



CITY COUNCIL REPORT

July 25, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian Murphy, Assistant City Manager/ Economic Development Services
Mark Stimac, Director of Building and Zoning

SUBJECT: Announcement of Public Hearing
Request for outdoor seating area in excess of 20 seats
Mitchell's Ocean Club – 2915 Coolidge (proposed address)

Background: We have received an application from Don Waller, representing Mitchell's Ocean Club Restaurant, for approval for an outdoor seating area for 80 seats as part of the construction of a new restaurant at the southwest corner of Big Beaver Road and Coolidge. This property is in the O-S-C (Office Service Commercial) Zoning District. Section 26.30.03 of the Zoning Ordinance allows outdoor seating in conjunction with restaurant uses in the O-S-C district subject to Special Use Approval before City Council (in place of the Planning Commission). A public hearing is scheduled for your meeting of August 20, 2007.

▪

Financial Considerations:

- There are no financial considerations regarding this matter.

Legal Considerations:

- A properly noticed public hearing for a special use approval is required by the Troy Zoning Ordinance and the State of Michigan Municipal Planning Act.

Policy Considerations:

- Enhance the livability and safety of the Community (Goal I)
- Retain and attract investment while encouraging redevelopment (Goal III).

Options:

- There are no options at this time.

OUTDOOR DINING APPLICATION

RECEIVED

JUL 24 2007

BUILDING DEPT.

Applications shall be accompanied by fully dimensioned plans indicating the location of the proposed seating area within the subject site, the layout of the proposed outside seating, and information as to any proposed building or site alterations, seating area enclosure elements, etc.

Setbacks for outside seating area involving the construction of "structures" as defined by the Building Code shall be at least equal to those required for conventional buildings within the applicable zoning district.

Outside seating areas shall not occupy required sidewalk areas or required landscape areas.

In their consideration for outside seating, the City Council, when involved, may require modification or rearrangement of inside and outside seating areas in order to assure that adequate parking is available.

Restaurants and food service establishments selling or serving alcoholic beverages shall further be subject to the requirements of the Michigan Liquor Control Commission.

NAME OF BUSINESS: MITCHELL'S OCEAN CLUB

ADDRESS OF BUSINESS: SW CORNER OF BIG BEAVER & COOLIDGE ROAD

NAME OF APPLICANT: CAMERON MITCHELL RESTAURANTS / DON WALLER

ADDRESS: 515 PARK ST COLUMBUS, OH 43215

PHONE: 614-621-3063 / 614-621-1037

NUMBER OF SEATS: Existing Inside 300

Proposed Outside: 80

NUMBER OF AVILABLE PARKING SPACES: 228

WILL INSIDE SEATS BE ASSIGNED FOR OUTDOORS? Yes No [checked]

Signature: Don Waller

Date: 7/16/07

OUTDOOR DINING APPLICATION

OWNER AFFIDAVIT

I TROY PLACE I ASSOCIATES as owner/representative
(name)

of the property located at 3001 WEST BIG BEAVER ROAD

do approve of MITCHELL'S OCEAN CLUB
(business)

providing 80 seats for outdoor dining.

Signature: *Tas Neme*

Date: 7-23-07

RECEIVED

JUL 24 2007

BUILDING DEPT.

DO NOT FILL IN - FOR USE BY BUILDING DEPARTMENT

**OUTDOOR DINING
CERTIFICATE OF APPROVAL**

NAME OF BUSINESS: _____

ADDRESS: _____

OWNER/MANAGER: _____

NUMBER OF SEATS _____

DATE APPROVED: _____

BY: _____

City of Troy, Building Department

