

Commission Letter #: 172-10  
Commission Meeting: 6/7/2010  
RE: Request to modify Planned Unit Development Agreement to permit Beauty Salon and  
Pet grooming (professional service establishments) at Main North Development

June 4, 2010

The Honorable Mayor  
and  
Members of City Commission

The developer (Main Eleven Royal Oak, LLC) of the Main North project has requested that the City amend the existing development agreement to permit professional service establishments, in particular a beauty salon and pet grooming operation as part of the development.

The subject property is zoned Planned Unit Development and is controlled by a development agreement currently titled; "Second Amended and Restated Development Agreement". None of approved documents; development agreement project description, the approved plans or the Rich Associates parking analysis included a reference to "professional service establishments".

Attached is a copy of the preliminary information received from a Mr. Jon Beasley. Staff has also consulted with Rick Rich about an appropriate parking ratio to use for "professional service establishments" and insert that ratio into the parking table, see attached. As can be seen from reviewing the table switching approximately 2,744 sq. ft. of retail space to professional service space actually reduces the estimated parking deficiency from 102 to 99. The developer has indicated that this would not change the number of parking permits they would potentially lease from the City.

The City Commission has the ability to authorize amending the development agreement. Staff has reviewed the preliminary request and has no objections. Should the City Commission wish to permit professional service establishments, in particular the proposed beauty salon and pet grooming facilities the following resolution is recommended for approval.

**Whereas**, the City Commission approved a Second Amended and Restated Development Agreement with Main Eleven Royal Oak LLC, Main North Lofts LLC and CH Royal Oak LLC; and

**Whereas**, the City Commission is interested in amending said Development Agreement to address the proposed land use(s).

**Be It Resolved that the City Commission** hereby directs the City Attorney to draft an amendment to the Second Amended and Restated Development Agreement to allow "professional service establishments" and these particular uses; and

**Be It Further Resolved**, that the amendment be submitted to the City Commission for consideration at its June 21, 2010 regular meeting.

Respectfully submitted,



Timothy E. Thwing  
Director of Planning

Approved,



Donald E. Johnson  
City Manager

Attachment

cc: David Gillam, City Attorney  
Dennis Harder, Senior Vice President  
Joseph Freed and Associates, LLC  
Sullivan Center 33 S. State Street, Suite 400  
Chicago, IL 60603-2802

Jon Beasley  
1513 Chesapeake Drive, Royal Oak, MI 48067

## Douglas A Hedges

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**From:** Douglas A Hedges [DoughH@ci.royal-oak.mi.us]  
**Sent:** Friday, February 05, 2010 12:14 PM  
**To:** 'JonPBeasley@yahoo.com'  
**Cc:** 'Thwing, Timothy'  
**Subject:** Proposed Businesses at 350 N. Main St.

Jon -

The Planning Department reviewed your proposed plans of operation to operate both a hair salon and a pet grooming salon at the Main North tower at 350 North Main Street. The Main North was approved by the City Commission as a Planned Unit Development or PUD and is controlled by a development agreement entered into between the City Commission and the developer.

The two units in question are approved for retail sales under the development agreement. Personal service establishments such as a hair salon or pet grooming were not included as part of the development agreement. However, the City Commission may allow these uses by amending the development agreement.

Should you wish to pursue establishing your proposed businesses at these locations, we will need to have a request from the property owner to amend the development agreement. We can then forward that request to the City Commission for their review.

Please contact us if you have any further questions.

***Douglas A. Hedges, AICP, PCP***  
City Planner II  
City of Royal Oak, Michigan  
dough@ci.royal-oak.mi.us  
(248) 246-3280

JON BEASLEY

1513 CHESAPEAKE DR.  
ROYAL OAK, MI 48067

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January 28, 2010  
Planning Department  
City of Royal Oak  
211 Williams Street  
Royal Oak, MI 48068

Dear City Planner,

I am currently working with a broker to identify approximately 1,000 sq. ft. for a new pet grooming salon. At start-up we expect to have 2 full-time groomers capable of grooming 8 pets each per day. Once the business is fully developed, it will have up to 8 full-time groomers and have the capacity to groom 64 pets per day.

Prior to executing a lease agreement with the landlord, I am requesting a review by your team to determine if this business purpose is suitable for the space being considered. The space faces Main Street in Royal Oak and is located between the entrance at 350 N. Main and the video store on the southwest corner of the same building.

Please respond with your determination or any additional questions you may have to [JonPBeasley@yahoo.com](mailto:JonPBeasley@yahoo.com) I would like to begin negotiations with the landlord as soon as possible.

Sincerely yours,

Jon Beasley

PHONE: 248.613.7152  
[JONPBEASLEY@YAHOO.COM](mailto:JONPBEASLEY@YAHOO.COM)

JON BEASLEY

1513 CHESAPEAKE DR  
ROYAL OAK, MI 48067

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January 28, 2010  
Planning Department  
City of Royal Oak  
211 Williams Street  
Royal Oak, MI 48068

Dear City Planner,

I am currently working with a broker to identify approximately 2,800 sq. ft. for a new salon. At start-up we expect to have 8 full-time stylists capable of seeing 8 clients each per day. Once the business is fully developed, it will have up to 15 full-time stylists and have the capacity to serve 120 clients per day.

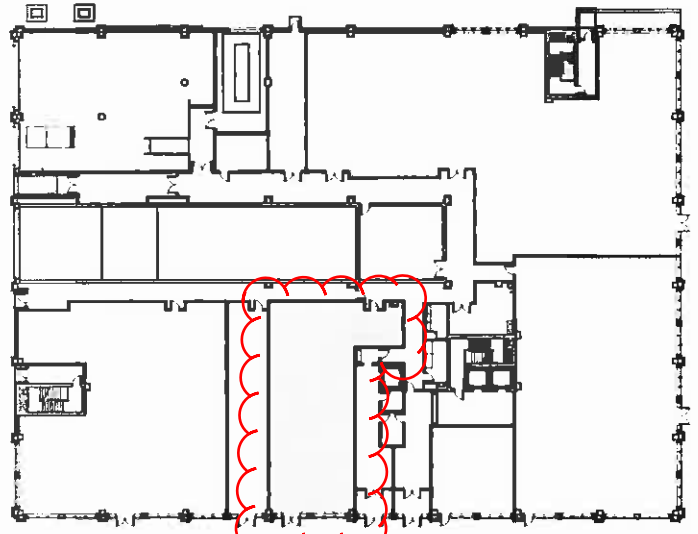
Prior to executing a lease agreement with the landlord, I am requesting a review by your team to determine if this business purpose is suitable for the space being considered. The space faces Main Street in Royal Oak and is located on the north side of the entrance to 350 N. Main

Please respond with your determination or any additional questions you may have to [JonPBeasley@yahoo.com](mailto:JonPBeasley@yahoo.com) I would like to begin negotiations with the landlord as soon as possible.

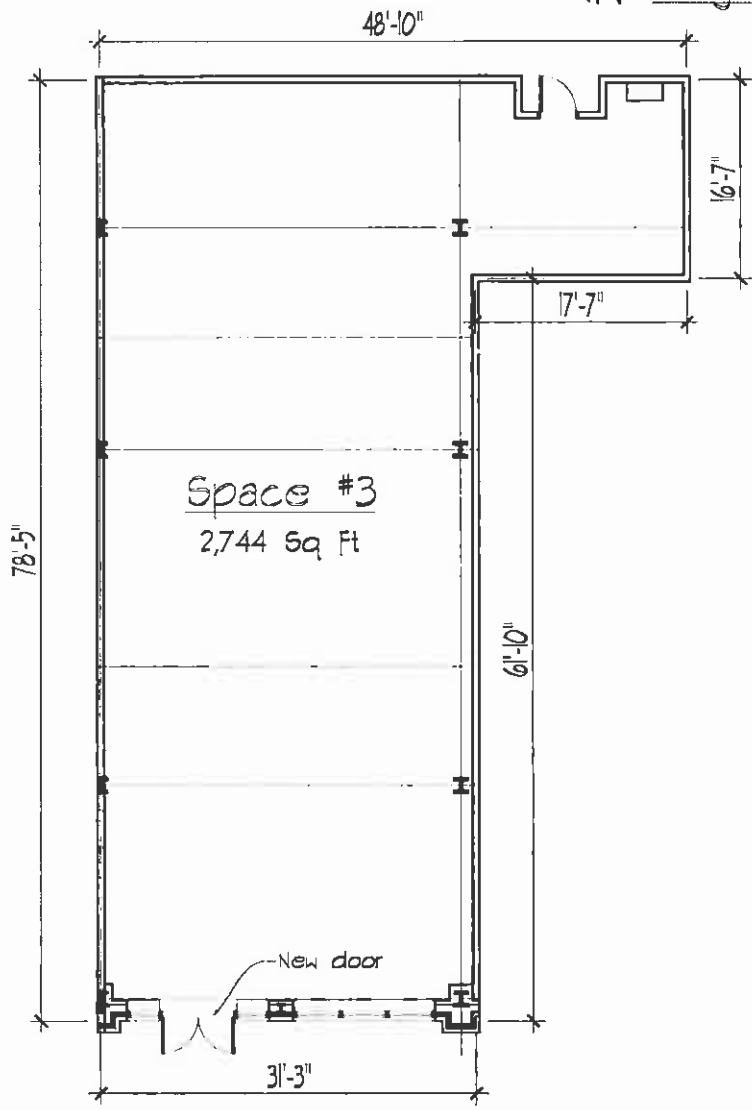
Sincerely yours,

Jon Beasley

PHONE: 248.613.7152  
[JONPBEASLEY@YAHOO.COM](mailto:JONPBEASLEY@YAHOO.COM)



◀ N Key Plan



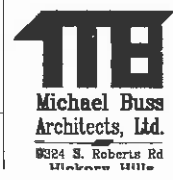
Scale: 1/16"=1'-0" on B $\frac{1}{2}$ x11

Proposed Lease Outline Drawing

Main North  
Space #3  
Royal Oak, Michigan



Joseph Freed and Associates LLC



LOD issue date:	
06.09.08	LOD Review
08.22.08	LOD Revisions

**Royal Oak - Main Street Project**  
**Revised June 7, 2010**

<b>Parking Projection - Emagine Theater-Assumes Day Time and Night Time Demand</b>				
	Units/S.F./Lanes or Seats	Ratio	Parking Demand	
			Weekday	Weekend
1) Residential (units) - from RO study	95			
(weekday)	units	0.00	0	
(weekend)		0.00		0
2a) Emagine Theater (seats) - 70%, from RO study	1680			
(weekday)	seats	0.17	286	
(weekend)		0.20		336
2b) Main Art Theater (seats) 925	925			
(weekday)			50	
(weekend)				58
2C) Bowling (lanes) - reduced from ITE, shared use & non-league play	16			
(weekday)	lanes	3.14	50	
(weekend)		4.42		71
3) Restaurant/Bar (ice cream, restaurant and Bar Louie) - from RO study	9,480			
(weekday)		6.87	66	
(weekend)		14.03		134
4) Gymnasium - reduced from ITE for shared	9,047			
(weekday)		3.15	29	
(weekend)		4.13		38
5) Office - from RO study.	27,516			
(weekday)		0.00	0	
(weekend)		0.00		0
6) Service - from RO Study	2,744			
(weekday)		2.19	6	
(weekend)		2.19		6
7) Retail - from RO study	9,035			
(weekday)		2.38	22	
(weekend)		2.38		22
<b>Total Parking Demand</b>			<b>508</b>	<b>664</b>
7) Parking Supply			<b>565</b>	<b>565</b>
<b>Surplus/Deficit</b>			<b>57</b>	<b>-99</b>

Parking supply includes Main Art Theatre 50 spaces