

AGENDA OF THE CITY OF LIVONIA ZONING BOARD OF APPEALS
May 20, 2025 – 7:00 p.m.
Livonia City Hall 5th Floor Gallery
33000 Civic Center Drive, Livonia, MI

AGENDA ITEM(S):

1. **APPEAL CASE NO. 2024-10-37, Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, 17123 North Laurel Park Drive (tabled on January 7, 2025):** Seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.
2. **APPEAL CASE NO. 2025-02-02, Laurel Investment, LLC, on behalf of Lessee Capital Grille, 17117 Laurel Park Drive:** Seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area.
3. **APPEAL CASE NO. 2025-04-10, Paige and Joshua Retting, 36589 Six Mile Road:** Seeking to erect a 6-foot-tall privacy fence resulting in the privacy fence encroaching into the side yards forward toward the front of the property beyond the rear of the dwelling, which is prohibited.
4. **APPEAL CASE NO. 2025-04-11, Shawn Friend, 32501 West Chicago Avenue:** Seeking to maintain an illegally erected 6-foot-tall privacy fence resulting in a privacy fence erected in the side yard forward of the rear of the house and a privacy fence in the corner side yard that does not align with the neighbor's fence/wall.

*Public comments may be sent to the ZBA Office at 33000 Civic Center Drive,
Livonia, MI and include name, address, and signature.*

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Livonia ZBA Office, upon adequate notice, will make reasonable accommodations for persons with disabilities. Please call 734-466-2250 if you need assistance. ZBA agendas are available on the City's website – www.livonia.gov - under Your Government, Boards & Commissions L-Z, Zoning Board of Appeals, Agendas & Minutes.

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
BRIAN MEAGHER
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MIKE TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSANAN

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BRANDON MCCULLOUGH, President
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LAURA M. TOY

PUBLIC NOTICE

May 2, 2025

APPEAL CASE NO. 2024-10-37, 17117 North Laurel Park Drive (tabled on January 7, 2025): an appeal was made to the Zoning Board of Appeals by Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.

This Regional Commercial property is located on the west side of North Laurel Park Drive (17117), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-008, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance Section 11.08 (3) – Sign Regulations in C-2, C-3 and C-4 Districts.

Total Signs

Allowed: 2
Proposed: 4
Excess: 2

Total Sign Area

Allowed: 197.25 sq. ft.
Proposed: 220.9 sq. ft.
Excess: 23.65 sq. ft.

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

This appeal will be heard at a public hearing to be held in the **Gallery on the 5th floor of City Hall on Tuesday, May 20, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

Case No: 2024-10-37
Meeting Date: May 20, 2025

[illegible]

Signature: _____

Address:

APPLICATION FOR VARIANCE



Laurel Investment, LLC	29200 Northwestern Hwy Suite 450 Southfield MI 48034	248.855.2100
(Owner of Premises)	(Street Address) (City) (Zip Code)	(Telephone) (Fax)
Cooper's Hawk Winery & Restaurant	3500 Lacey Road, Ste. 1000 Downers Grove IL 60515	331.233.5907
(Lessee)	(Street Address) (City) (Zip Code)	(Telephone) (Fax)
(Contractor)	(Street Address) (City) (Zip Code)	(Telephone) (Fax)

The property address is 17123 North Laurel Park Drive Livonia MI

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? No

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:
A parcel of land being part of Parcel No. 46-028-99-0006-004, said land also being part of the Southeast 1/4 of Section 7, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan
See Attached Legal Descriptions

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

The proposed Cooper's Hawk site will set 10 ft plus feet below grade along the east bound side of of Six Mile road; with the proposed monument location, traffic along the east bound of Six Mile road will not be able to see the Cooper's Hawk building from the street. With the proposed three (3) tenant signs traffic along Six Mile Road will be able to visibility see the building from both directions.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

The additional signage would acutally cost Cooper's Hawk more to install which would lower our financial return. However, we think it is worth this so vehicles have time to slow down, exercise save vehicle control to stop and turn into the site. The third sign will also be an inconvenience, to our constnction team to install.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected.

The proposed variance of one additional wall sign will provide visibility for neighoring tenants, hotel guest and community members to locate the Cooper's Hawk site for the east and west along 6 Mile road. The proposed site sets below the west side of 6 miles road for 10 ft. plus. All signage proposed has no foreseeable negative impacts on neighboring lots, tenants, building etc.

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: A zoning ordinance admendment has not been requested for the proposed request for an additional wall sign for the Cooper's Hawk location. All proposed signage is being designed in compliance with the City of Livonian Sign Ordiance and no deviation from the sign design guidelines.

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

The current zoning designation is C-4 High Rise Commerical District; Per the ordiance single tenant are permitted two (2) wall signs total allotted sign area shall not exceed one-and-one half (1½) sq. ft. of area for each one (1) lineal foot of frontage, provided no single sign shall exceed one (1) sq. ft. of area for every one (1) lineal foot of frontage of the building or portion thereof. Cooper's Hawk is proposing three (3) wall signs; east, west and south elevations not to exceed 197.10 SF of our permitted 197.25SF. All proposed signage is being designed in compliance with the City of Livoinla Sign Ordiance and no deviation from the sign design guidelines.

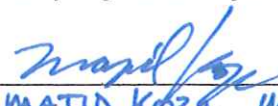
8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: Rezoning the property has not been requested.
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? The current zoning designation is C-4 High Rise Commercial District, rezoning the property would not impact the requested variance.

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. **Note** that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

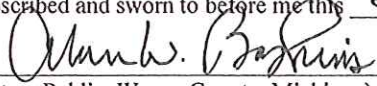
The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: 

Please print name of property owner: MATID KOZAK, MANAGER OF LAUREL INVESTMENT, LLC

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 23rd day of OCTOBER, 2024


(Notary Public, Wayne County, Michigan)
My Commission expires 7/6/28

ALAN W BASKINS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires July 6, 2028
Acting in the County of Oakland

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 10/28/24, which reads as follows:

EXCESSIVE NUMBER OF SIGNS AND TOTAL SIGN AREA.

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.


(Supervisor)

Application for permit filed No

Violation Issued No



CITY OF LIVONIA
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant	Cooper's Hawk Winery & Restaurant	Address	3500 Lacy Rd. Ste 1000, Downers Grove, IL 60515
Owner	Laurel Investments, LLC	Address	29200 Northwestern, Ste 450, Southfield, MI 48034
Lessee	(Same as applicant)	Address	(Same as applicant)
Location	West	Side of	17123 North Laurel Park Street
Between	University Park Dr.	And	Six Mile Rd.
Lot No./Parcel No.	028-99-0006-007	Subdivision	Unplatted
Zoning District	C-4	Lot Size	5.34 Acres Alley N/A
Present Use	High Rise Commercial	Proposed Use	(No Change)
Present Building Size	N/A	Proposed Building Size	N/A
Present Height of Building	N/A	Proposed Height	N/A
Allowable Lot Coverage	N/A	Proposed Lot Coverage	N/A

Proposal : SEEKING TO INSTALL A WALL SIGN PACKAGE RESULTING IN AN EXCESSIVE NUMBER OF SIGNS AND EXCESSIVE TOTAL SIGN AREA. TOTAL NUMBER OF SIGNS ALLOWED: 2; PROPOSED: 4; EXCESS: 2. TOTAL SIGN AREA ALLOWED: 197.25 SQ. FT.; PROPOSED: 220.9 SQ. FT.; EXCESS: 23.65 SQ. FT.

Reason for Rejection Livonia Zoning Ordinance, Section: 11.08 (3) - Sign Regulations in C-2, C-3 and C-4 Districts

Deficient Side yard	Deficient Front Yard	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area Per Room	Encroachment
Excessive Lot Coverage	Excessive Height	Increasing No. Units 2
Use Prohibited	Deficient Parking Spaces	Increasing Area and Bulk 23.65 sq. ft.

Remarks

Plans and Application examined by [Signature] Date 10/28/2024

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

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MIKE TESTA



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CARRIE BUDZINSKI
ROB DONOVIC
SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY

JANUARY 10, 2025

Laurel Park Investment, LLC
29200 Northwestern Hwy Ste 450
Southfield, MI 48034

To Whom It May Concern:

The Zoning Board of Appeals of the City of Livonia, at a Regular meeting held January 7, 2025, adopted the following Resolution:

RESOLVED: APPEAL CASE NO. 2024-10-37, Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, 17123 North Laurel Park Drive: seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.

This Regional Commercial property is located on the west side of North Laurel Park Drive (17123), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-007, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Zoning Ordinance Section 11.08 (3) – Sign Regulations in C-2, C-3 and C-4 Districts,

Total Signs

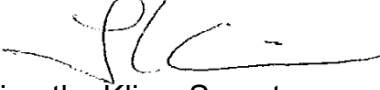
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be tabled to allow the Petitioner, Laurel Park Investments, LLC, to put together a comprehensive sign package for this development, including the two restaurants and the hotel, and return to present it to the Zoning Board of Appeals.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

cc: Cooper's Hawk Winery & Restaurant

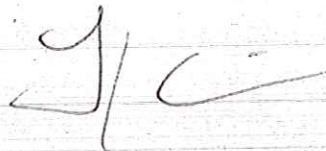
Meeting Date: January 7, 2025

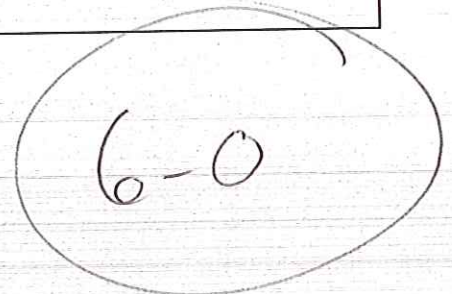
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Motion To:		Comments:
Support		
Deny		
Table	X	
Other		

Motion	Support	ZBA Board Member	Yes	No	Abstain	Absent
		Greg Coppola - Chairman	X			
		Jim Baringhaus - Vice Chairman	X			
		Timothy Klisz - Secretary	X			
	X	Christopher Boloven	X			
X		Michael Testa	X			
		Marc Rotondo	X			
		Lynda Scheel				X
CONDITIONS						
1.						
2.						
3.						
4.						

ZBA Secretary: Timothy Klisz





ZONING BOARD OF APPEALS

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LAURA M. TOY

PUBLIC NOTICE December 20, 2024

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Case No: 2024-10-37
Meeting Date: January 7, 2025

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Signature: _____

Address:

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

(PER "ALTA/ASCM LAND TITLE SURVEY" KEM-TEC & ASSOCIATES, JOB #13-04335, DATED 10-21-13)

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

PARCEL NO. 46-028-99-0006-006

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST; THENCE S89°58'W ALONG THE SOUTH LINE OF SAID SECTION 7, 1,571.73 FEET; THENCE N0°02'W 90.00 FEET TO A POINT ON THE NORTH LINE OF THE SIX MILE ROAD, SAID POINT BEING THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S89°58'W ALONG SAID NORTH LINE 18.10 FEET; THENCE N82°11'41"W CONTINUING ALONG SAID NORTH LINE 329.96 FEET; THENCE S89°58'W CONTINUING ALONG SAID NORTH LINE 198.00 FEET; THENCE N60°02'W 99.62 FEET TO A POINT ON THE EASTERLY LINE OF HIGHWAY I-275 AND I-96; THENCE N30°02'W ALONG SAID EASTERLY LINE, 525.42 FEET; THENCE N22°48'30"W CONTINUING ALONG SAID EASTERLY LINE 14.87 FEET; THENCE N87°10'01"E 811.93 FEET; THENCE N44°58'E 72.80 FEET TO A POINT ON A CURVE ON THE WESTERLY LINE OF NORTH LAUREL PARK DRIVE (88 FEET WIDE); THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT AND ALONG SAID WESTERLY LINE 150.79 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 386.00 FEET AND A CENTRAL ANGLE OF 22°22'56"; THENCE S43°02'E CONTINUING ALONG SAID WESTERLY LINE 189.45 FEET; THENCE S46°58'W 166.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT 131.25 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 47°00'; THENCE S0°02'E 158.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS (PER PEA, INC.)

PROPOSED PARCEL "A"

A parcel of land being part of Parcel No. 46-028-99-0006-006, said land also being part of the Southeast 1/4 of Section 7, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan and being more particularly described as:

Commencing at the Southeast corner of said Section 7; thence along the south line of said Section 7, S89°58'00"W, 1571.74 feet; thence N00°02'00"W, 90.00 feet to a point on the north line of Six Mile Road (variable width); thence along said north line the following four (4) courses: 1) S89°58'00"W, 18.09 feet and 2) N82°11'41"W, 329.96 feet and 3) S89°58'00"W, 198.00 feet and 4) N60°02'00"W, 99.62 feet to the easterly line of Highway I-275 & I-96 (variable width); thence along said line, N30°02'00"W, 271.85 feet to the Point of Beginning; thence continuing along said line the following two (2) courses: N30°02'00"W, 253.57 feet AND N22°48'30"W, 14.87 feet; thence N87°10'01"E, 811.93 feet; thence N44°58'00"E, 72.80 feet to the westerly line of North Laurel Park Drive (88 feet wide); thence along said line the following two (2) courses: 150.79 feet along an arc of a curve to the left, having a radius of 386.00 feet and a chord that bears S31°50'32"E, 149.83 feet AND S43°02'00"E, 130.76 feet; thence 10.91 feet along an arc of a curve to the right, having a radius of 35.00 feet and a chord that bears S38°02'16"W, 10.86 feet; thence S46°58'00"W, 57.48 feet; thence 150.10 feet along an arc of a curve to the right, having a radius of 200.00 feet and a chord that bears S68°28'00"W, 146.60 feet; thence S89°58'00"W, 712.91 feet to the aforementioned easterly line of Highway I-275 & I-96 and the Point of Beginning. Containing 5.340 acres of land, more or less.

PROPOSED PARCEL "B"

A parcel of land being part of Parcel No. 46-028-99-0006-006, said land also being part of the Southeast 1/4 of Section 7, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan and being more particularly described as:

Commencing at the Southeast corner of said Section 7; thence along the south line of said Section 7, S89°58'00"W, 1571.74 feet; thence N00°02'00"W, 90.00 feet to a point on the north line of Six Mile Road (variable width) and the Point of Beginning; thence along said north line the following four (4) courses: 1) S89°58'00"W, 18.09 feet and 2) N82°11'41"W, 329.96 feet and 3) S89°58'00"W, 198.00 feet and 4) N60°02'00"W, 99.62 feet to the easterly line of Highway I-275 & I-96 (variable width); thence along said line, N30°02'00"W, 271.85 feet; thence N89°58'00"E, 712.91 feet; thence 150.10 feet along an arc of a curve to the left, having a radius of 200.00 feet and a chord that bears N68°28'00"E, 146.60 feet; thence N46°58'00"E, 57.48 feet; thence 10.91 feet along an arc of a curve to the left, having a radius of 35.00 feet and a chord that bears N38°02'16"E, 10.86 feet to the westerly line of North Laurel Park Drive (88 feet wide); thence along said line, S43°02'00"E, 58.69 feet; thence S46°58'00"W, 166.85 feet; thence 131.25 feet along an arc of a curve to the left, having a radius of 160.00 feet and a chord that bears S23°27'59"W, 127.60 feet; thence S00°02'00"E, 157.99 feet to the aforementioned north line of Six Mile Road and the Point of Beginning. Containing 4.940 acres of land, more or less.



PEA, Inc.

2430 Rochester Ct. Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

REVISED: 10-13-16

CLIENT: GROUP 10 MANAGEMENT 30500 NORTHWESTERN HWY, SUITE 525 FARMINGTON HILLS, MI 48334	SCALE: 1"= 120'	JOB No: 2015-043
	DATE: 12-4-15	DWG. No: 3 of 3

LIVONIA, MI

COOPER'S HAWK WINERY & RESTAURANTS
LIVONIA, MI
SIGNAGE PACKAGE



Elevate Sign Group
1120 N. Ridge Ave.
Lombard, IL 60148
T: 630-656-1085
www.elevatesigngroup.com

SUBMITTED TO:

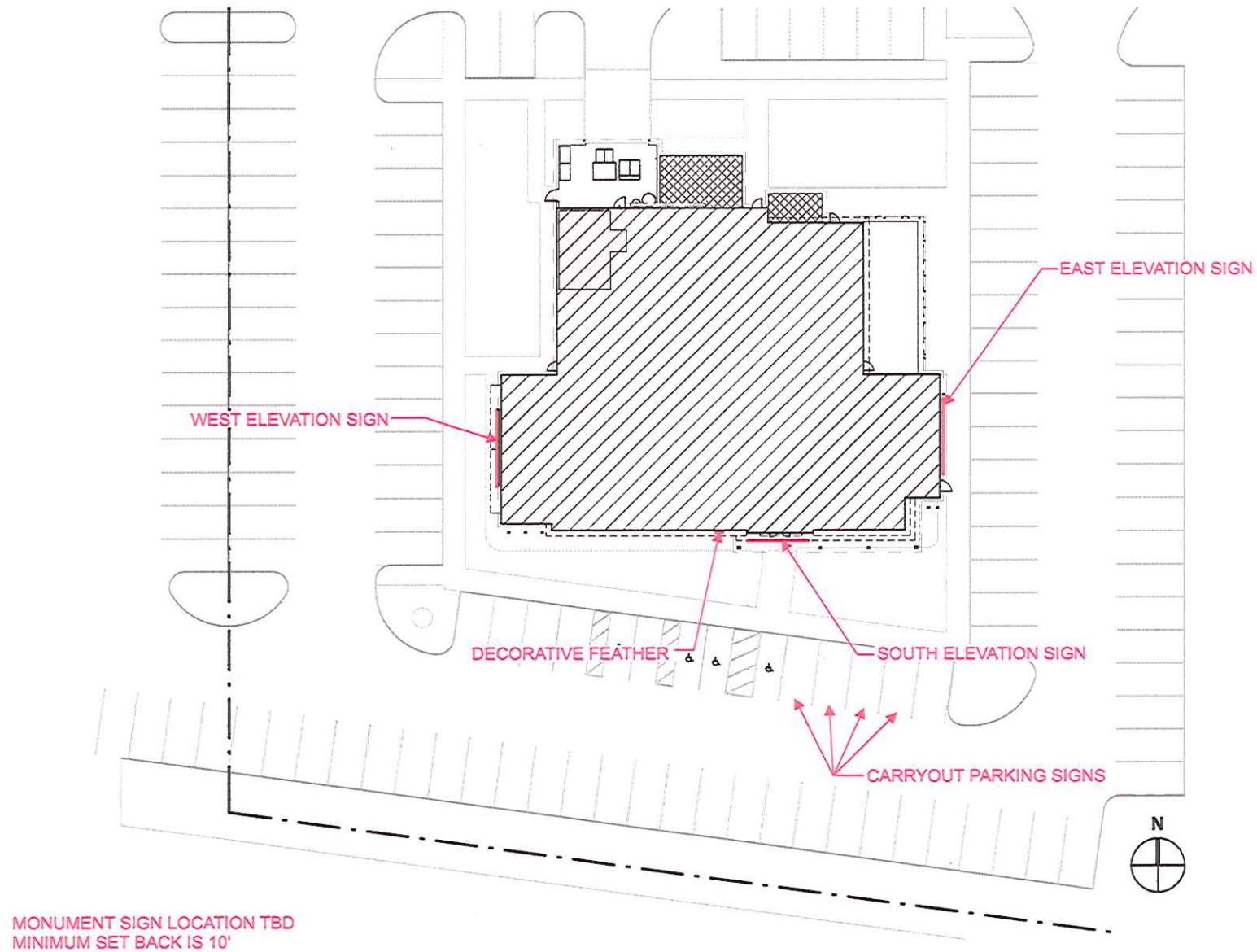
Cooper's Hawk
Winery & Restaurant
Livonia, MI

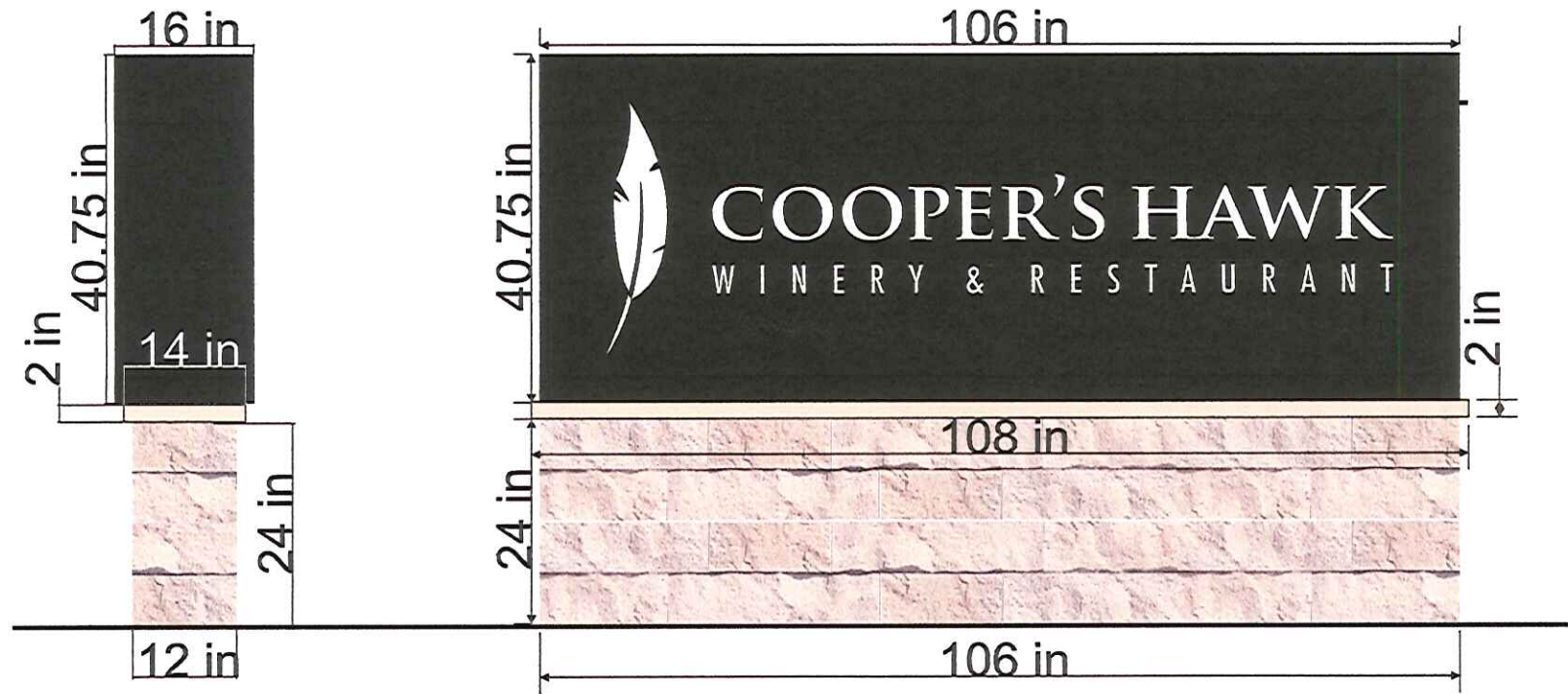
PROJECT:

10-08-2024

DATE:







MONUMENT SIGN

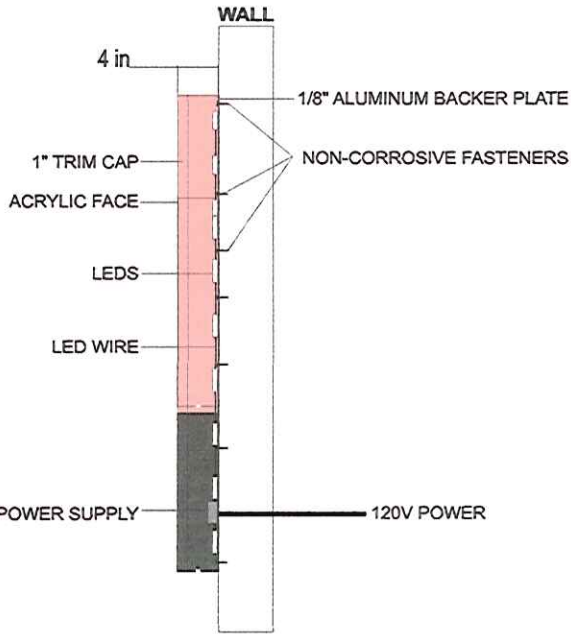
(1) 2-SIDED ALUMINUM SIGN CABINET WITH ROUTED ALUMINUM FACES
FACES ARE PAINTED BLACK, AND ARE BACKED WITH WHITE ACRYLIC
4000K WHITE INTERIOR LEDS

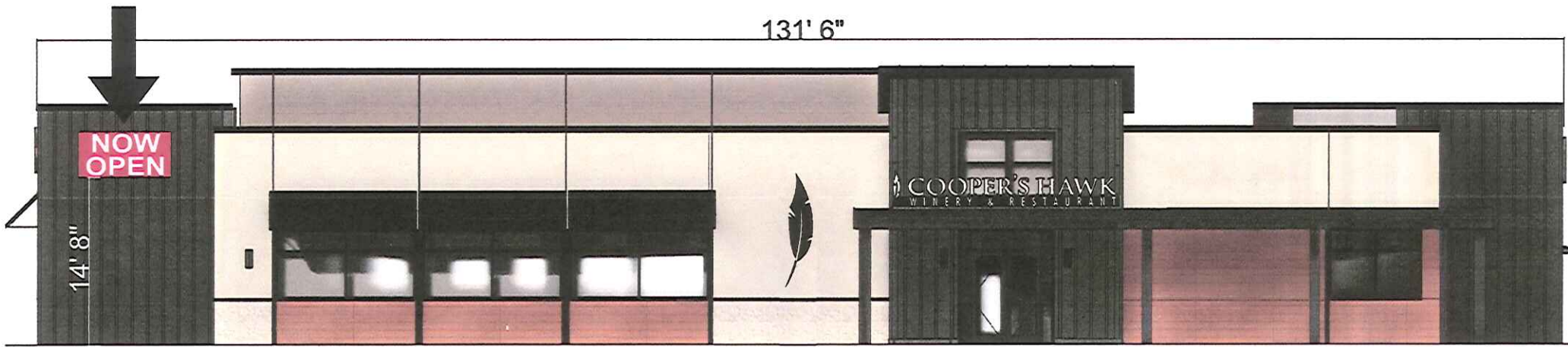
VENEER BASE: CORONADO STONE VENEER TILE, 6" SPLIT LIMESTONE, CREAM
STONE SILL: COLOR TO MATCH SW7101



EAST ELEVATION MAIN SIGN

COOPER'S HAWK: FACE LIT CHANNEL LETTERS
WHITE FACES; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC
FEATHER: BLACK AND WHITE FACE; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC
WINERY & RESTAURANT: ROUTED ALUMINUM CABINET PAINTED SATIN BLACK, WITH WHITE PLEXI BACKING
CONTOUR SHAPED 1/8" ALUMINUM BACKER FOR ATTACHING THE SIGN ELEMENTS TO THE W&R CABINET
4000K WHITE INTERIOR LED ILLUMINATION
MOUNTED FLUSH TO THE WALL





SCREW EYE LOCATIONS IN RED

SOUTH ELEVATION TEMP SIGN

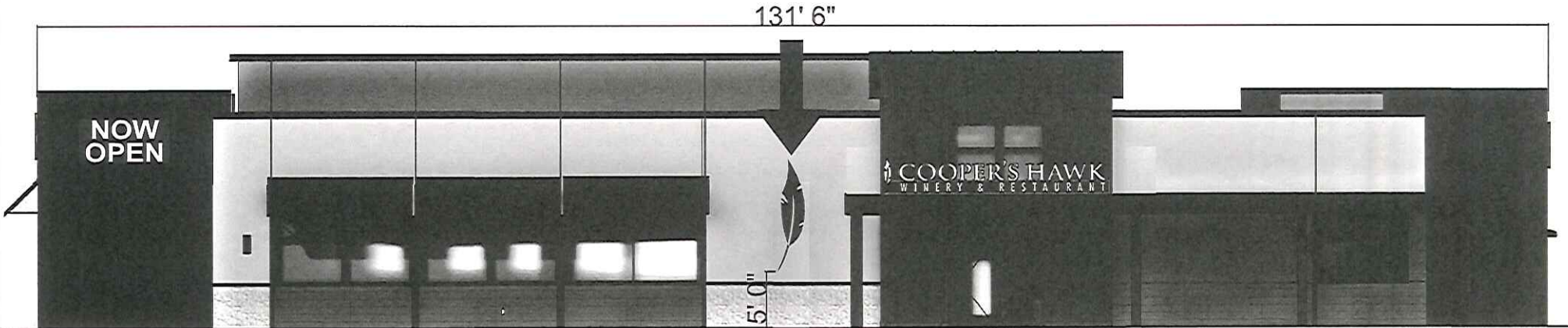
FOR NOW OPEN BANNER AND SUBSEQUENT EVENT BANNERS

TEMPORARY BANNER: 4' X 8' BANNER, WITH GROMMETS
IN (4) CORNERS AND TOP/BOTTOM CENTER

MOUNTING HARDWARE: (6) NATIONAL HARDWARE 2014 SCREW EYES,
AND (6) 11" CABLE ZIP TIES

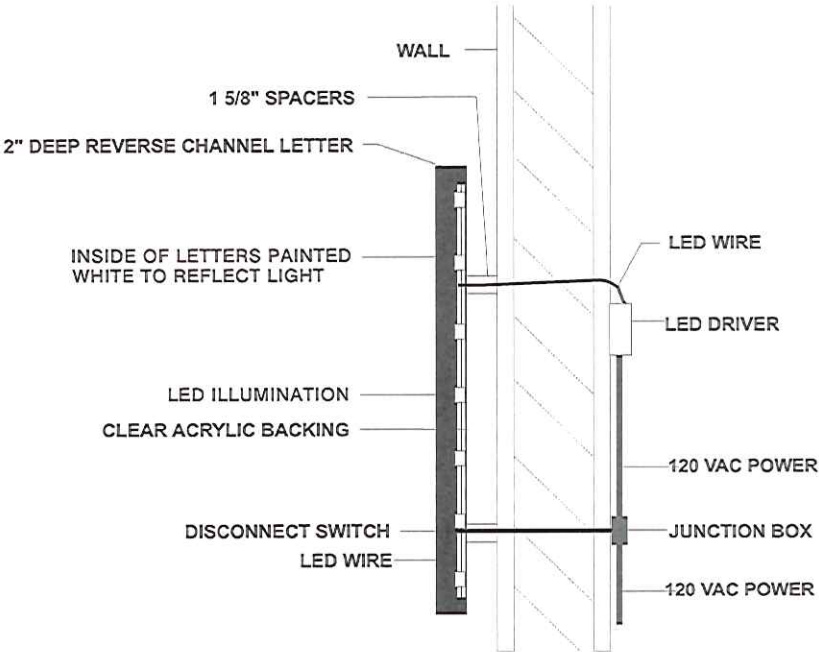
SCREW EYES LOCATED 1" OUTSIDE THE (4) CORNERS OF THE BANNER,
AND 1" OUTSIDE THE TOP/BOTTOM CENTER

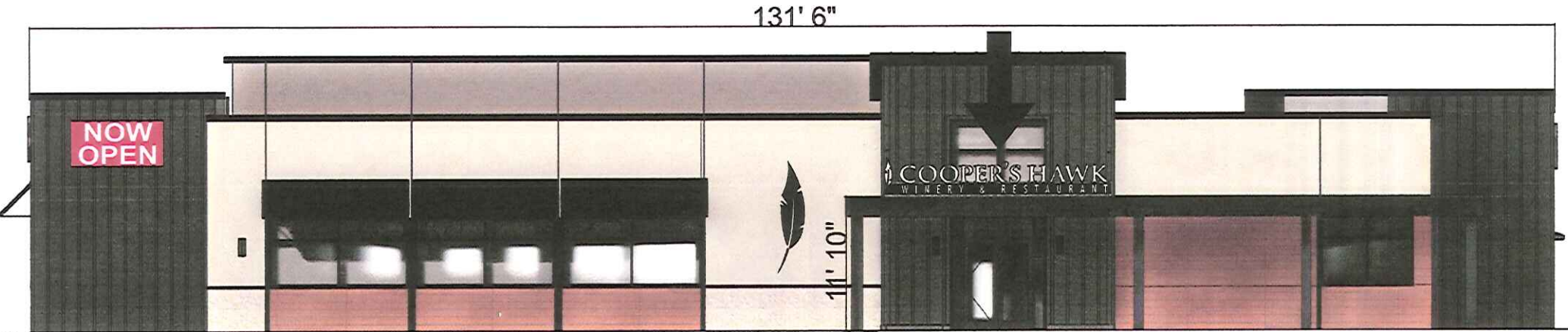
CABLE ZIP TIES WILL BE USED TO SECURE THE BANNER GROMMETS
TO THE SCREW EYES



SOUTH ELEVATION WALL ART

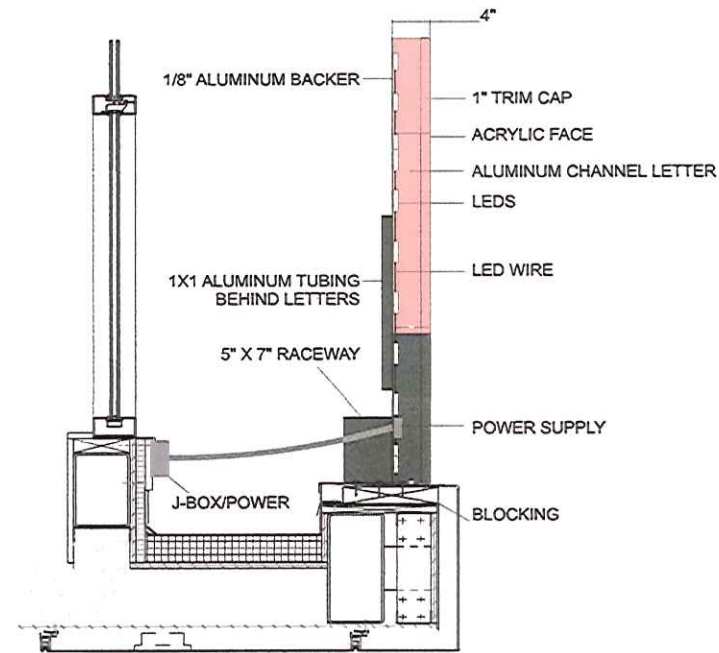
2" DEEP FABRICATED ALUMINUM FEATHER DIRECTLY MOUNTED ON WALL
1 5/8" SPACERS
FEATHER PAINTED SATIN BLACK
4000K WHITE INTERNAL LED LIGHTING W/ REMOTE LED POWER SUPPLIES

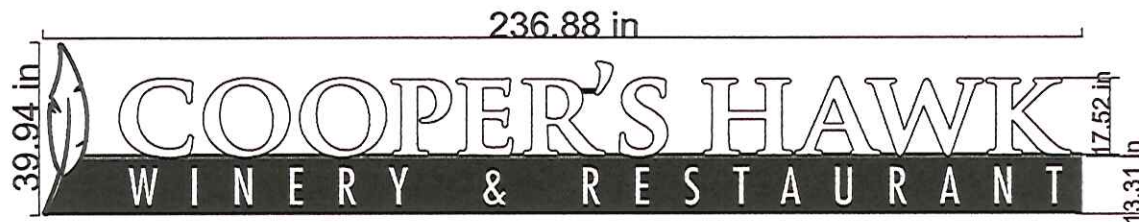
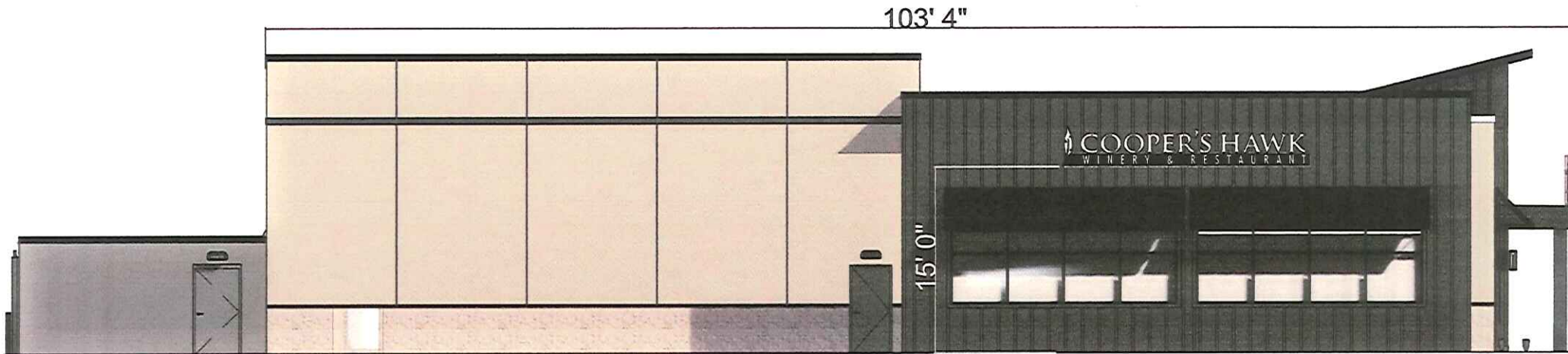




SOUTH ELEVATION CANOPY SIGN

COOPER'S HAWK: FACE LIT CHANNEL LETTERS
WHITE FACES; TRIM AND RETURNS PAINTED MATHEWS ROSY COPPER METALLIC
FEATHER: BLACK AND WHITE FACE; TRIM AND RETURNS PAINTED MATHEWS ROSY COPPER METALLIC
WINERY & RESTAURANT: ROUTED ALUMINUM CABINET PAINTED SATIN BLACK, WITH WHITE PLEXI BACKING
CONTOUR SHAPED 1/8" ALUMINUM BACKER FOR ATTACHING THE SIGN ELEMENTS TO THE W&R CABINET
5" X 7" STRUCTURAL RACEWAY BEHIND SIGN FOR SUPPORT
4000K WHITE INTERIOR LED ILLUMINATION
MOUNTED TO THE TOP OF THE CANOPY



**WEST ELEVATION MAIN SIGN**

COOPER'S HAWK: FACE LIT CHANNEL LETTERS

WHITE FACES; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC

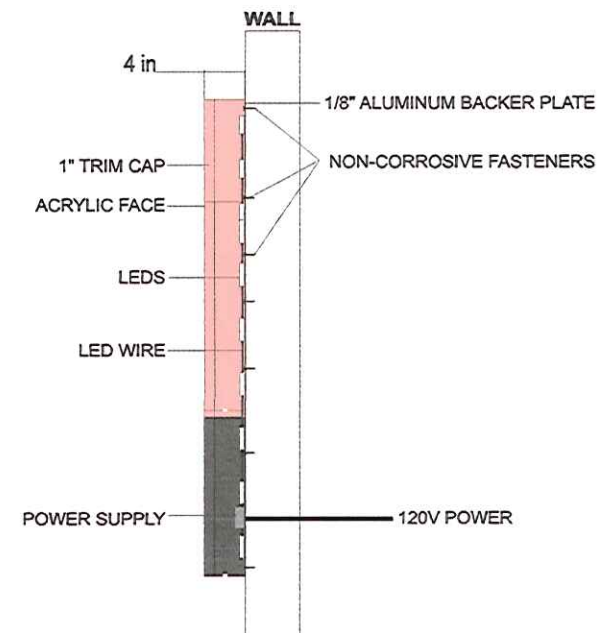
FEATHER: BLACK AND WHITE FACE; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC

WINERY & RESTAURANT: ROUTED ALUMINUM CABINET PAINTED SATIN BLACK, WITH WHITE PLEXI BACKING

CONTOUR SHAPED 1/8" ALUMINUM BACKER FOR ATTACHING THE SIGN ELEMENTS TO THE W&R CABINET

4000K WHITE INTERIOR LED ILLUMINATION

MOUNTED FLUSH TO THE WALL



SUBMITTED TO:

Cooper's Hawk
Winery & Restaurant

Livonia, MI

PROJECT:

LIV - WEST ELEVATION
MAIN SIGN

DATE:

Regular Meeting Minutes of August 26, 2024

On a motion by Vice President Ptashnik, supported by Councilmember Morgan, it was:

#279-24 RESOLVED, that having considered a communication from the City Planning Commission, dated July 18, 2024, which transmits its resolution #07-35-2024, adopted on July 16, 2024, with regard to Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C. requesting approval of all plans in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel Park between I-275 and Newburgh Road in the Southeast $\frac{1}{4}$ of Section 7, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2024-06-08-02 is hereby approved and granted, subject to the following conditions:

1. The Site Plan, identified as Drawing No. C-3.0, dated May 24, 2024, prepared by PEA Group, is hereby approved and shall be adhered to;
2. The maximum customer seating for Cooper's Hawk shall not exceed 300, including 260 interior seats and forty (40) outdoor patio seats, and the maximum customer seating for The Capital Grille shall not exceed 246;
3. The Landscape Plan and Landscape Details, identified as Drawing No. L-1.0 and Drawing No. L-1.1, dated May 24, 2024, prepared by PEA Group, are hereby approved and shall be adhered to;
4. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding;
5. Underground sprinklers must be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
6. The Elevation Plans and Exterior Material sheet for Cooper's Hawk, prepared by Design Collective, as received on June 5, 2024, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department;
7. The Elevation Plans for The Capital Grille, identified as Sheets SD1.5 and SD1.6, dated March 11, 2024, prepared by JKRP Architects, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department;

Regular Meeting Minutes of August 26, 2024

8. The Elevation Plans for Home 2 Suites by Hilton, identified as Sheets A-300 and A-301, dated May 10, 2024, prepared by Bowers & Associates, Inc., are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department;
9. The Elevation Plans for Holiday Inn, prepared by Bowers & Associates, Inc., as received on June 5, 2024, are hereby approved and shall be adhered to;
10. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with the building's exterior materials in character, material, and color;
11. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass;
12. All pole-mounted light fixtures shall not exceed twenty feet (20') above finish grade and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent properties and roadways;
13. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals;
14. No exposed LED light bands or neon shall be permitted on this site, including, but not limited to, the buildings or around the windows;
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and
16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained and construction is commenced, this approval shall be null and void at the expiration of said period.

<i>CONSENT AGENDA ITEM 7. (Regular Meeting of August 26, 2024)</i>
--

Motion:	Ptashnik
Second:	Morgan
Ayes:	Morgan, Toy, Jolly, Ptashnik, Donovic, Budzinski, McCullough
Nays:	None
Absent:	None

From: [Taormina, Mark](#)
To: [Kasprowicz, Sara](#)
Subject: FW: TGC Proposed Elevations
Date: Monday, July 29, 2024 4:01:31 PM
Attachments: [TCG Livonia MI - 2024.07.25 Exterior Elevations.pdf](#)
[TCG Livonia MI - 24.07.25 Colored Ext Elevations to Illustrate Material Types.pdf](#)

Sara,

Please see attached new data regarding Item #7 on the Aug. 7, 2024 Study Agenda.

Mark Taormina

Planning and Economic Development Director
City of Livonia | Planning Department
(734) 466-2292
mtaormina@livonia.gov

From: Loretta@ldreeves.com <lorettar@ldreeves.com>
Sent: Monday, July 29, 2024 3:47 PM
To: Taormina, Mark <mtaormina@livonia.gov>; Miller, Scott <smiller@livonia.gov>
Cc: 'Arthur McIntosh' <AMcIntosh@arden.com>; Jack Knowles <mjknowles3@gmail.com>;
lorettar@ldreeves.com
Subject: TGC Proposed Elevations

Mark/Scott- Hope you are doing well.

I have attached the revised elevations for The Capital Grille in the Laurel/6 Mile Development for your review. As per discussions with the Planning Commission, these elevations have been upgraded to include more masonry materials than plans previously submitted.

The first file named **Exterior Elevations** represents the true colors/material types on the proposed building. The second file named **Colored Elevations to Illustrate Material Types** depicts the proposed massing of the materials- not the colors being utilized.

I have copied Art McIntosh, Design Manager, on this email. If you have comments or questions, please respond to the team via email or we can schedule a Teams call if necessary.

Thank you- we appreciate your help and guidance on this project.

Loretta Reeves

President

L D Reeves & Associates, Inc.

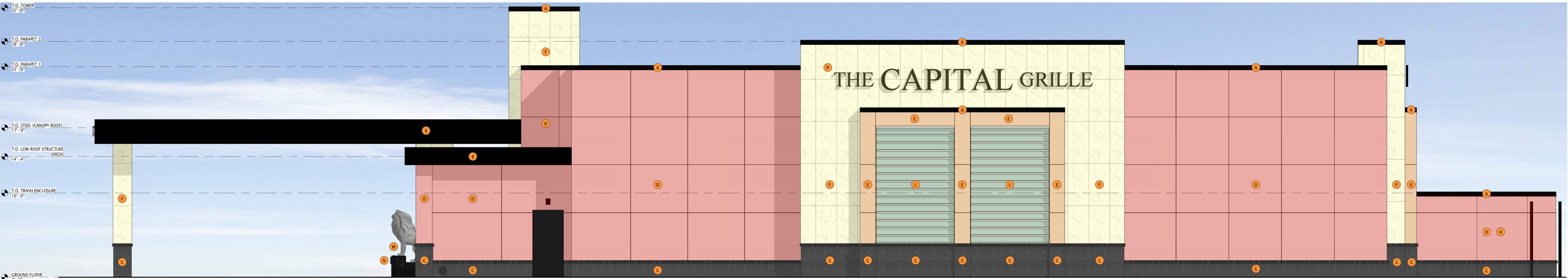
1889 Manzanita Ave.
Punta Gorda, FL 33950

RENDERED ELEVATION KEY NOTES

- A ALUMINUM CORING (FINISH: MATTE BLACK)
- B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
- C ALUMINUM FINS (FINISH: MATTE BLACK)
- D E.I.F.S. (FINISH: STO WHITE)
- E STUCCO (FINISH: STO WHITE)
- F LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRERA LUS6)
- G TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
- H TRASH ENCLOSURE
- I MAIN ENTRANCE ALUMINUM STOREFRONT (FINISH: MATTE BLACK)
- J ALUMINUM WINDOWS (FINISH: MATTE BLACK)
- K METAL SHUTTERS IN CLOSED FIXED POSITION (FINISH: MATTE BLACK)
- L FAUX JALOUSIE WINDOW & FRAME (FINISH: FROSTED)
- M LION STATUE ON GRANITE PEDESTAL BASE (FINISH: CHROME STATUE, ABSOLUTE BLACK BASE)
- N METAL PLAQUE SIGN (SMOOTH/REVERSE POLISHED CHROME PLAQUE AND BLACK LETTERING)
- O CANOPY-MOUNTED SIGN (INTERNALLY-ILLUMINATED, 12" LETTERS)
- P WALL-MOUNTED SIGN (HALO-ILLUMINATED 30" CHANNEL LETTERS)



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



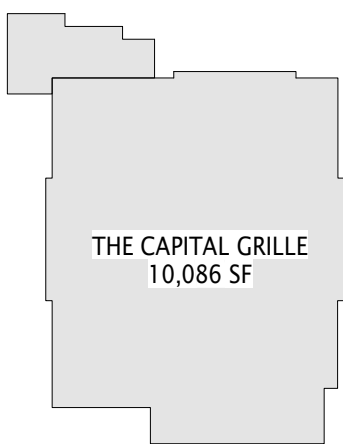
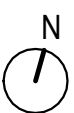
THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

2024.07.25

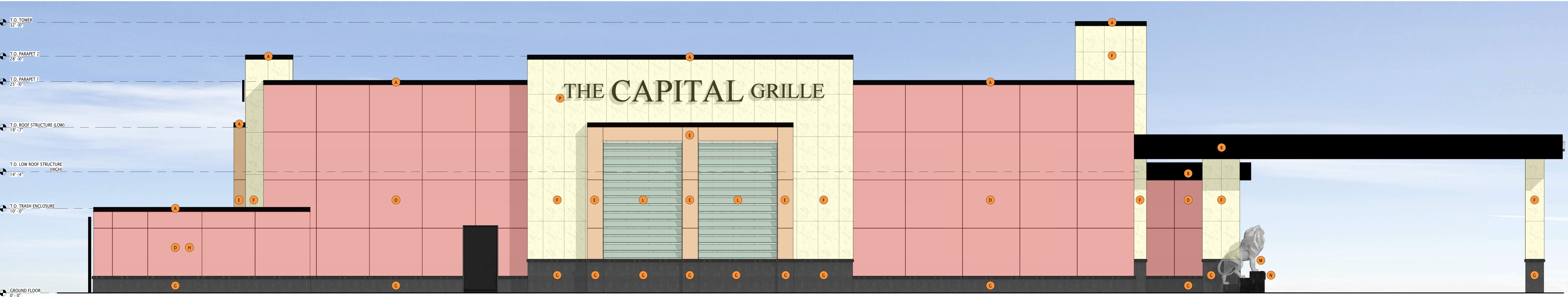
SD1.3a | SCHEMATIC EXTERIOR ELEVATIONS (COLORED)

DARDEN CORPORATION
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837



RENDERED ELEVATION KEY NOTES

- A ALUMINUM CORING (FINISH: MATTE BLACK)
- B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
- C ALUMINUM FINS (FINISH: MATTE BLACK)
- D EIFS (FINISH: STO WHITE)
- E STUCCO (FINISH: STO WHITE)
- F LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRERA LUSG)
- G TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
- H TRASH ENCLOSURE
- I MAIN ENTRANCE ALUMINUM STOREFRONT (FINISH: MATTE BLACK)
- J ALUMINUM WINDOWS (FINISH: MATTE BLACK)
- K METAL SHUTTERS IN CLOSED FIXED POSITION (FINISH: MATTE BLACK)
- L FAUX JALOUSIE WINDOW & FRAME (FINISH: FROSTED)
- M LION STATUE ON GRANITE PEDESTAL BASE (FINISH: CHROME STATUE, ABSOLUTE BLACK BASE)
- N METAL PLAQUE SIGN (SMOOTH/REVERSE POLISHED CHROME PLAQUE AND BLACK LETTERING)
- O CANOPY-MOUNTED SIGN (INTERNALLY-ILLUMINATED, 12" LETTERS)
- P WALL-MOUNTED SIGN (PAID-ILLUMINATED 30" CHANNEL LETTERS)



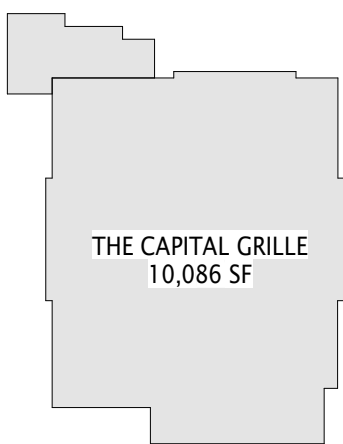
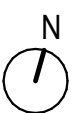
DARDEN CORPORATION
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837

THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

2024.07.25

SD1.4a | SCHEMATIC EXTERIOR ELEVATIONS (COLORED)

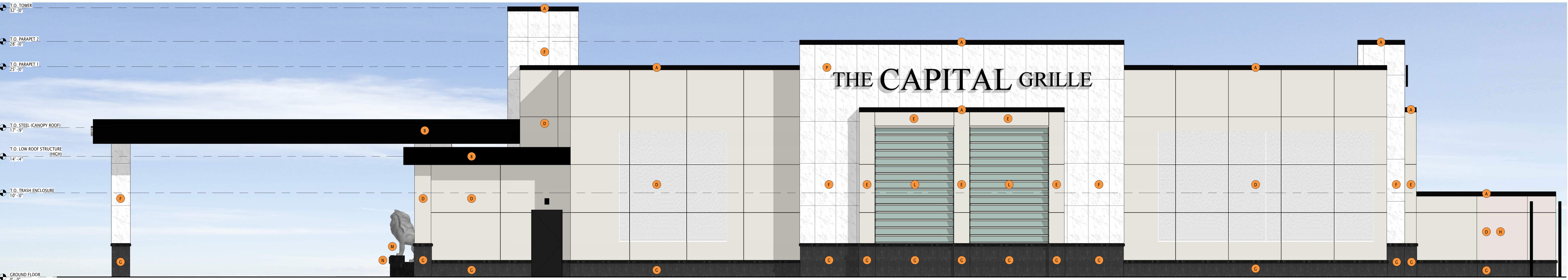


RENDERED ELEVATION KEY NOTES

- A ALUMINUM COPING (FINISH: MATTE BLACK)
- B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
- C ALUMINUM FINIS (FINISH: MATTE BLACK)
- D E.I.F.S. (FINISH: STO WHITE)
- E STUCCO (FINISH: STO WHITE)
- F LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRARA LU56)
- G TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
- H TRASH ENCLOSURE
- I MAIN ENTRANCE ALUMINUM STOREFRONT (FINISH: MATTE BLACK)
- J ALUMINUM WINDOWS (FINISH: MATTE BLACK)
- K METAL SHUTTERS IN CLOSED FIXED POSITION (FINISH: MATTE BLACK)
- L FAUX JALOUSIE WINDOW & FRAME (FINISH: FROSTED)
- M LION STATUE ON GRANITE PEDESTAL BASE (FINISH: CHROME STATUE, ABSOLUTE BLACK BASE)
- N METAL PLAQUE SIGN (SMOOTH/REVERSE POLISHED CHROME PLAQUE AND BLACK LETTERING)
- O CANOPY MOUNTED SIGN (INTERNALLY ILLUMINATED, 12" LETTERS)
- P WALL-MOUNTED SIGN (WALL-ILLUMINATED 30" CHANNEL LETTERS)



2 SOUTH ELEVATION
SD1.3 1/4" = 1'-0"



1 EAST ELEVATION
SD1.3 1/4" = 1'-0"



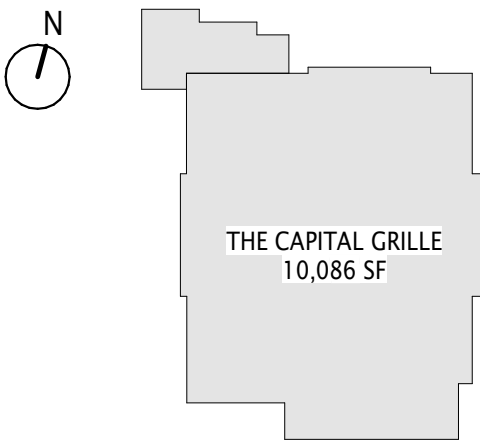
DARDEN CORPORATION
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837

THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

2024.07.25

SD1.3 | SCHEMATIC EXTERIOR ELEVATIONS



RENDERED ELEVATION KEY NOTES

- A ALUMINUM COPING (FINISH: MATTE BLACK)
- B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
- C ALUMINUM FINS (FINISH: MATTE BLACK)
- D E.I.F.S. (FINISH: STO WHITE)
- E STUCCO (FINISH: STO WHITE)
- F LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRARA LU56)
- G TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
- H TRASH ENCLOSURE
- I MAIN ENTRANCE ALUMINUM STOREFRONT (FINISH: MATTE BLACK)
- J ALUMINUM WINDOWS (FINISH: MATTE BLACK)
- K METAL SHUTTERS IN CLOSED FIXED POSITION (FINISH: MATTE BLACK)
- L FAUX JALOUSIE WINDOW & FRAME (FINISH: FROSTED)
- M LION STATUE ON GRANITE PEDESTAL BASE (FINISH: CHROME STATUE, ABSOLUTE BLACK BASE)
- N METAL PLAQUE SIGN (SMOOTH/REVERSE POLISHED CHROME PLAQUE AND BLACK LETTERING)
- O CANOPY MOUNTED SIGN (INTERNALLY ILLUMINATED, 12" LETTERS)
- P WALL-MOUNTED SIGN (WALL-ILLUMINATED 30" CHANNEL LETTERS)



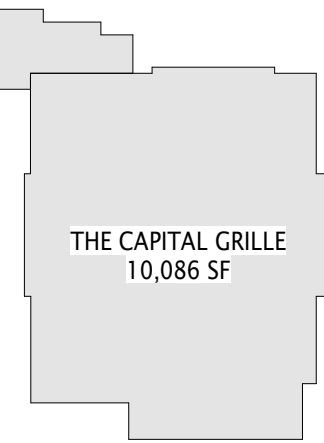
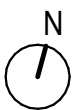
DARDEN CORPORATION
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837

THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

2024.07.25

SD1.4 | SCHEMATIC EXTERIOR ELEVATIONS



100 EAST PENN SQUARE SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C.

requesting approval of all plans required by Section 3.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel Park between I-275 and Newburgh Road in the Southeast ¼ of Section 7.

UNAPPROVED MINUTES

1

MINUTES OF THE 1,216th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, July 16, 2024, the City Planning Commission of the City of Livonia held its 1,216th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: David Bongero Glen Long Sam Caramagno
Peter Ventura Ian Wilshaw

Members absent: Wafa Dinaro

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #4 PETITION 2024-06-08-02

Holiday Inn

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C. requesting approval of all plans required by Section 3.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel

Park between I-275 and Newburgh Road in the Southeast ¼ of Section 7.

Mr. Taormina: Thank you. This site under consideration consists of two (2) tax parcels comprising a total land area of 10.27 acres. The zoning is C-4 (High Rise Commercial). The C-4 zoning district treats hotels and full-service restaurants as permitted uses. The site is accessible only from Laurel Park Drive, where there are two (2) driveways. Originally developed in 1979 as a Holiday Inn Holidome, the site was redeveloped in 2015 when the Holidome was demolished and replaced with a six-story Holiday Inn. The Holiday Inn has 141 guest rooms and a 10,000-square-foot conference center/banquet facility. Part of the plan includes removing the banquet center at the east end of the building and replacing this area with 29 surface parking spaces. The remaining hotel footprint would be about 21,415 square feet. The hotel would continue to operate with 141 guest rooms. The exterior would remain unchanged except where the banquet center is removed. Here, the building wall would be refinished to match the existing facade. The Home2 Suites Hotel will be built between the Holiday Inn and Laurel Park Drive. At its closest point, the new hotel would be about 127 feet from the road right-of-way. It would be five (5) stories tall, measuring 13,550 square feet per floor plate, and have 97 guest rooms. The building would have a flat roof and reach a maximum height of about 63'4". In comparison, the six (6) story Holiday Inn is about 76 feet tall. The exterior finishes include a combination of brick, Hardie plank, composite siding, and E.I.F.S. New renderings show a change in the materials. A freestanding Cooper's Hawk Winery and Restaurant is proposed in the southeast portion of the site. This full-service restaurant would measure about 11,000 square feet, with indoor seating for 260 patrons and outdoor seating for 40. The proposed building setback from Six Mile Road is roughly 105 feet. The outdoor dining patio is shown adjacent to the bar, which is on the east side of the building. The building's main entrance is protected by a canopy that faces south towards Six Mile Road. Building materials include a combination of horizontal and vertical composite siding and trim, metal, and E.I.F.S. The wall parapets vary in height from 19 to 24 feet, and wall signs are shown on the building's south, east, and west elevations. Next is the Capital Grille, another freestanding, full-service restaurant shown in the site's southwest corner. This building is about 10,086 square feet. It would have indoor seating for 246 with no outdoor seating. From Six Mile Road to the building, the setback would be roughly 114 feet, about the same distance as a Cooper's Hawk.

The exterior would include tile along the base, E.I.F.S. for most of the facade, and aluminum, and metal accents and finishes. Like Cooper's Hawk, the entrance faces south and includes a porta cochere. The building height would be about 21 feet for most of the structure, with a maximum height of 32 feet for the main entry tower. Both restaurants would be visible from Six Mile Road to the south but accessible only from Laurel Park Drive. Regarding parking, the four (4) uses will operate under a shared access and parking agreement. The site plan shows 544 parking spaces. The application includes a parking study, which uses the shared parking standards of two (2) professional organizations: the Institute of Traffic Engineers (ITE) and the Urban Land Institute (ULI). When we apply the ITE standards, the parking demand is calculated at 457 spaces. Using the ULI shared parking standards, the range is from 415 to 453 spaces. Thus, with 544 spaces available, relying on either of these standards would suggest that the site will be sufficiently parked. There would be 72 spaces dedicated to employees and valet parking. These spaces have reduced widths of nine (9) feet and are generally located furthest away from the main building entrances. All the other spaces measure 10 feet as required. For trash, the hotels would be serviced by an enclosure on the north side of the property. Dumpsters and recycling bins will be enclosed at the rear of the restaurants. Two (2) underground detention systems would be constructed to handle the stormwater. One of the systems would be located between the hotels to service that phase of the development, and for the restaurants, a separate system would be provided just east of Cooper's Hawk. The zoning ordinance requires 14 full-size trees, six (6) ornamental trees, 109 shrubs along Six Mile Road, and seven (7) full-size trees, three (3) ornamental trees, and 54 shrubs along Laurel Park Drive. A fully detailed landscape plan was provided with the application that complies with the minimum landscape standards, including the parking lot's interior and the site's perimeter. The photometric plan shows an average of 3.1-foot candles within the parking lot. This exceeds our minimum required average of one (1) foot candle under Section 7.22. All pole-mounted light fixtures would meet the city's outdoor lighting policy, which recommends a maximum height of 20 feet. Each hotel is allowed three (3) wall signs on the top floor of the building, and each restaurant is allowed two (2) wall signs. Additionally, two (2) monument signs are allowed, limited to 40 square feet in area and eight (8) feet in height. This was a question that came up at the study meeting. Because the development site has four (4) business uses, the ordinance allows ground signs to be two (2) feet tall and 10 square feet

larger. The plans show two (2) wall signs for the new Home2 Suites Hotel, three (3) for the Holiday Inn, three (3) for the Cooper's Hawk, and four (4) for the Capital Grille. The site currently has two (2) ground-mounted signs, including the pylon sign along the highway. Another monument sign is proposed along Six Mile Road to identify Cooper's Hawk. The sign package, as presented, will require variances from the Zoning Board of Appeals. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated June 13, 2024, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: The proposed site .is actually two separate parcels that are assigned the addresses of #17117 and #17123 N. Laurel Park Drive. Once the plan has been approved, the owner will need to contact this Department for additional addresses. The legal description provided on the drawings appears to be correct for the overall parcel. As noted above, the site is currently two separate parcels that will need to be combined. The owner should contact the Assessing Department to begin the combination process once site plan approval has been granted. The existing parcel is currently serviced by public sanitary sewer, storm sewer and water main. The submitted drawings indicate proposed additions to the existing systems as well as on-site detention. No calculations have been included with the submittal drawings, but we do not believe there will be any negative impacts to the existing systems. A full Engineering review will be completed during the permitting process. The drawings indicate proposed storm water detention, but do not include detailed information. The development will be required to provide detention per the latest version of the Wayne County Stormwater Ordinance. Any disturbances with the Seven Mile Road or 1-275 road right-of-way's will require permits through the Wayne County Department of Public Service and the Michigan Department of Transportation, including drive approach and sidewalk removals and placements. All other permits will be through the City of Livonia."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated July 3, 2024, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to construct commercial buildings (hotel, 2 restaurants,*

renovation of existing hotel) on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: Eventual submission of plans and permits for suppression system. Eventual submission of plans and permits for Fire alarm monitoring. Placement of a Fire hydrant within 100 feet of the Fire Department Connection. Eventual submission of plans and permits for kitchen hood and ducts. A further review will take place once this division receives an official plan set.” The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated June 13, 2024, which reads as follows: *“I have reviewed the plans in connection with the petition. I have no objections to the proposal.”* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated July 9, 2024, which reads as follows: *“Pursuant to your request, the above-referenced Petition has been reviewed. The parking spaces shall be 10’ x 20’ and double strip. Barrier-free parking spaces shall conform to the Michigan Building Code. Variances from the Zoning Board of Appeals will be required for all signage not conforming to the Zoning Ordinance. This Department has no further objections to this Petition.”* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated June 12, 2024, which reads as follows: *“I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal.”* The letter is signed by Connie Kumpula, Chief Accountant. We have a letter of no objection coming from the Treasurer’s office, dated June 12, 2024. The letter is signed by Susie Nash, Treasurer. The next letter is from the Department of Assessment, dated June 13, 2024, which reads as follows: *“A request has been made by Laurel Investment, LLC to approve submitted plans to construct three (3) new buildings which includes a five-story hotel (Home 2 Suites) on parcel 028-99-0006-007 with the existing Holiday Inn, a portion of which is to be demolished, at 17123 Laurel Park. Also, two (2) freestanding restaurants (Cooper’s Hawk and Capital Grille) to be constructed on parcel 028-99-0006-008 with address 17117 Laurel Park. If the proposed plans intend to have individual ownership and individual taxes for each entity, a lot split for both parcels into 4 individual parcels must be submitted to the Assessor’s Office. Please direct any questions to the Assessor’s Office or Livonia.gov for the lot split and combination process.”* The letter is signed by Kathie Siterlet, Residential Appraiser. That is the extent of the correspondence.

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- Mr. Wilshaw: Are there any questions of the Planning Director?
- Mr. Bongero: Mark at the study meeting we talked about these buildings and they had a lot of E.I.F.S., specifically Capital Grille and then looking at the hotel, did they...is this the new rendering? So, they did increase the amount of brick and hardy plank on the hotel it looks like.
- Mr. Taormina: What the revised plan shows for the new hotel is more brick and composite siding and less E.I.F.S. These area were previously identified on the plans as E.I.F.S. A dark-colored brick has been added to the first three (3) floors of the hotel's exterior, and on the upper two (2) levels, the plan shows Hardie plank.
- Mr. Bongero: Can you go to the Capital Grille? There's very little...that is stone on the bottom right or a tile on the bottom.
- Mr. Taormina: Tile is provided along the waterline or the base of the building, which is a dark-colored material. The tile also extends to other parts of the building. All these areas of the building are identified on the plans as E.I.F.S. As you look at the various renderings, these areas would be E.I.F.S. Metal would be used for the accents, including the trim and canopies. The larger areas of the wall sections here, it's my understanding, would be the stucco or E.I.F.S.
- Mr. Bongero: Thank you, Mr. Chairman.
- Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions? If not, our petitioner is in the audience. Feel free to come forward. Good evening, sir.
- Jack Knowles, Laurel Investment. Laurel investment is the owner of the property. We're the owner of the Holiday Inn, and we will be the owner of the Home2 by Hilton. Mark has done a commendable job and, you know, overall review of the project. I don't have a lot to add. But I'm certainly, you know, interested in answering any questions that you may have. I'm also joined tonight by Drew Johnson, who is with Darden foods, which is the parent company of Capitol Grille and Jennifer Lingle, who was with Cooper's Hawk and Amadeus Escudero, who is the architect for Cooper's Hawk. So we're all here prepared to try and answer any questions that that you may have.

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Mr. Wilshaw: Okay, excellent. Thank you, Mr. Knowles, and yes, Mr. Taormina has a tendency to steal the thunder of a lot of presentations.

Mr. Knowles: I don't mind that at all. He does a wonderful job.

Mr. Wilshaw: So, let's see if there's any questions for the petitioner.

Mr. Bongero: I guess just to expand on the question I had to Mr. Taormina specifically, the Capital Grille. There's a lot of E.I.F.S. on that structure, would you be opposed to increasing the amount of the tile or adding some other accent, you know, less E.I.F.S. and more...

Drew Johnson, Darden Restaurants, Brand Design Manager for Capital Grille. So actually, the E.I.F.S. represents 55% of this overall structure. So what you see actually around each one of the portions of Jalousie glass, on what represent the four individual facades are actually a white sort of Carrera look, marble tile. So that represents a fairly substantial section on each one of those faces as it surrounds those sections of Jalousie glass. Each one of the sections, then of the Jalousie glass ends up being sort of the accent in the front piece to that which represents about 10% of the overall storefront. So as you look at it in aggregate, what we're really dealing with that are the E.I.F.S. portions are those sort of larger, sort of what I call like canvas sort of backdrop pieces that we really use to play against the real accents of the building, which is the glass, the accents and the black metal, the water table tile that you see that surrounds the entire building gives us a lift off of the ground to handle anything that would be considered weather or salt related.

Mr. Bongero: On that elevation there. To the right and left of Capitol Grille, is that E.I.F.S.?

Mr. Johnson: So that's the tile.

Mr. Bongero: Oh, that's all tile. All the way to the roofline?

Mr. Johnson: Yes.

Mr. Bongero: Oh, okay.

Mr. Jonson: That's what I'm saying. Each one of those kind of four sections that surrounds and backs the signs as part of that Halo lighting, so that's part of what we get is that marble tile. It gives you that

balance and the additional light that sort of adds to the ambiance. And then each one of the things is...the renderings are actually...those are finished products of buildings that we've built in the past. So, they're not actually renderings of the proposed building. They're representations of how this building looks when completed. And that's part of the other reason wanted to use sort of real final images to show you guys representation of, you know, it may appear as E.I.F.S., but it reads as sort of secondary or even, you know, tertiary to any of the other materials that you're reading on the facade.

Mr. Bongero: Okay.

Mr. Jonson: So, even though...and I understand it's difficult to read in this, whether or not it's tile or E.I.F.S., or Stucco, or any of that, you know, it is a little bit deliberate because we're sort of accenting the portions of the building to draw your attention with the Jalousie glass that's sort of edge lit with the black metal accents. That black marble ore black granite water table tile and then the you know marble tile

Mr. Bongero: Table D indicates E.I.F.S. F is large format or no, that's tile water table.

Mr. Johnson: Right, that's that black water tile.

Mr. Bongero: So ,the D is E.I.F.S.

Mr. Johnson: Can you go back to the elevations?

Mr. Bongero: So, the broadest walls I'm seeing, where it says Capital Grille, on the not entry walls, I'm saying on the right and left, the main walls. That's E.I.F.S.

Mr. Johnson: Yes, those two portions are E.I.F.S.

Mr. Bongero: Would you be willing to work with the Planning Department to lessen the amount?

Mr. Johnson: Potentially, I mean, it ends up representing a somewhat substantial cost increase to the overall port, the overall expense of the building. And so because it ends up being that sort of extreme tertiary member of the actual look of the building, we try and sort of save the, the real expense for the portions of the building that add that sort of interest to the public. And as part of what we, you know, sort of typically represented as the building

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across the country, it's something we'd sort of fight to try and maintain and being able to, like, spend our money where it's easy.

Mr. Bongero: We're not big fans of it.

Mr. Johnson: Understood. I mean, and, you know, I think the appearance and look compared to something like stucco is not necessarily overly different and it's part of the final realized version. I mean, I think you'd be remiss and difficult to identify which of the buildings that I've shown has E.I.F.S. versus which ones have stucco. So, in terms of final impact, it's fairly low on our category of ability. If it's absolutely a deal breaker, we can I'm sure find a way that there may be a compromise in there.

Mr. Bongero: Perhaps you could talk with the Planning Department and come up with a compromise?

Mr. Johnson: Potentially. I mean, and that's where it's, you know, we can look at potentially doing...and we have in certain areas as required on sections where we try not do the entire building, but we may do a corner as a wrap in a stucco type material, if that's something that is absolutely necessary.

Mr. Bongero: Yeah, I'd like to turn it over with them and you guys can see what we come up with. Thank you.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions?

Mr. Caramagno: Tell us a little bit about the timeframe for this huge project.

Mr. Wilshaw: There's a lot going on here.

Mr. Knowles: Well, it's been coming for a long time. It's been in the works for years, actually. So, we're anticipating that...get through the planning process, by the end of August. Get our engineering plans done in September, get the long-term permit applications that be to Wayne County, and to the state for water and sewer, get those out, by the early October, hopefully have permits in hand by the end of the year. And if, depending on...weather dependent, start underground during January. Right now, we're targeting June as when we would have pads ready for the new buildings.

Mr. Caramagno: So, just under a year from now you'll be getting ready to put in the buildings.

Mr. Knowles: Weather permitting.

Mr. Caramagno: Yes, yeah. What about the Holiday Inn? When will the demolition of that happen? Can that happen sooner will that wait until the end.

Mr. Knowles: It can. It likely will. I don't have an exact date for you, Sam, but we've been talking about it and we have pricing on it. We have contractors that are ready to do it. So, it could happen yet this year.

Mr. Caramagno: Thank you.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions for our petitioner?

Mr. Wilshaw: There are no other questions. Is there anyone in the audience wishing to speak for or against this item? I don't see anyone coming forward.

Mr. Wilshaw: Mr. Knowles, is there anything else that you'd like to present before we move forward? Okay, very good. Thank you for your presentation. All right. If there's no other comments or questions, a motion is in order.

On a motion by Bongero, seconded by Ventura, and unanimously adopted, it was

#07-35-2024 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C. requesting approval of all plans required by Section 3.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel Park between I-275 and Newburgh Road in the Southeast ¼ of Section 7, be approved subject to the following conditions:

1. The Site Plan, identified as Drawing No. C-3.0, dated May 24, 2024, prepared by PEA Group, is hereby approved and shall be adhered to.

2. The maximum customer seating for Cooper's Hawk shall not exceed 300, including 260 interior seats and forty (40) outdoor patio seats, and the maximum customer seating for The Capital Grille shall not exceed 246.
3. The Landscape Plan and Landscape Details, identified as Drawing No. L-1.0 and Drawing No. L-1.1, dated May 24, 2024, prepared by PEA Group, are hereby approved and shall be adhered to.
4. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
5. Underground sprinklers must be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
6. The Elevation Plans and Exterior Material sheet for Cooper's Hawk, prepared by Design Collective, as received on June 5, 2024, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
7. The Elevation Plans for The Capital Grille, identified as Sheets SD1.5 and SD1.6, dated March 11, 2024, prepared by JKRP Architects, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
8. The Elevation Plans for Home 2 Suites by Hilton, identified as Sheets A-300 and A-301, dated May 10, 2024, prepared by Bowers & Associates, Inc., are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
9. The Elevation Plans for Holiday Inn, prepared by Bowers & Associates, Inc., as received on June 5, 2024, are hereby approved and shall be adhered to.
10. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with the

building's exterior materials in character, material, and color.

11. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass.
12. All pole-mounted light fixtures shall not exceed twenty feet (20') above finish grade and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent properties and roadways.
13. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals.
14. No exposed LED light bands or neon shall be permitted on this site, including, but not limited to, the buildings or around the windows.
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and,
16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Is there any discussion?

Mr. Taormina: Mr. Chairman, a point of clarification please. This is really for the benefit of the petitioner. Number 14 states no exposed LED light bands shall be permitted on the site, including but not limited to the buildings and around the windows. The renderings show accent lighting on the building. This is allowed as long as the light sources are not directly exposed. Any shielding or muting of those lights, which I believe they intend to do, should not be a problem. I just want the petitioner to understand that the intent is not to prohibit the accent lighting that is shown on the renderings.

Mr. Wilshaw: I appreciate that Mr. Taormina because we do see on, especially the Capital Grille, there's a number of illuminated window elements as an architectural element and those are

indirectly illuminated or internally illuminated in some way that is not in keeping with...is not in opposition to what we're looking for in our approving resolution, which is those light bands and neon tubes, things like that that are quite harsh. Hopefully the petitioner understands that.

Mr. Knowles: I do understand that. I have a different question for you relative to the motion.

Mr. Wilshaw: Okay, please go ahead.

Mr. Knowles: Mark pointed this out in his report, and I don't know whether it warrants a separate item or condition on the motion, but with regard to parking, you know, the parking does not meet the ordinance standards. We've provided additional documentation from ITE and ULI in terms of different ways to look at shared parking. I didn't know if, since it didn't meet the ordinance, the letter of the ordinance, I didn't know whether that needed to be included in the motion that you're approving what we provided in the motion or not?

Mr. Wilshaw: Well as provided in the motion, all spaces are to be 10 feet. Is that correct, Mr. Taormina?

Mr. Knowles: I didn't hear that in the motions.

Mr. Taormina: I don't believe we included that.

Mr. Taormina: The approving resolution references the site plan showing the parking, which should address Mr. Knowles' concern. Also, the zoning ordinance recognizes the use of other standards, such as ITE, in determining the required parking amount. There's no need for a variance. That accepted amount of parking is reflected in the site plan, as referenced in the approving resolution. No other condition would trigger the need for a variance. The parking provided satisfies the ordinance. Thank you.

Mr. Knowles: I just wanted to make sure.

Mr. Wilshaw: Excellent. Does that include the nine-foot spaces for valet and employee parking?

Mr. Taormina: Correct, which the ordinance does permit, subject to the approval of the Council.

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Mr. Wilshaw: Okay, excellent. Very good. I'm glad that we clarified that. Excellent, very good. Thank you. Any other questions or comments on the motion, which is a motion to approve from any of the commissioners?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

**CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW & APPROVAL**

All petitions for Site Plan Approval shall be filed with the City Planning Commission,
33000 Civic Center Drive, Livonia, MI 48154-3097.

For filing fee see computation below

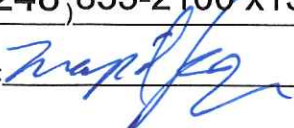
Date Filed: _____ Petition 2024-06-08-02
Site Address: 17123 N. Laurel Park Drive Sidwell 46-028-99-0006-006
Requesting Approval to Site Plan approval for a new Home 2 Hotel, Capital Grille and Cooper's Hawk Restaurants.
Applicant: Jack Knowles Business/Company: Laurel Investment, LLC
Applicant's Address: 29200 Northwestern Hwy., Suite 450 City: Southfield State: MI Zip Code: 48034
Applicant's Phone # (734) 564-6723 Applicant's Email mjknowles3@gmail.com
Contact Person: Jack Knowles Business/Company: _____
Contact's Address: same City: _____ State: _____ Zip Code: _____
Contact's Phone # (____) same Contact's Email same

Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
 - method used in calculating parking requirement
 - location of light standards servicing parking lot & cutout showing type & height
 - location of trash receptacle, including description of screening
 - location of signs (if proposed must submit separate sign application)
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), **a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to: planning@livonia.gov**
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) One (1) completed application form & **three (3)** sets of full-size drawings

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION	\$600.00
<u>82,665</u> sq. ft. of new construction x \$20.00 per 1,000 sq. ft.	
(NOTE: Round off to nearest 1,000) + <u>1,652.-</u>	
Total Amount Due \$	<u>2,252.-</u>

Owner of Property: Laurel Investment, LLC
Owner's Address: 29200 Northwestern Hwy., #450 City: Southfield State: MI Zip Code: 48034
Owner's Phone # (248) 855-2100 x131 Owner's Email abaskins@group10.net
Signature of Owner:  Print Name: Majid Koza

LAUREL – SIX MILE DEVELOPMENT – PROJECT DESCRIPTION

June 2024

GENERAL PROPERTY INFORMATION

The proposed Laurel-Six Mile project property is located along the North side of Six Mile Road and is bounded by Laurel Park Drive on the East and Interstate 275 on the West. The site comprises 10.28 acres of relatively level, open land and has a significant drainage way along the western part of the 6 Mile frontage and the entire length of the Interstate 275 frontage. An existing Holiday Inn Hotel & Conference Center exists on the northern half of the property.

The Laurel Park Mall is directly east of the property, across Laurel Park Drive. The Laurel Office Park is located to the North of the Holiday Inn, and Comerica Bank is directly adjacent to the SE area of the site.

PROPOSED DEVELOPMENT

This project involves the following four major development components:

1. Razing the conference center portion of the Holiday Inn.
2. A new 5 story Home 2 by Hilton Hotel, with 97 rooms and 61,529 SF.
3. A new Capital Grille restaurant with 246 seats, 10,086 SF.
4. A new Cooper's Hawk restaurant with 260 indoor and 40 outdoor seats, 11,040 SF.

ZONING

This property is zoned C-4/High Rise Commercial. Hotels and Full Service Restaurants are permitted uses within this district.

VEHICULAR ACCESS

The site is accessed from Laurel Park Drive, with two existing access drives, one at the very northeastern corner, and the other approximately 240 feet to the South. The southerly drive is considered the main access drive to all four businesses.

VEHICULAR PARKING

In accordance with the City ordinance, the parking requirement for these land uses is 614 spaces. The plan as presented contains 544 spaces, 70 spaces short of the City requirement. It should be noted that of the 544 spaces provided, 72 spaces (13%), have been reduced to 9 feet in width, and are earmarked for employee and valet parking spaces. These spaces are generally located furthest away from the main entrances of the buildings.

As this is considered a 'mixed use' development, frequently different criteria are taken into account for determining the actual expected parking demand. We have furnished a Parking Study prepared by Fishbeck Engineers, which outlines these criteria and the anticipated parking needs using other, widely accepted methodologies. Using the ITE Parking Generation Manual, the parking demand calculates to be 457 spaces or 87 spaces less than is being provided. Using the ULI Shared Parking method, the total is 415 weekday spaces (129 less than provided) and 453 weekend spaces (91 spaces less than provided). Please refer to the furnished Fishbeck study for the detailed analysis.

SITE SIGNAGE

The primary Site Identification Signage will consist of the following three signs:

1. New Monument Sign at the main Laurel Park Drive entrance. This sign will contain identification information for all four users.
2. Cooper's Hawk – Monument Sign along the Six Mile frontage.

3. Existing I-275 Pylon Sign – to remain with the larger Holiday Inn panel (at the top) and the Capital Grille logo on the smaller, lower panel. It is requested that the lower panel width be permitted to be expanded to match the width of the Holiday Inn panel above it.

BUILDING SIGNAGE

In addition to the site signage, each building will have identification on the walls, as is shown in the plan set for each individual building.

UTILITY SERVICE

As this site is partially developed, all necessary utilities (sewer, water, electric, gas, cable) exist on or directly adjacent to the site, and will be extended into the new building areas to properly service them. All public utilities will be constructed in accordance with City standards and requirements. Detailed engineering plans for the sewer and water work will be furnished to the City at a later date.

STORMWATER MANAGEMENT

An existing underground stormwater management system that accommodates the Holiday Inn site exists where the Home 2 Hotel is planned. That system will be removed and relocated elsewhere near the Home 2 building, under a parking area. The remainder of the property will be serviced by an additional underground stormwater management system, which will be located under a portion of the Cooper's Hawk parking area. Both of these underground stormwater storage systems will be designed and constructed in accordance with City and Wayne County standards.

I-275 INTERCHANGE

C4

LAURAL PARK DR

SIX MILE ROAD

C2

N2



Address & Zoning Map

Petitions 2024-06-08-02

Laurel Park, LLC.

17123 N. Laurel Park Drive

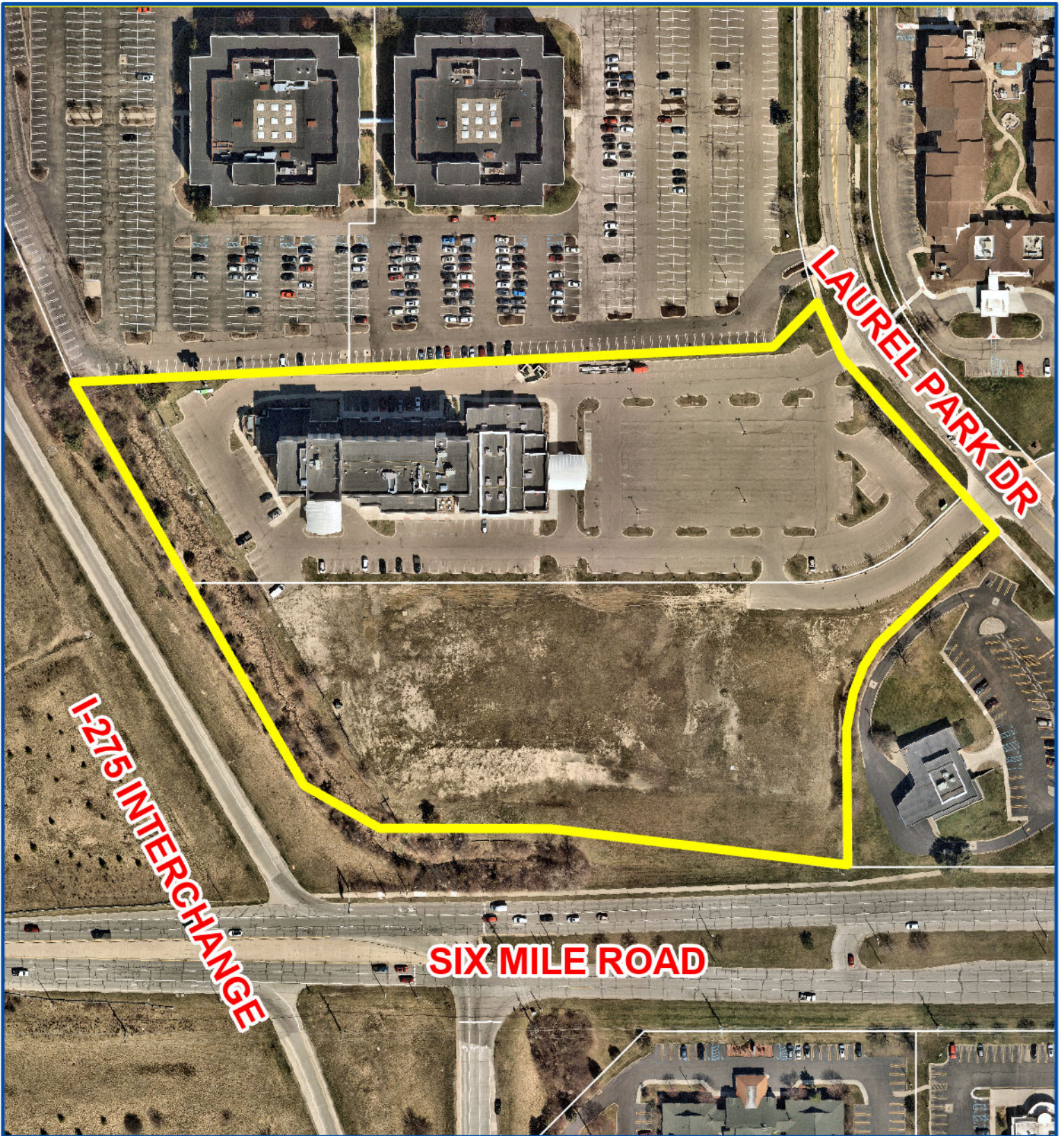
Demolish a portion of the existing Holiday Inn
and construct three new buildings including a
five-story hotel, and two freestanding
full-service restaurants



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petitions 2024-06-08-02

Laurel Park, LLC.

17123 N. Laurel Park Drive

Demolish a portion of the existing Holiday Inn
and construct three new buildings including a
five-story hotel, and two freestanding
full-service restaurants



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 4

Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C. requesting approval of all plans required by Section 3.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel Park between I-275 and Newburgh Road in the Southeast $\frac{1}{4}$ of Section 7.

July 9, 2024: Study Meeting:

This petition involves significant changes to the Holiday Inn and Conference Center site, including demolishing the banquet hall portion of the hotel and constructing three (3) new buildings, including a five-story Home 2 Suites by Hilton Hotel, an 11,040-square-foot Cooper's Hawk restaurant, and a 10,086-square-foot Capital Grille restaurant.

The development site consists of two (2) existing tax parcels, both zoned C-4 (High Rise Commercial). The C-4 district treats hotels and full-service restaurants as permitted uses. The irregular-shaped site comprises 10.27 acres with frontage along the I-275 expressway and Laurel Park Drive. The south boundary of the site borders the on-ramp to northbound I-275. This part of the expressway prevents access to the site from Six Mile Road. Instead, the site is accessible via two (2) driveways off Laurel Park Drive. The site was initially developed as a Holiday Inn Holidome in 1979. In 2015, the Holidome was demolished and replaced with a new six (6) story Holiday Inn with 141 guest rooms and an approximate 10,000-square-foot banquet facility (CR #342-15).

To the north is the Laurel Office Park, zoned C-4. The parcel to the east is part of the Laurel Park Mall, which is zoned C-2. South, across Six Mile Road, are additional commercial businesses zoned C-2. To the west is the expressway on-ramp.

Part of the plan includes removing the conference/banquet center at the east end of the building and replacing the area with twenty-nine (29) surface parking spaces. The remaining hotel footprint would measure roughly 21,415 square feet. The exterior of the building would remain unchanged, except that the exposed part of the east elevation after the banquet center is demolished would be refinished to match the building's existing façade.

Home 2 Suites

Approximately 170 feet east of the Holiday Inn is the proposed Home 2 Suites extended stay hotel. At its closest point, the new hotel would be 127.14 feet from the right-of-way of Laurel Park Drive. The hotel would be five (5) stories tall, measuring 13,559 square feet, with ninety-seven (97) guest rooms. There would be eight (8) employees during a typical shift. The exterior building material is predominately brick on the first three floors. Accent materials would include stone, E.I.F.S., and metal paneling. The building would have a flat roof, with a maximum height, measured from finished grade to the highest point of the

parapet, of approximately 63'-4". In comparison, the six-story Holiday Inn building measures approximately 76'-2" to the top of the highest parapet.

Cooper's Hawk

Cooper's Hawk Winery & Restaurant is shown in the southeast portion of the parcel, with parking surrounding the building. The restaurant is listed as 11,040 square feet with indoor seating for 260 and outdoor seating for forty (40). Cooper's Hawk would have fifty (50) employees. The building is setback 105.19 feet from the on-ramp right-of-way adjacent to Six Mile Road. The floor plan shows the general layout of the restaurant, including the main dining areas, a separate bar that includes dining, a tasting bar, a network room, a kitchen, and restrooms. The outdoor dining patio is adjacent to the bar on the east side of the restaurant. The patio would have an overhead canopy and be enclosed with planters on railings. Elevation plans for the Cooper's Hawk restaurant show a roof height of 24'-4". The main entrance faces south with a covered canopy measuring 11'-10". Wall signs are shown on the south, east, and west elevations. Parapets are listed at varying heights of 19 to 24 feet. Building materials include a mix of horizontal fiber cement board siding (Nichiha, vintage wood, cedar), composite vertical siding and trim board (James Hardie, panel and batten boards, iron gray), metal siding (black), and E.I.F.S. (cream and gray).

Capital Grille

The Capital Grille restaurant is shown in the southwest corner, with parking spaces surrounding the building. The proposed building totals 10,086 square feet, with indoor seating for 246 and no outdoor seating. The largest working shift would be forty (40) employees. The building setback from Six Mile Road is 113.75 feet and 147.07 feet from the I-275 northbound ramp. The floor plan shows the general layout of the restaurant, including the main dining area, a bar with additional dining, six (6) private dining rooms, including a "Board Room," a kitchen, and restrooms. Building height would be 21'-1" for most of the structure, with a maximum height of thirty-two feet (32') for the tower over the main entrance. The main entrance faces south and contains a steel porte-cochere measuring 17' 9". Wall signs with "The Capital Grille" are shown on the parapet of each wall. Building materials include a combination of dark and light-colored tile along the building's "water table" (base) and tower elements, E.I.F.S., aluminum (fins, coping, fascia, and storefront), and metal (shutters).

Parking

Hotels must provide one (1) parking space per guest room and one (1) space per employee. Based on these standards, the Holiday Inn requires 152 parking spaces (141+11), and the Home 2 Suites requires 105 (97+8). For full-service restaurants, the requirement is one (1) space per two (2) interior seats, one (1) space per three (3) outdoor seats, and one (1) space per employee. As such, Cooper's Hawk requires 194 spaces (130+14+50), and The Capital Grille requires 163 (123+40). Combining the hotels and restaurants results in a total parking requirement of 614 spaces. The plan, as presented, shows 544 spaces, resulting in a difference of 70 spaces.

Under Section 9.03(6) of the Zoning Ordinance, the City Council may modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable based on the level of current or future employment and/or current or future customer traffic. In determining whether to permit fewer parking spaces, the City Council shall consult the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE), or another acceptable standard. The petitioner submitted a supplemental study that utilizes parking methodologies from two (2) trustworthy organizations: the Institute of Traffic Engineers (ITE) and the Urban Land Institute (ULI). Applying the ITE standards, the parking demand is calculated to be 457 spaces. Using the ULI Shared Parking standards, the totals are 415 on weekdays and 453 on weekends. With 544 available spaces, relying on these two (2) standards would suggest that the site will be sufficiently parked. Seventy-two (72) spaces dedicated to employees and valet parking have a reduced width of nine feet (9'). These spaces are generally located furthest away from the main building entrances. All other spaces measure ten feet (10') wide.

Refuse

The existing dumpster enclosure along the north property line will remain to service both hotels. Two (2) eight-yard dumpsters, recycling bins, linen storage, and a grease bin will be enclosed at the rear of The Capital Grille building. The Cooper's Hawk dumpster is proposed to be enclosed at the rear of the building.

Stormwater Management

Two underground detention basins would manage stormwater from the site. One underground detention basin serves the hotel phase and is between the two buildings. Underground stormwater detention for the restaurants is located under the parking lot east of Cooper's Hawk.

Landscaping

For landscaping, the Ordinance requires no fewer than fourteen (14) full-size trees, six (6) ornamental trees, and 109 shrubs along Six Mile Road, and seven (7) full-size trees, three (3) ornamental trees, and fifty-four (54) shrubs along Laurel Park Drive. The landscape plan shows fourteen (14) full-size trees, fourteen (14) ornamental trees, and 109 shrubs along Six Mile Road. Along Laurel Park Drive, the plan shows seven (7) existing full-size trees, seven (7) ornamental trees, and a mix of fifty-four (54) new and existing shrubs. Interior parking lot landscaping would consist of twenty-two (22) new and twenty (20) existing trees. There would be 21,032 square feet of interior parking lot landscaping with at least one (1) tree per island except where utilities are present. The greenbelt buffer to the north provides twenty-four (24) new trees and six (6) existing trees for thirty (30) trees. The southeast greenbelt provides three (3) trees, and the existing vegetation will remain.

Site Lighting

The photometric plan shows an average of 3.1 footcandles in the parking lot and 0.1 along the property line for exterior site lighting. The proposed illumination levels exceed the maximum average under Section 7.22. All pole-mounted light fixtures are consistent with

the City of Livonia Outdoor Lighting Policy, which recommends a maximum height of twenty feet (20') above grade.

Signs

Each hotel is allowed up to three (3) wall signs on the top floor of the building, and each restaurant is allowed two (2) wall signs. Additionally, two (2) monument signs are allowed if treated as a single development site. Each sign is limited to thirty (30) square feet in area and six feet (6') in height and must be setback at least ten feet (10') from any right-of-way lines. The plans show two (2) wall signs for the Home 2 and three (3) for the Holiday Inn. The plans for the restaurants show three (3) wall signs for Cooper's Hawk and four (4) for The Capital Grille. The site currently has two (2) ground-mounted signs, including a pylon sign along the expressway. One (1) additional monument sign is proposed along Six Mile Road for Cooper's Hawk. The sign package, as presented, requires variances.

July 16, 2024: Public Hearing:

At the July 10th study session, the Planning Commission requested additional masonry on the exterior of the buildings.

Approving Resolution: The request to demolish a portion of the existing Holiday Inn and construct three (3) new buildings is hereby approved, subject to City Council approval and the following conditions.:

1. The Site Plan, identified as Drawing No. C-3.0, dated May 24, 2024, prepared by PEA Group, is hereby approved and shall be adhered to.
2. The maximum customer seating for Cooper's Hawk shall not exceed 300, including 260 interior seats and forty (40) outdoor patio seats, and the maximum customer seating for The Capital Grille shall not exceed 246.
3. The Landscape Plan and Landscape Details, identified as Drawing No. L-1.0 and Drawing No. L-1.1, dated May 24, 2024, prepared by PEA Group, are hereby approved and shall be adhered to.
4. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
5. Underground sprinklers must be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

MISCELLANEOUS

ITEM 4 Petition 2024-06-08-02 - Laurel Investment, L.L.C.

Page 5

6. The Elevation Plans and Exterior Material sheet for Cooper's Hawk, prepared by Design Collective, as received on June 5, 2024, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
7. The Elevation Plans for The Capital Grille, identified as Sheets SD1.5 and SD1.6, dated March 11, 2024, prepared by JKRP Architects, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
8. The Elevation Plans for Home 2 Suites by Hilton, identified as Sheets A-300 and A-301, dated May 10, 2024, prepared by Bowers & Associates, Inc., are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
9. The Elevation Plans for Holiday Inn, prepared by Bowers & Associates, Inc., as received on June 5, 2024, are hereby approved and shall be adhered to.
10. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with the building's exterior materials in character, material, and color.
11. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass.
12. All pole-mounted light fixtures shall not exceed twenty feet (20') above finish grade and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent properties and roadways.
13. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals.
14. No exposed LED light bands or neon shall be permitted on this site, including, but not limited to, the buildings or around the windows.
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and,
16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

SITE PLANS

LAUREL - 6 MILE DEVELOPMENT

N. LAUREL PARK DR.

LIVONIA, MI 48152



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
5/24/2024		LIVONIA SITE PLAN APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-3.0	SITE PLAN
C-3.1	SITE SIGNAGE PLAN
C-6.0	UTILITY PLAN
C-9.0	TOPOGRAPHIC SURVEY
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
1 OF 1	PHOTOMETRIC SITE PLAN
SL-1.1	LIGHT FIXTURE DETAILS
	COOPER'S HAWK ARCH. PLANS (DESIGN COLLECTIVE)
	FLOOR PLAN
	EXTERIOR ELEVATIONS
	EXTERIOR ELEVATIONS
	CAPITAL GRILLE ARCH. PLANS (JKRP ARCHITECTS)
SD1.1	SCHEMATIC GROUND FLOOR PLAN
SD1.5	SCHEMATIC ELEVATIONS
SD1.6	SCHEMATIC ELEVATIONS
	HOME 2 SUITES ARCH. PLANS (BOWERS + ASSOCIATES, INC.)
A-100	FIRST FLOOR PLAN
A-101	TYPICAL FLOOR PLAN
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
	HOLIDAY INN ARCH. PLANS (BOWERS + ASSOCIATES, INC.)
A-300	SOUTH ELEVATION
A-301	NORTH ELEVATION
A-302	EAST ELEVATION
A-303	WEST ELEVATION

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER	LANDSCAPE ARCHITECT	
LAUREL INVESTMENT, LLC 29200 NORTHWESTERN HWY, S-450 SOUTHFIELD, MI 48034 CONTACT: JACK KNOWLES PHONE: 734.564.6723 EMAIL: MJKNOWLES3@GMAIL.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: LUCAS DRIESENGA, PE PHONE: 844.813.2949 EMAIL: LDRIESENGA@PEAGROUP.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM	
ARCHITECT (HOME 2 SUITES)	ARCHITECT (CAPITAL GRILLE)	ARCHITECT (COOPER'S HAWK)	ARCHITECT (HOLIDAY INN)
BOWERS + ASSOCIATES, INC. 2400 S. HURON PKWY ANN ARBOR, MI 48104 CONTACT: SCOTT BOWERS PHONE: 734.975.2400 EMAIL: SCOTTB@BOWERSARCH.COM	JKRP ARCHITECTS 100 EAST PENN SQUARE, STE. 1080 PHILADELPHIA, PA 19107 PHONE: 215.928.9331	DESIGN COLLECTIVE 151 EAST NATIONWIDE BLVD COLUMBUS, OH 43215 CONTACT: AMADEUS ESCUDERO PHONE: 614.945.4113 EMAIL: AESCUDERO@DCCOLLECTIVE.COM	BOWERS + ASSOCIATES, INC. 2400 S. HURON PKWY ANN ARBOR, MI 48104 CONTACT: SCOTT BOWERS PHONE: 734.975.2400 EMAIL: SCOTTB@BOWERSARCH.COM



REVISIONS	
DESCRIPTION	DATE
SPA SUBMITTAL	5/24/2024

NOT FOR CONSTRUCTION



0 20 40 80
SCALE: 1" = 40'



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE AS TO ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
LAUREL INVESTMENT, LLC
29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS
SITE PLAN SUBMITTAL 5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
SITE PLAN

PEA JOB NO. 17-389

P.M. JPB

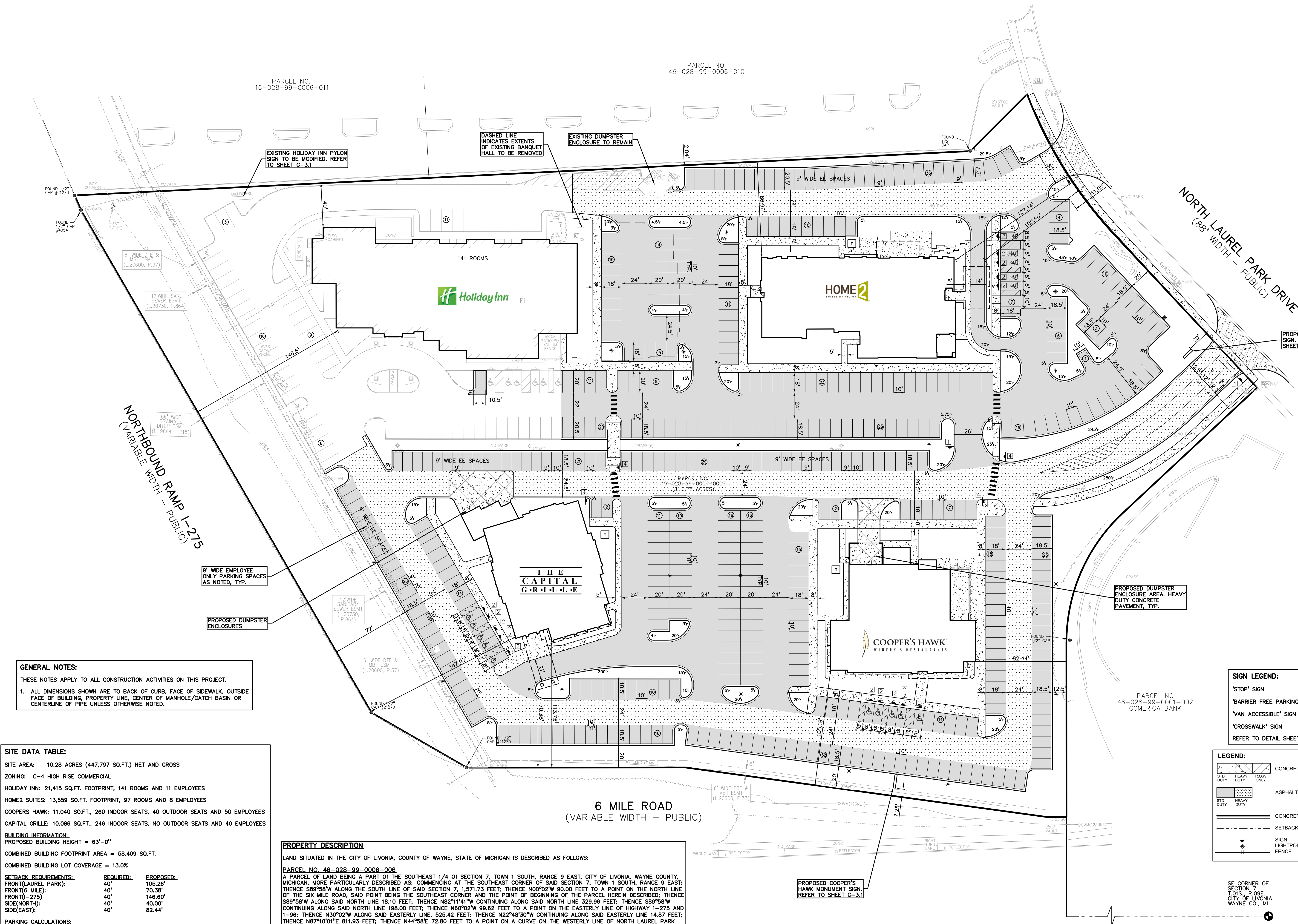
DN. RRM

DES. LGD

DRAWING NUMBER:

C-3.0

NOT FOR CONSTRUCTION



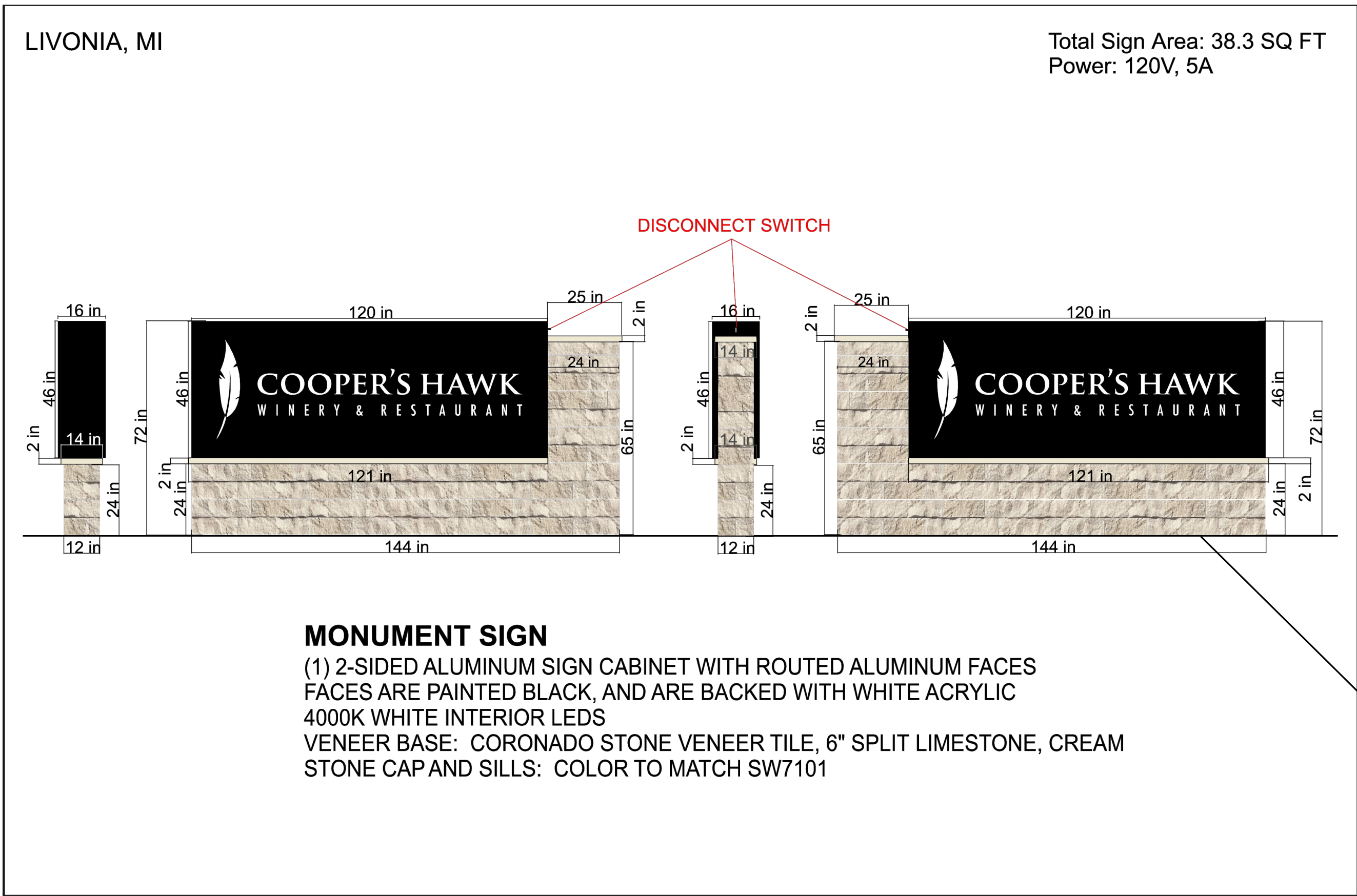
GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

SITE DATA TABLE:		
SITE AREA:	10.28 ACRES (447,797 SQ.FT.) NET AND GROSS	
ZONING:	C-4 HIGH RISE COMMERCIAL	
HOLIDAY INN:	21,415 SQ.FT. FOOTPRINT, 141 ROOMS AND 11 EMPLOYEES	
HOME2 SUITES:	13,559 SQ.FT. FOOTPRINT, 97 ROOMS AND 8 EMPLOYEES	
COOPERS HAWK:	11,040 SQ.FT., 260 INDOOR SEATS, 40 OUTDOOR SEATS AND 50 EMPLOYEES	
CAPITAL GRILLE:	10,086 SQ.FT., 246 INDOOR SEATS, NO OUTDOOR SEATS AND 40 EMPLOYEES	
<u>BUILDING INFORMATION:</u>		
PROPOSED BUILDING HEIGHT =	63'-0"	
COMBINED BUILDING FOOTPRINT AREA =	58,409 SQ.FT.	
COMBINED BUILDING LOT COVERAGE =	13.0%	
<u>SETBACK REQUIREMENTS:</u>		
REQUIRED:	<u>PROPOSED:</u>	
FRONT(LAUREL PARK):	40'	105.26'
FRONT(6 MILE):	40'	70.38'
FRONT(-275):	40'	146.60'
SIDE(NORTH):	40'	40.00'
SIDE(EAST):	40'	82.44'
<u>PARKING CALCULATIONS:</u>		
A SHARED PARKING STUDY COMPLETED BY FISHBEEK DATED MAY 16, 2024, HAS BEEN SUBMITTED ALONG WITH THIS SITE PLAN PACKAGE. BASED ON THE ANALYSIS OF THIS SHARED PARKING STUDY, A PEAK PARKING DEMAND OF 457 PARKING SPACES WILL BE REQUIRED.		
PROPOSED PARKING = 544 SPACES INCLUDING 21 BARRIER FREE SPACES		

PROPERTY DESCRIPTION
LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:
PARCEL NO. 46-028-99-0006-006
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST; THENCE S89°58'W ALONG THE SOUTH LINE OF SAID SECTION 7, 1,571.73 FEET; THENCE N00°02'W 90.00 FEET TO A POINT ON THE NORTH LINE OF THE SIX MILE ROAD, SAID POINT BEING THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S89°58'W ALONG SAID NORTH LINE 18.10 FEET; THENCE N82°11'41"W CONTINUING ALONG SAID NORTH LINE 329.98 FEET; THENCE S89°58'W CONTINUING ALONG SAID NORTH LINE 198.00 FEET; THENCE N60°02'W 99.62 FEET TO A POINT ON THE EASTERLY LINE OF HIGHWAY 1-275 AND 1-96; THENCE N30°02'W ALONG SAID EASTERLY LINE, 525.42 FEET; THENCE N22°48'30"W CONTINUING ALONG SAID EASTERLY LINE 14.87 FEET; THENCE N87°10'01"E 811.93 FEET; THENCE N44°58'E 72.80 FEET TO A POINT ON A CURVE ON THE WESTERLY LINE OF NORTH LAUREL PARK DRIVE (88 FEET WIDE); THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT AND ALONG SAID WESTERLY LINE 150.79 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 386.00 FEET AND A CENTRAL ANGLE OF 22°22'58"; THENCE S43°02'E CONTINUING ALONG SAID WESTERLY LINE 189.45 FEET; THENCE S46°58'W 166.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT 131.25 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 47°00'; THENCE S00°02'E 158.00 FEET TO THE POINT OF BEGINNING.

S:\PROJECTS\2017-2018-01 LAUREL PARK DEVELOPMENT\MOV2_SITE_PLAN\CS-3\TOS\GAMGE-17-389.dwg PLOT DATE: 5/24/2024 B1: Lucas Driesenga



	Elevate Sign Group 1120 N. Ridge Ave. Lombard, IL 60148 T: 630-656-1085 www.elevatesigngroup.com	SUBMITTED TO:	PROJECT:	DATE:
		Cooper's Hawk Winery & Restaurant Livonia, MI	LIV - MONUMENT	

JACK KNOWLES

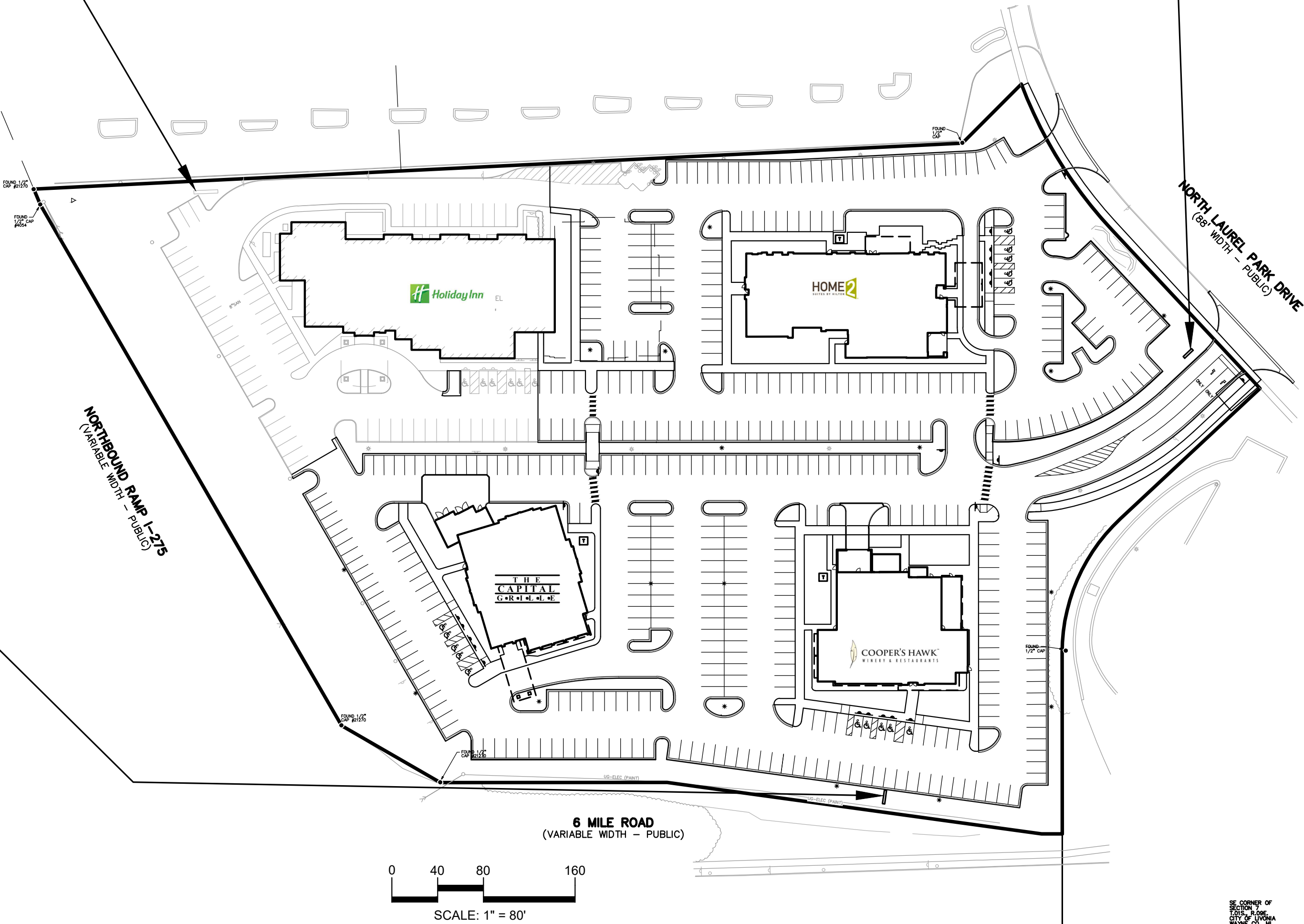
MONUMENT - OPTION A

MEASUREMENTS



CLIENT NAME JACK KNOWLES PROJECT 0032	DESCRIPTION: Monument Sign with HDU vertical slats, double cap and illuminated tenants and masonry base.	AREA: 120"(w) x 60"(h) 50 Sq Ft Base: 120"(w) x 24"(h) 20 Sq Ft	PLEASE EXAMINE PROOF CAREFULLY By approving and signing you are verifying and confirming that all spelling, grammar, text, design layout, including but not limited to sizes and placement of graphics are correct. Once production has begun, customer assumes all responsibility for any inaccuracies and understands additional costs may be incurred to correct. Please note color may or may not be accurately represented on this proof.	COPYRIGHT NOTICE All design, manufacturing, reproduction, use and sale of this document is strictly prohibited without the consent of Screen Works. This document is submitted under a confidential understanding that the recipient of this document assumes custody and agrees that this document and any part of its content is not to be copied, reproduced (in whole or part) or any of its contents be revealed (in whole or part) to other parties except for which it is agreed upon by Screen Works and recipient, nor shall design features unique to this document be incorporated in any other projects.	SHEET 2
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PYLON SIGN NOTE:
EXISTING HOLIDAY INN PYLON SIGN TO BE
REVISED TO INCLUDE CAPITAL GRILLE LOGO
BELOW EXISTING HOLIDAY INN LOGO. DETAIL
TO BE PROVIDED WHEN COMPLETED.



PEA
GROUP

t: 844.813.2949
www.peagroup.com



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CLIENT
LAUREL INVESTMENT, LLC
29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS
SITE PLAN SUBMITTAL 5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
SITE SIGNAGE PLAN

PEA JOB NO. 17-389

P.M. JPB

DN. RRM

DES. LGD

DRAWING NUMBER:

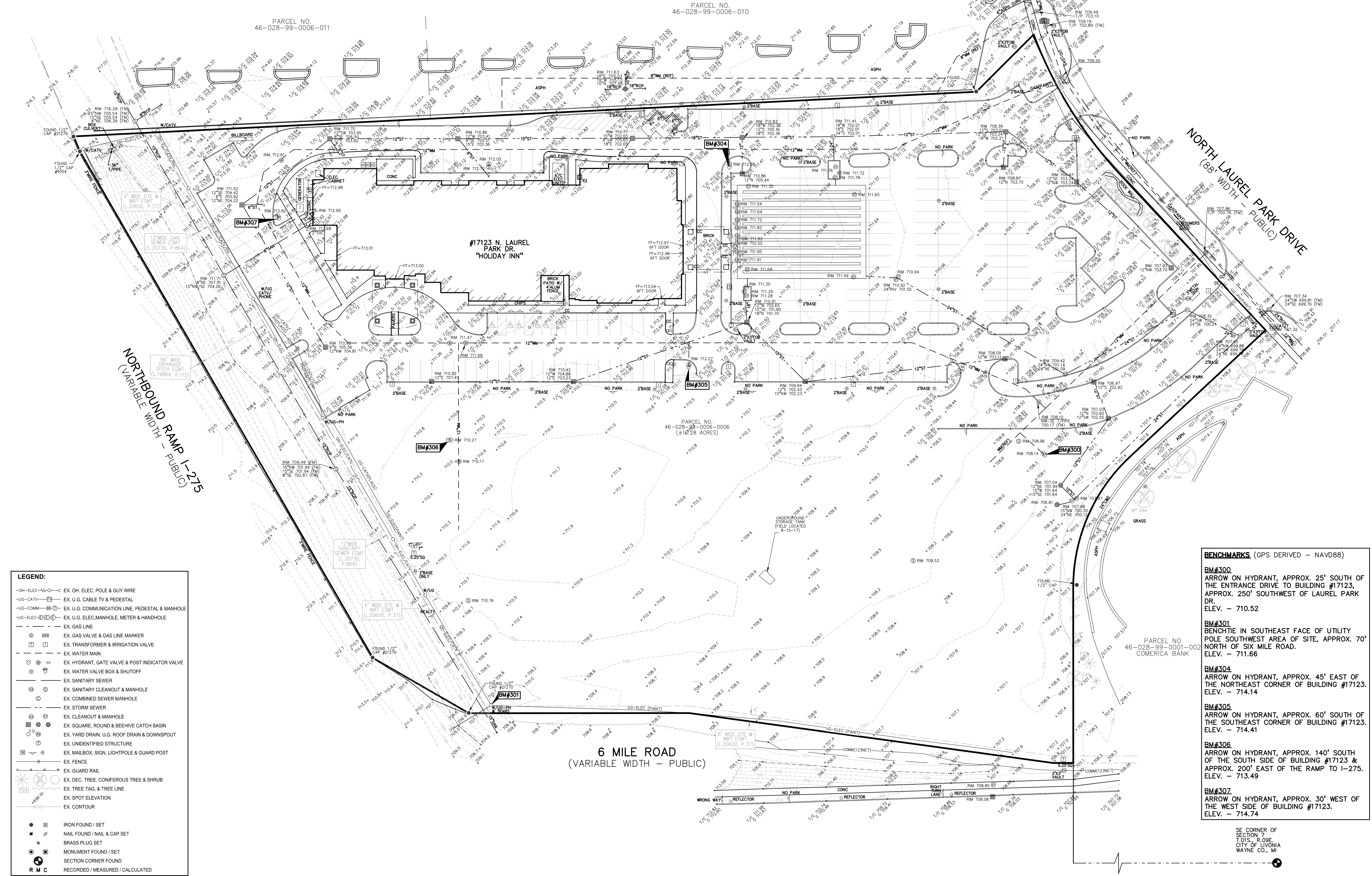
C-3.1

NOT FOR CONSTRUCTION

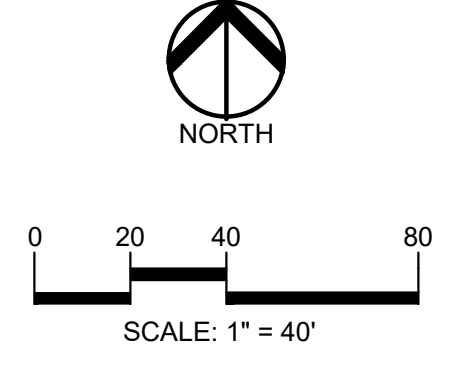
FLOOD NOTE:
BY GRAPHICAL PLOTTING, THE SUBJECT PARCEL LIES WITHIN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP 26163C-0045E, EFFECTIVE FEBRUARY 2, 2012.

PROPERTY DESCRIPTION
LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:
PARCEL NO. 46-028-99-0006-006
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST; THENCE S89°58'W ALONG THE SOUTH LINE OF SAID SECTION 7, 1,571.73 FEET; THENCE N00°02'W 90.00 FEET TO A POINT ON THE NORTH LINE OF THE SIX MILE ROAD, SAID POINT BEING THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S89°58'W ALONG SAID NORTH LINE 18.10 FEET; THENCE N82°11'41"W CONTINUING ALONG SAID NORTH LINE 329.96 FEET; THENCE S89°58'W CONTINUING ALONG SAID NORTH LINE 198.00 FEET; THENCE N60°02'W 99.62 FEET TO A POINT ON THE EASTERLY LINE OF HIGHWAY 1-275 AND 1-96; THENCE N30°02'W ALONG SAID EASTERLY LINE, 525.42 FEET; THENCE N22°48'30"W CONTINUING ALONG SAID EASTERLY LINE 14.87 FEET; THENCE N87°10'01"E 811.93 FEET; THENCE N44°58'E 72.80 FEET TO A POINT ON A CURVE ON THE WESTERLY LINE OF NORTH LAUREL PARK DRIVE (88 FEET WIDE); THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT AND ALONG SAID WESTERLY LINE 150.79 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 386.00 FEET AND A CENTRAL ANGLE OF 22°22'56"; THENCE S43°02'E CONTINUING ALONG SAID WESTERLY LINE 189.45 FEET; THENCE S46°58'W 166.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT 131.25 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 47°00'; THENCE S00°02'E 158.00 FEET TO THE POINT OF BEGINNING.

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PEA GROUP
t: 844.813.2949
www.peagroup.com



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CLIENT
LAUREL INVESTMENT, LLC
29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS	
SITE PLAN SUBMITTAL	5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	17-389
P.M.	JPB
D.N.	RRM
DES.	LGD
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **C-9.0**

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
DECIDUOUS TREES							
GBM3	9	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	3" CAL.	B&B	PER PLAN	
GBP3	8	GINKGO BILOBA PRINCETON SENTRY	PRINCETON SENTRY GINKGO	3" CAL.	B&B	PER PLAN	
GT3	11	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	3" CAL.	B&B	PER PLAN	
QG3	14	QUERCUS ROBUR X ALBA 'JFS-KW20X'	SKINNY GENESIS OAK	3" CAL.	B&B	PER PLAN	
QP3	6	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE OAK	3" CAL.	B&B	PER PLAN	
TA3	3	TILIA AMERICANA AMERICAN SENTRY	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	
TG3	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B&B	PER PLAN	
UF3	1	ULMUS X 'FRONTIER'	FRONTIER ELM	3" CAL.	B&B	PER PLAN	
ZS3	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" CAL.	B&B	PER PLAN	
	61	SUBTOTAL:					

ORNAMENTAL TREES

ACA8	4	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8" HT.	B&B	PER PLAN	MULTI-TRUNK
AL2	5	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	2" CAL.	B&B	PER PLAN	
CCF2	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	2" CAL.	B&B	PER PLAN	
MJ2	3	MAGNOLIA X JANE	JANE MAGNOLIA	2" CAL.	B&B	PER PLAN	
MA2	7	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	2" CAL.	B&B	PER PLAN	
MM2	5	MALUS X 'JARMIN'	MARILEE'S CRABAPPLE	2" CAL.	B&B	PER PLAN	
MRR2	4	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	2" CAL.	B&B	PER PLAN	
MSA2	14	MALUS X 'SARGENTII'	SARGENT CRABAPPLE	2" CAL.	B&B	PER PLAN	
SR2	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	B&B	PER PLAN	
	51	SUBTOTAL:					

SHRUBS

PF36	54	POTENTILLA FRUTICOSA 'ABBOTTSWOOD'	ABBOTTSWOOD BUSH CINQUEFOIL	36" HT.	CONT.	36" O.C.	
RG24	8	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	CONT.	4" O.C.	
SNF36	43	SPRAEA JAPONICA 'NEON FLASH'	NEON FLASH JAPANESE SPIREA	36" HT.	CONT.	36" O.C.	
SP36	33	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	36" HT.	CONT.	5" O.C.	
TM30	112	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	30" HT.	CONT.	42" O.C.	
	280	SUBTOTAL:					

LANDSCAPE CALCULATIONS:

PER CITY OF LIVONIA ZONING ORDINANCE
C-4 GENERAL BUSINESS DISTRICT

FRONTAGE LANDSCAPING = F

REQUIRED: PER 40 LF ALONG PUBLIC ROW.
(ROAD LESS DRIVES AND SIDEWALK OPENINGS)
1 DEC. OR EVG TREE, 1 ORNAMENTAL, 8 SHRUBS

SIX MILE ROAD:

DEC./EVG. = $546/40 = 14$, 3" DEC./8" HT. EVG. TREE
ORN. TREE = $546/40 = 14$, 2" ORN. TREE
SHRUBS = $546/40 \times 8 = 109$, 3" HT. DEC./30" HT. EVG.
N LAUREL PARK DRIVE: $340 - 30 - 38 = 272'$
DEC./EVG. = $272/40 = 7$, 3" DEC./8" HT. EVG. TREE
ORN. TREE = $272/40 = 7$, 2" ORN. TREE
SHRUBS = $272/40 \times 8 = 54$, 3" HT. DEC./30" HT. EVG.
NORTHBOUND RAMP 1-275:
DEC./EVG. = $640/40 = 16$, 3" DEC./8" HT. EVG. TREE
ORN. TREE = $640/40 = 16$, 2" ORN. TREE
SHRUBS = $640/40 \times 8 = 128$, 3" HT. DEC./30" HT. EVG.

PROVIDED:

SIX MILE ROAD:
DEC./EVG. = 14, 3" DEC./8" HT. EVG. TREE
ORN. TREE = 14, 2" ORN. TREE
SHRUBS = 109, 3" HT. DEC./30" HT. EVG.
N LAUREL PARK DRIVE:
DEC./EVG. = 7 EXISTING OR PREVIOUSLY INSTALLED TREES
ORN. TREE = 7, 2" ORN. TREE
SHRUBS = 32, 3" HT. DEC./30" HT. EVG. AND OVER 22 EXISTING SHRUBS
NORTHBOUND RAMP 1-275:
NO TREES OR SHRUBS PROVIDED DUE TO EXISTING SANITARY AND DRAINAGE EASEMENT AND OVERHEAD UTILITIES

PARKING LOT SCREENING

REQUIRED:
5' WIDE YARD WITH EVERGREEN OR DECIDUOUS HEDGE,
3' HT. HEDGE OR 3' BERM OR 3' WALL.

PROVIDED: 3' HT. FRONTAGE SHRUBS ALONG SIX MILE RD & N LAUREL PARK DR

INTERIOR PARKING LOT LANDSCAPING = P

LANDSCAPE MUST BE 5% OF PAVED AREA AND 1 TREE/ISLAND;
193,409 SF (NEW PAVED AREA) X 5% = 9,671 SF REQ.
1 TREE/300 SQ FT INTERIOR LANDSCAPE
11,705 SF INTERIOR LANDSCAPE/300 = 32 TREES

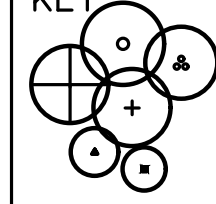
PROVIDED: 22 PROPOSED TREES, 20 PREVIOUSLY INSTALLED TREES
AND 21,032 SF MIN. 5% LANDSCAPE AREA
1 TREE/ISLAND EXCEPT WHERE UTILITY CONFLICTS

GREENBELT BUFFERING = G

REQUIRED: C-4 ADJACENT TO C-4; 10' BUFFER, 1 TREE/30 LF;

NORTH P/L: $885'/30 = 30$ TREES
SOUTHEAST P/L: $456'/30 = 15$ TREES

PROVIDED: NORTH P/L = 24 TREES AND 6 EXISTING/PREVIOUSLY INSTALLED TREES
PROVIDED: SOUTHEAST P/L = 3 TREES AND EXISTING VEGETATION TO REMAIN

KEY

= PROPOSED DECIDUOUS TREE

= PROPOSED FRONTAGE SHRUBS

= LANDSCAPE WITHIN WILL BE PROVIDED FOR ADMINISTRATIVE REVIEW

LETTER KEY

F = FRONTAGE TREE

P = INTERIOR PARKING LOT TREE

G = GREENBELT TREE

= IRRIGATED SEED LAWN

= EXISTING PREVIOUSLY INSTALLED TREE TO REMAIN

= EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCE

= 4' PLANTING BOUNDARY

SEE SHEET L-1.1 FOR LANDSCAPE DETAILS

NOTE: TREES TO NOT CONFLICT WITH FINAL LOCATION OF LIGHT POLES, REGULATORY SIGNS AND BUILDING SIGNAGE, SHIFT TREES AS NECESSARY.

NOTES PER CITY OF LIVONIA ORDINANCE:

MINIMUM PLANTING SIZES PER CITY ARE:
3" CAL. DEC. TREE, 8" HT. EVG., 2" CAL. ORNAMENTAL
36" HT. DEC. SHRUB AND 30" HT. EVG. SHRUB

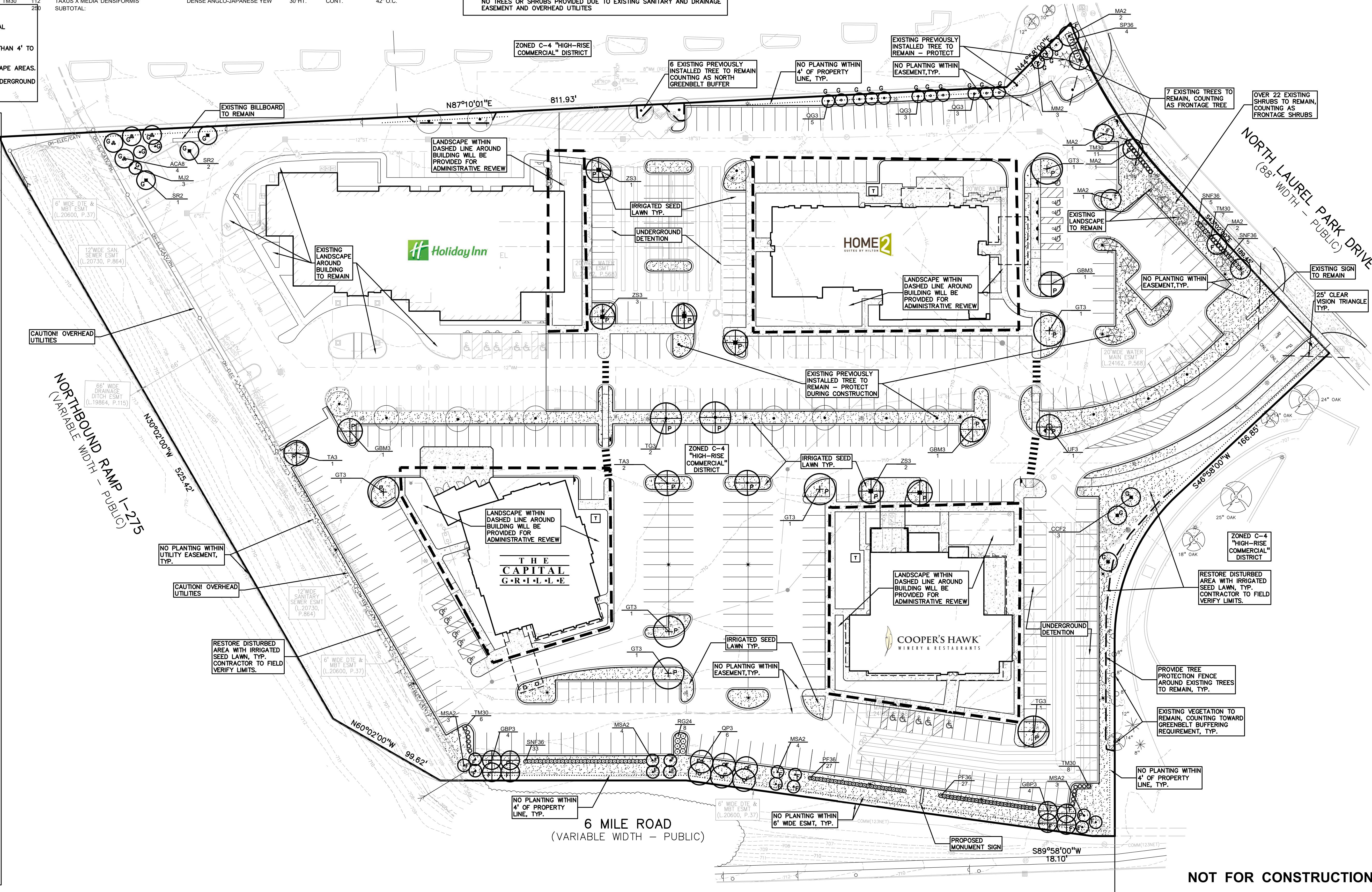
TREES AND SHRUBS MAY NOT BE PLANTED CLOSER THAN 4' TO FENCE OR PROPERTY LINE.

NO ROCK, STONE OR PEBBLES PERMITTED IN LANDSCAPE AREAS.

ALL LAWN AND LANDSCAPED AREAS TO HAVE AN UNDERGROUND IRRIGATION SYSTEM.
IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.



PEA GROUP
t: 844.813.2949
www.peagroup.com



0 20 40 80
SCALE: 1" = 40'



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
LAUREL INVESTMENT, LLC
29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS

SITE PLAN SUBMITTAL 5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
LANDSCAPE PLAN

PEA JOB NO. 17-389

P.M. JPB

DN. BZ

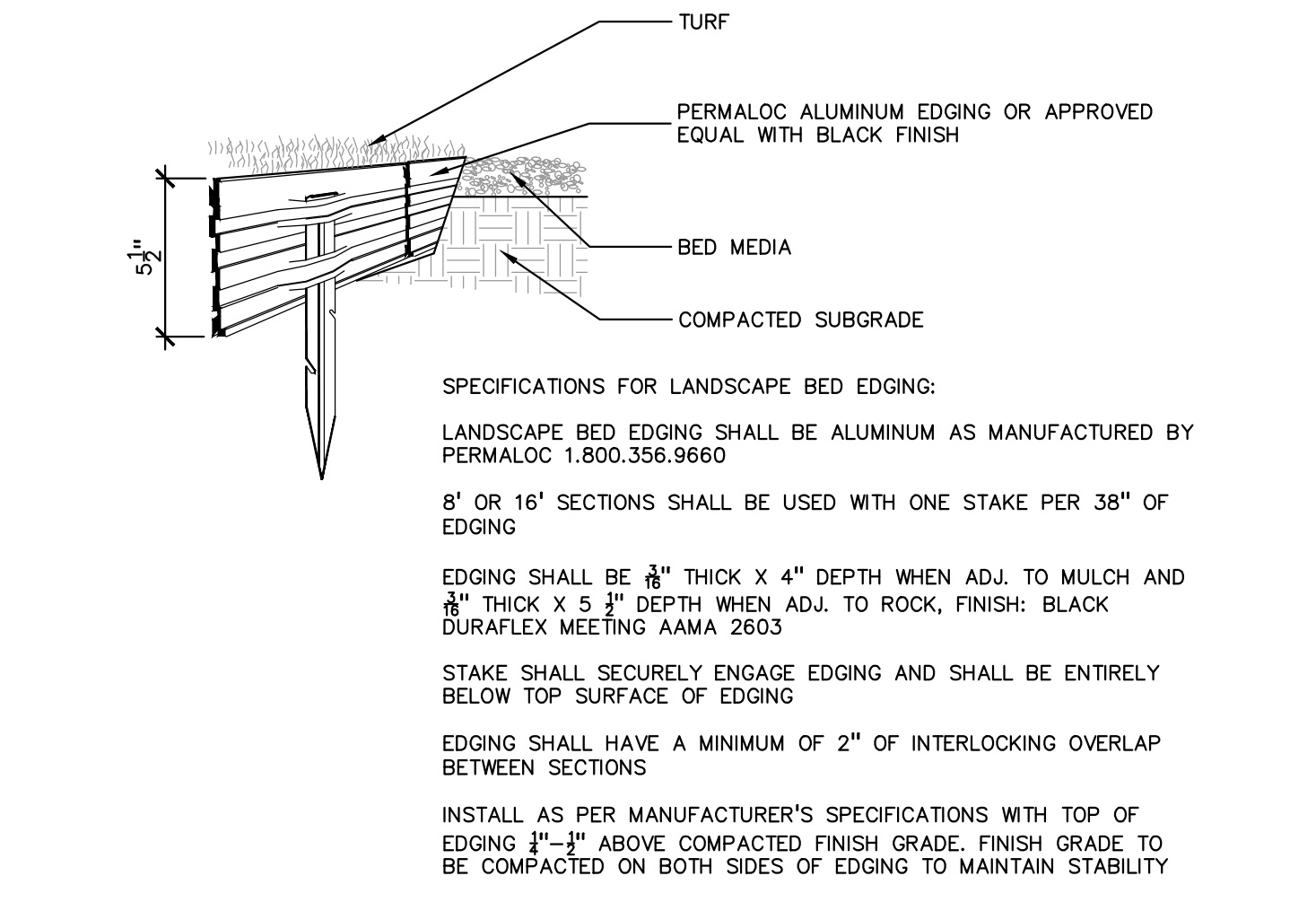
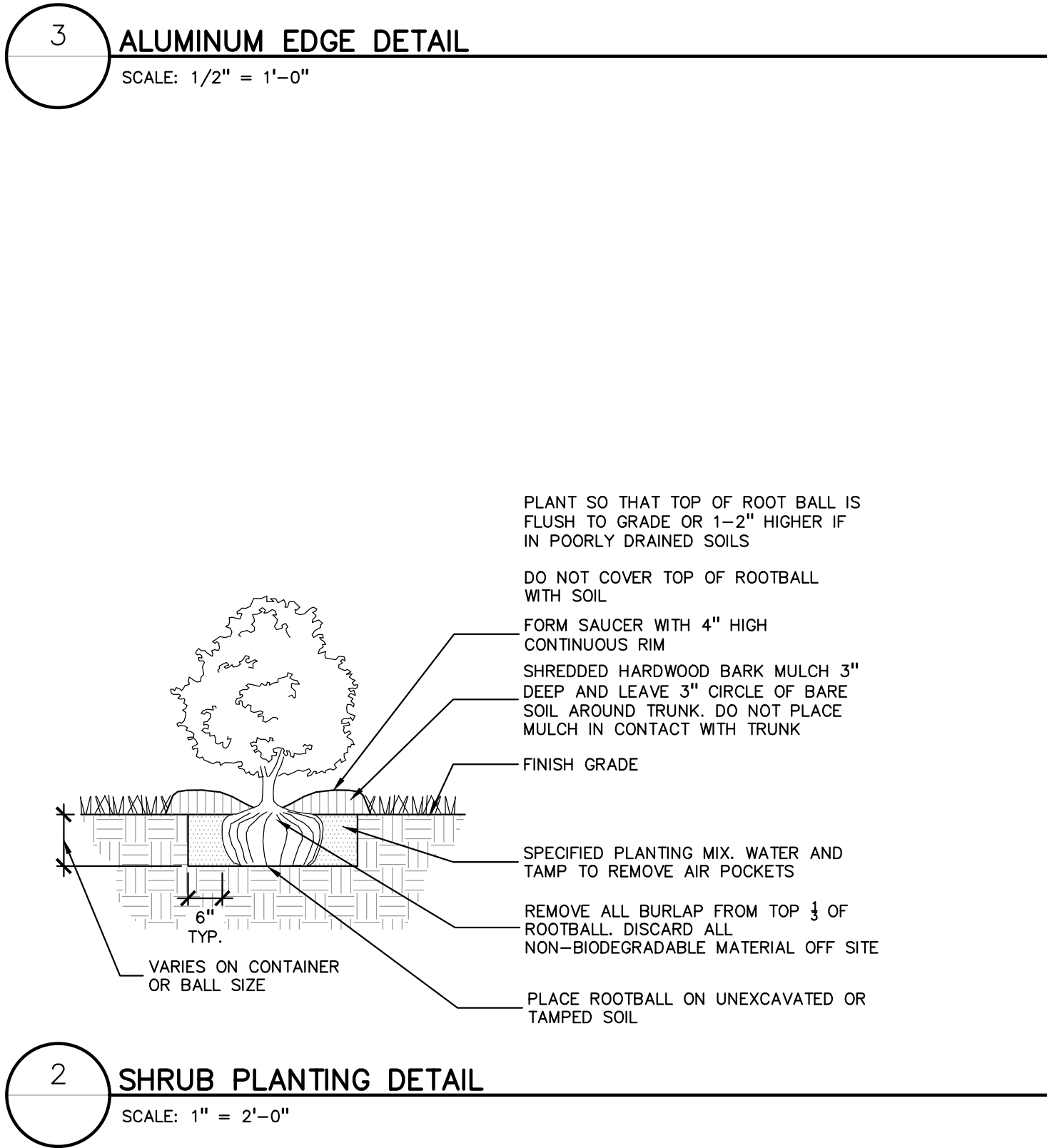
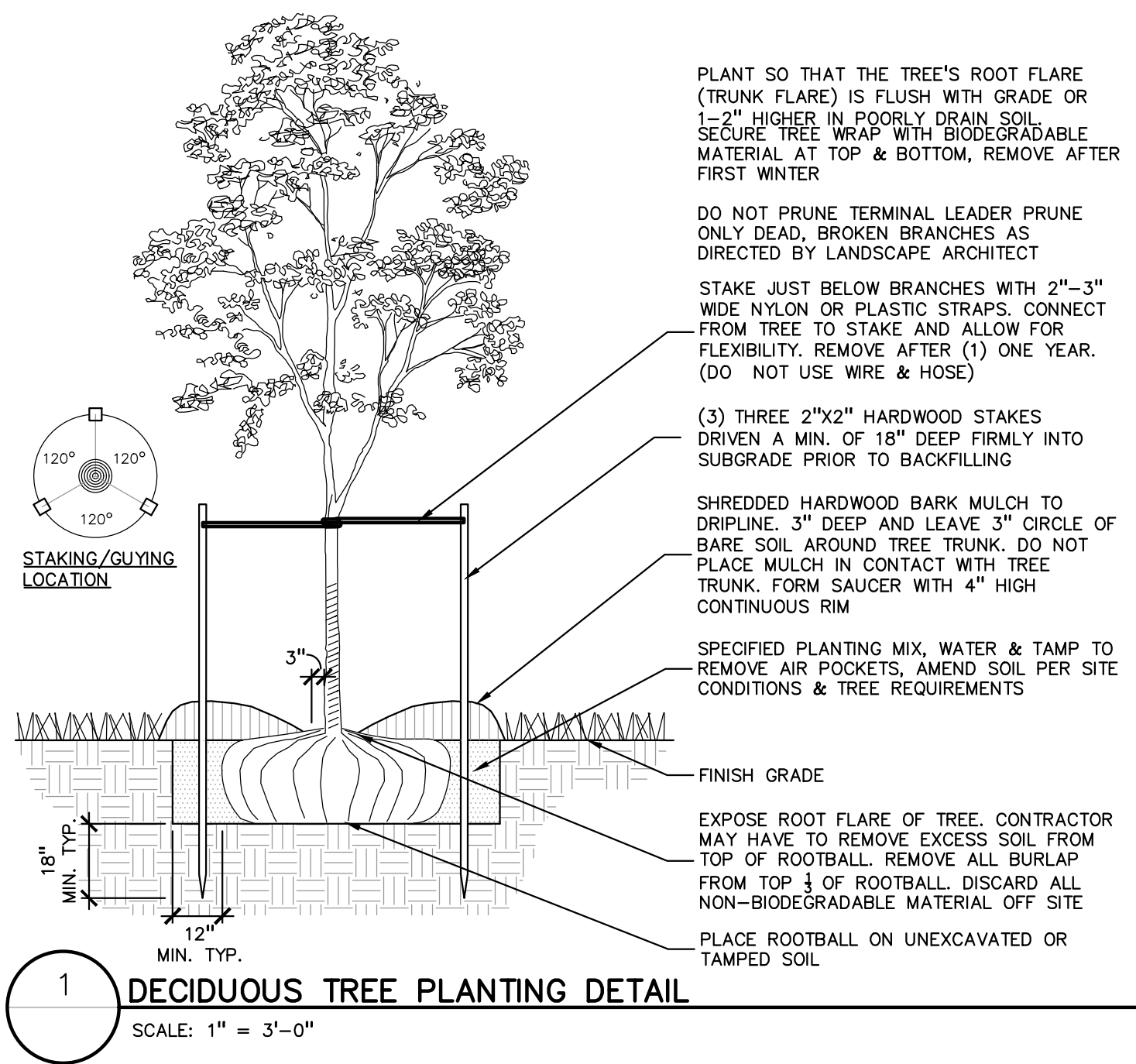
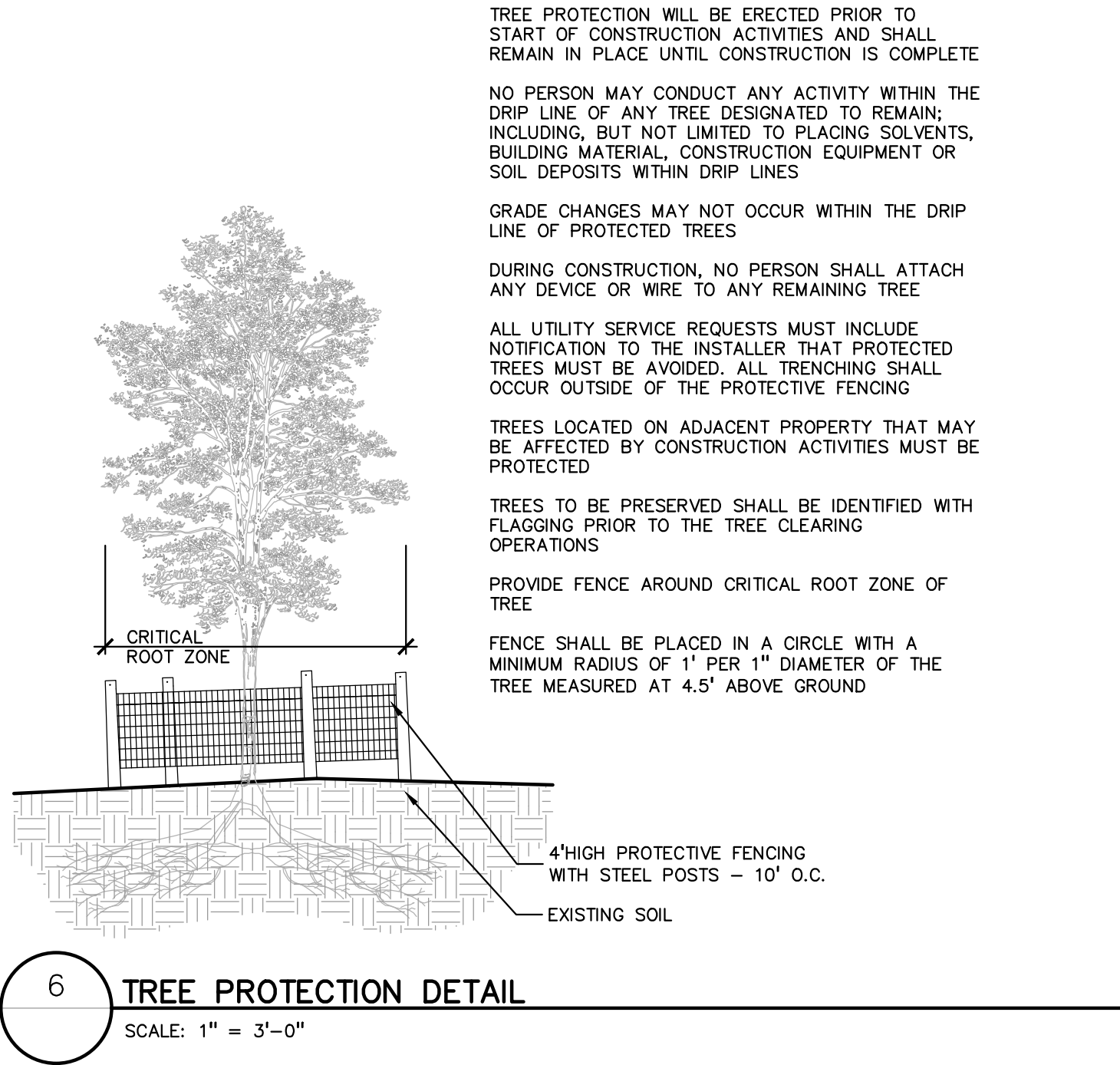
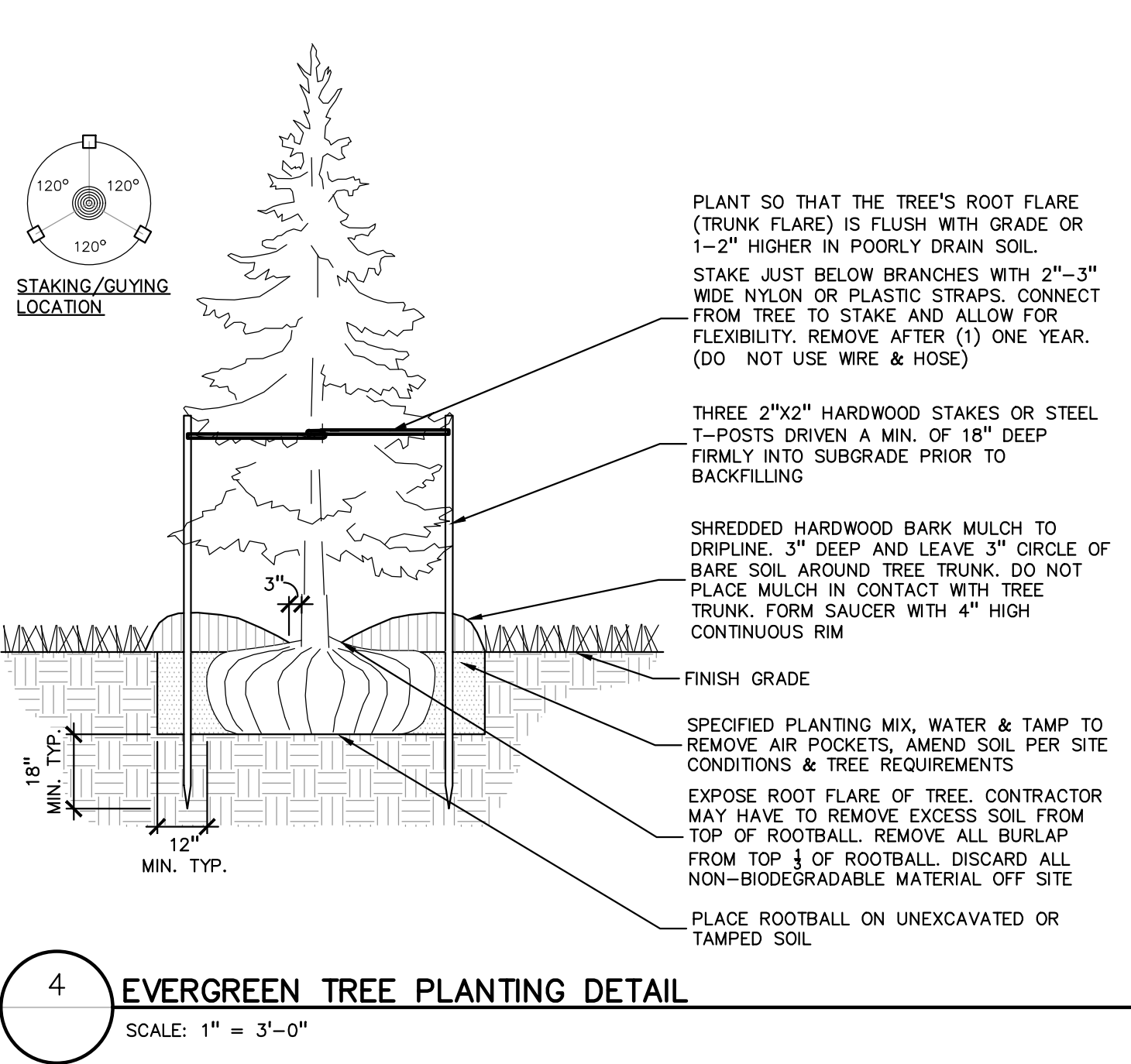
DES. JLE

DRAWING NUMBER:

L-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2017-2024\17-389-01 LAUREL PARK DEVELOPMENT\DWG\2 SITE PLAN\1-1 LANDSCAPE DETAILS-17-389.DWG PLOT DATE: 5/23/2024 BY: Christine L. Espinosa



CAUTION!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE AS TO ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

LAUREL INVESTMENT, LLC

29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

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LAUREL - 6 MILE DEVELOPMENT

LIVONIA, MI

REVISIONS	
SITE PLAN SUBMITTAL	5/24/2024

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DRAWING TITLE

LANDSCAPE DETAILS

PEA JOB NO.	17-389
P.M.	JPB
DN.	BZ
DES.	JLE

DRAWING NUMBER:

NOT FOR CONSTRUCTION

L-1.1

PEA GROUP

t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1380
KANSAS CITY, MISSOURI

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT
QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC
IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE
VERIFIED IN FIELD BY OTHERS.

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. PARKING LOT CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0".
4. PROPERTY LINE CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0".

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT
TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS
CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH
ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S
LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER
VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING
ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT
IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1
2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
	A	1	Lithonia Lighting	DSX1 LED PB 40K 70CRI T3M	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 3 Medium	LED	1	28030	0.9	215.77	20'-0"
	B	6	Lithonia Lighting	DSX1 LED PB 40K 70CRI T5W	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 5 Wide	LED	1	29743	0.9	431.54	20'-0"
	C	1	Lithonia Lighting	DSX1 LED PB 40K 70CRI T4M	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 4 Medium	LED	1	28448	0.9	215.77	20'-0"
	D	4	Lithonia Lighting	DSX1 LED PB 40K 70CRI T4H HS	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 4 Medium Househide Shield	LED	1	24472	0.9	215.7732	20'-0"
	E	29	Lithonia Lighting	WST LED P1 40K VW MVOLT	WST LED, Performance package 1, 4000 K, visual comfort wide, MVOLT	LED	1	1659	0.9	12	10'-0"
	F	9	Lithonia Lighting	LDN6 40/05 LOGAR LS	6IN LDN, 4000K, 500LM, CLEAR, SPECULAR REFLECTOR, CR180	LED	1	557	0.9	5.83	12'-0"
	G	13	Lithonia Lighting	DSX1 LED PB 40K 70CRI BKCA	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control	LED	1	21057	0.9	215.77	20'-0"
	H	9	Lithonia Lighting	DSX1 LED PB 40K 70CRI T5W	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 5 Wide	LED	1	29743	0.9	215.77	20'-0"

Plan View

Scale - 1" = 40ft

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	3.1 fc	8.2 fc	0.3 fc	27.3:1	10.3:1
PROPERTY LINE	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
OVERALL @ GRADE	+	1.8 fc	8.9 fc	0.0 fc	N/A	N/A



CLIENT

**LAUREL
INVESTMENT, LLC**

29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

PROJECT TITLE

**LAUREL -
6 MILE
DEVELOPMENT**

LIVONIA, MI

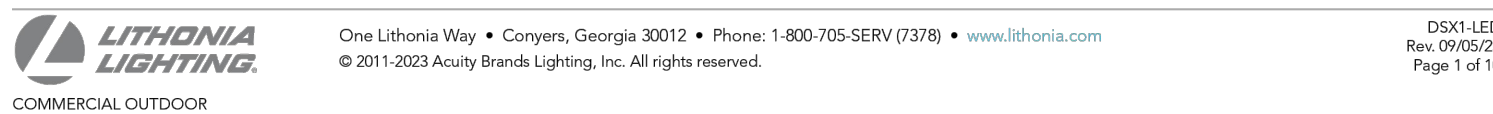
DRAWING TITLE

LIGHT

PEA JOB NO.	17-389
P.M.	JPB
DN.	RRM
DES.	LGD

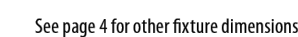
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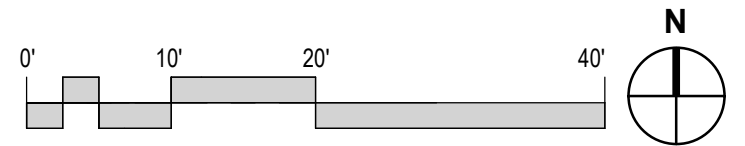


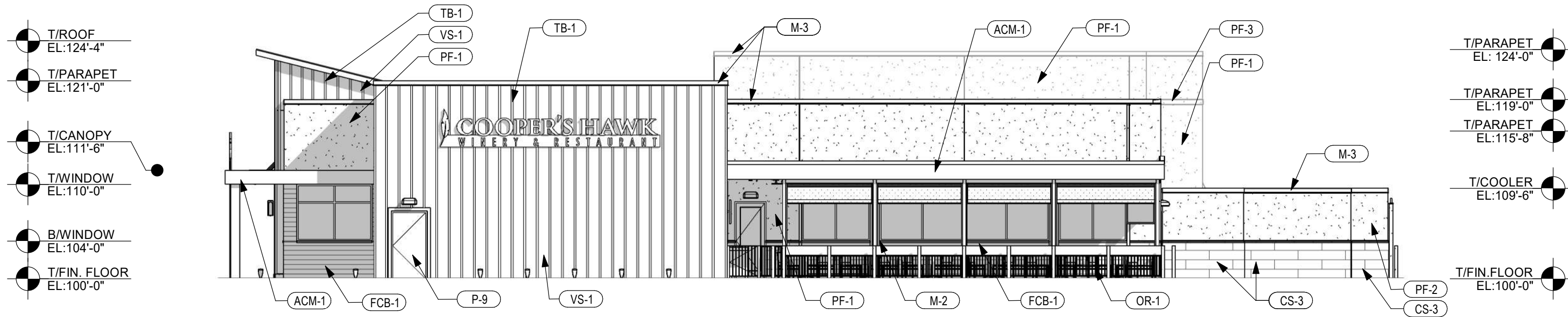
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WST-LEI
Rev: 03/27/2

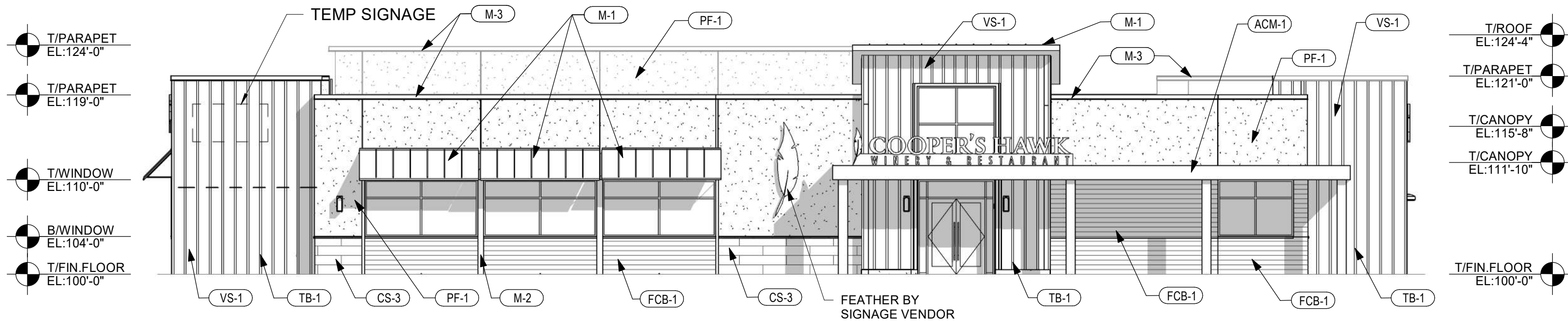


LDN6





1 EAST ELEVATION
1" = 10'-0"



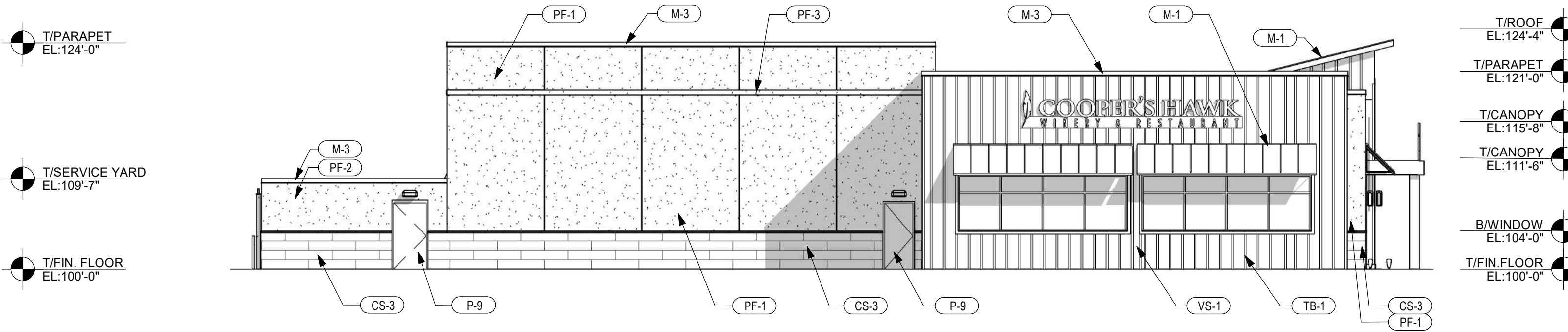
2 SOUTH ELEVATION
1" = 10'-0"

EXTERIOR ELEVATIONS

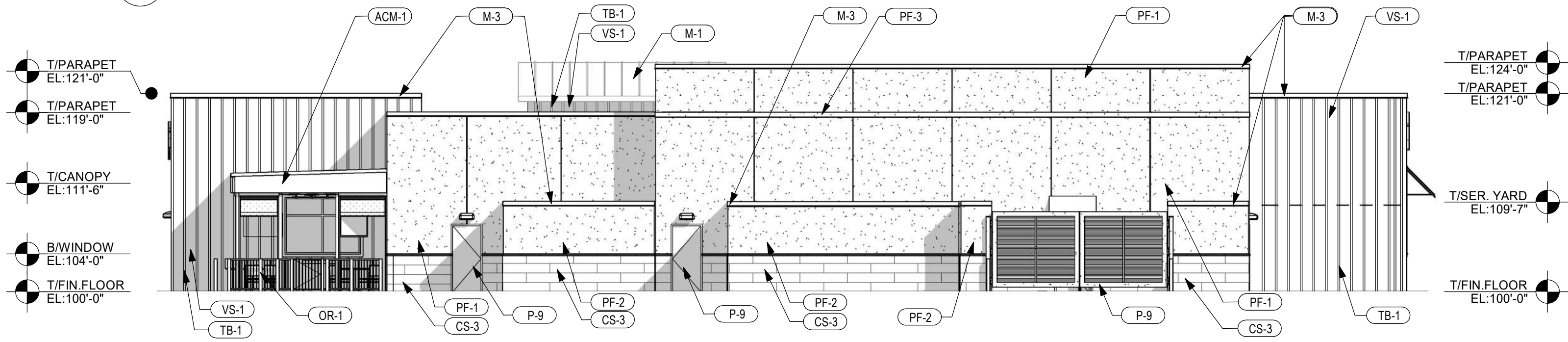
COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI

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Collective

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1 WEST ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"

EXTERIOR ELEVATIONS

COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI



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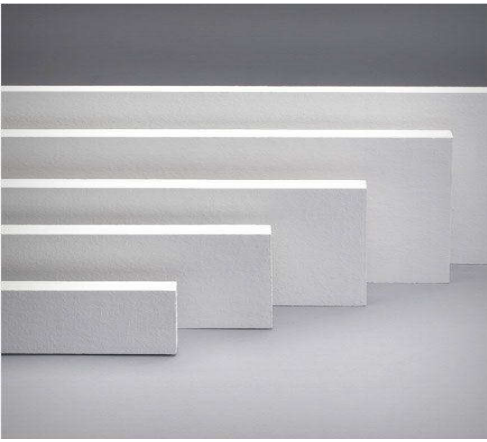
FCB-1 FIBER CEMENT BOARD
MFR: NICHHA
STYLE: VINTAGE WOOD
COLOR: CEDAR
SIZE: 18" X 120"
LOCATION: REFER TO EXTERIOR ELEVATIONS
PRICING: \$7.28/SF



VS-1 VERTICAL SIDING
MFR: JAMES HARDIE
STYLE: PANEL VERTICAL SIDING
COLOR: IRON GRAY
FINISH: SMOOTH
SIZE: 120" X 48" X 0.312" THICK
LOCATION: REFER TO EXTERIOR ELEVATIONS



TB-1 TRIM BOARD
MFR: JAMES HARDIE
STYLE: BATTEN BOARDS
COLOR: IRON GRAY
FINISH: SMOOTH
SIZE: 144" X 2.5" X 0.75" THICK
LOCATION: REFER TO EXTERIOR ELEVATIONS



TB-2 TRIM BOARD
MFR: JAMES HARDIE
STYLE: 4/4
COLOR: UNFINISHED; FIELD PAINTED 'IRON GRAY'
FINISH: SMOOTH
SIZE: 144" X 3" X 0.75" THICK
LOCATION: REFER TO EXTERIOR ELEVATIONS



ACM-1 ALUMINUM COMPOSITE PANELS
MFR: PAC-CLAD
PRODUCT: REYNOBOND
COLOR: BLACK
LOCATION: REFER TO EXTERIOR ELEVATIONS



M -1 METAL STANDING SEAM ROOF PANEL
MFR: PAC-CLAD
STYLE: PAC-150; 180 SEAM
COLOR: BLACK
NOTE: SMOOTH PANELS W/SEAMS 16" OC
LOCATION: REFER TO EXTERIOR ELEVATIONS



M -2 METAL KAWNEER
MFR: BLACK
COLOR: BLACK
LOCATION: STOREFRONT, REFER TO EXTERIOR ELEVATIONS



M - 3 METAL PAC-CLAD
MRF: BLACK
COLOR: BLACK
LOCATION: COPING , REFER TO EXTERIOR ELEVATIONS



PF-1 PLASTER FINISH
MFR: STO
PRODUCT: STO SPECIAL
COLOR: CREAM - 16258 - 81
FINISH: CONCRETE SMOOTH 10
LOCATION: REFER TO EXTERIOR ELEVATIONS
NOTES: SYSTEM TO HAVE ULTRA HIGH IMPACT RESISTANT MESH AT FIRST 5' AFF



PF-2 PLASTER FINISH
MFR: STO
COLOR: GRIZZLE GRAY SW7068
FINISH: CONCRETE SMOOTH 10
LOCATION: REFER TO EXTERIOR ELEVATIONS
NOTES: SYSTEM TO HAVE ULTRA HIGH IMPACT RESISTANT MESH AT FIRST 5' AFF



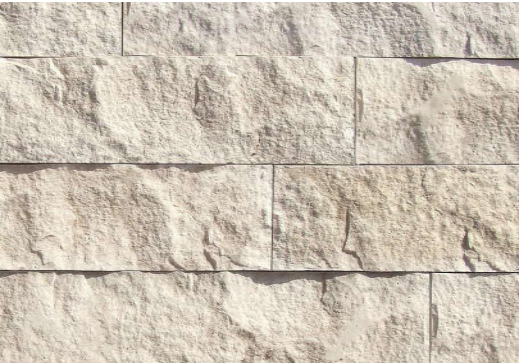
PF-3 PLASTER FINISH
MFR: STO
COLOR: TRICORN BLACK SW6258
FINISH: ESSENCE MEDIUM SAND
LOCATION: REFER TO EXTERIOR ELEVATIONS



P-9 PAINT
MFR: SHERWIN WILLIAMS
COLOR: GRIZZLE GRAY
NUMBER: SW7068
FINISH: SEMI-GLOSS
LOCATION: EXTERIOR DOORS & COOLERS



OR-1 RAILING
MFR: TREX
PRODUCT: TREX TRANSCEND RAILING
LOCATION: PATIO



CS-3 STONE VENEER TILE
MFR: CORONADO
STYLE: SPLIT LIMESTONE
COLOR: CREAM
SIZE: 6" X 10-30"
LOCATION: REFER TO EXTERIOR ELEVATIONS

EXTERIOR MATERIAL BREAKDOWN				
EXTERIOR MATERIAL	EAST ELEVATION	NORTH ELEVATION	WEST ELEVATION	SOUTH ELEVATION
FIBER CEMENT BOARD	177 sq.ft.	0 sq.ft.	0 sq.ft.	369 sq.ft.
PLASTER FINISH ON EPS	682 sq.ft.	1,618 sq.ft.	1,012 sq.ft.	1,051 sq.ft.
VERTICAL SIDING & BATTEN BOARD	784 sq.ft.	791 sq.ft.	741 sq.ft.	807 sq.ft.
ALUMINUM COMPOSITE PANEL	130 sq.ft.	38 sq.ft.	11 sq.ft.	136 sq.ft
STANDING SEAM ROOF	0 sq.ft.	78 sq.ft.	129 sq.ft	126 sq.ft.
COOLER PAINT FINISH	209 sq.ft.	413 sq.ft.	51 sq.ft.	0 sq.ft.
PLASTER FINISH ONLY	180 sq.ft.	109 sq.ft.	151 sq.ft.	0 sq.ft.
METAL COPING	81 sq.ft.	91 sq.ft.	58 sq.ft.	77 sq.ft.
STONE VENEER	30 sq.ft.	310 sq.ft.	197 sq.ft.	78 sq.ft.

EXTERIOR MATERIALS





EXTERIOR PERSPECTIVE

COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI





EXTERIOR PERSPECTIVE

COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI



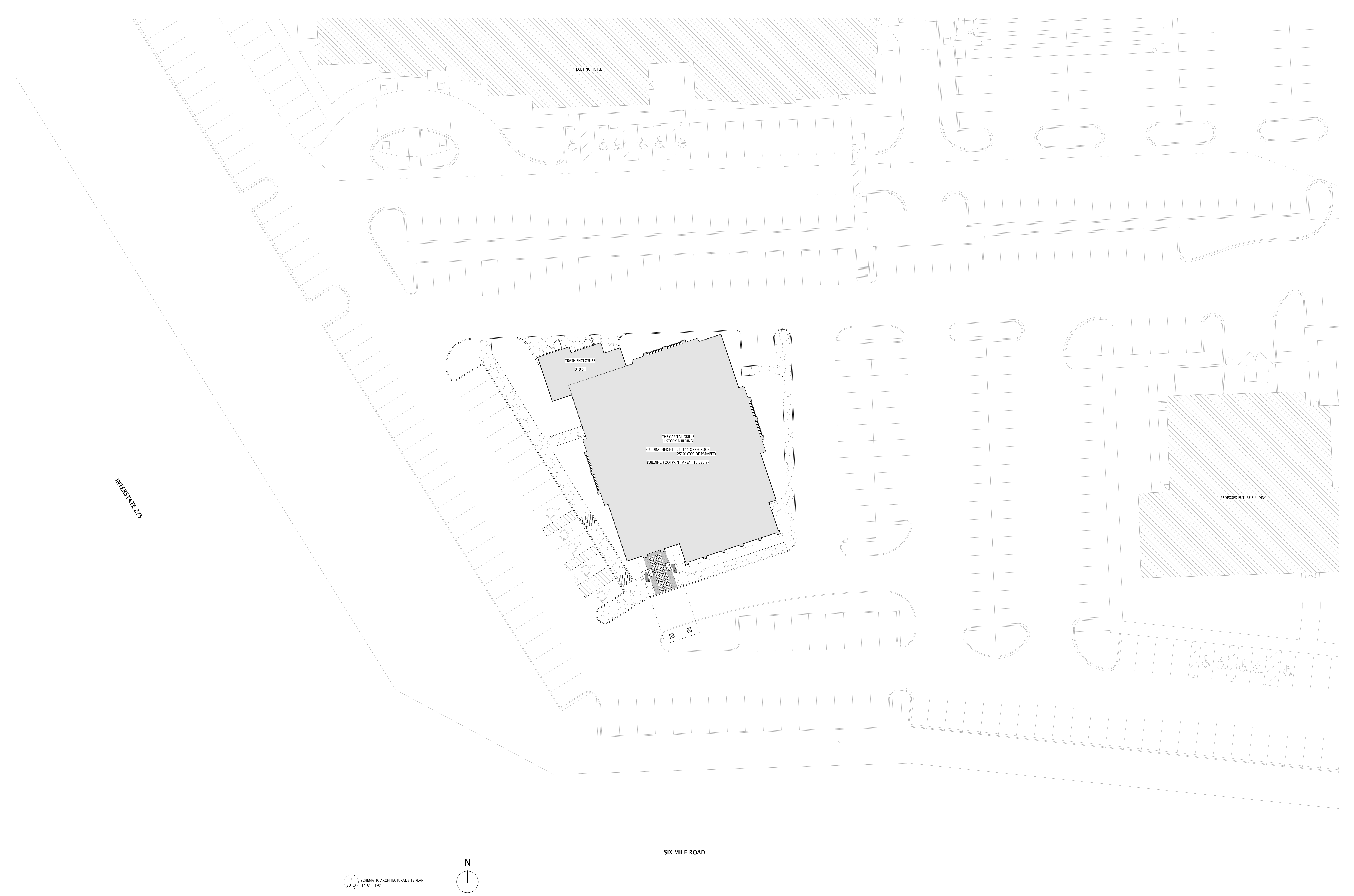
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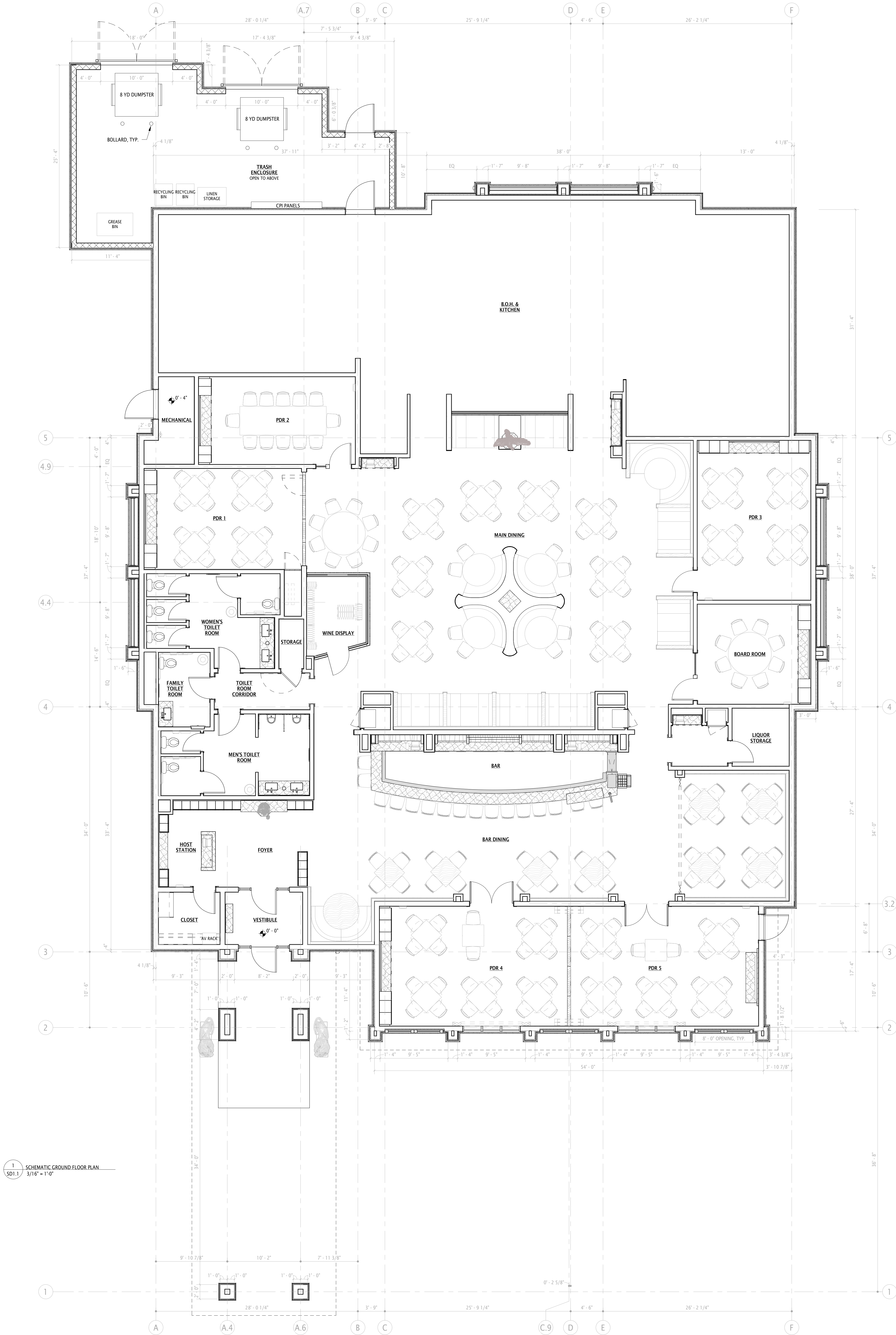
EXTERIOR PERSPECTIVE

COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI





SEATING TABULATION - ACTUAL SEATING (SQ)	
ROOM	TOTAL NUMBER OF SEATS
BAR DINING	36
BAR SEATING	16
BOARD ROOM	8
MAIN DINING	97
PDR 1	16
PDR 2	12
PDR 3	16
PDR 4	22
PDR 5	22
	245



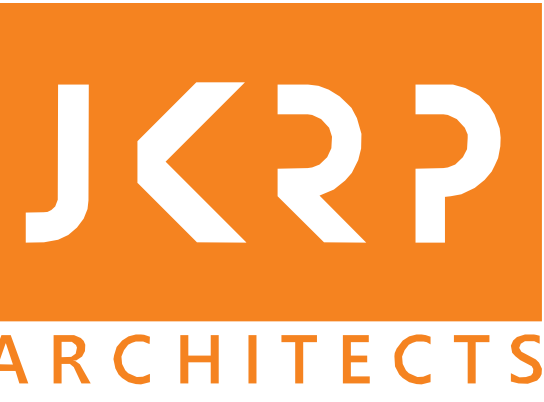
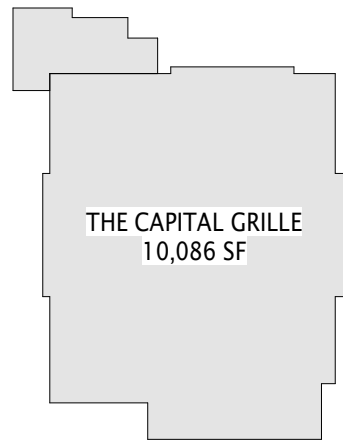
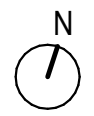
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THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

2024.03.11

SD1.1 | SCHEMATIC GROUND FLOOR PLAN



100 EAST PENN SQUARE SUITE 1080
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RENDERED ELEVATION KEY NOTES

- A ALUMINUM COPING (FINISH: MATTE BLACK)
- B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
- C ALUMINUM FINIS (FINISH: MATTE BLACK)
- D E.I.F.S. (FINISH: STO WHITE)
- E LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRARA LU56)
- F TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
- G TRASH ENCLOSURE
- H MAIN ENTRANCE ALUMINUM STOREFRONT (FINISH: MATTE BLACK)
- I ALUMINUM WINDOWS (FINISH: MATTE BLACK)
- J METAL SHUTTERS IN CLOSED FIXED POSITION (FINISH: MATTE BLACK)
- K FAUX JALOUSIE WINDOW & FRAME (FINISH: FROSTED)
- L LION STATUE ON GRANITE PEDESTAL BASE (FINISH: CHROME STATUE, ABSOLUTE BLACK BASE)
- M METAL PLAQUE SIGN (SMOOTH REVERSE POLISHED CHROME PLAQUE AND BLACK LETTERING)
- N CANOPY MOUNTED SIGN (INTERNALLY ILLUMINATED, 12" LETTERS)
- O WALL MOUNTED SIGN (HALO ILLUMINATED 30" CHANNEL LETTERS)



1 SOUTH ELEVATION
SD1.5
1/4" = 1'-0"



2 EAST ELEVATION
SD1.5
1/4" = 1'-0"



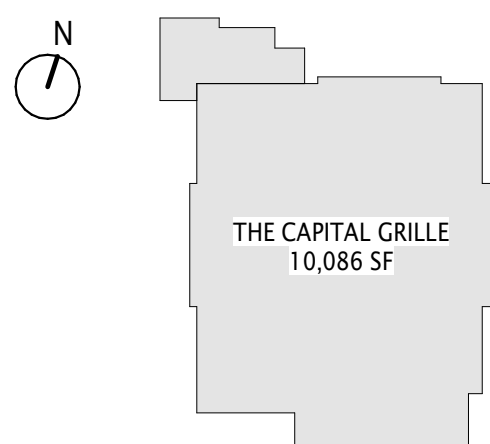
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- RENDERED ELEVATION KEY NOTES
- A ALUMINUM COPING (FINISH: MATTE BLACK)
 - B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
 - C ALUMINUM FINS (FINISH: MATTE BLACK)
 - D E.I.F.S. (FINISH: STO WHITE)
 - E LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRARA LU56)
 - F TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
 - G TRASH ENCLOSURE
 - H MAIN ENTRANCE ALUMINUM STOREFRONT (FINISH: MATTE BLACK)
 - I ALUMINUM WINDOWS (FINISH: MATTE BLACK)
 - J METAL SHUTTERS IN CLOSED FIXED POSITION (FINISH: MATTE BLACK)
 - K FAUX JALOUSIE WINDOW & FRAME (FINISH: FROSTED)
 - L LION STATUE ON GRANITE PEDESTAL BASE (FINISH: CHROME STATUE, ABSOLUTE BLACK BASE)
 - M METAL PLAQUE SIGN (SMOOTH REVERSE POLISHED CHROME PLAQUE AND BLACK LETTERING)
 - N CANOPY MOUNTED SIGN (INTERNALLY ILLUMINATED, 12" LETTERS)
 - O WALL MOUNTED SIGN (HALO-ILLUMINATED 30" CHANNEL LETTERS)



1 NORTH ELEVATION
SD1.6
1/4" = 1'-0"



2 WEST ELEVATION
SD1.6
1/4" = 1'-0"



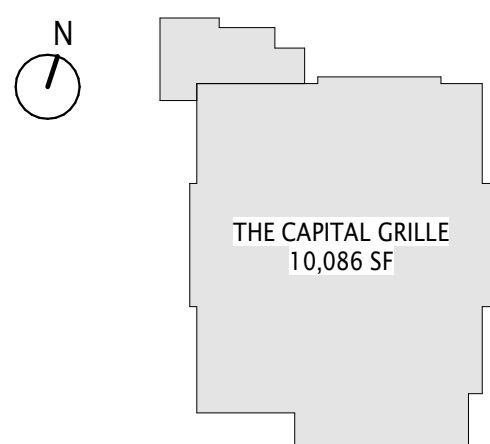
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LIVONIA, MI 48152

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SD1.6 | SCHEMATIC ELEVATIONS

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THE CAPITAL GRILLE

THE CAPITAL GRILLE

The Cheesecake Factory
RESTAURANT - BAKERY - CAFE



THE CAPITAL GRILLE

THE CAPITAL GRILLE

THE CAPITAL GRILLE

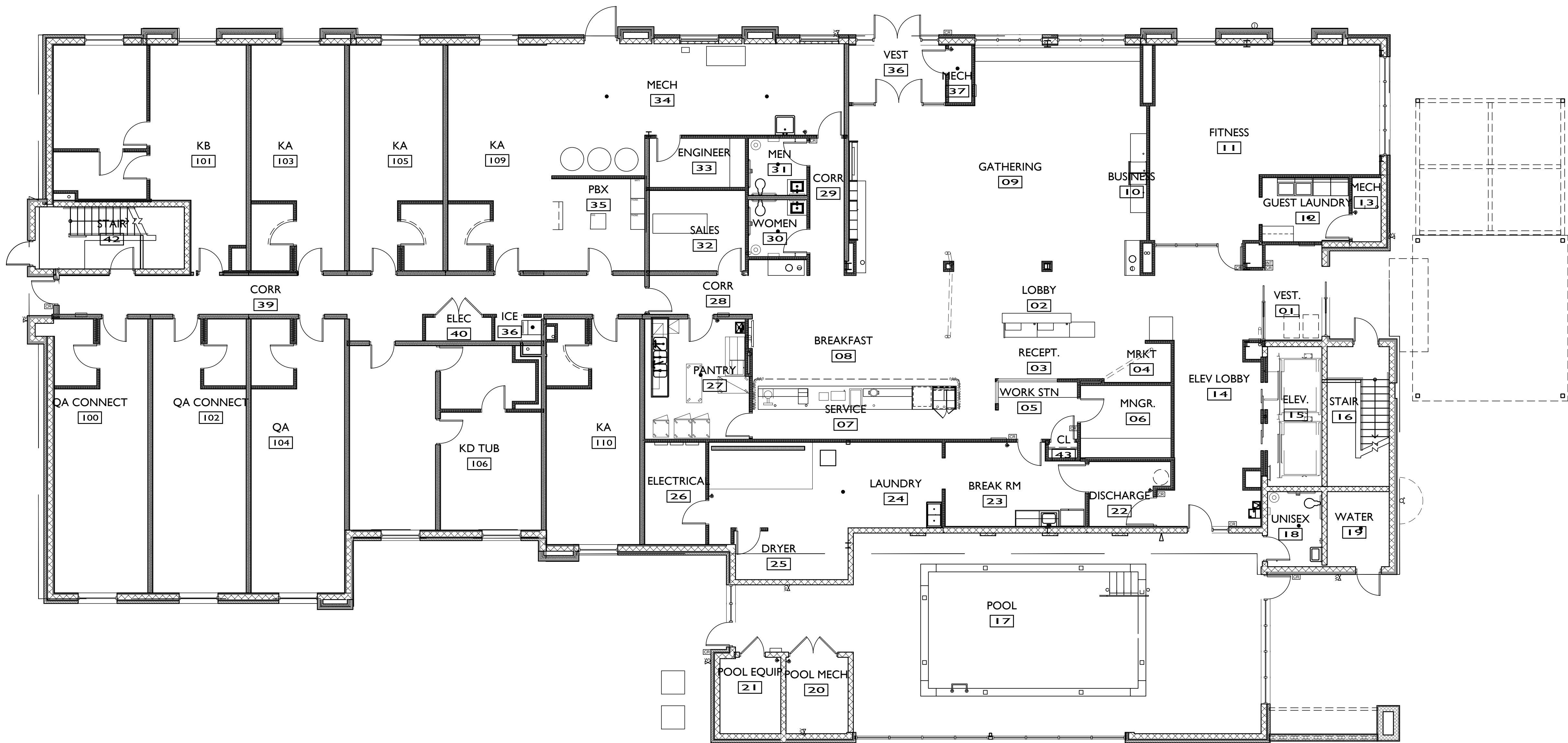


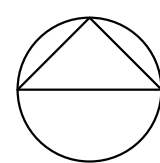
THE CAPITAL GRILLE

THE CAPITAL GRILLE

THE
CAPITAL
GRILLE

THE
CAPITAL
GRILLE



 **FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"

GUESTROOM MATRIX							
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL	PERCENTAGE
(KA) KING STUDIO	4	15	15	15	15	64	66%
(KAC) KING STUDIO CONNECT	0	1	1	1	1	4	4%
(KB) ACC. KING STUDIO	1	1	1	1	1	5	5%
(KC) KING STUDIO WIDE	0	1	1	1	1	4	4%
(KD) ONE BDRM ACC. KING SUITE	1	1	1	1	1	5	5%
(QA) D. QUEEN STUDIO	1	2	2	2	2	9	9%
(QAC) D. QUEEN STUDIO CONNECT	2	1	1	1	1	6	6%
TOTAL	9	22	22	22	22	97	100%



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PROJECT + INFORMATION

HOME 2

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LIVONIA, MICHIGAN

PROJECT + NUMBER

24-204-02

ISSUE + DATE

10 MAY 2024 SITE PLAN

SHEET + TITLE

FIRST FLOOR
PLAN

2420402-MAST.dwg

SHEET + NUMBER

A-100

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TYPICAL UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

GUESTROOM MATRIX						
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL
(KA) KING STUDIO	4	15	15	15	15	64
(KAC) KING STUDIO CONNECT	0	1	1	1	1	4
(KB) ACC. KING STUDIO	1	1	1	1	1	5
(KC) KING STUDIO WIDE	0	1	1	1	1	4
(KD) ONE BDRM ACC. KING SUITE	1	1	1	1	1	5
(QA) D. QUEEN STUDIO	1	2	2	2	2	9
(QAC) D. QUEEN STUDIO CONNECT	2	1	1	1	1	6
TOTAL	9	22	22	22	22	97

B|A

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PROJECT + NUMBER

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SHEET + TITLE

TYPICAL FLOOR PLAN

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ISSUE + DATE

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18 JUL 2024 SITE PLAN

SHEET + TITLE
EXTERIOR ELEVATIONS

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SHEET + NUMBER

A-300

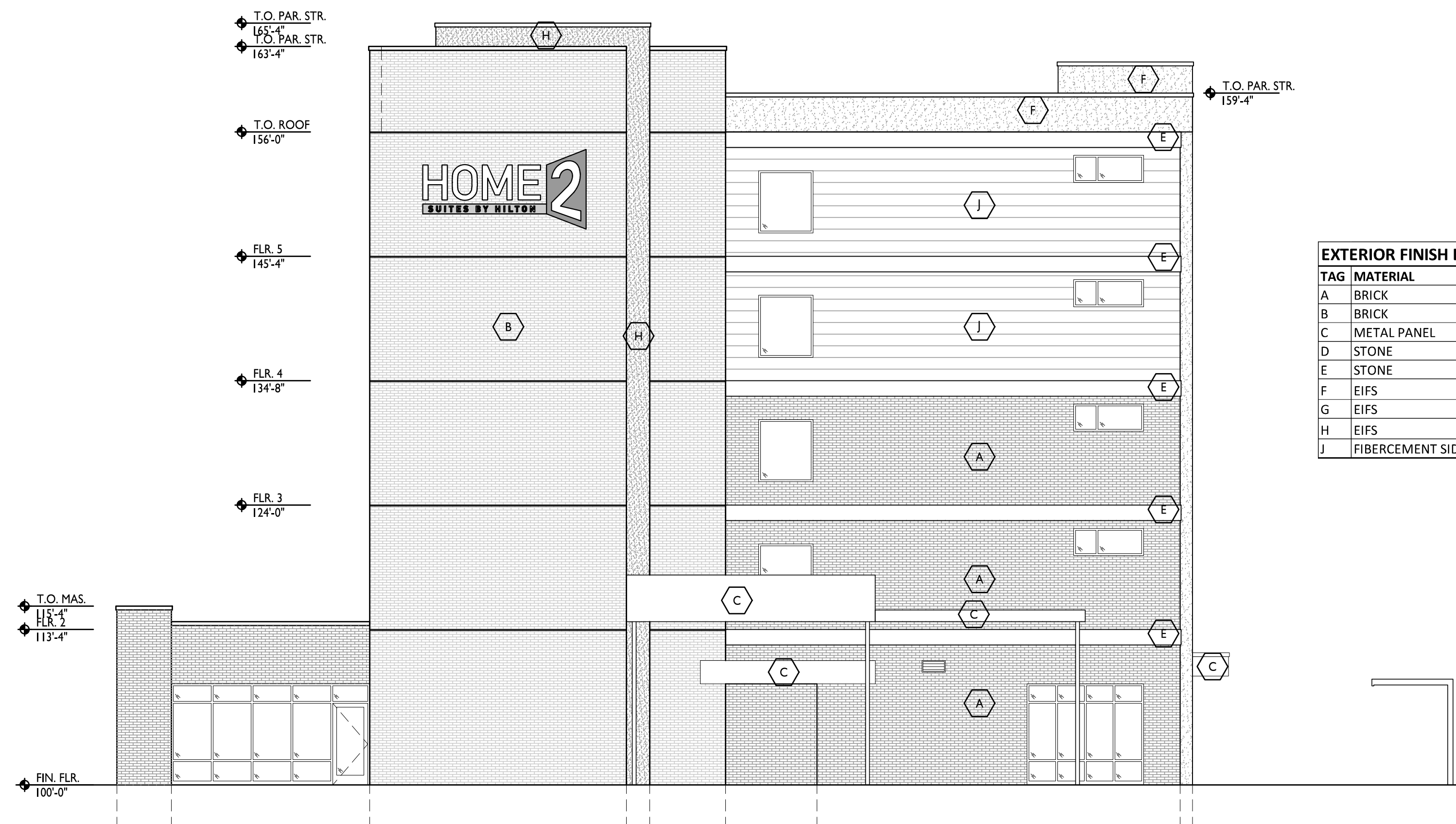
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NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	5,566 SF	52.5%
FIBER CEMENT SIDING	1,515 SF	14.3%
EIFS PANELS	961 SF	9.1%
DOOR / WINDOWS	2,563 SF	24.2%
TOTAL	10,604 SF	



EAST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	3,147 SF	67.6%
FIBER CEMENT SIDING	753 SF	16.2%
EIFS PANELS	385 SF	7.9%
DOOR / WINDOWS	389 SF	8.3%
TOTAL	4,654 SF	

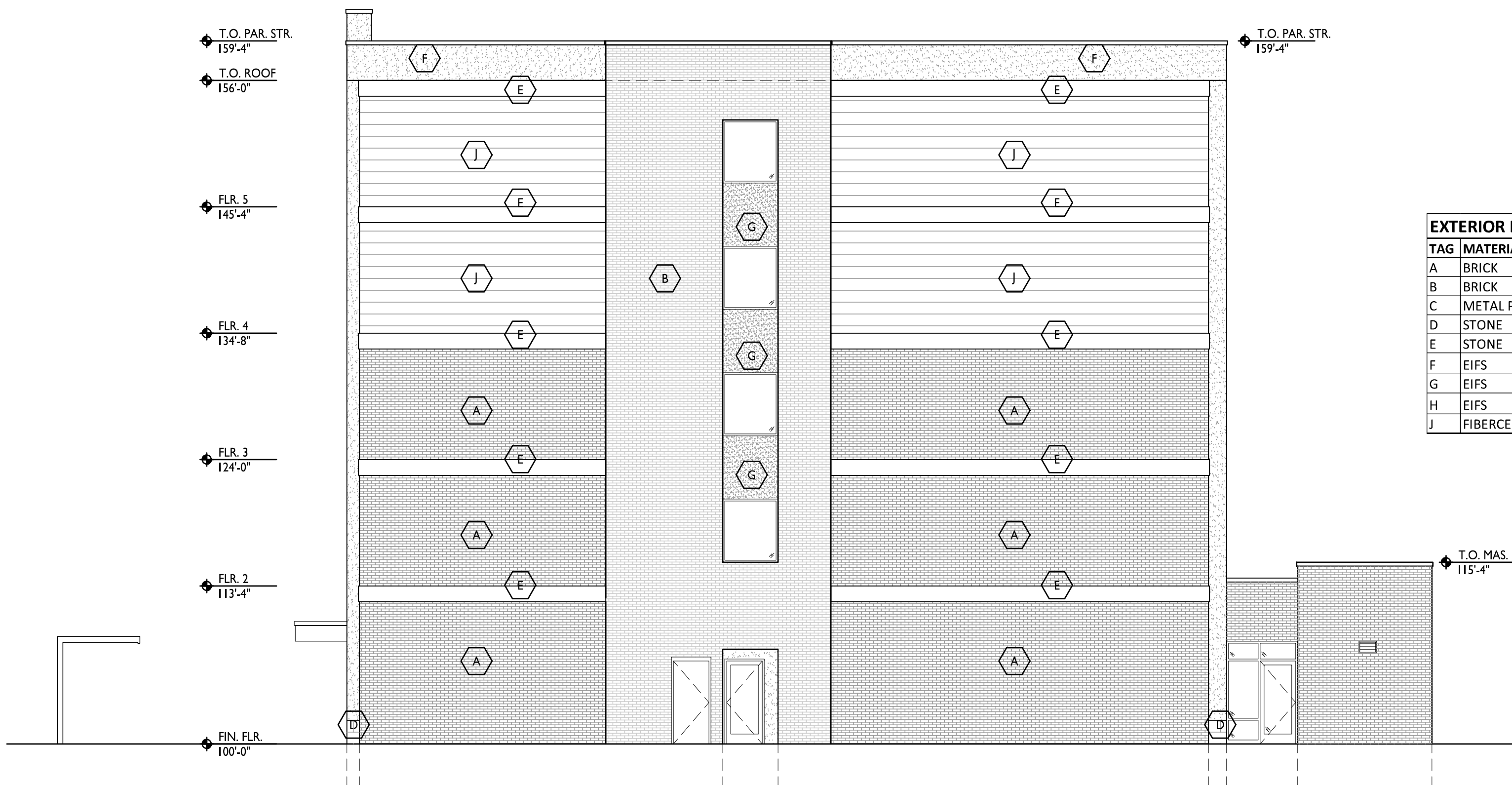
EXTERIOR FINISH LEGEND			
TAG	MATERIAL	MANUF	STYLE
A	BRICK	BELDEN	BRANDYWINE
B	BRICK	GLEN GARY	EBONITE
C	METAL PANEL	ATAS / PAC-CLAD	CLEAR ANODIZED
D	STONE	ROCKCAST MASONRY VENEER	SLATE SMOOTH, 12" X 24"
E	STONE	ROCKCAST ACCENT BAND	SLATE
F	EIFS	DRYVIT	FINE TEXTURE
G	EIFS	DRYVIT	FINE TEXTURE
H	EIFS	DRYVIT	FINE TEXTURE
J	FIBERCEMENT SIDING	HARDYPLANK	LAP SIDING



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	5,149 SF	49.2%
FIBER CEMENT SIDING	1,954 SF	18.7%
EIFS PANELS	1,223 SF	11.7%
DOOR / WINDOWS	2,148 SF	20.5%
TOTAL	10,473 SF	



WEST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	2,929 SF	63.2%
FIBER CEMENT SIDING	1,124 SF	24.3%
EIFS PANELS	380 SF	8.2%
DOOR / WINDOWS	200 SF	4.3%
TOTAL	4,633 SF	

EXTERIOR FINISH LEGEND			
TAG	MATERIAL	MANUF	STYLE
A	BRICK	BELDEN	BRANDYWINE
B	BRICK	GLEN GARY	EBONITE
C	METAL PANEL	ATAS / PAC-CLAD	CLEAR ANODIZED
D	STONE	ROCKCAST MASONRY VENEER	SLATE SMOOTH, 12" X 24"
E	STONE	ROCKCAST ACCENT BAND	SLATE
F	EIFS	DRYVIT	FINE TEXTURE
G	EIFS	DRYVIT	FINE TEXTURE
H	EIFS	DRYVIT	FINE TEXTURE
J	FIBERCEMENT SIDING	HARDYPLANK	LAP SIDING



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LIVONIA, MICHIGAN

PROJECT + NUMBER

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ISSUE + DATE

10 MAY 2024 SITE PLAN
16 JUL 2024 SITE PLAN

SHEET + TITLE
EXTERIOR ELEVATIONS

2420402-A3XX.dwg

SHEET + NUMBER

A-301



EAST/FRONT & SOUTH

HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



EAST & NORTH

HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

TOP OF PARAPET
76'-2"
TOP OF PARAPET
74'-10"
TOP OF PARAPET
70'-2"

SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

FOURTH LEVEL
33'-7"

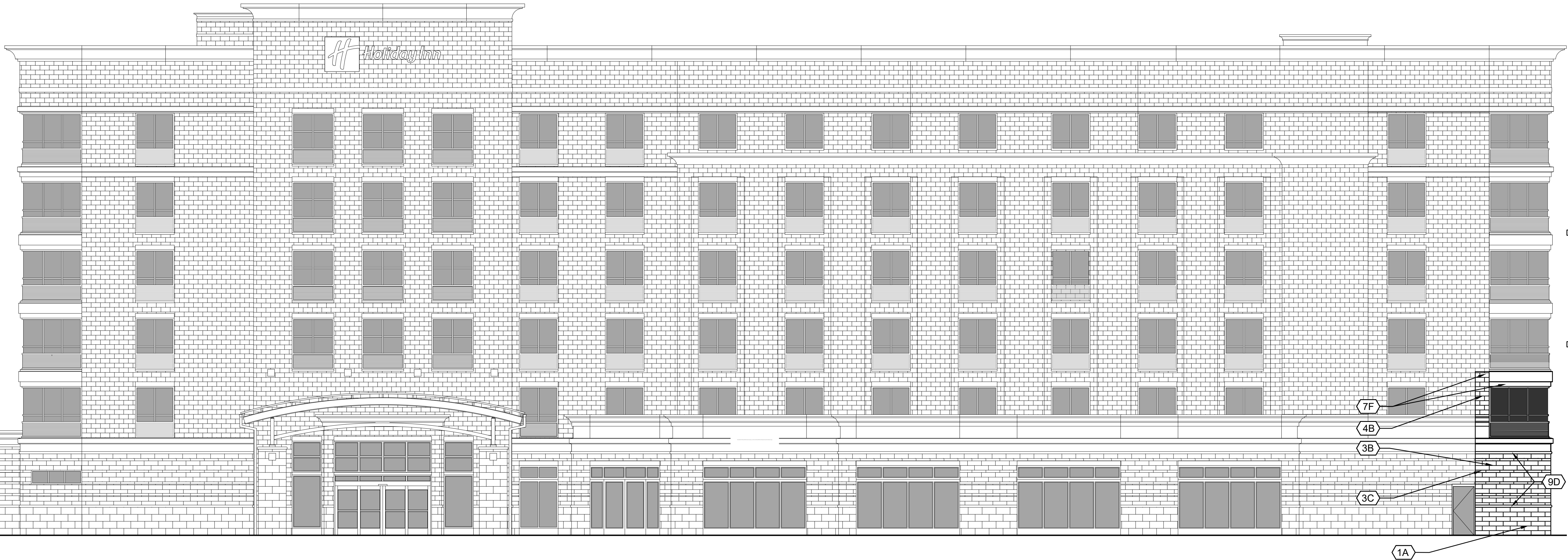
THIRD LEVEL
23'-9 1/2"

PORTE COCHERE
20'-5 1/2"

SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"

1
A-300 | G-100
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



COLOR	MATERIAL
1 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "DRIFTWOOD-ROCKED"	A 12X24 BRICK
2 - NOT USED	B 8" BRICK
3 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "CAFE-DRESSED / SANDBLASTED"	C 4X12 BRICK
4 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "OAK RIDGE-DRESSED / SANDBLASTED"	D CAST STONE - BULLNOSE/BAND
5 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "LIMESTONE-DRESSED / SANDBLASTED"	E NOT USED
6 - WHITE - EIFS	F EIFS
7 - EIFS TO MATCH OAK RIDGE BRICK	G PORTE COCHERE
8 - EIFS TO MATCH LIMESTONE BRICK	H CAST STONE - 8" HEADER
9 - WHITE - STONE	I CAST STONE - 4" SILL
10 - NOT USED	J CAST STONE BAND
11 - WHITE - PORTE COCHERE	K CAST STONE - 1'-0" SILL
12 - COLOR TO MATCH ADJACENT BRICK	L ALUMINUM
13 - GREY - ALUMINUM	M 24" CAST STONE PANEL
14 - EXPANSION JOINT -EXPANSION JOINT INSIDE CORNERS (TYP. FOR VENEER)	
15 - STREET ADDRESS SHALL STAND OUT FROM COLOR OF BUILDING ADDRESS NUMBERS TO BE MIN. 8" HIGH	
KEY NOTE	
1A MATERIAL COLOR NOTE	

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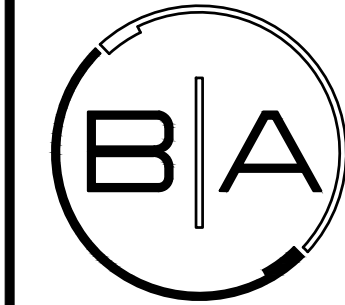
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NORTH ELEVATION

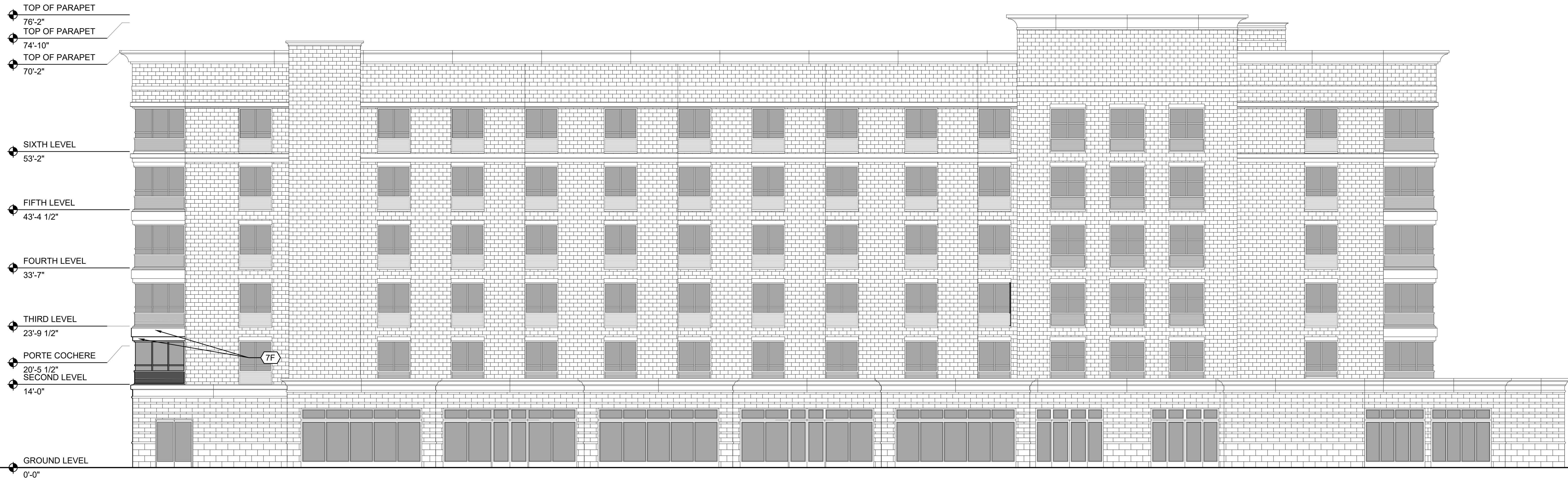
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COLOR	MATERIAL
1 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "DRIFTWOOD-ROCKED"	(A) 12X24 BRICK
2 - NOT USED	(B) 8" BRICK
3 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "CAFE-DRESSED / SANDBLASTED"	(C) 4X12 BRICK
4 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "OAK RIDGE-DRESSED / SANDBLASTED"	(D) CAST STONE - BULLNOSE/BAND
5 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "LIMESTONE-DRESSED / SANDBLASTED"	(E) NOT USED
6 - WHITE - EIFS	(F) EIFS
7 - EIFS TO MATCH OAK RIDGE BRICK	(G) PORTE COCHERE
8 - EIFS TO MATCH LIMESTONE BRICK	(H) CAST STONE - 8" HEADER
9 - WHITE - STONE	(I) CAST STONE - 4" SILL
10 - NOT USED	(J) CAST STONE BAND
11 - WHITE - PORTE COCHERE	(K) CAST STONE - 1'-0" SILL
12 - COLOR TO MATCH ADJACENT BRICK	(L) ALUMINUM
13 - GREY - ALUMINUM	(M) 24" CAST STONE PANEL
14 - EXPANSION JOINT -EXPANSION JOINT INSIDE CORNERS (TYP. FOR MASONRY)	
15 - STREET ADDRESS SHALL STAND OUT FROM COLOR OF BUILDING ADDRESS NUMBERS TO BE MIN. 8" HIGH	
KEY NOTE	
1A MATERIAL COLOR NOTE	



1 NORTH ELEVATION
A-301 G-100 SCALE: 1/8" = 1'-0"

TOP OF PARAPET
76'-2"
TOP OF PARAPET
74'-10"
TOP OF PARAPET
70'-2"

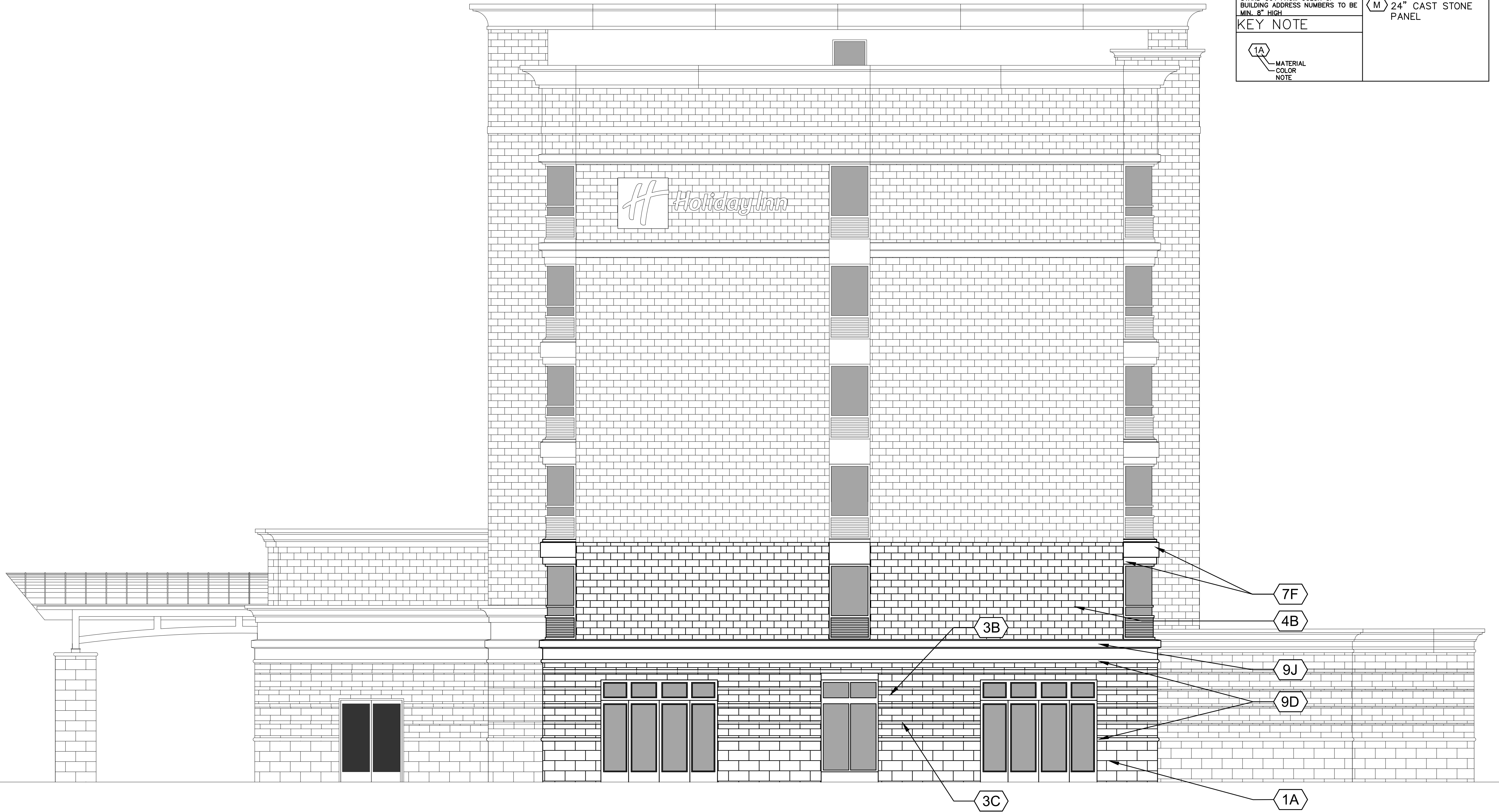
SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

FOURTH LEVEL
33'-7"

TOP OF PARAPET
24'-9 1/4"
THIRD LEVEL
23'-9 1/2"
PORTE COCHERE
20'-5 1/2"
SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"



COLOR	MATERIAL
1 - NOT USED	(A) 12X24 BRICK
2 - NOT USED	(B) 8" BRICK
3 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "CAFE-DRESSED / SANDBLASTED"	(C) 4X12 BRICK
4 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "OAK RIDGE-DRESSED / SANDBLASTED"	(D) CAST STONE - BULLNOSE/BAND
5 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "LIMESTONE-DRESSED / SANDBLASTED"	(E) NOT USED
6 - WHITE - EIFS	(F) EIFS
7 - EIFS TO MATCH OAK RIDGE BRICK	(G) PORTE COCHERE
8 - EIFS TO MATCH LIMESTONE BRICK	(H) CAST STONE - 8" HEADER
9 - WHITE - STONE	(I) CAST STONE - 4" SILL
10 - NOT USED	(J) CAST STONE BAND
11 - WHITE - PORTE COCHERE	(K) CAST STONE - 1'-0" SILL
12 - COLOR TO MATCH ADJACENT BRICK	(L) ALUMINUM
13 - GREY - ALUMINUM	(M) 24" CAST STONE PANEL
14 - EXPANSION JOINT -EXPANSION JOINT INSIDE CORNERS (TYP. FOR VENEER)	
15 - STREET ADDRESS SHALL STAND OUT FROM COLOR OF BUILDING ADDRESS NUMBERS TO BE MIN. 8" HIGH	
KEY NOTE	
(1A) MATERIAL COLOR NOTE	

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RENOVATION
17123 N. LAUREL PARK DR
LIVONIA, MICHIGAN

PROJECT + NUMBER
24-204

ISSUE + DATE

SHEET + TITLE
EAST ELEVATION
24204A3XX.dwg

SHEET + NUMBER
A-302

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TOP OF PARAPET
76'-2"
TOP OF PARAPET
71'-9"
TOP OF PARAPET
70'-2"

SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

FOURTH LEVEL
33'-7"

TOP OF PARAPET
24'-9 1/4"
THIRD LEVEL
23'-9 1/2"

TOP OF PARAPET
15'-0"
SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"



COLOR	MATERIAL
1 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "DRIFTWOOD-ROCKED"	(A) 12X24 BRICK
2 - NOT USED	(B) 8" BRICK
3 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "CAFE-DRESSED / SANDBLASTED"	(C) 4X12 BRICK
4 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "OAK RIDGE-DRESSED / SANDBLASTED"	(D) CAST STONE - BULLNOSE/BAND
5 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "LIMESTONE-DRESSED / SANDBLASTED"	(E) NOT USED
6 - WHITE - EIFS	(F) EIFS
7 - EIFS TO MATCH OAK RIDGE BRICK	(G) PORTE COCHERE
8 - EIFS TO MATCH LIMESTONE BRICK	(H) CAST STONE - 8" HEADER
9 - WHITE - STONE	(I) CAST STONE - 4" SILL
10 - NOT USED	(J) CAST STONE BAND
11 - WHITE - PORTE COCHERE	(K) CAST STONE - 1'-0" SILL
12 - COLOR TO MATCH ADJACENT BRICK	(L) ALUMINUM
13 - GREY - ALUMINUM	(M) 24" CAST STONE PANEL
14 - EXPANSION JOINT -EXPANSION JOINT INSIDE CORNERS (TYP. FOR VENEER)	
15 - STREET ADDRESS SHALL STAND OUT FROM COLOR OF BUILDING ADDRESS NUMBERS TO BE MIN. 8" HIGH	
KEY NOTE	
(1A) MATERIAL COLOR NOTE	



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CONSULTANT + NAME

PROJECT + INFORMATION

HOTEL
RENOVATION
17123 N. LAUREL PARK DR
LIVONIA, MICHIGAN

PROJECT + NUMBER

24-204

ISSUE + DATE

SHEET + TITLE

WEST ELEVATION

24204A3XX.dwg

SHEET + NUMBER

A-303

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CORRESPONDENCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

June 13, 2024

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2024-06-08-02 – #17123 N. Laurel Park Drive

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items:

1. The proposed site is actually two separate parcels that are assigned the addresses of **#17117 and #17123 N. Laurel Park Drive**. Once the plan has been approved, the owner will need to contact this Department for additional addresses.
2. The legal description provided on the drawings appears to be correct for the overall parcel. As noted above, the site is currently two separate parcels that will need to be combined. The owner should contact the Assessing Department to begin the combination process once site plan approval has been granted.
3. The existing parcel is currently serviced by public sanitary sewer, storm sewer and water main. The submitted drawings indicate proposed additions to the existing systems as well as on-site detention. No calculations have been included with the submittal drawings, but we do not believe there will be any negative impacts to the existing systems. A full Engineering review will be completed during the permitting process.
4. The drawings indicate proposed storm water detention, but do not include detailed information. The development will be required to provide detention per the latest version of the Wayne County Stormwater Ordinance.
5. Any disturbances with the Seven Mile Road or I-275 road right-of-way's will require permits through the Wayne County Department of Public Service and the Michigan Department of Transportation, including drive approach and sidewalk removals and placements. All other permits will be through the City of Livonia.

To: Mr. Scott Miller
Re: Petition 2024-06-08-02 – 17123 N. Laurel Park Drive

June 13, 2024
Page 2

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Lear", is written over a horizontal line.

David W. Lear, P.E.
Assistant City Engineer

cc: 2024 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: 7/3/2024
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: Petition 2024-06-08-02 – 17123 N Laurel Park Dr

This office has reviewed the site plan submitted in connection with a request to construct commercial buildings (hotel, 2 restaurants, renovation of existing hotel) on the property located at the above referenced address.

We have no objections to this proposal with the following stipulations:

1. Eventual submission of plans and permits for suppression system.
2. Eventual submission of plans and permits for Fire alarm monitoring.
3. Placement of a Fire hydrant within 100 feet of the Fire Department Connection.
4. Eventual submission of plans and permits for kitchen hood and ducts.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

June 13th 2024

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2024-06-08-02 – 17123 N. Laurel Park Drive

Mr. Miller,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Paul Walters, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: July 9, 2024

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2024-06-08-02 – 17123 N. Laurel Park Drive

Pursuant to your request, the above-referenced Petition has been reviewed.

1. The parking spaces shall be 10' x 20' and double strip.
2. Barrier-free parking spaces shall conform to the Michigan Building Code.
3. Variances from the Zoning Board of Appeals will be required for all signage not conforming to the Zoning Ordinance.

This Department has no further objections to this Petition.

I trust this provides the requested information.

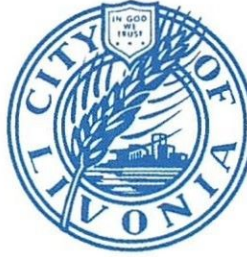
Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

June 12, 2024

Mr. Scott Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2024-06-08-02 - 17123 N. Laurel Park Drive

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

June 12, 2024

Livonia Planning Commission
RE: 17123 Laural Park Drive

Dear Commissioners,

Please be advised all taxes and water bills are paid and current for this property

Thank you very much for inquiring

Susan M Nash

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2220
assessorforms@livonia.gov

June 13, 2024

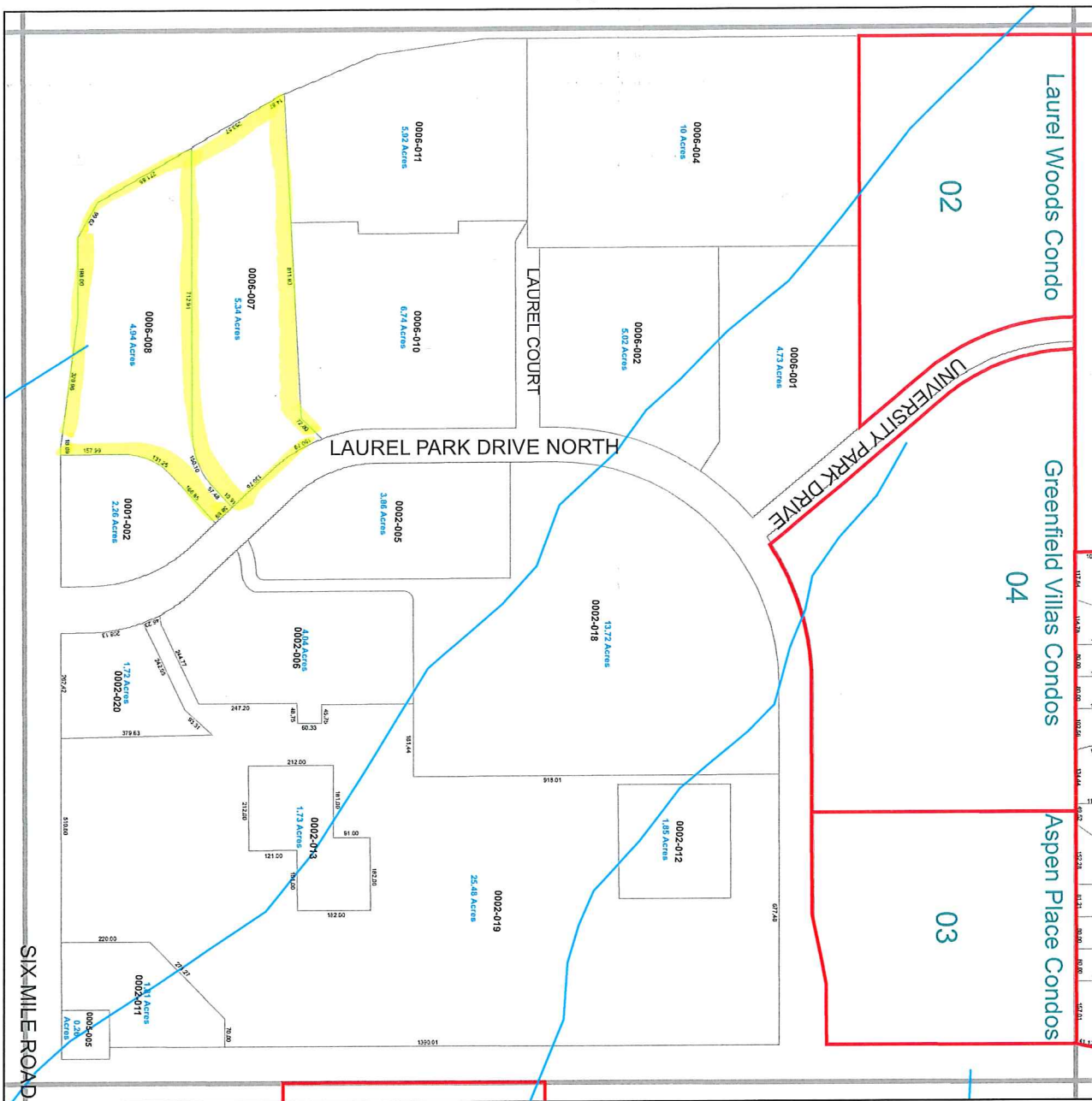
To: Planning Department

Re: **Petition 2024-06-08-02 – 17123 N. Laurel Park Drive**

A request has been made by Laurel Investment, LLC to approve submitted plans to construct three (3) new buildings which includes a five-story hotel (Home 2 Suites) on parcel 028-99-0006-007 with the existing Holiday Inn, a portion of which is to be demolished, at 17123 Laurel Park. Also, two (2) freestanding restaurants (Cooper's Hawk and Capital Grille) to be constructed on parcel 028-99-0006-008 with address 17117 Laurel Park. If the proposed plans intend to have individual ownership and individual taxes for each entity, a lot split for both parcels into 4 individual parcels must be submitted to the Assessor's Office. Please direct any questions to the Assessor's Office or Livonia.gov for the lot split and combination process.

Kindest Regards,

Kathie Siterlet
Residential Appraiser



Continued on page 69

Continued on page 31

Location S.E. 1/4 Section 7

City of Livonia



T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2019, City of Livonia



Information herein deemed reliable
but not guaranteed

Updated: December 2019

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

**OTHER ITEMS
RELATED TO THE
PETITION**

ZONING MAP

LEGEND

Zoning Districts

- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

S.E. 1/4 Section 7

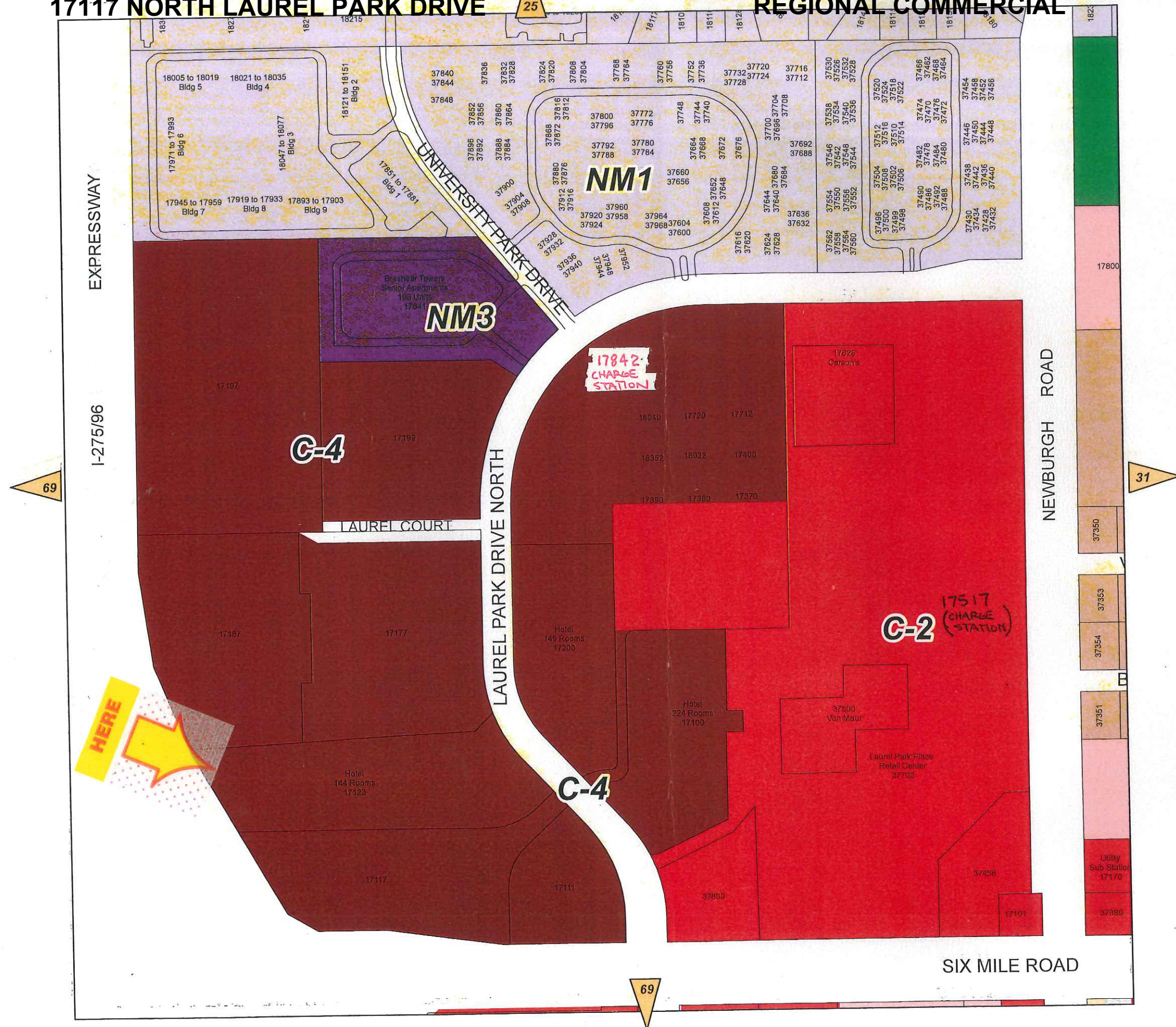
City of Livonia

T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet



ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
BRIAN MEAGHER
MARC ROTONDO
MIKE TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSNAN

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LYNDA L. SCHEEL
LAURA M. TOY

PUBLIC NOTICE **MAY 2, 2025**

APPEAL CASE NO. 2025-02-02, 17117 Laurel Park Drive: an appeal was made to the Zoning Board of Appeals by Laurel Investment, LLC, on behalf of Capital Grille, seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area.

Number of Signs

Allowed: 2
Proposed: 5
Excess: 3

Total Area of Signs

Allowed: 191.75 square feet
Proposed: 319.16 square feet
Excess: 127.41 square feet

This Regional Commercial property is located on the west side of Laurel Park Drive (17117), between University Park Drive and Six Mile Road, Lot. No. 028-99-0006-008, C-4, High Rise Commercial, rejected by the Inspection Department under Livonia Code of Ordinance, Section 11.08 (3) Zoning District Regulations.

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

This appeal will be heard at a public hearing to be held in the **Gallery on the 5th floor of City Hall on Tuesday, May 20, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

Case No: 2025-02-02
Meeting Date: May 20, 2025

[illegible]

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant <u>Laurel Investments, LLC</u>	Address <u>17123 Laurel Park Dr., Livonia, MI 48152</u>
Owner <u>(same as applicant)</u>	Address <u>(same as applicant)</u>
Lessee _____	Address _____
Location <u>West</u>	Side of <u>17123 Laurel Park Dr.</u> Street
Between <u>University Park Dr.</u>	And <u>Six Mile Rd.</u>
Lot No./Parcel No. <u>028-99-0006-007</u>	Subdivision <u>n/a</u>
Zoning District <u>C-4</u>	Lot Size <u>5.34 acres</u> Alley <u>n/a</u>
Present Use <u>High Rise Commercial</u>	Proposed Use <u>No change</u>
Present Building Size <u>n/a</u>	Proposed Building Size <u>n/a</u>
Present Height of Building <u>n/a</u>	Proposed Height <u>n/a</u>
Allowable Lot Coverage <u>n/a</u>	Proposed Lot Coverage <u>n/a</u>

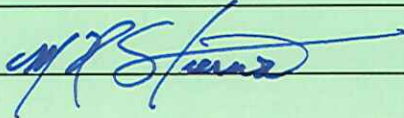
Proposal: Seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area. Number of signs allowed: 2; Proposed: 5; Excess: 3. Total area of signs allowed: 191.75 Square Feet; Proposed: ~~292.83~~ Square feet; Excess: 101.08 Square Feet.

Δ 319.16 S.F. Δ 127.41 S.F.

Reason for Rejection Livonia Zoning Ordinance: Section 11.08 (3) Zoning District Regulations

Deficient Side yard _____	Deficient Front Yard _____	Deficient Rear Yard _____
Deficient Lot Area _____	Deficient Lot Area Per Room _____	Encroachment _____
Excessive Lot Coverage _____	Excessive Height _____	Increasing No. Units <u>3 signs</u>
Use Prohibited _____	Deficient Parking Spaces _____	Increasing Area and Bulk <u>108.08 Sq. Ft.</u>

Remarks Δ INCREASES SIGN AREA AND REMOVES PROPOSED PYLON SIGN ROFACE.

Plans and Application examined by  Date February 27, 2025

APPLICATION FOR VARIANCE

Laurel Investments, LLC	17123 N Laurel Park Dr.,	Livonia	48152	248-855-2100	n/a
(Owner of Premises)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
(Lessee)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)
(Contractor)	(Street Address)	(City)	(Zip Code)	(Telephone)	(Fax)

The property address is 17123 Laurel Park, Livonia, MI 48152

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they? n/a

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

see attached document

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:
Please see attached document.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
Please see attached document.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected. Please see attached document.

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process: Please see attached document.

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?
Please see attached document.



8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: Please see attached document.
9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? Please see attached document.

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. **Note** that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: David Mikel

Please print name of property owner: David Mikel

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 19TH day of February, 2025

Karen D. Thompson
(Notary Public, Wayne County, Michigan)

My Commission expires 8.25.2025

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 2/19/2025, which reads as follows:

EXCESSIVE NUMBER OF SIGNS AND SIGN AREA.

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

[Signature]
(Supervisor)

Application for permit filed No

Violation Issued No



Justifications

3.) Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

The practical difficulty claimed to be unique to The Capital Grille's property does not exist elsewhere in the City as the future The Capital Grille location is tucked up against a highway on-ramp and is likewise tucked away in the back of a development. With great visibility from all elevations, The Capital Grille is respectfully requesting a sign package that, due to the unique layout of the property, promotes quality business identification through an efficient transfer of information while implementing wayfinding elements that alleviates confusion for motorists as opposed to creating it. Motorists will have to view the off-site pylon and monument signs to guide them safely to the development, but without proper building identification, motorists may lose track of their surroundings after exiting the highway, turning across traffic, and driving back from where they came to find The Capital Grille in the back of the parking areas furthest from the entrance of the development. The branding elements on the West and South elevation help motorists identify the building from the neighboring roadways while the branding elements on the North and East elevations notify motorists and pedestrians within the shopping center/development where the building is once on the development.

4.) Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

There is a difficulty beyond mere inconvenience or inability to earn a higher financial return, in the fact that The Capital Grille is located in such a location that is clearly visible from all directions, but difficult to arrive at since the on-ramp to the Southwest prevents the property from having a curb cut onto the property from the closest roadway, which would be Six Mile Road. All motorists from 96 will be forced to drive past the building, turn across traffic, and turn into the development by the monument sign, which The Capital Grille will have a panel on. However, the monument sign is still located 500'+ (almost 2 football fields) away from the actual location of the building which is in the back of the parking areas where motorists will have to drive past multiple businesses to finally arrive at their destination.

5.) Explain why you think this variance would be fair to the neighbors and others who might be affected:

As stated previously in this narrative, The Capital Grille's property layout and accessibility issues present a hardship unlike any other within the City of Livonia. The Capital Grille is a draw to consumers within the area and will bring in taxable no-load dollars for the City and provide jobs to the local youth and culinary/hospitality business professionals in the area. Without the proposed package The Capital Grille is respectfully requesting, The Capital Grille believes the use of the land cannot properly be carried out without proper building identification to allow for effortless navigation and maneuvering to the appropriate parking areas.

6.) Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process:

No.



7.) If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

The Zoning Variance application made the most sense for this request due to the fact that The Capital Grille does not share the same hardship as any other building in commercially zoned districts.

8.) Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process:

No.

9.) If you have not attempted to have the property rezoned, why hasn't this attempt been made?

If the property was to be re-zoned, the property would remain commercial and the same applies to all commercial properties as far as wall signs are concerned.

City of Livonia

Sign Variance

Re: The Capital Grille

17117 Laurel Park Drive North

Livonia, MI 48152

Parcel ID #: 46-028-99-0006-0008

To Whom It May Concern,

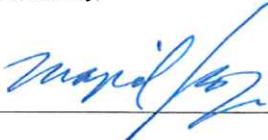
As owner of the referenced property, Laurel Investment, LLC, hereby grants written authorization to Darden Restaurants, Site Enhancement Services and their agents listed below in Exhibit A permission to apply for the new signage for proposed Capital Grille located at the address mentioned above. The parcel number is also located above. Please be advised that Darden Restaurants has contracted the Site Enhancement Services to apply for permits for signage at this new location. This is their authority to act on our behalf to obtain sign/building permits and any necessary variance or special reviews (e.g. Historical Commission, Architectural Review Board, Planning Commission, Zoning Board of Appeals, etc.) for the proposed signage.

Exhibit A

Authorized Signatories

<u>Name</u>	<u>Company</u>	<u>Title</u>
Katie Peel	Site Enhancement Services	Project Coordinator
David Mikel	Site Enhancement Services	Zoning Specialist

Sincerely,



Mr. Majid Koza, Member

Laurel Investment, LLC

29200 Northwestern Hwy., Suite 450

Southfield, MI 48034



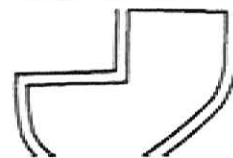
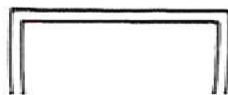
LEGAL DESCRIPTION — PROPOSED CAPITAL GRILLE LEASE PARCEL

(PER PEA GROUP)

PROPOSED CAPITAL GRILLE LEASE PARCEL

A parcel of land being part of the Southeast 1/4 of Section 7, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan and being more particularly described as:

Commencing at the Southeast corner of said Section 7; thence along the south line of said Section 7, S89°58'00"W, 1571.74 feet; thence N00°02'00"W, 90.00 feet to a point on the north line of Six Mile Road (variable width); thence along said north line the following four (4) courses: 1) S89°58'00"W, 18.09 feet and 2) N82°11'41"W, 329.96 feet and 3) S89°58'00"W, 198.00 feet and 4) N60°02'00"W, 99.62 feet to the easterly line of Highway I-275 & I-96 (variable width); thence along said line, N30°02'00"W, 271.85 feet; thence N89°58'00"E, 155.29 feet to the POINT OF BEGINNING; thence continuing N89°58'00"E, 256.29 feet; thence S00°12'18"E, 46.18 feet; thence N89°47'22"E, 58.36 feet; thence S00°02'00"E, 225.91 feet; thence N83°40'54"W, 60.37 feet; thence S89°58'00"W, 161.00 feet; thence N84°17'35"W, 14.74 feet; thence N29°44'15"W, 265.30 feet; thence N57°28'59"E, 62.05 feet to the POINT OF BEGINNING. Containing 1.81 acres of land, more or less.



T H E
CAPITAL [®]
G · R · I · L · L · E

Restaurant #23C0001

NEC of I-275 and Six Mile Rd., Livonia, MI 48152

RECEIVED

APR 17 2025

Inspection Department
City of Livonia

SES
branded environments

Ph: 1.800.599.7696

Fax: 1.574.237.6166

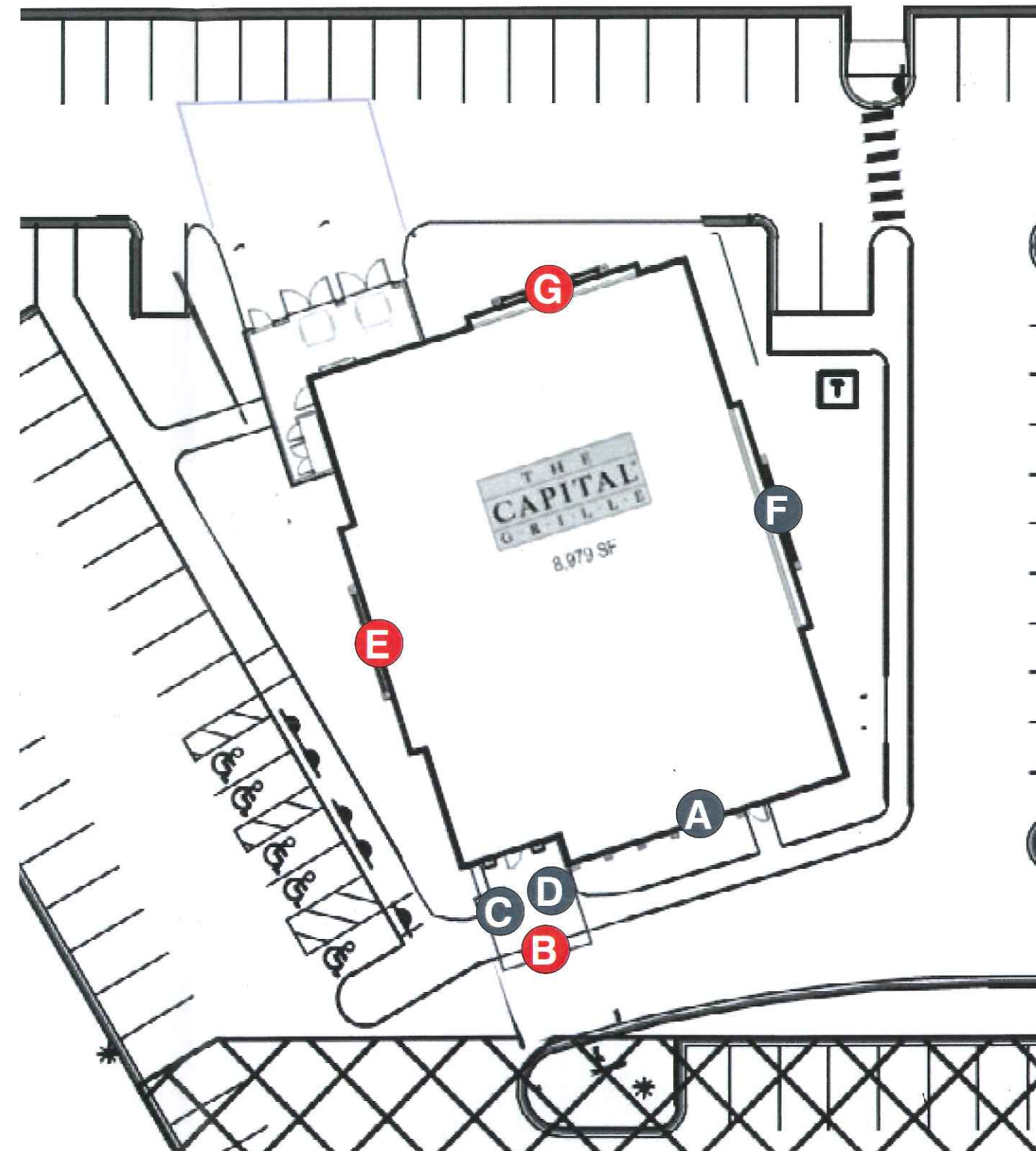
www.siteenhancementservices.com



SITE PLAN

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

-  **A** 30" Halo-Lit Channel Letters: 77.24 SF
- B** 12" Face-Lit Channel Letters: 12.35 SF
- C** 18" Non-illuminated Wall Plaque: 1.14 SF
- D** 18" Non-illuminated Wall Plaque: 1.14 SF
- E** 30" Halo-Lit Channel Letters: 77.24 SF
- F** 30" Halo-Lit Channel Letters: 77.24 SF
- G** 30" Halo-Lit Channel Letters: 77.24 SF
-  **I** (REMOVED)



FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



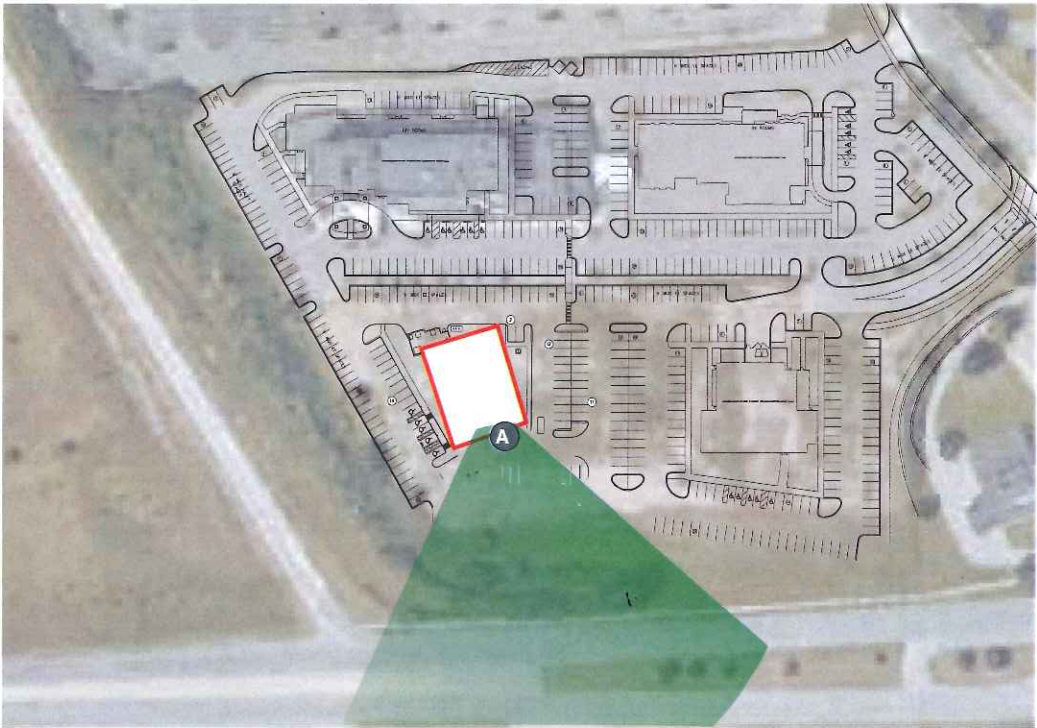
Scale: 3/32" = 1'
Measurements based on architectural plans provided.



A Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

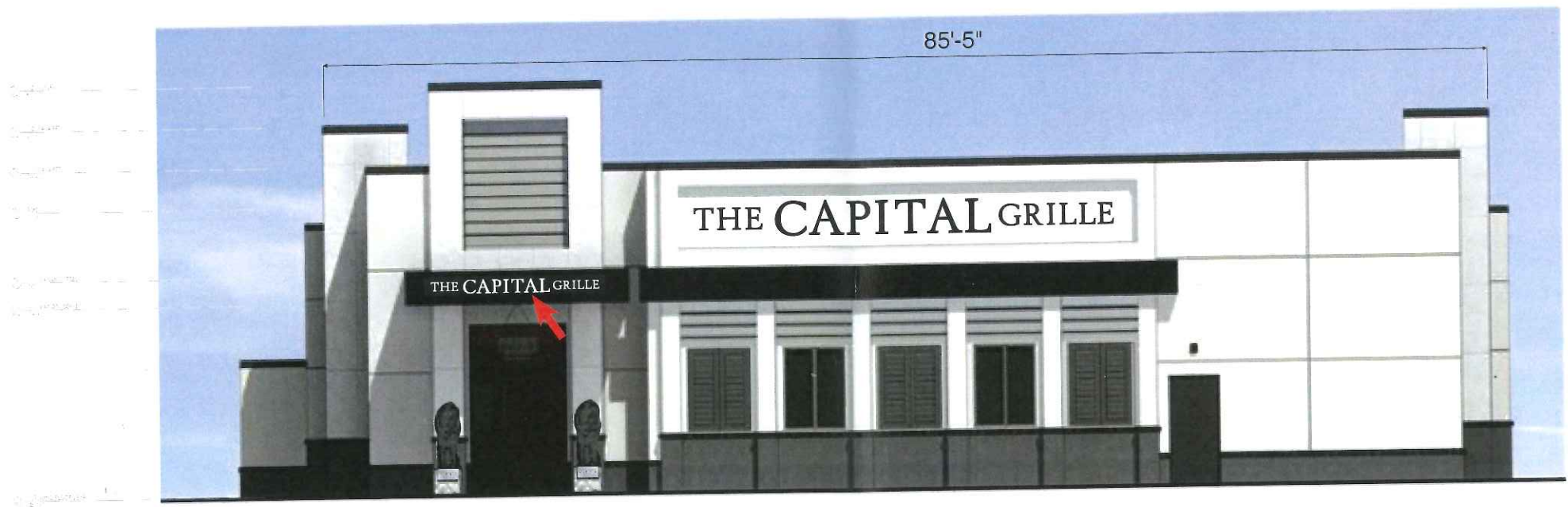


Illumination View

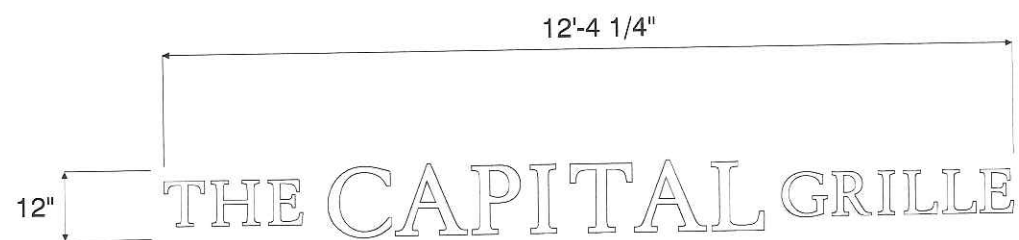


FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



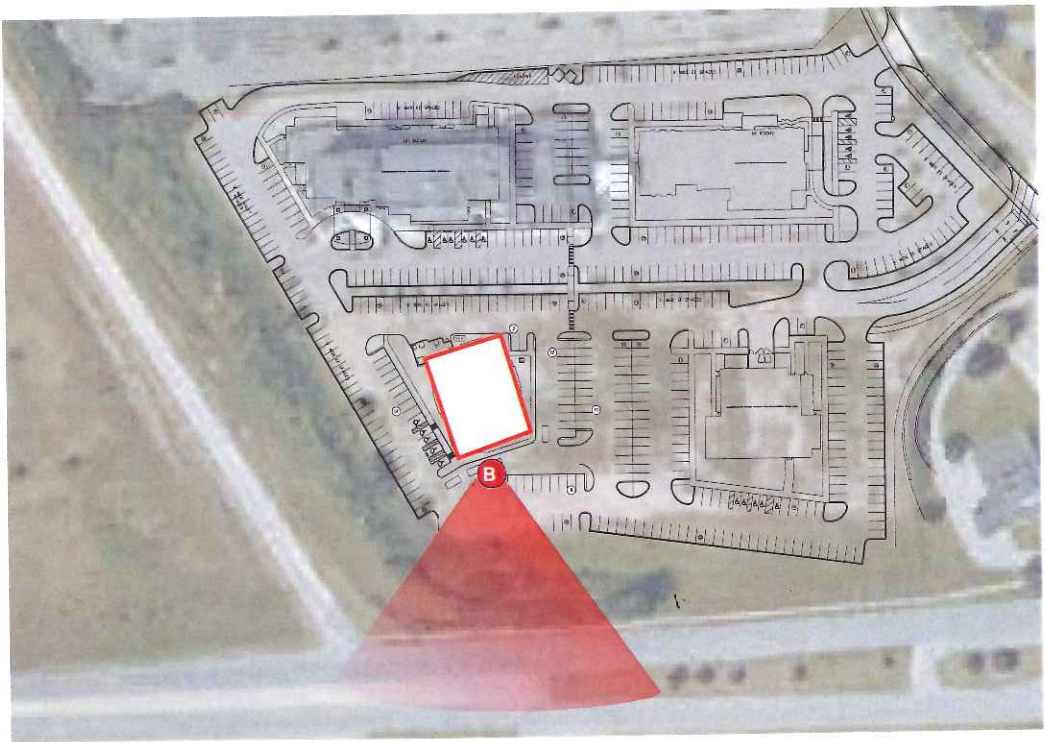
Scale: 3/32" = 1'
Measurements based on architectural plans provided.



B Channel Letters (Face-lit)
12.35 Sq Ft
Scale: 3/8" = 1'



Illumination View

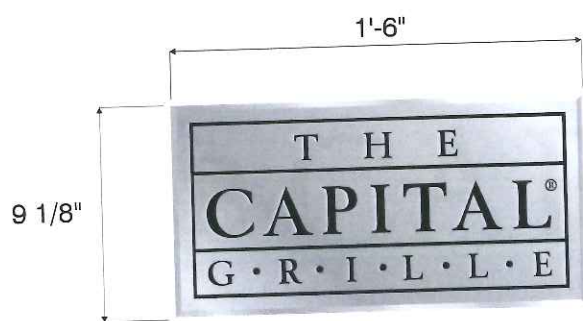


FRONT ELEVATION

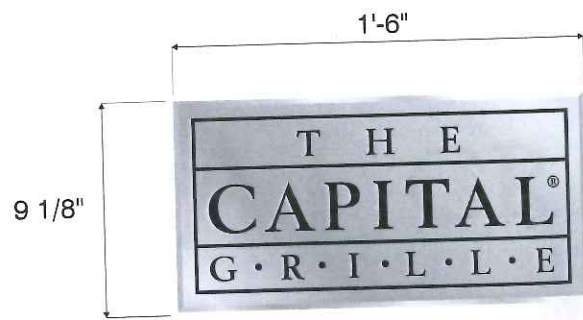
Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



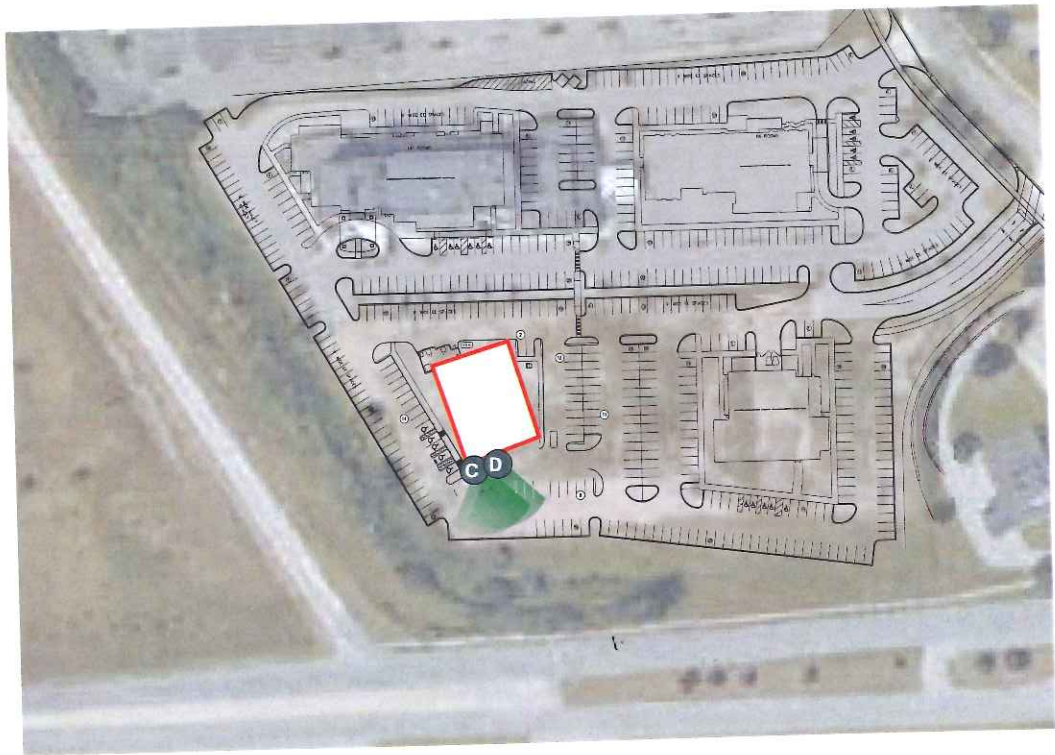
Scale: 3/32" = 1'
Measurements based on architectural plans provided.



C Wall Plaque (Non-Illuminated)
1.14 Sq Ft
Scale: 1 1/2" = 1'

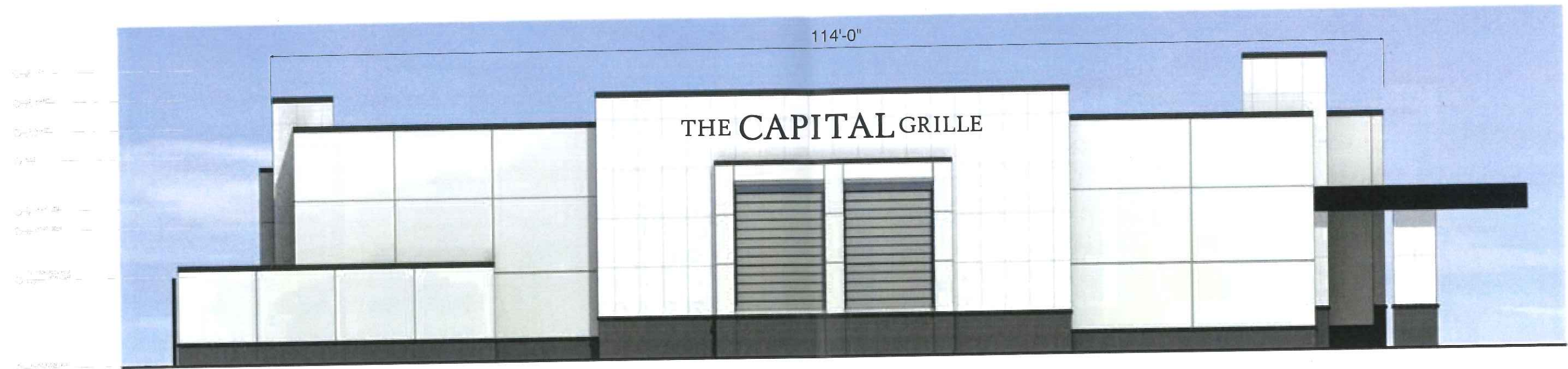


D Wall Plaque (Non-Illuminated)
1.14 Sq Ft
Scale: 1 1/2" = 1'



LEFT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Scale: 3/32" = 1'
Measurements based on architectural plans provided.

30'-10 3/4"

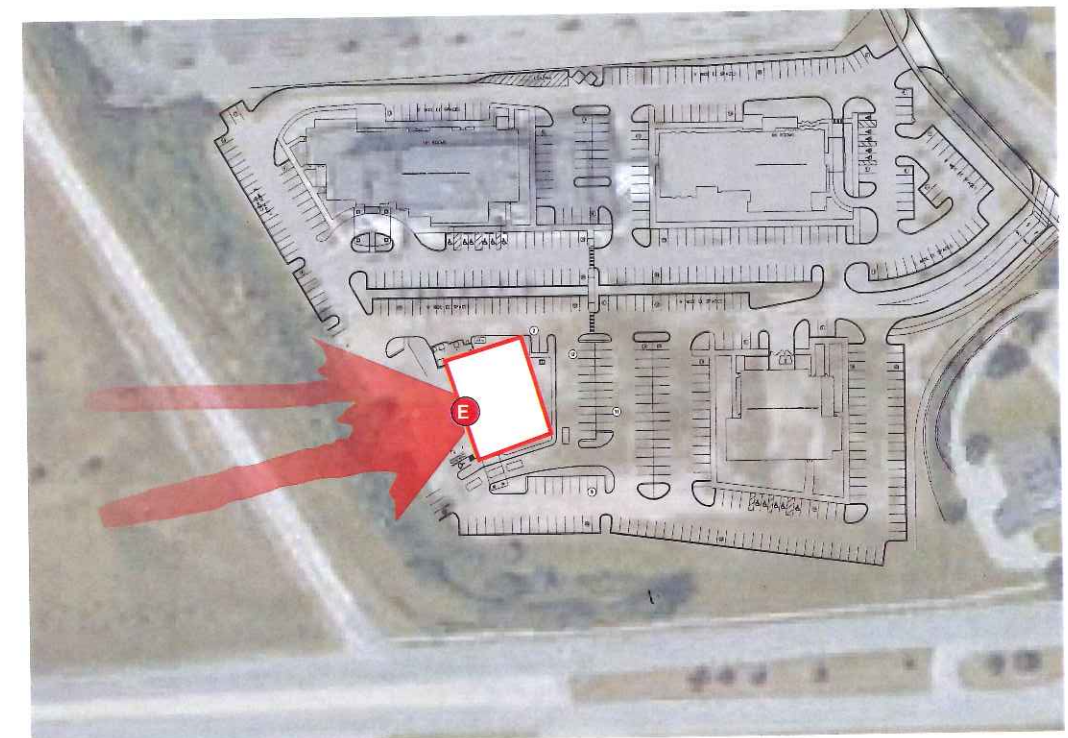
30"

THE CAPITAL GRILLE

E Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

THE CAPITAL GRILLE

Illumination View

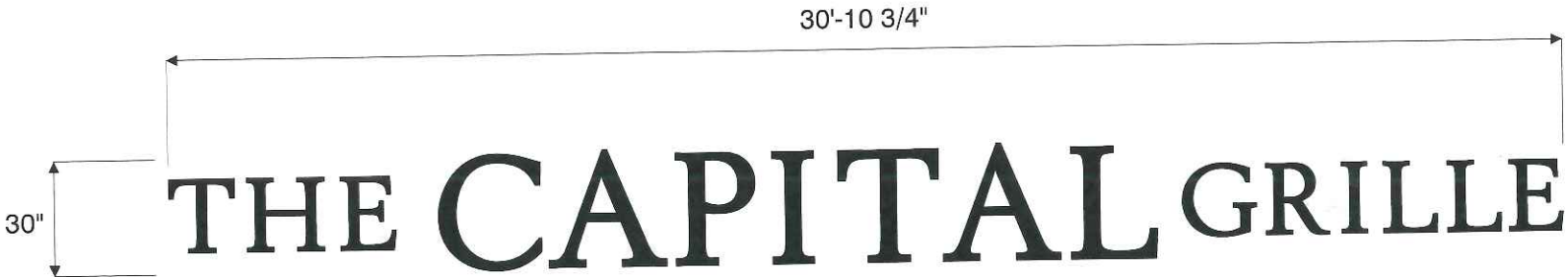


RIGHT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



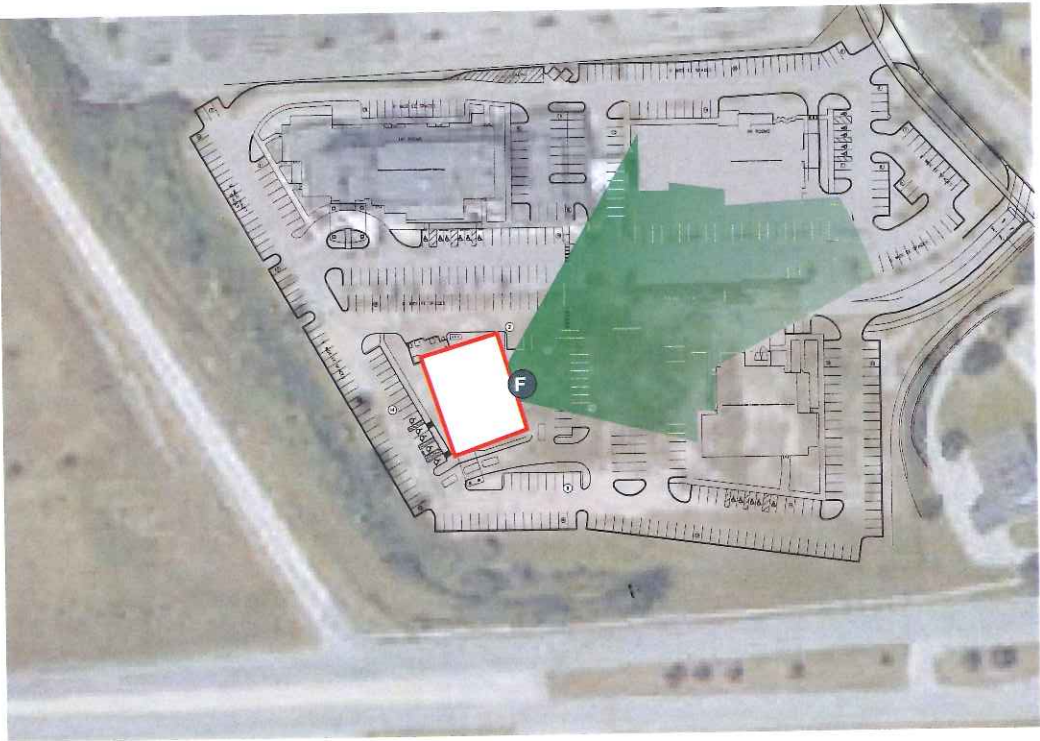
Scale: 3/32" = 1'
Measurements based on architectural plans provided.



F Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'



Illumination View

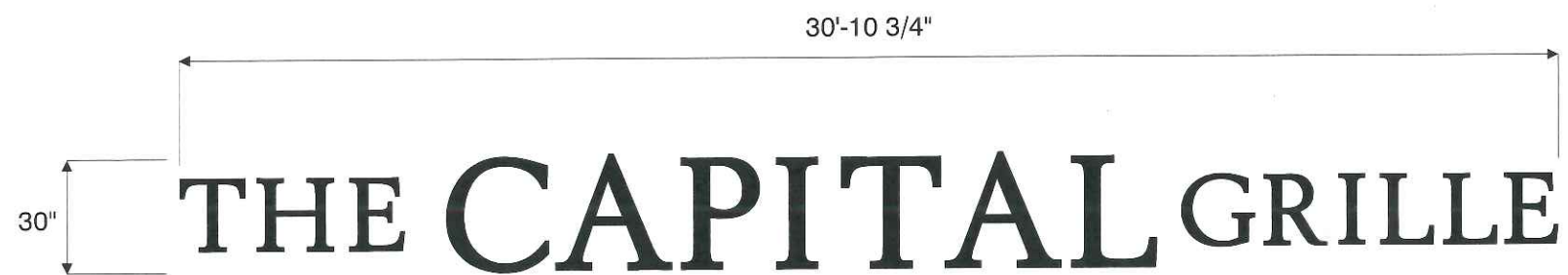


REAR ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Scale: 3/32" = 1'
Measurements based on architectural plans provided.



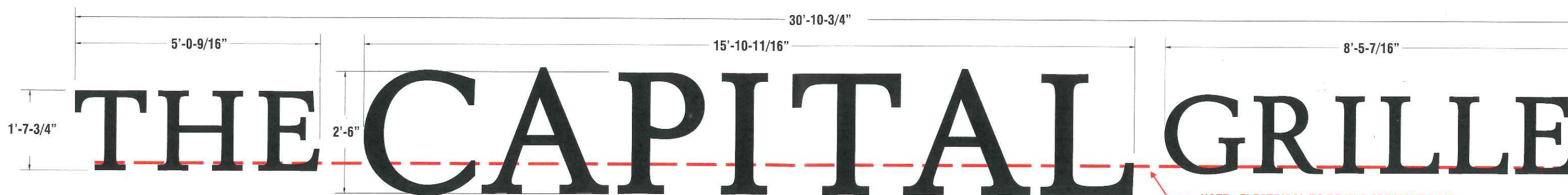
 Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'



Illumination View



APPENDIX



A E F
G

FRONT ELEVATION (2'-6" REVERSE HALO ILLUMINATION)

(3) THREE REQUIRED

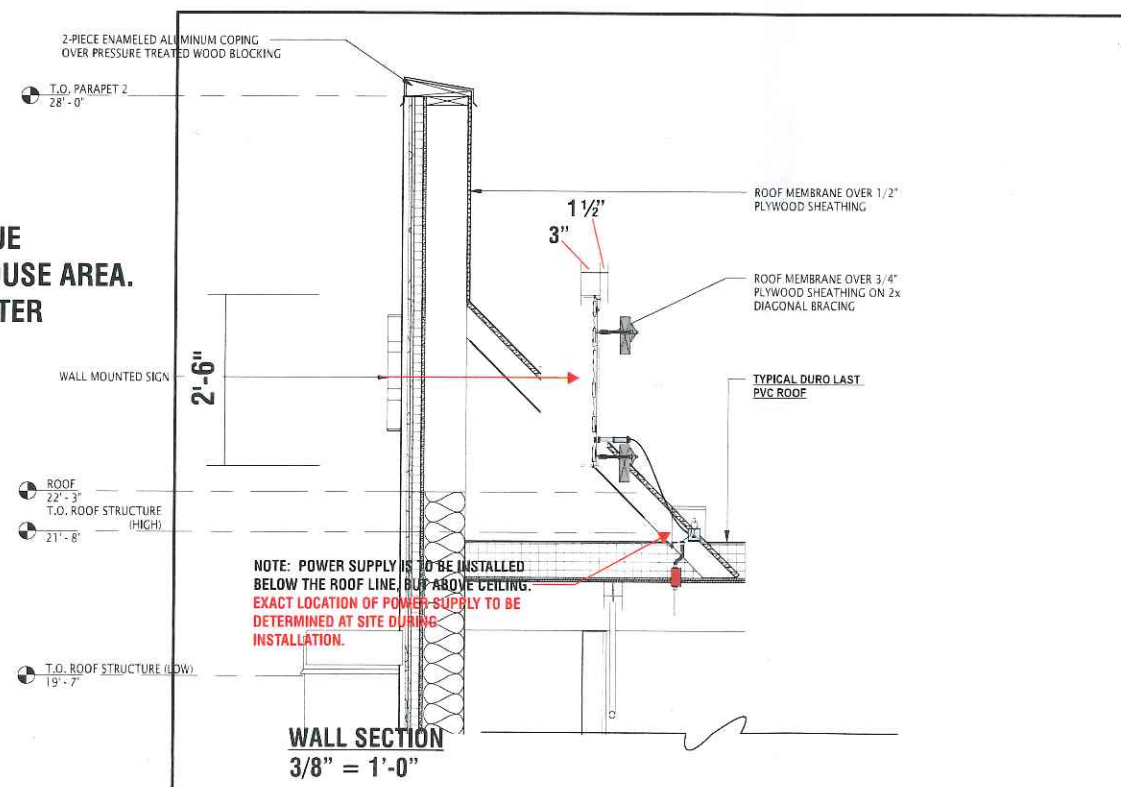
LETTER COLORS:

BLACK (SATIN BLACK)

GENERAL SPECIFICATIONS:
BLACK 3" DEEP REVERSE CHANNEL LETTERS
HALO ILLUMINATION W/ (G.E.) WHITE L.E.D. MODULES
SEE: TYPICAL SECTION DETAIL

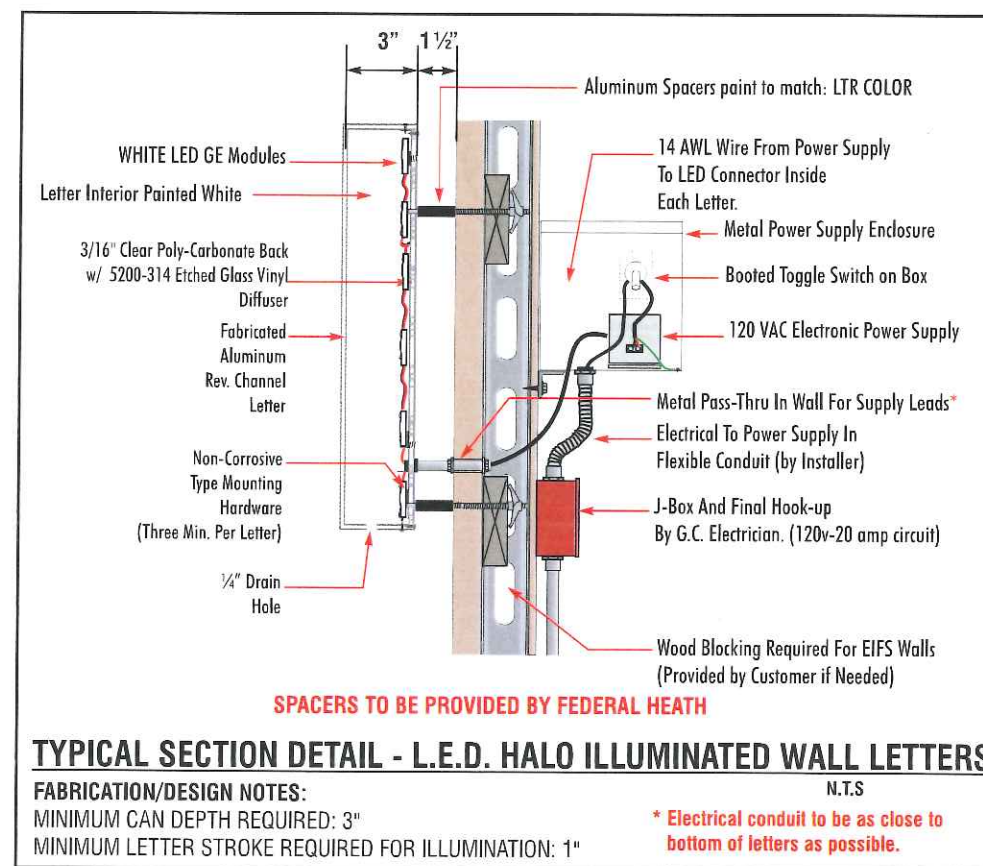
SIGN WIRING THROUGH WALL MAY NEED
TO BE COMPLETED DURING WALL CONSTRUCTION DUE
TO SMALL ACCESS AREA BEHIND WALL INTO DOG HOUSE AREA.
ACCESS IS REQUIRED TO THIS AREA IS REQUIRED AFTER
COMPLETION.

ELECTRICAL REQUIREMENTS	
Total:	3 Amps
(1) 120V 20A Circuit Required.	
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.	



NOTE: ELECTRICAL TO BE IN A STRAIGHT LINE
AT BOTTOM OF "THE" AND "GRILLE" LETTERS.

SCALE: 1/2" = 1'-0"



CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:

- All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
- Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
- Properly sized ground wire that can be traced back to the breaker panel must be provided.
- Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:

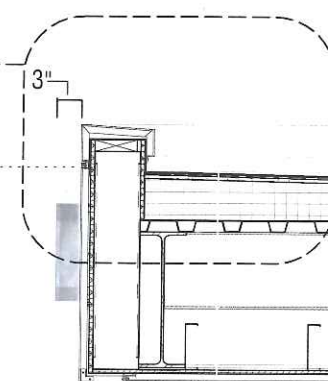
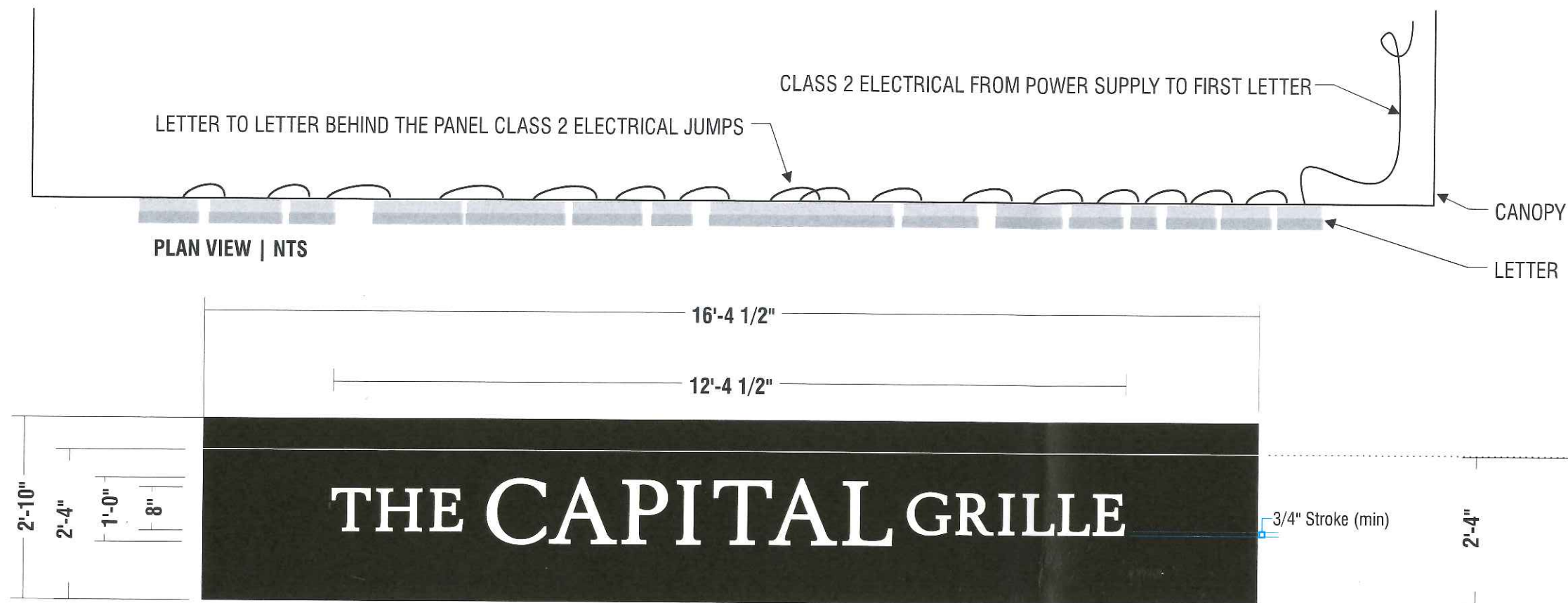
- Damage to or improper operation of the sign(s).
- Delays and additional costs.

Notes: ① Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
② Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:

ELECTRICAL NOTES:

- INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
- PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.



END VIEW

B INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTER LAYOUT ON CANOPY FRONT | ONE (1) REQ

scale 1/2"=1'-0"

ALUMINUM CHANNEL LETTER OF WELDED CONSTRUCTION - LETTER MUST MOUNT AS FLAT AS POSSIBLE. LETTER EXTERIOR TO BE PAINTED. **COLOR AND GLOSS TO BE DETERMINED.** INTERIOR TO BE SIGN WHITE. LETTER FACE TO BE 7238 WHITE 1/2" THICK, SHOULDER CUT TO PROVIDE CLEAN SHARP IMAGE. ILLUMINATION TO BE 24V LED WHITE. ALL WEEP HOLES TO HAVE A COVER SO AS NOT TO SEE ANY LIGHT FROM BELOW.

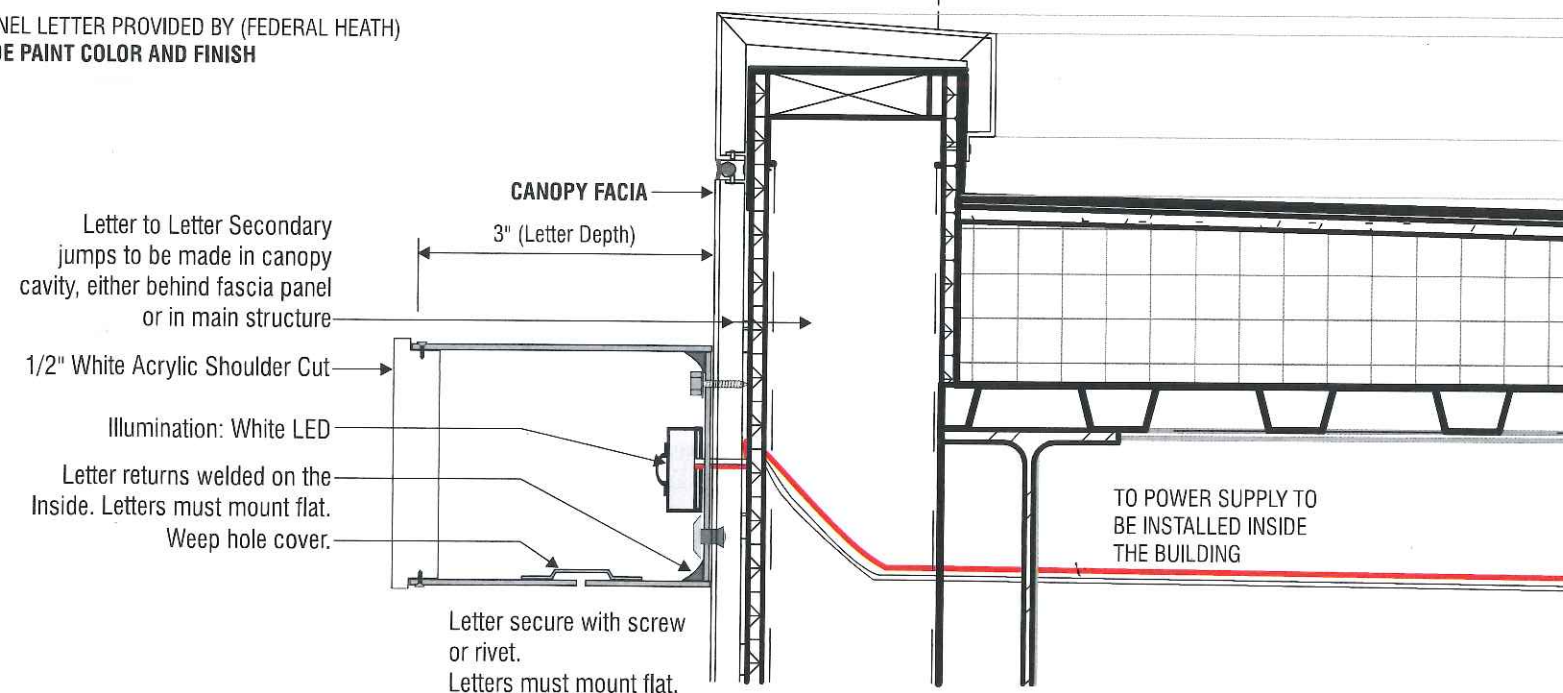
CANOPY FACE PANEL TO BE TAKEN TO SIGN SHOP SO LETTERS CAN BE SECURED TO FACE PANEL AND PRE-WIRED. LETTERS MUST BE MOUNTED PERFECTLY STRAIGHT AND FLAT TO FACE PANEL. LETTERS NEED TO APPEAR AS ONE WITH FACE PANEL. INSTALLER TO RETURN TO SITE WITH LETTERS MOUNTED TO PANEL AND WITH THE ASSISTANCE OF GC INSTALL THE PANEL. INSTALLER TO RUN CLASS 2 WIRE THROUGH CONDUIT INTO BUILDING, SECURE POWER SUPPLY AND MAKE FINAL CONNECTIONS.

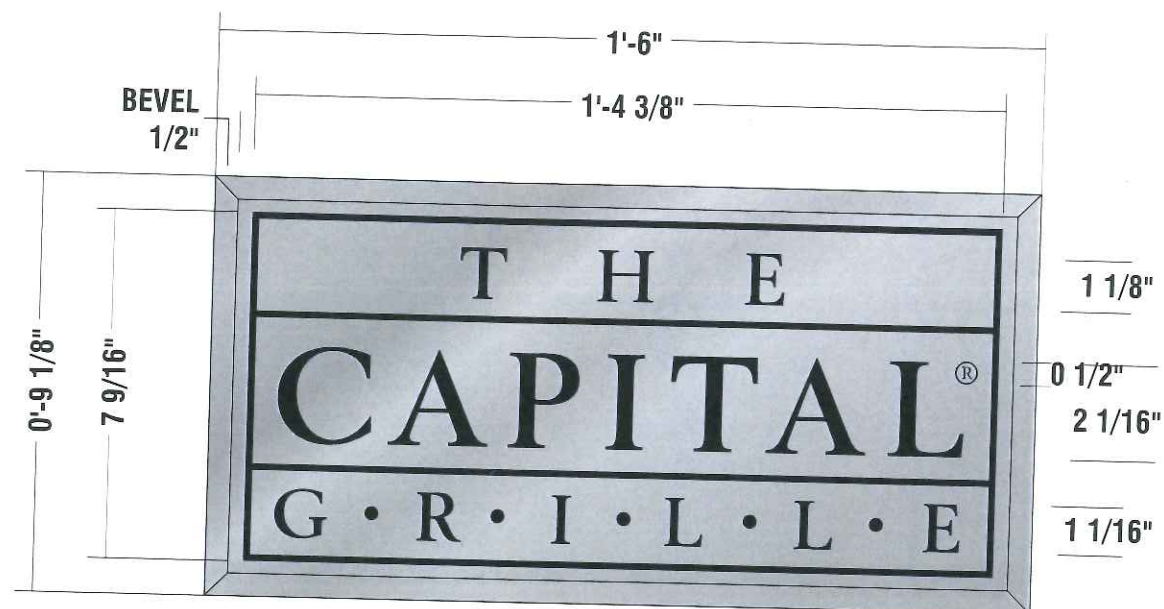
SIGN POWER SUPPLY TO BE INSTALLED INSIDE THE BUILDING. CLASS 2 WIRE FROM POWER SUPPLY TO LETTERS TO PASS THROUGH GC PROVIDED CONDUIT INSTALLED WITHIN THE CANOPY ATTIC.

CUSTOMER TO PROVIDE A DEDICATED 120V 20A CIRCUIT FOR THE SIGN.

.063 ALUMINUM CHANNEL LETTER PROVIDED BY (FEDERAL HEATH)
CUSTOMER TO PROVIDE PAINT COLOR AND FINISH

ELECTRICAL REQUIREMENTS	
Total:	1 Amps
(1) 120V 20A Circuit Required.	
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.	





C D BRUSHED ALUMINUM/NICKLE PLAQUE (ELEVATION)
 (2) TWO REQUIRED

SCALE: 3" = 1'-0"

GENERAL SPECIFICATIONS:

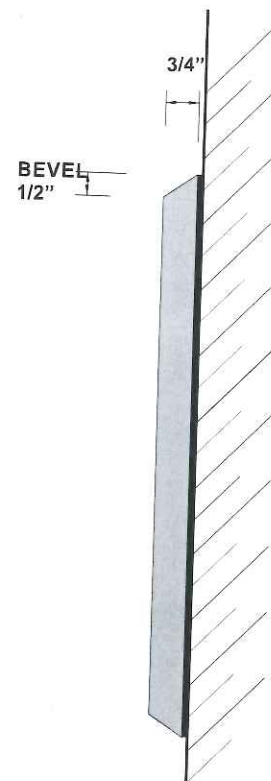
1-PIECE - 5/16" ALUMINUM BRUSHED WITH GLOSS CLEAR COAT

BEVEL: 1/2" X 3/4" DEEP OVERALL FROM FACE TO WALL

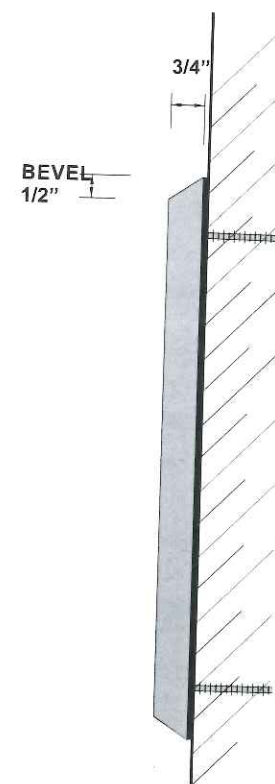
LETTERING: GLOSS BLACK - RECESSED

MOUNTING:

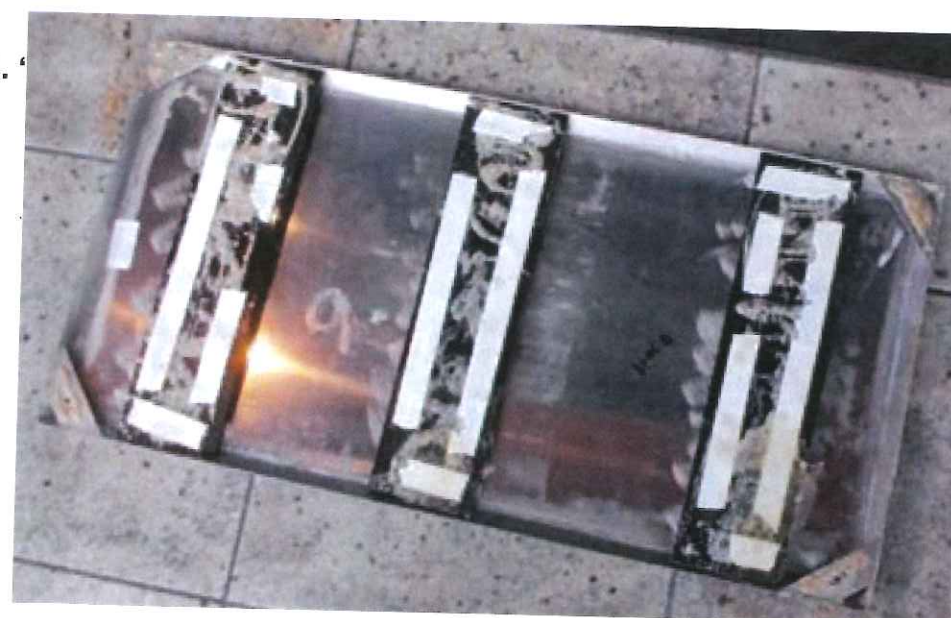
- a) TO GRANITE OR METAL USE DOUBLE SIDED VHB TAPE. STUDS ALSO IF NEEDED.
- b) TO POROUS FACADE USE 1/8" STUDS WITH EXTERIOR SILICON.



END VIEW "a"
 SMOOTH SURFACE
 VHB TAPE - USE STUDS
 ALSO IF NEEDED



END VIEW "b"
 POROUS SURFACE



BACK VIEW



INSTALLED VIEW

T H E
CAPITAL®
G · R · I · L · L · E

Restaurant #23C0001

NEC of I-275 and Six Mile Rd., Livonia, MI 48152

RECEIVED
FEB 19 2025
Inspection Department
City of Livonia

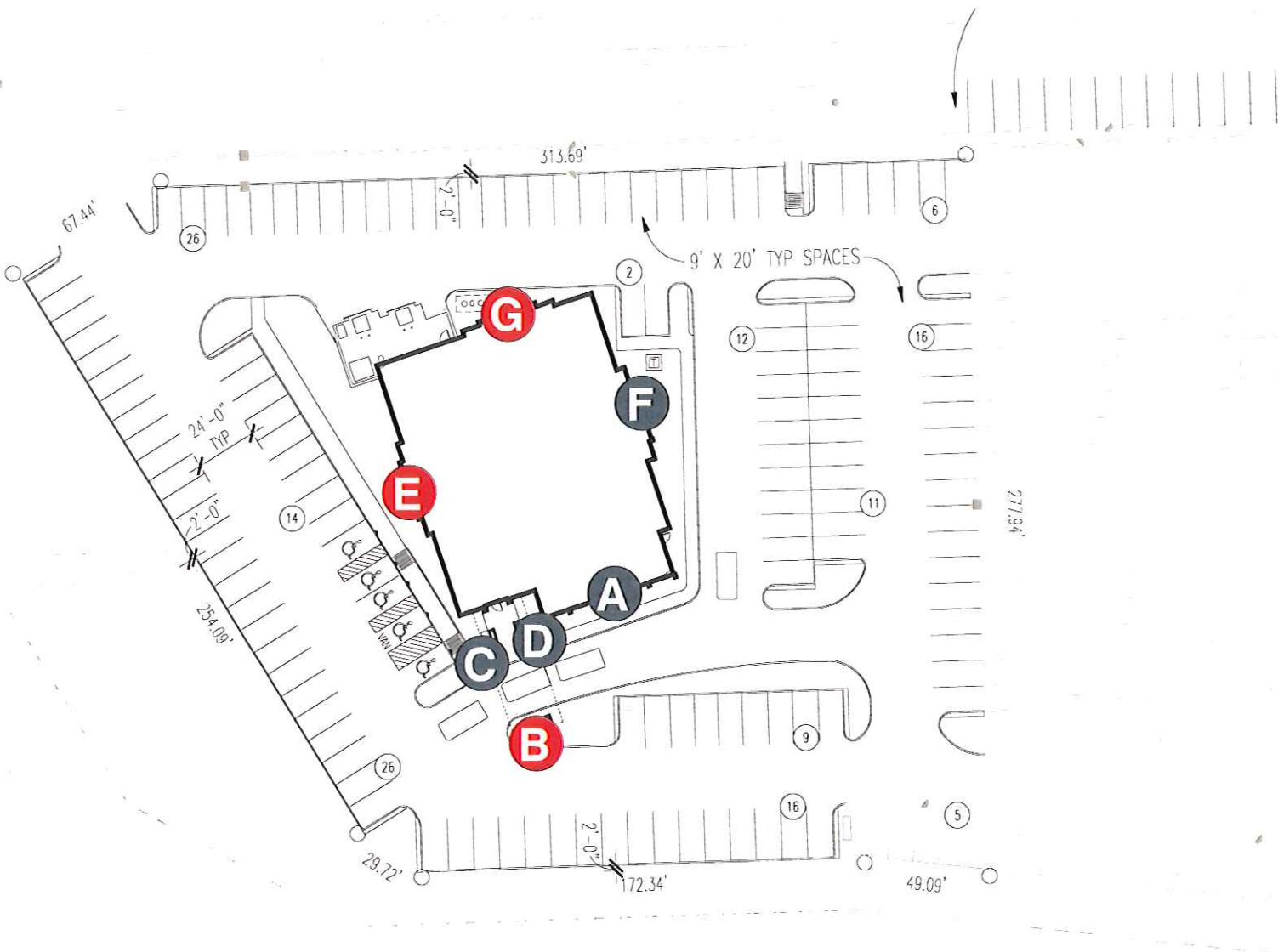
SES
branded environments
Ph: 1.800.599.7696
Fax: 1.574.237.6166
www.siteenhancementservices.com



SITE PLAN

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

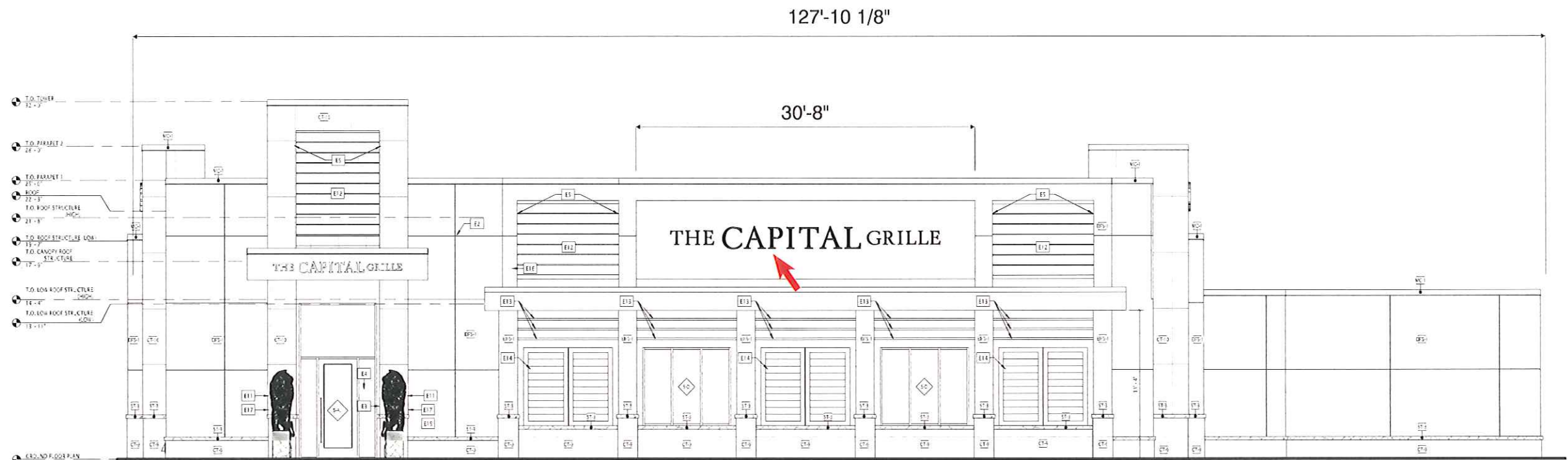
- A** 24" Halo-Lit Channel Letters: 50.91 SF
- B** 12" Face-Lit Channel Letters: 12.35 SF
- C** 18" Non-illuminated Wall Plaque: 1.14 SF
- D** 18" Non-illuminated Wall Plaque: 1.14 SF
- E** 30" Halo-Lit Channel Letters: 77.24 SF
- F** 30" Halo-Lit Channel Letters: 77.24 SF
- G** 30" Halo-Lit Channel Letters: 77.24 SF
- H** Panel on Custom Shared Monument: 7.62 SF
- I** Panel on Custom Shared Pylon: 36.89 SF
See aerial for shared ground sign locations



Scale: 1" = 60'-0"

FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Measurements based on architectural plans provided.
Measurements to be field verified.

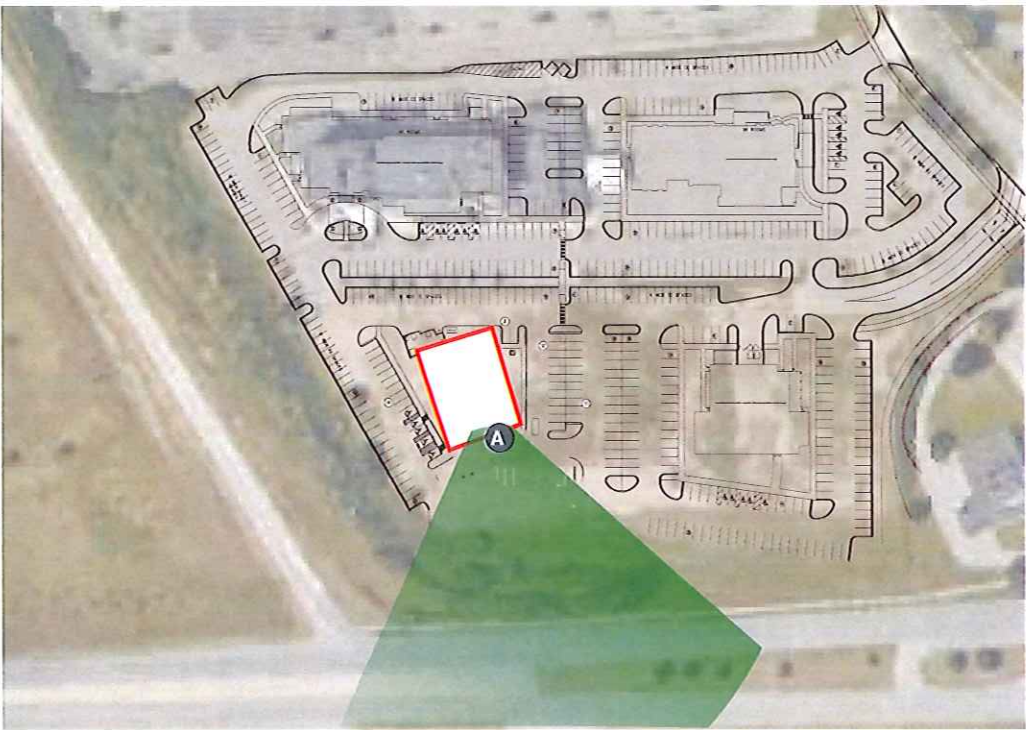
Scale: 3/32" = 1'



A Channel Letters (Halo-Illuminated)
48.88 Sq Ft
Scale: 1/4" = 1'

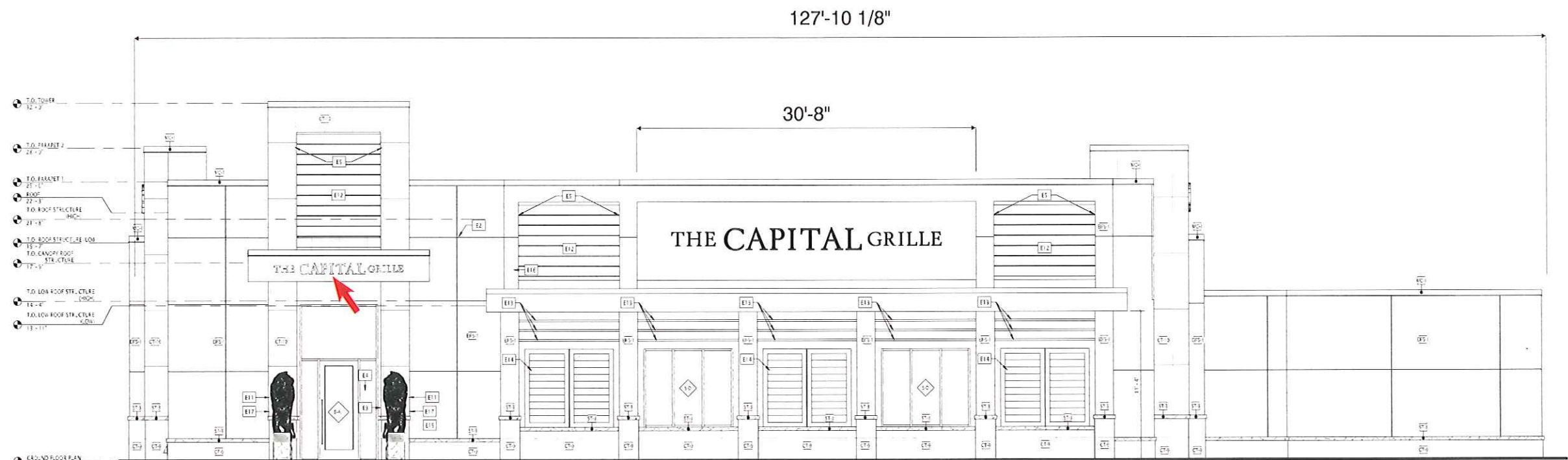


Illumination View



FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Measurements based on architectural plans provided.
Measurements to be field verified.

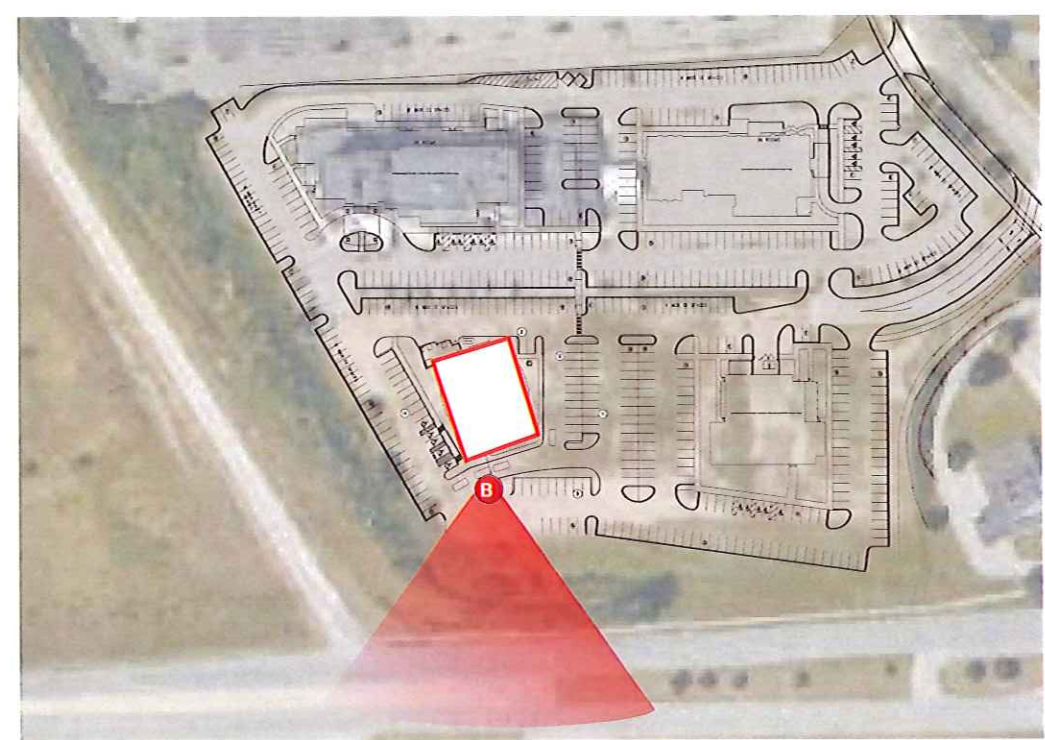
Scale: 3/32" = 1'



B Channel Letters (Face-lit)
12.35 Sq Ft
Scale: 3/8" = 1'

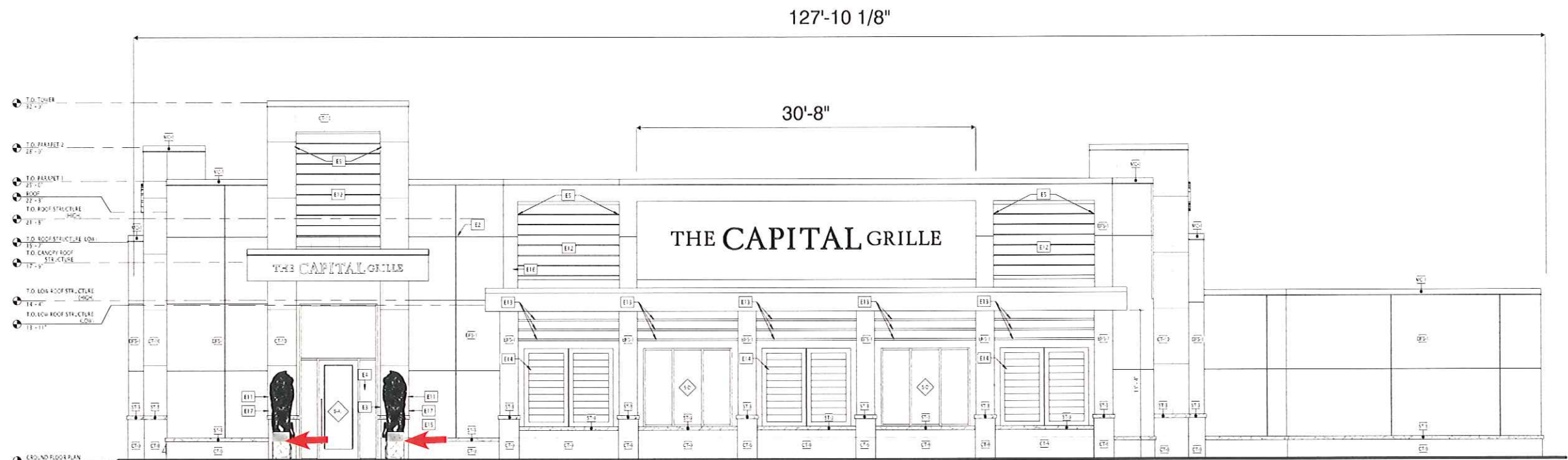


Illumination View



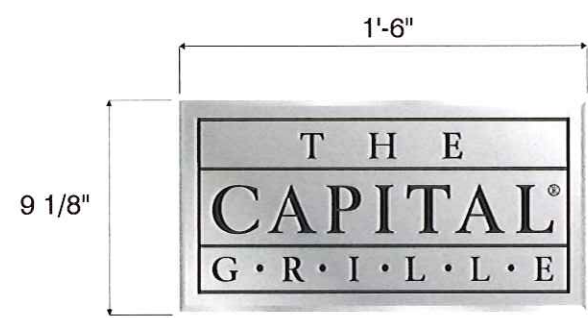
FRONT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

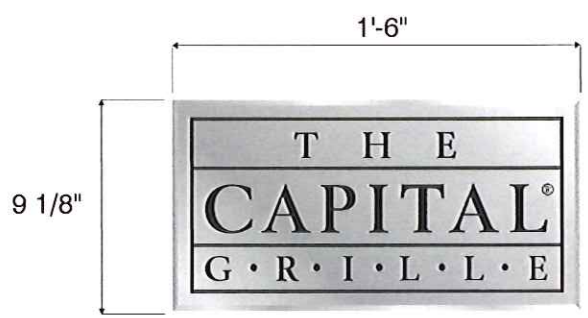


Measurements based on architectural plans provided.
Measurements to be field verified.

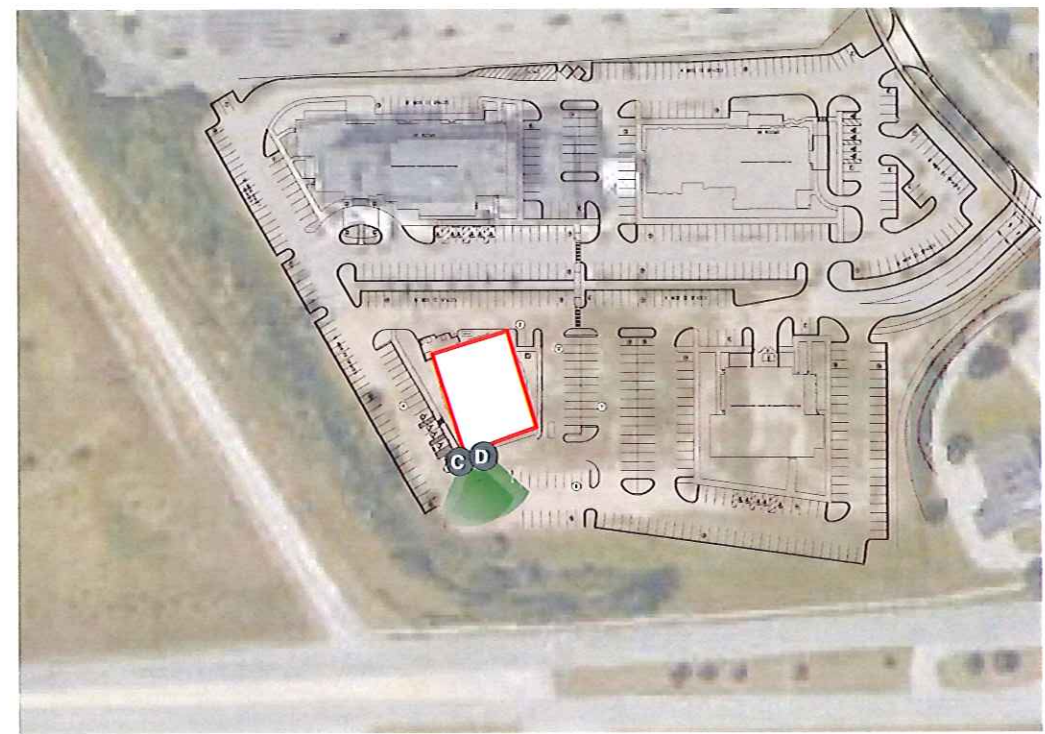
Scale: 3/32" = 1'



C Wall Plaque (Non-Illuminated)
1.14 Sq Ft
Scale: 1 1/2" = 1'

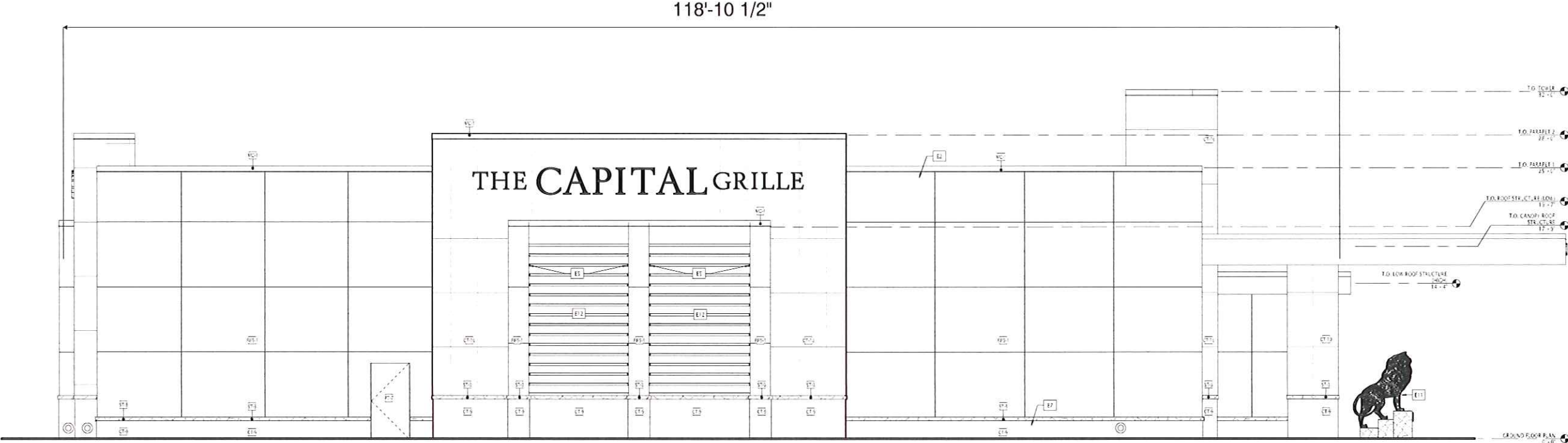


D Wall Plaque (Non-Illuminated)
1.14 Sq Ft
Scale: 1 1/2" = 1'



LEFT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Measurements based on architectural plans provided.
Measurements to be field verified.

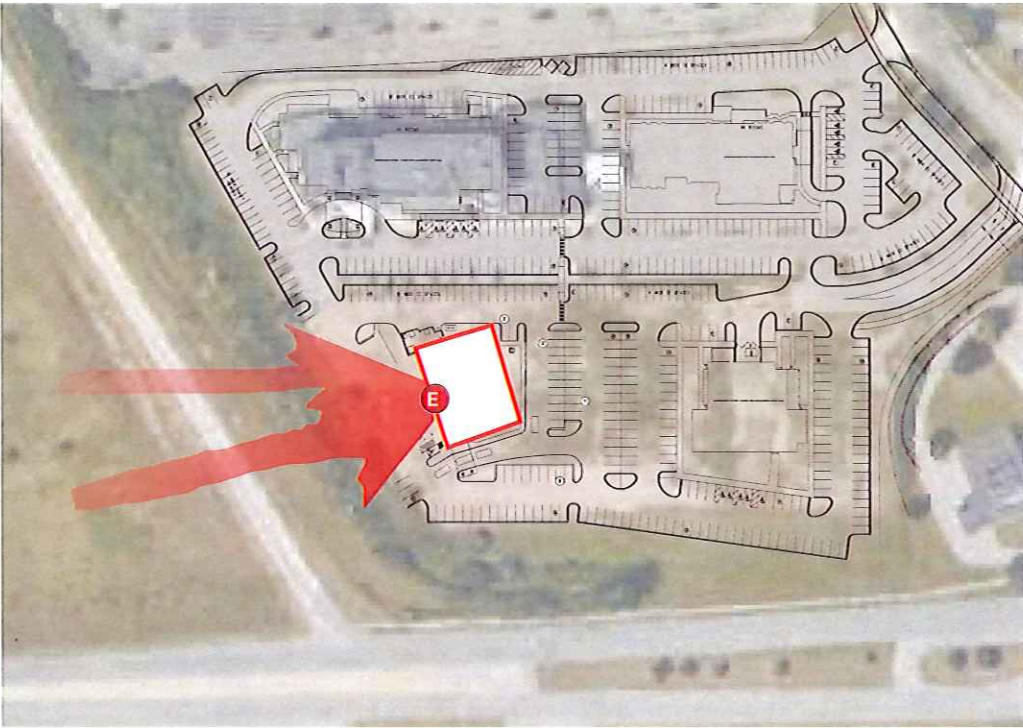
Scale: 3/32" = 1'



E Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

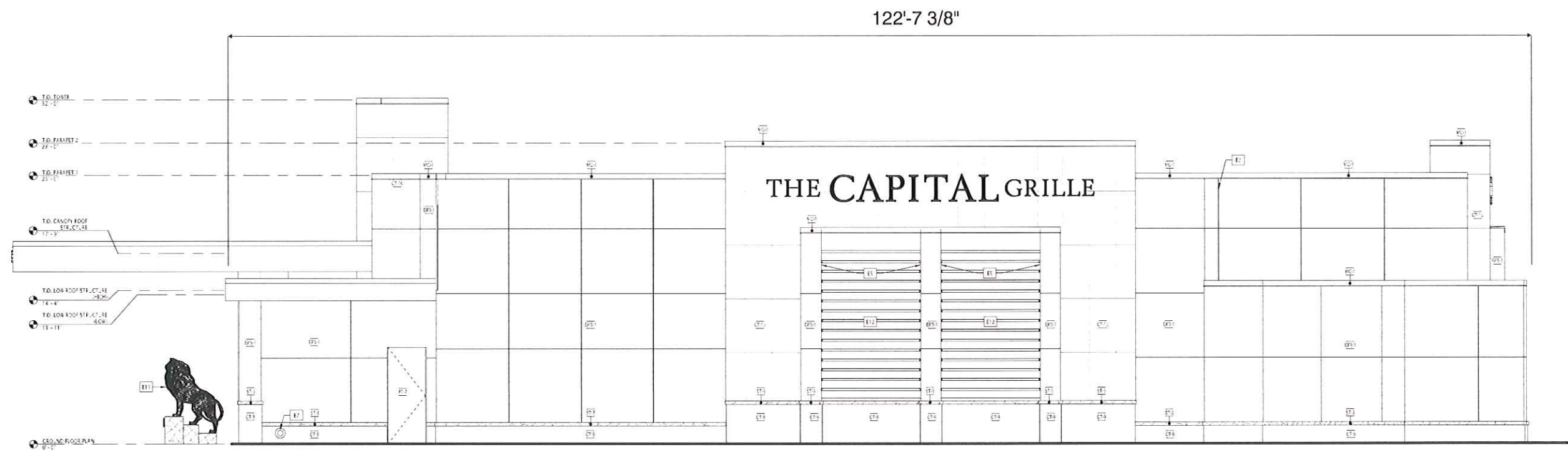


Illumination View



RIGHT ELEVATION

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



Measurements based on architectural plans provided.
Measurements to be field verified.

Scale: 3/32" = 1'



F Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

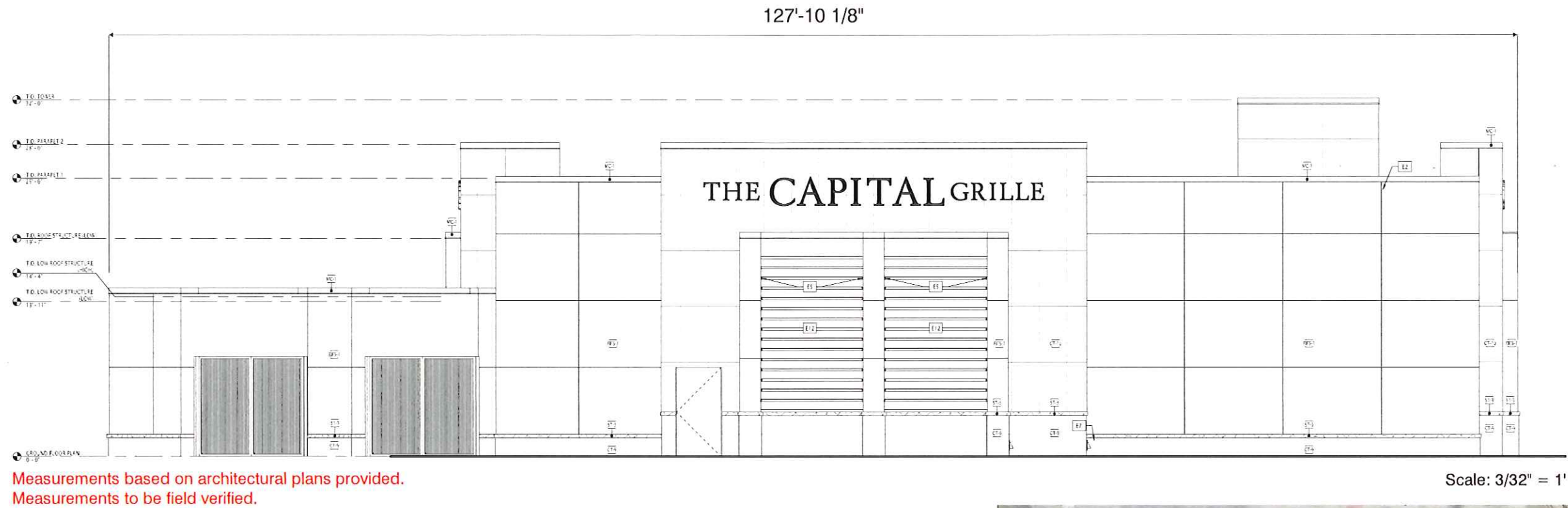


Illumination View



REAR ELEVATION

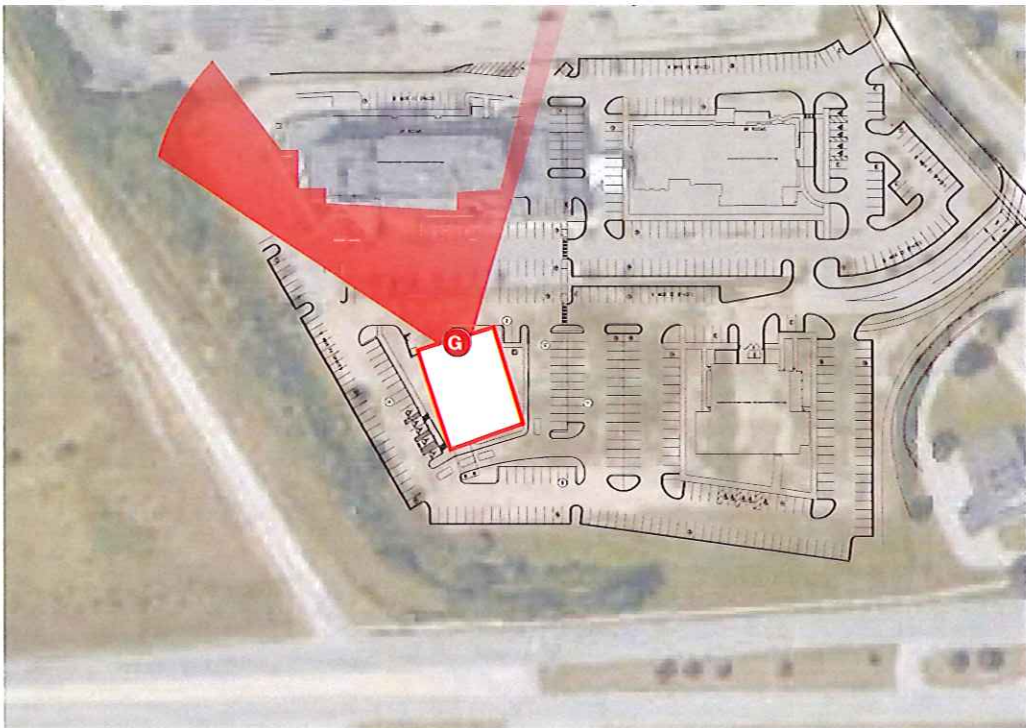
Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



 Channel Letters (Halo-Illuminated)
77.2 Sq Ft
Scale: 1/4" = 1'

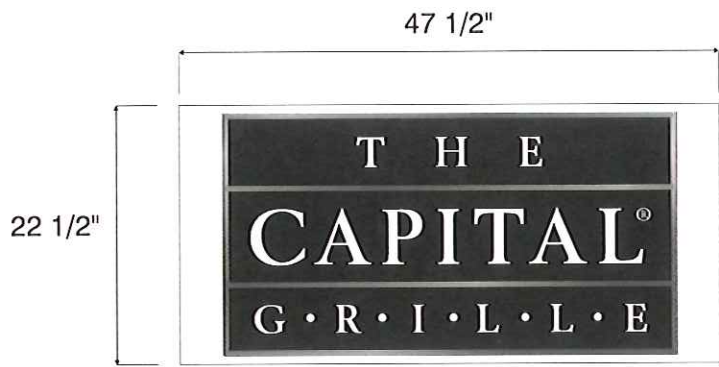


Illumination View



FREESTANDING SIGN 1

Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152

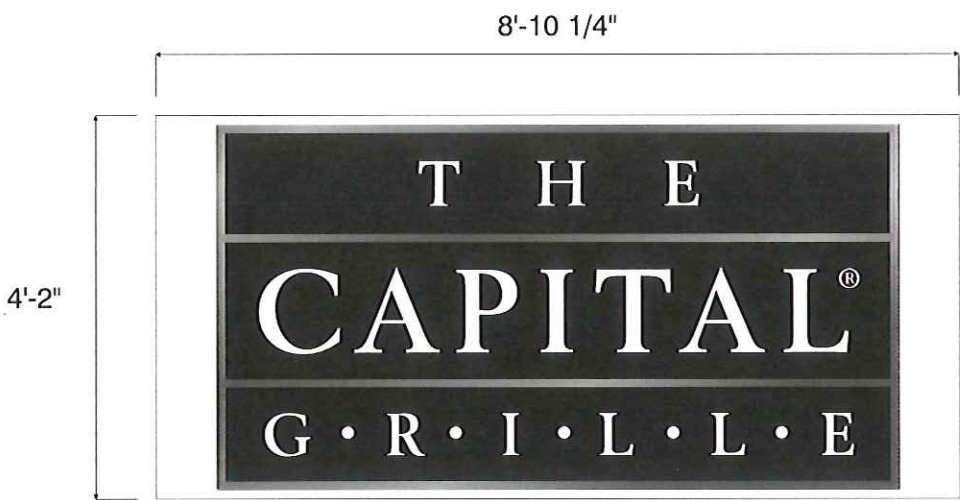


H Custom Panel
Utilized Square Footage: 7.42
Scale: 3/4" = 1'

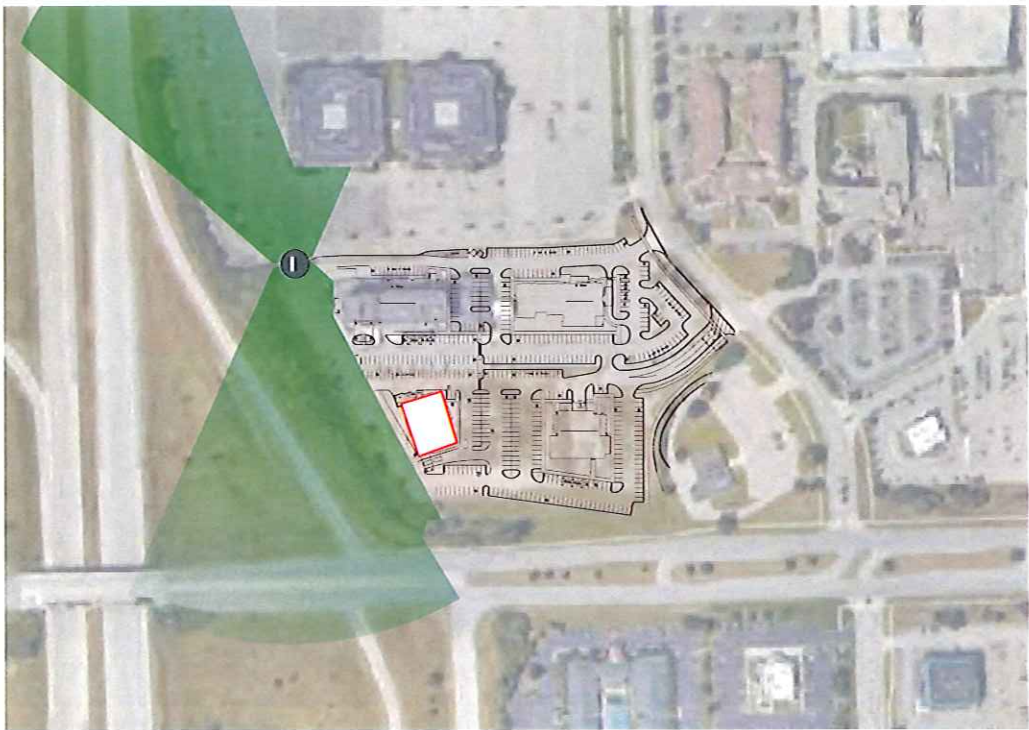


FREESTANDING SIGN 2

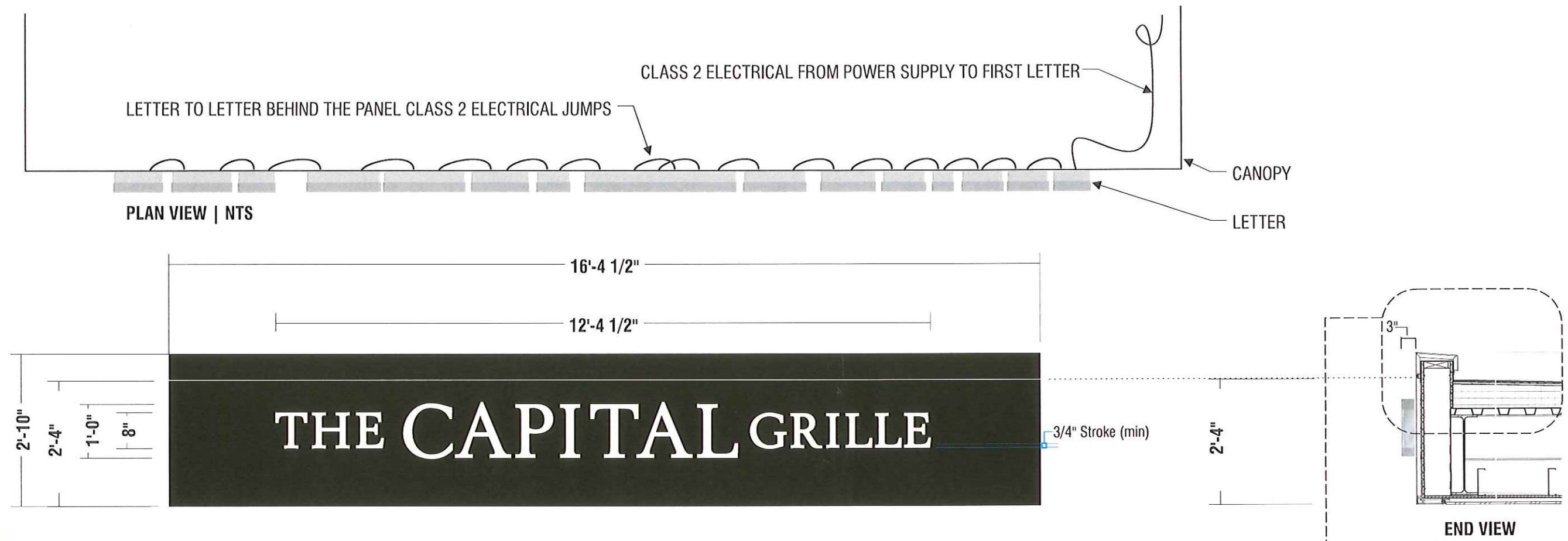
Restaurant # 23C0001
NEC of I-275 and Six Mile Rd., Livonia, MI 48152



I Custom Panel
Utilized Square Footage: 36.89
Scale: 1/2" = 1'



APPENDIX



B

INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTER LAYOUT ON CANOPY FRONT | ONE (1) REQ

scale 1/2"=1'-0"

ALUMINUM CHANNEL LETTER OF WELDED CONSTRUCTION - LETTER MUST MOUNT AS FLAT AS POSSIBLE.
 LETTER EXTERIOR TO BE PAINTED. **COLOR AND GLOSS TO BE DETERMINED.** INTERIOR TO BE SIGN WHITE.
 LETTER FACE TO BE 7238 WHITE 1/2" THICK, SHOULDER CUT TO PROVIDE CLEAN SHARP IMAGE.
 ILLUMINATION TO BE 24V LED WHITE.
 ALL WEEP HOLES TO HAVE A COVER SO AS NOT TO SEE ANY LIGHT FROM BELOW.

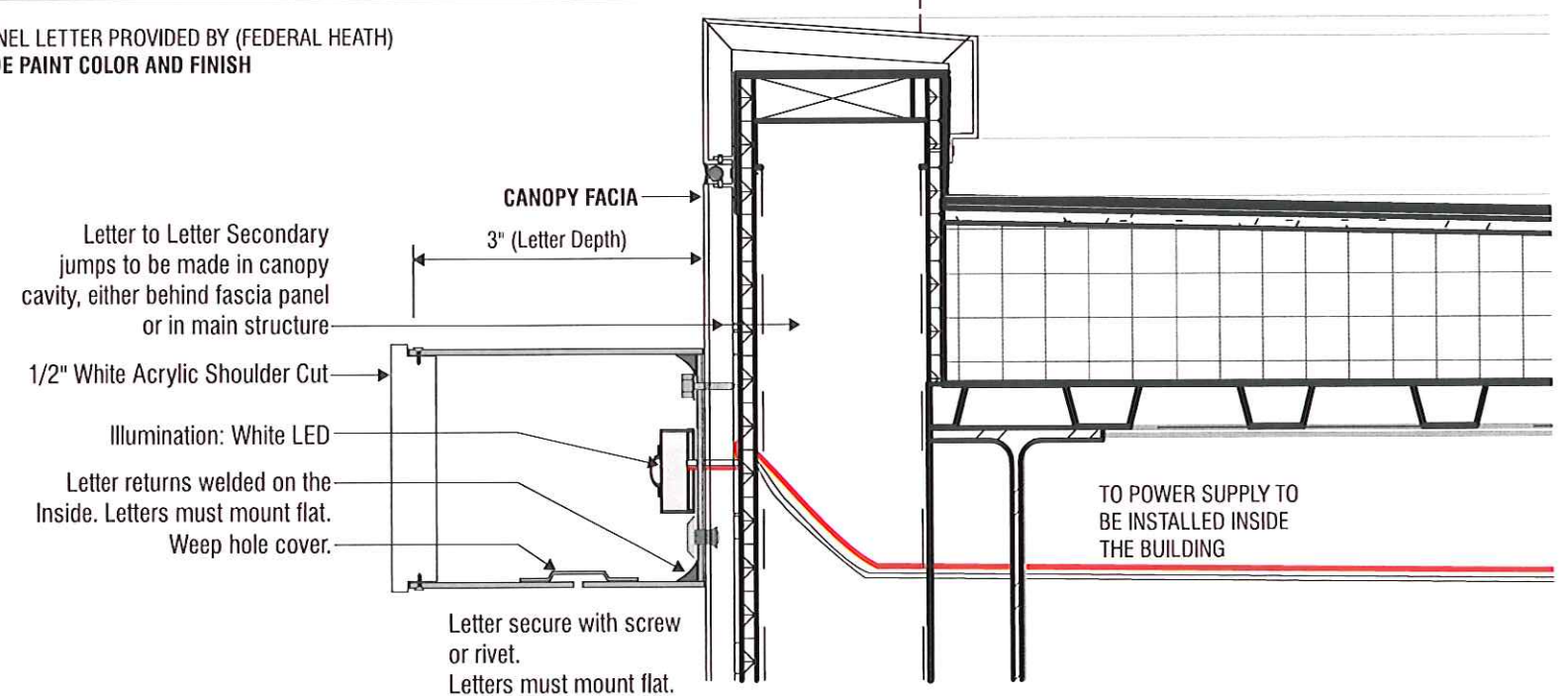
CANOPY FACE PANEL TO BE TAKEN TO SIGN SHOP SO LETTERS CAN BE SECURED TO FACE PANEL AND PRE-WIRED.
 LETTERS MUST BE MOUNTED PERFECTLY STRAIGHT AND FLAT TO FACE PANEL. LETTERS NEED TO APPEAR AS ONE WITH FACE PANEL.
 INSTALLER TO RETURN TO SITE WITH LETTERS MOUNTED TO PANEL AND WITH THE ASSISTANCE OF GC INSTALL THE PANEL.
 INSTALLER TO RUN CLASS 2 WIRE THROUGH CONDUIT INTO BUILDING, SECURE POWER SUPPLY AND MAKE FINAL CONNECTIONS.

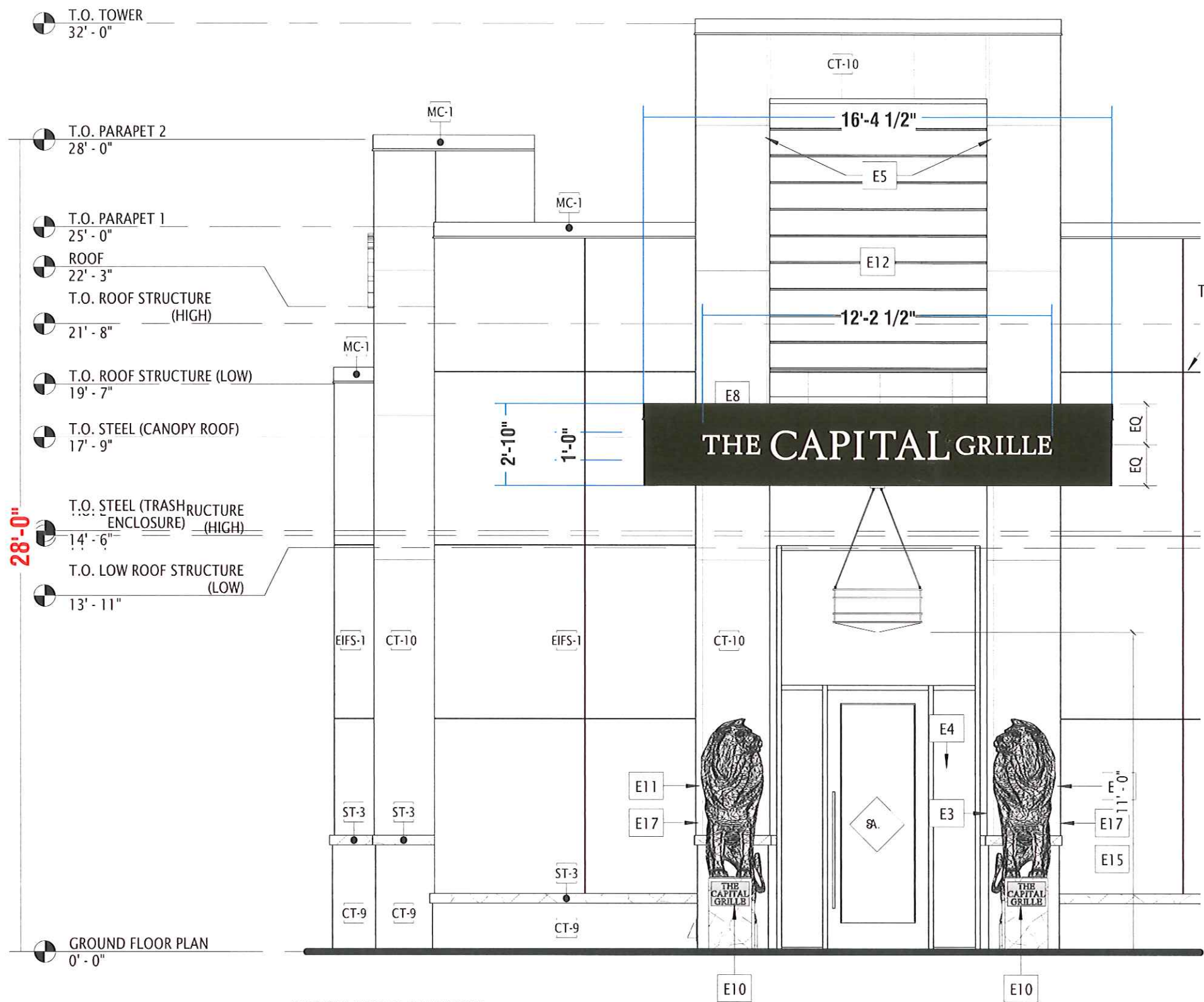
SIGN POWER SUPPLY TO BE INSTALLED INSIDE THE BUILDING.
 CLASS 2 WIRE FROM POWER SUPPLY TO LETTERS TO PASS THROUGH GC PROVIDED CONDUIT INSTALLED WITHIN THE CANOPY ATTIC.

CUSTOMER TO PROVIDE A DEDICATED 120V 20A CIRCUIT FOR THE SIGN.

.063 ALUMINUM CHANNEL LETTER PROVIDED BY (FEDERAL HEATH)
 CUSTOMER TO PROVIDE PAINT COLOR AND FINISH

ELECTRICAL REQUIREMENTS	
Total:	1 Amps
(1) 120V 20A Circuit Required.	
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.	



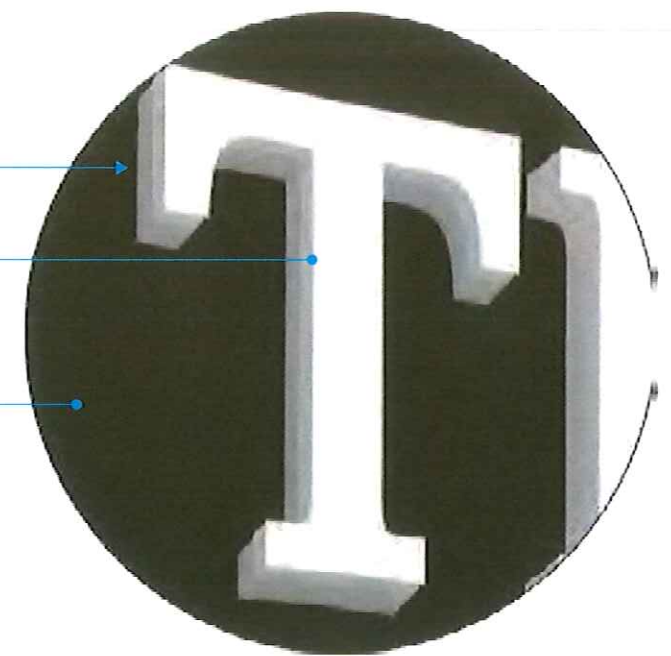


PARTIAL FRONT ELEVATION
scale 1/4"=1'-0"

RETURNS PAINTED, COLOR
AND FINISH TO BE DETERMINED

FACES: #7328 WHITE ACRYLIC

BACKGROUND PANEL TO BE
THE CANOPY FASCIA PROVIDED BY
OTHERS



CANOPY DURO LAST PVC ROOF:

- 60 MIL PVC THERMOPLASTIC MEMBRANE MECHANICALLY FASTENED; EXTEND UP PARAPET, OVER BLOCKING AND FACE NAIL, TYP.
- 1/2" THICK ISO COVER BOARD
- TAPERED INSULATION AS NEEDED TO PITCH TO SCUPPER
- METAL ROOF DECK
- REFER TO STRUCTURAL DRAWINGS

METAL PANEL PARAPET (MP-1)

CANOPY WALL ASSEMBLY:

- METAL PANEL FASCIA (MP-1)
- 1/2" ZIP WALL SHEATHING
- 6" METAL STUD FRAMING

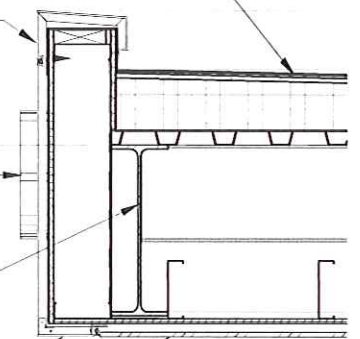
SIGN, REFER TO SIGN DETAIL ON A5.3

STRUCTURAL BEAM, SEE STRUCTURAL DRAWINGS

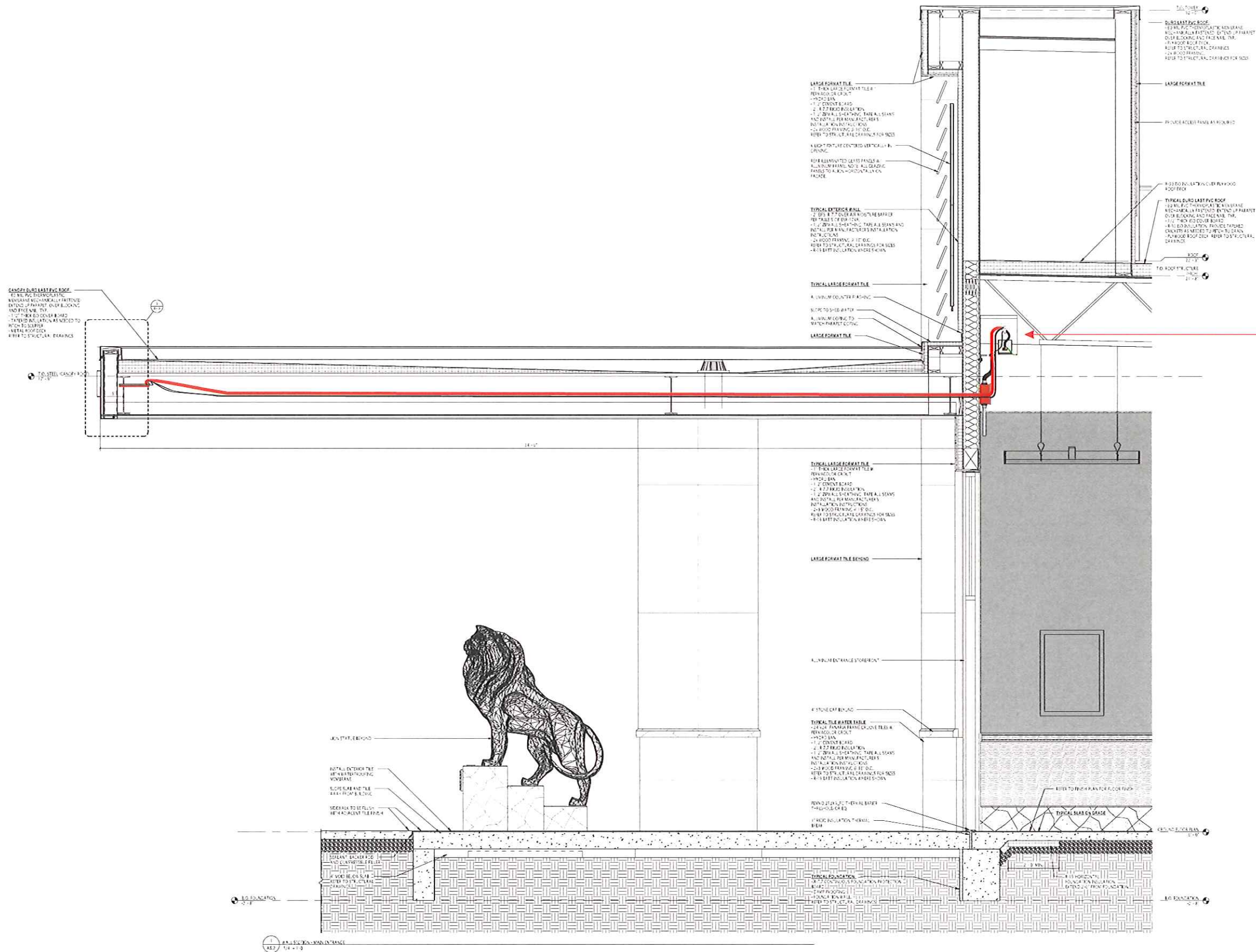
EXTEND METAL PANEL FASCIA UNDER SOFFIT

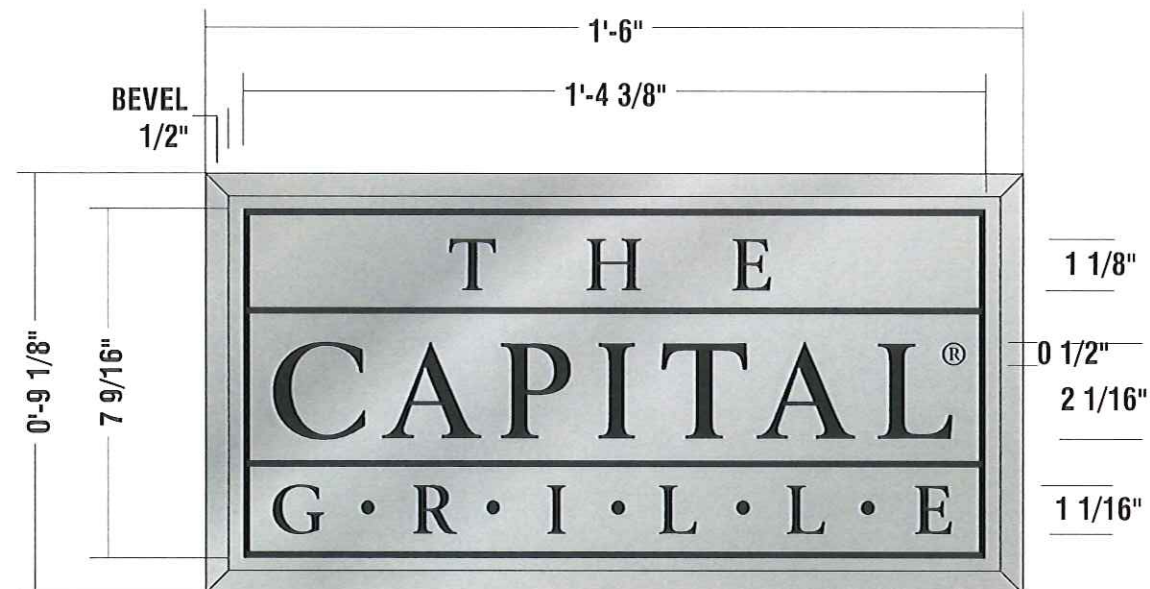
CANOPY CEILING ASSEMBLY:

- METAL PANEL SOFFIT (MPS-1)
- 7/8" METAL HAT CHANNEL
- 1/2" ZIP WALL SHEATHING
- 6" METAL CEILING FRAMING



SEE FOLLOWING PAGE FOR SIGN DETAILS





C D BRUSHED ALUMINUM/NICKLE PLAQUE (ELEVATION) SCALE: 3" = 1'-0"
(2) TWO REQUIRED

GENERAL SPECIFICATIONS:

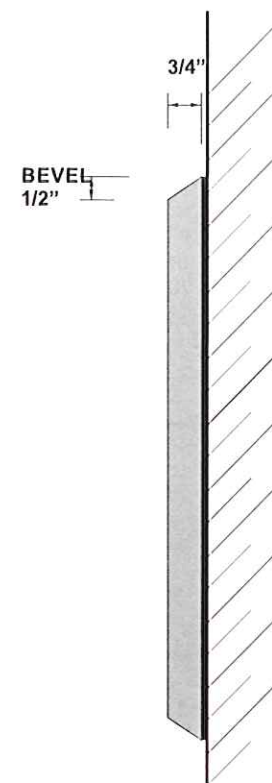
1-PIECE - 5/16" ALUMINUM BRUSHED WITH GLOSS CLEAR COAT

BEVEL: 1/2" X 3/4" DEEP OVERALL FROM FACE TO WALL

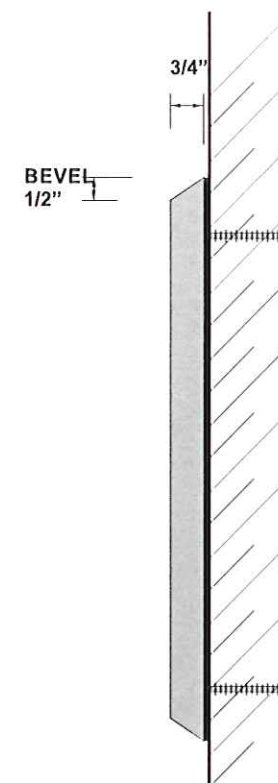
LETTERING: GLOSS BLACK - RECESSED

MOUNTING:

- a) TO GRANITE OR METAL USE DOUBLE SIDED VHB TAPE. STUDS ALSO IF NEEDED.
 b) TO POROUS FACADE USE 1/8" STUDS WITH EXTERIOR SILICON.



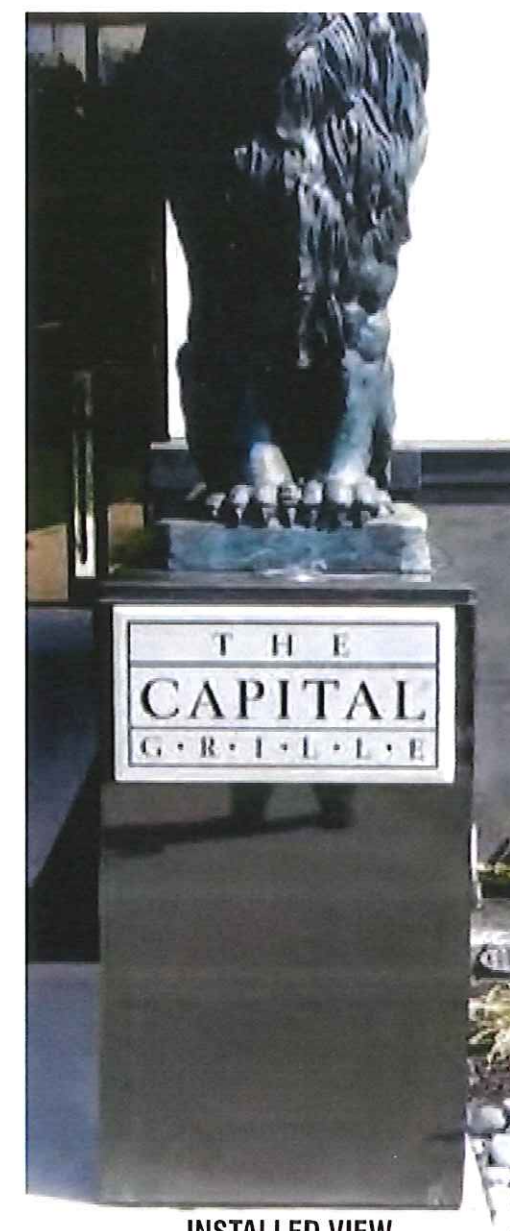
END VIEW "a"
 SMOOTH SURFACE
 VHB TAPE - USE STUDS
 ALSO IF NEEDED



END VIEW "b"
 POROUS SURFACE



BACK VIEW



INSTALLED VIEW

Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C.

requesting approval of all plans required by Section 3.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel Park between I-275 and Newburgh Road in the Southeast ¼ of Section 7.

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MINUTES OF THE 1,216th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, July 16, 2024, the City Planning Commission of the City of Livonia held its 1,216th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: David Bongero Glen Long Sam Caramagno
Peter Ventura Ian Wilshaw

Members absent: Wafa Dinaro

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #4 PETITION 2024-06-08-02

Holiday Inn

Mr. Caramagno, Secretary, announced the next item on the agenda, Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C. requesting approval of all plans required by Section 3.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel

Park between I-275 and Newburgh Road in the Southeast ¼ of Section 7.

Mr. Taormina: Thank you. This site under consideration consists of two (2) tax parcels comprising a total land area of 10.27 acres. The zoning is C-4 (High Rise Commercial). The C-4 zoning district treats hotels and full-service restaurants as permitted uses. The site is accessible only from Laurel Park Drive, where there are two (2) driveways. Originally developed in 1979 as a Holiday Inn Holidome, the site was redeveloped in 2015 when the Holidome was demolished and replaced with a six-story Holiday Inn. The Holiday Inn has 141 guest rooms and a 10,000-square-foot conference center/banquet facility. Part of the plan includes removing the banquet center at the east end of the building and replacing this area with 29 surface parking spaces. The remaining hotel footprint would be about 21,415 square feet. The hotel would continue to operate with 141 guest rooms. The exterior would remain unchanged except where the banquet center is removed. Here, the building wall would be refinished to match the existing facade. The Home2 Suites Hotel will be built between the Holiday Inn and Laurel Park Drive. At its closest point, the new hotel would be about 127 feet from the road right-of-way. It would be five (5) stories tall, measuring 13,550 square feet per floor plate, and have 97 guest rooms. The building would have a flat roof and reach a maximum height of about 63'4". In comparison, the six (6) story Holiday Inn is about 76 feet tall. The exterior finishes include a combination of brick, Hardie plank, composite siding, and E.I.F.S. New renderings show a change in the materials. A freestanding Cooper's Hawk Winery and Restaurant is proposed in the southeast portion of the site. This full-service restaurant would measure about 11,000 square feet, with indoor seating for 260 patrons and outdoor seating for 40. The proposed building setback from Six Mile Road is roughly 105 feet. The outdoor dining patio is shown adjacent to the bar, which is on the east side of the building. The building's main entrance is protected by a canopy that faces south towards Six Mile Road. Building materials include a combination of horizontal and vertical composite siding and trim, metal, and E.I.F.S. The wall parapets vary in height from 19 to 24 feet, and wall signs are shown on the building's south, east, and west elevations. Next is the Capital Grille, another freestanding, full-service restaurant shown in the site's southwest corner. This building is about 10,086 square feet. It would have indoor seating for 246 with no outdoor seating. From Six Mile Road to the building, the setback would be roughly 114 feet, about the same distance as a Cooper's Hawk.

The exterior would include tile along the base, E.I.F.S. for most of the facade, and aluminum, and metal accents and finishes. Like Cooper's Hawk, the entrance faces south and includes a porta cochere. The building height would be about 21 feet for most of the structure, with a maximum height of 32 feet for the main entry tower. Both restaurants would be visible from Six Mile Road to the south but accessible only from Laurel Park Drive. Regarding parking, the four (4) uses will operate under a shared access and parking agreement. The site plan shows 544 parking spaces. The application includes a parking study, which uses the shared parking standards of two (2) professional organizations: the Institute of Traffic Engineers (ITE) and the Urban Land Institute (ULI). When we apply the ITE standards, the parking demand is calculated at 457 spaces. Using the ULI shared parking standards, the range is from 415 to 453 spaces. Thus, with 544 spaces available, relying on either of these standards would suggest that the site will be sufficiently parked. There would be 72 spaces dedicated to employees and valet parking. These spaces have reduced widths of nine (9) feet and are generally located furthest away from the main building entrances. All the other spaces measure 10 feet as required. For trash, the hotels would be serviced by an enclosure on the north side of the property. Dumpsters and recycling bins will be enclosed at the rear of the restaurants. Two (2) underground detention systems would be constructed to handle the stormwater. One of the systems would be located between the hotels to service that phase of the development, and for the restaurants, a separate system would be provided just east of Cooper's Hawk. The zoning ordinance requires 14 full-size trees, six (6) ornamental trees, 109 shrubs along Six Mile Road, and seven (7) full-size trees, three (3) ornamental trees, and 54 shrubs along Laurel Park Drive. A fully detailed landscape plan was provided with the application that complies with the minimum landscape standards, including the parking lot's interior and the site's perimeter. The photometric plan shows an average of 3.1-foot candles within the parking lot. This exceeds our minimum required average of one (1) foot candle under Section 7.22. All pole-mounted light fixtures would meet the city's outdoor lighting policy, which recommends a maximum height of 20 feet. Each hotel is allowed three (3) wall signs on the top floor of the building, and each restaurant is allowed two (2) wall signs. Additionally, two (2) monument signs are allowed, limited to 40 square feet in area and eight (8) feet in height. This was a question that came up at the study meeting. Because the development site has four (4) business uses, the ordinance allows ground signs to be two (2) feet tall and 10 square feet

larger. The plans show two (2) wall signs for the new Home2 Suites Hotel, three (3) for the Holiday Inn, three (3) for the Cooper's Hawk, and four (4) for the Capital Grille. The site currently has two (2) ground-mounted signs, including the pylon sign along the highway. Another monument sign is proposed along Six Mile Road to identify Cooper's Hawk. The sign package, as presented, will require variances from the Zoning Board of Appeals. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated June 13, 2024, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: The proposed site .is actually two separate parcels that are assigned the addresses of #17117 and #17123 N. Laurel Park Drive. Once the plan has been approved, the owner will need to contact this Department for additional addresses. The legal description provided on the drawings appears to be correct for the overall parcel. As noted above, the site is currently two separate parcels that will need to be combined. The owner should contact the Assessing Department to begin the combination process once site plan approval has been granted. The existing parcel is currently serviced by public sanitary sewer, storm sewer and water main. The submitted drawings indicate proposed additions to the existing systems as well as on-site detention. No calculations have been included with the submittal drawings, but we do not believe there will be any negative impacts to the existing systems. A full Engineering review will be completed during the permitting process. The drawings indicate proposed storm water detention, but do not include detailed information. The development will be required to provide detention per the latest version of the Wayne County Stormwater Ordinance. Any disturbances with the Seven Mile Road or 1-275 road right-of-way's will require permits through the Wayne County Department of Public Service and the Michigan Department of Transportation, including drive approach and sidewalk removals and placements. All other permits will be through the City of Livonia."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated July 3, 2024, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to construct commercial buildings (hotel, 2 restaurants,*

renovation of existing hotel) on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: Eventual submission of plans and permits for suppression system. Eventual submission of plans and permits for Fire alarm monitoring. Placement of a Fire hydrant within 100 feet of the Fire Department Connection. Eventual submission of plans and permits for kitchen hood and ducts. A further review will take place once this division receives an official plan set.” The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated June 13, 2024, which reads as follows: *“I have reviewed the plans in connection with the petition. I have no objections to the proposal.”* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated July 9, 2024, which reads as follows: *“Pursuant to your request, the above-referenced Petition has been reviewed. The parking spaces shall be 10’ x 20’ and double strip. Barrier-free parking spaces shall conform to the Michigan Building Code. Variances from the Zoning Board of Appeals will be required for all signage not conforming to the Zoning Ordinance. This Department has no further objections to this Petition.”* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated June 12, 2024, which reads as follows: *“I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal.”* The letter is signed by Connie Kumpula, Chief Accountant. We have a letter of no objection coming from the Treasurer’s office, dated June 12, 2024. The letter is signed by Susie Nash, Treasurer. The next letter is from the Department of Assessment, dated June 13, 2024, which reads as follows: *“A request has been made by Laurel Investment, LLC to approve submitted plans to construct three (3) new buildings which includes a five-story hotel (Home 2 Suites) on parcel 028-99-0006-007 with the existing Holiday Inn, a portion of which is to be demolished, at 17123 Laurel Park. Also, two (2) freestanding restaurants (Cooper’s Hawk and Capital Grille) to be constructed on parcel 028-99-0006-008 with address 17117 Laurel Park. If the proposed plans intend to have individual ownership and individual taxes for each entity, a lot split for both parcels into 4 individual parcels must be submitted to the Assessor’s Office. Please direct any questions to the Assessor’s Office or Livonia.gov for the lot split and combination process.”* The letter is signed by Kathie Siterlet, Residential Appraiser. That is the extent of the correspondence.

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- Mr. Wilshaw: Are there any questions of the Planning Director?
- Mr. Bongero: Mark at the study meeting we talked about these buildings and they had a lot of E.I.F.S., specifically Capital Grille and then looking at the hotel, did they...is this the new rendering? So, they did increase the amount of brick and hardy plank on the hotel it looks like.
- Mr. Taormina: What the revised plan shows for the new hotel is more brick and composite siding and less E.I.F.S. These area were previously identified on the plans as E.I.F.S. A dark-colored brick has been added to the first three (3) floors of the hotel's exterior, and on the upper two (2) levels, the plan shows Hardie plank.
- Mr. Bongero: Can you go to the Capital Grille? There's very little...that is stone on the bottom right or a tile on the bottom.
- Mr. Taormina: Tile is provided along the waterline or the base of the building, which is a dark-colored material. The tile also extends to other parts of the building. All these areas of the building are identified on the plans as E.I.F.S. As you look at the various renderings, these areas would be E.I.F.S. Metal would be used for the accents, including the trim and canopies. The larger areas of the wall sections here, it's my understanding, would be the stucco or E.I.F.S.
- Mr. Bongero: Thank you, Mr. Chairman.
- Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions? If not, our petitioner is in the audience. Feel free to come forward. Good evening, sir.
- Jack Knowles, Laurel Investment. Laurel investment is the owner of the property. We're the owner of the Holiday Inn, and we will be the owner of the Home2 by Hilton. Mark has done a commendable job and, you know, overall review of the project. I don't have a lot to add. But I'm certainly, you know, interested in answering any questions that you may have. I'm also joined tonight by Drew Johnson, who is with Darden foods, which is the parent company of Capitol Grille and Jennifer Lingle, who was with Cooper's Hawk and Amadeus Escudero, who is the architect for Cooper's Hawk. So we're all here prepared to try and answer any questions that that you may have.

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Mr. Wilshaw: Okay, excellent. Thank you, Mr. Knowles, and yes, Mr. Taormina has a tendency to steal the thunder of a lot of presentations.

Mr. Knowles: I don't mind that at all. He does a wonderful job.

Mr. Wilshaw: So, let's see if there's any questions for the petitioner.

Mr. Bongero: I guess just to expand on the question I had to Mr. Taormina specifically, the Capital Grille. There's a lot of E.I.F.S. on that structure, would you be opposed to increasing the amount of the tile or adding some other accent, you know, less E.I.F.S. and more...

Drew Johnson, Darden Restaurants, Brand Design Manager for Capital Grille. So actually, the E.I.F.S. represents 55% of this overall structure. So what you see actually around each one of the portions of Jalousie glass, on what represent the four individual facades are actually a white sort of Carrera look, marble tile. So that represents a fairly substantial section on each one of those faces as it surrounds those sections of Jalousie glass. Each one of the sections, then of the Jalousie glass ends up being sort of the accent in the front piece to that which represents about 10% of the overall storefront. So as you look at it in aggregate, what we're really dealing with that are the E.I.F.S. portions are those sort of larger, sort of what I call like canvas sort of backdrop pieces that we really use to play against the real accents of the building, which is the glass, the accents and the black metal, the water table tile that you see that surrounds the entire building gives us a lift off of the ground to handle anything that would be considered weather or salt related.

Mr. Bongero: On that elevation there. To the right and left of Capitol Grille, is that E.I.F.S.?

Mr. Johnson: So that's the tile.

Mr. Bongero: Oh, that's all tile. All the way to the roofline?

Mr. Johnson: Yes.

Mr. Bongero: Oh, okay.

Mr. Jonson: That's what I'm saying. Each one of those kind of four sections that surrounds and backs the signs as part of that Halo lighting, so that's part of what we get is that marble tile. It gives you that

balance and the additional light that sort of adds to the ambiance. And then each one of the things is...the renderings are actually...those are finished products of buildings that we've built in the past. So, they're not actually renderings of the proposed building. They're representations of how this building looks when completed. And that's part of the other reason wanted to use sort of real final images to show you guys representation of, you know, it may appear as E.I.F.S., but it reads as sort of secondary or even, you know, tertiary to any of the other materials that you're reading on the facade.

Mr. Bongero: Okay.

Mr. Jonson: So, even though...and I understand it's difficult to read in this, whether or not it's tile or E.I.F.S., or Stucco, or any of that, you know, it is a little bit deliberate because we're sort of accenting the portions of the building to draw your attention with the Jalousie glass that's sort of edge lit with the black metal accents. That black marble ore black granite water table tile and then the you know marble tile

Mr. Bongero: Table D indicates E.I.F.S. F is large format or no, that's tile water table.

Mr. Johnson: Right, that's that black water tile.

Mr. Bongero: So ,the D is E.I.F.S.

Mr. Johnson: Can you go back to the elevations?

Mr. Bongero: So, the broadest walls I'm seeing, where it says Capital Grille, on the not entry walls, I'm saying on the right and left, the main walls. That's E.I.F.S.

Mr. Johnson: Yes, those two portions are E.I.F.S.

Mr. Bongero: Would you be willing to work with the Planning Department to lessen the amount?

Mr. Johnson: Potentially, I mean, it ends up representing a somewhat substantial cost increase to the overall port, the overall expense of the building. And so because it ends up being that sort of extreme tertiary member of the actual look of the building, we try and sort of save the, the real expense for the portions of the building that add that sort of interest to the public. And as part of what we, you know, sort of typically represented as the building

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across the country, it's something we'd sort of fight to try and maintain and being able to, like, spend our money where it's easy.

Mr. Bongero: We're not big fans of it.

Mr. Johnson: Understood. I mean, and, you know, I think the appearance and look compared to something like stucco is not necessarily overly different and it's part of the final realized version. I mean, I think you'd be remiss and difficult to identify which of the buildings that I've shown has E.I.F.S. versus which ones have stucco. So, in terms of final impact, it's fairly low on our category of ability. If it's absolutely a deal breaker, we can I'm sure find a way that there may be a compromise in there.

Mr. Bongero: Perhaps you could talk with the Planning Department and come up with a compromise?

Mr. Johnson: Potentially. I mean, and that's where it's, you know, we can look at potentially doing...and we have in certain areas as required on sections where we try not do the entire building, but we may do a corner as a wrap in a stucco type material, if that's something that is absolutely necessary.

Mr. Bongero: Yeah, I'd like to turn it over with them and you guys can see what we come up with. Thank you.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions?

Mr. Caramagno: Tell us a little bit about the timeframe for this huge project.

Mr. Wilshaw: There's a lot going on here.

Mr. Knowles: Well, it's been coming for a long time. It's been in the works for years, actually. So, we're anticipating that...get through the planning process, by the end of August. Get our engineering plans done in September, get the long-term permit applications that be to Wayne County, and to the state for water and sewer, get those out, by the early October, hopefully have permits in hand by the end of the year. And if, depending on...weather dependent, start underground during January. Right now, we're targeting June as when we would have pads ready for the new buildings.

Mr. Caramagno: So, just under a year from now you'll be getting ready to put in the buildings.

Mr. Knowles: Weather permitting.

Mr. Caramagno: Yes, yeah. What about the Holiday Inn? When will the demolition of that happen? Can that happen sooner will that wait until the end.

Mr. Knowles: It can. It likely will. I don't have an exact date for you, Sam, but we've been talking about it and we have pricing on it. We have contractors that are ready to do it. So, it could happen yet this year.

Mr. Caramagno: Thank you.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions for our petitioner?

Mr. Wilshaw: There are no other questions. Is there anyone in the audience wishing to speak for or against this item? I don't see anyone coming forward.

Mr. Wilshaw: Mr. Knowles, is there anything else that you'd like to present before we move forward? Okay, very good. Thank you for your presentation. All right. If there's no other comments or questions, a motion is in order.

On a motion by Bongero, seconded by Ventura, and unanimously adopted, it was

#07-35-2024 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C. requesting approval of all plans required by Section 3.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel Park between I-275 and Newburgh Road in the Southeast ¼ of Section 7, be approved subject to the following conditions:

1. The Site Plan, identified as Drawing No. C-3.0, dated May 24, 2024, prepared by PEA Group, is hereby approved and shall be adhered to.

2. The maximum customer seating for Cooper's Hawk shall not exceed 300, including 260 interior seats and forty (40) outdoor patio seats, and the maximum customer seating for The Capital Grille shall not exceed 246.
3. The Landscape Plan and Landscape Details, identified as Drawing No. L-1.0 and Drawing No. L-1.1, dated May 24, 2024, prepared by PEA Group, are hereby approved and shall be adhered to.
4. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
5. Underground sprinklers must be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.
6. The Elevation Plans and Exterior Material sheet for Cooper's Hawk, prepared by Design Collective, as received on June 5, 2024, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
7. The Elevation Plans for The Capital Grille, identified as Sheets SD1.5 and SD1.6, dated March 11, 2024, prepared by JKRP Architects, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
8. The Elevation Plans for Home 2 Suites by Hilton, identified as Sheets A-300 and A-301, dated May 10, 2024, prepared by Bowers & Associates, Inc., are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
9. The Elevation Plans for Holiday Inn, prepared by Bowers & Associates, Inc., as received on June 5, 2024, are hereby approved and shall be adhered to.
10. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with the

building's exterior materials in character, material, and color.

11. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass.
12. All pole-mounted light fixtures shall not exceed twenty feet (20') above finish grade and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent properties and roadways.
13. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals.
14. No exposed LED light bands or neon shall be permitted on this site, including, but not limited to, the buildings or around the windows.
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and,
16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Is there any discussion?

Mr. Taormina: Mr. Chairman, a point of clarification please. This is really for the benefit of the petitioner. Number 14 states no exposed LED light bands shall be permitted on the site, including but not limited to the buildings and around the windows. The renderings show accent lighting on the building. This is allowed as long as the light sources are not directly exposed. Any shielding or muting of those lights, which I believe they intend to do, should not be a problem. I just want the petitioner to understand that the intent is not to prohibit the accent lighting that is shown on the renderings.

Mr. Wilshaw: I appreciate that Mr. Taormina because we do see on, especially the Capital Grille, there's a number of illuminated window elements as an architectural element and those are

indirectly illuminated or internally illuminated in some way that is not in keeping with...is not in opposition to what we're looking for in our approving resolution, which is those light bands and neon tubes, things like that that are quite harsh. Hopefully the petitioner understands that.

Mr. Knowles: I do understand that. I have a different question for you relative to the motion.

Mr. Wilshaw: Okay, please go ahead.

Mr. Knowles: Mark pointed this out in his report, and I don't know whether it warrants a separate item or condition on the motion, but with regard to parking, you know, the parking does not meet the ordinance standards. We've provided additional documentation from ITE and ULI in terms of different ways to look at shared parking. I didn't know if, since it didn't meet the ordinance, the letter of the ordinance, I didn't know whether that needed to be included in the motion that you're approving what we provided in the motion or not?

Mr. Wilshaw: Well as provided in the motion, all spaces are to be 10 feet. Is that correct, Mr. Taormina?

Mr. Knowles: I didn't hear that in the motions.

Mr. Taormina: I don't believe we included that.

Mr. Taormina: The approving resolution references the site plan showing the parking, which should address Mr. Knowles' concern. Also, the zoning ordinance recognizes the use of other standards, such as ITE, in determining the required parking amount. There's no need for a variance. That accepted amount of parking is reflected in the site plan, as referenced in the approving resolution. No other condition would trigger the need for a variance. The parking provided satisfies the ordinance. Thank you.

Mr. Knowles: I just wanted to make sure.

Mr. Wilshaw: Excellent. Does that include the nine-foot spaces for valet and employee parking?

Mr. Taormina: Correct, which the ordinance does permit, subject to the approval of the Council.

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Mr. Wilshaw: Okay, excellent. Very good. I'm glad that we clarified that. Excellent, very good. Thank you. Any other questions or comments on the motion, which is a motion to approve from any of the commissioners?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

**CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW & APPROVAL**

All petitions for Site Plan Approval shall be filed with the City Planning Commission,
33000 Civic Center Drive, Livonia, MI 48154-3097.

For filing fee see computation below

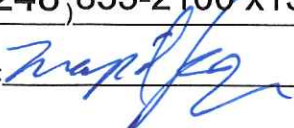
Date Filed: _____ Petition 2024-06-08-02
Site Address: 17123 N. Laurel Park Drive Sidwell 46-028-99-0006-006
Requesting Approval to Site Plan approval for a new Home 2 Hotel, Capital Grille and Cooper's Hawk Restaurants.
Applicant: Jack Knowles Business/Company: Laurel Investment, LLC
Applicant's Address: 29200 Northwestern Hwy., Suite 450 City: Southfield State: MI Zip Code: 48034
Applicant's Phone # (734) 564-6723 Applicant's Email mjknowles3@gmail.com
Contact Person: Jack Knowles Business/Company: _____
Contact's Address: same City: _____ State: _____ Zip Code: _____
Contact's Phone # (____) same Contact's Email same

Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
 - method used in calculating parking requirement
 - location of light standards servicing parking lot & cutout showing type & height
 - location of trash receptacle, including description of screening
 - location of signs (if proposed must submit separate sign application)
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), **a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to: planning@livonia.gov**
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) One (1) completed application form & **three (3)** sets of full-size drawings

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION	\$600.00
<u>82,665</u> sq. ft. of new construction x \$20.00 per 1,000 sq. ft.	
(NOTE: Round off to nearest 1,000) + <u>1,652.-</u>	
Total Amount Due \$	<u>2,252.-</u>

Owner of Property: Laurel Investment, LLC
Owner's Address: 29200 Northwestern Hwy., #450 City: Southfield State: MI Zip Code: 48034
Owner's Phone # (248) 855-2100 x131 Owner's Email abaskins@group10.net
Signature of Owner:  Print Name: Majid Koza

LAUREL – SIX MILE DEVELOPMENT – PROJECT DESCRIPTION

June 2024

GENERAL PROPERTY INFORMATION

The proposed Laurel-Six Mile project property is located along the North side of Six Mile Road and is bounded by Laurel Park Drive on the East and Interstate 275 on the West. The site comprises 10.28 acres of relatively level, open land and has a significant drainage way along the western part of the 6 Mile frontage and the entire length of the Interstate 275 frontage. An existing Holiday Inn Hotel & Conference Center exists on the northern half of the property.

The Laurel Park Mall is directly east of the property, across Laurel Park Drive. The Laurel Office Park is located to the North of the Holiday Inn, and Comerica Bank is directly adjacent to the SE area of the site.

PROPOSED DEVELOPMENT

This project involves the following four major development components:

1. Razing the conference center portion of the Holiday Inn.
2. A new 5 story Home 2 by Hilton Hotel, with 97 rooms and 61,529 SF.
3. A new Capital Grille restaurant with 246 seats, 10,086 SF.
4. A new Cooper's Hawk restaurant with 260 indoor and 40 outdoor seats, 11,040 SF.

ZONING

This property is zoned C-4/High Rise Commercial. Hotels and Full Service Restaurants are permitted uses within this district.

VEHICULAR ACCESS

The site is accessed from Laurel Park Drive, with two existing access drives, one at the very northeastern corner, and the other approximately 240 feet to the South. The southerly drive is considered the main access drive to all four businesses.

VEHICULAR PARKING

In accordance with the City ordinance, the parking requirement for these land uses is 614 spaces. The plan as presented contains 544 spaces, 70 spaces short of the City requirement. It should be noted that of the 544 spaces provided, 72 spaces (13%), have been reduced to 9 feet in width, and are earmarked for employee and valet parking spaces. These spaces are generally located furthest away from the main entrances of the buildings.

As this is considered a 'mixed use' development, frequently different criteria are taken into account for determining the actual expected parking demand. We have furnished a Parking Study prepared by Fishbeck Engineers, which outlines these criteria and the anticipated parking needs using other, widely accepted methodologies. Using the ITE Parking Generation Manual, the parking demand calculates to be 457 spaces or 87 spaces less than is being provided. Using the ULI Shared Parking method, the total is 415 weekday spaces (129 less than provided) and 453 weekend spaces (91 spaces less than provided). Please refer to the furnished Fishbeck study for the detailed analysis.

SITE SIGNAGE

The primary Site Identification Signage will consist of the following three signs:

1. New Monument Sign at the main Laurel Park Drive entrance. This sign will contain identification information for all four users.
2. Cooper's Hawk – Monument Sign along the Six Mile frontage.

3. Existing I-275 Pylon Sign – to remain with the larger Holiday Inn panel (at the top) and the Capital Grille logo on the smaller, lower panel. It is requested that the lower panel width be permitted to be expanded to match the width of the Holiday Inn panel above it.

BUILDING SIGNAGE

In addition to the site signage, each building will have identification on the walls, as is shown in the plan set for each individual building.

UTILITY SERVICE

As this site is partially developed, all necessary utilities (sewer, water, electric, gas, cable) exist on or directly adjacent to the site, and will be extended into the new building areas to properly service them. All public utilities will be constructed in accordance with City standards and requirements. Detailed engineering plans for the sewer and water work will be furnished to the City at a later date.

STORMWATER MANAGEMENT

An existing underground stormwater management system that accommodates the Holiday Inn site exists where the Home 2 Hotel is planned. That system will be removed and relocated elsewhere near the Home 2 building, under a parking area. The remainder of the property will be serviced by an additional underground stormwater management system, which will be located under a portion of the Cooper's Hawk parking area. Both of these underground stormwater storage systems will be designed and constructed in accordance with City and Wayne County standards.

I-275 INTERCHANGE

C4

LAURAL PARK DR

SIX MILE ROAD

C2

N2



Address & Zoning Map

Petitions 2024-06-08-02

Laurel Park, LLC.

17123 N. Laurel Park Drive

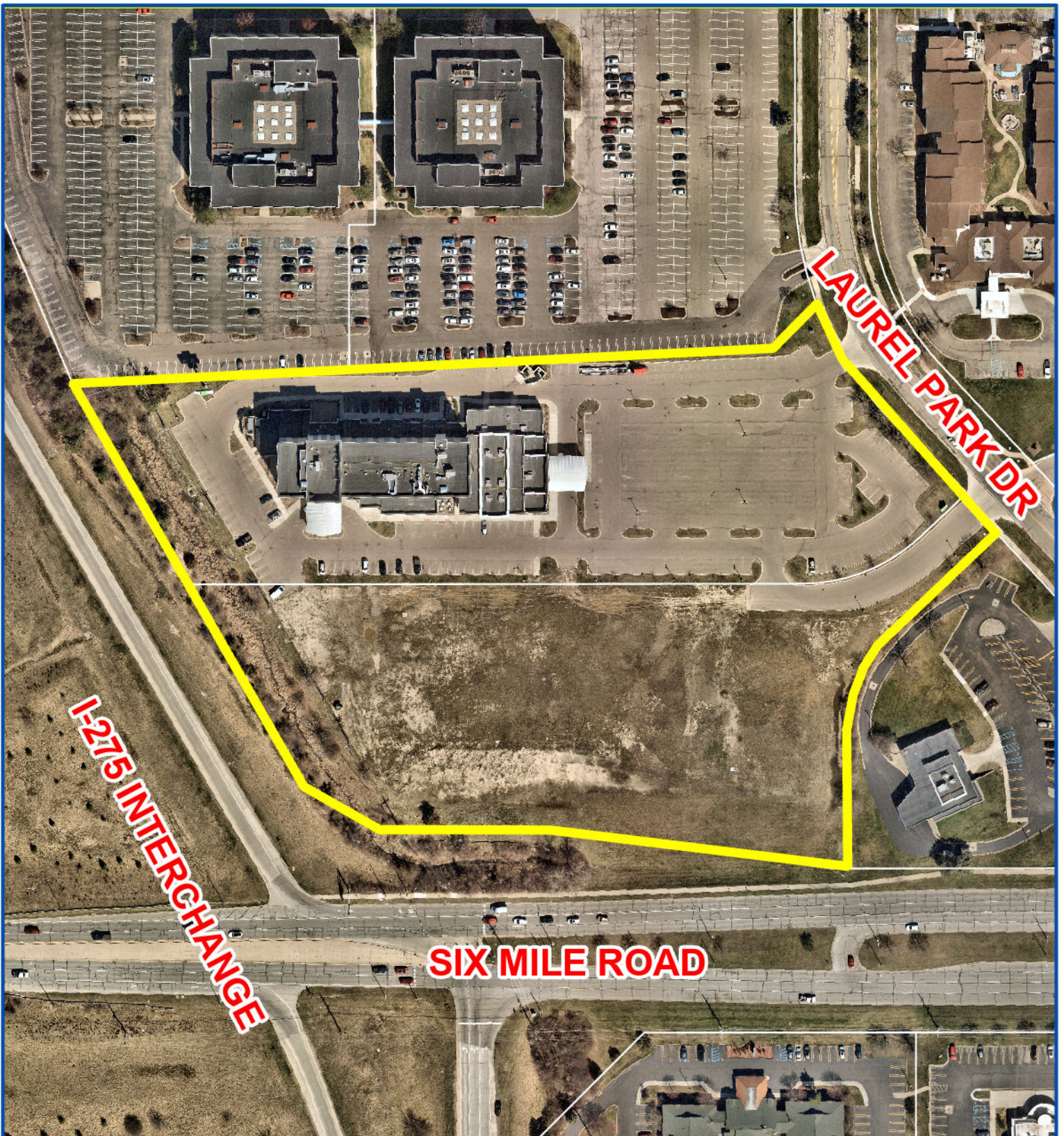
Demolish a portion of the existing Holiday Inn
and construct three new buildings including a
five-story hotel, and two freestanding
full-service restaurants



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petitions 2024-06-08-02

Laurel Park, LLC.

17123 N. Laurel Park Drive

Demolish a portion of the existing Holiday Inn
and construct three new buildings including a
five-story hotel, and two freestanding
full-service restaurants



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 4

Petition 2024-06-08-02 submitted by Laurel Investment, L.L.C. requesting approval of all plans required by Section 3.13 of the Livonia Zoning Ordinance, as amended, in connection with a proposal to demolish a portion of the existing Holiday Inn and construct three (3) new buildings including a five-story hotel (Home 2 Suites by Hilton), and two (2) freestanding full-service restaurants (Cooper's Hawk and Capital Grille), at 17117 and 17123 Laurel Park Drive, located on the west side of Laurel Park between I-275 and Newburgh Road in the Southeast $\frac{1}{4}$ of Section 7.

July 9, 2024: Study Meeting:

This petition involves significant changes to the Holiday Inn and Conference Center site, including demolishing the banquet hall portion of the hotel and constructing three (3) new buildings, including a five-story Home 2 Suites by Hilton Hotel, an 11,040-square-foot Cooper's Hawk restaurant, and a 10,086-square-foot Capital Grille restaurant.

The development site consists of two (2) existing tax parcels, both zoned C-4 (High Rise Commercial). The C-4 district treats hotels and full-service restaurants as permitted uses. The irregular-shaped site comprises 10.27 acres with frontage along the I-275 expressway and Laurel Park Drive. The south boundary of the site borders the on-ramp to northbound I-275. This part of the expressway prevents access to the site from Six Mile Road. Instead, the site is accessible via two (2) driveways off Laurel Park Drive. The site was initially developed as a Holiday Inn Holidome in 1979. In 2015, the Holidome was demolished and replaced with a new six (6) story Holiday Inn with 141 guest rooms and an approximate 10,000-square-foot banquet facility (CR #342-15).

To the north is the Laurel Office Park, zoned C-4. The parcel to the east is part of the Laurel Park Mall, which is zoned C-2. South, across Six Mile Road, are additional commercial businesses zoned C-2. To the west is the expressway on-ramp.

Part of the plan includes removing the conference/banquet center at the east end of the building and replacing the area with twenty-nine (29) surface parking spaces. The remaining hotel footprint would measure roughly 21,415 square feet. The exterior of the building would remain unchanged, except that the exposed part of the east elevation after the banquet center is demolished would be refinished to match the building's existing façade.

Home 2 Suites

Approximately 170 feet east of the Holiday Inn is the proposed Home 2 Suites extended stay hotel. At its closest point, the new hotel would be 127.14 feet from the right-of-way of Laurel Park Drive. The hotel would be five (5) stories tall, measuring 13,559 square feet, with ninety-seven (97) guest rooms. There would be eight (8) employees during a typical shift. The exterior building material is predominately brick on the first three floors. Accent materials would include stone, E.I.F.S., and metal paneling. The building would have a flat roof, with a maximum height, measured from finished grade to the highest point of the

parapet, of approximately 63'-4". In comparison, the six-story Holiday Inn building measures approximately 76'-2" to the top of the highest parapet.

Cooper's Hawk

Cooper's Hawk Winery & Restaurant is shown in the southeast portion of the parcel, with parking surrounding the building. The restaurant is listed as 11,040 square feet with indoor seating for 260 and outdoor seating for forty (40). Cooper's Hawk would have fifty (50) employees. The building is setback 105.19 feet from the on-ramp right-of-way adjacent to Six Mile Road. The floor plan shows the general layout of the restaurant, including the main dining areas, a separate bar that includes dining, a tasting bar, a network room, a kitchen, and restrooms. The outdoor dining patio is adjacent to the bar on the east side of the restaurant. The patio would have an overhead canopy and be enclosed with planters on railings. Elevation plans for the Cooper's Hawk restaurant show a roof height of 24'-4". The main entrance faces south with a covered canopy measuring 11'-10". Wall signs are shown on the south, east, and west elevations. Parapets are listed at varying heights of 19 to 24 feet. Building materials include a mix of horizontal fiber cement board siding (Nichiha, vintage wood, cedar), composite vertical siding and trim board (James Hardie, panel and batten boards, iron gray), metal siding (black), and E.I.F.S. (cream and gray).

Capital Grille

The Capital Grille restaurant is shown in the southwest corner, with parking spaces surrounding the building. The proposed building totals 10,086 square feet, with indoor seating for 246 and no outdoor seating. The largest working shift would be forty (40) employees. The building setback from Six Mile Road is 113.75 feet and 147.07 feet from the I-275 northbound ramp. The floor plan shows the general layout of the restaurant, including the main dining area, a bar with additional dining, six (6) private dining rooms, including a "Board Room," a kitchen, and restrooms. Building height would be 21'-1" for most of the structure, with a maximum height of thirty-two feet (32') for the tower over the main entrance. The main entrance faces south and contains a steel porte-cochere measuring 17' 9". Wall signs with "The Capital Grille" are shown on the parapet of each wall. Building materials include a combination of dark and light-colored tile along the building's "water table" (base) and tower elements, E.I.F.S., aluminum (fins, coping, fascia, and storefront), and metal (shutters).

Parking

Hotels must provide one (1) parking space per guest room and one (1) space per employee. Based on these standards, the Holiday Inn requires 152 parking spaces (141+11), and the Home 2 Suites requires 105 (97+8). For full-service restaurants, the requirement is one (1) space per two (2) interior seats, one (1) space per three (3) outdoor seats, and one (1) space per employee. As such, Cooper's Hawk requires 194 spaces (130+14+50), and The Capital Grille requires 163 (123+40). Combining the hotels and restaurants results in a total parking requirement of 614 spaces. The plan, as presented, shows 544 spaces, resulting in a difference of 70 spaces.

Under Section 9.03(6) of the Zoning Ordinance, the City Council may modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable based on the level of current or future employment and/or current or future customer traffic. In determining whether to permit fewer parking spaces, the City Council shall consult the most recent edition of Parking Generation, published by the Institute of Traffic Engineers (ITE), or another acceptable standard. The petitioner submitted a supplemental study that utilizes parking methodologies from two (2) trustworthy organizations: the Institute of Traffic Engineers (ITE) and the Urban Land Institute (ULI). Applying the ITE standards, the parking demand is calculated to be 457 spaces. Using the ULI Shared Parking standards, the totals are 415 on weekdays and 453 on weekends. With 544 available spaces, relying on these two (2) standards would suggest that the site will be sufficiently parked. Seventy-two (72) spaces dedicated to employees and valet parking have a reduced width of nine feet (9'). These spaces are generally located furthest away from the main building entrances. All other spaces measure ten feet (10') wide.

Refuse

The existing dumpster enclosure along the north property line will remain to service both hotels. Two (2) eight-yard dumpsters, recycling bins, linen storage, and a grease bin will be enclosed at the rear of The Capital Grille building. The Cooper's Hawk dumpster is proposed to be enclosed at the rear of the building.

Stormwater Management

Two underground detention basins would manage stormwater from the site. One underground detention basin serves the hotel phase and is between the two buildings. Underground stormwater detention for the restaurants is located under the parking lot east of Cooper's Hawk.

Landscaping

For landscaping, the Ordinance requires no fewer than fourteen (14) full-size trees, six (6) ornamental trees, and 109 shrubs along Six Mile Road, and seven (7) full-size trees, three (3) ornamental trees, and fifty-four (54) shrubs along Laurel Park Drive. The landscape plan shows fourteen (14) full-size trees, fourteen (14) ornamental trees, and 109 shrubs along Six Mile Road. Along Laurel Park Drive, the plan shows seven (7) existing full-size trees, seven (7) ornamental trees, and a mix of fifty-four (54) new and existing shrubs. Interior parking lot landscaping would consist of twenty-two (22) new and twenty (20) existing trees. There would be 21,032 square feet of interior parking lot landscaping with at least one (1) tree per island except where utilities are present. The greenbelt buffer to the north provides twenty-four (24) new trees and six (6) existing trees for thirty (30) trees. The southeast greenbelt provides three (3) trees, and the existing vegetation will remain.

Site Lighting

The photometric plan shows an average of 3.1 footcandles in the parking lot and 0.1 along the property line for exterior site lighting. The proposed illumination levels exceed the maximum average under Section 7.22. All pole-mounted light fixtures are consistent with

the City of Livonia Outdoor Lighting Policy, which recommends a maximum height of twenty feet (20') above grade.

Signs

Each hotel is allowed up to three (3) wall signs on the top floor of the building, and each restaurant is allowed two (2) wall signs. Additionally, two (2) monument signs are allowed if treated as a single development site. Each sign is limited to thirty (30) square feet in area and six feet (6') in height and must be setback at least ten feet (10') from any right-of-way lines. The plans show two (2) wall signs for the Home 2 and three (3) for the Holiday Inn. The plans for the restaurants show three (3) wall signs for Cooper's Hawk and four (4) for The Capital Grille. The site currently has two (2) ground-mounted signs, including a pylon sign along the expressway. One (1) additional monument sign is proposed along Six Mile Road for Cooper's Hawk. The sign package, as presented, requires variances.

July 16, 2024: Public Hearing:

At the July 10th study session, the Planning Commission requested additional masonry on the exterior of the buildings.

Approving Resolution: The request to demolish a portion of the existing Holiday Inn and construct three (3) new buildings is hereby approved, subject to City Council approval and the following conditions.:

1. The Site Plan, identified as Drawing No. C-3.0, dated May 24, 2024, prepared by PEA Group, is hereby approved and shall be adhered to.
2. The maximum customer seating for Cooper's Hawk shall not exceed 300, including 260 interior seats and forty (40) outdoor patio seats, and the maximum customer seating for The Capital Grille shall not exceed 246.
3. The Landscape Plan and Landscape Details, identified as Drawing No. L-1.0 and Drawing No. L-1.1, dated May 24, 2024, prepared by PEA Group, are hereby approved and shall be adhered to.
4. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding.
5. Underground sprinklers must be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

MISCELLANEOUS

ITEM 4 Petition 2024-06-08-02 - Laurel Investment, L.L.C.

Page 5

6. The Elevation Plans and Exterior Material sheet for Cooper's Hawk, prepared by Design Collective, as received on June 5, 2024, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
7. The Elevation Plans for The Capital Grille, identified as Sheets SD1.5 and SD1.6, dated March 11, 2024, prepared by JKRP Architects, are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
8. The Elevation Plans for Home 2 Suites by Hilton, identified as Sheets A-300 and A-301, dated May 10, 2024, prepared by Bowers & Associates, Inc., are hereby approved and shall be adhered to, except that masonry shall be added to the exterior of the building, subject to the approval of the Planning Department.
9. The Elevation Plans for Holiday Inn, prepared by Bowers & Associates, Inc., as received on June 5, 2024, are hereby approved and shall be adhered to.
10. All rooftop mechanical equipment shall be concealed from public view on all sides by screening compatible with the building's exterior materials in character, material, and color.
11. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass.
12. All pole-mounted light fixtures shall not exceed twenty feet (20') above finish grade and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent properties and roadways.
13. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals.
14. No exposed LED light bands or neon shall be permitted on this site, including, but not limited to, the buildings or around the windows.
15. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and,
16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

SITE PLANS

LAUREL - 6 MILE DEVELOPMENT

N. LAUREL PARK DR.

LIVONIA, MI 48152



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
5/24/2024		LIVONIA SITE PLAN APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-3.0	SITE PLAN
C-3.1	SITE SIGNAGE PLAN
C-6.0	UTILITY PLAN
C-9.0	TOPOGRAPHIC SURVEY
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
1 OF 1	PHOTOMETRIC SITE PLAN
SL-1.1	LIGHT FIXTURE DETAILS
	COOPER'S HAWK ARCH. PLANS (DESIGN COLLECTIVE)
	FLOOR PLAN
	EXTERIOR ELEVATIONS
	EXTERIOR ELEVATIONS
	CAPITAL GRILLE ARCH. PLANS (JKRP ARCHITECTS)
SD1.1	SCHEMATIC GROUND FLOOR PLAN
SD1.5	SCHEMATIC ELEVATIONS
SD1.6	SCHEMATIC ELEVATIONS
	HOME 2 SUITES ARCH. PLANS (BOWERS + ASSOCIATES, INC.)
A-100	FIRST FLOOR PLAN
A-101	TYPICAL FLOOR PLAN
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
	HOLIDAY INN ARCH. PLANS (BOWERS + ASSOCIATES, INC.)
A-300	SOUTH ELEVATION
A-301	NORTH ELEVATION
A-302	EAST ELEVATION
A-303	WEST ELEVATION

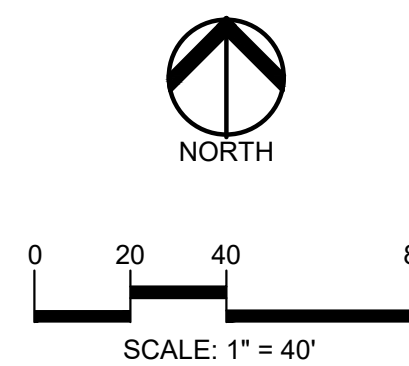
DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER	LANDSCAPE ARCHITECT	
LAUREL INVESTMENT, LLC 29200 NORTHWESTERN HWY, S-450 SOUTHFIELD, MI 48034 CONTACT: JACK KNOWLES PHONE: 734.564.6723 EMAIL: MJKNOWLES3@GMAIL.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: LUCAS DRIESENGA, PE PHONE: 844.813.2949 EMAIL: LDRIESENGA@PEAGROUP.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM	
ARCHITECT (HOME 2 SUITES)	ARCHITECT (CAPITAL GRILLE)	ARCHITECT (COOPER'S HAWK)	ARCHITECT (HOLIDAY INN)
BOWERS + ASSOCIATES, INC. 2400 S. HURON PKWY ANN ARBOR, MI 48104 CONTACT: SCOTT BOWERS PHONE: 734.975.2400 EMAIL: SCOTTB@BOWERSARCH.COM	JKRP ARCHITECTS 100 EAST PENN SQUARE, STE. 1080 PHILADELPHIA, PA 19107 PHONE: 215.928.9331	DESIGN COLLECTIVE 151 EAST NATIONWIDE BLVD COLUMBUS, OH 43215 CONTACT: AMADEUS ESCUDERO PHONE: 614.945.4113 EMAIL: AESCUDERO@DCCOLLECTIVE.COM	BOWERS + ASSOCIATES, INC. 2400 S. HURON PKWY ANN ARBOR, MI 48104 CONTACT: SCOTT BOWERS PHONE: 734.975.2400 EMAIL: SCOTTB@BOWERSARCH.COM



REVISIONS	
DESCRIPTION	DATE
SPA SUBMITTAL	5/24/2024

NOT FOR CONSTRUCTION



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE AS TO ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
LAUREL INVESTMENT, LLC
29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS
SITE PLAN SUBMITTAL 5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
SITE PLAN

PEA JOB NO. 17-389

P.M. JPB

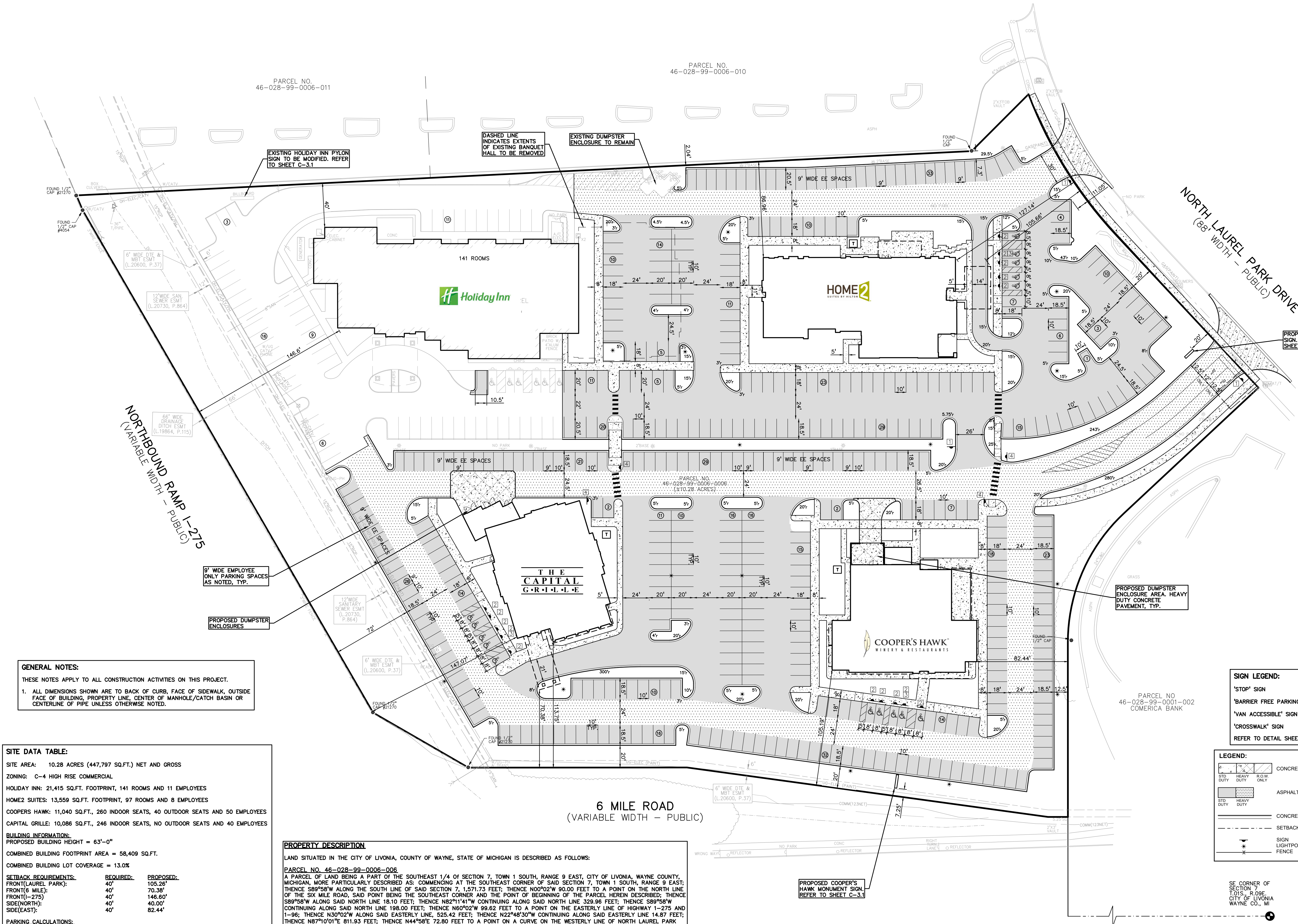
DN. RRM

DES. LGD

DRAWING NUMBER:

C-3.0

NOT FOR CONSTRUCTION



GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

SITE DATA TABLE:

SITE AREA:	10.28 ACRES (447,797 SQ.FT.) NET AND GROSS
ZONING:	C-4 HIGH RISE COMMERCIAL
HOLIDAY INN:	21,415 SQ.FT. FOOTPRINT, 141 ROOMS AND 11 EMPLOYEES
HOME2 SUITES:	13,559 SQ.FT. FOOTPRINT, 97 ROOMS AND 8 EMPLOYEES
COOPERS HAWK:	11,040 SQ.FT., 260 INDOOR SEATS, 40 OUTDOOR SEATS AND 50 EMPLOYEES
CAPITAL GRILLE:	10,086 SQ.FT., 246 INDOOR SEATS, NO OUTDOOR SEATS AND 40 EMPLOYEES
BUILDING INFORMATION:	
PROPOSED BUILDING HEIGHT =	63'-0"
COMBINED BUILDING FOOTPRINT AREA =	58,409 SQ.FT.
COMBINED BUILDING LOT COVERAGE =	13.0%
SETBACK REQUIREMENTS:	
FRONT(LAUREL PARK):	40'
FRONT(6 MILE):	40'
FRONT(-275):	40'
SIDE(NORTH):	40'
SIDE(EAST):	40'
PARKING CALCULATIONS:	
A SHARED PARKING STUDY COMPLETED BY FISHBEEK DATED MAY 16, 2024, HAS BEEN SUBMITTED ALONG WITH THIS SITE PLAN PACKAGE. BASED ON THE ANALYSIS OF THIS SHARED PARKING STUDY, A PEAK PARKING DEMAND OF 457 PARKING SPACES WILL BE REQUIRED.	
PROPOSED PARKING =	544 SPACES INCLUDING 21 BARRIER FREE SPACES

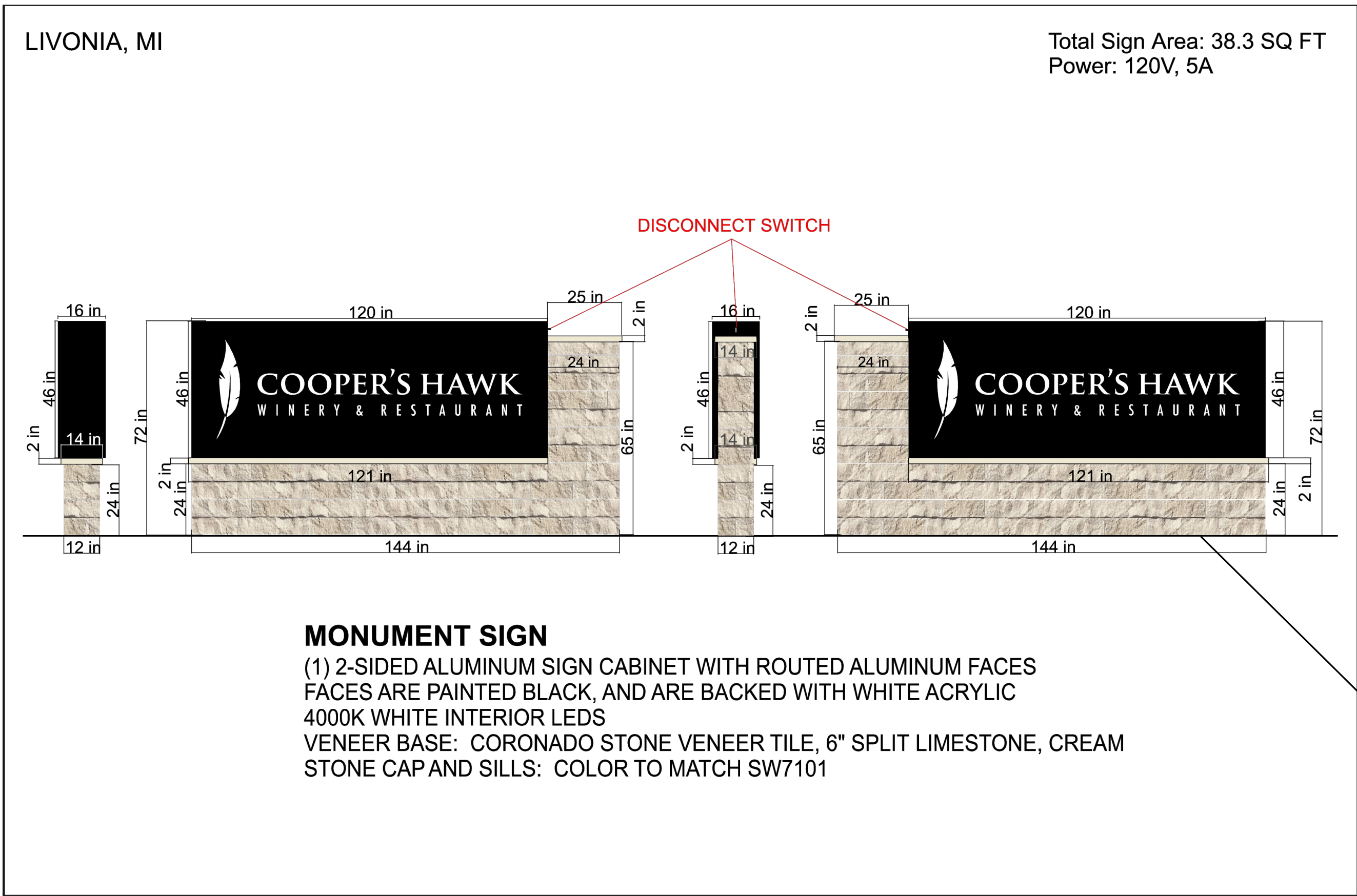
PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

PARCEL NO. 46-028-99-0006-006

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST; THENCE S89°58'W ALONG THE SOUTH LINE OF SAID SECTION 7, 1,571.73 FEET; THENCE N00°02'W 90.00 FEET TO A POINT ON THE NORTH LINE OF THE SIX MILE ROAD, SAID POINT BEING THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S89°58'W ALONG SAID NORTH LINE 18.10 FEET; THENCE N82°11'41"W CONTINUING ALONG SAID NORTH LINE 329.98 FEET; THENCE S89°58'W CONTINUING ALONG SAID NORTH LINE 198.00 FEET; THENCE N60°02'W 99.62 FEET TO A POINT ON THE EASTERLY LINE OF HIGHWAY 1-275 AND 1-96; THENCE N30°02'W ALONG SAID EASTERLY LINE, 525.42 FEET; THENCE N22°48'30"W CONTINUING ALONG SAID EASTERLY LINE 14.87 FEET; THENCE N87°10'01"E 811.93 FEET; THENCE N44°58'E 72.80 FEET TO A POINT ON A CURVE ON THE WESTERLY LINE OF NORTH LAUREL PARK DRIVE (88 FEET WIDE); THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT AND ALONG SAID WESTERLY LINE 150.79 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 386.00 FEET AND A CENTRAL ANGLE OF 22°22'58"; THENCE S43°02'E CONTINUING ALONG SAID WESTERLY LINE 189.45 FEET; THENCE S46°58'W 166.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT 131.25 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 47°00'; THENCE S00°02'E 158.00 FEET TO THE POINT OF BEGINNING.

S:\PROJECTS\2017-2018-01 LAUREL PARK DEVELOPMENT\MOV2_SITE_PLAN\CS-3\TOS\GSM-17-389.dwg PLOT DATE: 5/24/2024 BY: Lucas Driesenga



	Elevate Sign Group 1120 N. Ridge Ave. Lombard, IL 60148 T: 630-656-1085 www.elevatesigngroup.com	SUBMITTED TO: Cooper's Hawk Winery & Restaurant Livonia, MI	PROJECT: LIV - MONUMENT	DATE: SA MEMBER

JACK KNOWLES

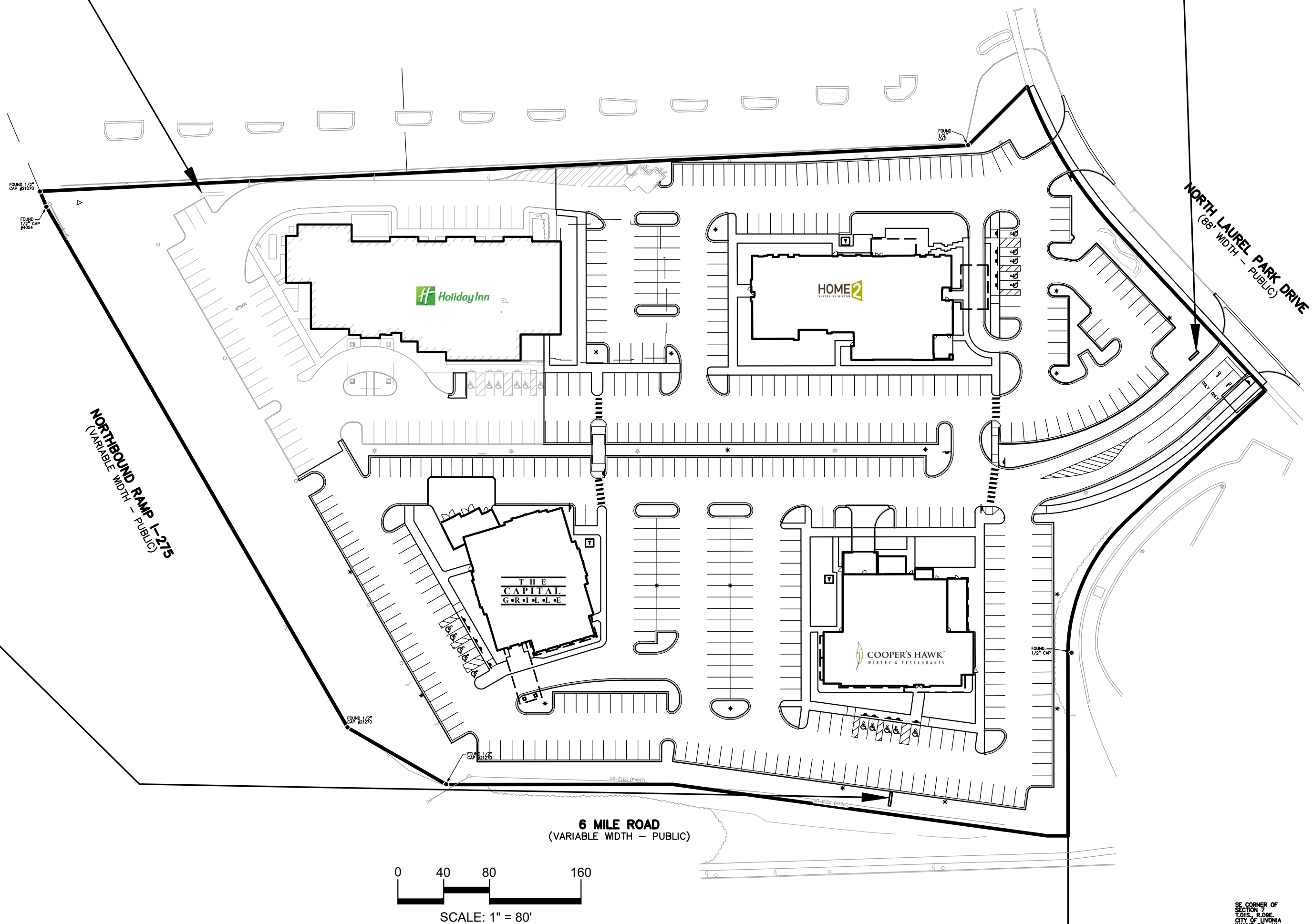
MONUMENT - OPTION A

MEASUREMENTS



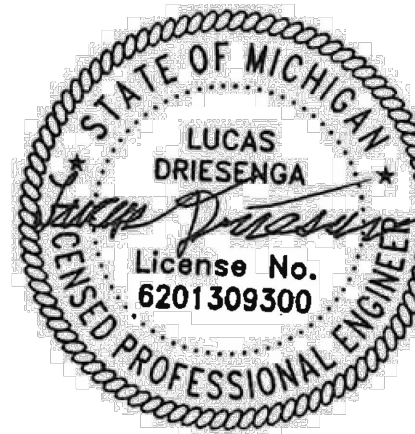
CLIENT NAME JACK KNOWLES PROJECT 0032	DESCRIPTION: Monument Sign with HDU vertical slats, double cap and illuminated tenants and masonry base.	AREA: 120"(w) x 60"(h) 50 Sq Ft Base: 120"(w) x 24"(h) 20 Sq Ft	PLEASE EXAMINE PROOF CAREFULLY By approving and signing you are verifying and confirming that all spelling, grammar, text, design layout, including but not limited to sizes and placement of graphics are correct. Once production has begun, customer assumes all responsibility for any inaccuracies and understands additional costs may be incurred to correct. Please note color may or may not be accurately represented on this proof.	COPYRIGHT NOTICE All design, manufacturing, reproduction, use and sale of this document is strictly prohibited without the consent of Screen Works. This document is submitted under a confidential understanding that the recipient of this document assumes custody and agrees that this document and any part of its content is not to be copied, reproduced (in whole or part) or any of its contents be revealed (in whole or part) to other parties except for which it is agreed upon by Screen Works and recipient, nor shall design features unique to this document be incorporated in any other projects.	SHEET 2

PYLON SIGN NOTE:
EXISTING HOLIDAY INN PYLON SIGN TO BE
REVISED TO INCLUDE CAPITAL GRILLE LOGO
BELOW EXISTING HOLIDAY INN LOGO. DETAIL
TO BE PROVIDED WHEN COMPLETED.



PEA
GROUP

t: 844.813.2949
www.peagroup.com



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND
UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY
APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR
IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR
DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS
PRIOR TO THE START OF CONSTRUCTION.

CLIENT
LAUREL INVESTMENT, LLC
29200 NORTHWESTERN HIGHWAY, S-450
SOUTHFIELD, MI 48034

PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS
SITE PLAN SUBMITTAL 5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024

DRAWING TITLE
SITE SIGNAGE PLAN

PEA JOB NO. 17-389

P.M. JPB

DN. RRM

DES. LGD

DRAWING NUMBER:

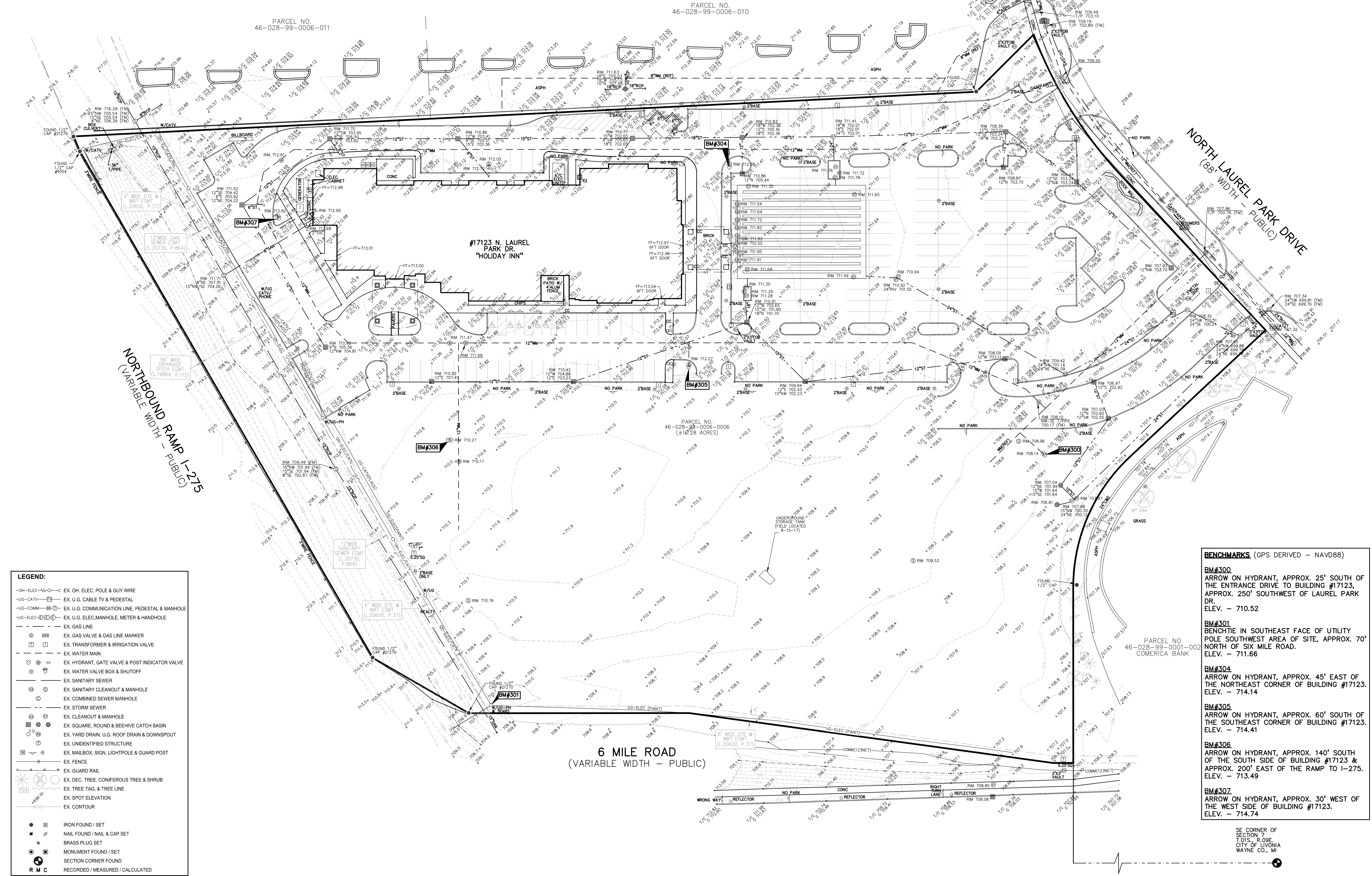
C-3.1

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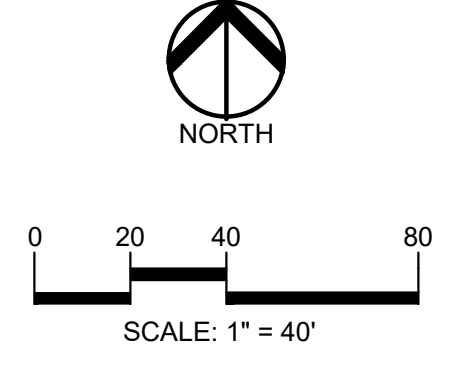
FLOOD NOTE:
BY GRAPHICAL PLOTTING, THE SUBJECT PARCEL LIES WITHIN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP 26163C-0045E, EFFECTIVE FEBRUARY 2, 2012.

PROPERTY DESCRIPTION
LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:
PARCEL NO. 46-028-99-0006-006
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST; THENCE S89°58'W ALONG THE SOUTH LINE OF SAID SECTION 7, 1,571.73 FEET; THENCE N00°02'W 90.00 FEET TO A POINT ON THE NORTH LINE OF THE SIX MILE ROAD, SAID POINT BEING THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S89°58'W ALONG SAID NORTH LINE 18.10 FEET; THENCE N82°11'41"W CONTINUING ALONG SAID NORTH LINE 329.96 FEET; THENCE S89°58'W CONTINUING ALONG SAID NORTH LINE 198.00 FEET; THENCE N60°02'W 99.62 FEET TO A POINT ON THE EASTERLY LINE OF HIGHWAY 1-275 AND 1-96; THENCE N30°02'W ALONG SAID EASTERLY LINE, 525.42 FEET; THENCE N22°48'30"W CONTINUING ALONG SAID EASTERLY LINE 14.87 FEET; THENCE N87°10'01"E 811.93 FEET; THENCE N44°58'E 72.80 FEET TO A POINT ON A CURVE ON THE WESTERLY LINE OF NORTH LAUREL PARK DRIVE (88 FEET WIDE); THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT AND ALONG SAID WESTERLY LINE 150.79 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 386.00 FEET AND A CENTRAL ANGLE OF 22°22'56"; THENCE S43°02'E CONTINUING ALONG SAID WESTERLY LINE 189.45 FEET; THENCE S46°58'W 166.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT 131.25 FEET MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 47°00'; THENCE S00°02'E 158.00 FEET TO THE POINT OF BEGINNING.

FLOOD NOTE:
BY GRAPHICAL PLOTTING, THE SUBJECT PARCEL LIES WITHIN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP 26163C-0045E, EFFECTIVE FEBRUARY 2, 2012.



PEA GROUP
t: 844.813.2949
www.peagroup.com



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PROJECT TITLE
LAUREL - 6 MILE DEVELOPMENT
LIVONIA, MI

REVISIONS
SITE PLAN SUBMITTAL 5/24/2024

ORIGINAL ISSUE DATE:
MAY 24, 2024
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 17-389
P.M. JPB
D.N. RRM
DES. LGD
DRAWING NUMBER:

NOT FOR CONSTRUCTION **C-9.0**

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
DECIDUOUS TREES							
GBM3	9	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	3" CAL.	B&B	PER PLAN	
GBP3	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CAL.	B&B	PER PLAN	
GT3	11	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	3" CAL.	B&B	PER PLAN	
QG3	14	QUERCUS ROBUR X ALBA 'JFS-KW20X'	SKINNY GENESIS OAK	3" CAL.	B&B	PER PLAN	
QP3	6	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE OAK	3" CAL.	B&B	PER PLAN	
TA3	3	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	
TG3	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B&B	PER PLAN	
UF3	1	ULMUS X 'FRONTIER'	FRONTIER ELM	3" CAL.	B&B	PER PLAN	
ZS3	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" CAL.	B&B	PER PLAN	
	61	SUBTOTAL:					

ORNAMENTAL TREES

ACA8	4	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8" HT.	B&B	PER PLAN	MULTI-TRUNK
AL2	5	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	2" CAL.	B&B	PER PLAN	
CCF2	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	2" CAL.	B&B	PER PLAN	
MJ2	3	MAGNOLIA X 'JANE'	JANE MAGNOLIA	2" CAL.	B&B	PER PLAN	
MA2	7	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	2" CAL.	B&B	PER PLAN	
MM2	5	MALUS X 'JARMIN'	MARILEE'S CRABAPPLE	2" CAL.	B&B	PER PLAN	
MRR2	4	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	2" CAL.	B&B	PER PLAN	
MSA2	14	MALUS X 'SARGENTII'	SARGENT CRABAPPLE	2" CAL.	B&B	PER PLAN	
SR2	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	B&B	PER PLAN	
	51	SUBTOTAL:					

SHRUBS

PF36	54	POTENTILLA FRUTICOSA 'ABBOTTSWOOD'	ABBOTTSWOOD BUSH CINQUEFOIL	36" HT.	CONT.	36" O.C.	
RG24	8	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	CONT.	4" O.C.	
SNF36	43	SPRAEA JAPONICA 'NEON FLASH'	NEON FLASH JAPANESE SPIREA	36" HT.	CONT.	36" O.C.	
SP36	33	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	36" HT.	CONT.	5" O.C.	
TM30	112	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	30" HT.	CONT.	42" O.C.	
	230	SUBTOTAL:					

LANDSCAPE CALCULATIONS:

PER CITY OF LIVONIA ZONING ORDINANCE
C-4 GENERAL BUSINESS DISTRICT

FRONTAGE LANDSCAPING = F

REQUIRED: PER 40 LF ALONG PUBLIC ROW.
(ROAD LESS DRIVES AND SIDEWALK OPENINGS)
1 DEC. OR EVG TREE, 1 ORNAMENTAL, 8 SHRUBS

SIX MILE ROAD:

DEC./EVG. = $546/40 = 14$, 3" DEC./8" HT. EVG. TREE
ORN. TREE = $546/40 = 14$, 2" ORN. TREE
SHRUBS = $546/40 \times 8 = 109$, 3" HT. DEC./30" HT. EVG.
N LAUREL PARK DRIVE: $340 - 30 - 38 = 272'$
DEC./EVG. = $272/40 = 7$, 3" DEC./8" HT. EVG. TREE
ORN. TREE = $272/40 = 7$, 2" ORN. TREE
SHRUBS = $272/40 \times 8 = 54$, 3" HT. DEC./30" HT. EVG.
NORTHBOUND RAMP 1-275:
DEC./EVG. = $640/40 = 16$, 3" DEC./8" HT. EVG. TREE
ORN. TREE = $640/40 = 16$, 2" ORN. TREE
SHRUBS = $640/40 \times 8 = 128$, 3" HT. DEC./30" HT. EVG.

PROVIDED:

SIX MILE ROAD:
DEC./EVG. = 14, 3" DEC./8" HT. EVG. TREE
ORN. TREE = 14, 2" ORN. TREE
SHRUBS = 109, 3" HT. DEC./30" HT. EVG.
N LAUREL PARK DRIVE:
DEC./EVG. = 7 EXISTING OR PREVIOUSLY INSTALLED TREES
ORN. TREE = 7, 2" ORN. TREE
SHRUBS = 32, 3" HT. DEC./30" HT. EVG. AND OVER 22 EXISTING SHRUBS
NORTHBOUND RAMP 1-275:
NO TREES OR SHRUBS PROVIDED DUE TO EXISTING SANITARY AND DRAINAGE EASEMENT AND OVERHEAD UTILITIES

PARKING LOT SCREENING

REQUIRED:
5' WIDE YARD WITH EVERGREEN OR DECIDUOUS HEDGE,
3' HT. HEDGE OR 3' BERM OR 3' WALL.

PROVIDED: 3' HT. FRONTAGE SHRUBS ALONG SIX MILE RD & N LAUREL PARK DR

INTERIOR PARKING LOT LANDSCAPING = P

LANDSCAPE MUST BE 5% OF PAVED AREA AND 1 TREE/ISLAND;
193,409 SF (NEW PAVED AREA) X 5% = 9,671 SF REQ.
1 TREE/300 SQ FT INTERIOR LANDSCAPE
11,705 SF INTERIOR LANDSCAPE/300 = 32 TREES

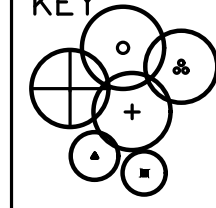
PROVIDED: 22 PROPOSED TREES, 20 PREVIOUSLY INSTALLED TREES
AND 21,032 SF MIN. 5% LANDSCAPE AREA
1 TREE/ISLAND EXCEPT WHERE UTILITY CONFLICTS

GREENBELT BUFFERING = G

REQUIRED: C-4 ADJACENT TO C-4; 10' BUFFER, 1 TREE/30 LF;

NORTH P/L: $885/30 = 30$ TREES
SOUTHEAST P/L: $456/30 = 15$ TREES

PROVIDED: NORTH P/L = 24 TREES AND 6 EXISTING/PREVIOUSLY INSTALLED TREES
PROVIDED: SOUTHEAST P/L = 3 TREES AND EXISTING VEGETATION TO REMAIN

KEY

= PROPOSED DECIDUOUS TREE

= PROPOSED FRONTAGE SHRUBS

= LANDSCAPE WITHIN WILL BE PROVIDED FOR ADMINISTRATIVE REVIEW

LETTER KEY

F = FRONTAGE TREE

P = INTERIOR PARKING LOT TREE

G = GREENBELT TREE

= IRRIGATED SEED LAWN

= EXISTING PREVIOUSLY INSTALLED TREE TO REMAIN

= EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCE

= 4' PLANTING BOUNDARY

SEE SHEET L-1.1 FOR LANDSCAPE DETAILS

NOTE: TREES TO NOT CONFLICT WITH FINAL LOCATION OF LIGHT POLES, REGULATORY SIGNS AND BUILDING SIGNAGE, SHIFT TREES AS NECESSARY.

NOTES PER CITY OF LIVONIA ORDINANCE:

MINIMUM PLANTING SIZES PER CITY ARE:
3" CAL. DEC. TREE, 8" HT. EVG., 2" CAL. ORNAMENTAL
36" HT. DEC. SHRUB AND 30" HT. EVG. SHRUB

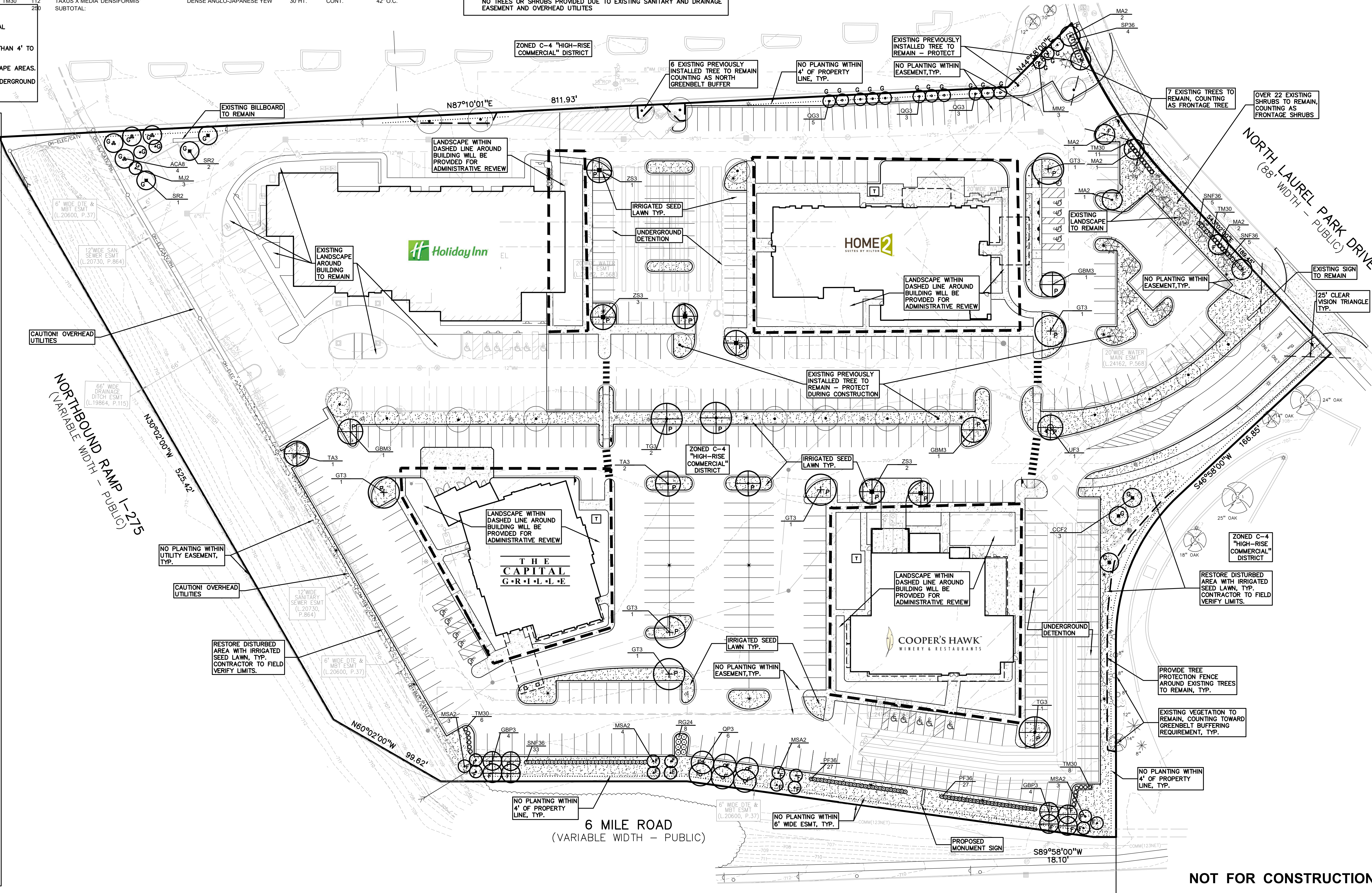
TREES AND SHRUBS MAY NOT BE PLANTED CLOSER THAN 4' TO FENCE OR PROPERTY LINE.

NO ROCK, STONE OR PEBBLES PERMITTED IN LANDSCAPE AREAS.

ALL LAWN AND LANDSCAPED AREAS TO HAVE AN UNDERGROUND IRRIGATION SYSTEM.
IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE, TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE-SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE-EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/BLOCK PROPOSED REGULATORY/DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.



PEA GROUP
t: 844.813.2949
www.peagroup.com



0 20 40 80
SCALE: 1" = 40'



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REVISIONS

SITE PLAN SUBMITTAL 5/24/2024

ORIGINAL ISSUE DATE:
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LANDSCAPE PLAN

PEA JOB NO. 17-389

P.M. JPB

DN. BZ

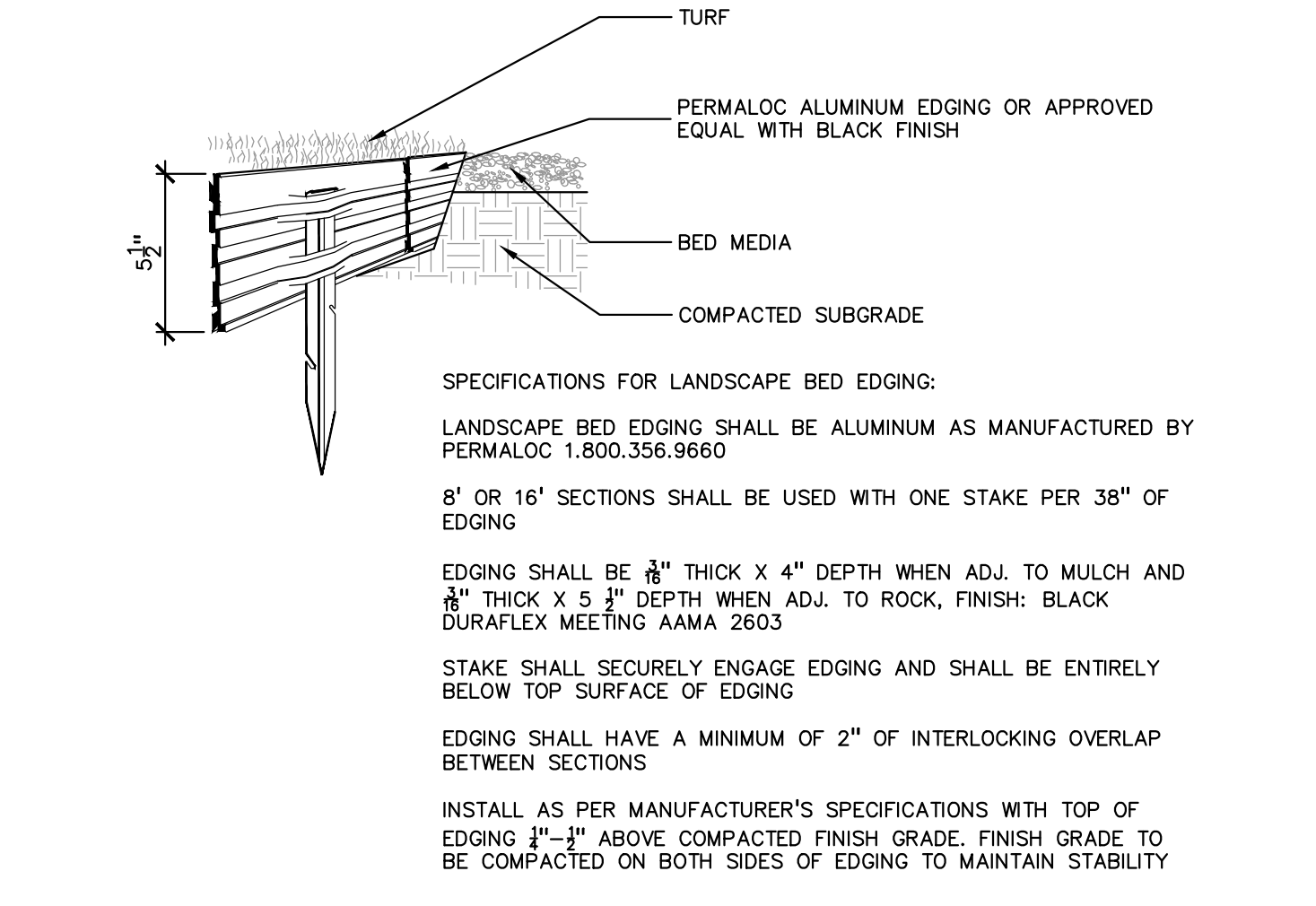
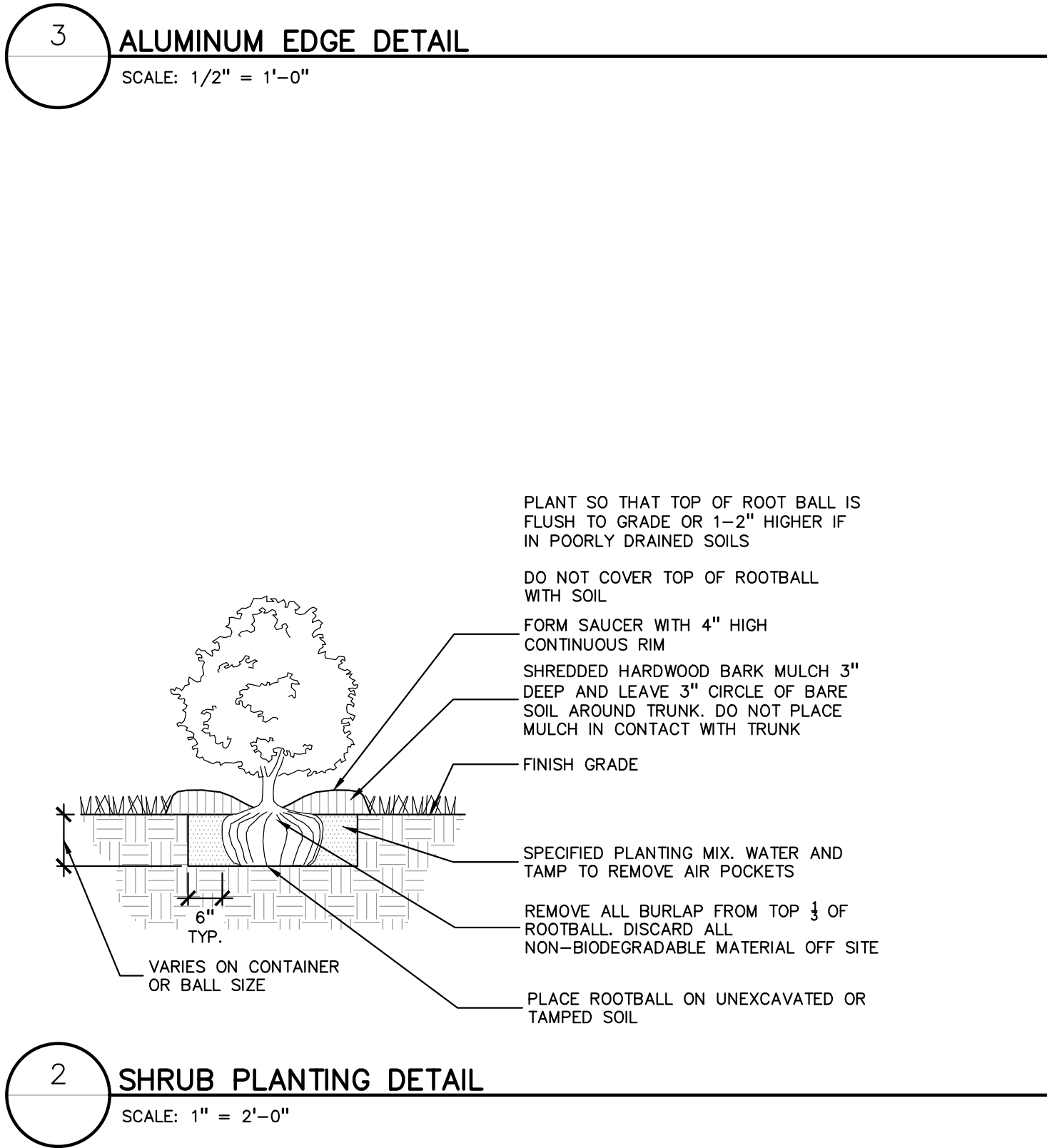
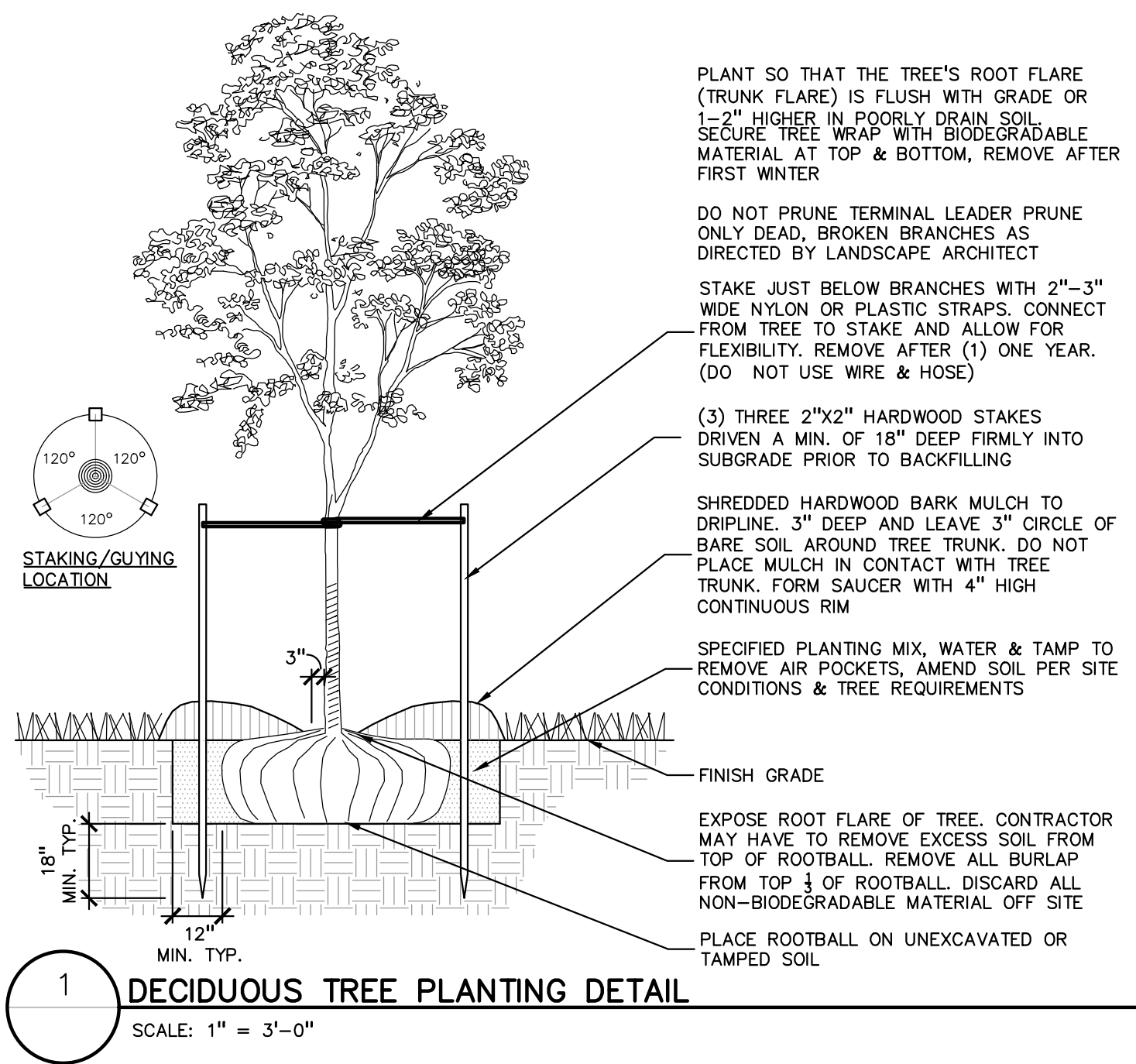
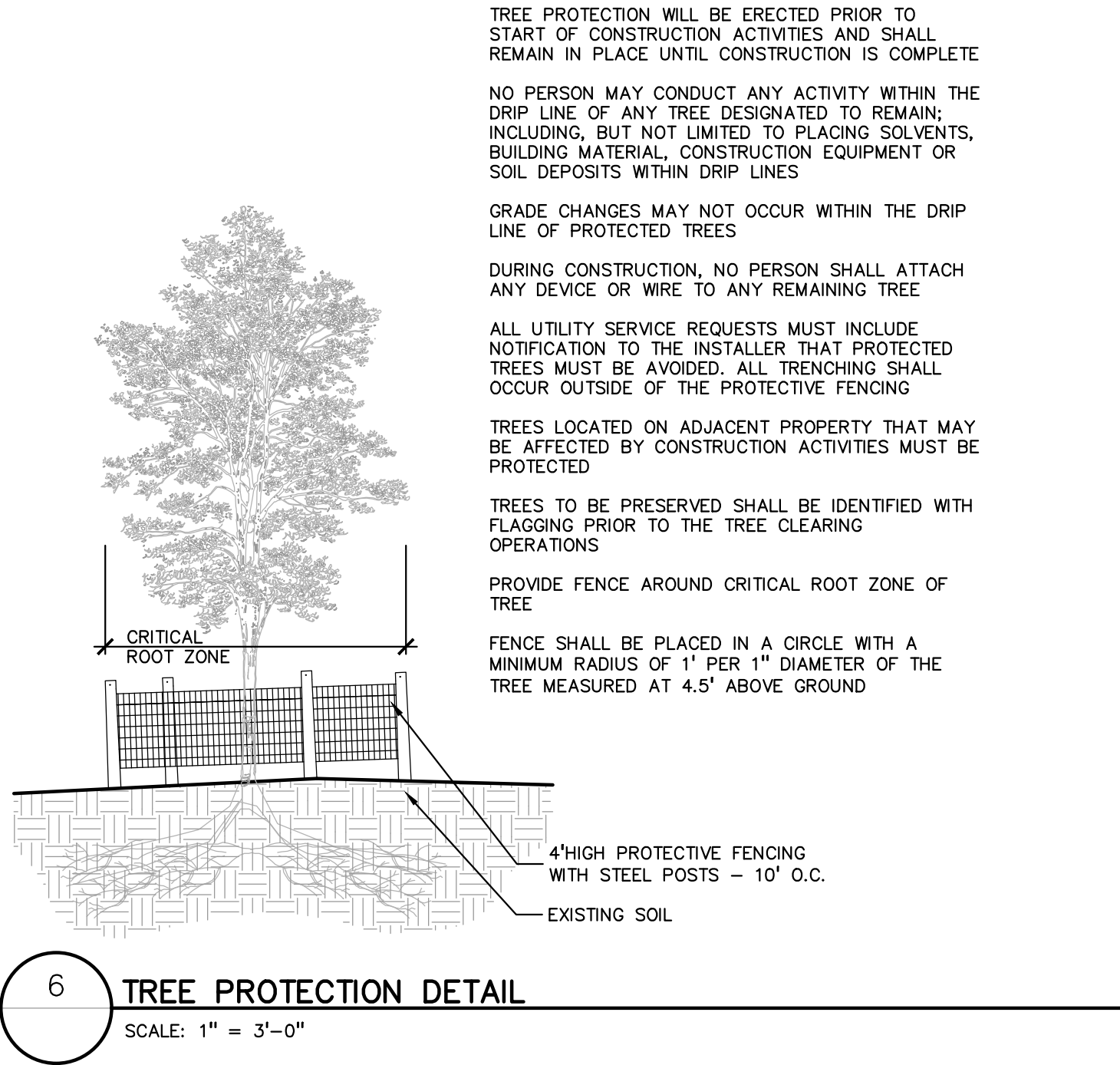
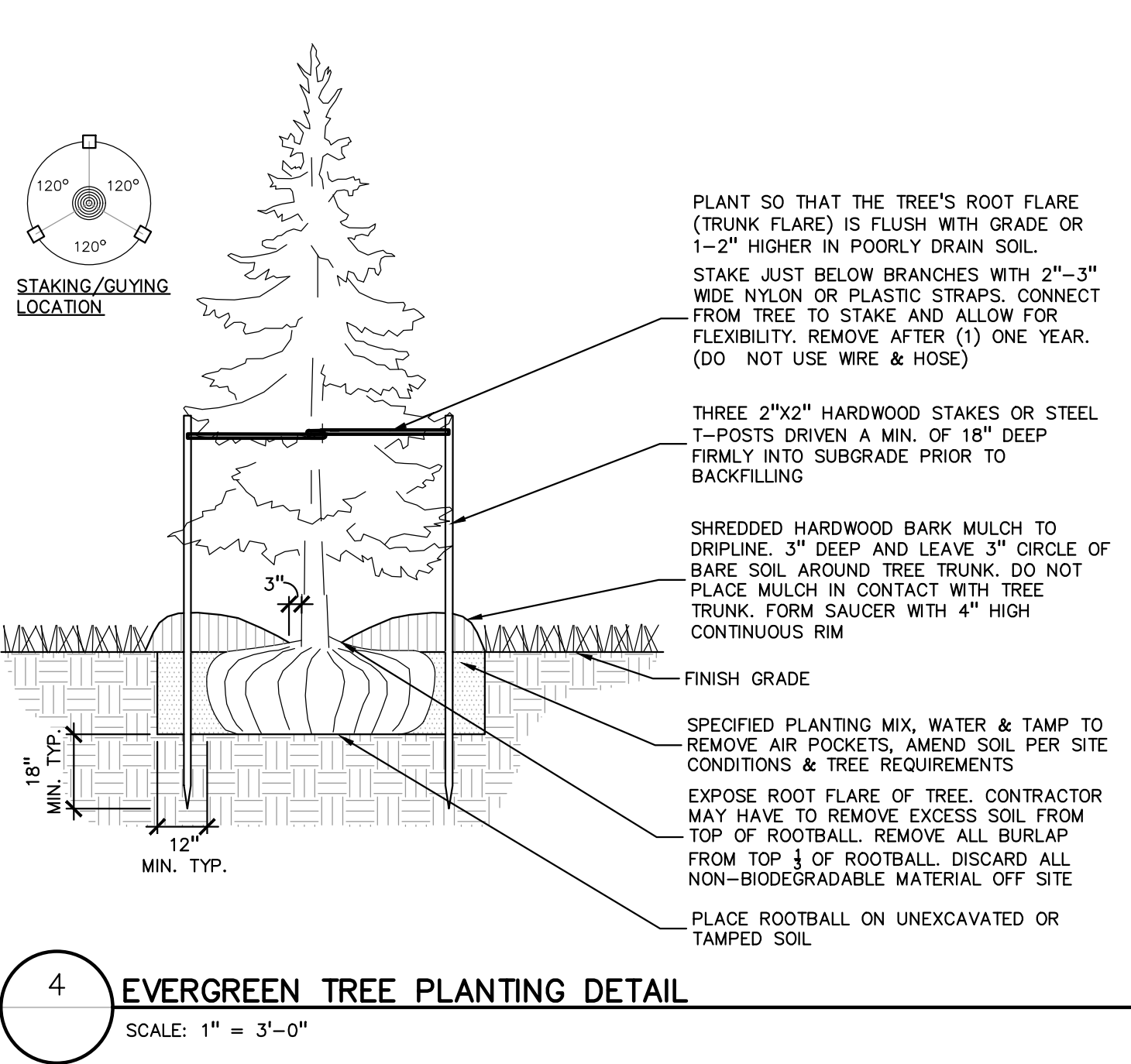
DES. JLE

DRAWING NUMBER:

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NOT FOR CONSTRUCTION

S:\PROJECTS\2017-2024\17-389-01 LAUREL PARK DEVELOPMENT\DWG\2 SITE PLAN\1-1 LANDSCAPE DETAILS-17-389.DWG PLOT DATE: 5/23/2024 BY: Christine L. Espinosa



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LANDSCAPE DETAILS

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P.M.	JPB
DN.	BZ
DES.	JLE

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PEA GROUP

t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1380
LIVONIA, MICHIGAN

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT
QUOTES@GASSERBUSH.COM OR 734-266-
6705.

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC
IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE
VERIFIED IN FIELD BY OTHERS.

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. PARKING LOT CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0".
4. PROPERTY LINE CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0".

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT
TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS
CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH
ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S
LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER
VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING
ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT
IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

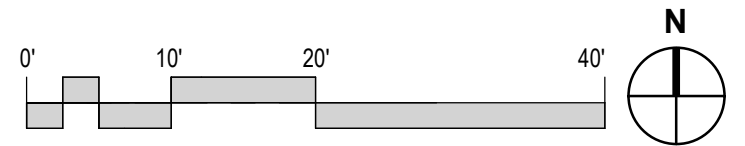
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1
2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-
6705

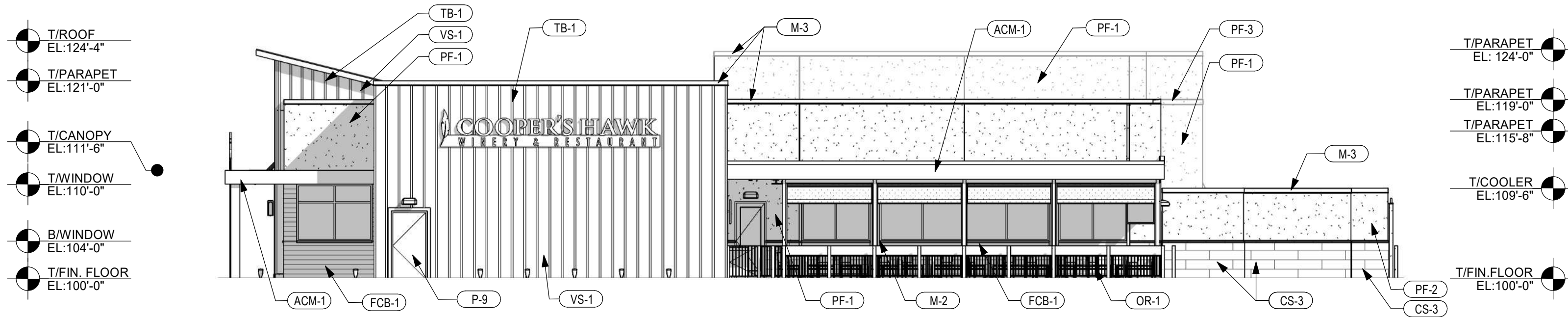
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
	A	1	Lithonia Lighting	DSX1 LED PB 40K 70CRI T3M	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 3 Medium	LED	1	28030	0.9	215.77	20'-0"
	B	1	Lithonia Lighting	DSX1 LED PB 40K 70CRI T5W	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 5 Wide	LED	1	29743	0.9	431.54	20'-0"
	C	1	Lithonia Lighting	DSX1 LED PB 40K 70CRI T4M	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 4 Medium	LED	1	28448	0.9	215.77	20'-0"
	D	4	Lithonia Lighting	DSX1 LED PB 40K 70CRI T4H HS	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 4 Medium Househide Shield	LED	1	24472	0.9	215.7732	20'-0"
	E	29	Lithonia Lighting	WST LED P1 40K VW MVOLT	WST LED, Performance package 1, 4000 K, visual comfort wide, MVOLT	LED	1	1659	0.9	12	10'-0"
	F	9	Lithonia Lighting	LDN6 40/05 LOGAR LS	6IN LDN, 4000K, 500LM, CLEAR, SPECULAR REFLECTOR, CN180	LED	1	557	0.9	5.83	12'-0"
	G	13	Lithonia Lighting	DSX1 LED PB 40K 70CRI BKCA	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control	LED	1	21057	0.9	215.77	20'-0"
	H	9	Lithonia Lighting	DSX1 LED PB 40K 70CRI T5W	D-Series Size 1 Area Luminaire PB Performance Package 4000K CCT 70 CRI Type 5 Wide	LED	1	29743	0.9	215.77	20'-0"

Plan View

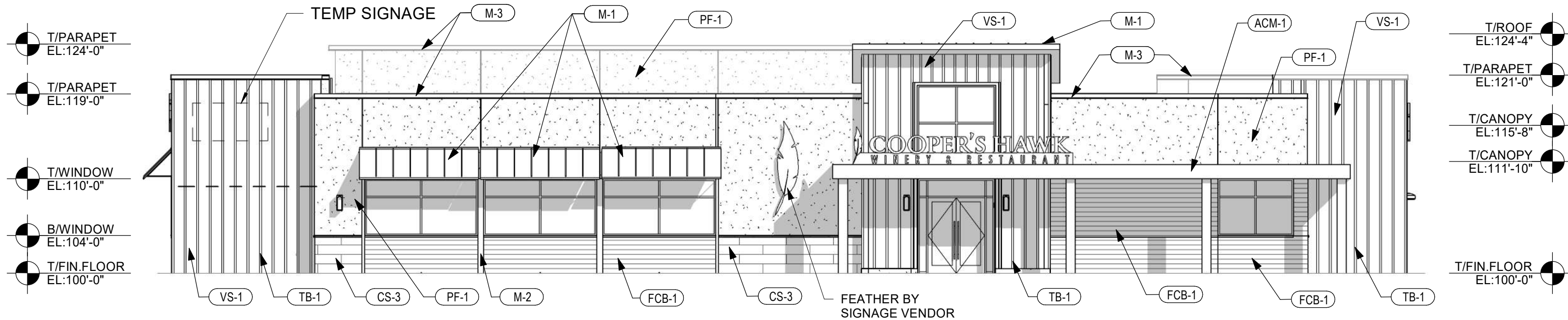
Scale - 1" = 40ft

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING LOT	+	3.1 fc	8.2 fc	0.3 fc	27.3:1	10.3:1	0.4:1
PROPERTY LINE	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A	0.2:1
OVERALL @ GRADE	+	1.8 fc	8.9 fc	0.0 fc	N/A	N/A	0.2:1





1 EAST ELEVATION
1" = 10'-0"



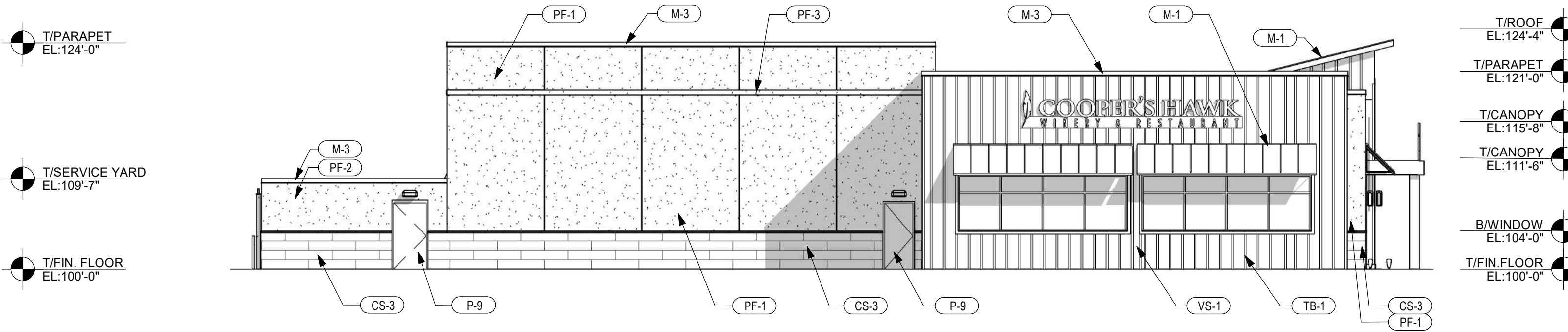
2 SOUTH ELEVATION
1" = 10'-0"

EXTERIOR ELEVATIONS

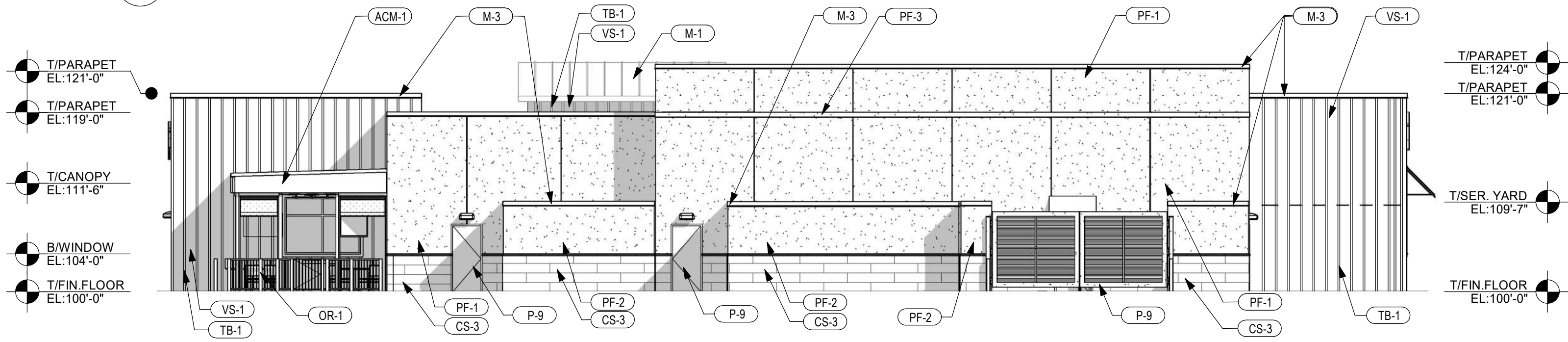
COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI

Design
Collective

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1 WEST ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"

EXTERIOR ELEVATIONS

COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI



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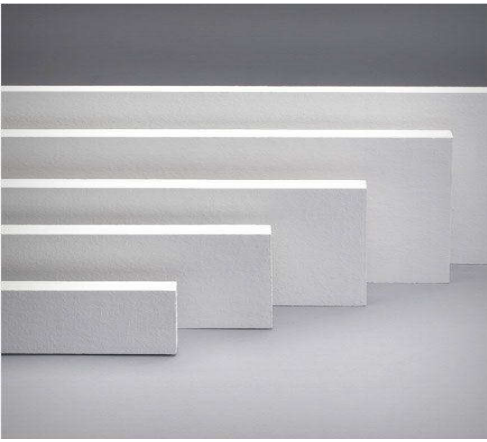
FCB-1 FIBER CEMENT BOARD
MFR: NICHHA
STYLE: VINTAGE WOOD
COLOR: CEDAR
SIZE: 18" X 120"
LOCATION: REFER TO EXTERIOR ELEVATIONS
PRICING: \$7.28/SF



VS-1 VERTICAL SIDING
MFR: JAMES HARDIE
STYLE: PANEL VERTICAL SIDING
COLOR: IRON GRAY
FINISH: SMOOTH
SIZE: 120" X 48" X 0.312" THICK
LOCATION: REFER TO EXTERIOR ELEVATIONS



TB-1 TRIM BOARD
MFR: JAMES HARDIE
STYLE: BATTEN BOARDS
COLOR: IRON GRAY
FINISH: SMOOTH
SIZE: 144" X 2.5" X 0.75" THICK
LOCATION: REFER TO EXTERIOR ELEVATIONS



TB-2 TRIM BOARD
MFR: JAMES HARDIE
STYLE: 4/4
COLOR: UNFINISHED; FIELD PAINTED 'IRON GRAY'
FINISH: SMOOTH
SIZE: 144" X 3" X 0.75" THICK
LOCATION: REFER TO EXTERIOR ELEVATIONS



ACM-1 ALUMINUM COMPOSITE PANELS
MFR: PAC-CLAD
PRODUCT: REYNOBOND
COLOR: BLACK
LOCATION: REFER TO EXTERIOR ELEVATIONS



M -1 METAL STANDING SEAM ROOF PANEL
MFR: PAC-CLAD
STYLE: PAC-150; 180 SEAM
COLOR: BLACK
NOTE: SMOOTH PANELS W/SEAMS 16" OC
LOCATION: REFER TO EXTERIOR ELEVATIONS



M -2 METAL KAWNEER
MFR: BLACK
COLOR: BLACK
LOCATION: STOREFRONT, REFER TO EXTERIOR ELEVATIONS



M - 3 METAL PAC-CLAD
MRF: BLACK
COLOR: BLACK
LOCATION: COPING , REFER TO EXTERIOR ELEVATIONS



PF-1 PLASTER FINISH
MFR: STO
PRODUCT: STO SPECIAL
COLOR: CREAM - 16258 - 81
FINISH: CONCRETE SMOOTH 10
LOCATION: REFER TO EXTERIOR ELEVATIONS
NOTES: SYSTEM TO HAVE ULTRA HIGH IMPACT RESISTANT MESH AT FIRST 5' AFF



PF-2 PLASTER FINISH
MFR: STO
COLOR: GRIZZLE GRAY SW7068
FINISH: CONCRETE SMOOTH 10
LOCATION: REFER TO EXTERIOR ELEVATIONS
NOTES: SYSTEM TO HAVE ULTRA HIGH IMPACT RESISTANT MESH AT FIRST 5' AFF



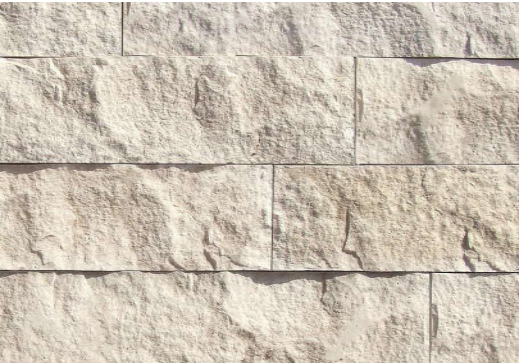
PF-3 PLASTER FINISH
MFR: STO
COLOR: TRICORN BLACK SW6258
FINISH: ESSENCE MEDIUM SAND
LOCATION: REFER TO EXTERIOR ELEVATIONS



P-9 PAINT
MFR: SHERWIN WILLIAMS
COLOR: GRIZZLE GRAY
NUMBER: SW7068
FINISH: SEMI-GLOSS
LOCATION: EXTERIOR DOORS & COOLERS



OR-1 RAILING
MFR: TREX
PRODUCT: TREX TRANSCEND RAILING
LOCATION: PATIO



CS-3 STONE VENEER TILE
MFR: CORONADO
STYLE: SPLIT LIMESTONE
COLOR: CREAM
SIZE: 6" X 10-30"
LOCATION: REFER TO EXTERIOR ELEVATIONS

EXTERIOR MATERIAL BREAKDOWN				
EXTERIOR MATERIAL	EAST ELEVATION	NORTH ELEVATION	WEST ELEVATION	SOUTH ELEVATION
FIBER CEMENT BOARD	177 sq.ft.	0 sq.ft.	0 sq.ft.	369 sq.ft.
PLASTER FINISH ON EPS	682 sq.ft.	1,618 sq.ft.	1,012 sq.ft.	1,051 sq.ft.
VERTICAL SIDING & BATTEN BOARD	784 sq.ft.	791 sq.ft.	741 sq.ft.	807 sq.ft.
ALUMINUM COMPOSITE PANEL	130 sq.ft.	38 sq.ft.	11 sq.ft.	136 sq.ft
STANDING SEAM ROOF	0 sq.ft.	78 sq.ft.	129 sq.ft	126 sq.ft.
COOLER PAINT FINISH	209 sq.ft.	413 sq.ft.	51 sq.ft.	0 sq.ft.
PLASTER FINISH ONLY	180 sq.ft.	109 sq.ft.	151 sq.ft.	0 sq.ft.
METAL COPING	81 sq.ft.	91 sq.ft.	58 sq.ft.	77 sq.ft.
STONE VENEER	30 sq.ft.	310 sq.ft.	197 sq.ft.	78 sq.ft.

EXTERIOR MATERIALS



EXTERIOR PERSPECTIVE

COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI



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EXTERIOR PERSPECTIVE

COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI

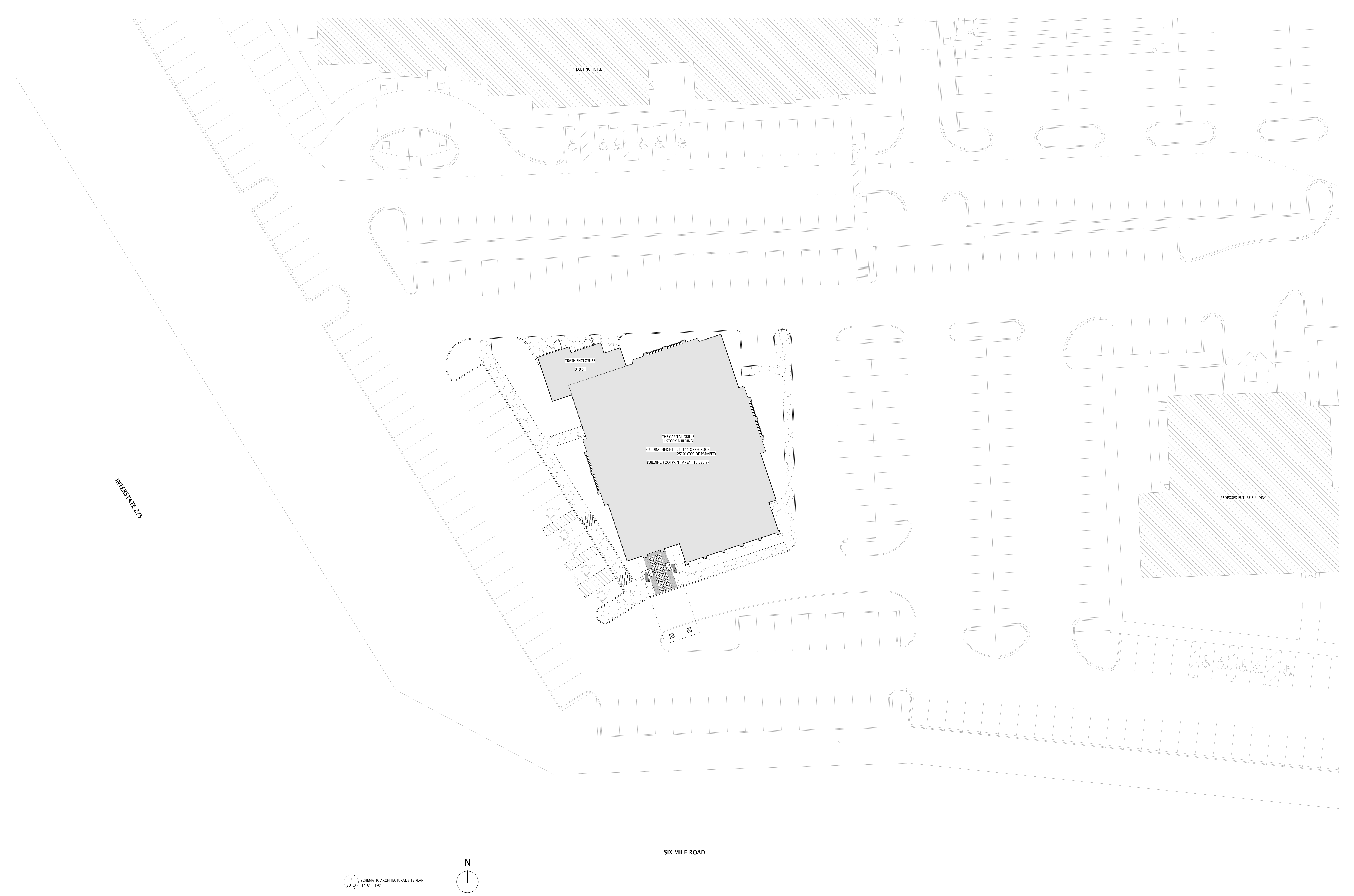




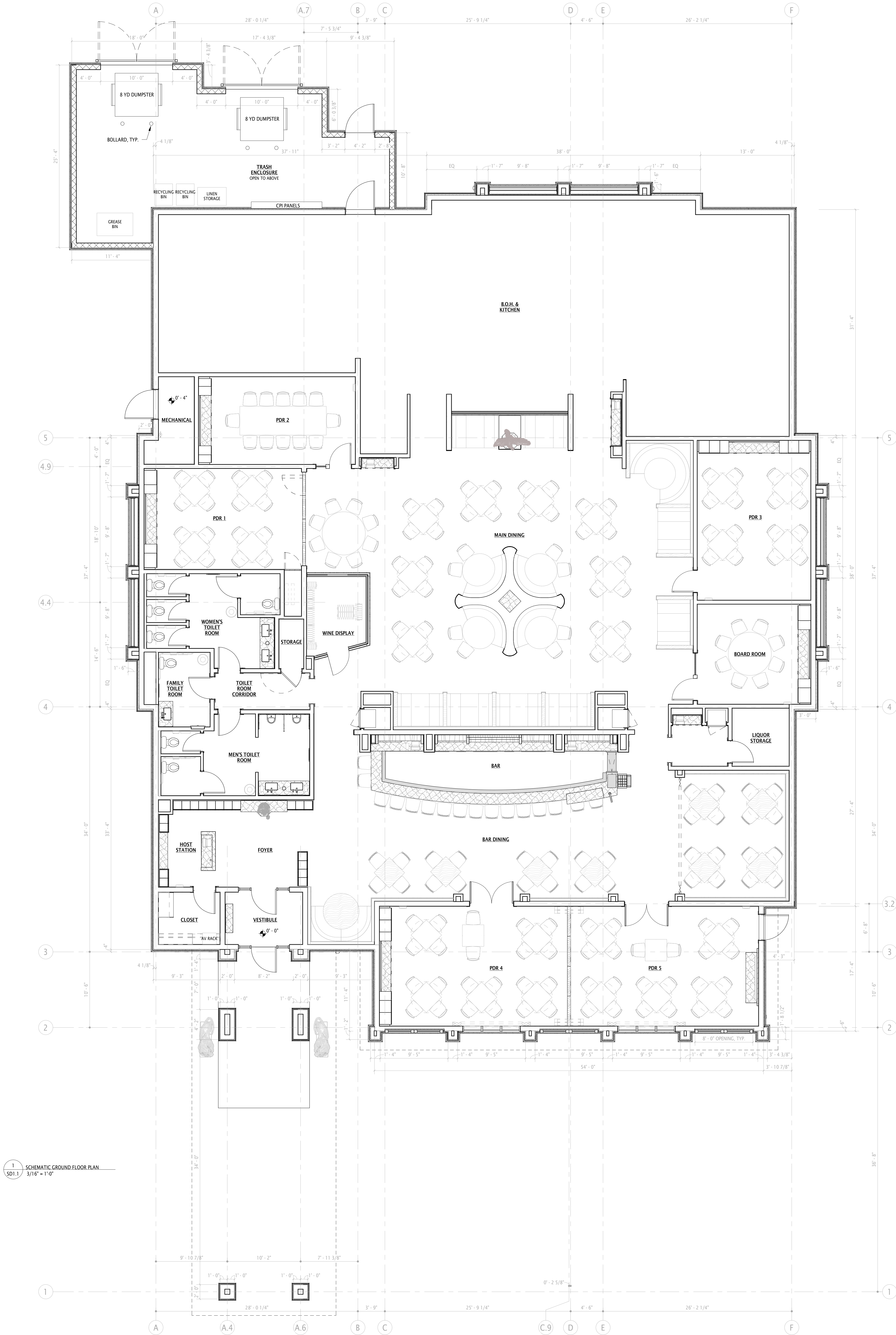
EXTERIOR PERSPECTIVE

COOPER'S HAWK - LIVONIA
COOPER'S HAWK LIVONIA, MI





SEATING TABULATION - ACTUAL SEATING (SQ)	
ROOM	TOTAL NUMBER OF SEATS
BAR DINING	36
BAR SEATING	16
BOARD ROOM	8
MAIN DINING	97
PDR 1	16
PDR 2	12
PDR 3	16
PDR 4	22
PDR 5	22
	245



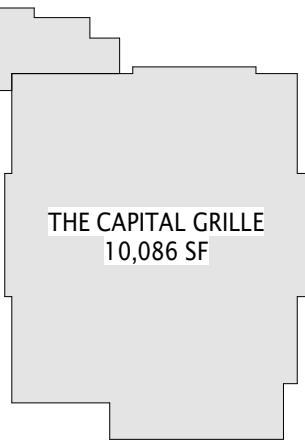
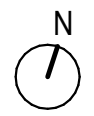
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1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837

THE CAPITAL GRILLE LIVONIA, MI

6 MILE ROAD
LIVONIA, MI 48152

2024.03.11

SD1.1 | SCHEMATIC GROUND FLOOR PLAN



100 EAST PENN SQUARE SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
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RENDERED ELEVATION KEY NOTES

- A ALUMINUM COPING (FINISH: MATTE BLACK)
- B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
- C ALUMINUM FINS (FINISH: MATTE BLACK)
- D E.I.F.S. (FINISH: STO WHITE)
- E LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRARA LU56)
- F TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
- G TRASH ENCLOSURE
- H MAIN ENTRANCE ALUMINUM STOREFRONT (FINISH: MATTE BLACK)
- I ALUMINUM WINDOWS (FINISH: MATTE BLACK)
- J METAL SHUTTERS IN CLOSED FIXED POSITION (FINISH: MATTE BLACK)
- K FAUX JALOUSIE WINDOW & FRAME (FINISH: FROSTED)
- L LION STATUE ON GRANITE PEDESTAL BASE (FINISH: CHROME STATUE, ABSOLUTE BLACK BASE)
- M METAL PLAQUE SIGN (SMOOTH REVERSE POLISHED CHROME PLAQUE AND BLACK LETTERING)
- N CANOPY MOUNTED SIGN (INTERNALLY ILLUMINATED, 12" LETTERS)
- O WALL MOUNTED SIGN (HALO ILLUMINATED 30" CHANNEL LETTERS)



1 SOUTH ELEVATION
SD1.5
1/4" = 1'-0"



2 EAST ELEVATION
SD1.5
1/4" = 1'-0"



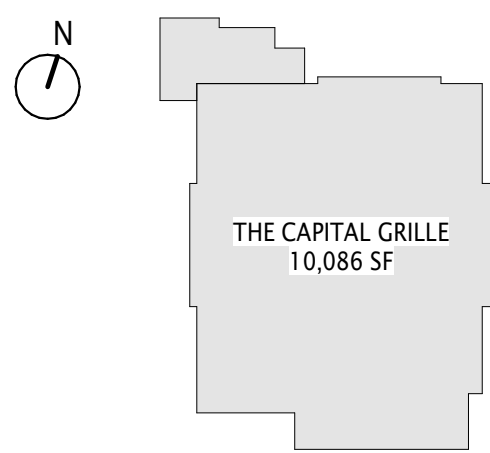
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2024.03.11

SD1.5 | SCHEMATIC ELEVATIONS

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- RENDERED ELEVATION KEY NOTES
- A ALUMINUM COPING (FINISH: MATTE BLACK)
 - B ALUMINUM METAL FASCIA (FINISH: MATTE BLACK)
 - C ALUMINUM FINS (FINISH: MATTE BLACK)
 - D E.I.F.S. (FINISH: STO WHITE)
 - E LARGE FORMAT TILE (FINISH: TRINITY TILE, CARRARA LU56)
 - F TILE WATER TABLE (FINISH: TRINITY TILE, ONDA COAL)
 - G TRASH ENCLOSURE
 - H MAIN ENTRANCE ALUMINUM STOREFRONT (FINISH: MATTE BLACK)
 - I ALUMINUM WINDOWS (FINISH: MATTE BLACK)
 - J METAL SHUTTERS IN CLOSED FIXED POSITION (FINISH: MATTE BLACK)
 - K FAUX JALOUSIE WINDOW & FRAME (FINISH: FROSTED)
 - L LION STATUE ON GRANITE PEDESTAL BASE (FINISH: CHROME STATUE, ABSOLUTE BLACK BASE)
 - M METAL PLAQUE SIGN (SMOOTH REVERSE POLISHED CHROME PLAQUE AND BLACK LETTERING)
 - N CANOPY MOUNTED SIGN (INTERNALLY ILLUMINATED, 12" LETTERS)
 - O WALL MOUNTED SIGN (HALO ILLUMINATED 30" CHANNEL LETTERS)



1 NORTH ELEVATION
SD1.6
1/4" = 1'-0"



2 WEST ELEVATION
SD1.6
1/4" = 1'-0"



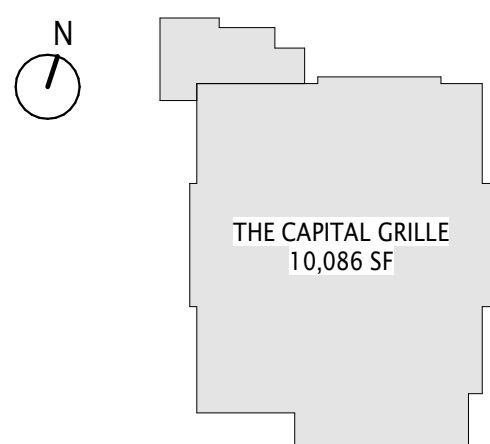
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LIVONIA, MI 48152

2024.03.11

SD1.6 | SCHEMATIC ELEVATIONS

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ORLANDO, FL 32837







THE CAPITAL GRILLE

THE CAPITAL GRILLE

The Cheesecake Factory
RESTAURANT - BAKERY - CAFE



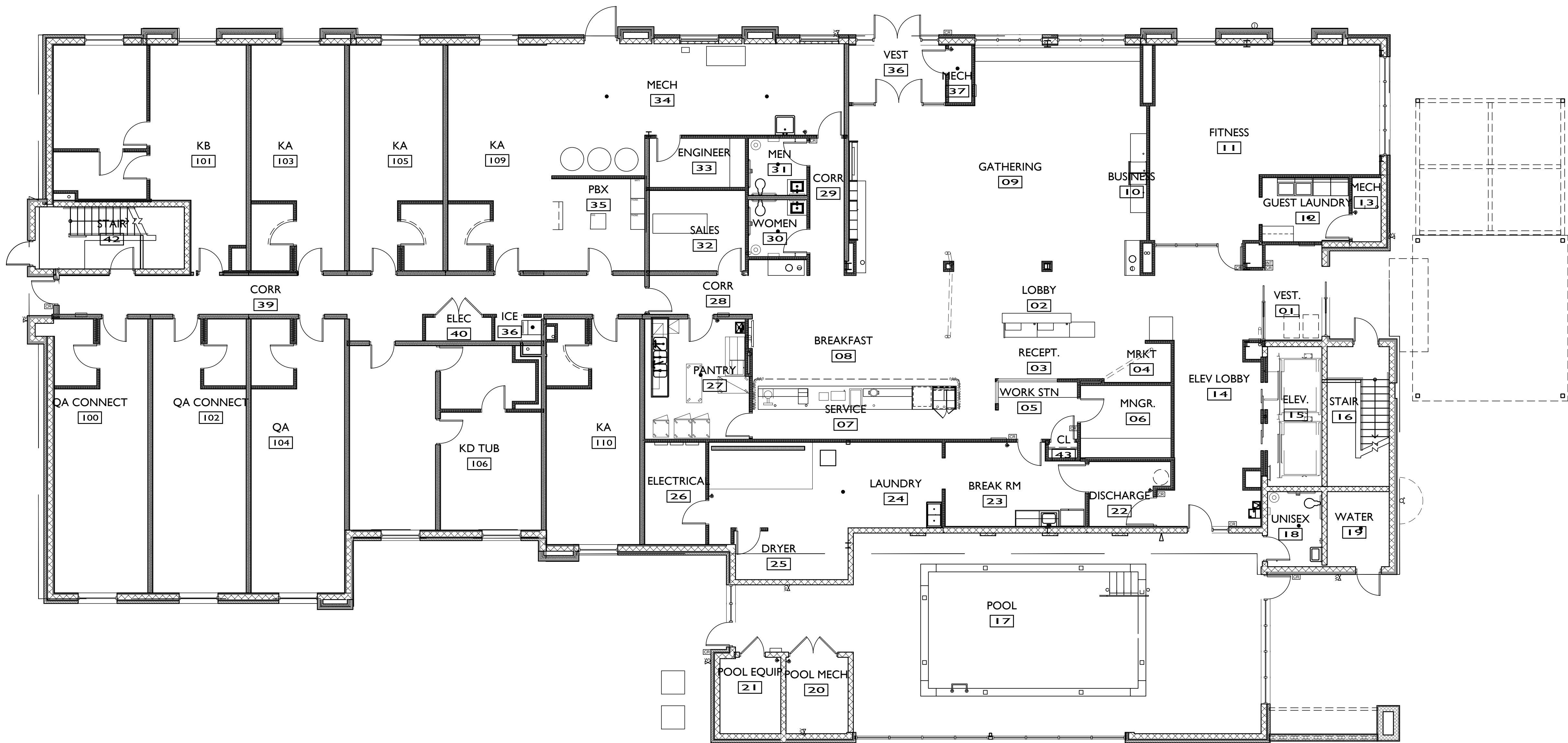


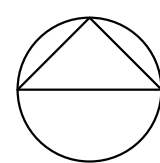
THE CAPITAL GRILLE

THE CAPITAL GRILLE

THE
CAPITAL
GRILLE

THE
CAPITAL
GRILLE



 **FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"

GUESTROOM MATRIX							
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL	PERCENTAGE
(KA) KING STUDIO	4	15	15	15	15	64	66%
(KAC) KING STUDIO CONNECT	0	1	1	1	1	4	4%
(KB) ACC. KING STUDIO	1	1	1	1	1	5	5%
(KC) KING STUDIO WIDE	0	1	1	1	1	4	4%
(KD) ONE BDRM ACC. KING SUITE	1	1	1	1	1	5	5%
(QA) D. QUEEN STUDIO	1	2	2	2	2	9	9%
(QAC) D. QUEEN STUDIO CONNECT	2	1	1	1	1	6	6%
TOTAL	9	22	22	22	22	97	100%



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HOME 2
SUITES BY HILTON

17123 N. LAUREL PARK DR
LIVONIA, MICHIGAN

PROJECT + NUMBER

24-204-02

ISSUE + DATE

10 MAY 2024 SITE PLAN

SHEET + TITLE

FIRST FLOOR
PLAN

2420402-MAST.dwg

SHEET + NUMBER

A-100

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TYPICAL UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

GUESTROOM MATRIX						
TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL
(KA) KING STUDIO	4	15	15	15	15	64
(KAC) KING STUDIO CONNECT	0	1	1	1	1	4
(KB) ACC. KING STUDIO	1	1	1	1	1	5
(KC) KING STUDIO WIDE	0	1	1	1	1	4
(KD) ONE BDRM ACC. KING SUITE	1	1	1	1	1	5
(QA) D. QUEEN STUDIO	1	2	2	2	2	9
(QAC) D. QUEEN STUDIO CONNECT	2	1	1	1	1	6
TOTAL	9	22	22	22	22	97



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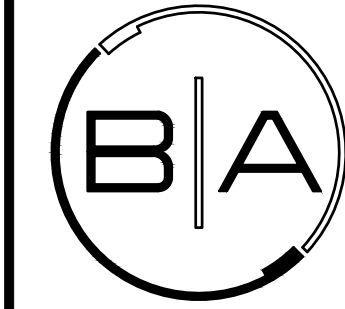
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ISSUE + DATE
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SHEET + TITLE
TYPICAL FLOOR PLAN
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ISSUE + DATE

10 MAY 2024 SITE PLAN
18 JUL 2024 SITE PLAN

SHEET + TITLE
EXTERIOR ELEVATIONS

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SHEET + NUMBER

A-300

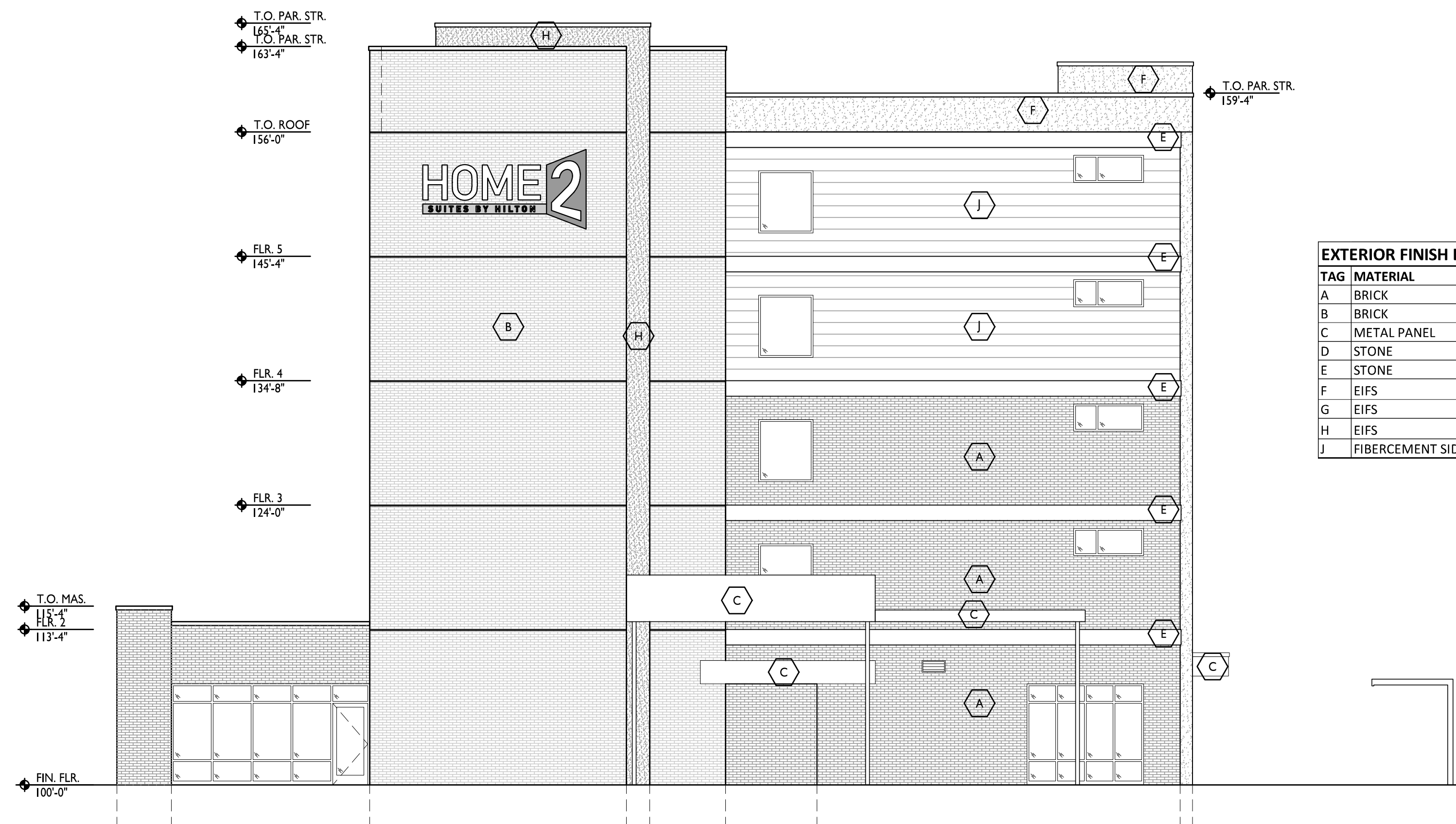
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NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	5,566 SF	52.5%
FIBER CEMENT SIDING	1,515 SF	14.3%
EIFS PANELS	961 SF	9.1%
DOOR / WINDOWS	2,563 SF	24.2%
TOTAL	10,604 SF	



EAST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	3,147 SF	67.6%
FIBER CEMENT SIDING	753 SF	16.2%
EIFS PANELS	385 SF	7.9%
DOOR / WINDOWS	389 SF	8.3%
TOTAL	4,654 SF	

EXTERIOR FINISH LEGEND

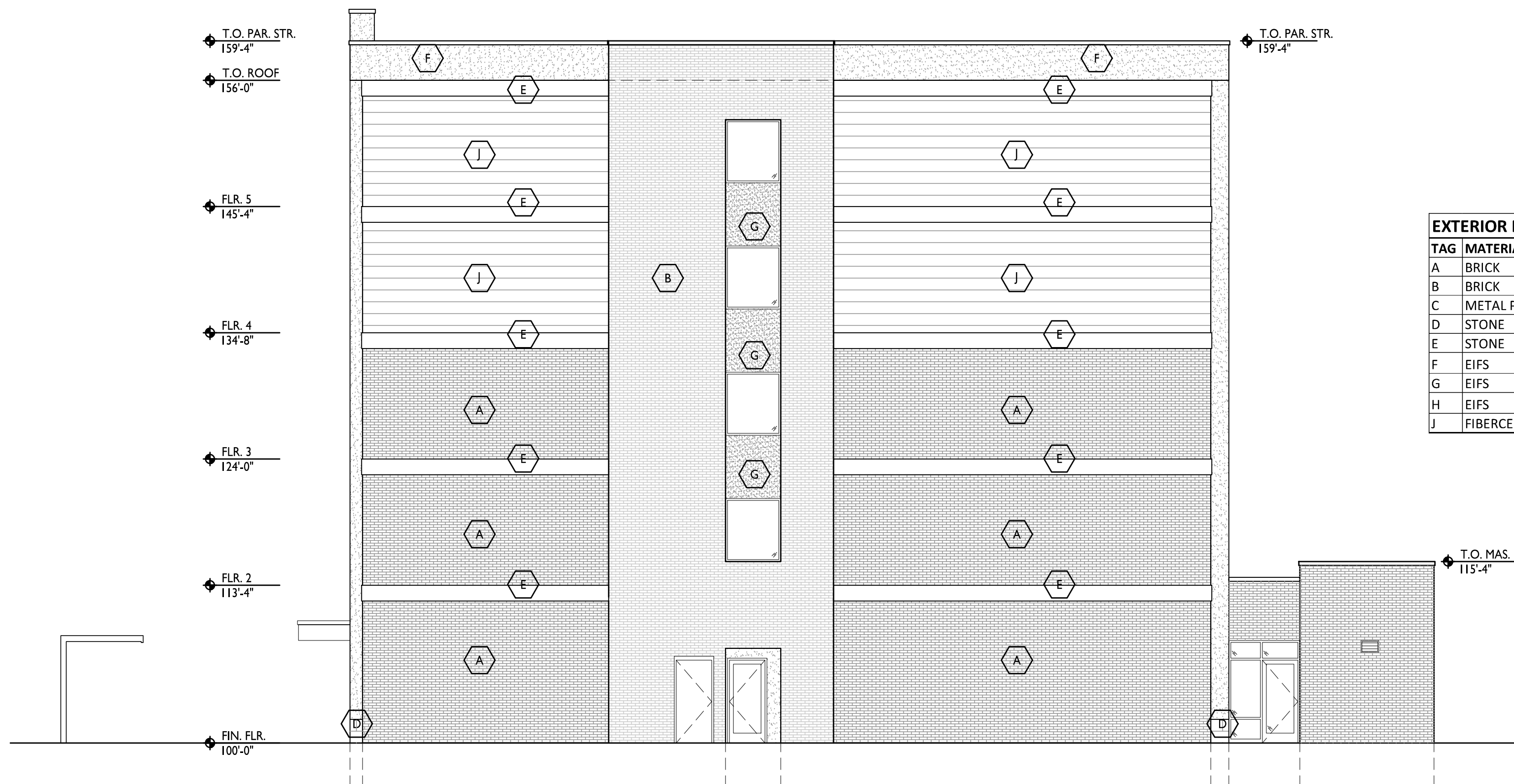
TAG	MATERIAL	MANUF	STYLE	COLOR
A	BRICK	BELDEN		BRANDYWINE
B	BRICK	GLEN GARY		EBONITE
C	METAL PANEL	ATAS / PAC-CLAD		CLEAR ANODIZED
D	STONE	ROCKCAST MASONRY VENEER		SLATE SMOOTH, 12" X 24"
E	STONE	ROCKCAST ACCENT BAND		SLATE
F	EIFS	DRYVIT	FINE TEXTURE	MATCH SW7631 CITY LOFT
G	EIFS	DRYVIT	FINE TEXTURE	TO MATCH BRICK B
H	EIFS	DRYVIT	FINE TEXTURE	MATCH SW6711 PARAKEET
J	FIBERCEMENT SIDING	HARDYPLANK	LAP SIDING	TO MATCH BRICK A



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	5,149 SF	49.2%
FIBER CEMENT SIDING	1,954 SF	18.7%
EIFS PANELS	1,223 SF	11.7%
DOOR / WINDOWS	2,148 SF	20.5%
TOTAL	10,473 SF	



WEST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS	AREA	RATIO
MASONRY / BRICK	2,929 SF	63.2%
FIBER CEMENT SIDING	1,124 SF	24.3%
EIFS PANELS	380 SF	8.2%
DOOR / WINDOWS	200 SF	4.3%
TOTAL	4,633 SF	

EXTERIOR FINISH LEGEND

TAG	MATERIAL	MANUF	STYLE	COLOR
A	BRICK	BELDEN		BRANDYWINE
B	BRICK	GLEN GARY		EBONITE
C	METAL PANEL	ATAS / PAC-CLAD		CLEAR ANODIZED
D	STONE	ROCKCAST MASONRY VENEER		SLATE SMOOTH, 12" X 24"
E	STONE	ROCKCAST ACCENT BAND		SLATE
F	EIFS	DRYVIT	FINE TEXTURE	MATCH SW7631 CITY LOFT
G	EIFS	DRYVIT	FINE TEXTURE	TO MATCH BRICK B
H	EIFS	DRYVIT	FINE TEXTURE	MATCH SW6711 PARAKEET
J	FIBERCEMENT SIDING	HARDYPLANK	LAP SIDING	TO MATCH BRICK A



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PROJECT + INFORMATION
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17123 N. LAUREL PARK DR
LIVONIA, MICHIGAN

PROJECT + NUMBER

24-204-02

ISSUE + DATE

10 MAY 2024 SITE PLAN
16 JUL 2024 SITE PLAN

SHEET + TITLE
EXTERIOR ELEVATIONS

2420402-A3XX.dwg

SHEET + NUMBER

A-301



EAST/FRONT & SOUTH

HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



EAST & NORTH

HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



HOTEL DEVELOPMENT
LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

TOP OF PARAPET
76'-2"
TOP OF PARAPET
74'-10"
TOP OF PARAPET
70'-2"

SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

FOURTH LEVEL
33'-7"

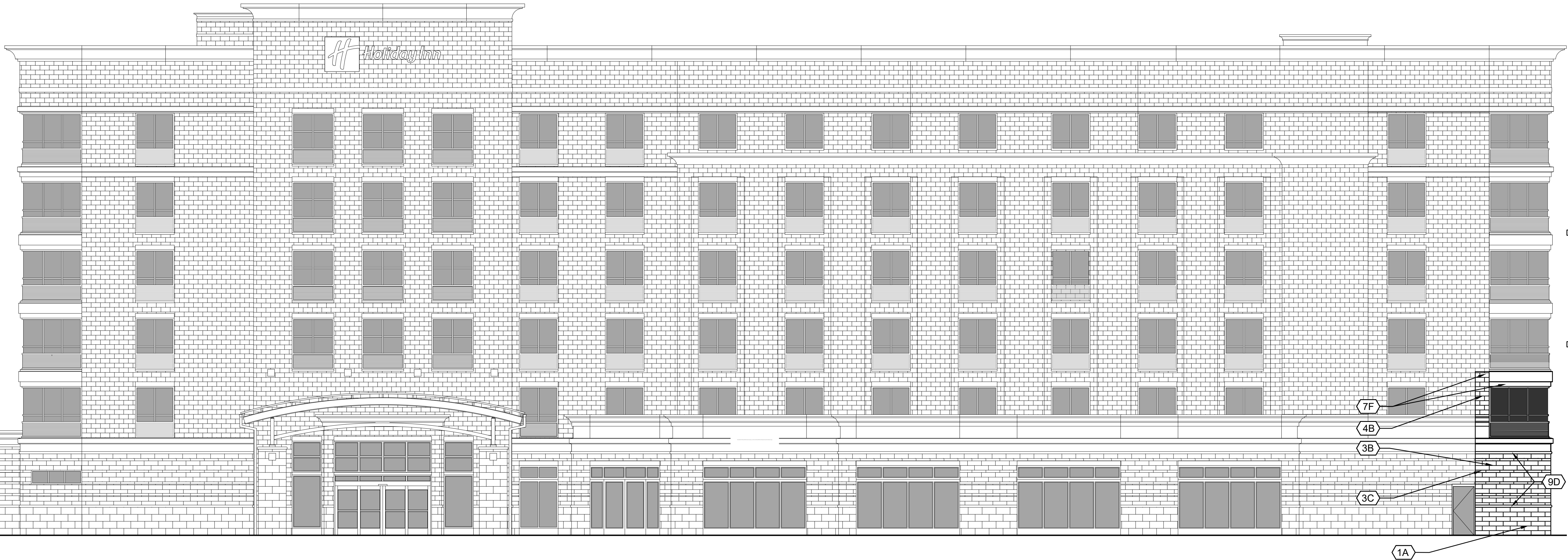
THIRD LEVEL
23'-9 1/2"

PORTE COCHERE
20'-5 1/2"

SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"

1
A-300 | G-100
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



COLOR	MATERIAL
1 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "DRIFTWOOD-ROCKED"	A 12X24 BRICK
2 - NOT USED	B 8" BRICK
3 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "CAFE-DRESSED / SANDBLASTED"	C 4X12 BRICK
4 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "OAK RIDGE-DRESSED / SANDBLASTED"	D CAST STONE - BULLNOSE/BAND
5 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "LIMESTONE-DRESSED / SANDBLASTED"	E NOT USED
6 - WHITE - EIFS	F EIFS
7 - EIFS TO MATCH OAK RIDGE BRICK	G PORTE COCHERE
8 - EIFS TO MATCH LIMESTONE BRICK	H CAST STONE - 8" HEADER
9 - WHITE - STONE	I CAST STONE - 4" SILL
10 - NOT USED	J CAST STONE BAND
11 - WHITE - PORTE COCHERE	K CAST STONE - 1'-0" SILL
12 - COLOR TO MATCH ADJACENT BRICK	L ALUMINUM
13 - GREY - ALUMINUM	M 24" CAST STONE PANEL
14 - EXPANSION JOINT -EXPANSION JOINT INSIDE CORNERS (TYP. FOR VENEER)	
15 - STREET ADDRESS SHALL STAND OUT FROM COLOR OF BUILDING ADDRESS NUMBERS TO BE MIN. 8" HIGH	
KEY NOTE	
1A MATERIAL COLOR NOTE	

BIA

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HOTEL RENOVATION

17123 N. LAUREL PARK DR

LIVONIA, MICHIGAN

PROJECT + NUMBER

24-204

ISSUE + DATE

SHEET + TITLE

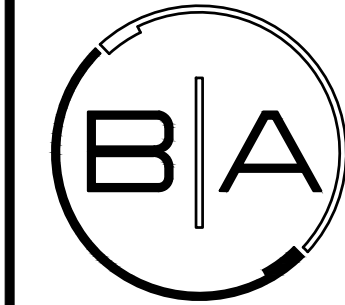
SOUTH ELEVATION

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HOTEL RENOVATION
17123 N. LAUREL PARK DR
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PROJECT + NUMBER

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ISSUE + DATE

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NORTH ELEVATION

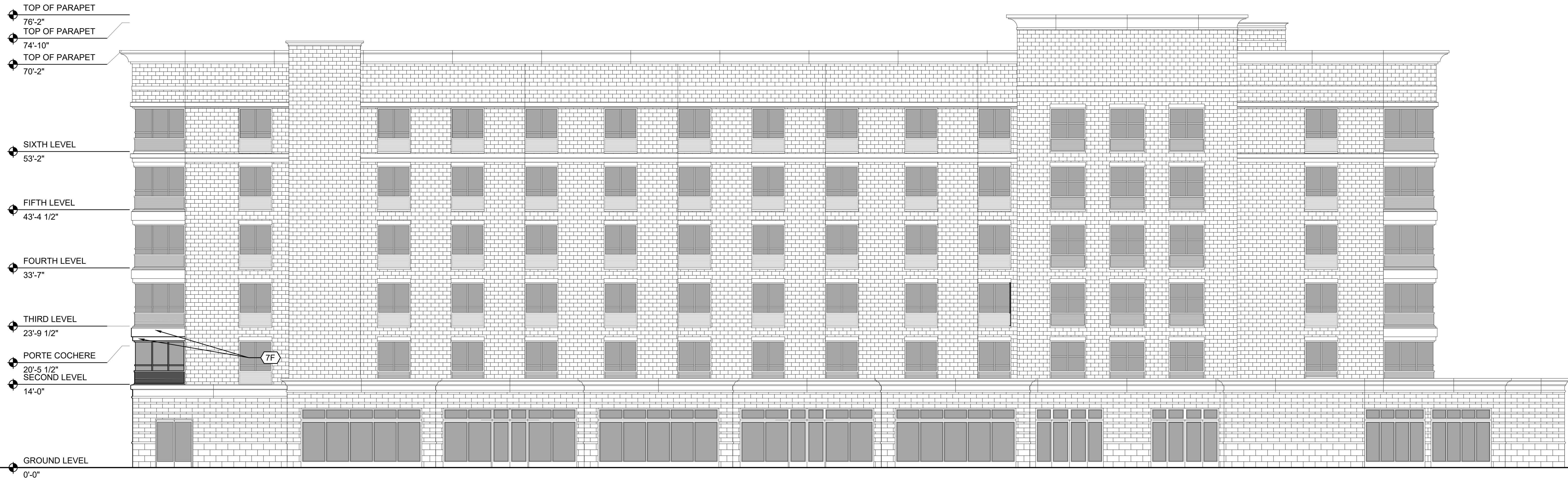
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SHEET + NUMBER

A-301

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COLOR	MATERIAL
1 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "DRIFTWOOD-ROCKED"	(A) 12X24 BRICK
2 - NOT USED	(B) 8" BRICK
3 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "CAFE-DRESSED / SANDBLASTED"	(C) 4X12 BRICK
4 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "OAK RIDGE-DRESSED / SANDBLASTED"	(D) CAST STONE - BULLNOSE/BAND
5 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "LIMESTONE-DRESSED / SANDBLASTED"	(E) NOT USED
6 - WHITE - EIFS	(F) EIFS
7 - EIFS TO MATCH OAK RIDGE BRICK	(G) PORTE COCHERE
8 - EIFS TO MATCH LIMESTONE BRICK	(H) CAST STONE - 8" HEADER
9 - WHITE - STONE	(I) CAST STONE - 4" SILL
10 - NOT USED	(J) CAST STONE BAND
11 - WHITE - PORTE COCHERE	(K) CAST STONE - 1'-0" SILL
12 - COLOR TO MATCH ADJACENT BRICK	(L) ALUMINUM
13 - GREY - ALUMINUM	(M) 24" CAST STONE PANEL
14 - EXPANSION JOINT -EXPANSION JOINT INSIDE CORNERS (TYP. FOR MASONRY)	
15 - STREET ADDRESS SHALL STAND OUT FROM COLOR OF BUILDING ADDRESS NUMBERS TO BE MIN. 8" HIGH	
KEY NOTE	
 MATERIAL COLOR NOTE	



1 NORTH ELEVATION
A-301 G-100 SCALE: 1/8" = 1'-0"

TOP OF PARAPET
76'-2"
TOP OF PARAPET
74'-10"
TOP OF PARAPET
70'-2"

SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

FOURTH LEVEL
33'-7"

TOP OF PARAPET
24'-9 1/4"
THIRD LEVEL
23'-9 1/2"
PORTE COCHERE
20'-5 1/2"
SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"



COLOR	MATERIAL
1 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "DRIFTWOOD-ROCKED"	A 12X24 BRICK
2 - NOT USED	B 8" BRICK
3 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "CAFE-DRESSED / SANDBLASTED"	C 4X12 BRICK
4 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "OAK RIDGE-DRESSED / SANDBLASTED"	D CAST STONE - BULLNOSE/BAND
5 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "LIMESTONE-DRESSED / SANDBLASTED"	E NOT USED
6 - WHITE - EIFS	F EIFS
7 - EIFS TO MATCH OAK RIDGE BRICK	G PORTE COCHERE
8 - EIFS TO MATCH LIMESTONE BRICK	H CAST STONE - 8" HEADER
9 - WHITE - STONE	I CAST STONE - 4" SILL
10 - NOT USED	J CAST STONE BAND
11 - WHITE - PORTE COCHERE	K CAST STONE - 1'-0" SILL
12 - COLOR TO MATCH ADJACENT BRICK	L ALUMINUM
13 - GREY - ALUMINUM	M 24" CAST STONE PANEL
14 - EXPANSION JOINT -EXPANSION JOINT INSIDE CORNERS (TYP. FOR VENEER)	
15 - STREET ADDRESS SHALL STAND OUT FROM COLOR OF BUILDING ADDRESS NUMBERS TO BE MIN. 8" HIGH	
KEY NOTE	
1A MATERIAL COLOR NOTE	

BIA

BOWERS+ASSOCIATES, INC.
2400 SOUTH HURON PARKWAY
ANN ARBOR, MI 48104
P: 734.975.2400
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

HOTEL RENOVATION
17123 N. LAUREL PARK DR
LIVONIA, MICHIGAN

PROJECT + NUMBER

24-204

ISSUE + DATE

SHEET + TITLE

EAST ELEVATION

24204A3XX.dwg

SHEET + NUMBER

A-302

© copyright 2024 Bowers + Associates, Inc.

TOP OF PARAPET
76'-2"
TOP OF PARAPET
71'-9"
TOP OF PARAPET
70'-2"

SIXTH LEVEL
53'-2"

FIFTH LEVEL
43'-4 1/2"

FOURTH LEVEL
33'-7"

TOP OF PARAPET
24'-9 1/4"
THIRD LEVEL
23'-9 1/2"

TOP OF PARAPET
15'-0"
SECOND LEVEL
14'-0"

GROUND LEVEL
0'-0"



COLOR	MATERIAL
1 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "DRIFTWOOD-ROCKED"	(A) 12X24 BRICK
2 - NOT USED	(B) 8" BRICK
3 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "CAFE-DRESSED / SANDBLASTED"	(C) 4X12 BRICK
4 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "OAK RIDGE-DRESSED / SANDBLASTED"	(D) CAST STONE - BULLNOSE/BAND
5 - ARRISCRAFT - RENAISSANCE CAMBRIDGE - "LIMESTONE-DRESSED / SANDBLASTED"	(E) NOT USED
6 - WHITE - EIFS	(F) EIFS
7 - EIFS TO MATCH OAK RIDGE BRICK	(G) PORTE COCHERE
8 - EIFS TO MATCH LIMESTONE BRICK	(H) CAST STONE - 8" HEADER
9 - WHITE - STONE	(I) CAST STONE - 4" SILL
10 - NOT USED	(J) CAST STONE BAND
11 - WHITE - PORTE COCHERE	(K) CAST STONE - 1'-0" SILL
12 - COLOR TO MATCH ADJACENT BRICK	(L) ALUMINUM
13 - GREY - ALUMINUM	(M) 24" CAST STONE PANEL
14 - EXPANSION JOINT -EXPANSION JOINT INSIDE CORNERS (TYP. FOR VENEER)	
15 - STREET ADDRESS SHALL STAND OUT FROM COLOR OF BUILDING ADDRESS NUMBERS TO BE MIN. 8" HIGH	
KEY NOTE	
(1A) MATERIAL COLOR NOTE	

1 WEST ELEVATION
A-303 G-100 SCALE: 3/16" = 1'-0"



BOWERS+ASSOCIATES, INC.
2400 SOUTH HURON PARKWAY
ANN ARBOR, MI 48104
P: 734.975.2400
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

HOTEL
RENOVATION
17123 N. LAUREL PARK DR
LIVONIA, MICHIGAN

PROJECT + NUMBER

24-204

ISSUE + DATE

SHEET + TITLE

WEST ELEVATION

24204A3XX.dwg

SHEET + NUMBER

A-303

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CORRESPONDENCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

June 13, 2024

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2024-06-08-02 – #17123 N. Laurel Park Drive

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items:

1. The proposed site is actually two separate parcels that are assigned the addresses of **#17117 and #17123 N. Laurel Park Drive**. Once the plan has been approved, the owner will need to contact this Department for additional addresses.
2. The legal description provided on the drawings appears to be correct for the overall parcel. As noted above, the site is currently two separate parcels that will need to be combined. The owner should contact the Assessing Department to begin the combination process once site plan approval has been granted.
3. The existing parcel is currently serviced by public sanitary sewer, storm sewer and water main. The submitted drawings indicate proposed additions to the existing systems as well as on-site detention. No calculations have been included with the submittal drawings, but we do not believe there will be any negative impacts to the existing systems. A full Engineering review will be completed during the permitting process.
4. The drawings indicate proposed storm water detention, but do not include detailed information. The development will be required to provide detention per the latest version of the Wayne County Stormwater Ordinance.
5. Any disturbances with the Seven Mile Road or I-275 road right-of-way's will require permits through the Wayne County Department of Public Service and the Michigan Department of Transportation, including drive approach and sidewalk removals and placements. All other permits will be through the City of Livonia.

To: Mr. Scott Miller
Re: Petition 2024-06-08-02 – 17123 N. Laurel Park Drive

June 13, 2024
Page 2

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Lear", is written over a horizontal line.

David W. Lear, P.E.
Assistant City Engineer

cc: 2024 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: 7/3/2024
TO: Scott O. Miller, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: **Petition 2024-06-08-02 – 17123 N Laurel Park Dr**

This office has reviewed the site plan submitted in connection with a request to construct commercial buildings (hotel, 2 restaurants, renovation of existing hotel) on the property located at the above referenced address.

We have no objections to this proposal with the following stipulations:

1. Eventual submission of plans and permits for suppression system.
2. Eventual submission of plans and permits for Fire alarm monitoring.
3. Placement of a Fire hydrant within 100 feet of the Fire Department Connection.
4. Eventual submission of plans and permits for kitchen hood and ducts.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

June 13th 2024

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2024-06-08-02 – 17123 N. Laurel Park Drive

Mr. Miller,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Paul Walters, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

Date: July 9, 2024

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2024-06-08-02 – 17123 N. Laurel Park Drive

Pursuant to your request, the above-referenced Petition has been reviewed.

1. The parking spaces shall be 10' x 20' and double strip.
2. Barrier-free parking spaces shall conform to the Michigan Building Code.
3. Variances from the Zoning Board of Appeals will be required for all signage not conforming to the Zoning Ordinance.

This Department has no further objections to this Petition.

I trust this provides the requested information.

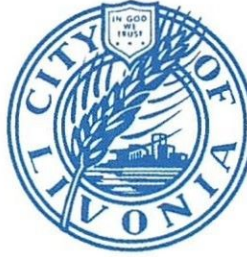
Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

June 12, 2024

Mr. Scott Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2024-06-08-02 - 17123 N. Laurel Park Drive

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

June 12, 2024

Livonia Planning Commission
RE: 17123 Laural Park Drive

Dear Commissioners,

Please be advised all taxes and water bills are paid and current for this property

Thank you very much for inquiring

Susan M Nash

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2220
assessorforms@livonia.gov

June 13, 2024

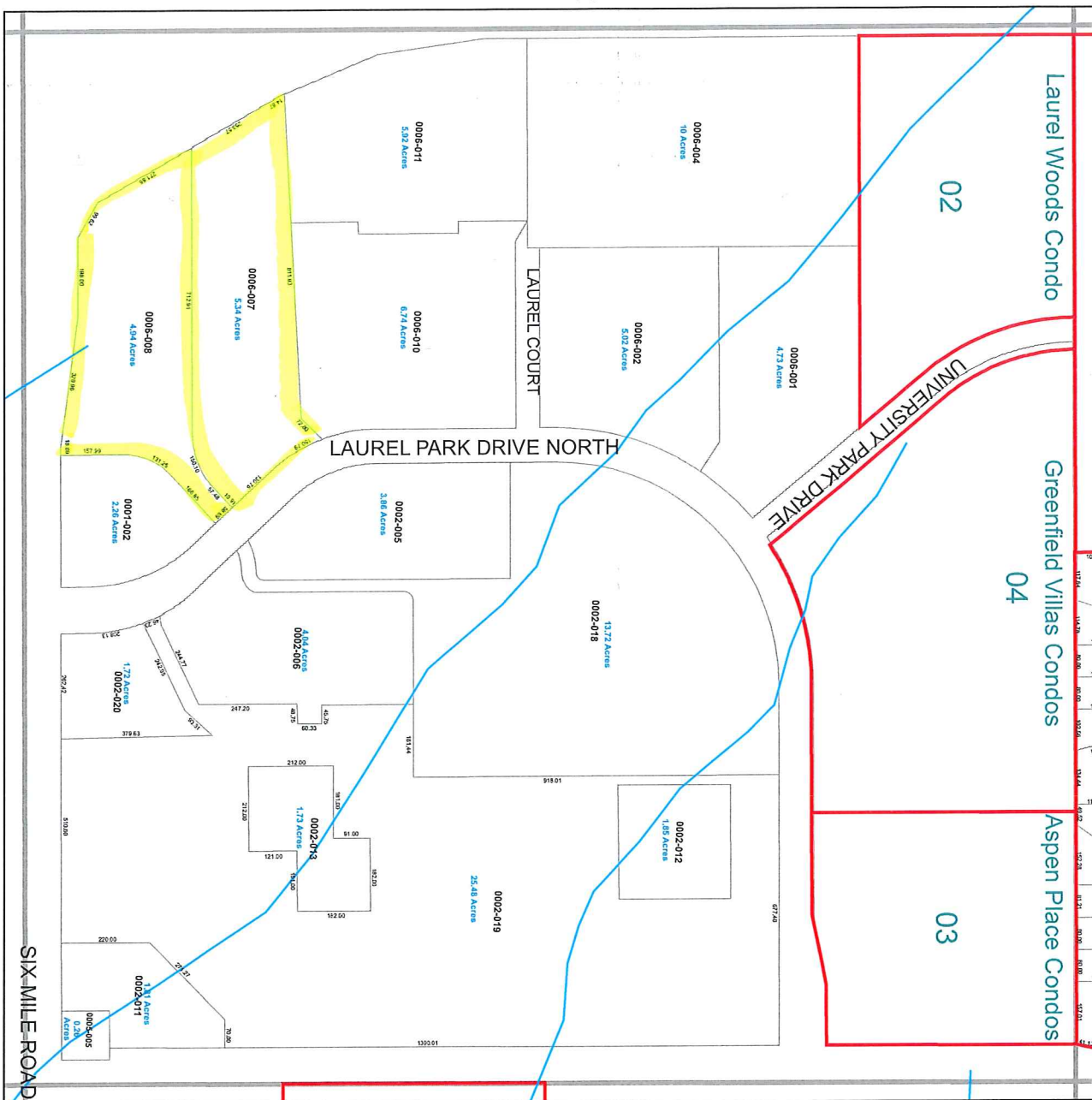
To: Planning Department

Re: **Petition 2024-06-08-02 – 17123 N. Laurel Park Drive**

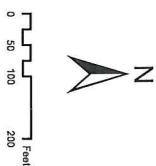
A request has been made by Laurel Investment, LLC to approve submitted plans to construct three (3) new buildings which includes a five-story hotel (Home 2 Suites) on parcel 028-99-0006-007 with the existing Holiday Inn, a portion of which is to be demolished, at 17123 Laurel Park. Also, two (2) freestanding restaurants (Cooper's Hawk and Capital Grille) to be constructed on parcel 028-99-0006-008 with address 17117 Laurel Park. If the proposed plans intend to have individual ownership and individual taxes for each entity, a lot split for both parcels into 4 individual parcels must be submitted to the Assessor's Office. Please direct any questions to the Assessor's Office or Livonia.gov for the lot split and combination process.

Kindest Regards,

Kathie Siterlet
Residential Appraiser



Location S.E. 1/4 Section 7
City of Livonia



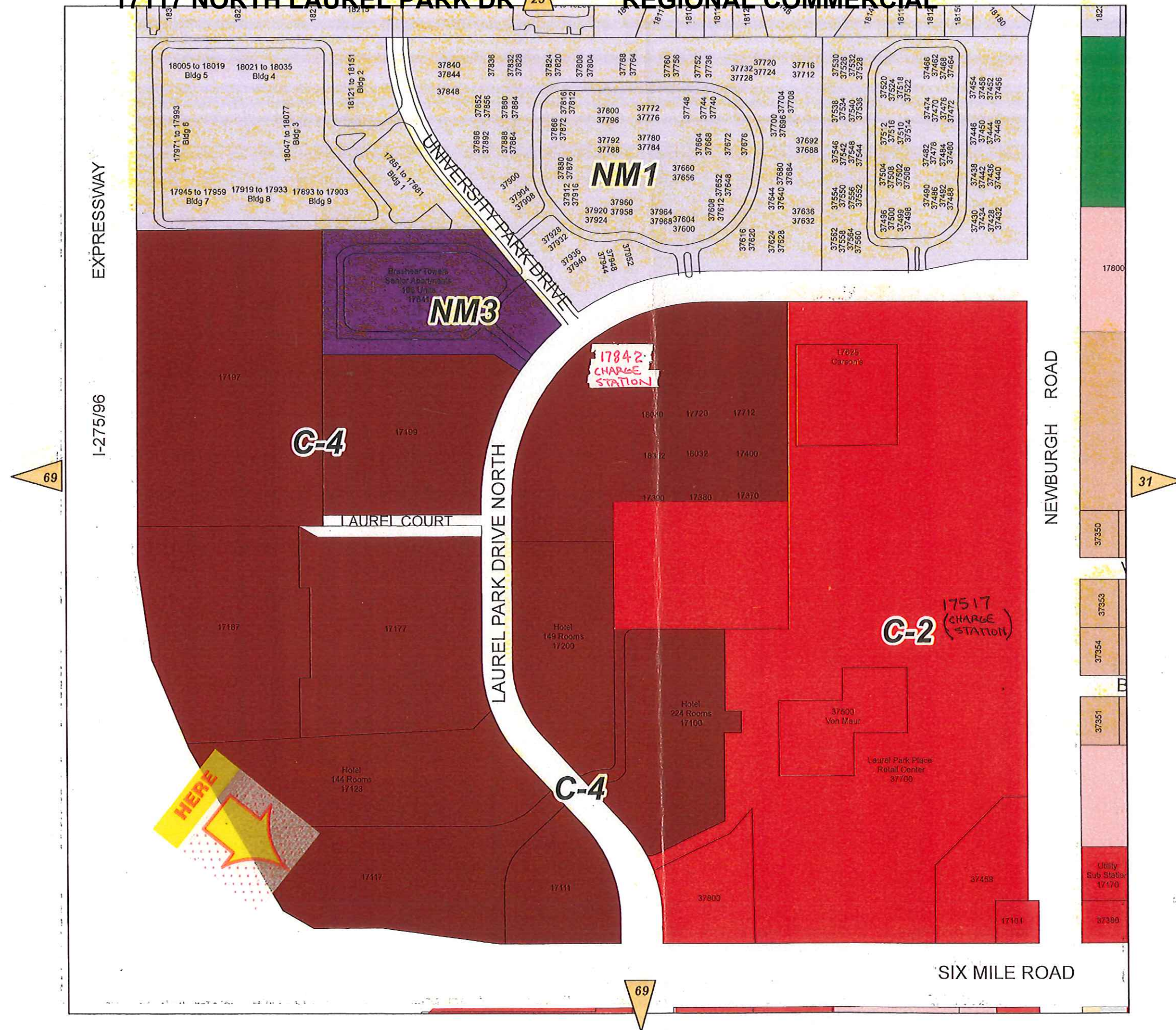
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2019, City of Livonia

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



Information herein deemed reliable
but not guaranteed
Updated: December 2019

**OTHER ITEMS
RELATED TO THE
PETITION**



ZONING MAP

LEGEND

Zoning Districts

- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

S.E. 1/4 Section 7

City of Livonia

T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
BRIAN MEAGHER
MARC ROTONDO
MIKE TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

BRANDON MCCULLOUGH, President
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CARRIE BUDZINSKI
ROB DONOVIC
SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY

PUBLIC NOTICE MAY 2, 2025

APPEAL CASE NO. 2025-04-10, 36589 Six Mile: an appeal was made to the Zoning Board of Appeals by Paige and Joshua Retting, seeking to erect a 6-foot-tall privacy fence resulting in the privacy fence encroaching into the side yards forward toward the front of the property beyond the rear of the dwelling, which is prohibited.

Side Yard Encroachment on the West Side

Allowed: 0 feet
Proposed: 6.5 feet
Excess: 6.5 feet

Side Yard Encroachment on the East Side

Allowed: 0 feet
Proposed: 29 feet
Excess: 29 feet

This Low Density Residential property is located on the south side of Six Mile (36589), between Fitzgerald Avenue and Levan Road, Lot. No. 066-02-0038-000, N-2, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090 B.

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

This appeal will be heard at a public hearing to be held in the **Gallery on the 5th floor of City Hall on Tuesday, May 20, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

Case No: 2025-04-10
Meeting Date: May 20, 2025

[illegible]

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant <u>Joshua Retting</u>	Address <u>36589 Six Mile Rd., Livonia, MI 48152</u>
Owner <u>(same as applicant)</u>	Address <u>(same as applicant)</u>
Lessee <u>n/a</u>	Address <u>n/a</u>
Location <u>South</u>	Side of <u>36589 Six Mile</u> Street
Between <u>Levan</u>	And <u>Fitzgerald</u>
Lot No./Parcel No. <u>066-02-0038-000</u>	Subdivision <u>Renwick Park #2</u>
Zoning District <u>N-2</u>	Lot Size <u>80'x120' (9,600 sq. ft.)</u> Alley <u>n/a</u>
Present Use <u>Single Family Residential</u>	Proposed Use <u>(no change)</u>
Present Building Size <u>n/a</u>	Proposed Building Size <u>n/a</u>
Present Height of Building <u>n/a</u>	Proposed Height <u>n/a</u>
Allowable Lot Coverage <u>n/a</u>	Proposed Lot Coverage <u>n/a</u>

Proposal : Seeking to erect a 6 foot tall privacy fence resulting in the privacy fence encroaching into the side yards forward toward the front of the property beyond the rear of the dwelling, which is prohibited. Encroachment into the side yard allowed: 0 ft; Proposed on west side: 6.5 ft.; Excess: 6.5 ft., Proposed on east side: 29 ft.; Excess: 29 ft.

Reason for Rejection Livonia Code of Ordinance, Section 15.44.090 B.

Deficient Side yard	Deficient Front Yard	Deficient Rear Yard
Deficient Lot Area	Deficient Lot Area Per Room	Encroachment <u>6.5 ft. & 29 ft.</u>
Excessive Lot Coverage	Excessive Height	Increasing No. Units
Use Prohibited	Deficient Parking Spaces	Increasing Area and Bulk
Remarks		

Plans and Application examined by  Date April 2, 2025

APPLICATION FOR VARIANCE

Paige Retting

Joshua Retting

36589 6 mile Rd Livonia 48152 734-634-6355

(Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

N/A

(Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

N/A

(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 36589 6 mile Rd Livonia, MI 48152

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they?

No, no HOA, rules, or restrictions.

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:

See attached Warranty deed

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:

Home is located on 6 mile (Main Road)

which has high traffic that can see entire property

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:

Removal of current fence posts and replacement of them. Current plan to remove chainlink fence and replace w/ wood privacy fence utilizing current metal posts

5. Explain why you think this variance would be fair to the neighbors and others who might be affected.

See attached approved fence proposal from attached neighbors

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process:

No, no amendment for zoning.

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?

No, attempt does not need to be made.

RECEIVED

MAR 27 2025

Inspection Department
City of Livonia

8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: _____

No, no rezoning is needed

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? _____

No, Rezoning attempt not needed.

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. **Note** that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: _____

Please print name of property owner: _____

Joshua Retting
Joshua Retting

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this _____ day of _____, 2025

(Notary Public, Wayne County, Michigan)

My Commission expires 09/28/25

LESLIE ROHRAFF
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Sep 28, 2025
ACTING IN COUNTY OF Wayne

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 3/27/24, which reads as follows:

Privacy Fence Prohibited in Side Yard

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

[Signature]
(Supervisor)

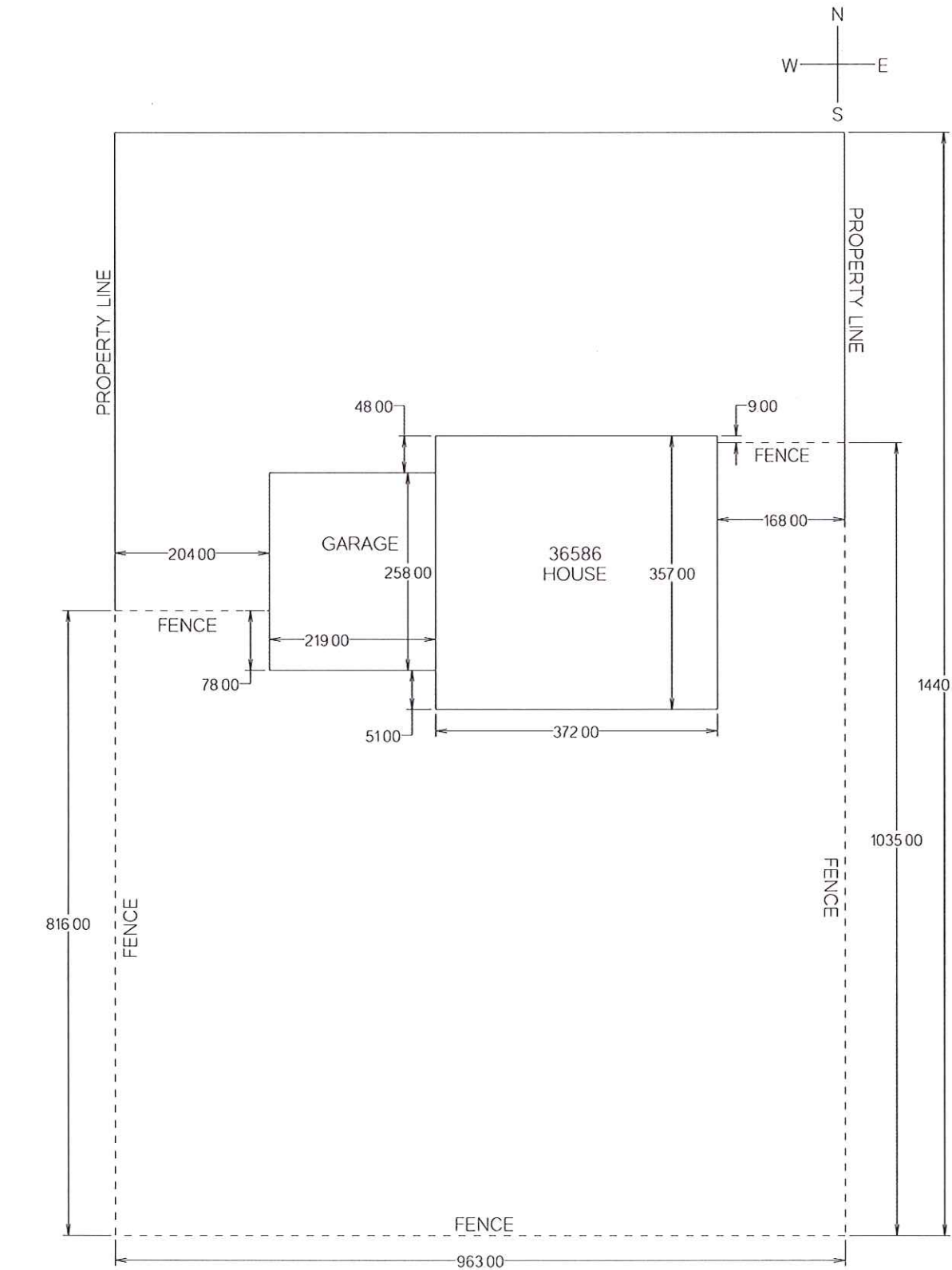
Application for permit filed _____

No

Violation Issued _____

No

6 MILE RD



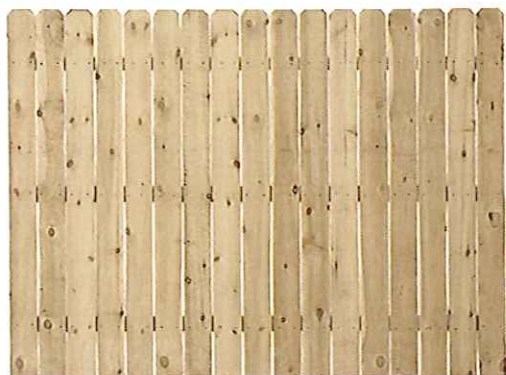
PARCEL # 066-02-00-38-00
ADDRESS 36589 6 MILE RD, LIVONIA MI 48152

Utilize existing metal posts that are cemented in the ground for the new wood privacy fence.

Rendering of completed fence:



Wood Panels:



Product Type	Wood Privacy Fence Panel	Material	Green Pressure Treated Wood
Thickness	2-1/4 inch	Special Features	Pressure Treated Against Rot & Decay
Overall Height	72 inch	Weight	135 pound
Overall Width	96 inch	Color/Finish	Green Treated
Top Style	Dog Ear	Installed Height	72 inch
Shipping Dimensions	96.00 H x 72.00 W x 1.25 D	Shipping Weight	134.75 lbs
Return Policy	Regular Return (View Return Policy)		

260 linear feet / 8 feet panels = 33 panels

Total Wood Panel Cost: \$2,202.09

Total Hardware Cost: \$465.28

Total Stain Cost: \$398.00

Total Cost + Tax: \$3,249.29

Example properties in the neighborhood that has privacy fences in similar location of what is being proposed.





Privacy and/or Standard Partition Fence Authorization Form

Civic Association approval required: Yes: ☒ (Approval letter provided) No: ☐

Date: 8-17-25

Fence Installation Address: 36589 Six mile Rd, Livonia MI 48152

I have seen or had explained to me, the proposal made by Joshua Retting
(Name)

at 36589 Six mile Rd Livonia MI 48152 to erect a (choose one)
(Address)

☐ **Standard Partition** (any non-sight-obscuring fence 4' tall or less)

☒ **Privacy** (Sight-obscuring fence no taller than 6')

fence separating his or her property from mine and consent to ALL the following:

- The height, materials, and style of the fence: 6' pressure treated wood, dog ear fence
(Description)
- The location of the lot line.
- Only one (1) fence is permitted between our properties and that any existing fence will have to be removed in favor of the new fence.

Please initial next to the fence facing option agreed upon below.

X have the finished side facing my property (posts on their side of fence).

_____ have the finished side facing the fence owner (posts on my side of fence).

_____ be good on both sides (posts are between the fence panels).

W. Swody
(Print Name)

36557 6 mile
(Address)

X W. Swody
(Signature)

734-536-2032
(Telephone number for conformation)

No permit will be issued without the original fully signed and completed form with a site plan of the property to be fenced.



Inspection Department
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580

Variance Neighbor Agreement

Date: 3-17-25

Fence Installation Address: 36589 Six Mile Rd, Livonia MI 48152

Neighboring property of variance: 36557 Six Mile Rd, Livonia MI 48152

I have seen or had explained to me, the proposal made by Joshua Retting at 36589 Six Mile Rd, Livonia MI 48152 to erect a Privacy (Sight-obscuring fence 6' tall wood) fence separating his or her property from mine and consent to the variance of using the existing fence line where it currently follows the property line of 36557 & 36589 Six Mile Rd up to, and connects to the front corner (North East corner) of residential property of 36589.

W. Swody
(Print Name)

X W. Swody
(Signature)

Privacy and/or Standard Partition Fence Authorization Form

Civic Association approval required: Yes: ☒ (Approval letter provided) No: ☐

Date: 3/22/25

Fence Installation Address: 36589 Six mile Rd, Livonia MI 48152

I have seen or had explained to me, the proposal made by Joshua Retting
(Name)

at 36589 Six mile Rd, Livonia MI 48152 to erect a (choose one)
(Address)

- ☐ Standard Partition (any non-sight-obscuring fence 4' tall or less)
☒ Privacy (Sight-obscuring fence no taller than 6')

fence separating his or her property from mine and consent to ALL the following:

- The height, materials, and style of the fence: 6' pressure treated wood, dog ear fence
(Description)
- The location of the lot line.
- Only one (1) fence is permitted between our properties and that any existing fence will have to be removed in favor of the new fence.

Please initial next to the fence facing option agreed upon below.

- J. Ma ☒ have the finished side facing my property (posts on their side of fence).
_____ have the finished side facing the fence owner (posts on my side of fence).
_____ be good on both sides (posts are between the fence panels).

John Maute
(Print Name)

36613 Six Mile Rd Livonia,
(Address) MI 48152

X John Maute
(Signature)

734 679-4260
(Telephone number for conformation)

No permit will be issued without the original fully signed and completed form with a site plan of the property to be fenced.



Inspection Department
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580



Privacy and/or Standard Partition Fence Authorization Form

Civic Association approval required: Yes: ☒ (Approval letter provided) No: ☐

Date: 3/19/25

Fence Installation Address: 36589 Six mile Rd, Livonia MI 48152

I have seen or had explained to me, the proposal made by Joshua Retting
(Name)

at 36589 Six mile Rd, Livonia MI 48152 to erect a (choose one)
(Address)

- ☐ Standard Partition (any non-sight-obscuring fence 4' tall or less)
☒ Privacy (Sight-obscuring fence no taller than 6')

fence separating his or her property from mine and consent to ALL the following:

- The height, materials, and style of the fence: 6' wood, dog ear top fence
(Description)
- The location of the lot line.
- Only one (1) fence is permitted between our properties and that any existing fence will have to be removed in favor of the new fence.

Please initial next to the fence facing option agreed upon below.

 have the finished side facing my property (posts on their side of fence).

 have the finished side facing the fence owner (posts on my side of fence).

 be good on both sides (posts are between the fence panels).

Julianne Ebert 36590 Whitcomb St
(Print Name) (Address)

X [Signature] 734 740 7660
(Signature) (Telephone number for conformation)

No permit will be issued without the original fully signed and completed form with a site plan of the property to be fenced.



Inspection Department
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580

WARRANTY DEED

Drafted by: Kenneth Frank Korte, 36589 6 Mile Rd., Livonia, MI 48152

When recorded return to: Joshua M. Retting and Paige N. Shay, 36589 6 Mile Rd., Livonia, MI 48152

THE GRANTOR(s): Kenneth Frank Korte, a married man

Whose address is: 36589 6 Mile Rd., Livonia, MI 48152

Conveys and warrants to: Joshua M. Retting, an unmarried man; and Paige N. Shay, a single woman, as joint tenants with full rights of survivorship

Whose address is: 15107 Paderewski, Livonia, MI 48154

the following described premises: See attached Exhibit A.

Tax Parcel No: 066-02-0038-000

Commonly known as: 36589 6 Mile Rd., Livonia, MI 48152

for the sum of Three Hundred Two Thousand Dollars and No Cents (\$302,000.00)

COUNTY Transfer Tax: \$332.20

STATE Transfer Tax: \$2,265.00

Subject to easements, reservations and restrictions of record.

Dated: April 14, 2022

Signed and Sealed:



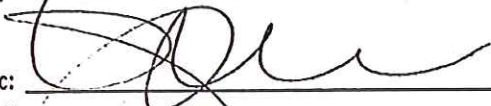
Kenneth Frank Korte

STATE OF MICHIGAN

COUNTY OF

Oakland }
} ss
}

On this 14th day of April, 2022, before me personally appeared, Kenneth Frank Korte, who provided satisfactory evidence to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Public: 

Printed Name: _____

County, MI

My Commission Expires: _____



EXHIBIT A

Land situated in the City of Livonia, County of Wayne, State of Michigan, more particularly described as:

Lot 38, of "RENWICK PARK SUBDIVISION NO. 2", according to the plat thereof recorded in Liber 90, Page(s) 1 of Plats, Wayne County Records.

Tax Parcel No: 066-02-0038-000

Commonly known as: 36589 6 Mile Rd., Livonia, MI 48152

Owners Joshua & Paige Retting
36589 6 Mile Rd
Livonia, MI 48152

To whom it may concern,

There are no restrictions in our deed or subdivision rules that would prevent this variance approval. There are many other neighbors nearby with vinyl or wood privacy fences that have already had approval for this similar fence variance location.

We request the variance to replace the current chain link fence installed on our property with a six foot, sight obstructing, wood fence in the exact same location including where it attaches to the house at the front left side (south east corner). There is a high foot and vehicle traffic on the main road, Six Mile, in front of the property who can see directly into the backyard as they pass. The privacy fence will dampen the sound of the vehicles as well as provide a safer and more secure backyard for our dog and future children. The additional fenced side lot will increase the total backyard space roughly 10% which would be optimal for a garden space as it has sun in the morning and shade from the house in the evening.

All neighbors connected, east, west, and south of the property have already approved the fence installation, and the neighbors to the east which are directly affected by the proposed location of the fence have approved the variance proposal.

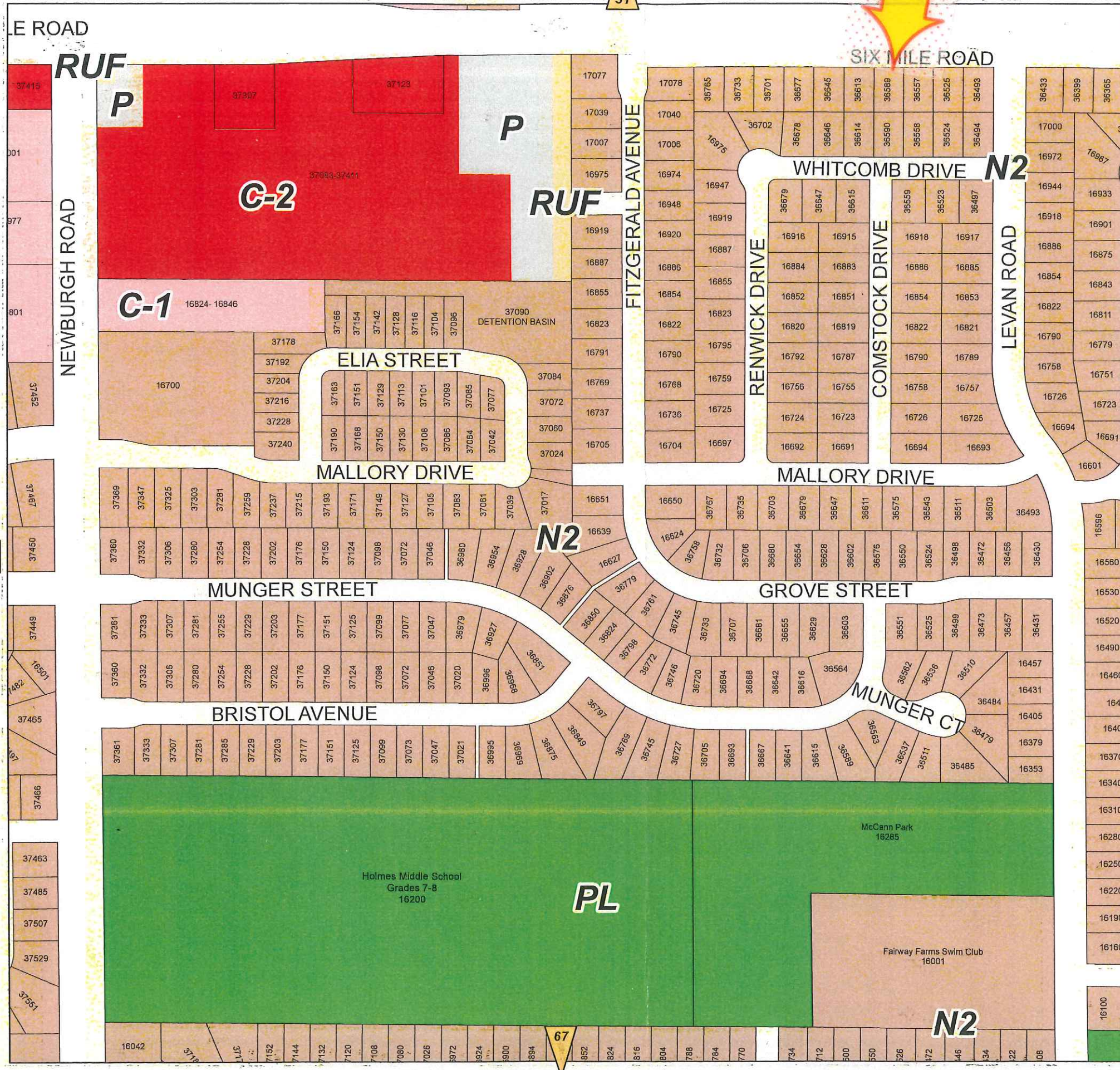
Thank you for your consideration,

Joshua & Paige Retting

(734) 634-6355

PAIGE AND JOSHUA RETTING
36589 SIX MILE

REF: FENCE
LOW DENSITY RESIDENTIAL



ZONING MAP

LEGEND

Zoning Districts

- RUF Rural-Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

N.W. 1/4 Section 17

City of Livonia

T. 1 south, R. 9 east

Wayne County, Michigan

Copyright 2001, City of Livonia



300 150 0 300 Feet

ZONING BOARD OF APPEALS

ZONING BOARD MEMBERS

GREGORY G. COPPOLA, CHAIRMAN
JAMES. M. BARINGHAUS, VICE CHAIRMAN
TIMOTHY J. KLISZ, SECRETARY
CHRISTOPHER N. BOLOVEN
BRIAN MEAGHER
MARC ROTONDO
MIKE TESTA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

MAYOR

MAUREEN MILLER BROSNAN

COUNCIL MEMBERS

BRANDON MCCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB DONOVIC
SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY

PUBLIC NOTICE **MAY 2, 2025**

APPEAL CASE NO. 2025-04-11, 32501 West Chicago: an appeal was made to the Zoning Board of Appeals by Shawn Friend, seeking to maintain an illegally erected 6-foot-tall privacy fence resulting in a privacy fence erected in the side yard forward of the rear of the house and a privacy fence in the corner side yard that does not align with the neighbor's fence/wall.

Side Yard Encroachment

Allowed: 0 feet
Proposed: 21 feet
Excess: 21 feet

Fence to Fence/Wall Misalignment

Allowed: 0 feet
Proposed: 7 feet
Excess: 7 feet

This Low Density Residential property is located on the south side of West Chicago (32501), between Woodring and Vermont Avenues, Lot. No. 135-02-1982-000, N-1, Neighborhood, rejected by the Inspection Department under Livonia Code of Ordinance, Section 15.44.090 B. & 15.44.090 A. 4. b. i.

THE LAW REQUIRES THAT OWNERS OF PROPERTY LOCATED WITHIN 300 FEET OF THIS PROPERTY BE NOTIFIED OF THIS REQUEST IN WRITING. THIS IS YOUR NOTIFICATION. YOU ARE NOT REQUIRED TO RESPOND TO THIS LETTER.

This appeal will be heard at a public hearing to be held in the **Gallery on the 5th floor of City Hall on Tuesday, May 20, 2025, at 7:00 p.m.**, at which time comments may be directed to the Board during audience participation. When replying by mail, write your comments on the back of this notice and address it to the City of Livonia, Zoning Board of Appeals, 33000 Civic Center Drive, Livonia, MI 48154. All written comments are read at the meeting and become part of the record.

ZONING BOARD OF APPEALS,



Timothy Klisz, Secretary

Petitioner will incur a \$100 rescheduling fee for every failure to appear.
In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the Zoning Board of Appeal's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs.
Please call 734-466-2250 if you need assistance.

Case No: 2025-04-11
Meeting Date: May 20, 2025

[illegible]

Signature: _____

Address:



CITY OF LIVONIA
INSPECTION DEPARTMENT

REJECTION OF APPLICATION FOR PERMIT
BECAUSE OF NON-CONFORMITY TO ZONING ORDINANCE LIVONIA VISION 21

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154
421-2000

Applicant <u>Shawn Friend</u>	Address <u>32501 West Chicago, Livonia, MI 48150</u>
Owner <u>(same as applicant)</u>	Address <u>(same as applicant)</u>
Lessee <u>n/a</u>	Address <u>n/a</u>
Location <u>South</u>	Side of <u>32501 West Chicago</u> Street
Between <u>Woodring</u>	And <u>Vermont</u>
Lot No./Parcel No. <u>135-02-1982-000</u>	Subdivision <u>Rosedale Gardens #14</u>
Zoning District <u>N-1</u>	Lot Size <u>70.44'x120' (8,452.8 sq.ft.)</u> Alley <u>n/a</u>
Present Use <u>Single Family Residential</u>	Proposed Use <u>(no change)</u>
Present Building Size <u>n/a</u>	Proposed Building Size <u>n/a</u>
Present Height of Building <u>n/a</u>	Proposed Height <u>n/a</u>
Allowable Lot Coverage <u>n/a</u>	Proposed Lot Coverage <u>n/a</u>

Proposal : Seeking to maintain an illegally erected 6 foot tall privacy fence resulting in a privacy fence erected in the side yard forward of the rear of the house and a privacy fence in the corner side yard that does not align with the neighbors fence/wall. Side yard encroachment allowed: 0 feet; Proposed: 21 feet; Excess: 21 feet. Fence to Fence/wall misalignment allowed: 0 feet; Proposed: 7 feet; Excess: 7 feet.

Reason for Rejection Livonia Code of Ordinance, section 15.44.090 B. & 15.44.090 A. 4. b. i.

Deficient Side yard _____	Deficient Front Yard _____	Deficient Rear Yard _____
Deficient Lot Area _____	Deficient Lot Area Per Room _____	Encroachment <u>21 feet & 7 feet</u>
Excessive Lot Coverage _____	Excessive Height _____	Increasing No. Units _____
Use Prohibited _____	Deficient Parking Spaces _____	Increasing Area and Bulk _____
Remarks _____		

Plans and Application examined by _____ Date April 7, 2025

APPLICATION FOR VARIANCE

Shawn G. Friend 32501 W. Chicago, Livonia, MI 48150
 (Owner of Premises) (Street Address) (City) (Zip Code) (Telephone) (Fax)

phone: 313-434-3078 fax: 734-455-2377
 (Lessee) (Street Address) (City) (Zip Code) (Telephone) (Fax)

(Contractor) (Street Address) (City) (Zip Code) (Telephone) (Fax)

The property address is 32501 W. Chicago, Livonia, MI 48150

Please note that if you need more space to answer any of the following questions, you may use a separate page or the back of this page. Simply identify your response(s) with the number of the question you are responding to.

1. Are there any deed restrictions or subdivision rules or restrictions on the property? If so, what are they?
 The property is not subject to any relevant deed restrictions or sub. rules.

2. Give legal description of property involved, or attach a deed or other document which contains the legal description of the property:
 See Exhibit "A", BSA print-out, page 2.

A variance can only be granted if a hardship or practical difficulty with the property makes the variance necessary. Under the City's Zoning Ordinance, a practical difficulty exists only if (a) the difficulty is exceptional and peculiar to the property, and does not exist generally throughout the City, (b) the difficulty involves more than mere inconvenience, inability to earn a higher financial return, or both, and (c) the variance would be fair to the neighbors and others who might be affected, as well as those who do not have this variance.

3. Please explain how the practical difficulty you claim is unique to your property, and does not exist elsewhere in the City:
 See Supplement, paragraph 3.

4. Please describe what the difficulty involves beyond mere inconvenience or inability to earn a higher financial return:
 See Supplement, paragraph 4.

5. Explain why you think this variance would be fair to the neighbors and others who might be affected.
 See Supplement, paragraph 5.

6. Have you sought an amendment to the zoning ordinance which would permit your proposed project under your current zoning? If yes, please describe the outcome of this process:
 No such amendment has been sought.

7. If you have not attempted to have the zoning ordinance amended, why hasn't this attempt been made?
 City personnel suggested going through the application/variance request process.



8. Have you attempted to have the property rezoned? If yes, please describe the outcome of the rezoning process: _____

No attempt at rezoning.

9. If you have not attempted to have the property rezoned, why hasn't this attempt been made? _____

Not really applicable, as the use is not the point of conflict.

Please see the separate instruction sheet for plans, fees, and other information which should be submitted with the application. Note that if an agent or attorney signs the application on behalf of the owner, said agent or attorney must provide written proof of his or her authority to act on the owner's behalf. ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THE ZONING BOARD OF APPEALS MEETING. NON-ATTENDANCE BY ANY INTERESTED PARTY MAY RESULT IN YOUR CASE BEING TABLED AND THE APPROPRIATE FEE BEING ASSESSED.

OWNER'S AFFIDAVIT

COUNTY OF WAYNE)
STATE OF MICHIGAN)

The undersigned being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanying information and data are in all respects true and correct to the best of (his/her) knowledge and belief, and that the undersigned personally undertakes to see that the property will be used and developed in compliance with all applicable ordinances and any conditions imposed in connection with any variance which may be granted in response to this application.

Signature of property owner: _____

Please print name of property owner: _____

Shawn G. Friend

NOTE: Please provide Letter of Authorization on official letterhead if not signed by owner of the property, as well as the deed and property transfer affidavit.

Subscribed and sworn to before me this 7TH day of April, 2025

Karen D. Thompson
(Notary Public, Wayne County, Michigan)

My Commission expires 2 Wayne

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the conditions upon which the resolution was based are maintained.

NOT TO BE COMPLETED BY APPLICANT

Petitioner makes application for a Hearing, seeking to (reverse, modify, or affirm) the (order, decision) of the Department of Inspection, dated 1/29/25, which reads as follows:

Privacy Fence Not Allowed in Side Yard

I certify that (a) the petitioner is not in violation of any ordinance other than the provision(s) sought to be waived in the foregoing application, (b) all applicable fees have been paid, and (c) I have examined the foregoing application, and find that said application is complete, and that the City Zoning Ordinance, Ordinance No. 543, as amended, prohibits the proposed project unless a variance is granted by the Zoning Board of Appeals.

[Signature]
(Supervisor)

Application for permit filed Yes

Violation Issued Yes

**CITY OF LIVONIA
ZONING BOARD OF APPEALS**

Shawn Friend
Applicant
32501 W. Chicago
Livonia, MI 48150
313-434-3078

LAW OFFICES OF TRACY S. THOMAS, PLC
By: **Tracy S. Thomas** (P45915)
Attorney for Applicant
538 N. Mill Street
Plymouth, MI 48170
734-455-2700
734-455-2377 fax
tstplc12@gmail.com

SUPPLEMENT TO APPLICATION FOR VARIANCE

3. Mr. Friend's variance request centers around a privacy fence constructed on his corner lot, essentially replacing and augmenting the then-existing chain link fence.

By way of background, Mr. Friend recently completed a set of projects in his back yard that revolve around the addition of a swimming pool. Mr. Friend obtained all the necessary permits and arranged for all the necessary City inspections for those projects, all of which exhibited solid, professional workmanship constructed with high-quality materials.

Regarding the fence, however, on January 29, 2025, the City of Livonia rejected Mr. Friend's application for a permit, citing two provisions of the Livonia Code (see attached **Exhibit "B"** - denial letter). The Board should note that Mr. Friend's fence, as constructed, does not obscure or impact any vehicular or pedestrian sight-lines involved with either of the streets involved, W. Chicago or Brookfield. The Board should note further that Mr. Friend's fence "fully conforms" to "neighborhood standards generally" as to its type, height, color, design, and

materials, as required by Section 15.44.090A. The Board should also note that Mr. Friend's adjoining neighbors both consented to the fence before it was built and wholeheartedly, in writing, have endorsed it as a valuable neighborhood upgrade (see Exhibits "C" and "D" - neighbor letters). The critical practical difficulty faced by Mr. Friend supporting his variance request involves ensuring privacy for he, his wife, and his family, especially as they enjoy the pool, deck, and yard. The fence as constructed also provides critical additional privacy shielding for the two house windows facing Brookfield Street (see Exhibit "E" - property sketch). Mr. Friend's property is not an average corner lot - the property across Brookfield Street is a busy public park, resulting in far more potential "prying eyes" than most corner lots. Other factors supporting the variance request include a positive increase in the back yard's enjoyable space and screening the two unsightly utility structures located in the right-of-way easement on Brookfield

4. As noted above, increased privacy in light of the busy, difficult neighborhood conditions is driving this request.

5. As noted above, Mr. Friend's adjoining neighbors are ardent supporters. Impact on others in the neighborhood, other City residents, and/or vehicular and pedestrian traffic in the area seems nonexistent.

Other Points

- At the hearing on this matter, the Applicant intends to present before and after photographs of the fence and property.
- The Applicant also intends to present photographs of numerous corner lots within the City with privacy fences sited similarly. These examples are likely either "grandfathered" as non-conforming fences or the result of an approved variance.

A handwritten signature in dark ink, appearing to read 'Shawn Friend', is written over a horizontal line.

Shawn Friend - Applicant



Map data ©2025, Map data ©2025 20 ft

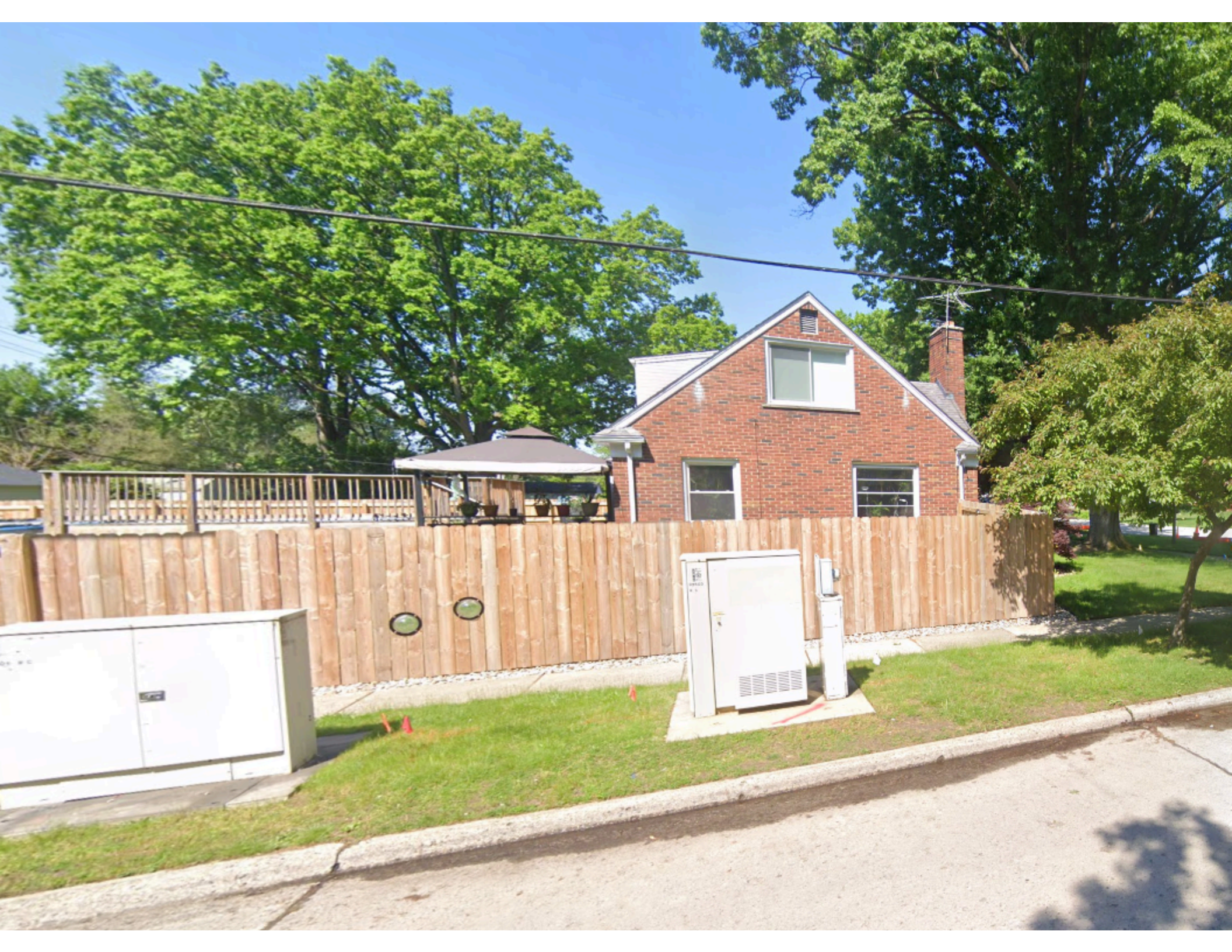
distance from
front of house to
fence : 20 inches

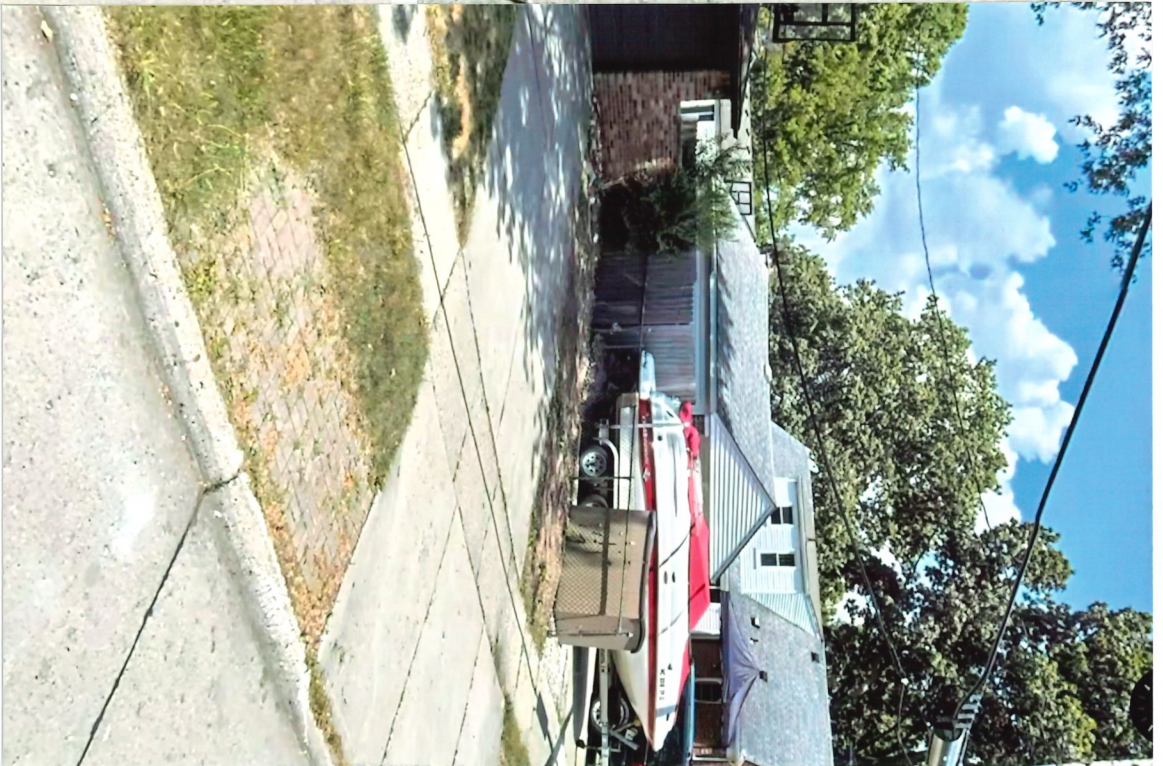
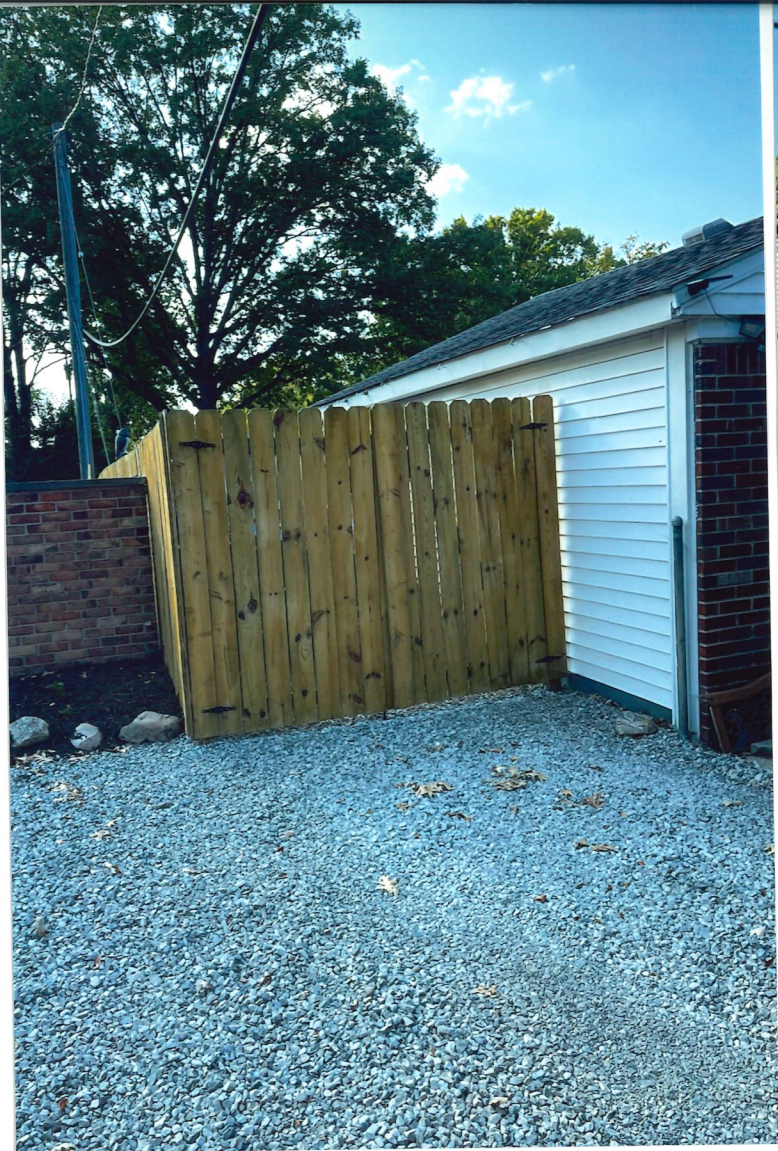
pool

deck

utility boxes (now shielded by fence)

- height of fence: 6 foot (uniform)
- 1 foot from Brookfield sidewalk to fence
-





32501 WEST CHICAGO LIVONIA, MI 48150 (Property Address)

Parcel Number: 135 02 1982 000



Item 1 of 2

1 Image / 1 Sketch

Property Owner: FRIEND SHAWN G

Summary Information

> Residential Building Summary

- Year Built: 1955
- Full Baths: 2
- Sq. Feet: 1,786
- Bedrooms: 4
- Half Baths: 0
- Acres: 0.194

- > Assessed Value: \$149,900 | Taxable Value: \$129,852
- > Property Tax information found
- > 18 Building Department records found



Owner and Taxpayer Information

Owner	FRIEND SHAWN G 32501 WEST CHICAGO LIVONIA, MI 48150	Taxpayer	FRIEND SHAWN G 32501 WEST CHICAGO LIVONIA, MI 48150
-------	---	----------	---

General Information for Tax Year 2024

Property Class	401 RESIDENTIAL-IMPROVED Unit	46 CITY OF LIVONIA	
School District	LIVONIA PUBLIC SCHOOLS	Assessed Value	\$149,900
YR BLT/SQ FT	1955 1196 590	Taxable Value	\$129,852
PP FILE CODE	0	State Equalized Value	\$149,900
CURRENT USE		Date of Last Name Change	11/05/2018
MISC		Notes	
Historical District	No	Census Block Group	
STATUS		Exemption	

Principal Residence Exemption Information

Homestead Date 10/30/2018

Principal Residence Exemption	June 1st	Final
2024	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$136,000	\$136,000	\$123,669
2022	\$122,200	\$122,200	\$117,780
2021	\$115,000	\$115,000	\$114,018
2020	\$114,200	\$114,200	\$112,444
2019	\$108,800	\$108,800	\$108,800
2018	\$95,800	\$95,800	\$78,963
2017	\$92,700	\$92,700	\$77,339
2016	\$86,690	\$86,690	\$76,650
2015	\$83,670	\$83,670	\$76,430
2014	\$70,460	\$70,460	\$69,990
2013	\$72,430	\$72,430	\$68,890
2012	\$69,990	\$69,990	\$67,280
2011	\$65,520	\$65,520	\$65,520
2010	\$68,970	\$68,970	\$68,970
2009	\$81,040	\$81,040	\$81,040
2008	\$92,090	\$92,090	\$92,090
2007	\$100,100	\$100,100	\$100,100
2006	\$100,100	\$100,100	\$69,730
2005	\$97,180	\$97,180	\$67,510

2004	\$94,350	\$94,350	\$66,000
2003	\$90,720	\$90,720	\$64,520
2002	\$84,000	\$84,000	\$63,570
2001	\$77,070	\$77,070	\$61,600
2000	\$73,400	\$73,400	\$59,690
1999	\$69,900	\$69,900	\$58,580
1998	\$64,130	\$64,130	\$57,660
1997	\$58,830	\$58,830	\$56,150

Land Information

Zoning Code		Total Acres	0.194
Land Value	\$50,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	
ECF Neighborhood	401 SS STATE STREETS	Mortgage Code	
Lot Dimensions/Comments		Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	70.44 ft	120.00 ft
Total Frontage: 70.44 ft		Average Depth: 120.00 ft

Legal Description

34P1982 ROSEDALE GARDENS NO 14 T1S R9E L76 P75 76 WCR LOT 1982

Land Division Act Information

Date of Last Split/Combine		Number of Splits Left	
Date Form Filed		Unallocated Div.s of Parent	
Date Created	01/01/0001	Unallocated Div.s Transferred	
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel			

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/ Page	Comments
10/30/2018	\$205,000.00	PTA	CRECHIOLO DONNA/CHERYL KNOX MARINO	FRIEND SHAWN G	03-ARM'S LENGTH		
01/24/2018	\$0.00	PTA	COOK MARY M	CRECHIOLO DONNA/CHERYL KNOX MARINO	09-FAMILY		
07/09/2008	\$165,000.00	PTA	GALLAGHER,PETER	COOK,MIKE/MARY M	03-ARM'S LENGTH		
03/04/2006	\$190,000.00	LC	GALLAGHER,THOMAS/JOSEPHINE	GALLAGHER,PETER	03-ARM'S LENGTH		
03/01/2006	\$190,000.00	PTA	COBLEIGH,GERALD/IONE	GALLAGHER,THOMAS/JOSEPHINE	03-ARM'S LENGTH		
07/08/1998	\$72,000.00	WD	PRESBYTERIAN CHURCH	COBLEIGH,GERALD/IONE	03-ARM'S LENGTH		

Building Information - 1786 sq ft 1.00 STORY (Residential)

General

Floor Area	1,786 sq ft	Estimated TCV	
-------------------	-------------	----------------------	--

INSPECTION DEPARTMENT
ORDINANCE ENFORCEMENT
CITY OF LIVONIA
33000 CIVIC CENTER DR.
LIVONIA, MI 48154



FRIEND SHAWN G
32501 WEST CHICAGO
LIVONIA, MI 48150

01/29/2025

RE: 32501 WEST CHICAGO

PLAN REVIEW CORRECTION SHEET

Your application for a permit has been reviewed for the above location. It has been rejected for the following reasons:

1. FENCE - Fences:

- No privacy fences may extend toward the front of the lot beyond the back of the house and fences. Livonia Code of Ordinance section 15.44.090 B.
- Fence on corner lots shall not be located in the corner side yard. Livonia Code of Ordinance section 15.44.090 A. 4.

Reviewer comment: Per Section 15.44.160: Appeals; A person who has been refused a fence permit may appeal to the Zoning Board of Appeals for a modification of any of the provisions cited above.

Note: Due to the particular circumstances of this property, an application for a variance should be submitted to this office no later than February 4th, 2025, to be considered for the April ZBA hearing.

If you have any questions, please feel free to contact me directly.

For Information
(8:30 - 9:30 AM) (4:00 - 5:00 PM)

File: PZ25-0039

Reviewer: Matt Stierna
Telephone (734) 466-2593

WARNING: Damage or Injury resulting from delay or failure to comply with this notice will be attributed to negligence on the part of the responsible party or parties.

September 16, 2024



To Whom It May Concern,

This letter is in regard to the privacy fence of my neighbors, Shawn and Alisa Friend. Prior to building their fence in 2023, they contacted me and let me know they were contemplating installing a privacy fence. They described the fence they were planning and asked if I had any objections. I told them I had none and thought it was a great idea. I know being on the corner often brought them unwelcome attention from passersby. They soon built the fence and I thought it looks great. It's a very attractive wooden fence and I believe it adds to the value of both their home and mine. I've even heard other neighbors comment on how attractive and unique their fence is.

They have made a myriad of improvements to their home, increasing its curb appeal and adding to the desirability of our neighborhood. I have no objections

to their fence whatever. They are
excellent and considerate neighbors.

Sincerely,

Kathy Lopez

Kathy Lopez

9537 Brookfield

Livonia, MI 48150

9.16.24

Sirs:



My neighbor, Shawn Friend,
installed a privacy fence around
his property. Before he did so,
he asked my permission. I gladly
agreed. In my opinion, The fence has
enhanced the look and feel of the
neighborhood.

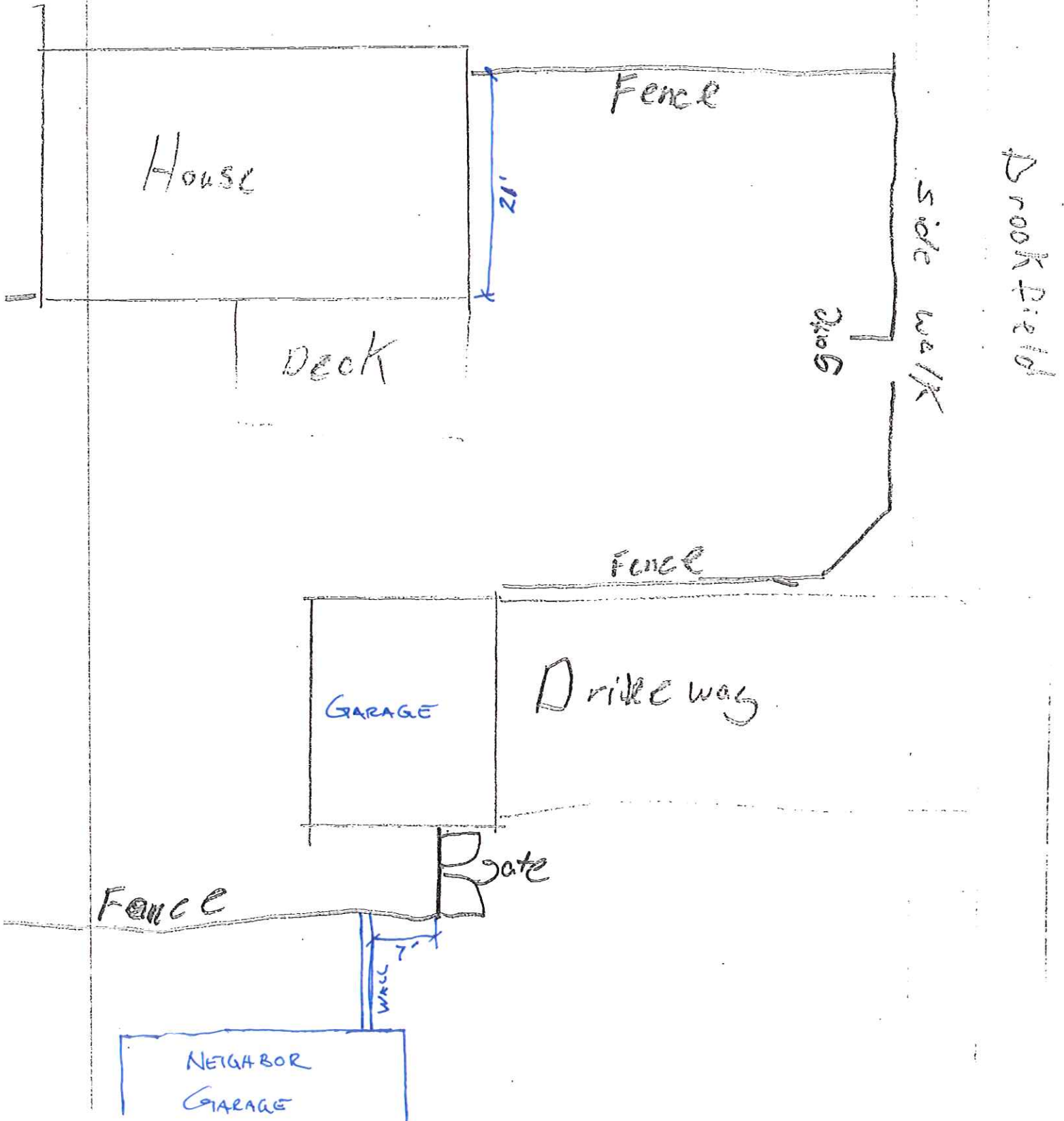
Thank You,
Grant Danley

Grant Danley
32505 W. Chicago St.
Livonia, Mi 48150
734.812.9225

W. Chicago



side walk



SHAWN FRIEND
32501 W CHICAGO

HERE

REF: FENCE
LOW DENSITY RESIDENTIAL

ZONING MAP

LEGEND

Zoning Districts

- RUF Rural Urban Farm
- N1 Neighborhood
- N2 Neighborhood
- NM1 Neighborhood Multifamily
- NM2 Neighborhood Multifamily
- NM3 Neighborhood Multifamily
- P Parking
- C-1 Local Business
- C-2 General Business
- C-3 Highway Services
- C-4 High Rise Commercial
- M-L Manufacturing Limited
- M-1 Light Manufacturing
- M-2 General Manufacturing
- P-L Public Lands
- NP Nature Preserves

S.W. 1/4 Section 34

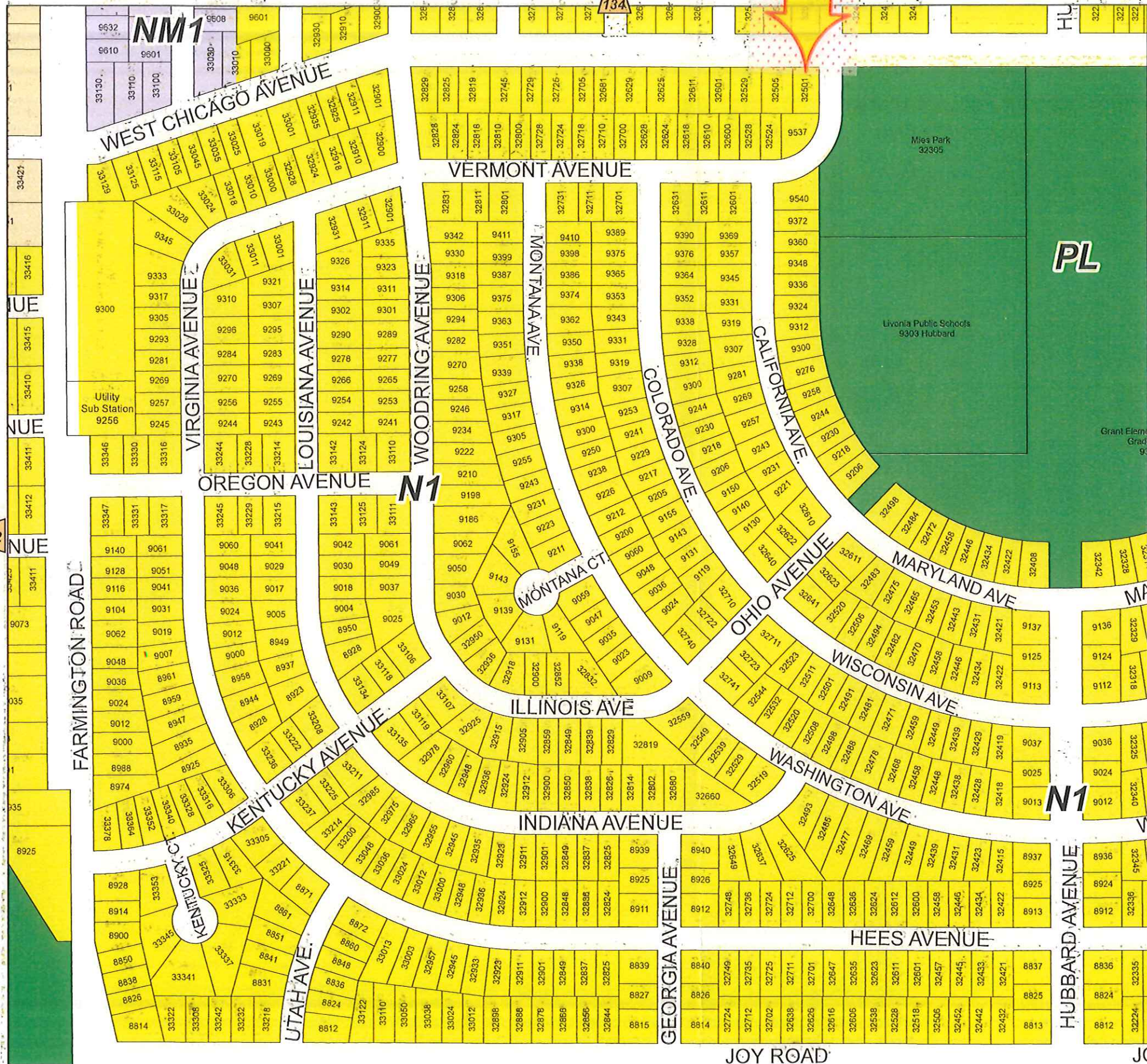
City of Livonia

T. 1 south, R. 9 east
Wayne County, Michigan

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300 150 0 300 Feet



FUTURE LAND USE PLAN

**CITY OF LIVONIA
ZONING BOARD OF APPEALS
May 20, 2025 – 7:00 p.m.
Livonia City Hall – Gallery (5th floor)
33000 Civic Center Drive, Livonia, MI**

- 1. APPEAL CASE NO. 2024-10-37, Laurel Investment, LLC, on behalf of Lessee Cooper's Hawk Winery & Restaurant, 17117 North Laurel Park Drive:** Seeking to install a wall sign package resulting in an excessive number of signs and excessive total sign area.

FUTURE LAND USE PLAN (FLUP): REGIONAL COMMERCIAL

- 2. APPEAL CASE NO. 2025-02-02, Laurel Investments, LLC, on behalf of Lessee Capital Grille, 17117 Laurel Park Drive:** Seeking to erect a wall sign package resulting in an excessive number of signs and excessive sign area.

FUTURE LAND USE PLAN (FLUP): REGIONAL COMMERCIAL

- 3. APPEAL CASE NO. 2025-04-10, Paige and Joshua Retting, 36589 Six Mile Road:** Seeking to erect a 6-foot-tall privacy fence resulting in the privacy fence encroaching into the side yards forward toward the front of the property beyond the rear of the dwelling, which is prohibited.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL

- 4. APPEAL CASE NO. 2025-04-11, Shawn Friend, 32501 West Chicago Avenue:** Seeking to maintain an illegally erected 6-foot-tall privacy fence resulting in a privacy fence erected in the side yard forward of the rear of the house and a privacy fence in the corner side yard that does not align with the neighbor's fence/wall.

FUTURE LAND USE PLAN (FLUP): LOW DENSITY RESIDENTIAL