



LINCOLN PARK PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS
1355 SOUTHFIELD ROAD
LINCOLN PARK, MICHIGAN

Wednesday, November 9, 2016
7:00 p.m.

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approval of October 2016 Minutes**
- V. Approval of Agenda**
- VI. Old Business**
 - A. Training schedule confirmation: January 11 at 5pm**
- VII. New Business**
 - A. Preliminary review: 2115 Fort St. (White Castle) PUD**
- VIII. Reports from Departments and Other Boards and Commissions**
- IX. Public Comments**
- X. Comments from Planning Commissioners**
- XI. Adjournment**

The City of Lincoln Park will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the meeting to individuals with disabilities at the meeting/hearing upon seven (7) days prior notice to the City of Lincoln Park. Individuals with disabilities requiring auxiliary aides or services should contact the City of Lincoln Park by writing or calling the following: The Building Department, 1355 Southfield Road, Lincoln Park, MI 48146(313) 386-1800 Ext. 1296

Welcome to the Lincoln Park Planning Commission

For those in the audience who are not familiar with the operation of the Planning Commission, the following paragraphs provide some general information concerning the meeting procedures.

Procedure for Public Comment (Section 2.G of By-laws)

A limit of three (3) minutes per participant during the call to the public shall be permitted for any written or oral statements. If necessary, the Chair may further restrict the time limit for public comment during any meeting to ensure an orderly meeting.

The Chair may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the Chair, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chair.

The Planning Commission will take all comments into consideration, but will not discuss nor respond directly to questions posed during the said meeting.

Procedure for Public Hearings (Section 2.H of By-laws)

A limit of three (3) minutes per participant during the hearing shall be permitted for any written or oral statements. If necessary, the Chair may further restrict the time limit for public participation during any meeting to ensure an orderly meeting.

All public hearings must be held as part of a regular or special meeting of the Planning Commission. The following rules of procedure shall apply to public hearings held by the Planning Commission:

- a. Chair opens the public hearing and announces the subject.
- b. Chair summarizes the procedures/rules to be followed during the hearing.
- c. City planner/engineer/consultant presents their report and recommendation.
- d. Applicant presents the main points of the application.
- e. Public is invited to speak in support or opposition to the application.
- f. Chair closes the public hearing and returns to the regular/special meeting.

The Chair may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the Chair, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chair. All comments shall be related to the application under discussion; unrelated comments shall be ruled out of order.

PLANNING COMMISSION

A Regular Meeting of the Lincoln Park Planning Commission was called to order on September 14, 2016 at 7:12 p.m., Chairman Kissel presiding.

PRESENT: Commissioners Briones, Kelsey, Kissel, Horvath, Medina

ABSENT: Commissioner Graczyk, Palmer

EXCUSED: Graczyk, Palmer

ALSO PRESENT: Kirk Malcomson, Leah Dumouchel, and Applicant.

The agenda was approved as written.

OLD BUSINESS

None.

NEW BUSINESS

PC#16-01- Medical Marihuana Facilities

The applicant proposes to establish a Medical Marihuana Facility within an existing industrial office park. The space designated for this use within the multi-tenant building is 10,800 square feet, bounded by an existing concrete masonry unit wall. Medical Marihuana facilities are permitted after special land use in the GID where the property is located, subject to the 12 conditions listed in the agenda packet. All of which have been met.

MOTION BY: Commissioner Kelsy

SUPPORTED BY: Commissioner Medina

PC #16-02 – Community Care Services

The applicant proposes to build a 32-unit supportive housing facility on its property located at 26182 West Outer Drive. The supportive housing facility is intended to serve clients of Community Care Services, which is adjacent to the proposed development and will retain ownership in it. The applicant seeks a Special Land Use approval in accordance with §1282.03(i), "Uses similar to the principal permitted uses of Section 1282.02, Principal Permitted Uses," which in **turn** permits Senior Housing and Housing for the Elderly.

The Code defines ¹¹ "housing for the elderly" in Section 1260.08 as follows:

HOUSING FOR THE ELDERLY: *An institution other than a hospital or hotel which provides room and board to non-transient persons primarily sixty (60) years of age or older. Housing for the elderly may include:*

- (1) **Senior Apartments:** *Multiple-family dwelling units occupied by persons fifty-five (55) years of age or older.*
- (2) **Elderly Housing Complex:** *A building or group of buildings containing dwellings where the occupancy is restricted to persons sixty (60) years of age or older or couples where either the husband or wife is sixty (60) years of age or older.*
- (3) **Congregate or Interim Care Housing:** *A semi-independent housing facility containing congregate kitchen, dining, and living areas, but with separate sleeping rooms. Such facilities typically provide special support services, such as transportation and limited medical care.*
- (4) **Dependent Housing Facilities:** *Facilities such as convalescent homes and nursing homes which are designed for older persons who need a wide range of health and support services, including personal nursing care.*

MOTION BY: Commissioner Kelsy
SUPPORTED BY: Commissioner Medina

RESOLVED

Approve Site plan and Plan review for PC 16-01, Medical Marijuana Facilities and PC 16-02, Community Care Services as described in the agenda packet.

YEAS: Briones, Horvath, Kissel, Medina, Kelsey, Kissel

NAYS:

ABSENT: Graczyk, Palmer

EXCUSED: Graczyk, Palmer

REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONERS

NONE

PUBLIC COMMENTS

None

September 14, 2016

ADJOURNMENT

MOTION BY: Commissioner Graczyk

SUPPORTED BY: Commissioner Briones

RESOLVED, to adjourn meeting at 8:36 p.m.

MOTION CARRIED UNANIMOUSLY.

Minutes recorded and submitted by: Medina

Kevin Kissel - Chairman



CIVIL ENGINEERS

LAND SURVEYORS

LAND PLANNERS

September 27, 2016

Express Delivery: September 27, 2016

City of Lincoln Park
Building Department
1355 Southfield
Lincoln Park, MI 48146

Attn: Mr. Kirk Malcomson
Building Official

Re: **White Castle – DE #15**
2115 Fort Street
Lincoln Park, Michigan

Dear Mr. Malcomson:

Please find attached the following documentation for your review for the above referenced project for Preliminary Planned Use Development submittal.

- A completed "Application for Site Plan Review"
- A check in the amount of \$2,500 for escrow of review fees.
- A detailed response letter for applicable PUD information.
- Six (6) folded "Site Plan" drawings.
- A warranty deed showing proof of ownership.

Should you have any questions, kindly feel free to contact me at your earliest convenience.

Sincerely,

NOWAK & FRAUS ENGINEERS

A handwritten signature in blue ink that reads "Brad Brickel". The signature is written in a cursive, flowing style.

Brad W. Brickel, P.E.
Senior Associate

Enclosures

cc: White Castle Systems, Inc., Mr. Travis Evans, (555 W. Goodale, Columbus, OH 43216)
White Castle Systems, Inc., Mr. Craig Eilers, (555 W. Goodale, Columbus, OH 43216)
Nowak & Fraus Engineers, Mr. Timothy L. Germain, P.E. Vice President
Project Files: I791

NOWAK & FRAUS ENGINEERS

Preliminary PUD Requested Information

1. The current owner is White Castle Systems, Inc., located at 555 West Goodale, Columbus, OH 43216. They are proposing the replacement of the existing facility and will remain as owner of the redeveloped property.
2. An overall preliminary land use plan is not being submitted since we feel it is not applicable to this re-development. This site is being re-developed as the same type of use that currently resides at that location. A site plan has been submitted showing similar information outlined as requirements for the preliminary land use plan. In addition, we have submitted Landscape, Photometrics, Floor Plans and Elevations.
3. All utilities including water and sewer will connect to the existing sanitary sewers and water mains provided in the public right-of-way. No additional usages will be expected from what the site is currently using.
4. All Wayne County Stormwater standards will be adhered to for the redevelopment. This will include detention and stormwater quality measures.
5. The site currently exists as a White Castle with a drive thru. This is not permitted in the Central Business District. The property is not shown to change zoning per the City's Comprehensive Development Plan for Future Land Use.
6. This site is currently 100% developed. There are no significant natural, cultural, nor geographic features on or near the site. There currently is not any existing substantial vegetation, water courses, wildlife habitats. The proposed re-development will reduce the impact to the neighboring sites by installing a screen wall adjacent to the existing residential. The amount of landscape areas will be increased as part of this project. The existing entrance/exists to the side streets will be removed.
7. The traffic impact for the redevelopment will be greatly reduced. The total amount of parking spaces will be reduced from 35 to 13. The existing entrance/exists to the side streets will be removed reducing the impact on the residential streets. In addition, the number of access points onto Fort Street will be reduced from three to two. This will allow for better turning movement in and out of the site as well as on-site.
8. White Castle Systems, Inc. has owned and operated this location for 59 years. They handle the design and oversee the construction of all their locations. The current building was rebuilt in 1985. Over the past 10 years they have constructed over 120 sites across the Midwest. The typical time frame from shut down of the existing facility to the opening of the new facility is typically four months.
9. The demolition of this site is schedule to begin June of 2017 if all approvals go well. White Castle has a fast pace schedule on all their projects. The anticipated opening date is early October of 2017.

Case No. _____

Date Submitted _____

**City of Lincoln Park
APPLICATION FOR SITE PLAN REVIEW**

NOTICE TO APPLICANT: Applications for Site Plan Review by the Planning Commission must be submitted to the City in *substantially complete form* at least thirty (30) days prior to the Planning Commission meeting at which the proposal will be considered. The application must be accompanied by the data specified in the Zoning Ordinance and Site Plan Review Guidelines, including fully dimensioned site plans, plus the required review fees. Regular meetings of the Planning Commission are held on the first Wednesday of each month at 7:00 p.m. All meetings are held at the Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan 48146. Phone number (313) 386-1800; Fax (313) 386-2205.

TO BE COMPLETED BY APPLICANT:

I (we) the undersigned, do hereby respectfully request Site Plan Review and provide the following information to assist in the review:

Applicant: White Castle Systems, Inc.

Mailing Address: 555 West Goodale Street
Columbus, OH 43216

Email Address: evans@whitecastle.com

Telephone: 614-559-2445 Fax: 614-224-1787

Property Owner(s) (if different from Applicant): _____

Mailing Address: _____

Telephone: _____ Fax: _____

Applicant=s Legal Interest in Property: Current owner and developer

Location of Property: Street Address: 2115 Fort Street

Nearest Cross Streets: Park Avenue and Fort Street

Sidwell Number: 45-009-03-0017-301

Property Description:

If part of a recorded plat, provide lot numbers and subdivision name. If not part of a recorded plat (i.e., Acreage parcel"), provide metes and bounds description. Attach separate sheets if necessary.

See Attached

Property Size (Square Ft): 23,629.12 (Acres): 0.542

Existing Zoning (please check):

- G SFRD Single Family Residential District
- G MFRD Multiple Family Residential District
- G MHRD Mobile Home Park District
- G NBD Neighborhood Business District
- G MBD Municipal Business District
- G PUD Planned Unit Development District

- G RBD Regional Business District
- G CBD Central Business District
- G GID General Industrial District
- G LID Light Industrial District
- G CSD Community Service District

Present Use of Property: The site is an existing White Castle restaurant.

Proposed Use of Property: A new White Castle

Please Complete the Following Chart:

| Type of Development | Number of Units | Gross Floor Area | Number of Employees on Largest Shift |
|------------------------|-----------------|------------------|--------------------------------------|
| Detached Single Family | | | |
| Attached Residential | | | |
| Office | | | |
| Commercial | 1.0 | 2,865 | 6.0 |
| Industrial | | | |
| Other | | | |

Professionals Who Prepared Plans:

A. Name: Nowak & Fraus Engineers - Brad W. Brickel, P.E.

Mailing Address: 46777 Woodward Avenue
Pontiac, MI 48342

Email Address: bbrickel@nfe-engr.com

Telephone: 248-332-7931 Fax: 248-332-8257 Primary Design Responsibility: Site Work

B. Name: Nowak & Fraus Engineers - George Ostrowski

Mailing Address: 46777 Woodward Avenue, Pontiac, MI 48342

Email Address: gostrowski@nfe-engr.com

Telephone: 248-332-7931 Fax: 248-332-8257 Primary Design Responsibility: Landscape

C. Name: White Castle Systems, Inc.

Mailing Address: 555 West Goodale Street
Columbus, OH 43216

Email Address: evanst@whitecastle.com

Telephone: 614-559-2445 Fax: 614-224-1787 Primary Design Responsibility: Architecture

ATTACH THE FOLLOWING:

1. Six (6) individually folded copies of the site plans, sealed by a registered architect, engineer, landscape architect or community planner.
2. A brief written description of the existing and proposed uses, including but not limited to: hours of operation, number of employees on largest shift, number of company vehicles, etc.
3. Proof of property ownership.
4. Review comments or approval received from county, state, or federal agencies that have jurisdiction over the project, including but not limited to:

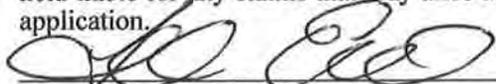
G Wayne County Road Commission G Wayne County Drain Commission
G Wayne County Health Division G Michigan Department of Natural Resources
G Michigan Department of Transportation G Michigan Department of Environmental Quality

PLEASE NOTE: The applicant or a designated representative **MUST BE PRESENT** at all scheduled review meetings or the site plan may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a site plan application or to revoke any permits granted subsequent to site plan approval.

APPLICANT=S ENDORSEMENT:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information required in this application and the Zoning Ordinance have been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this site plan application.



Signature of Applicant

9/19/16

Date

Signature of Applicant


Signature of Property Owner Authorizing this Application

Date
9-19-16

Date

| | |
|------------------------------------|-------------------------------|
| TO BE COMPLETED BY THE CITY | Case No. _____ |
| Date Submitted: _____ | Fee Paid: _____ |
| Received By: _____ | Date of Public Hearing: _____ |
| PLANNING COMMISSION ACTION | |
| Approved: _____ | Denied: _____ |
| Date of Action: _____ | |

White Castle

**PURCHASING CO.
COLUMBUS, OHIO**

JPMorgan Chase Bank, N.A.
Columbus, OH

56-1544/441

1903210

09/12/2016

PAY *Two Thousand Five Hundred and 00/100 Dollars*

Check Amount

\$ **2,500.00

Void After 120 Days

PAY TO THE ORDER OF
**CITY OF LINCOLN PARK
1355 SOUTHFIELD RD
LINCOLN PARK MI 48146**

Russell Stige
AUTHORIZED SIGNATURE

⑈0001903210⑈ ⑆044115443⑆

986617730⑈

WARRANTY DEED

STATUTORY FORM - WAYNE COUNTY, MICHIGAN

L 13351 P 614

E226596

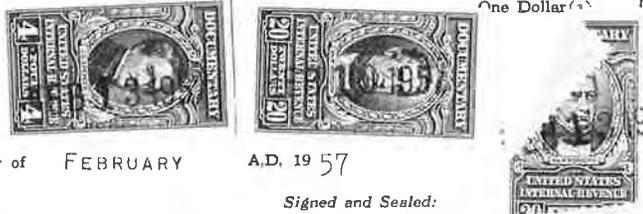
MAKE YOUR REAL ESTATE INTERESTS SAFE BY USING BURTON TITLE INSURANCE

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

KNOW ALL MEN BY THESE PRESENTS: That ERTHA K. BALL, SURVIVOR OF HERSELF AND ROSCOE S. BALL, DECEASED, (DEATH RECORDED LIBER 13324 PAGE 94, WAYNE COUNTY RECORDS.) OF LINCOLN PARK, MICHIGAN Convey and Warrant to WHITE CASTLE SYSTEM, INC., EMPLOYEES' TRUST

whose Street Number and Postoffice address is 555 W. GOODALE STREET, COLUMBUS, OHIO the following described premises situated in the CITY of LINCOLN PARK County of Wayne, and State of Michigan, to-wit: EASTERLY PART OF LOT 17, AS PLATTED, MEASURING 10.08 FEET ON THE SOUTHERLY LINE AND 8.78 FEET ON THE NORTHERLY LINE, AND SOUTHERLY 9 FEET OF VACATED ALLEY ADJACENT THERETO AND IN THE REAR THEREOF; LOT 18, AS PLATTED, AND SOUTHERLY 9 FEET OF VACATED ALLEY ADJACENT THERETO AND IN THE REAR THEREOF; LOT 19, AS PLATTED, AND SOUTHERLY 9 FEET OF VACATED ALLEY ADJACENT THERETO AND IN THE REAR THEREOF; AND ALSO VACATED WESTERLY 20 FEET OF MCKINLEY AVENUE ADJACENT TO LOT 19 BETWEEN THE NORTHERLY AND SOUTHERLY LINES EXTENDED EASTERLY OF SAID LOT 19, LINCOLN PARK SUBDIVISION No. 1, PART OF PRIVATE CLAIMS 43, 84, 95, ECORSE TOWNSHIP, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 30 PAGE 18 OF PLATS, WAYNE COUNTY RECORDS.

together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of and other valuable considerations; subject to RESTRICTIONS



Dated this 7TH day of FEBRUARY A.D. 19 57

Signed, Sealed and Delivered in Presence of: Signed and Sealed: Ertha K. Ball (L.S.) ERTHA K. BALL, SURVIVOR OF HERSELF AND ROSCOE S. BALL, DECEASED (L.S.)

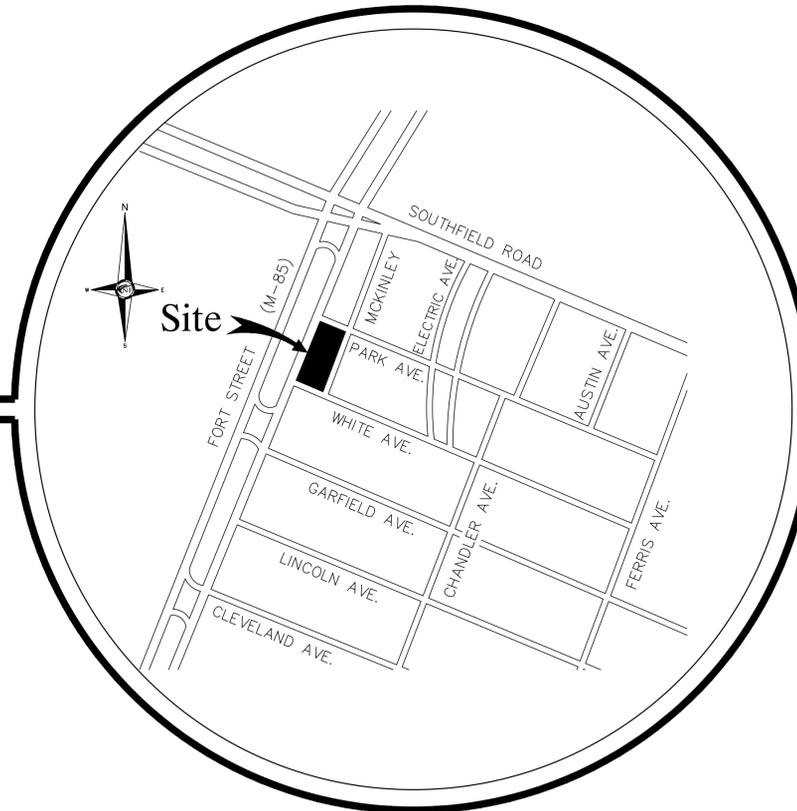
STATE OF MICHIGAN ss. COUNTY OF WAYNE On this 7TH day of FEBRUARY A.D. 19 57 before me personally appeared ERTHA K. BALL, SURVIVOR OF HERSELF AND ROSCOE S. BALL, DECEASED, to me known to be the person described in and who executed the foregoing instrument and acknowledged that SHE executed the same as HER free act and deed.

My Commission expires A.D. 19 58 Notary Public, Wayne County, Michigan K.V. Hemenway

County Treasurer's Certificate City Treasurer's Certificate FEB 11 1957

When recorded return to: 44

City of Lincoln Park,
Wayne County, Michigan
SITE PLAN DOCUMENTS
Prepared For
White Castle Systems



LOCATION MAP

Project Name
White Castle - DE #15
2115 Fort Street

PROPERTY OWNER

White Castle Systems
555 West Goodale St.
Columbus, OH 43216
Contact: Glen Davidson
(614) 559-2651 - Tel.
(614) 224-1787 - Fax.

PROJECT CONTACT

White Castle Systems
555 West Goodale St.
Columbus, OH 43216
Contact: Travis Evans
(614) 559-2445 - Tel.
(614) 224-1787 - Fax.

SHEET INDEX

| | |
|--------|--------------------------------------|
| SP0 | COVER SHEET |
| SP1 | GENERAL SITE PLAN |
| SP2 | BOUNDARY / TOPOGRAPHIC / TREE SURVEY |
| L1 | LANDSCAPE PLAN |
| LP1 | PHOTOMETRIC PLAN |
| SD7 | SITE DETAILS |
| SD7A | SITE DETAILS |
| SD8 | REFUSE ENCLOSURE PLAN & DETAILS |
| A3.0 | ARCHITECTURAL ELEVATIONS |
| EQ 1.0 | EQUIPMENT PLAN |

LEGAL DESCRIPTION

EASTERLY PART OF LOT 17, MEASURED 10.08' ON THE SOUTHERLY LINE AND 8.78' ON THE NORTHERLY LINE OF SAID LOT, ALSO THE SOUTHERLY 9 FEET OF VACATED ALLEY AND LOT 18, ALSO THE SOUTHERLY 9 FEET OF ADJACENT VACATED ALLEY AND LOT 19, ALSO THE SOUTHERLY 9 FEET OF VACATED ALLEY, ALSO THE ADJACENT VACATED WESTERLY 20 FEET OF MCKINLEY AVENUE, ALL OF LINCOLN PARK SUBDIVISION NO. 1 OF PART OF PRIVATE CLAIM 43, 84 AND 95, ECORSE TOWNSHIP (NOW CITY OF LINCOLN PARK), WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 30 OF PLATS, PAGE 18, WAYNE COUNTY RECORDS AND THE SOUTHERLY 7.21 FEET OF LOT 79 AND ALL OF LOTS 80, 81, 82, 83 AND 84 OF QUANDT'S STATE-FORT ST. SUBDIVISION OF PART OF PRIVATE CLAIM 43, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 57 OF PLATS, PAGE 48, WAYNE COUNTY RECORDS.

ADDRESS: 2115 FORT STREET, CITY OF LINCOLN PARK, MI 48146

TAX ID NO. 45-009-03-0017-301

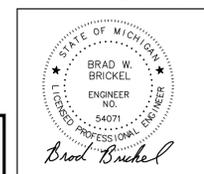
CONTAINING: 23,629.13 SQ. FT. OR 0.542 ACRES

REVISIONS:
09-28-16 ISSUED FOR CITY REVIEW



Know what's below
Call before you dig.

N & F JOB #1791



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

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MDT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-3164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

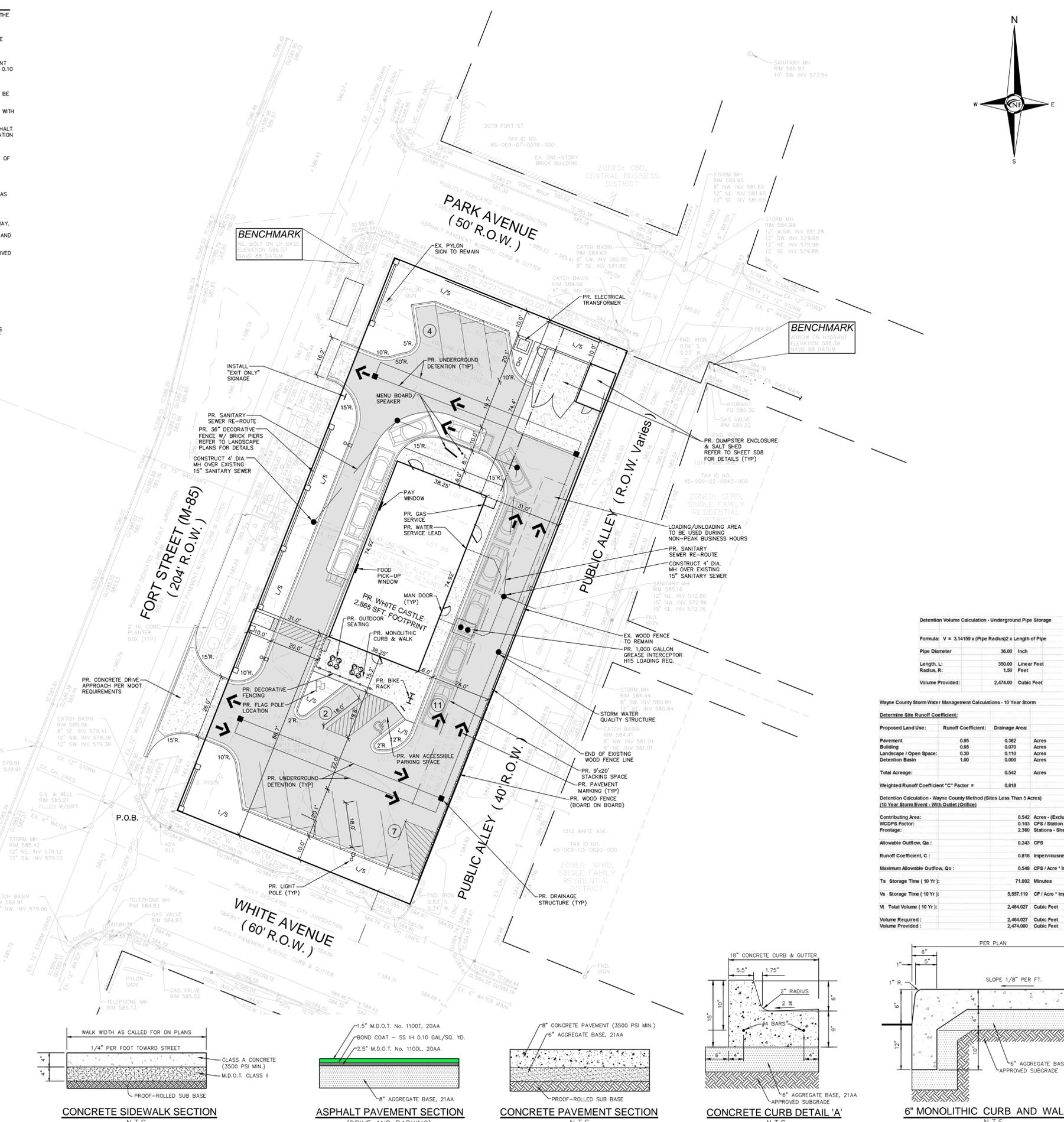
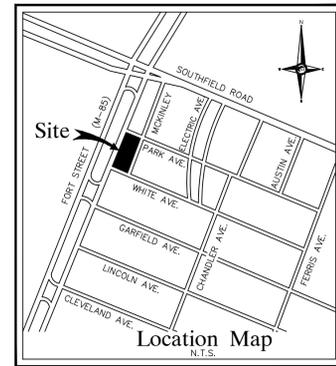
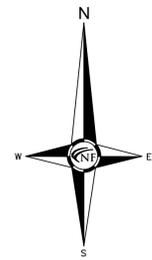
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADI.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



Detention Volume Calculation - Underground Pipe Storage

Formula: $V = 3.14159 \times (\text{Pipe Radius})^2 \times \text{Length of Pipe}$

| | | |
|-----------------|----------|-------------|
| Pipe Diameter | 36.00 | Inch |
| Length, L | 350.00 | Linear Feet |
| Radius, R | 1.50 | Feet |
| Volume Provided | 2,474.00 | Cubic Feet |

Wayne County Storm Water Management Calculations - 10 Year Storm

Determine Site Runoff Coefficient:

| Proposed Land Use | Runoff Coefficient | Drainage Area |
|------------------------|--------------------|--------------------|
| Pavement | 0.95 | 0.362 Acres |
| Building | 0.95 | 0.070 Acres |
| Landscape / Open Space | 0.30 | 0.110 Acres |
| Detention Basin | 1.00 | 0.000 Acres |
| Total Acreage | | 0.542 Acres |

Weighted Runoff Coefficient "C" Factor = 0.818

Detention Calculation - Wayne County Method (Sites Less Than 5 Acres)
(10 Year Storm Event - With Outlet (Orifice))

| | | |
|---|-----------|--------------------------|
| Contributing Area: | 0.542 | Acres - (Excludes ROW) |
| WCPS Factor: | 1.103 | CFS / Station / Frontage |
| Frontage: | 2.390 | Stations - Station Road |
| Allowable Outflow, Q _a : | 0.243 | CFS |
| Runoff Coefficient, C: | 0.818 | Imperviousness |
| Maximum Allowable Outflow, Q _o : | 0.548 | CFS / Acre * Imperv. |
| T _s Storage Time (10 Yr): | 71.002 | Minutes |
| V _s Storage Time (10 Yr): | 5,557.119 | CF / Acre * Imperv. |
| V _t Total Volume (10 Yr): | 2,464.027 | Cubic Feet |
| Volume Required: | 2,464.027 | Cubic Feet |
| Volume Provided: | 2,474.000 | Cubic Feet |

SCHEDULE OF COMPLETION

DEMOLITION SCHEDULE TO COMMENCE JUNE 2017. COMPLETION/ OPENING DATE IS SCHEDULE TO BE EARLY OCTOBER 2017.

PROPOSED LAND USE

THE SITE WILL REMAIN THE SAME AS THE CURRENT USE. IT WILL REMAIN A WHITE CASTLE WITH DRIVE THRU.

LEGAL DESCRIPTION

EASTERLY PART OF LOT 17, MEASURED 10.08' ON THE SOUTHERLY LINE AND 8.78' ON THE NORTHERLY LINE OF SAID LOT, ALSO THE SOUTHERLY 9 FEET OF VACATED ALLEY AND LOT 18, ALSO THE SOUTHERLY 9 FEET OF ADJACENT VACATED ALLEY AND LOT 19, ALSO THE SOUTHERLY 9 FEET OF VACATED ALLEY, ALSO THE ADJACENT VACATED WESTERLY 20 FEET TO MIDNIGHT AVENUE, ALL OF LINCOLN PARK SUBDIVISION NO. 1 OF PART OF PRIVATE CLAIM 43, 84 AND 95, ECHOSE TOWNSHIP (NOW CITY OF LINCOLN PARK), WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 30 OF PLATS, PAGE 18, WAYNE COUNTY RECORDS AND THE SOUTHERLY 7.21 FEET OF LOT 79 AND ALL OF LOTS 80, 81, 82, 83 AND 84 OF QUANDT'S STATE-FORT ST. SUBDIVISION OF PART OF PRIVATE CLAIM 43, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 57 OF PLATS, PAGE 48, WAYNE COUNTY RECORDS.

ADDRESS: 2115 FORT STREET, CITY OF LINCOLN PARK, MI 48146
TAX ID NO. 45-009-03-0017-301
CONTAINING: 23,629.13 SQ. FT. OR 0.542 ACRES

NOTE

STORMWATER DETENTION OR RETENTION SHALL BE PROVIDED AS REQUIRED BY WAYNE COUNTY. DETAILS TO BE PROVIDED DURING ENGINEERING REVIEW PHASE.

DELIVERIES WILL BE ONLY DURING NON-PEAK BUSINESS HOURS. APPROVAL IS REQUIRED FROM THE LINCOLN PARK FIRE DEPARTMENT. NOT BEING SERVICED

THE DUMPSTER ENCLOSURE DOORS SHALL REMAIN CLOSED WHEN NOT BEING SERVICED

SITE DATA

NET AREA: 23,629.13 SQ. FT. OR 0.542 ACRES
ZONING EXISTING: CBD, CENTRAL BUSINESS DISTRICT

PARKING REQUIRED:
1 SPACE / 2 SEATS WITHIN SEATING AREA & 1 SPACE / 15 SFT. OF USABLE CUSTOMER AREA & 1 SPACE / 2 EMPLOYEES IN LARGEST WORKING SHIFT

1 SPACE X 50/2 SEATS = 25 SPACES
1 SPACE X 182/15 SFT. AREA = 12 SPACES
1 SPACE X 6/2 EMPLOYEES = 3 SPACES
TOTAL PARKING REQUIRED = 40 SPACES

PROVIDED:
13 SPACES PROVIDED INCLUDING 1 BARRIER FREE SPACES & 11 STACKING SPACES

| | | | |
|--------------------|-----------|------|--------|
| SITE AREA | 23,629.13 | SFT. | 100.0% |
| BUILDING FOOTPRINT | 3,042.42 | SFT. | 12.9% |
| PARKING & DRIVES | 15,777.46 | SFT. | 66.8% |
| OPEN SPACE | 4,809.25 | SFT. | 20.3% |

SETBACK REQUIREMENTS (PARKING)

| | | |
|--------|-------------------------------|-------------------------------|
| FRONT: | REQUIRED 10'(NORTH) | PROVIDED 10'(NORTH) |
| SIDE: | REQUIRED 10'(WEST), N/A(EAST) | PROVIDED 10'(WEST), N/A(EAST) |
| REAR: | REQUIRED 10'(SOUTH) | PROVIDED 10'(SOUTH) |

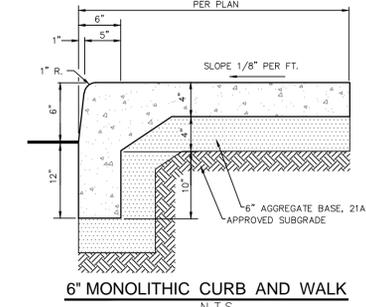
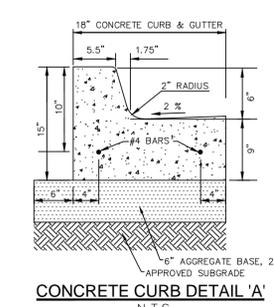
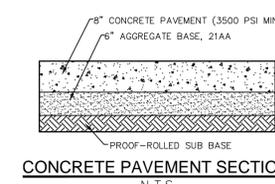
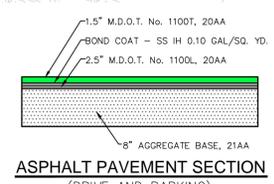
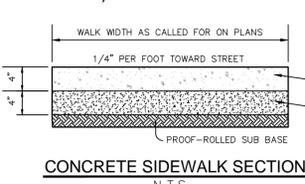
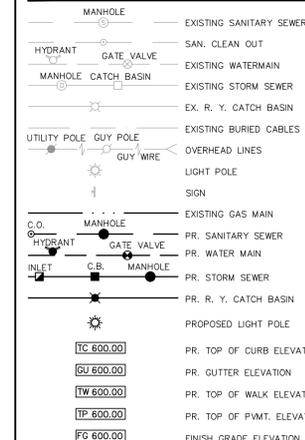
SETBACK REQUIREMENTS (BUILDING)

| | | |
|--------|--------------|---------------------------|
| FRONT: | REQUIRED N/A | PROVIDED 86.7'S., 31.0'W. |
| SIDE: | REQUIRED N/A | PROVIDED 31.0'E. |
| REAR: | REQUIRED N/A | PROVIDED 74.4'N. |

PAVING LEGEND



LEGEND



NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257



PROJECT
White Castle Systems -
DE #15 RP (Replacement)
2115 Fort Street
Lincoln Park, MI 48146

CLIENT
White Castle Systems
555 W. Goodale Street
Columbus, OH 43215

Contact: Glen Davidson
614.559.2651 - Phone
or
Craig Eilers
614.559.2729 - Phone

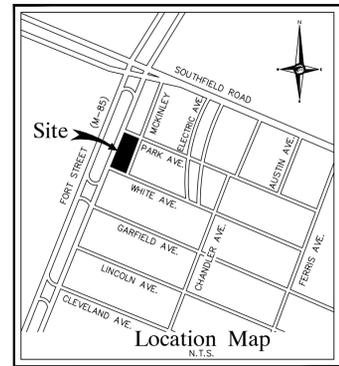
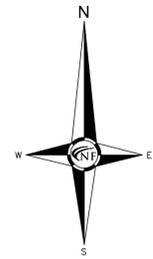
PROJECT LOCATION
Part of Private Claim 43
City of Lincoln Park,
Wayne County, Michigan

SHEET
General Site Plan



REVISIONS
09-28-16 ISSUED FOR CITY REVIEW

DRAWN BY:
C. Ellison
DESIGNED BY:
B. Brickel
APPROVED BY:
B. Brickel
DATE:
November 4, 2015
SCALE: 1" = 20'
20 10 0 10 20 30
NFE JOB NO. SHEET NO.
1791 SP1



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

SEAL



PROJECT

White Castle Systems -
DE #15 RP (Replacement)
2115 Fort Street
Lincoln Park, MI 48146

CLIENT

White Castle Systems
555 W. Goodale Street
Columbus, OH 43215

Contact: Glen Davidson
614.559.2651 - Phone
or
Craig Eilers
614.559.2729 - Phone

PROJECT LOCATION

Part of Private Claim 43
City of Lincoln Park,
Wayne County, Michigan

SHEET

Boundary / Topographic /
Tree Survey



Know what's Below
Call before you dig.

REVISIONS

11-04-15 SURVEY ISSUED
09-28-16 ISSUED FOR CITY REVIEW

DRAWN BY:
M. Carnaghi

DESIGNED BY:

APPROVED BY:
K. Navaroli

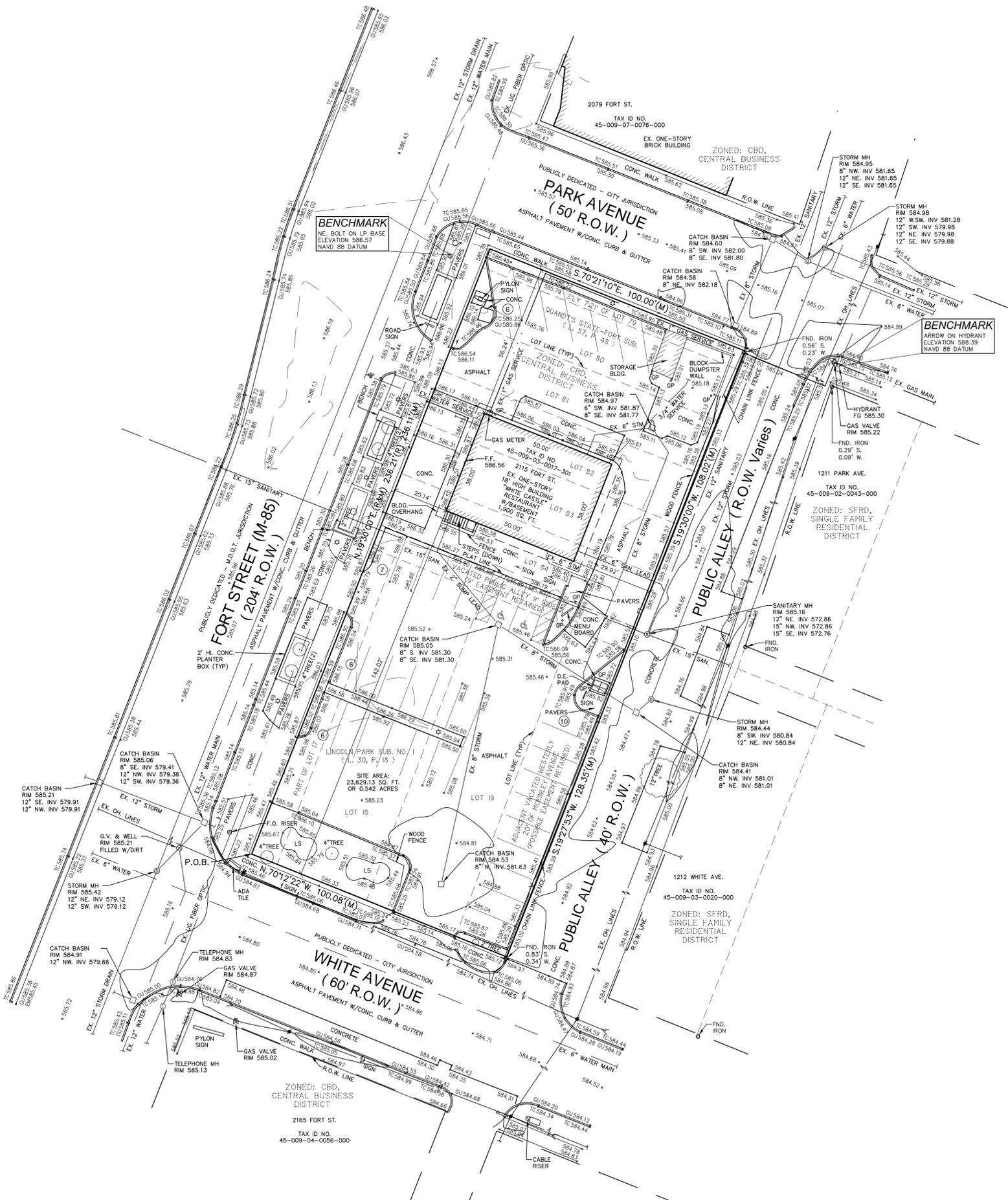
DATE:
November 4, 2015

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO.
1791

SHEET NO.
SP2



LEGAL DESCRIPTION - PER CLIENT

EASTERLY PART OF LOT 17, MEASURED 10.08' ON THE SOUTHERLY LINE AND 8.78' ON THE NORTHERLY LINE OF SAID LOT, ALSO THE SOUTHERLY 9 FEET OF VACATED ALLEY AND LOT 18, ALSO THE SOUTHERLY 9 FEET OF ADJACENT VACATED ALLEY AND LOT 19, ALSO THE SOUTHERLY 9 FEET OF VACATED ALLEY, ALSO THE ADJACENT VACATED WESTERLY 20 FEET TO MOONLEY AVENUE, ALL OF LINCOLN PARK SUBDIVISION NO. 1 OF PART OF PRIVATE CLAIM 43, 84 AND 95, ESCROW TOWNSHIP (NOW CITY OF LINCOLN PARK), WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 30 OF PLATS, PAGE 18, WAYNE COUNTY RECORDS AND THE SOUTHERLY 7.21 FEET OF LOT 79 AND ALL OF LOTS 80, 81, 82, 83 AND 84 OF QUANDT'S STATE-FORT ST. SUBDIVISION OF PART OF PRIVATE CLAIM 43, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 57 OF PLATS, PAGE 48, WAYNE COUNTY RECORDS.

ADDRESS: 2115 FORT STREET, CITY OF LINCOLN PARK, MI 48146
TAX ID NO. 45-009-03-0017-301
CONTAINING: 23,629.13 SQ. FT. OR 0.542 ACRES

BASIS OF BEARING NOTE

ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED WESTERLY LINE OF LINCOLN PARK SUBDIVISION NO. 1 AS RECORDED IN LIBER 30 OF PLATS, PAGE 18, MACOMB COUNTY RECORDS. (N19°30'E.)

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO. 26163C0406E EFFECTIVE DATE: FEBRUARY 2, 2012 (ZONE X)

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.

CERTIFICATE OF SURVEY

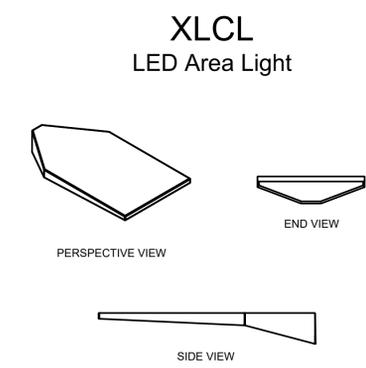
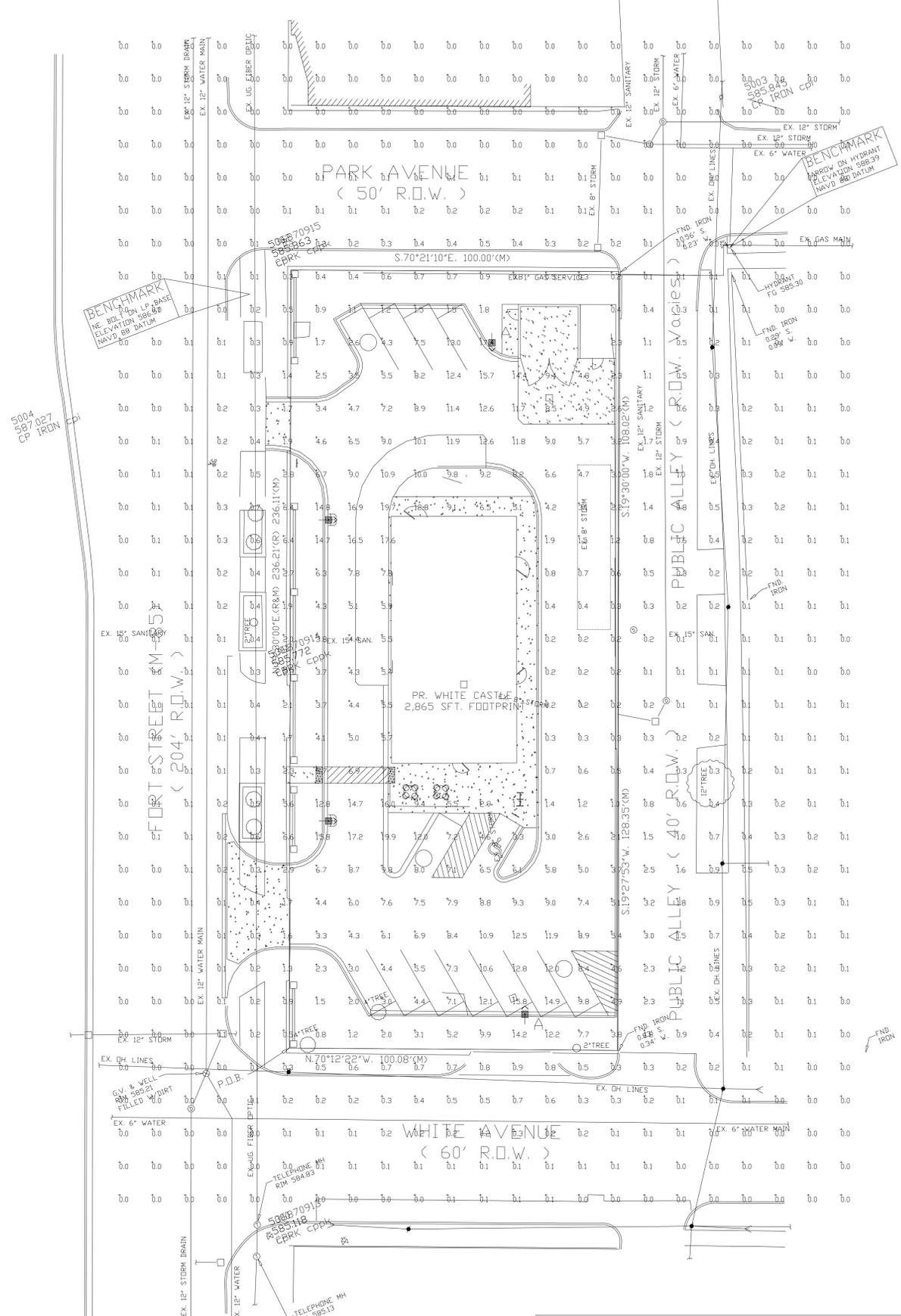
WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED.

KEVIN NAVAROLI, PLS DATE: 11-4-2015
NO.: 53503

LEGEND

| | |
|-----------------------------|-------------------------|
| MANHOLE(MH) | EXISTING SANITARY SEWER |
| HYDRANT | EXISTING SAN. CLEAN OUT |
| MANHOLE | EXISTING WATER MAIN |
| CATCH BASIN(CB) | EXISTING STORM SEWER |
| EX. R.Y. CATCH BASIN | |
| EX. UNDERGROUND (UG.) CABLE | |
| OVERHEAD (OH.) LINES | |
| UTILITY POLE | LIGHT POLE |
| UP | SIGN |
| LP | EXISTING GAS MAIN |
| GUY WIRE | |
| ASPH. | ASPHALT |
| CONC. | CONCRETE |
| FD. / FND. | FOUND |
| RET. WALL | RETAINING WALL |
| R.O.W. | RIGHT-OF-WAY |
| GP | GUARD POST |
| TYP | TYPICAL |
| (R) | RECORD |
| (M) | MEASURED |
| C/L | CENTERLINE |
| LS | LANDSCAPE |
| P/L | PROPERTY LINE |
| F.F. | FINISH FLOOR |
| LS | LANDSCAPE |
| IV | IRRIGATION VALVE |
| X 1 | TREE TAG |

NFE JOB NO. 1791 SHEET NO. SP2



| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---------------------------|-------------|-------|------|------|-----|---------|---------|
| ALL CALC POINTS AT GRADE | Illuminance | Fc | 1.76 | 19.9 | 0.0 | N.A. | N.A. |
| PARKING AND DRIVE SUMMARY | Illuminance | Fc | 6.64 | 19.9 | 0.2 | 33.20 | 99.50 |

| Symbol | Qty | Label | Arrangement | Description | LLF | Lumens/Lamp | Arr. Lum. Lumens | Arr. Watts |
|--------|-----|-------|-------------|--|-------|-------------|------------------|------------|
| — > | 2 | A | SINGLE | XLCL-FT-LED-HO-CW-HSS-SINGLE DN 24' POLE + 2' BASE | 1.000 | N.A. | 41895 | 543.8 |
| — > | 2 | B | SINGLE | XLCL-3-LED-HO-CW-HSS-SINGLE DN 24' POLE + 2' BASE | 1.000 | N.A. | 36015 | 542.7 |

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts
Total Watts = 2173

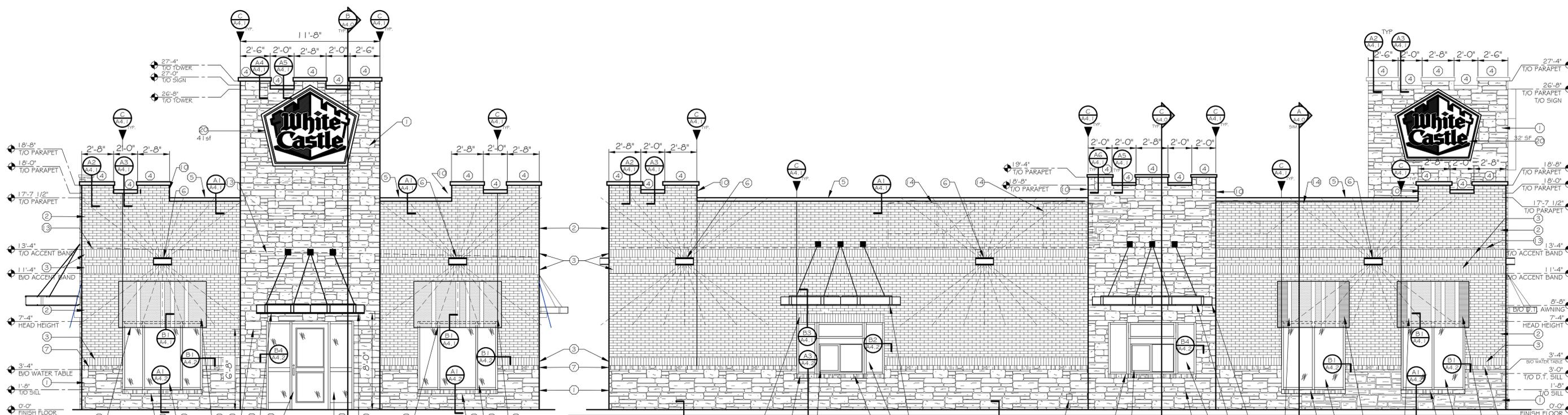


LIGHTING PROPOSAL LD-134461-1

WHITE CASTLE
FORT ST. & WHITE AVE.
LINCOLN PARK, MI

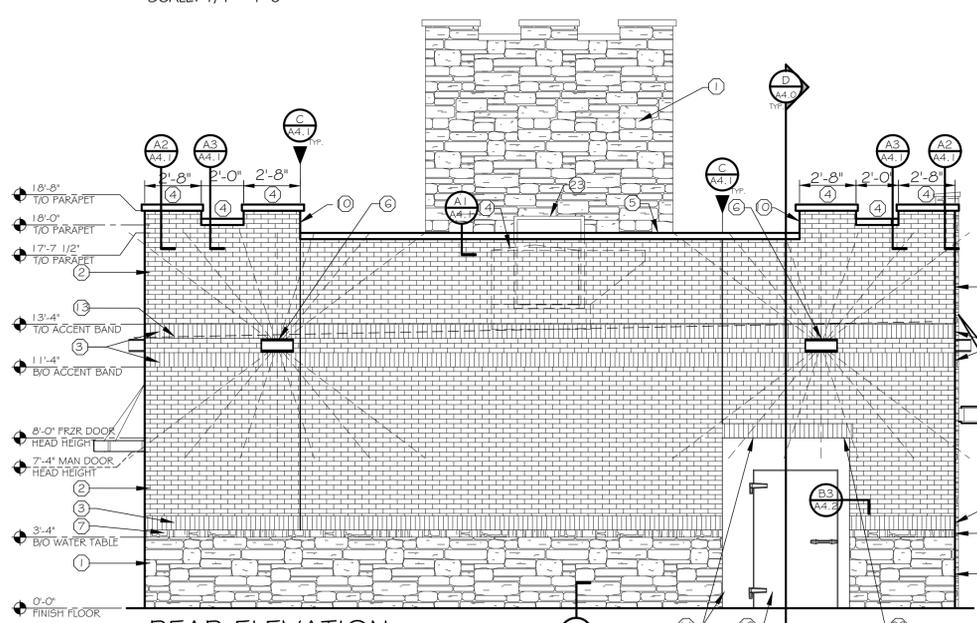
BYLLS DATE: 8/29/16 REV: 9/22/16 SHEET 1 OF 1

SCALE: 1"=20'

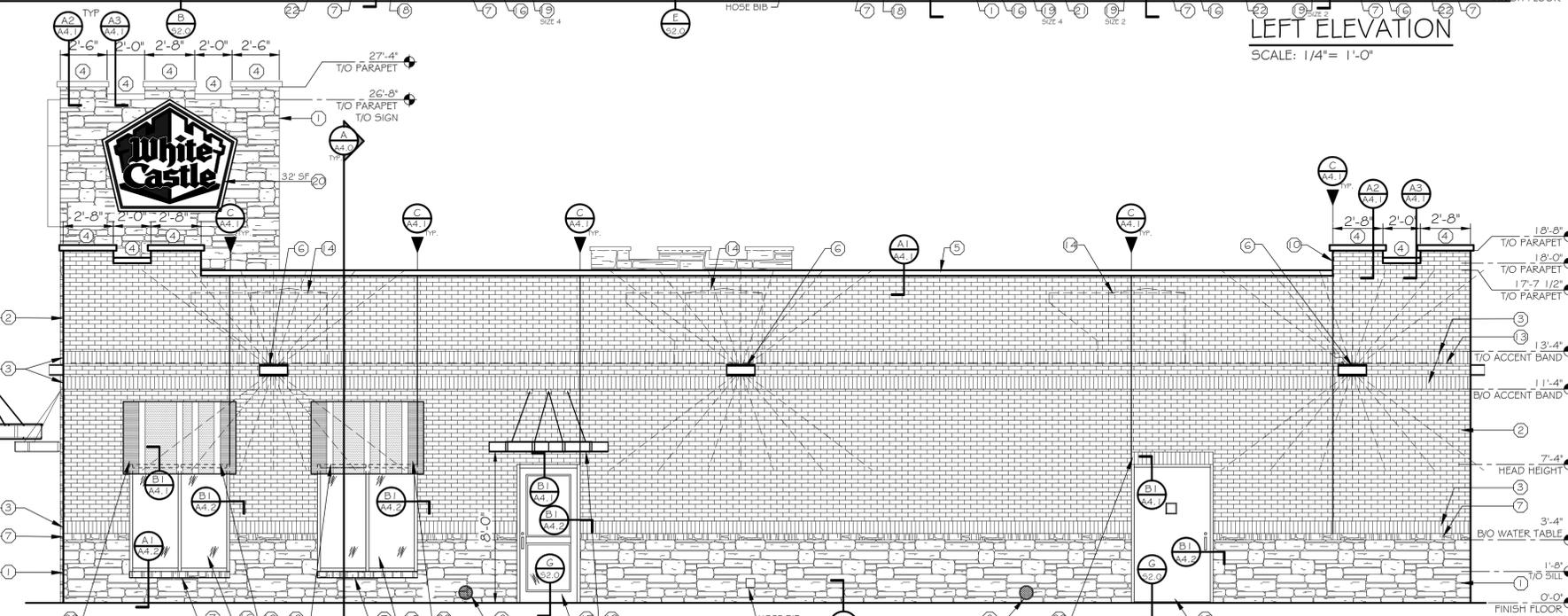


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

ADDRESS STONE

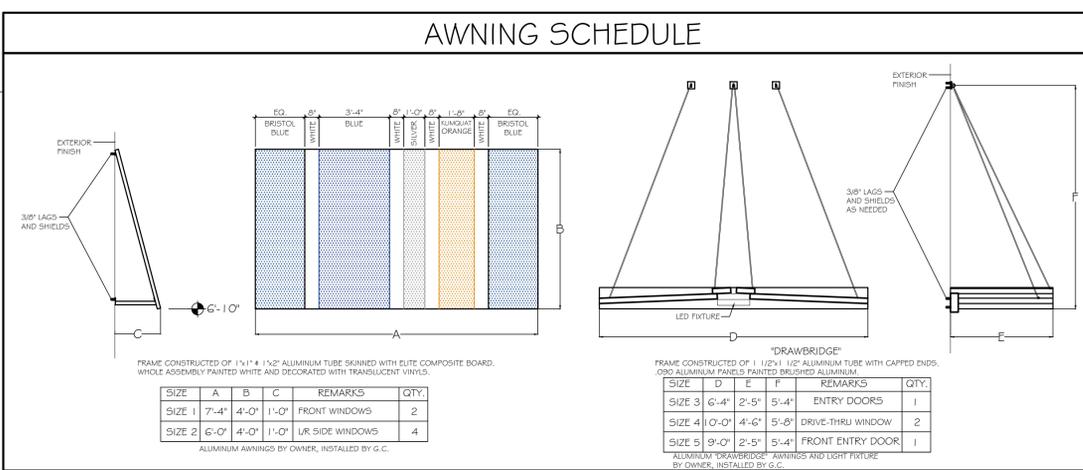
ADDRESS STONE CAN BE PURCHASED FROM:
BOULDER CREEK STONE
8282 ARTHUR ST.
MINNEAPOLIS, MN 55432
CONTACT: CHAD SPENCER
PHONE: (763) 786-7138

INSTALLATION INSTRUCTIONS:
NUMBERS ARE TO BE 6" AND HIGH CONTRAST TO STONE.
TOP OF ADDRESS STONE SHOULD FINISH AT APPROX.
7'-4" A.F.F. SEE FRONT ELEVATION FOR LOCATION.
VERIFY PLACEMENT WITH W.C. REP PRIOR TO INSTALLATION

NOTE: ADDRESS STONE CAN ALSO BE PURCHASED LOCALLY

CONSTRUCTION NOTES

1. PARAPET DIMENSIONS ARE FROM BLOCK TO BLOCK.
2. REFER TO SHEETS A4 & 5 I FOR FOUNDATION DETAILS.
3. EXTERIOR FINISH MASONRY PRODUCTS SHALL BE PURCHASED FROM:
BELDON BRICK
HAMILTON PARKER
1865 LEONARD AVE
COLUMBUS, OH 43219
GABRIEL CANTRELL (614) 358-7814
LENNY JOBIN (614) 358-781
4. GROUT - RICH COLOR WHITE WITH WHITE SAND
THIN-BRICK JOINTS SHALL BE SPOONED. CULTURED STONE JOINTS SHALL BE RAKED.
5. AWNINGS OVER DOORS SHALL NOT INTERFERE WITH FREE SWING OF DOORS. AWNINGS SHALL BE CENTERED OVER DOORS AND WINDOWS.



ELEVATION CODED NOTES

- 1 WAINSCOT & TOWER - MASONRY STONE VENEER
MANUFACTURER: ARTISAN VENEERS
PRODUCT: WATERFORD STONE
COLOR: LONDON GRAY- 25% LARGE STONES
GROUT: RICH COLOR- WHITE (WHITE SAND)
JOINTS: RAKED
- 2 BODY OF BUILDING - MODULAR-BRICK VENEER, RUNNING BOND FIELD
MANUFACTURER: BELDON
PRODUCT: MODULAR
COLOR: ALASKA WHITE VELOUR
GROUT: RICH COLOR- WHITE (WHITE SAND)
JOINTS: TOOLED CONCAVE
- 3 ACCENT BAND- MODULAR-BRICK VENEER SOLDIER COURSE
MANUFACTURER: BELDON
PRODUCT: MODULAR BRICK
COLOR: BROWN-860
GROUT: RICH COLOR- WHITE (WHITE SAND)
JOINTS: TOOLED CONCAVE
- 4 CAPSTONE (TYPICAL)
WHITE PRECAST CONCRETE
PROVIDED & INSTALLED BY MASON
MERLONS: 1" OVERHANG ON ENDS AND INSIDE EDGE,
2" OVERHANG ON OUTSIDE EDGE.
CRENELLS: 1" OVERHANG ON INSIDE EDGE,
2" OVERHANG ON OUTSIDE EDGE.
MITERED STONES AT CORNERS OF BUILDING/TOWER
- 5 METAL COPING BY ROOFING CONTRACTOR
COLOR: WHITE
- 6 EXTERIOR LIGHT FIXTURE
COLOR: BRUSHED ALUMINUM
MOUNTED ON SMOOTH SURFACE
(SEE DETAIL A-A3 THIS SHEET)
SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR
- 7 WINDOW SILLS / WATER TABLE
PRODUCT: WHITE PRECAST CONCRETE
PROVIDED & INSTALLED BY MASON
CUT/MADE TO LENGTH
SEE DETAIL A1/A4.2
- 8 ROOF OVERFLOW DRAIN TYPICAL OF 2
SEE DETAIL C-A6.0
- 9 ADDRESS STONE
MANUFACTURER: BOULDER CREEK
SUBSTITUTION TO BE APPROVED BY W.C. REP
- 10 CRENELATION TOWER REVEAL (TYPICAL)
SIDES SHALL BE CLAD WITH EXTERIOR FINISH MATERIAL
- 11 RETURN EXTERIOR FINISHES FULL DEPTH TO JAMB OR ADJACENT SURFACE
- 12 FREEZER DOOR
- 13 ROOF LINE
- 14 ROOF-TOP EQUIPMENT
- 15 FIBERGLASS DOOR AND FRAME
- 16 ALUMINUM STOREFRONT W/ 1" TEMPERED GLASS (SEE SHEET A2 FOR ADDITIONAL INFORMATION)
- 17 ALUMINUM ENTRY DOOR (SEE SHEET A2 FOR ADDITIONAL INFORMATION)
- 18 DRIVE-THRU WINDOW UNIT (SEE SHEET A2 FOR ADDITIONAL INFORMATION)
- 19 AWNING (SEE SCHEDULE FOR SIZES)
- 20 WHITE CASTLE LOGO SIGN
SUPPLIED & INSTALLED BY OWNER
SEE ELEVATIONS FOR SQ. FT.
- 21 SMOOTH BRICK/FINISH SHALL BE PROVIDED FOR FLUSH ATTACHMENT OF "DRAWBRIDGE" AWNINGS.
- 22 SOLDIER COURSE ACCENT ABOVE DOORS & WINDOWS (IN BRICK FIELD ONLY)
- 23 TOWER ACCESS DOOR

WHITE CASTLE SYSTEM, I
555 WEST GOODALE ST
COLUMBUS, OHIO 43
CONTACT: GLEN DAVID
PHONE: 614.559.2
FAX: 614.224.1

2221 Schrock Road
Columbus, Ohio 43229-1547
p 614.898.7100
f 614.898.7100
ARCHITECT OF RECORD:
Eric M. Elizondo
License #: 001.019188
Expiration: 11/30/2016

PROJECT: 16245



WHITE CASTLE
2115 FORT ST.
LINCOLN PARK, MI 48146

DE#15 RP

BUILDING SUBMITTAL DATE:
BID DATE:
ISSUED FOR CONSTRUCTION:
ISSUE:

PROJECT NUMBER: 16245
DRAWN BY: ALM
CHECKED BY:
DATE: 8/11/16

ARCHITECTURAL ELEVATIONS

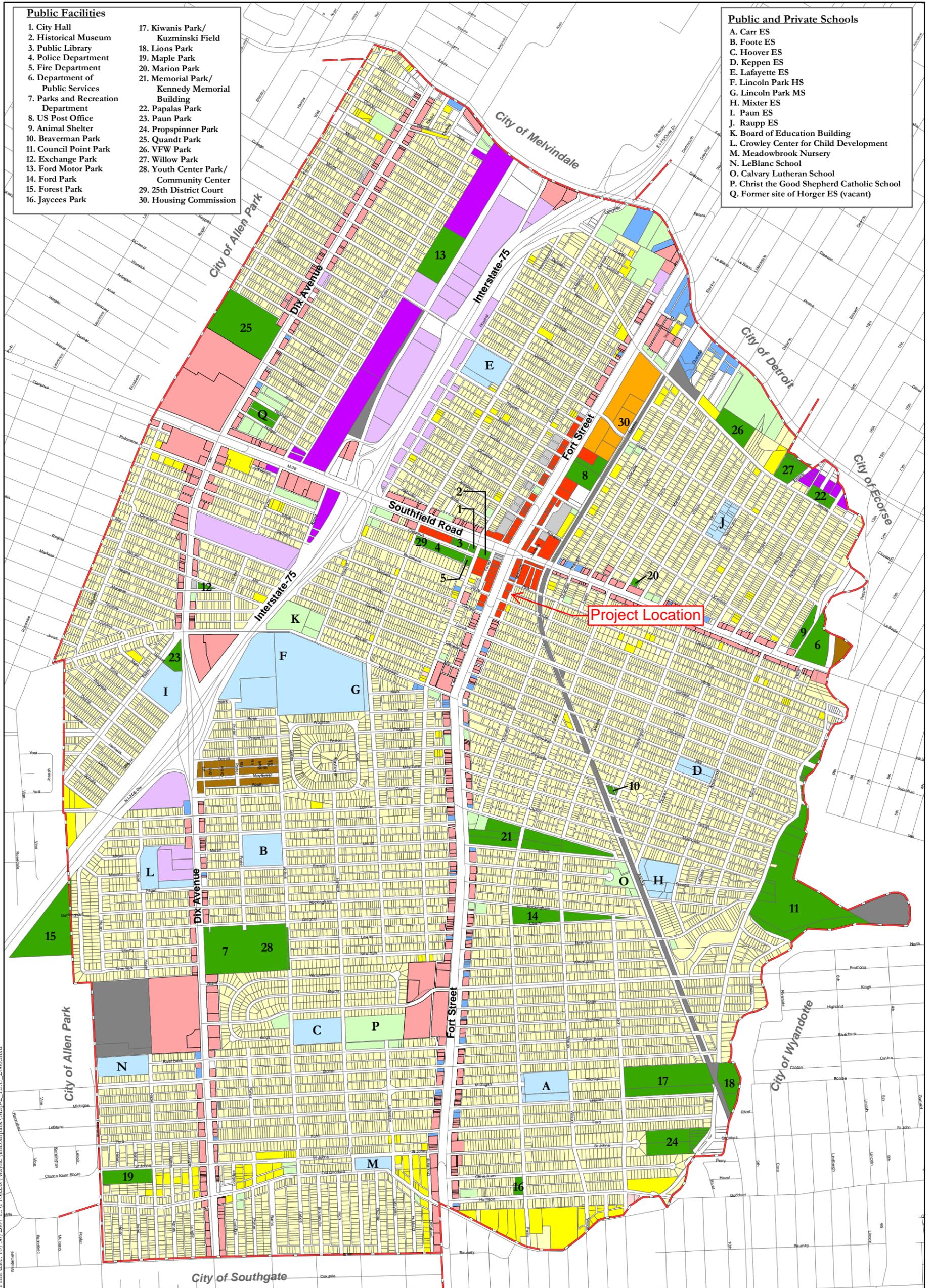
A3.0

Public Facilities

- 1. City Hall
- 2. Historical Museum
- 3. Public Library
- 4. Police Department
- 5. Fire Department
- 6. Department of Public Services
- 7. Parks and Recreation Department
- 8. US Post Office
- 9. Animal Shelter
- 10. Braverman Park
- 11. Council Point Park
- 12. Exchange Park
- 13. Ford Motor Park
- 14. Ford Park
- 15. Forest Park
- 16. Jaycees Park
- 17. Kiwanis Park/ Kuzminski Field
- 18. Lions Park
- 19. Maple Park
- 20. Marion Park
- 21. Memorial Park/ Kennedy Memorial Building
- 22. Papalas Park
- 23. Paun Park
- 24. Propspinner Park
- 25. Quandt Park
- 26. VFW Park
- 27. Willow Park
- 28. Youth Center Park/ Community Center
- 29. 25th District Court
- 30. Housing Commission

Public and Private Schools

- A. Carr ES
- B. Foote ES
- C. Hoover ES
- D. Keppen ES
- E. Lafayette ES
- F. Lincoln Park HS
- G. Lincoln Park MS
- H. Mixer ES
- I. Paun ES
- J. Raupp ES
- K. Board of Education Building
- L. Crowley Center for Child Development
- M. Meadowbrook Nursery
- N. LeBlanc School
- O. Calvary Lutheran School
- P. Christ the Good Shepherd Catholic School
- Q. Former site of Horger ES (vacant)



Print date: 10/30/2007 E:\Projects\Wayne\lincolnpark\Map-2_ELU_2006.mxd

**Map 2
Existing Land Use**

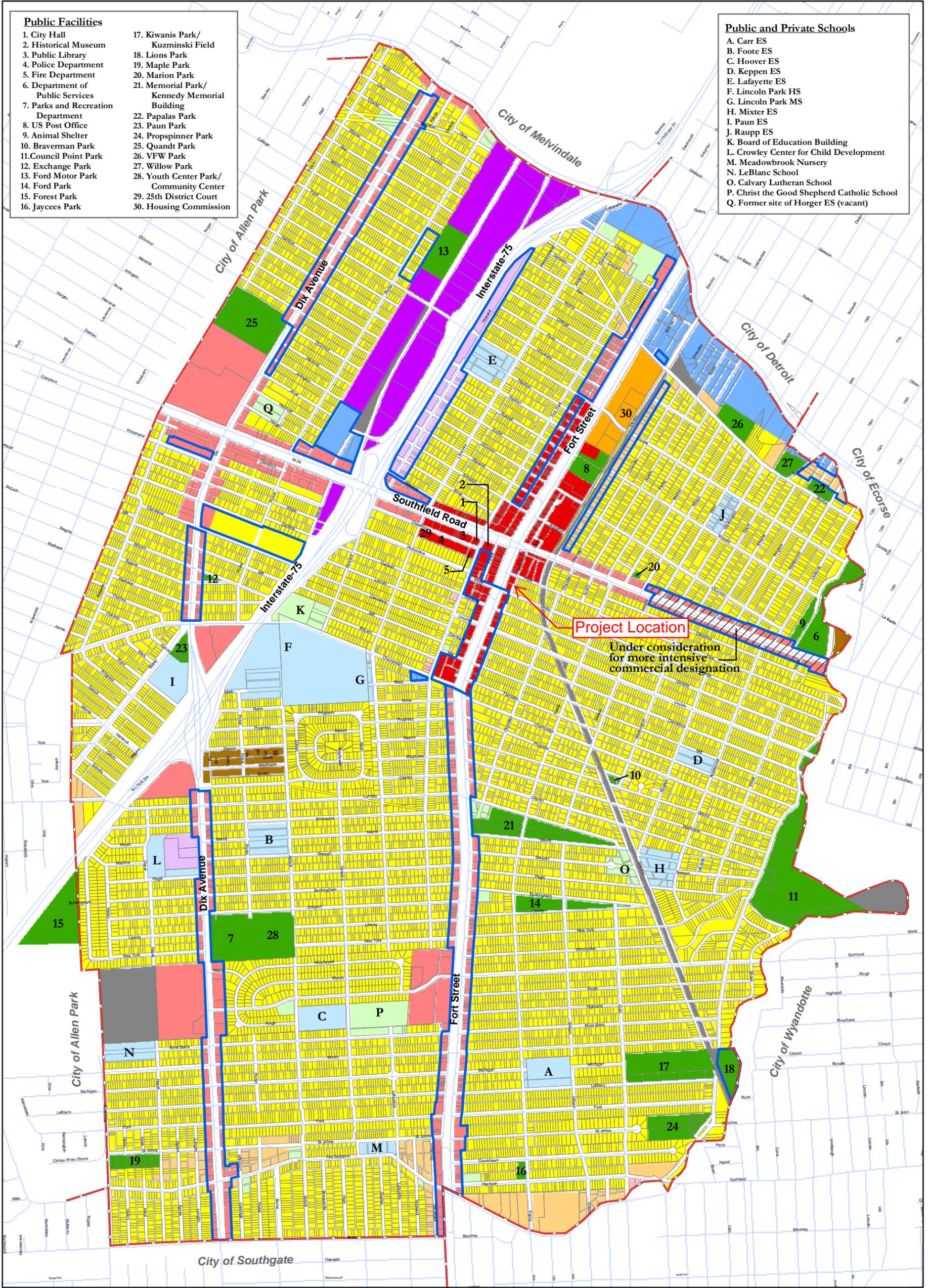
City of Lincoln Park, Michigan

- | | | |
|----------------------------|---------------------|--------------------|
| Low Density Residential | Highway Commercial | Utilities |
| Medium Density Residential | Downtown Commercial | Public Parking |
| High Density Residential | Mixed Use | Quasi Public |
| Mobile Home Park | Office | School |
| Neighborhood Commercial | Light Industrial | Public |
| General Commercial | General Industrial | Vacant |
| | | Municipal Boundary |

Data Source: City of Lincoln Park, 2003
McKenna Associates, Inc., 2006

0 1,400 Feet





Public Facilities

- 1. City Hall
- 2. Historical Museum
- 3. Public Library
- 4. Police Department
- 5. Fire Department
- 6. Department of Public Services
- 7. Parks and Recreation Department
- 8. US Post Office
- 9. Animal Shelter
- 10. Braverman Park
- 11. Council Point Park
- 12. Exchange Park
- 13. Ford Motor Park
- 14. Ford Park
- 15. Forest Park
- 16. Jaycees Park
- 17. Kiwanis Park/ Kuzminski Field
- 18. Lions Park
- 19. Maple Park
- 20. Marion Park
- 21. Memorial Park/ Kennedy Memorial Building
- 22. Papalas Park
- 23. Paun Park
- 24. Propspinner Park
- 25. Quandt Park
- 26. VFW Park
- 27. Willow Park
- 28. Youth Center Park/ Community Center
- 29. 25th District Court
- 30. Housing Commission

Public and Private Schools

- A. Carr ES
- B. Foote ES
- C. Hoover ES
- D. Keppen ES
- E. Lafayette ES
- F. Lincoln Park HS
- G. Lincoln Park MS
- H. Mixer ES
- I. Paun ES
- J. Raupp ES
- K. Board of Education Building
- L. Crowley Center for Child Development
- M. Meadowbrook Nursery
- N. LeBlanc School
- O. Calvary Lutheran School
- P. Christ the Good Shepherd Catholic School
- Q. Former site of Horger ES (vacant)

Project Location

Under consideration for more intensive commercial designation

**Map 8A
Future Land Use**

City of Lincoln Park, Michigan

- Municipal Boundary
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Neighborhood Commercial
- General Commercial
- Downtown Commercial
- Office
- Light Industrial
- General Industrial
- Utilities
- Public Parking
- Quasi Public
- School
- Public
- Vacant
- Proposed Changes for Future Land Use Designation

Data Source: City of Lincoln Park, 2003
McKenna Associates, Inc., 2006



McKenna ASSOCIATES INCORPORATED

10/04/07

White Castle, 2115 Fort Street

Site Plan Review

| | |
|----------------|--|
| Applicant | White Castle Systems, Inc. |
| Project | White Castle DE#15 Replacement, 2115 Fort St |
| Address | 555 W Goodale St., Columbus OH 43216 |
| Date | November 9, 2016 |
| Request | Preliminary Review |
| Recommendation | None - Preliminary |

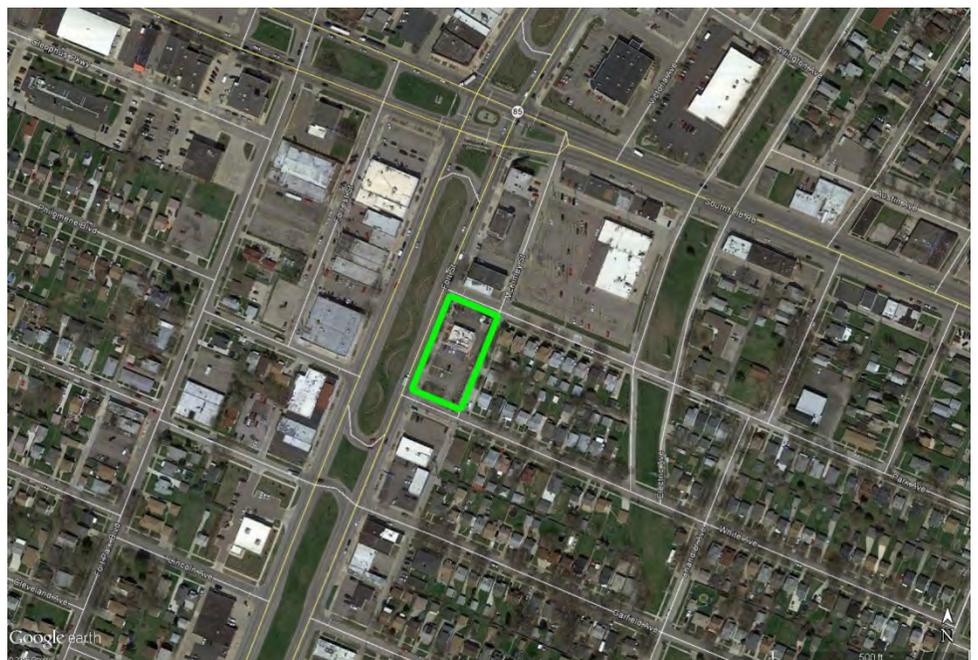
GENERAL

All elements of the site plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property, and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Zoning Code. The site plan shall conform with all requirements of this Zoning Code, including those of the applicable zoning district(s).

Project and Site Description

The project site is a long-standing White Castle restaurant located near City's major intersection and historic core. The applicant proposes to replace the existing 1900 sf White Castle restaurant building with a new building of approximately 2865 sf, adding 965 sf to the footprint. Parking, stacking, loading, and circulation have been modified to accommodate the expansion.

Figure 1: Aerial View



Site conditions

The existing building sits on the north half of the site, slightly closer to Fort Street than to the alley behind it. Drive-thru circulation surrounds the building, and parking is provided on the south half of the site. A concrete screen contains waste receptacles and a storage building in the northwest corner. A pedestrian entrance to the building faces the street, surrounded by landscaping.

Master Plan

Future Land Use Classification

The site is intended for Downtown Commercial future land use.

Intent; Desirable Uses and Elements

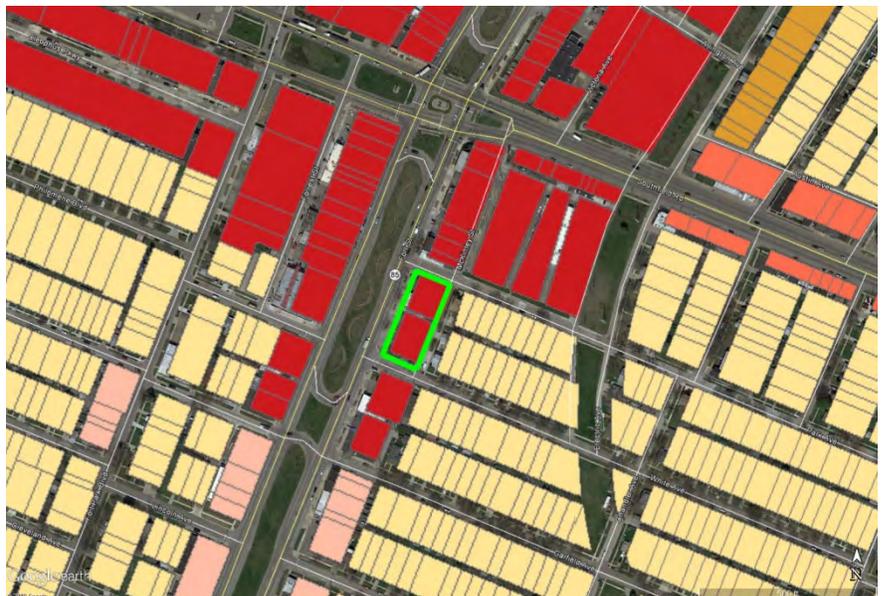
"Restaurants, entertainment venues, and specialty retail stores should be the focus of this district. Businesses should welcome pedestrian traffic with attractive storefronts and outdoor seating. Parking for automobiles is ideally located on the street, behind buildings (shared parking lots), or in parking structures. Building in the downtown should project a strong 'street presence,' with heights of two to three stories, detailed architecture, durable building materials, and minimal or zero front and side setbacks. The Downtown Commercial area includes a mix of land uses, including ground-floor retail and upper-floor office and residential uses, governed by specific design criteria to ensure compatibility."

Land Use and Zoning

Zoning

The site is zoned Central Business District (CBD), in which restaurants are a permitted use. However, drive-thru establishments are expressly *not* permitted in the CBD because the district regulations are designed to promote nonmotorized mobility; auto-oriented uses are considered more appropriate in other business districts. Due to the longevity of the business in the City and its popularity, the City wished to explore any mechanisms by which the proposed expansion could coexist with the desired emphasis on pedestrian and bicycle mobility throughout the district. A rezoning to a Planned Unit Development allows for the City and the applicant to negotiate a site design that retains this historic business within the City's core and also contributes to the walkable character that its citizens and leaders desire.

Figure 2: Zoning Map



Proposed and Existing Uses

| | |
|-------|------------------|
| Site | Commercial |
| North | ROW; commercial |
| East | ROW; residential |
| South | ROW; commercial |
| West | ROW |

Dimensional Standards

The dimensional requirements of the CBD district are described in the chart below. (§1294.32, except where noted.)

| | Required | Provided | Compliance |
|-------------------------------|---|--|------------|
| Lot Width | 30' | 240' | Met |
| Street Frontage (§1294.09) | 25' corner clearance of shrubbery and low retaining walls: 2 ½' < height < 8' | | Met |
| Lot Area | 3000 sf | 23,754 sf | Met |
| Lot Coverage | < 100% | 2865/23,754 = 12% | Met |
| Height | 3 stories / 40 feet | 1 story / 27'4" to top of decorative parapet | Met |
| Setback – Front | 0' | 30' | Met |
| Setback – Sides | 0' | 73' / 85' | Met |
| Setback – Rear | 0' | 30' | Met |

Items to be addressed

None

BUILDING DESIGN

The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion, and color. High standards of construction and quality materials will be incorporated into the new development. In addition to following design guidelines adopted in specific district or sub-area plans, the building design shall meet the requirements of Section 1296.04, Standards for Architecture and Building Materials.

Building design will be addressed during final review.

PRESERVATION OF SIGNIFICANT NATURAL FEATURES

Judicious effort shall be used to preserve the integrity of the land, existing topography, and natural, historical, and architectural features as deemed in this Zoning Code, in particular flood hazard areas and wetlands designated/regulated by the Michigan Department of Environmental Quality, and, to a lesser extent, flood hazard areas and wetlands which are not regulated by the Department.

The site is fully developed. No significant natural features exist to preserve.

Items to be addressed

None

SIDEWALKS, PEDESTRIAN AND BICYCLE CIRCULATION

The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and sidewalks/ pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of primary and secondary schools, playgrounds, local shopping areas, fast food/ service restaurants and other uses which generate a considerable amount of pedestrian or bicycle traffic.

The parcel is served by sidewalks on the north, west, and south sides of the property. Three driveways cross the west sidewalk and one driveway crosses the south sidewalk. Two pedestrian access walkways lead directly to the building from the west sidewalk without crossing a vehicular travel path. It is unknown whether bicycle parking is provided.

The proposed development significantly alters on-site circulation. One curbcut on the west sidewalk as well as the curbcut on the south side of the parcel will be closed, reducing opportunities for vehicle-pedestrian conflict by nearly half. One of the two remaining curbcuts is designated exit-only, and is easily accessible only to patrons who have parked and dined-in, or who are leaving the drive-thru line without ordering. All drive-thru traffic has been routed through a single two-way driveway toward the southwest corner of the site. This should have the effect of concentrating the bulk of the motorized traffic into a single point, further reducing opportunities for conflict.

Pedestrian and bicycle access to the restaurant is now gained by a single well-marked crossing which connects the west sidewalk to a newly-established outdoor dining area adjacent to the building. This crossing traverses vehicular circulation exiting the drive-thru. While not ideal, this arrangement does offer the pedestrians highly-visible placement, and traffic which is coming from a complete stop in most cases.

New bicycle parking is proposed to be placed on the east side of the outdoor dining area.

Items to be addressed

None

PARKING

The number and dimensions of off-street parking [spaces] shall be sufficient to meet the minimum required by this Zoning Code. However, where warranted by overlapping or shared parking arrangements, the Planning Commission may reduce the required number of parking spaces, as provided in this Zoning Code.

| Use | Required | Proposed | Compliance |
|-------------------------------------|---|----------|----------------|
| Drive-in and drive-thru restaurants | 1 for every 2 seats + 1 for every 15sf of usable customer area other than in an established seating plan area + 1 for every 2 employees based on max employment shift +1 for every outside customer automobile service stall area These quantities are currently unknown. | 12 | Unknown |

In addition to these requirements, drive-thru establishments are subject to §1290.03 regulating waiting areas in business districts. This section requires ten (10) 10’x24’ stacking spaces per service window. Eleven stacking spaces are provided. This condition is met.

§1290.01(q) provides for a waiver or modification of off-street parking and/or loading spaces to be granted by the Planning Commission. The following considerations are suggested:

- The extent that the proposed parking and loading spaces can effectively accommodate the needs of a given use
- The impact that the proposed parking and loading arrangements will have on traffic safety and adjacent uses
- Location and proximity of municipal parking lots and / or public alleys

§1290.05 (d) states that off-street parking B areas shall be curbed with concrete curbs and gutters.

This condition is met.

§1290.05 (e) states that whenever such parking facility adjoins residential property and/or a residential street or alley, a solid masonry wall, ornamental on both sides, and not less than six (6) feet in height, shall be erected and maintained. Such walls shall be constructed of the same materials as that of the main or principal building, and be faced with either brick, decorative block, or pre-cast concrete formed into a decorative pattern and painted in the same color scheme as that of the principal building.

The east side of the parcel adjoins a residential alley. An existing wood fence is shown to remain along approximately 140’ of the border, and a new 3’ decorative metal fence with masonry piers is shown for the remaining 80’. These must be replaced with a single masonry wall as described above.

§1290.05 (k) states that in all cases where such parking facilities abut public sidewalks, a wall or curb at least six (6) inches high, or steel posts twenty-four (24) to thirty (30) inches high and not more than five (5) feet apart, set three (3) feet in concrete, shall be placed thereon so that a motor vehicle cannot be driven or parked with any part thereof extending within two (2) feet of a public sidewalk.

This condition is met.

Items to be addressed

- Applicant to provide number of seats, square footage of usable customer area other than in an established seating plan area, number of employees on max employment shift
- Applicant to document that the proposed number of parking spaces can effectively accommodate the needs of the use without negatively impacting traffic safety or adjacent uses
- Ornamental 6' masonry wall to be provided along east side of parcel

BARRIER-FREE ACCESS

The site has been designed to provide barrier-free parking and pedestrian circulation.

| Required Spaces | Required Barrier-Free Spaces | Proposed Barrier-Free Spaces | Compliance |
|-----------------|------------------------------|------------------------------|------------|
| | | 1 | Unknown |

One barrier-free parking space is required per 25 standard spaces (up to 100 standard spaces)

Items to be addressed

- Barrier-free parking compliance can be determined once the total off-street parking spaces have been determined.

LOADING

All loading and unloading areas and outside storage areas, including refuse storage stations, shall be screened in accordance with this Zoning Code.

| Gross Floor Area | Loading Spaces – Required | Loading Spaces – Provided | Compliance |
|------------------|---------------------------|---------------------------|------------|
| 2865 | 1 | 1 | Met |

Items to be addressed

None

ACCESS, DRIVEWAYS, AND VEHICULAR CIRCULATION

Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, parking and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points. All driveways shall meet the design and construction standards of the City. Access to the site shall be designed to minimize conflicts with traffic on adjacent streets, particularly left turns into and from the site. For uses having frontage and/or access on a major traffic route, as defined in the City of Lincoln Park Comprehensive

Development Plan, the number, design, and location of access driveways and other provisions for vehicular circulation shall comply with the provisions of Section 1290.10, Access Management Standards.

The proposed development is accessed from Fort Street, and therefore triggers the access management standards in §1290.10.

| Required | Provided | Compliance |
|--|--|-----------------------|
| <ul style="list-style-type: none"> • Single two-way driveway or pair of one-way driveways • Two-way: 25' < throat width < 30' (face to face of curb). One-way paired: each 20' measured perpendicularly. May be separated by 10' median; sidewalks shall be continued or maintained • 25' radii; 30' radii where daily truck traffic expected • Corner lots: one access point per street with >100' frontage • If frontage >300' and documented need (ITE), may allow additional access. Design restrictions: spaced according to standards; located on side street; shared with adjacent property; and/or restrict one or both left turn movements | <ul style="list-style-type: none"> • A single two-way driveway and a single exit-only driveway are provided • Two-way: 25'; one-way: 15' • Lot has two corners with 100' frontage per side street; no access points proposed • 15' radius shown • Frontage = 234'; two drives proposed • Need for second drive is not documented • Second drive to demonstrate compliance with design standards. | <p>Not met</p> |
| <ul style="list-style-type: none"> • Shared access: driveways along property lines, connecting parking lots, on-site frontage roads, rear service drives. Encouraged and may be required for sites within 1/4 mile of major intersections; having dual frontage; with <300' frontage; with sight distance problems; along congested or accident-prone roadway segments • Connection to adjacent facilities may be required; site accommodation may be required for future connection to undeveloped adjacent property • Letters of agreement or access easements required | <p>As this site is bordered on all sides by rights-of-way, there are no opportunities for shared access.</p> | <p>Met</p> |
| <ul style="list-style-type: none"> • Triangular unobstructed view areas: from corner of two ROWs, 25' along each; from corner of ROW and driveway, 10' along driveway and 5' along ROW • Grass / groundcover only in 3' strip abutting driveway and ROW • Trees permitted if trimmed between 30" and 6' from ground level | <p>One emerald sentinel and one Adirondack crabapple are proposed within the ROW triangle; applicant to confirm trimming above 6'</p> | <p>Unknown</p> |
| <ul style="list-style-type: none"> • May require drive to be located on the far side of the property from congested intersections • >150' from signalized intersection or 4-way stop, or right-turn-only at 75' from intersection • >100' otherwise • >200' from centerline of I-75 access ramps | <ul style="list-style-type: none"> • Two-way driveway is 50' from White Avenue ROW • One-way driveway is 50' from Park Avenue ROW | <p>Not met</p> |
| <ul style="list-style-type: none"> • Same side of street: Driveway spacing determined by speed limits in §1290.10 • Across the street: Driveways directly aligned or >150' offset (excludes right-turn-only) • Directional driveways, divided driveways, and deceleration tapers and/or by-pass lanes may be required by the Planning Commission where they will reduce congestion and accident potential | <p>Speed limit = 45mph; 230' minimum driveway spacing Distance 1: ~140' Distance 2: ~155' Distance 3: ~177'</p> | <p>Not met</p> |



As proposed, this site design does not meet the access standards of section 1290.10. The biggest source of noncompliance is the north, exit-only driveway. The ordinance-driven solution is to locate the second driveway on Park Avenue, though this may no longer fit local preferences. The Planning Commission should discuss the available options and solutions with the applicant and, if necessary, the City Engineer and the Michigan Department of Transportation.

Items to be addressed

- Fort Street (M-85) is under the jurisdiction of Michigan Department of Transportation (MDOT). An MDOT approval and permit will be required.*
- One emerald sentinel and one Adirondack crabapple are proposed within the ROW triangle; applicant to confirm trimming above 6'*
- Turning radius to be between 25' and 35'*
- A strategy to address compliance with the City's access management standards should be discussed with the Planning Commission, the applicant, and other parties as necessary, notably the City Engineer and the Michigan Department of Transportation.*

EMERGENCY VEHICLE ACCESS

All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department and Police Department.

Fire department review shows acceptable access to the site with two separate access points.

Items to be addressed

None

STREETS

All streets shall be developed in accordance with the City of Lincoln Park Subdivision Control Ordinance and construction standards, unless developed as a private road in accordance with the requirements of the City.

No new streets are proposed in conjunction with this project.

Items to be addressed

None

LANDSCAPING, SCREENING, AND OPEN SPACE

The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Zoning Code. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping, landscape buffers, greenbelts, fencing, walls and other protective barriers shall be provided and designed in accordance with the provisions of Section 1296.03, Landscaping Standards. Recreation and open space areas shall be provided in all multiple-family residential and educational developments.

Landscaping will be addressed during final review.

SOIL EROSION CONTROL

The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Building Superintendent or City Engineer.

Soil erosion control measures are under the jurisdiction of Wayne County and shall comply with applicable standards.

Items to be addressed

- Applicant to comply with all soil erosion control measures and permits as issued by Wayne County.*

UTILITIES

Public water and sewer facilities shall be available or shall be provided for by the developer as part of the site development, where such systems are available.

Public water and sewer facilities are available on the site.

Items to be addressed

None

STORMWATER MANAGEMENT

Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevent erosion and the formation of dust. Sharing of stormwater facilities with adjacent properties shall be encouraged. The use of detention/ retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

The storm sewer system will need to be reviewed and determined if it is under the jurisdiction of Wayne County and a permit will be required or can be under the City of Lincoln Park's jurisdiction.

Items to be addressed

- Applicant to work with City Engineer to review stormwater system and determine and pursue the appropriate permitting process.*

NOISE

The site has been designed, buildings so arranged, and activities/equipment programmed to minimize the emission of noise, particularly for sites adjacent to residential districts.

No additional noise impacts are expected from the development.

Items to be addressed

None

SIGNS

The standards of the City's Sign Code are met.

The applicant will demonstrate compliance with the City's sign code and pursue appropriate permits from the Building Department.

Items to be addressed

- *Applicant shall obtain all appropriate sign permits from the City Building Department*

HAZARDOUS MATERIALS OR WASTE

For businesses utilizing, storing or handling hazardous material such as automobile service and automobile repair stations, dry cleaning plants, metal plating industries, and other industrial uses, documentation of compliance with state and federal requirements shall be provided.

No hazardous material or waste is expected on site.

Items to be addressed

None

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

All applicable standards in §1296.02, and elsewhere in the Code as defined by the proposed use, have been met.

§1108 PUD

These standards are addressed in an accompanying report.

§1296.06 Site design standards after special approval

M. Drive-in or Drive-through Establishments

1. Sites must abut a principal or regional thoroughfare, with all ingress and egress directly to such thoroughfare.

This condition is met.

§1294.16 Drive-in and Drive-through establishments

- a. When a drive-in or drive-through establishment adjoins property located in any Residential District, a solid masonry wall, ornamental on both sides, six (6) feet in height, shall be erected and maintained along the interior line, or if separated from the residential zone by an alley, then along the alley lot line. In addition, all outside trash areas shall be enclosed by such six (6)-foot masonry wall. Such walls shall be constructed of the same materials as that of the main or principal building, and be faced with either brick, decorative block, or pre-cast concrete formed into a decorative pattern and painted in the same color scheme as that of the principal building. Such wall shall be protected from possible damage inflicted by vehicles using the parking area by means of precast concrete wheel stops at least six (6) inches in height, or by firmly implanted bumper guards not attached to the wall, or by other suitable barriers.

This condition is addressed under Parking, above.

- b. The entire parking area shall be paved with a permanent surface of concrete or plant- mixed bituminous material and shall be graded and drained in accordance with Section 1290.04(b)(4), Off-Street Parking A Areas; Residential Districts Adjoining Business or Industrial Districts. Any unpaved area of the site shall be landscaped with lawn or other horticultural materials, maintained in a neat and

orderly fashion at all times and separated from the paved area by a raised concrete curb, six (6) inches in height.

This condition is addressed under Landscaping, above.

- c. Lighting shall be installed in a manner which will not create a driving hazard on abutting streets or which will not cause direct illumination on adjacent residential properties, and shall comply with all other requirements of this Zoning Code.

This condition is addressed under Lighting, above.

- d. Adequate ingress and egress shall be provided as prescribed in Chapter 1290, Off-Street Parking and Loading.

This condition is addressed under Access, above.

- e. Before approval is given for any use, a site plan shall be submitted to the Police Department and the Fire Department before submittal to the Planning Commission, for review pursuant to Section 1296.01, Site Plan Review, as to the suitability of the location of entrances and exits to the site, parking area, screening, lighting and other design features.

Reviews are underway by the Lincoln Park Police and Fire Department.

Items to be addressed

None

OTHER AGENCY REVIEWS

The applicant has provided documentation of compliance with other appropriate agency review standards, including, but not limited to, the Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Michigan Department of Transportation, Wayne County Drain Commission, Wayne County Health Department, and other federal and state agencies, as applicable.

A permit will be required from the Michigan Department of Transportation for work on the M-85 right-of-way. A permit may be required from the Wayne County Drain Commission. These items are addressed above.

Items to be addressed

None

VARIANCES

No variances are expected to be requested.

Items to be addressed

None

RECOMMENDATIONS

Findings

Most reviewed elements are in substantial compliance with 1296, Standards for Site Plan Approval, with the exception of Access Management standards. Building design and landscaping standards will be addressed during final review.

Conditions and Waivers

- Applicant to provide number of seats, square footage of usable customer area other than in an established seating plan area, number of employees on max employment shift
- Applicant to document that the proposed number of parking spaces can effectively accommodate the needs of the use without negatively impacting traffic safety or adjacent uses
- Barrier-free parking compliance can be determined once the total off-street parking spaces have been determined.
- Ornamental 6' masonry wall to be provided along east side of parcel
- One emerald sentinel and one Adirondack crabapple are proposed within the ROW triangle; applicant to confirm trimming above 6'
- Turning radius to be between 25' and 35'
- A strategy to address compliance with the City's access management standards should be discussed with the Planning Commission, the applicant, and other parties as necessary, notably the City Engineer and the Michigan Department of Transportation.
- Applicant to work with City Engineer to review stormwater system and determine and pursue the appropriate permitting process.
- Fort Street (M-85) is under the jurisdiction of Michigan Department of Transportation (MDOT). An MDOT approval and permit will be required.
- Applicant to comply with all soil erosion control measures and permits as issued by Wayne County.
- Applicant shall obtain all appropriate sign permits from the City Building Department

Recommendations

No recommendations are associated with a preliminary review.

Lincoln Park Planning and Development

Planned Unit Development

Excerpted from § 1288 of the Lincoln Park Zoning Code

QUALIFYING CONDITIONS.

The following provisions shall apply to all planned unit developments:

- a) A planned unit development may be applied for in any zoning district. A planned unit development application shall require a rezoning by way of an amendment to this chapter upon the recommendation of the Planning Commission and approval by City Council.

Adequate public health, safety, and welfare protection mechanisms shall be designed into the planned unit development to ensure the compatibility of varied land uses both within and outside the development for any land use or mix of land uses authorized in this chapter, which may be included in a planned unit development.

A request for rezoning and applicable fee shall be submitted to the building department.

- b) A planned unit development zoning classification may only be approved in conjunction with an approved planned unit development site plan.

Site plan review is underway.

- c) The planned unit development shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community, and shall result in a higher quality of development than could be achieved under conventional zoning.

Review is underway.

- d) The proposed type and density of use shall not: result in an unreasonable increase in the use of public services, facilities and utilities; create a demand that exceeds the capacity of utilities; and place an unreasonable burden upon the subject site, surrounding land, property owners and occupants, or the natural environment.

This condition is met.

- e) The proposed development shall not have an adverse impact upon the City's Comprehensive Development Plan. Notwithstanding this requirement, the City may approve a planned unit development proposal that includes uses or residential density which are not called for in the Comprehensive Development Plan, provided that the City Council, upon receiving a recommendation from the Planning Commission, determines that such a deviation from the Comprehensive Development Plan is justified in light of the current planning and development objectives of the City.

However, upon approval of a planned unit development, the Planning Commission shall initiate action where necessary to amend the Comprehensive Development Plan or Master Plan so that the future land use map designation is consistent with the approved planned development.

The proposed development does not have an adverse impact upon the City's Comprehensive Development Plan. An amendment to the plan will not be required.

- f) The proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.

The proposed development is expected to have the same economic impact upon surrounding properties as the present development.

- g) The proposed development shall preserve distinctive natural features on the site to the maximum extent feasible, such as, but not limited to: woodlands, wetlands, rolling topography, natural drainage courses, etc. Planned developments shall comply with the City's Tree Protection Ordinance.

No natural features currently exist on the site.

- h) The proposed development shall either: be under single ownership or control such that there is a single person or entity having responsibility for assuring completion of the project in conformity with this chapter, or if there is more than one (1) owner or entity with an interest in the project, then there shall be a commitment in writing by each owner and/or entity to work in unison to complete the project in complete conformity with this chapter.

The applicant(s) shall provide legal documentation of single ownership, single control, or joint unified control in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans, and further, that all portions of the development that are not to be maintained or operated at public expense will continue to be operated and maintained by the developers or their successors. These legal documents shall bind all development successors in title to any commitments made as a part of the documents. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is given to the Building Department.

The applicant has documented single ownership and control of the site.

REQUIREMENTS FOR PRELIMINARY REVIEW BY PLANNING COMMISSION.

It is required that the following information be provided prior to preliminary review, pursuant to paragraph (b)(1) hereof. The absence of any requested information may limit the extent to which the Planning Commission can comment on the proposal:

- 1) The name, address and telephone number of:
 - A. All persons with an ownership interest in the land on which the planned development project will be located together with a description of the nature of each entity's interest (for example, fee owner, optionee, lessee, or land contract vendee).
 - B. All engineers, attorneys, architects or registered land surveyors associated with the project.
 - C. The developer or proprietor of the planned development project.

Applicant statement: The current owner is White Castle Systems, Inc., located at 555 West Goodale, Columbus, OH 43216. They are proposing the replacement of the existing facility and will remain as owner of the redeveloped property.

- 2) The legal description of the land on which the planned development project will be developed together with appropriate tax identification numbers.

This condition is met.

- 3) The area of the land (in acres) on which the planned development project will be developed.

This condition is met.

- 4) An overall preliminary land use plan for the planned development, drawn to scale. The overall plan shall graphically represent the development project using maps and illustrations to indicate each type of use, square footage or acreage allocated to each use, and approximate locations of each principal structure and use in the development. The overall plan shall indicate types of residential use; office, commercial, industrial, and other non-residential uses; each type of open space; community facility and public areas; and other proposed land uses.

See applicant statement below.

- 5) The preliminary land use plan shall also show the following information:
 - A. A general location map.
 - B. The vehicular circulation system planned for the proposed development.
 - C. The location of existing private and public streets adjacent to the proposed development with an indication of how they will connect with the proposed circulation system for the new development.
 - D. The approximate layout of dwelling units, parking, open space, and recreation/park areas.
 - E. Landscaped screening proposed along the perimeter of the development.

Applicant statement: An overall preliminary land use plan is not being submitted since we feel it is not applicable to this re-development. This site is being re-developed as the same type of use that currently resides at that location. A site plan has been submitted showing similar information outlined as requirements for the preliminary land use plan. In addition, we have submitted Landscape, Photometrics, Floor Plans and Elevations.

This condition is met.

- 6) Approximate number of non-residential buildings and residential units proposed to be developed on the subject parcel. For residential developments, an analysis shall be provided to determine the number of units that could be developed on the property under conventional zoning.

This condition is met.

- 7) Topographic survey and soils inventory based on the Wayne County Soils Survey.

A topographic survey has been provided. The need for a soil inventory shall be determined during detailed engineering review.

This condition is met on a preliminary basis.

- 8) General locations and approximate dimensions of wetland areas, floodplains, and significant site features such as tree stands, unusual slopes, streams and water drainage areas.

This condition is met.

- 9) A description of the proposed sewage treatment and water supply systems. Plans should be sufficiently detailed to demonstrate compliance with the City's Utility Ordinance.

Applicant statement: All utilities including water and sewer will connect to the existing sanitary sewers and water mains provided in the public right-of-way. No additional usages will be expected from what the site is currently using.

The Planning Department notes that the proposed additional 985 sf of building footprint designed for business expansion would be expected to generate additional usages, though in insufficient quantity to alter their provision.

This condition is met.

- 10) Proposed storm water management and drainage system.

Applicant statement: All Wayne County Stormwater standards will be adhered to for the redevelopment. This will include detention and stormwater quality measures.

This condition is met.

- 11) A map showing existing zoning designations for the subject property and all land within one quarter (1/4) mile.

This condition is met.

- 12) A map and written explanation of the relationship of the proposed planned development to the City's Comprehensive Development Plan for Future Land Use.

Applicant statement: The site currently exists as a White Castle with a drive thru. This is not permitted in the Central Business District. The property is not shown to change zoning per the City's Comprehensive Development Plan for Future Land Use.

The Planning Department notes that restaurants are a recommended focus use in the Downtown Commercial land classification. Businesses are requested to "welcome pedestrian traffic with attractive storefronts and outdoor seating."

A resolution to the conflict between pedestrian and drive-thru traffic is central to this PUD. Satisfactory resolution will be determined by the Planning Commission.

- 13) Maps and written analysis of the significant natural, cultural, and geographic features of and near the site. Features which shall be considered include existing vegetation, topography, water courses, wildlife habitats, streets and rights-of-way, easements, structures, and soils.

Applicant statement: This site is currently 100% developed. There are no significant natural, cultural, nor geographic features on or near the site. There currently is not any existing substantial vegetation, water courses, wildlife habitats. The proposed re-development will reduce the impact to the neighboring sites by installing a screen wall adjacent to the existing residential. The amount of landscape areas will be increased as part of this project. The existing entrance/exists to the side streets will be removed.

This condition is met.

- 14) An analysis of the traffic impact of the proposed planned development on existing and proposed streets.

Applicant statement: The traffic impact for the redevelopment will be greatly reduced. The total amount of parking spaces will be reduced from 35 to 13. The existing entrance/exists to the side streets will be removed reducing the impact on the residential streets. In addition, the number of access points onto Fort Street will be reduced from three to two. This will allow for better turning movement in and out of the site as well as on-site.

This condition is met.

- 15) Documentation that the applicant has sufficient development experience to complete the proposed project in its entirety (e.g., provide a list of developments completed by the applicant in the past ten (10) years, with a description of the project, number of units, and time required to complete).

Applicant statement: White Castle Systems, Inc. has owned and operated this location for 59 years. They handle the design and oversee the construction of all their locations. The current building was rebuilt in 1985. Over the past 10 years they have constructed over 120 sites across the Midwest. The typical time frame from shut down of the existing facility to the opening of the new facility is typically four months.

This condition is met.

- 16) A general schedule for completing the planned development, including the phasing or timing of all proposed public and private improvements.

Applicant statement: The demolition of this site is schedule to begin June of 2017 if all approvals go well. White Castle has a fast pace schedule on all their projects. The anticipated opening date is early October of 2017.

This condition is met.

REQUIREMENTS FOR FINAL REVIEW.

This section is not applicable at this time.

In addition to the requirements in Section 1296.01 and applicable information specified on the site plan checklist, the following information shall be included on, or attached to, all planned unit development plans submitted for final review:

- 1) All preceding information required for conceptual review.
- 2) A detailed overall plan for the planned development which shows all of the information required on the conceptual land use plan plus the following:
 - A. Locations and setbacks of each structure and use in the development.
 - B. Typical layouts and facade design for each type of use or building. Detailed information, including floor plans, facade elevations, and other information normally required for site plan review, shall be provided for buildings which are proposed for construction in the first phase.
 - C. The building footprint of proposed buildings. In the case of single-family detached development, the plan should indicate the setbacks and outline of the area within which a house could be constructed on each lot.
 - D. The vehicular circulation system planned for the proposed development, including a designation of each street as to whether it is proposed to be private or dedicated to the public.
 - E. The proposed layout of parking areas, open space, and recreation/park areas.
 - F. Proposed landscape screening along the perimeter and within the site, including greenbelts, berms and screening walls.
- 3) The precise number of non-residential and residential units to be developed on the subject parcel.
- 4) An environmental analysis of the land, including a hydrology study, analysis of soil conditions, and analysis of other significant environmental features. The hydrology study shall consist of information and analysis in sufficient detail (as determined by the City Engineer) to indicate the impact of the project on surface water and groundwater.
- 5) Specific locations and dimensions of wetland areas and significant site features such as tree stands, unusual slopes, streams and water drainage areas.
- 6) A complete description of the proposed sewage treatment and water supply systems, including documentation from a qualified engineer indicating the feasibility of implementing such systems.
- 7) Storm water and drainage system details.
- 8) Location of bike paths and sidewalks along roads and elsewhere within the development.

- 9) A specific schedule for completing the planned development, including the phasing or timing of all proposed improvements.
- 10) Detailed site plans for all buildings and uses which the applicant intends to begin construction on immediately upon final planned development approval. Where construction is not proposed to begin immediately or where a project is proposed for construction in phases, the Planning Commission may recommend that final approval be granted subject to subsequent review and approval of detailed site plans for each facility or phase, in accordance with Section 1296.01.
- 11) Detailed engineering plans for all portions of the project which the applicant intends to begin construction on immediately upon final planned unit development approval. Where construction is not proposed to begin immediately or where a project is proposed for construction in phases, the Planning Commission may recommend that final approval be granted subject to subsequent review and approval of detailed engineering plans for each facility or phase. Such plans shall be prepared in accordance with the City engineering standards, and shall at minimum include the following:
 - A. Engineering plans for all roads, drive aisles, and paved areas.
 - B. Site drainage plans, including retention and/or detention areas.
 - C. Engineering plans for proposed utility systems, including sanitary sewerage and water systems.
 - D. Plans for controlling soil erosion and sedimentation during construction.
- 12) Following approval of a planned unit development proposal and an amendment to the Zoning Code per paragraph (c)(2) hereof, final site plan and engineering review and approval shall be required prior to obtaining a building permit and commencement of construction for each facility or phase.
- 13) A draft planned unit development agreement, setting forth the terms and conditions negotiated and to be agreed to by the applicant and the City, and upon which approval of the planned unit development proposal will be based. The planned unit development agreement shall, at minimum, include the following:
 - A. A description of the land that is subject to the agreement.
 - B. A description of the permitted uses of the property, the density or intensity of use, and the maximum height and size of proposed buildings.
 - C. History of the review procedures and action taken by the Planning Commission or City Council.
 - D. List of all plans, documents, and other materials submitted by the applicant.
 - E. Review and explanation of all special provisions agreed to by the applicant and City during the course of review of the planned unit development proposal.
 - F. An explanation of all public improvements to be undertaken by the applicant or the City in conjunction with the proposed planned unit development project.
 - G. Description of any required dedications and permits.
 - H. Confirmation that the proposed development is consistent with applicable City ordinances and planning objectives.
 - I. Duration of the planned unit development agreement, along with terms under which a termination date may be extended by mutual agreement.

- J. Applicability of future amendments to the general zoning regulations to land that is subject to the proposed planned unit development agreement.
 - K. Extent to which the planned unit development plan may be modified subject to administrative approval, Planning Commission approval, or City Council approval.
 - L. Copies of permits and the conditions of approval received from local, county, or state agencies have jurisdiction over any aspect of the project.
- a) Project Design Standards. Proposed planned unit developments that satisfy the qualifying conditions in Section 1288.02 shall comply with the following project design standards:
- 1) Location. A planned unit development may be approved in any location in the City, subject to review and approval as provided for herein.
 - 2) Permitted uses. Any land use authorized in this chapter may be included in a planned unit development as a principal or accessory use, provided that:
 - A. The predominant use on the site, based on acreage, shall be consistent with the uses specified for the parcel on the City's Future Land Use Map and Zoning Map. Where the predominant uses are not consistent, prior to planned unit development approval an amendment to the Future Land Use Map may be required, as noted in subsection (f) hereof, and an amendment to the Zoning Map may be required, as noted in item E., below.
 - B. There shall be a reasonably harmonious relationship between the location of buildings on the site relative to buildings on lands in the surrounding area.
 - C. Residential, neighborhood commercial, office, and public uses may be developed together in a planned unit development, provided the uses are compatible and complementary, demonstrating good site design and planning principles.
 - D. The mix of uses and the arrangement of those uses within a planned unit development shall not impair the public health, safety, welfare, or quality of life of residents or the community as a whole.
 - E. Where the existing underlying zoning district is residential, nonresidential uses may be permitted as a part of a planned unit development provided that such nonresidential uses occupy a maximum of twenty percent (20%) of the buildable acreage of the site, subject to the following conditions:
 - 1. The mix of uses must be consistent with the planned uses on the Future Land Use Map.
 - 2. An amendment to the Zoning Map to change the underlying zoning (see definition of "underlying zoning" in Section 1260.08) shall be required prior to final planned unit development approval if more than twenty percent (20%) of the acreage in a residential planned unit development is proposed to be occupied by nonresidential uses.
 - 3. For the purposes of this paragraph (i)(2), nonresidential may include, but is not limited to: commercial, office, research, public (e.g., library, post office, municipal facilities), and recreational.

STANDARDS FOR APPROVAL OF FINAL PLANNED UNIT DEVELOPMENT PLAN.

Based upon the following standards, the Planning Commission may recommend denial, approval, or approval with conditions, and the City Council may deny, approve, or approve with conditions the proposed planned unit development.

- 1) The Planning Commission and City Council shall use the standards for approval of Sections 1296.01, 1296.03, and 1296.04, and any adopted development guidelines, in reviewing the final PUD site plan. Council or the Commission may also utilize the standards for approval of Section 1296.02, should such standards be deemed necessary by Council or the Commission.

This condition is met.

- 2) The applicant must demonstrate in writing that the proposed planned unit development:
 - A. Is consistent with the goals of the City's adopted Comprehensive Development Plan's Future Land Use map or other map; and/or,
 - B. Includes areas indicated in the City's adopted Comprehensive Development Plan as having significant natural, historical, and architectural features; and/or
 - C. Will provide a complementary mixture of uses or housing types, or clustering of units to preserve common open space, in a design not possible under the underlying zoning district dimensional regulations; and/or
 - D. Will achieve a higher quality development than is otherwise possible with the regulations for the underlying zoning district. It is not the intent of the planned unit development to circumvent the requirements of the underlying zoning district.

Applicant to assist in clarifying how this standard is met.

- 3) The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses. The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment. The public benefit shall be one that could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.

Applicant to assist in clarifying how this standard is met.

- 4) The number and dimensions of off-street parking shall be sufficient to meet the minimum required by the ordinances of the City. However, where warranted by overlapping or shared parking arrangements, the Planning Commission or City Council may reduce the required number of parking spaces.

Applicant to demonstrate sufficiency of proposed parking.

- 5) All streets and parking areas within the planned unit development shall meet the minimum construction and other requirements of City ordinances, unless modified by the City Council.

No new streets are proposed.

- 6) Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

Review is underway.

- 7) Judicious effort shall be used to preserve significant natural, historical, and architectural features and the integrity of the land.

The project itself is an effort to preserve a historical feature of the City of Lincoln Park: a continuously-operating business of almost 60 years in the community. No natural or architectural features nor land integrity are present on the site.

- 8) Public water and sewer facilities shall be available or shall be provided for by the developer as part of the site development.

This condition is met.

- 9) Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided.

This condition is met.

- 10) Drives, streets and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points.

This condition is met.

- 11) The uses proposed shall be consistent with the City's Comprehensive Development Plan or an approved overall planned unit development concept plan.

This condition is met.

- 12) Sidewalks shall be provided.

This condition is met.

- 13) Planned unit developments shall front onto a paved major thoroughfare or collector road (as designated in the City's Comprehensive Development Plan) or state trunkline, and the main means of access to the development shall be via the major thoroughfare, collector road, or state trunkline.

Individual residential dwelling units in a planned unit development shall not have direct access onto a major thoroughfare, collector road, or state trunkline. The planned development should be designed so that through-traffic, including traffic generated by nonresidential uses within the planned development, is discouraged from traveling on residential streets.

This condition is met.

- 14) Stormwater detention or retention shall be provided as required by Wayne County.

This condition will be met during detailed engineering review.

- 15) The Planning Commission shall take into account the following considerations, which may be relevant to a particular project: thoroughfare, drainage; utility design and capacity of the utility systems; road capacity; underground installation of utilities; insulating the pedestrian circulation system from vehicular thoroughfares and ways; achievement of an integrated development with respect to signage, lighting, landscaping and building materials; and, noise reduction and visual screening mechanisms, particularly in cases where non-residential uses adjoin off-site residentially-zoned property.

These conditions are addressed in the Site Plan Review.



October 17, 2016

Ms. Leah DuMouchel, AICP
Beckett & Raeder, Inc.
535 West William St. Suite 101
Ann Arbor, MI, 48103-4978

**Re: White Castle DE # 15, 2115 Fort St.
City of Lincoln Park, MI
Hennessey Project 72082**

Dear Ms. DuMouchel:

Hennessey Engineers, Inc., completed our review of the Preliminary Plan based on the plan submittal date September 28, 2016, and received via email from you on October 14, 2016.

The proposed development is a 2,865 square foot commercial site on Fort Street with proposed water service from Park Street, sanitary sewer service from the public alley adjacent to and east of the site, two (2) proposed entrances off of Fort Street and new parking lot.

Listed below are some comments that will need to be addressed during the detailed engineering submittal and prior to start of any construction which should not affect the Preliminary Plan approval:

GENERAL

1. Fort Street (M-85) is under the jurisdiction of Michigan Department of Transportation (MDOT). An MDOT approval and permit will be required.
2. The storm sewer system will need to be reviewed and determined if it is under the jurisdiction of Wayne County and a permit will be required or can be under the City of Lincoln Park's jurisdiction.
3. A site grading plan will need to be developed and approved by our office.
4. The plans are showing the sanitary sewer relocation around the building foot print which is a necessity. The size and slopes of the proposed sewer will need to be reviewed.
5. Show the percent slopes on the parking lot grades. For asphalt pavement the slopes should be a minimum of one percent.
6. Hennessey Engineers, Inc., will review the drainage and grading plan during the detailed engineering review.
7. The existing sanitary sewer pipe type should be identified. The sanitary lead must be a minimum of SDR -26.
8. A Soil Erosion and Sedimentation permit must be obtained from Wayne County.



White Castle DE # 15, 2115 Fort St.
City of Lincoln Park, MI
Hennessey Project 72082

September 2, 2016
Page 2

The comments listed above will be required to be addressed in the detailed engineering review. From an engineering feasibility our office does not have any issues with the approval of the Preliminary Site Plan submittal. Therefore, from the engineering feasibility review it would be our recommendation for the “**approval**” of the Preliminary Site Plan. This is not a detailed engineering review or approval. Once the Planning Commission approves the Site Plan the engineer shall submit 3 sets of signed and sealed plans and a cost estimate to our office for detailed engineering review. An escrow account will need to be established for the detailed engineering review and construction inspection, test and management. Prior to any start of construction the plans must approved by our office.

If you have any questions, please do not hesitate to contact me.

Sincerely,

HENNESSEY ENGINEERS, INC

A handwritten signature in blue ink that reads 'James D. Hollandsworth'.

James D. Hollandsworth, P.E., P.S.
Lincoln Park Project Manager

JDH/bd

cc: John Kozuh, DPW Director, City of Lincoln Park
John J. Hennessey, Hennessey Engineers, Inc.
Ryan Kern, Hennessey Engineers, Inc.

B.3

R:\Municipalities\70000's Lincoln Park\72000's\72082 White Castle DE # 15 2115 Fort St\Review Letter\White Castle DE#15 2119 Fort St, 1st Planning Commision Review 10-17-2016.docx

Site plan review

Shawn Williams <SWilliams@citylp.com>

Tue 10/18/2016 9:50 AM

To: Leah DuMouchel <ldumouchel@bria2.com>;

Good morning,

I have reviewed the site plan for 2115 Fort Street (White Castle). Fire department review shows acceptable access onto site with 2 separate access points. The only concern I see regarding site plan is appropriate number of parking spots for occupant load specified. I count 12 regular spots with a single spot for handicap access. The site plan shows 50 occupant load as well as outdoor seating.

If no one else has issue with the parking requirements, Fire Dept. is fine with site plan approval.

Inspector Shawn Williams
Lincoln Park Fire Department
(313) 381-1100