



DEPARTMENT OF  
**Planning &  
Development**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

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**PDD DESIGN REVIEW APPROVAL IS REQUIRED PRIOR TO SUBMITTING FOR SITE PLAN REVIEW (SPR)**  
**If you have any questions regarding next steps, please do not hesitate to contact PDD’s Design Review Staff**

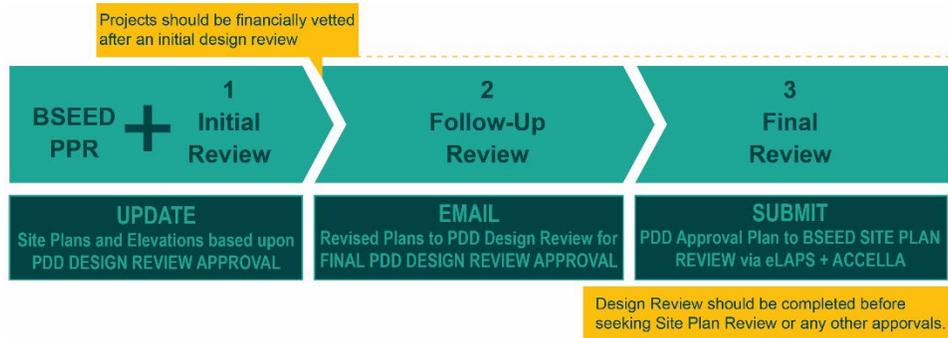
- APPROVED
- APPROVED WITH CHANGES NOTED
- APPROVED CONDITIONAL
- REVISE AND RESUBMIT
- REJECTED

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CITY OF DETROIT DESIGN GUIDELINES. THE APPLICANT IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, AS WELL AS COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.

## STAFF BRIEF

This document is the staff’s comparison of the City of Detroit Design Review Guiding Principles, Design Guidelines for City of Detroit Zoning Ordinance and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the City Planning and Development Design Review of the proposed application.

- THIS PROJECT IS PURSUING CITY INCENTIVES
- THIS PROJECT IS PURCHASING PARCELS FROM THE CITY, DBA, OR DLBA
- THIS PROJECT IS NOT PURSUING INCENTIVES OR PURCHASING CITY, DBA, OR DLBA LAND



**Date:** 5/24/2024

**Project:** Savvy Sliders

**Design Review Meeting:**

**Address:** 6211 Cadieux RD.

**Staff:** Russell Baltimore ( [baltimorer@detroitmi.gov](mailto:baltimorer@detroitmi.gov) ), Zach Funk ( [Zachary.Funk@detroitmi.gov](mailto:Zachary.Funk@detroitmi.gov) )

**Year structure built:** N/A

**Applicant:** Bivings ( [bivingsm.d@gmail.com](mailto:bivingsm.d@gmail.com) )

**Project Scope Under Review:** New Construction

## Project Summary:

The proposed project is to construct a drive through restaurant at 6211 Cadieux rd.

## Design Review Guiding Principles:

- ✓ IN COMPLIANCE
  - ✗ NOT IN COMPLIANCE
  - ⊘ NOT APPLICABLE
  - ↻ MORE INFORMATION NEEDED
- 
- ⊘ **Historic Preservation:** The intent of development is to preserve existing structures and complement the urban fabric through a thoughtful and intentional approach to design.
    - Maintain existing architectural elements.
    - Use exterior materials that are compatible with the existing context.
  - ✓ **Activate the Public Realm:** All projects shall build upon the walkable environment, providing a transparent and interactive building frontage and ground level meant to intrigue pedestrians through design and active uses.
    - Follow design standards for onsite parking in the zoning ordinance (including paving surfaces, interior landscaping, screening, etc.).
    - Provide required right-of-way screening per the ordinance and provide vegetative proposal.
  - ✓ **Appropriate Density:** Any new building shall be appropriate in scale with surroundings.
  - ↻ **Building Form and Material:** The site shall incorporate sound urban design and established development principles. The built environment shall provide interesting building typologies of varied architectural styles and complement, not mimic, the nature of the existing urban fabric.
    - Provide exterior elevations and proposed materials.
  - ⊘ **Maintain/Integrate the Street Grid:** Many city blocks have been combined into superblocks or developments built facing inwards. The goal is for new development to be directly integrated into the existing street grid - not to create an isolated development site.
    - Contact DPW for street closures and right-of-way improvements.
    - Contact BSEED and DTE for public utility coordination.
  - ✓ **Street Frontage:** All new construction shall be designed along the front lot line of the property adjacent to the public right-of-way. Parking shall not be provided between the building frontage and the street edge.
    - Active frontages can provide informal surveillance opportunities and often improve the vitality and safety of our neighborhoods and commercial corridors. Avoid dead frontages with security fences and blank walls.
    - Provide safe pedestrian access to building from public sidewalk.
  - ✓ **Pedestrian Experience:** Where appropriate, alleyways will serve as the main point of automotive ingress and egress. Curb cuts onto public right-of-way will be minimized or obsolete to provide a safe, walkable, pedestrian oriented street design.

- Promote continuous business or retail uses that open directly to the pedestrian foot path.
  - Incorporate pavers and curb-less paths, narrow the road width when possible, and remove street parking to accommodate pedestrian travel.
  - Strengthen the pedestrian foot path and provide a hierarchy of open spaces.
- ✓ **Parking and Access:** All on-site parking shall be appropriately landscaped or be screened from view, preferably developing parking lot edges of the site with new construction to shield the parking from view.
- Follow design standards for onsite parking in the zoning ordinance (including paving surfaces, interior landscaping, screening, etc.)
  - Contact DPW for maintenance agreement for use of the public alley.
- ✓ **Buffering:** Expand the use of green belts and natural buffer zones to protect residential areas from commercial and industrial areas which are environmentally detrimental to nearby residential neighborhoods. Minimize and screen outdoor storage and work areas.
- Landscaping enhances the visual image of the City, improves property values, and alleviates the impact of noise, traffic, pollution, and visual distraction associated with certain uses.
  - Creativity in landscape design is encouraged. Required trees and shrubs may be planted at uniform intervals, at random, or in groupings.
  - Consult a landscape architect for design of landscaping, decorative paving, and site amenities.
- ✓ **Sustainable Design:** All developments should strive to embrace sustainable practices that create healthier living environments while aiming to minimize the negative impacts of the built environment and achieving long-term energy and resource efficiency as well as universal design.
- Optimize overall site potential – building orientation to optimize passive solar features.
  - Minimize energy use – reducing energy loads through appropriate insulation, efficient equipment, and lighting, and incorporating renewable energy systems.
  - Conserving and protecting water by reducing and controlling stormwater runoff.
  - Use of environmentally preferable products – products made with recycled and renewable content.
  - Enhance indoor environmental quality by maximizing daylight, providing adequate ventilation, and using low-or no-VOC products.
  - Optimizing operations and maintenance practices by using products that require less maintenance, less toxic chemicals and cleaners, and less water and energy usage.
  - Provide a flexible design that anticipates and allows for future adaptation to extend the building’s useful life.
  - Design for end of life of the structures so that building components and materials can be disassembled, reused, and/or recycled at the end of their useful life.

**Design Review Notes:**

PDD approves the development with changes noted. Please provide building exterior design to PDD Design Review.

**General Notes:**

- Adhere to zoning requirements (setbacks, use, etc.)
- The development team is **REQUIRED** to contact Russell Baltimore ([baltimorer@detroitmi.gov](mailto:baltimorer@detroitmi.gov)) or Zachary Funk ([Zachary.Funk@detroitmi.gov](mailto:Zachary.Funk@detroitmi.gov)) to schedule a follow-up design review meeting once these initial comments have been addressed.
- This project shall not proceed to Site Plan Review (SPR) until an approval is provided by Design Review Team.

SEE ATTACHED DESIGN SUBMITTAL PACKAGE MARK-UP FOR ADDITIONAL COMMENTS.

COMMETNS IN RED ARE REQUIRED CHANGES

LAND USE AND ZONING

PID: 21075245.001

LOCAL BUSINESS AND RESIDENTIAL DISTRICT (B-2)

PROPOSED USE		PERMITTED USE
FAST-FOOD RESTAURANT		PERMITTED USE
FAST FOOD RESTAURANT W/ DRIVE-THROUGH		NON-PERMITTED USE (V)
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	0.85 AC (37,026 SF)
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT (2 STORIES)
MINIMUM FRONT YARD SETBACK	N/A	0.0 FT
MINIMUM SIDE YARD SETBACK	N/A	35.6 FT
MINIMUM REAR YARD SETBACK	N/A	82.2 FT
MINIMUM R.O.W. PARKING SETBACK	5 FT	19.5 FT
MINIMUM RESIDENTIAL PARKING SETBACK	10 FT	40.2 FT

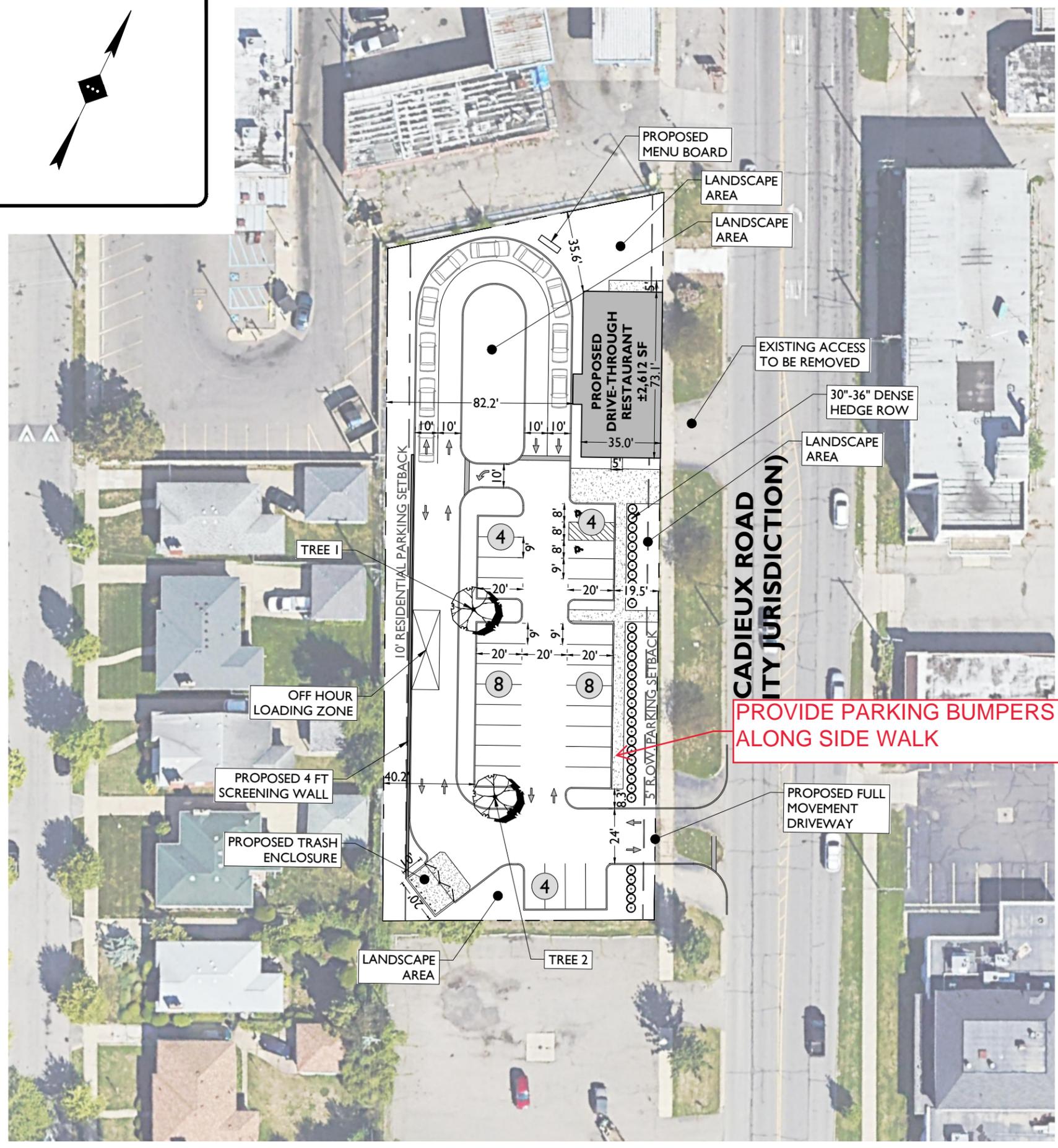
(V) VARIANCE

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 50-14-51	FAST-FOOD RESTAURANT: 1 SPACE PER 100 SF OF GFA (2,612 SF) (1/100 SF)= 26 SPACES	28 SPACES
§ 50-14-51	REQUIRED PARKING REDUCTION: 75% OF THE REQUIRED PARKING* <b>TOTAL: 0.75 (26) = 20 SPACES</b>	
§ 50-14-231	90° PARKING: 9 FT X 20 FT W/ 20 FT AISLE	9 FT X 20 FT W/ 20 FT AISLE
§ 50-14-202	DRIVE-THROUGH STACKING: 6 SPACES FROM ORDER BOX 4 SPACES FROM ORDER BOX TO WINDOW <b>TOTAL = 6 + 4 = 10 STACKING SPACES</b>	10 SPACES
§ 50-14-202	ESCAPE LANE: ONE LANE REQUIRED, 10 FT WIDE	PROVIDED 10 FT WIDE
§ 50-14-114	OFF-STREET LOADING: 1 SPACE, 12 FT X 35 FT	TO OCCUR OFF HOURS
§ 50-14-343	INTERIOR PARKING LANDSCAPING: 18 SF PER PARKING SPACE** (28 SPACES) (18 SF/SPACE)= 504 SF	PROVIDED
§ 61-14-233	MINIMUM LANDSCAPE AREA = 150 SF MINIMUM LANDSCAPE DIMENSION = 7 FT	162 SF 8.3 FT

(\*) SITE IS WITHIN 0.5 MILES OF PUBLIC TRANSIT

(\*\*) § 61-14-233 - ANY LANDSCAPED AREA LOCATED OUTSIDE THE EDGES OF THE OFF-STREET PARKING AREA SHALL NOT BE COUNTED TOWARD INTERIOR LANDSCAPE



PROVIDE PARKING BUMPERS ALONG SIDE WALK

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Phone 248.247.1115

CONCEPT PLAN  
**PROPOSED FAST-FOOD RESTAURANT WITH DRIVE-THROUGH**  
PID: 21075245.001  
6211 CADIEUX ROAD  
CITY OF DETROIT  
WAYNE COUNTY, MI

**DRAFT**  
TIM PRYNTON

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: MA

CHECKED BY: MH

DATE: 05/03/2024

SCALE: (H) 1" = 50'

PROJECT ID: DET-210181

TITLE:

**CONCEPT N**

SHEET:

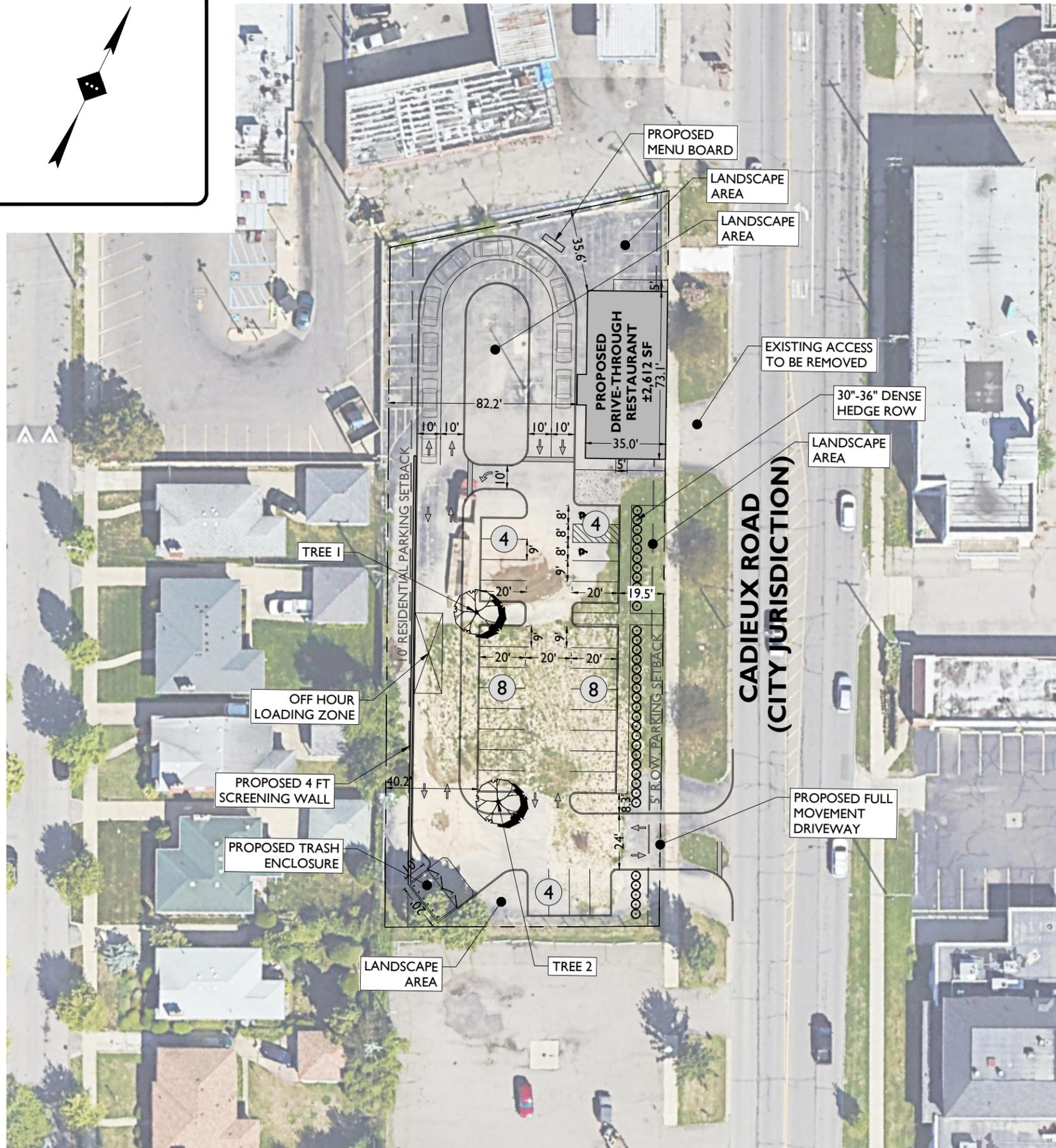
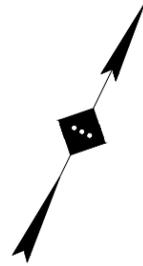
**N-1**



GRAPHIC SCALE IN FEET

1" = 50'

V:\DET\2021\DET-210181-Happy's Pizza-4211 Cadieux, Detroit, MI\CADD\Concepts\2024\05-03 (HIS)-Concept N 4211 Cadieux Road, Detroit, MI.dwg



### LAND USE AND ZONING

PID: 21075245.001

#### LOCAL BUSINESS AND RESIDENTIAL DISTRICT (B-2)

##### PROPOSED USE

FAST-FOOD RESTAURANT

FAST FOOD RESTAURANT W/ DRIVE-THROUGH

PERMITTED USE

NON-PERMITTED USE (V)

ZONING REQUIREMENT	REQUIRED	PROPOSED
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(V) VARIANCE

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50' 0' 50' 100'



GRAPHIC SCALE IN FEET

1" = 50'

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CONCEPT PLAN  
**PROPOSED FAST-FOOD RESTAURANT WITH DRIVE-THROUGH**

PID: 21075245.001  
6211 CADIEUX ROAD  
CITY OF DETROIT  
WAYNE COUNTY, MI

**DRAFT**  
TIM PRYNTON

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: MA

CHECKED BY: MH

DATE: 05/03/2024

SCALE: (H) 1" = 50'

PROJECT ID: DET-210181

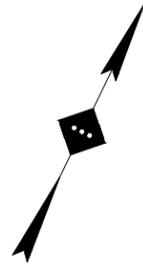
TITLE:

**CONCEPT N (AERIAL)**

SHEET:

**N-2**

V:\DET\2021\DET-210181-Happy's Pizza-6211 Cadieux Road, Detroit, MI.dwg



**CADIEUX ROAD  
(CITY JURISDICTION)**

100' 0' 100' 200'



GRAPHIC SCALE IN FEET  
1" = 100'

CONCEPT PLAN

**PROPOSED FAST-FOOD  
RESTAURANT WITH  
DRIVE-THROUGH**

PID: 2107545.001  
6211 CADIEUX ROAD  
CITY OF DETROIT  
WAYNE COUNTY, MI

**DRAFT**  
TIM PRYNTON

NOT APPROVED FOR  
CONSTRUCTION

**DRAWN BY:** MA  
**CHECKED BY:** MH  
**DATE:** 05/03/2024  
**SCALE:** (H) 1" = 100'

**PROJECT ID:** DET-210181

**TITLE:**

**CONCEPT N  
(OVERALL)**

**SHEET:**

**N-3**



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