

City of Detroit

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March 28, 2025

HONORABLE CITY COUNCIL

RE: Request of 660 Woodward Associates LLC on behalf of Chick-Fil-A for PCA (Public Center Adjacent) Special District Review of proposed exterior alterations at 660 Woodward Avenue – First National Building. **(RECOMMEND APPROVAL)**

REQUEST

The City Planning Commission (CPC) has received a request from 660 Woodward Associates LLC on behalf of Chick-Fil-A for PCA (Public Center Adjacent) Special District Review of proposed exterior alterations at 660 Woodward Avenue. This request is being made consistent with the provisions of Section 50-3-222 of the Detroit Zoning Ordinance.



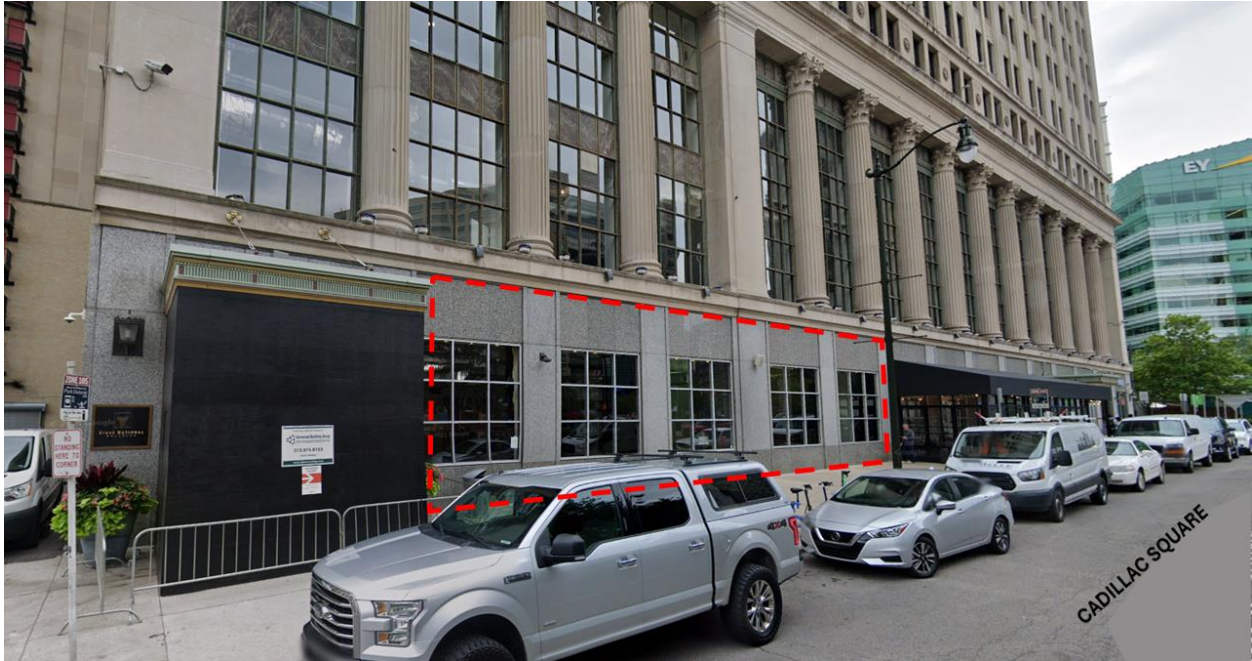
Subject premises – 660 Woodward Ave.

PROPOSED PROJECT

The First National Building is a 26-story office building with ground floor commercial uses located at the southeast corner of Woodward Avenue and Cadillac Square. A Chick-Fil-A restaurant is proposed in one of the vacant spaces adjacent to Cadillac Square, directly east of Central Kitchen + Bar. The restaurant would be walk-in only and not include drive-up or drive-through service.

The proposed exterior changes include:

- Demolition of a window and installation of a door
- Installation of steps, a ramp, and handrails
- Installation of two signs – a wall sign above the door and a projecting sign



Existing condition of area proposed for alterations



Rendering of proposed alterations

REVIEW & ANALYSIS – PCA District Review Criteria

There are eighteen PCA District Review Criteria listed in Section 50-11-97 of the Zoning Ordinance. The relevant criteria follow with staff analysis in italics:

- (3) The proposed development should be compatible with surrounding development in terms of land use, general appearance and function and should not adversely affect the value of adjacent properties. *The addition of a restaurant in this area is compatible with the existing nearby uses. The proposed changes to the building are minimal and are aesthetically consistent with the adjacent area.*

- (11) Signage and graphics should be tastefully designed to be visually appealing and in character with surrounding development; they should provide needed information, direction and orientation in a clear and concise manner. *The proposed signs are straightforward, easy to read, and don't detract from the building. They convey needed information to both vehicles and pedestrians.*

Design

The Planning & Development Department (PDD) has reviewed the proposed changes and recommends approval. Their recommendation is attached. As this property is located in the Financial District Local Historic District, the review and approval of the Historic District Commission is required and has been obtained.

CONCLUSION & RECOMMENDATION

Consistent with the above and Section 7.5 of the CPC bylaws, the CPC staff recommends approval of the proposed changes.

Respectfully submitted,



Marcell R. Todd, Jr., Director
Jamie J. Murphy, City Planner

Attachment: Exterior elevation (A-301)
PDD Recommendation
Resolution

cc: Alexa Bush, Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law Department

**A RESOLUTION AUTHORIZING ALTERATIONS IN A PCA ZONING DISTRICT
AT 660 WOODWARD AVE.**

BY COUNCIL MEMBER _____:

WHEREAS, 660 Woodward Associates LLC on behalf of Chick-Fil-A proposes exterior alterations at 660 Woodward Avenue; and

WHEREAS, 660 Woodward Avenue is located within an established PCA (Public Center Adjacent) zoning district; and

WHEREAS, work to be performed within a PCA zoning district requires Special District Review and the purpose of the PCA zoning district classification is provided for in Section 50-11-81 of the Zoning Ordinance as follows:

This district includes property in close proximity to the Public Center (PC) District, and the controls specified in this division are designed to prevent any uses or structures within the district from having a deleterious effect upon the public center. Uses in this district shall include, to the maximum extent possible, ground-floor commercial space or other space oriented to pedestrian traffic, to enhance the public streetscape and street-level activity; and

WHEREAS, the Planning and Development Department and Historic District Commission have provided favorable review; and

WHEREAS, the City Planning Commission staff has, on behalf of the City Planning Commission, reviewed and recommended approval of the proposed alterations in accordance with Section 7.5 of the City Planning Commission bylaws;

NOW, THEREFORE, BE IT RESOLVED, that the Detroit City Council hereby approves the proposed exterior changes depicted in drawings by Mayse & Associates, Inc. and dated January 22, 2025, referenced in the staff report, with the following condition:

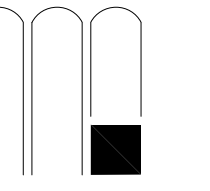
1. That final plans be reviewed by CPC staff for consistency with approval prior to the issuance of applicable permits.



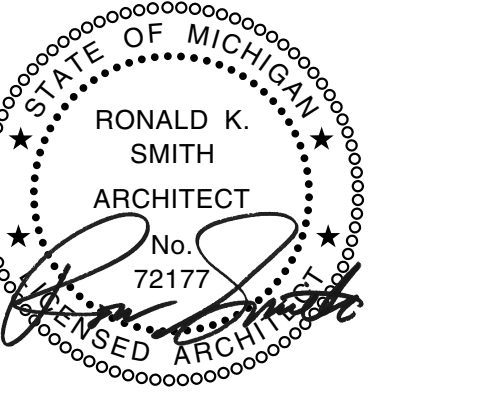
Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management



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Dallas, Texas 75254
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www.MayseAssociates.com



1/22/2025 3:21:18 PM

CHICK-FIL-A
FIRST NATIONAL BUILDING
660 WOODWARD AVE
SUITE 7
DETROIT, MI 48226

LCV#80819

BUILDING TYPE / SIZE: LCV
RELEASE: 23.02

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 23069
PRINTED FOR PERMIT
DATE 1/22/2025 3:21:18 PM
DRAWN BY JV

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET EXTERIOR ELEVATIONS

SHEET NUMBER

A-301

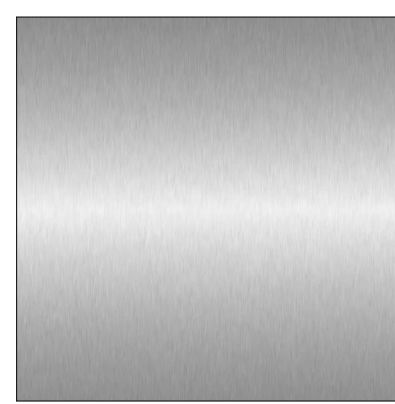


B4 EXTERIOR BLADE SIGN
1/4" = 1'-0"

B3 EXTERIOR ELEVATION
1/4" = 1'-0"



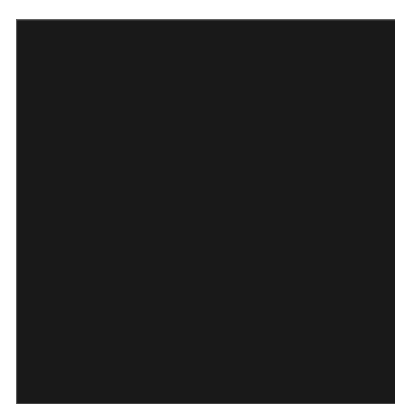
FINISH TYPE: EXTERIOR WALL
GRANITE
DEMO EXTENT: 13 SQ. FT.



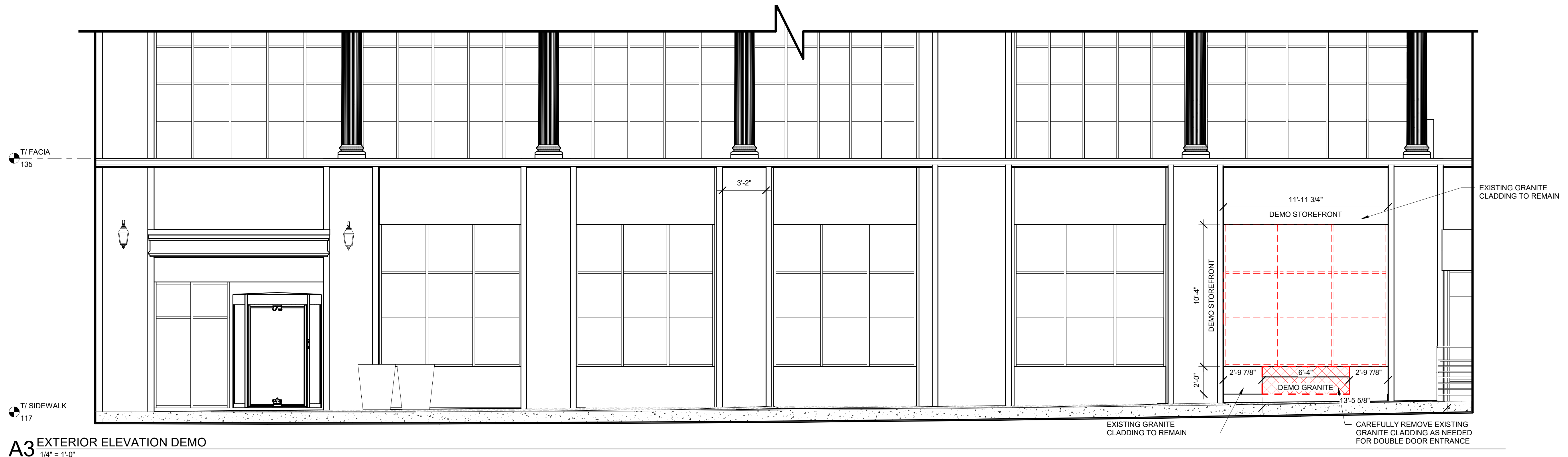
FINISH TYPE: STOREFRONT
METAL
DEMO EXTENT: 7 LINEAR FEET



FINISH TYPE: EXTERIOR WALL
ST-1
DEMO EXTENT: 0 SQ. FT.



FINISH TYPE: GLAZING
GS-1
DEMO EXTENT: 9 SQ. FT.



A3 EXTERIOR ELEVATION DEMO
1/4" = 1'-0"

PERMIT



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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www.detroitmi.gov

Detroit City Planning Commission
208 CAYMC
Detroit, MI 48226

February 21, 2025

RE: Public Center Adjacent (PCA) Review of exterior changes at 660 Woodward Avenue. (BLD2025-00105)

RECOMMEND APPROVAL

The following is the Planning and Development Department's (PDD) review proposed exterior changes to the Cadillac Square façade of the First National Building (located at 660 Woodward Avenue) for the development of a Chick-fil-A restaurant. This review is carried out per Sec. 50-11-96 for the review of developments located in the Public Center Adjacent (PCA) zoning district.

Following is our response to the applicable criteria from Sec. 50-11-97, with our response in italics.

- (3) The proposed development should be compatible with surrounding development in terms of land use, general appearance and function and should not adversely affect the value of adjacent properties; *The addition of another restaurant to this building is compatible with the surrounding area, with its mix of recreation, office, and dining. The changes to the façade are done tastefully.*
- (11) Signage and graphics should be tastefully designed to be visually appealing and in character with surrounding development; they should provide needed information, direction and orientation in a clear and concise manner; *The sign shown on the plan submitted fit with the area and the scale appears appropriate for the site. Final review and approval will have to be conducted by Buildings, Safety Engineering, and Environmental Department and City Planning Commission staffs.*
- (14) Preservation/restoration of buildings having architectural or historic value should be considered a primary objective; *The Historic District Commission has not yet completed its required review of the permit. This will be required prior to the issuance of a building permit.*

Because of the conformance to the above standards for development in the PCA district, P&DD is pleased to support the proposed exterior changes at 660 Woodward Avenue.

Respectfully Submitted,

Gregory Moots
Office of Zoning Innovation

CC: Karen Gage, General Manager
Alexa Bush, Director, PDD