

**Taco Bell**  
**15955 W Michigan Ave**

**Completed**  
*Not Completed*

**Site Plan #15.01**

Full demolition of existing structure. Replace with new Proto-type design.

<b>Application Date</b>	January 30, 2015	
<b>Internal Staff Review</b>	February 5, 2015	Lot coverage, building setbacks, access requirements, and dumpster all presented in compliance. Stormwater agreement will be required with MDOT or adjacent property owner. Variances will be needed to address parking, loading, and landscaping. Revisions will be needed for light poles and clarification for electric service, masonry, and drives. Sign will require sign permit approval
<b>Planning Commission 1st Review</b>	March 11, 2015	Landscaping could be redesigned to better fit available space using other planting and species options.
<b>Planning Commission 2nd Review</b>	April 8, 2015	Updated landscaping plan was received by the Planning Commission. The proposed site plan was <b>APPROVED CONTINGENT ON ZBA VARIANCE APPROVALS.</b>

**Appeal #15.01**

Dimensional variances from (a) §153.324 MINIMUM NUMBER OF SPACES REQUIRED – increase allowed parking by 5 spaces; (b) §156.323 GENERAL REGULATIONS – lessen parking lot setbacks; (c) §156.328 LOADING SPACE REQUIREMENTS, §156.323 GENERAL REGULATIONS – lessen loading space requirements; (d) §156.304 METHODS OF SCREENING, §156.306 INTERIOR LANDSCAPING, §156.307 PARKING LOT LANDSCAPING – minimize landscaping requirements

<b>Application Date</b>	February 14, 2015	
<b>Zoning Board of Appeals</b>	March 19, 2015	No Quorum.
<b>Received by Zoning Board of Appeals</b>	April 16, 2015	Variance requests were evaluated for practical difficulties based upon required criteria as set forward in the ordinance.
<b>Public Hearing</b>	April 16, 2015	No Public Comment.
<b>ZBA Decision</b>	April 16, 2015	Variance requests <b>APPROVED.</b>