

Memo

To: City of Charlotte Planning Commission
From: Bryan Myrkle, Community Development Director
Date: January 4, 2019
Re: Taco Bell redevelopment

On your agenda for next Tuesday evening's meeting is a proposed site plan for a redevelopment of the **Taco Bell restaurant at 660 Lansing Street**. Similar to other projects in recent years like McDonald's or Speedway, the proposal is to raze the current building and replace it with a more modern, efficient building more in keeping with the restaurant chain's current standards.

An electronic copy of the site plan is being included with the packet, but as always, you are welcome to review paper copies of the plan here at City Hall any time prior to Tuesday's meeting.

All city department heads have had the opportunity to review the plans and no changes are being recommended, although DPW Director Amy Gilson does have some requirements for the project that are included in her memo.

Our review indicates the project meets our local zoning codes and standards.

That said, I would like to address one aspect of these plans discussed at length by staff. If you have visited the restaurant, you may have noticed the somewhat awkward internal traffic patterns that exist between the Taco Bell restaurant and the neighboring Rally's (formerly Hot N' Now) restaurant which has two drive-thru's.

Because this arrangement does not seem optimal for internal traffic flow, staff considered potential opportunities for improvement, but is ultimately not recommending any. These restaurants were developed at approximately the same time (1993), and the site plans were approved by the city Planning Commission in conjunction with one another.

At the time it was originally developed, a site plan was proposed that included an additional driveway that would have more distinctly separated internal traffic flow; however this plan was rejected by the Michigan Department of Transportation. The Charlotte Planning Commission paid particular attention to the issue during its review, and the compromise design we have now adopted. Imposed design changes at that time included widening the middle lane, widening the south drive, limiting left-turning movements, relocating a fire hydrant, and

changing signage. Furthermore, that these changes be approved by both the Michigan Department of Transportation and Eaton County.

Since that time, while awkward, the site has not generated any particular vehicular incident history, nor do the city's public safety departments have any concerns about emergency access. Because ingress and egress issues were already vetted by the Charlotte Planning Commission and its recommendations adopted, along with recommendations and approvals received at the state and county level, it does not seem necessary or appropriate to impose any additional changes at this time.

I am recommending this plan for approval.