterberry Holly	36" o.c.	5 gal.	Cont.
GRASSES						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	153	Sporobolus heterolepis	Prairie Dropseed	24" o.c.	1 gal.	Cont.
	42	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	36" o.c.	3 gal.	Cont.
	53	Carex flacca	Blue Sedge	12" o.c.	1 gal.	Cont.
PERENNIALS/GROUND COVER						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	142	Liriope muscari	Liriope	12" o.c.	1 gal.	Cont.
	74	Heliopsis helianthoides	Tuscan Sunflower	18" o.c.	1 gal.	Cont.
MISC.						
	TBD		AREA TO BE SOD			
	TBD		DECORATIVE GRAVEL (SEE DETAIL FOR MORE INFORMATION ON COLOR, TYPE ETC.)			

*NOTE: PLANT SPECIES AND OVERALL LAYOUT ARE PER THE NEW PANERA BREAD OUTDOOR DESIGN STANDARDS, JULY 2021. REFER TO TREE PRESERVATION PLAN FOR TREES TO REMAIN AND TO BE REMOVED ALONG WITH TREE PROTECTION FENCING.

LANDSCAPE CALCULATIONS			
SECT. 13.02 B - SCREENING BETWEEN LAND USES			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
SITE USE GROUP 5: RETAIL/ESTABLISHMENT - RESTAURANT	ALL SIDES ARE SAME USE GROUP 5 - PER TABLE 13.02-B NO SCREENING IS REQUIRED	NO SCREENING	EXISTING TREES ALONG ALL SIDES TO REMAIN
SECT. 13.02 C (2)(a) - PARKING LOT LANDSCAPING			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
1 TREE FOR EVERY 8 PARKING SPACES	44 TOTAL PARKING SPACES 44/8=5.5	6 TREES	8 TREES TOTAL 2 EXISTING TREES 6 PROPOSED TREES
SECT. 13.02 D (2)(b) - GREENBELT			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
1 DECIDUOUS TREE FOR EVERY 30 LINEAL FEET OF FRONTAGE ABUTTING A PUBLIC ROAD RIGHT-OF-WAY	200 L.F. OF STREET FRONTAGE 200/30=6.7	7 TREES	7 EXISTING TREES TO REMAIN
SECT. 13.02 E (1)(a) - SITE LANDSCAPING			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
MIN. 20% OF THE SITE AREA SHALL BE COMPRISED OF LANDSCAPE MATERIAL	TOTAL SITE AREA = 87,901 S.F. 20% OF 87,901 =17,580.2 S.F.	17,580.2 S.F. 20%	41,681 47%



DEVELOPER/OWNER:
PANERA LLC
3630 SOUTH Geyer Road, Suite 100
St. Louis, MO 63127
(314) 984-1000

8.20.21
JEREMY DORR
ARCHITECT
No. 3901001591
LICENSED PROFESSIONAL ARCHITECT

PANERA BAKERY CAFE #0707
1484 COOLIDGE HIGHWAY
THOY, MI 48064

LANDSCAPE PLAN

+ ST. LOUIS
401 S. 18th Street
St. Louis, MO 63103
314.984.9887 tel/
www.coilestl.com

COILE
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Coile & Associates, Inc. is a Professional Corporation and Coile Design Group, Inc. is a Division & Trade Name registered to us. "Coile"

DESIGN/CALC BY:
ALV

DRAWN BY:
ALV

CHECKED BY:
CAW

DRAWING SCALE:
AS SHOWN

DATE:
08/20/2021

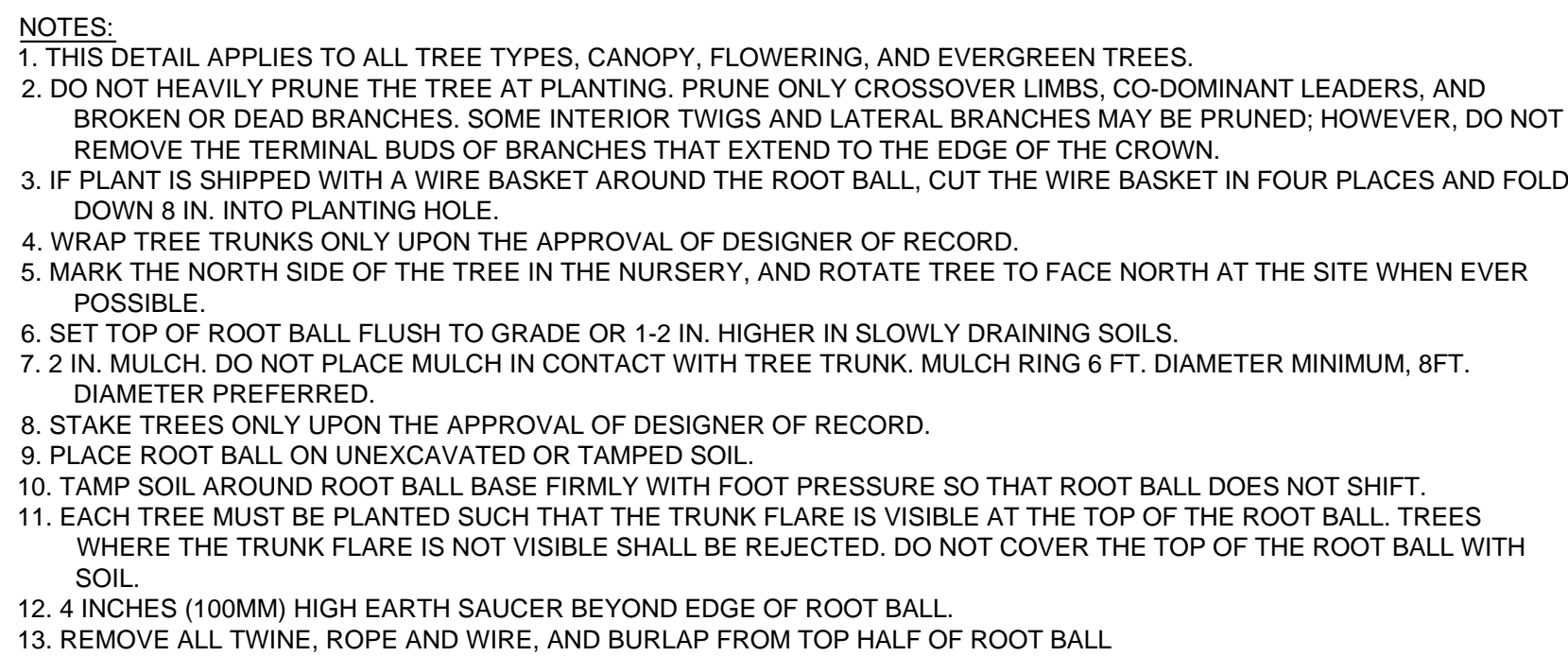
Job Number
21-0085

Sheet Number
L1.0

Soil areas should be checked following rain/irrigation cycles, and any slumping or low-spots should be brought up to the appropriate grade before substantial completion.



REF. DWG. L1.0



For large canopy trees, provide drip irrigation rings. For smaller trees, traditional spray irrigation heads may provide sufficient moisture. A qualified irrigation contractor familiar with local conditions shall determine the best system configuration.

REF. DWG. L1.0

NOTES:

1. SHRUB SPACING SHALL BE AS NOTED IN PLANTING SCHEDULE.
2. IF SHRUBS ARE B&B, ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.
3. ROOTS SHALL BE LOOSENEED AND ANY ENCIRCLING ROOTS CUT PRIOR TO INSTALLATION.

REF. DWG. L1.0

PERENNIAL PLANT

NOTES:

1. REMOVE SPENT FLOWERS PRIOR TO PLANTING.
2. LOOSEN ROOT MASS AT BOTTOM OF ROOT BALL, ANY ENCIRCLING ROOTS CUT PRIOR TO INSTALLATION.
3. TOP OF ROOT BALL STRIPPED OF 1/4" SURFACE GROWING MEDIA AND COVERED WITH 1/4" LANDSCAPE BED MIX PLUS SURFACE MULCH.
4. GROUND COVER SPACING SHALL BE AS NOTED IN PLANTING SCHEDULE.

REF. DWG. L1.0

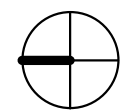
Diagram illustrating the installation of aluminum stakes to lock into preformed loops on the edging. The diagram shows a cross-section of a curb and gutter. The curb is labeled "ADJACENT CURB OR WALKWAY". The gutter is labeled "ALLOW 1/4\" TO 1/2\" TOP OF PAVEMENT TO RETAIN GRAVEL". The finished grade is labeled "FINISHED GRADE". The aluminum stakes are labeled "12\" ALUMINUM STAKES TO LOCK INTO PREFORMED LOOPS ON THE EDGING".

Seasonal weeding by manual or chemical means may be required

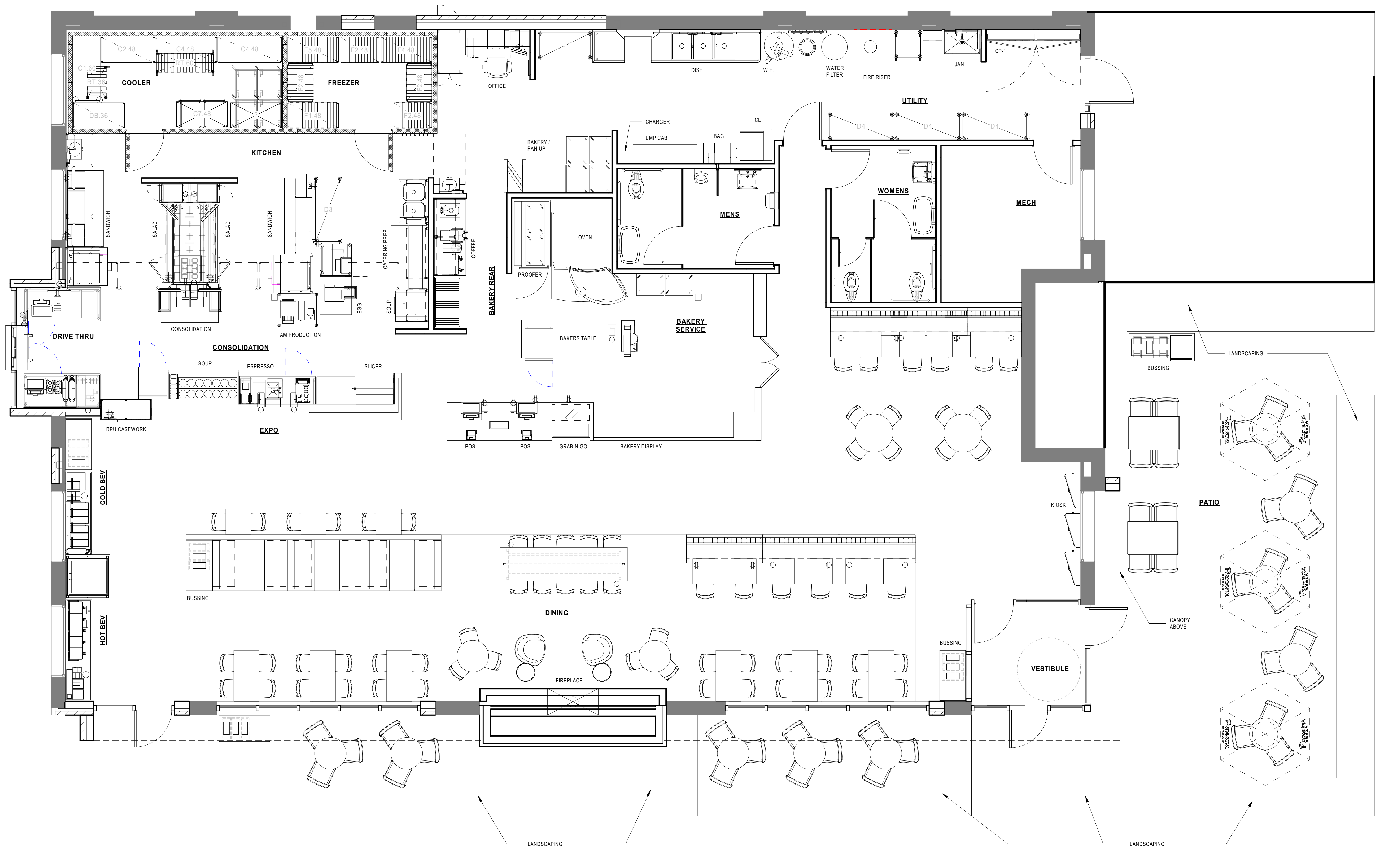
REF. DWG. L1.0

8/17/2021 3:59:48 PM

PS 2021.01



1 P&Z - FLOOR PLAN
1/4" = 1'-0"



Bakery-Cafe:

2021073

SYSTEM: G4 (ARIA)

Project Team:

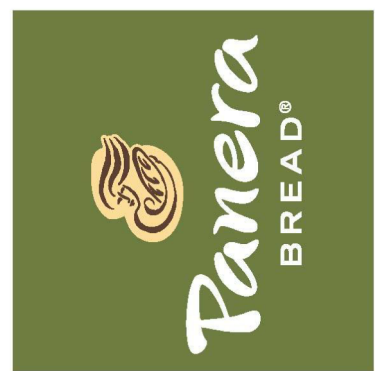
Professional Seal:



Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe #0707
1484 COOLIDGE HIGHWAY
TROY, MI 48064



Consultant Copyright Placeholder

No.	Description	Date
1	P&Z SUBMITTAL	8/23/2021

P&Z - FLOOR PLAN

Project Number:

2021073

Drawn By:

SSH

Issue Date:

7.13.2021

DPM:

DPM

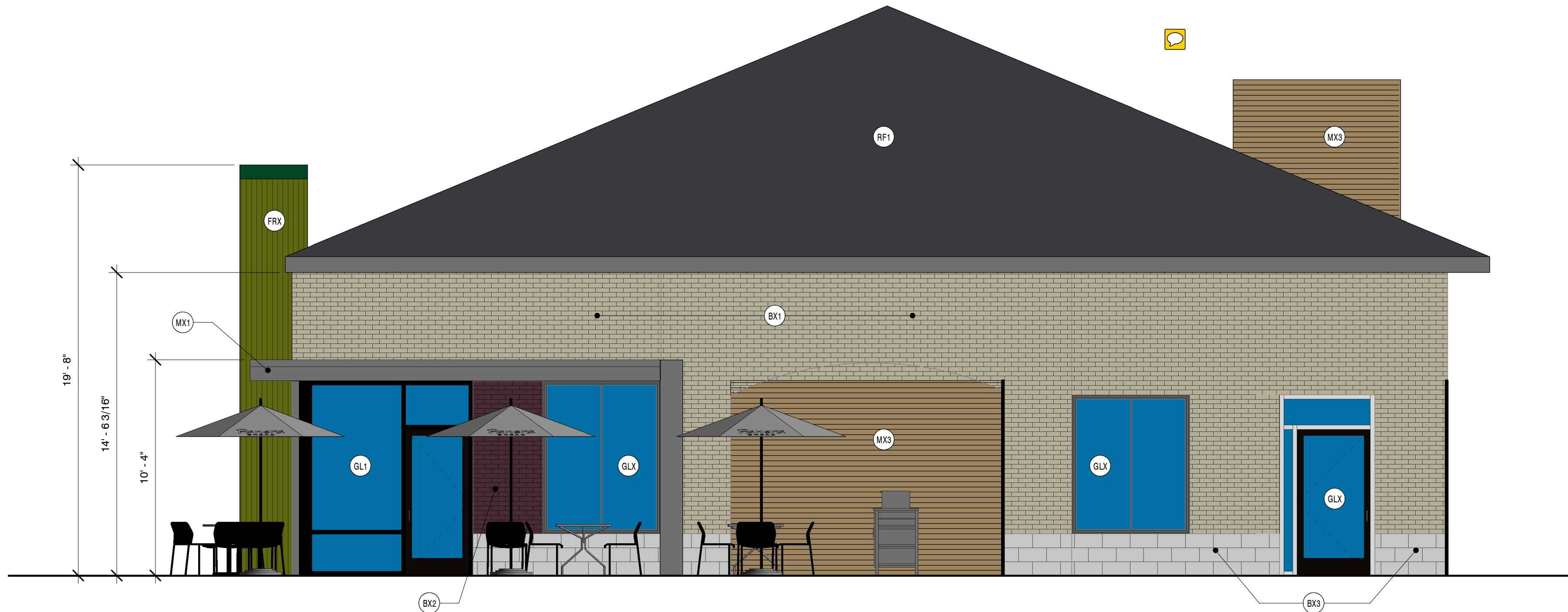
Sheet Number:

PZ101

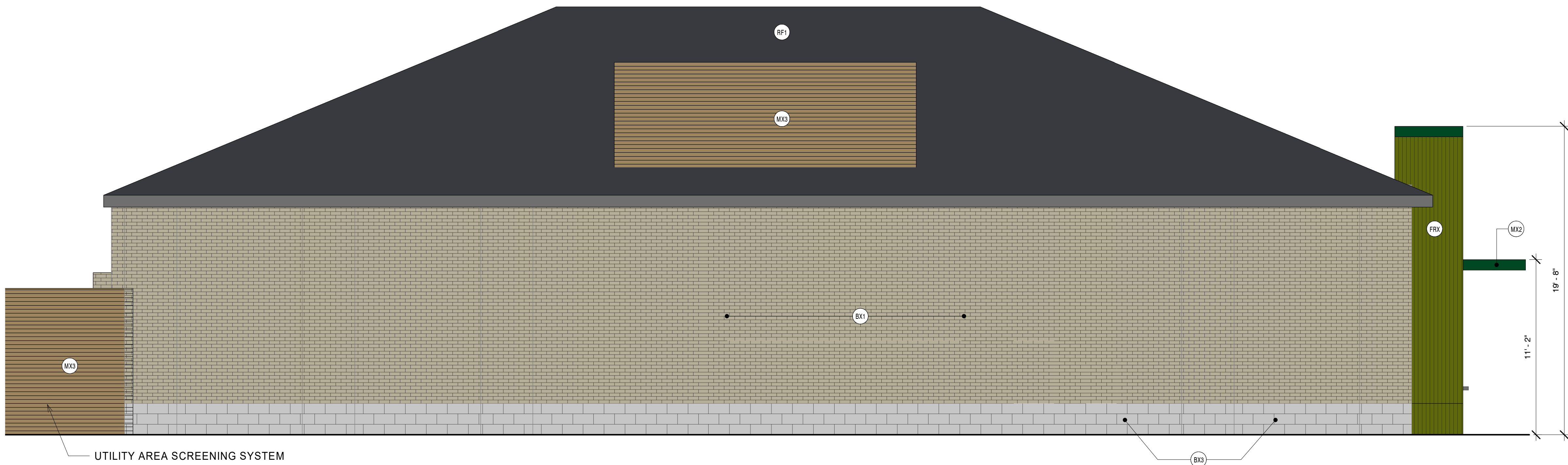
CPM:

CPM

8/17/2021 3:59:58 PM



1 P&Z - SOUTH ELEVATION
1/4" = 1'-0"



2 P&Z - EAST ELEVATION
1/4" = 1'-0"

PS 2021.01

EXTERIOR MATERIALS:

- (BX1) EXISTING BRICK TO BE PAINTED AS INDICATED IN THE EXTERIOR ELEVATION. COLOR: TBD.
- (BX2) EXISTING BRICK TO BE PAINTED AS INDICATED IN THE EXTERIOR ELEVATION. COLOR: TBD.
- (BX3) EXISTING CMU TO REMAIN
- (FRX) FIBERGLASS REINFORCED PANEL, PRODUCT: FORMGLASS FRP, PATTERN: CUSTOM PATTERN, SURFACE: HANDCRAFTED FLUTE, PAINT TYPE: GEL COAT, PAINT COLOR: TO MATCH PMS 2307 C W/ MATTE FINISH
- (GLX) EXISTING ALUMINUM STOREFRONT/ WINDOW TO REMAIN
- (GL1) ALUM. STOREFRONT
- (GL2) ALUM. STOREFRONT, COLOR: GREEN
- (GL3) EXISTING WINDOW SYSTEM TO REMAIN. WINDOW TO BE BACK PAINTED FOR KITCHEN AREA
- (MX1) PREFABRICATED ALUMINUM CANOPY COLOR: DARK GRAY
- (MX2) PREFABRICATED ALUMINUM CANOPY COLOR: DARK GREEN
- (MX3) PREFABRICATED ALUMINUM SCREENING SYSTEM. COLOR: TBD
- (RF1) NEW ARCHITECTURAL SINGLED ROOF. COLOR: TO BE SIMILAR TO EXISTING ROOF

Bakery-Cafe:

2021073

SYSTEM: G4 (ARIA)

Project Team:

Professional Seal:



Project Title:

PROTOTYPE - NEW CONSTRUCTION
Bakery Cafe #0707
1484 COOLIDGE HIGHWAY
TROY, MI 48084



Consultant Copyright Placeholder

No.	Description	Date
1	P&Z SUBMITTAL	8/23/2021

P&Z - EXTERIOR ELEVATIONS

Project Number: 2021073
Drawn By: SSH
Issue Date: 7.13.2021
DPM: DM: CPM: CPM

Sheet Number: PZ102

8/17/2021 4:00:04 PM



1 | P&Z - NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS:

- (BX1) EXISTING BRICK TO BE PAINTED AS INDICATED IN THE EXTERIOR ELEVATION. COLOR: TBD.
- (BX2) EXISTING BRICK TO BE PAINTED AS INDICATED IN THE EXTERIOR ELEVATION. COLOR: TBD.
- (BX3) EXISTING CMU TO REMAIN
- (FRX) FIBERGLASS REINFORCED PANEL, PRODUCT: FORMGLASS FRP; PATTERN: CUSTOM PATTERN; SURFACE: HANDCRAFTED FLUTE; PAINT TYPE: GEL COAT; PAINT COLOR: TO MATCH PMS 2307 C W/ MATTE FINISH
- (GLX) EXISTING ALUMINUM STOREFRONT/ WINDOW TO REMAIN
- (GL1) ALUM. STOREFRONT
- (GL2) ALUM. STOREFRONT, COLOR: GREEN
- (GL3) EXISTING WINDOW SYSTEM TO REMAIN. WINDOW TO BE BACK PAINTED FOR KITCHEN AREA
- (MX1) PREFABRICATED ALUMINUM CANOPY COLOR: DARK GRAY
- (MX2) PREFABRICATED ALUMINUM CANOPY COLOR: DARK GREEN
- (MX3) PREFABRICATED ALUMINUM SCREENING SYSTEM. COLOR: TBD
- (RF1) NEW ARCHITECTURAL SINGLED ROOF. COLOR: TO BE SIMILAR TO EXISTING ROOF

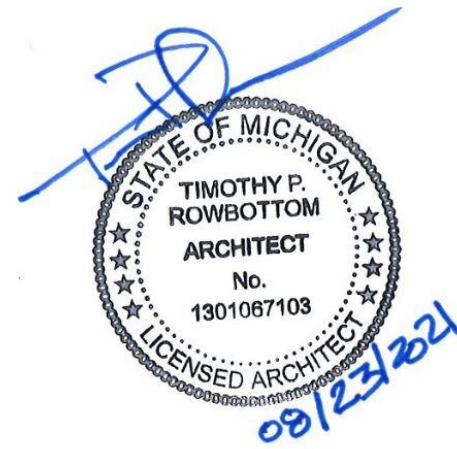
Bakery-Cafe:

2021073

SYSTEM: G4 (ARIA)

Project Team:

Professional Seal:



Project Title:

Bakery Cafe #0707
1484 COOLIDGE HIGHWAY
TROY, MI 48084



Consultant Copyright Placeholder

No.	Description	Date
1	PERMIT SUBMITTAL	8/23/2021

P&Z - EXTERIOR ELEVATIONS

Project Number:

2021073

Drawn By:

SSH

Issue Date:

7.13.2021

DPM:

DPM

Sheet Number:

PZ103

CPM:

CPM

PS 2020.01





Austin

Barton Oaks Plaza Four
901 MoPac Expy South
Suite 180
Austin, TX 78746

New York

275 West 39th Street
9th Floor
New York, NY 10018

St. Louis

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

Project: Panera Bread Renovation

Address: 1484 Coolidge Highway Troy, MI 48084

Topic: Statement of Compatibility

The scope of the project under consideration consists of Panera Bread renovating an existing bank into a fast casual Café. The design of the project has been done in a fashion that follows the general standards established in the City of Troy Zoning Ordinance (9.03). The following is a description of the requirements and a statements of compatibility:

1. Compatibility with Adjacent Uses. The Panera development has been designed and will be constructed in a manner that is harmonious with the character of adjacent properties and the surrounding area and will not create a significant detrimental impact, as compared to the impacts of permitted uses.
2. Compatibility with the Master Plan. The Panera development is compatible and in accordance with the goals and objectives of the City of Troy Master Plan.
3. Traffic Impact. The Panera development is located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. Efforts have been made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion.
4. Impact on Public Services. The Panera development will be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities. Such services shall be provided and accommodated without an unreasonable public burden.
5. Compliance with Zoning Ordinance Standards. The Panera development will be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.
6. Impact on the Overall Environment. The Panera development will not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.

Architecture

Interior Design

Construction

Real Estate Development

Master Planning

Landscape Architecture

Furniture Procurement

Graphic Design

In addition to the items above; as the Panera development is reviewed, the following factors should be considered:

1. The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use.
 - a. The Panera development will be a benefit to the community, delivering a popular product in a newly renovated building. By using the existing bank building a currently vacated property is going to be revitalized. The building materials are durable, long lasting, and aesthetically pleasing. The hours of operations will be in line with the surrounding businesses. The development will be a benefit to the community and the surrounding area.
2. Vehicular circulation and parking areas.
 - a. Adequate parking has been provided and the vehicular circulation has been considered and will provide a safe experience for customers in vehicles or those walking.
3. Outdoor activity, storage and work areas.
 - a. The development includes a large outdoor patio area for customers to enjoy, and the building will have adequate storage and work areas to support the operations.
4. Hours of operation.
 - a. The hours of operation will comply with local requirements and continue to be the same as the other Panera locations and therefore will not create a nuisance to the community.
5. Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light.
 - a. The development of the Panera café will not create increases or undesirable amounts of traffic, noise-vibrations, smoke, fumes, odors, dust or glare / light.

Based on the items above, we humbly request approval for the new Panera Café located at 1484 Coolidge Highway Troy, MI 48084, and look forward to working with the city as we move forward with the approval process.

Best regards,

Todd Bundren

Associate Principal - Architect, AIA, NCARB, LEED AP BD+C

Lawrence Group

319 N. 4th Street, Suite 1000

St. Louis, MO 63102

O 314 231 5700

M 314 761 7929