



CITY COUNCIL REPORT

March 17, 2009

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, Outdoor Seating Request in Excess of 20 Seats
Pizzapapalis/Rio Wraps, 300 John R

Background:

- We have received an application from Tom Stegeman, manager of Pizzapapalis/Rio Wraps located at 300 John R, for outdoor dining for 40 seats in conjunction with their restaurant.
- They currently have approval for outdoor seating for up to 20 seats per Section 21.25.02
- The use of property in question is located in the B-2 (Community Business) Zoning District.
- Section 21.30.05 of the Troy Zoning Ordinance allows outside seating areas in excess of 20 seats as a use permitted subject to Special Use Approval by City Council (in lieu of the Planning Commission) in the B-2 Zoning District.
- The procedure for Special Use Approval requires that a public hearing be held on the matter.
- A public hearing is scheduled for your meeting of April 6, 2009.

Financial Considerations:

- There are no financial considerations.

Legal Considerations:

- A public hearing on the matter is required per Sections 3.30.00 and 21.30.05.

Policy Considerations:

- Troy adds value to properties through maintenance or upgrades of infrastructure and quality of life venues. (Outcome II)

Options:

- There are no options at this time.

OUTDOOR DINING APPLICATION

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: Pizzapapalis / Rio Wraps

ADDRESS OF BUSINESS: 300 John R.

NAME OF APPLICANT: Tom Stegeman

ADDRESS: 6114 Glyndeboune

Troy MI PHONE: 248 425 8801

NUMBER OF SEATS: Existing Inside 100

Proposed Outside: 40

NUMBER OF AVILABLE PARKING SPACES: unlimited

WILL INSIDE SEATS BE ASSIGNED FOR OUTDOORS? Yes No

Signature: [Signature]

Date: 2/24/09

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FEB 26 2009
BUILDING DEPT.

OUTDOOR DINING APPLICATION

OWNER AFFIDAVIT

I CHARLES MILLER as owner representative
(name)

of the property located at 300 JOHN R, SUITE A TROY, MI 48063

do approve of PIZZA PAPALIS
(business)

providing 40 seats for outdoor dining.

Signature: 

Date: 2/26/09

DO NOT FILL IN - FOR USE BY BUILDING DEPARTMENT

OUTDOOR DINING CERTIFICATE OF APPROVAL

NAME OF BUSINESS: _____

ADDRESS: _____

OWNER/MANAGER: _____

NUMBER OF SEATS _____

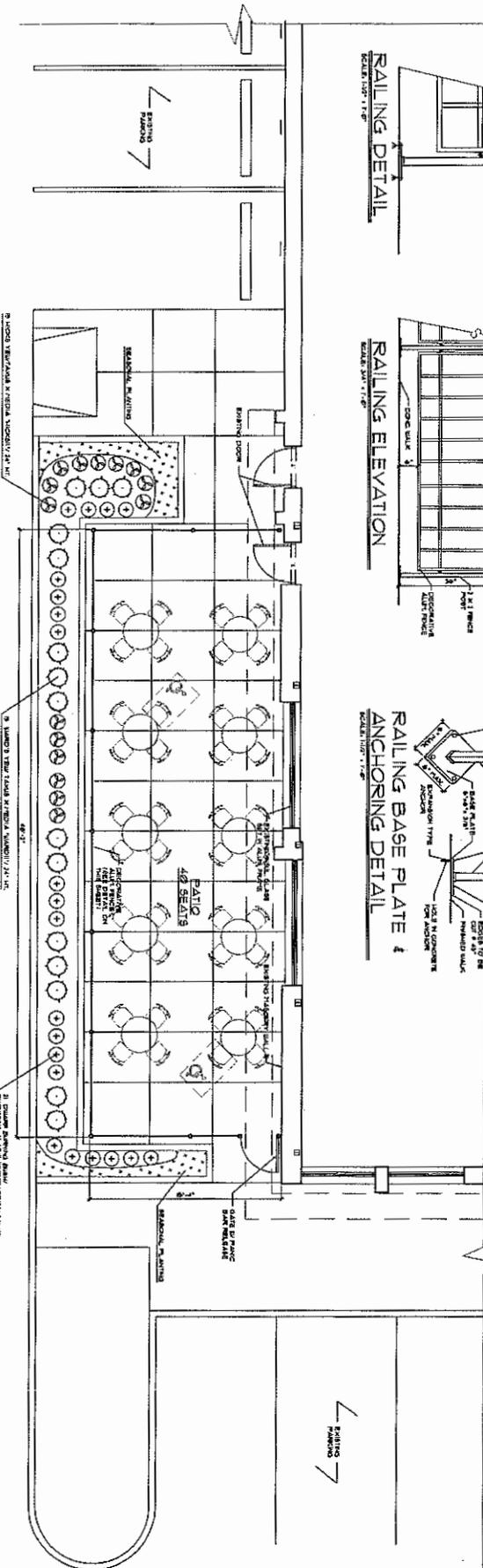
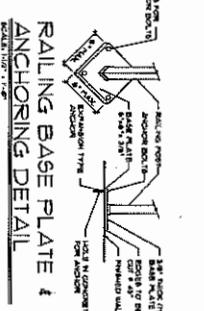
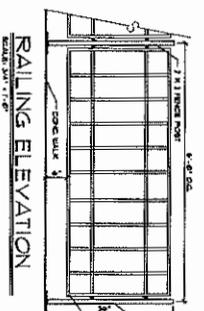
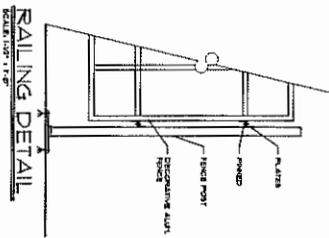
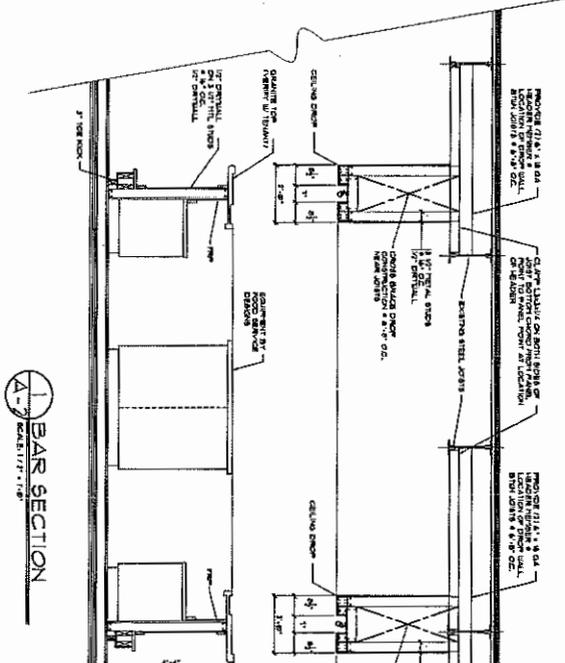
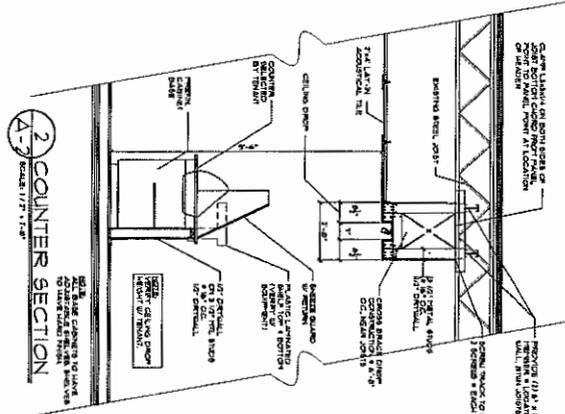
DATE APPROVED: _____

BY: _____
City of Troy, Building Department

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BUILDING DEPT.

GENERAL LANDSCAPE NOTES:

1. ALL CONSTRUCTION AND PLANT MATERIAL, LOCATION TO BE ADJUSTED ON SITE AS NECESSARY.
2. ALL UTILITIES OF PLANT MATERIAL, LOCATION TO BE ADJUSTED ON SITE AS NECESSARY.
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FEB 21 2009
DEPT. OF PERMITS

SERRA & ASSOCIATES ARCHITECTS & PLANNERS

189 east big Beaver
 Troy, Michigan 48063
 (248) 351-8800 FAX (248) 351-8899

Project	PIZZA PARLOR
Client	PIZZA PARLOR
Address	189 EAST BIG BEAVER TROY, MI 48063
Sheet No.	PATIO PLAN & DETAILS
Scale	1/8" = 1'-0"
Revision	06-2008
Date	6-1-08
Drawn by	AS
Checked by	AS
Scale	1/8" = 1'-0"