



MEMORANDUM

Planning Department

211 Williams St.
P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.ci.royal-oak.mi.us

DATE: November 13, 2009

TO: FILE/PETITIONERS

FROM: Planning Department

SUBJECT: PROPOSED AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) & ASSOCIATED SITE PLAN (SP-05-03-05) CONSISTING OF MOTION PICTURE THEATER & BOWLING CENTER SERVING ALCOHOLIC BEVERAGES (Emagine & Star Lanes), & RESTAURANT SERVING ALCOHOLIC BEVERAGES at 100-350 N. Main St. (parcel nos. 25-15-356-030, 032, 033, 034, 037, 038, 039, 040, 041, 042, 043, 044, & 045)
Joseph Freed & Associates, LLC, Petitioners
Main Eleven Royal Oak, LLC, Owners

The Planning Commission, at its meeting of November 10, 2009, **APPROVED** the following resolution:


RESOLVED, that the proposed amendments to the planned unit development (PUD) and its associated site plan (SP-05-03-05) consisting of a motion picture theater and bowling center serving alcoholic beverages (Emagine and Star Lanes), and a restaurant serving alcoholic beverages at **100-350 N. Main St.** (parcel nos. 25-15-356-030, 032, 033, 034, 037, 038, 039, 040, 041, 042, 043, 044, & 045), are hereby referred to the City Commission with a **Recommendation for Approval** with the following contingencies:

1. The petitioner shall resolve any issues regarding the placement of building openings along parcel boundaries with the Building Inspection Department and revise their site plan and floor plans accordingly.
2. The city's established streetscape pattern of street trees with grates and decorative street lamps shall be installed along East Eleven Mile Road from Main Street to Troy Street. Brick pavers will not be required. Street trees shall also be installed within the Troy Street right-of-way. The petitioner shall submit a revised landscaping plan including all required landscaping and streetscape elements to the Planning Department for review and approval.
3. A sidewalk and other streetscape elements similar to those along the south side of the existing tower shall be installed within the gap between the surface parking spaces and the north and east sides of the Main Art Theater to compliment the exiting decorative light fixtures are already placed along the theater's north side.
4. The width of the access drive to Eleven Mile Road must be specified on the site plan, and it shall be reconfigured to add a curbed island to better define ingress and egress for the site.

5. The petitioner shall obtain permission from all easement holders, including, but not limited to, DTE Energy and the City Commission, for improvements to be placed within dedicated easements.
6. The design, location, and height of the canopy above the main entrance shall be reviewed and approved by the Fire Department and Engineering Department.
7. The petitioner shall submit a master signage plan for review and approval by the Building Department for all new signage, which shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations), and the variances from the Planning Commission for the number of wall signs per façade, the sign area of each wall sign, and to allow signs that extend above the roof line of the building.
8. The site plan shall accurately identify the total number of off-street parking spaces on the site. If any compact parking spaces, their location within the parking deck along and their dimensions must be specified on the site plan. Any spaces added by moving the toll gates shall also be identified on the floor plan for the parking deck.
9. The petitioner shall add a message board, sign, or counter at the entrance to the parking deck indicating how many spaces are available or if the deck is full.
10. Pavement markings, such as directional arrows and “STOP” bars, as well as traffic signs shall be added to the site plan throughout the off-street parking areas and maneuvering aisles to assist traffic flow, subject to the review and approval of the Planning Department.
11. The Fire Department shall require an additional fire hydrant within 100 feet of the building’s Fire Department connection. Also, existing fire hydrants that are located within what are proposed to be off-street parking spaces across from the building’s main entrance shall be relocated to another acceptable location as required by the Fire Department.
12. The proposed floor plan for the new restaurant in the north tower shall also be included as part of the site plan. Any proposed sidewalk café will require a license agreement approved by the City Commission.
13. All exterior roof-top mechanical and HVAC equipment shall be screened from view in accordance with § 770-90 (J) of the Zoning Ordinance, and be the same color as the exterior of the building per the Planning Department’s review and approval, unless specifically waived by the City Commission.
14. All exterior lighting shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and with maximum permitted illumination levels, unless specifically waived by the City Commission.
15. The petitioner shall submit plans indicating how they propose to shield the light from the parking deck to the Planning Department for review and approval.

16. The petitioner shall submit revised plans indicating additional fencing or a wall including gates to prohibit direct access from pedestrian traffic to the existing park to the Planning Department for review and approval.
17. The petitioner shall submit revised façade elevations that extend the same spandrel glass bays or sections proposed for the south façade onto the southernmost 3 bays or sections of the east façade to the Planning Department for review and approval.
18. The petitioner shall lease or obtain permits for at least 60 off-street parking spaces within the east Farmer’s Market parking lot for use by employees on Fridays and Saturdays.
19. The plan of operation for the upper floor mezzanine and private bowling lanes shall include the modifications as publicly stated by the petitioner’s counsel at the November 10, 2009 Planning Commission meeting, including the following:
 - a. The upper floor mezzanine and private bowling lanes shall only be rented for private events to families, corporations or businesses, non-profit organizations, charities, school or athletic groups, civic groups, etc. Such private events shall not be open to the general public and shall be limited to only those persons or groups using the motion picture theater or bowling center. Charities renting the upper floor mezzanine and private bowling lanes for a charitable event may sell tickets to the general public that include seeing a motion picture and using the bowling lanes.
 - b. The upper floor mezzanine and private bowling lanes shall not be rented to promoters or used for night club or dance hall operations.
 - c. Dance activities, pursuant to the dance permit, shall be held only within the multiple-purpose room of the upper floor mezzanine.
 - d. Corporate or civic groups may host meetings at the multiple-purpose room of the upper floor mezzanine during non-peak hours of the motion picture theater.
20. By reference, this recommendation incorporates and includes the associated parking analysis and traffic study as well as the plan of operation and development agreement approved by the City Commission.
21. All improvements to the public right-of-way shall be in accordance with the specifications and standards of the City Engineer unless in conflict with or otherwise directed by this approval.
22. A performance bond shall be posted in an amount to be determined by the Building Official.
23. The site plan shall meet all other required standards of the Zoning Ordinance unless specifically waived by the City Commission, and all other Code and Ordinance requirements, as determined by the Building Official and City Engineer, **prior** to issuance of **any** building permit.

Respectfully,



Timothy E. Thwing, Director
Planning Department

Attachments

cc: Dennis A. Harder
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MEMORANDUM

Planning Department

Meeting Date: November 10, 2009
211 Williams St.
P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.ci.royal-oak.mi.us

DATE: November 5, 2009

TO: Planning Commission

FROM: Planning Department

SUBJECT: PROPOSED AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) & ASSOCIATED SITE PLAN (SP-05-03-05) CONSISTING OF MOTION PICTURE THEATER & BOWLING CENTER SERVING ALCOHOLIC BEVERAGES (Emagine & Star Lanes), & RESTAURANT SERVING ALCOHOLIC BEVERAGES at 100-350 N. Main St. (parcel nos. 25-15-356-030, 032, 033, 034, 037, 038, 039, 040, 041, 042, 043, 044, & 045)
Joseph Freed & Associates, LLC, Petitioners
Main Eleven Royal Oak, LLC, Owners

The above referenced planned unit development (PUD) amendments and associated site plan are scheduled for a public hearing and consideration by the Planning Commission at its meeting of November 10, 2009. The petitioner received site plan approval as part of a PUD project in 2004, and amendments to it were approved in 2005 and 2006.

With the original approval and two subsequent amendments, all existing buildings on the site were to be removed including the Main Art Theater. Three separate towers and an off-street parking deck were to be constructed in their place. The north, south and east towers would have contained a mixture of residential, office, retail, and restaurant uses. To date, only the north tower and parking deck have been constructed.

The petitioner now proposes to eliminate the south and east towers. Instead, the Main Art Theater will remain in place and a new one-story structure will be constructed at the approximate location of the former east tower. This new structure will contain a 10-screen motion picture cinema with seating for approximately 1,700 along with a 16-lane bowling alley. The City Commission has approved a plan of operation for the facility to serve alcoholic beverages. Also, the petitioner proposes to establish a restaurant with the ability to serve alcoholic beverages on the ground level of the north tower.

The Planning Commission's recommendation on the proposed modifications to the approved site plan and PUD is required prior to City Commission action on this application. Following the public hearing, the Planning Commission may recommend approval, tabling or denial of the modified site plan and PUD. The City Commission will review the Planning Commission's recommendation and make a final decision, including any revisions that may be needed to the current development agreement.

The Planning Commission may wish to consider the following contingencies as part of their recommendation to the City Commission, or conversely postpone its recommendation until the petitioner has provided revised plans to the Planning Commission:

1. The petitioner shall resolve any issues regarding the placement of building openings along parcel boundaries with the Building Inspection Department and revise their site plan and floor plans accordingly.
2. The city's established streetscape pattern of street trees with grates and decorative street lamps shall be installed along East Eleven Mile Road from Main Street to Troy Street. Brick pavers will not be required. Street trees shall also be installed within the Troy Street right-of-way. The petitioner shall submit a revised landscaping plan including all required landscaping and streetscape elements to the Planning Department for review and approval.
3. A sidewalk and other streetscape elements similar to those along the south side of the existing tower shall be installed within the gap between the surface parking spaces and the north and east sides of the Main Art Theater to compliment the exiting decorative light fixtures are already placed along the theater's north side.
4. A suitable access for loading and unloading via the north service drive shall be incorporated into the north side of the building.
5. The Fire Department has requested that the service drive along the north side of the building be widened to 20 feet wide throughout its length. The paved surface appears to be 18 feet except where the compactor is located. The petitioner shall relocate any utilities within this location if required by the respective utility companies.
6. The petitioner shall submit a more suitable location for the compactor for review and approval by the Planning Department, which should be placed as far away as possible from the nearby residential properties across Troy Street.
7. If access is provided to Troy Street the Engineering Department has requested that the petitioner widen Troy Street to allow construction of a right-turn/left-turn lane onto Eleven Mile Road.
8. Traffic lanes on Eleven Mile Road, Main Street, and Troy Street shall be identified on the site plan.
9. The width of the access drive to Eleven Mile Road must be specified on the site plan, and it shall be reconfigured to add a curbed island to better define ingress and egress for the site.
10. The petitioner shall obtain permission from all easement holders, including, but not limited to, DTE Energy and the City Commission, for improvements to be placed within dedicated easements.

11. A waste receptacle enclosure for the Main Art Theater and parking deck tenants shall be identified on the site plan and screened according to § 770-90 (l) of the Zoning Ordinance. Otherwise, the site plan shall indicate that the Main Art Theater and parking deck tenants shall use the proposed compactor.
12. The canopy above the main entrance shall be raised to provide 20 feet of clearance.
13. The monument signs shall be removed from within the 10-foot clear vision zone setback required under § 770-29 of the Zoning Ordinance unless specifically approved by the City Commission.
14. The petitioner shall submit a master signage plan for review and approval by the Building Department for all new signage, which shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations), or receive the necessary variance(s) from the Plan Commission, including but not limited to the following: the number of wall signs per façade, the sign area of each wall sign, and to allow signs that extend above the roof line of the building.
15. The site plan shall accurately identify the total number of off-street parking spaces on the site. If any compact parking spaces, their location within the parking deck along and their dimensions must be specified on the site plan. Any spaces added by moving the toll gates shall also be identified on the floor plan for the parking deck.
16. The petitioner shall provide a revised floor plan for the top level of the parking deck depicting how vehicles would turn around if designated parking spaces are full.
17. The petitioner shall add a message board, sign, or counter at the entrance to the parking deck indicating how many spaces are available if the deck is full.
18. The angled parking spaces and curbed islands along the south side of the north tower shall be reconfigured to 90-degree spaces.
19. The two parking spaces directly west of the driveway to Eleven Mile Road should also be removed to prevent potential conflicts with incoming and outgoing traffic.
20. Pavement markings, such as directional arrows and STOP bars, as well as traffic signs shall be added to the site plan throughout the off-street parking areas and maneuvering aisles to assist traffic flow.
21. The Fire Department shall require an additional fire hydrant within 100 feet of the building's Fire Department connection. Also, existing fire hydrants that are located within what are proposed to be off-street parking spaces across from the building's main entrance shall be relocated to another acceptable location as required by the Fire Department.
22. The site plan shall address how utility service will be continued to the Main Art Theater.

23. The number of seats for each of the 10 auditoriums shall be identified on the floor plans in the same manner as was done for Auditorium 1. Also, the number of seats in the Main Art Theater shall be specified on the site plan.
24. The proposed floor plan for the new restaurant in the north tower shall also be included as part of the site plan. Any proposed sidewalk café will require a license agreement approved by the City Commission.
25. All exterior roof-top mechanical and HVAC equipment shall be screened from view in accordance with § 770-90 (J) of the Zoning Ordinance, and be the same color as the exterior of the building per the Planning Department's review and approval, unless specifically waived by the City Commission.
26. All exterior lighting shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances, including being directed downward and shielded so as not to shine on adjacent property, and with maximum permitted illumination levels, unless specifically waived by the City Commission.
27. The petitioner shall submit plans indicating how they propose to shield the light from the parking deck to the Planning Department for review and approval.
28. The petitioner shall submit revised plans indicating additional fencing or a wall including gates to prohibit direct access from pedestrian traffic to the existing park to the Planning Department for review and approval.
29. The petitioner shall submit revised façade elevations for the south and east façades that provides additional architectural character for those façades to the Planning Department.
30. By reference, this recommendation incorporates and includes the associated parking analysis and traffic study as well as the plan of operation and development agreement approved by the City Commission.
31. All improvements to the public right-of-way shall be in accordance with the specifications and standards of the City Engineer unless in conflict with or otherwise directed by this approval.
32. A performance bond shall be posted in an amount to be determined by the Building Official.
33. The site plan shall meet all other required standards of the Zoning Ordinance unless specifically waived by the City Commission, and all other Code and Ordinance requirements, as determined by the Building Official and City Engineer, **prior** to issuance of **any** building permit.

The petitioner has yet to submit revised site plans for the Planning Commission's review. Therefore, please bring your copies of the plans and documents that were distributed to you for the previous work session to the next meeting.

Attachments

cc: Dennis A. Harder
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It is recommended that the petitioner or a representative attend the November 10, 2009 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission Chambers on the 3rd floor of City Hall.



MEMORANDUM

Planning Department

Meeting Date: October 29, 2009
211 Williams St.
P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.ci.royal-oak.mi.us

DATE: October 23, 2009

TO: Planning Commission

FROM: Planning Department

SUBJECT: WORK SESSION – PROPOSED AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) & ASSOCIATED SITE PLAN (SP-05-03-05) CONSISTING OF MOTION PICTURE THEATER & BOWLING CENTER SERVING ALCOHOLIC BEVERAGES (Emagine & Star Lanes), & RESTAURANT SERVING ALCOHOLIC BEVERAGES at 100-350 N. Main St. (parcel nos. 25-15-356-030, 032, 033, 034, 037, 038, 039, 040, 041, 042, 043, 044, & 045)
Joseph Freed & Associates, LLC, Petitioners
Main Eleven Royal Oak, LLC, Owners

The above referenced site plan is scheduled for formal consideration by the Planning Commission at its regular meeting of November 10, 2009. The Planning Commission at the request of the petitioner (10-13-09) scheduled a work session for Thursday, October 29, 2009, to afford the Planning Commission an opportunity to informally review the proposed site plan with the petitioner and neighborhood representatives. No action can be taken by the Planning Commission regarding the proposed site plan until after a public hearing is conducted at the November 10th regular meeting.

The Planning Commission's recommendation on the proposed modifications to the approved site plan and planned unit development (PUD) is required prior to City Commission action on this application. Following the public hearing, the Planning Commission may recommend approval, tabling or denial of the modified site plan and PUD. The City Commission will review the Planning Commission's recommendation and make a final decision, including any revisions that may be needed to the current development agreement.

The petitioner is proposing to amend the PUD and site plan. Originally, all existing buildings on the site were to be removed, including the Main Art Theater, and 3 separate towers and an off-street parking deck were to be constructed in their place. The north, south and east towers would have contained a mixture of residential, office and retail/restaurant uses. To date, only the north tower and the parking deck have been constructed.

The petitioner now proposes to eliminate the south and east towers. Instead, the Main Art Theater will remain in place and a new one-story structure will be constructed at the approximate location of the former east tower. This new structure will contain a 10-screen motion picture cinema with seating for approximately 1,700 along with a 16-lane bowling alley. The City Commission has approved a plan of operation for the facility to serve alcoholic

beverages. Also, the petitioner proposes to establish a restaurant with the ability to serve alcoholic beverages on the ground level of the north tower. Listed below is a table summarizing the changes made to the site plan and PUD since its approval in 2004 including the amendments now proposed by the petitioner.

	2004 Plan	Revised 2005 Plan	Revised 2006 Plan	Proposed 2009 Plan
North Tower				
Residential (units)	95	94	94	94
Retail (s.f.)	16,307	9,615	5,467	3,815
Office (s.f.)	24,383	24,992	27,861	27,516
Restaurant (s.f.)	8,076	15,377	5,866	6,680
Fitness Center (s.f.)	-	-	9,007	9,047
Video Rental (s.f.)	-	-	5,716	5,724
East Tower				
Residential (units)	80	179	123	-
Retail (s.f.)	36,301	40,140	40,140	-
Office (s.f.)	-	-	36,368	-
South Tower				
Residential (units)	90	132	132	-
Retail (s.f.)	25,273	28,000	28,000	-
Parking Deck				
Retail (s.f.)	-	2,244	2,244	2,240
Restaurant (s.f.)	-	3,083	3,803	2,800
Main Art Theater (seats)	-	-	-	925
Emagine (seats)	-	-	-	1,700
Star Lanes (lanes)	-	-	-	16
Parking Spaces				
North Tower	175	172	172	172
Deck	-	375	375	375
East Tower	403	212	212	-
South Tower	144	200	200	-
Surface	110	81	81	193
TOTAL PARKING SPACES	832	1,040	1,040	740

An updated parking analysis is being prepared by Rich & Associates and it is hoped that it will be available for the work session. At a minimum the report will be presented as part of the November 10th meeting packet. Their preliminary analysis indicates that the site should have enough off-street parking spaces to accommodate peak parking demand for the Emagine / Star Lanes facility when the nonconforming spaces and variances granted for the Main Art Theater are considered.

Listed below is a table that shows the amount off-street parking that would normally be required under the Zoning Ordinance if the project were not a PUD, the amount of spaces recommended for the proposed uses according to the Institute of Traffic Engineer's Parking Generation manual, and the number of spaces tentatively determined to be necessary by simply applying the shared parking ratios provided by Rich & Associates.

	Units	Required Off-Street Parking Spaces				
		Zoning Ordinance	ITE		Rich & Associates*	
			Weekday	Weekend	Weekday	Weekend
Residential (units)	95	143	99	115	141	130
Office (sf)	27,516	123	77	77	20	20
Restaurant (sf)	6,680	103	84	107	46	94
World Gym (sf)	9,047	46	46	46	29	38
Hollywood Video (sf)	5,724	23	19	23	14	14
Vacant Retail (tower) (sf)	3,815	16	13	16	10	10
Oberwies (sf)	2,800	44	35	45	20	40
Vacant Retail (deck) (sf)	2,240	9	8	9	6	6
Main Art Theater (seats) **	925	126	-	20	-	-
Emagine (seats)	1,700	638	323	442	289	340
Star Lanes (lanes)	16	80	50	50	24	32
Total Spaces Required		1,351	754	950	599	724
Total Spaces Provided		740	740	740	740	740
Spaces Over / (Deficient)		(611)	(14)	(210)	141	16
Parking Provided:						
North Tower	172					
Deck	375					
Surface Parking	193					
Total Spaces Provided	740					

* Estimated number of spaces needed during peak hour demand.

** Total parking required for Main Art Theater reduced by 221 spaces for the original theater's nonconforming status (143 spaces) and a variance granted for the two additional theaters built in 1993 (78 spaces).

An updated traffic analysis is being prepared by Birchler Arroyo Associates and it is hoped that it will be available for the work session. At a minimum the report will be presented as part of the November 10th meeting packet.

Copies of the petitioner's proposed site plan, floor plans, and façade elevations are enclosed, along with a description of the proposed amendment and its concept. The Planning Departments recommends that the petitioner revise their plans to address the following issues:

1. Parcel Boundaries. The parcel lines established with the original PUD do not appear to align with the newly proposed building for Emagine and Star Lanes. This may cause some issues with Michigan's Building Code regarding doors and openings along a lot line. The petitioner should contact the Building Inspection Department to resolve this issue.
2. Streetscape Pattern & Landscaping. Placement of the city's established streetscape pattern is required along East Eleven Mile Road from Main Street to Troy Street. Street trees with grates and decorative street lamps are required; however brick pavers will not be required here as they were not installed along North Main Street.

A sidewalk and other streetscape elements similar to those along the south side of the existing tower should be installed within the gap between the surface parking spaces and the north and east sides of the Main Art Theater. Decorative light fixtures are already placed along the theater's north side.

3. Loading & Unloading. There appears to be no designated loading area, and there appear to be no doors that would facilitate loading and unloading to the kitchen area along the north service drive. The Planning Department is concerned that loading and unloading may occur through the access doors to the kitchen along the east side of the building along Troy Street by default. To prevent this from happening, the Planning Department recommends that a suitable access for loading and unloading via the north service drive be incorporated into the building along the north side of the building.
4. Vehicular Access. The egress point to Troy Street from the north service drive may need to either be relocated or closed altogether. As proposed, this drive would require the removal of a utility pole that is connected to several underground facilities for various utilities. The companies that use this pole will most likely not agree to move their underground equipment to facilitate this driveway.

Also, if the access to Troy Street remains, the Fire Department would prefer that the service drive be 20 feet wide throughout its length instead of 12 to 18 feet, and the Engineering Department may request the widening of Troy Street to construct a right-turn/left-turn lane onto Eleven Mile Road if traffic counts warrant it.

The traffic lanes on Eleven Mile Road, Main Street, and Troy Street should be shown on the site plan to better define proposed ingress and egress for the site. Also, the width of the access drive to Eleven Mile Road should be specified on the site plan, and it should be reconfigured to add a curbed island to better define ingress and egress for the site.

5. Waste Receptacles & Enclosures. The Planning Department recommends that a more suitable site be selected for the compactor, which should be placed as far away as possible from the nearby residential properties across Troy Street. If placed closer to the building, enough space may remain to move the egress drive to Troy Street further north and avoid moving the existing utility pole and underground equipment.

If the compactor remains along the north side of the building, it may be placed within a storm water easement managed by the city and also a DTE easement. DTE and the City Commission will need to agree to allow the compactor to be placed within these easements if it remains near this location.

The site plan does identify a waste receptacle enclosure for the Main Art Theater or for the restaurant and retail tenants on the ground floor of the parking deck. There is no existing waste receptacle at the site for the Main Art Theater as required under their site plan approved in 1993. Unless they will be using the proposed compactor, suitable waste receptacles for the Main Art Theater and deck tenants will need to be shown on the site plan and screened according to § 770-90 (I) of the Zoning Ordinance.

6. Building Design. The Fire Department may request that the proposed canopy above the main entrance be raised to provide 20 feet of clearance. As proposed, it has 14 feet of clearance. Also, the canopy would be placed within a storm water easement managed by the city. The City Commission will need to agree to allow the canopy to be placed within this easement as part their final site plan and PUD amendment review.
7. Signs. The proposed monument signs appear to be placed with in the 10-foot clear vision zone setback required under § 770-29 of the Zoning Ordinance. However, the City Commission may approve the encroachment of the signs into this setback during their final site plan and PUD amendment review.

The proposed wall signs will require several variances from the Planning Commission, including the number of wall signs per façade, the sign area of each wall sign, and to allow signs that extend above the roof line of the building. Each building façade is allowed one wall sign of no more than 100 s.f. of sign area. The west façade has 3 wall signs of 120 s.f., 139.5 s.f., and 180 s.f. The south façade has 2 wall signs, each with 139.5 s.f. The east façade has one wall sign with 139.5 s.f. Two of the wall signs proposed on the west façade extend above the roof line and would be considered roof signs, which are prohibited under the Sign Ordinance.

8. Off-Street Parking. The Planning Department identified 193 surface parking spaces on the site plan, not 182 as specified in Table A. The row of surface parking immediately west of the adjacent park has 14 instead of 13 spaces. Otherwise, the number of spaces for each row of surface parking on the site plan appears to be accurate.

The Planning Department identified 370 parking spaces in the public deck instead of 375 as specified on the site plan. An accurate number of spaces for the deck must be specified on the site plan and in Table A. Also, the site plan states the parking deck will contain 22 compact parking spaces; however these spaces are not identified within the deck. If compact spaces are proposed, their location within the deck along with their dimensions must be specified. Any spaces added by moving the toll gates should also be identified.

The Planning Department identified 177 parking spaces in the north tower instead of the 173 as specified in Table A. The second level has 87 spaces instead of the 86 specified on the site plan, and the third level 90.

The angled parking spaces and curbed islands along the south side of the north tower should be reconfigured to 90-degree spaces if the boulevard proposed as part of the original PUD is no longer being considered. Also, the two parking spaces directly west of the driveway to Eleven Mile Road should also be removed to prevent potential conflicts with incoming and outgoing traffic.

Pavement markings, such as directional arrows and STOP bars, as well as traffic signs should be added to the site plan throughout the parking areas and maneuvering aisles to assist traffic flow.

9. Fire Protection. The Fire Department will require an additional fire hydrant within 100 feet of the building's Fire Department connection. Also, existing fire hydrants are located within what are proposed to be off-street parking spaces across from the building's main entrance. These hydrants will need to be relocated to another acceptable location. The petitioner should contact the Fire Department for specific details and requirements.

10. Utilities. Utility poles that carry overhead lines that service the Main Art Theater are located within proposed parking spaces and maneuvering aisles. The site plan should address how utility service will be continued, whether above ground or underground, if these poles are removed as proposed.

11. Floor Plans. The number of seats for each of the 10 auditoriums should be identified in the same manner as was done for Auditorium 1 to ensure they match the total specified in Table A. Also, the number of seats in the Main Art Theater should be specified in Table A. The proposed floor plan for the new restaurant in the north tower should also be included as part of the site plan.

Attachments

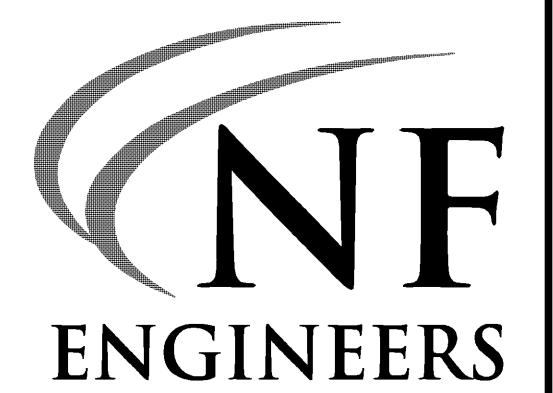
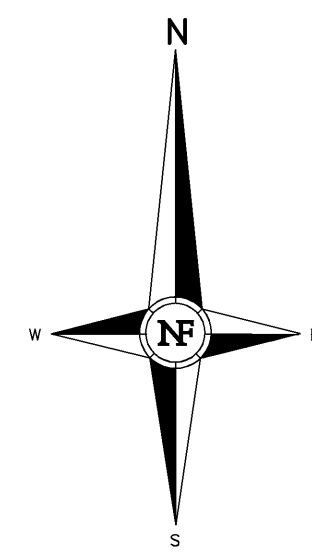
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33 S. State St.
Chicago, IL 60603

Robert Fink
Main Eleven Royal Oak, LLC
33 S. State St.
Chicago, IL 60603

Patrick J. Williams
Nowak & Fraus Engineers
46777 Woodward Ave.
Pontiac, MI 48432-3032

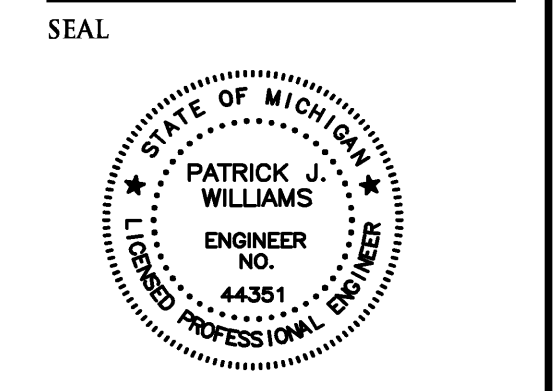
Kevin Coppedge
Studio Three Design
8604 Allisonville Rd. Ste. 330
Indianapolis, IN 46250

It is recommended that the petitioner or a representative attend the October 29, 2009 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission Chambers on the 3rd floor of City Hall.



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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



PROJECT
Main North

CLIENT
**Joseph Freed
and Associates**

PROJECT LOCATION
Part of the SW 1/4
of Section 15
T. 1 North, R. 11 East
City of Royal Oak,
Oakland County, Michigan

SHEET
**Ground Level Plan
With Notes**



REVISIONS

NO.	DESCRIPTION

DRAWN BY:
P. Williams

DESIGNED BY:
P. Williams

APPROVED BY:
P. Williams

DATE:
11-06-09

SCALE:
1" = 30'

4. NORTH DRIVE: Signage and/or Gate at West End to Limit Access.

5. NORTH DRIVE: Compactor Relocated; Loading Zone Designated; Drive Aisle Minimum Width = 12'.

6. NORTH DRIVE AT TROY STREET: One-way East - Egress Only; Curbed Driveway Alignment, Median and Signage to Limit Turns.

7. THEATER SERVICE RAMP: Ramp Between Concession Kitchen and Loading Zone/Compactor; No Loading Access to Troy Street.

8. TROY STREET/11 MILE: Landscaping Focal Point.

9. 11 MILE DRIVEWAY: Landscaping Focal Point; Internal Median to Limit Turns; Monument Sign.

3. PARKING STRUCTURE: Retail SF Unchanged; Re-striping for Compact Cars and for Turn-back Space at All Dead-Ends.

2. RESTAURANT SPACE: Floor Area Reduced Slightly from 9,667 to 9,450 SF.

1. NORTH BUILDING: Residential Units, Office and Retail SF, Indoor Parking - All Unchanged.

15. SURFACE PARKING LOT: Re-striping Throughout; Convert All Angled Parking to 90-Degree Parking; Fire Hydrant Relocation.

14. MAIN STREET DRIVEWAY: Signage - No Left Turn at Specified Times.

13. NORTH AND EAST SIDES - MAIN THEATER: Landscaping, Sidewalks and Trash Enclosure.

12. 11 MILE/MAIN: Monument Sign.

11. ELECTRICAL SERVICE LINES TO MAIN THEATER: Re-routed Overhead Utility Lines.

10. THEATER BUILDING CANOPY: Re-designed as per City for Clearance.

