

LAND USE AND ZONING

PID: 18-21-200-035

SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)

PROPOSED REZONE TO NEIGHBORHOOD COMMERCIAL DISTRICT (C-1)

| PROPOSED USE | | |
|--------------------------------------|----------------------------|----------------------|
| | RESTAURANT WITH DRIVE-THRU | SPECIAL LAND USE |
| ZONING REQUIREMENT | REQUIRED | PROPOSED |
| MINIMUM LOT AREA | 6,000 SF (0.14 AC) | 221,987 SF (5.10 AC) |
| MINIMUM LOT WIDTH | 100 FT | 177.9 FT |
| MAXIMUM BUILDING HEIGHT | 45 FT (3 STORIES) | < 45 FT (1 STORY) |
| MINIMUM FRONT YARD SETBACK | 30 FT | 100.8 FT |
| MINIMUM SIDE YARD SETBACK | 20 FT | > 20 FT |
| MINIMUM REAR YARD SETBACK | 40 FT | > 40 FT |
| MINIMUM RESIDENTIAL STACKING SETBACK | 45 FT | > 45 FT |
| REQUIRED BYPASS LANE | 1 LANE | PROVIDED |

OFF-STREET PARKING REQUIREMENTS

| CODE SECTION | REQUIRED | PROPOSED |
|---------------|--|--|
| § 309 | <u>DRIVE-THRU RESTAURANT:</u> 1 SPACE PER 4 SEATS + 1 SPACE PER EMPLOYEE (40 SEATS)(1 SPACE / 4 SEATS) = 10 ⁽¹⁾ (8 EMP.)(1 SPACE / EMP.) = 8 ⁽²⁾ TOTAL: 8 + 10 = 18 | 18 SPACES |
| § 402.4.A | <u>90° PARKING:</u> 9 FT X 20 FT W/ 20 FT AISLES | 9 FT X 20 FT W/ 24 FT AISLES |
| § 310.1.A & B | <u>STACKING DIMENSIONS:</u> 10 SPACES PER LANE @ 10 FT X 20 FT | 10-11 SPACES PER LANE 10 FT X 20 FT |
| § 403.1 | <u>LOADING AREA:</u> 1 SPACE | TO OCCUR OFF HOURS |

- (1) 40 SEATS ASSUMED BETWEEN THE TWO DRIVE-THRU RESTAURANTS
- (2) 8 EMPLOYEES ASSUMED BETWEEN THE TWO DRIVE-THRU RESTAURANTS



GRAPHIC SCALE IN FEET
1" = 50'



CONCEPT PLAN
PROPOSED TWO DRIVE-THRU RESTAURANTS

DRAFT
R. COOKSEY, P.E.
Professional Engineer No. 620169418
LICENSED PROFESSIONAL ENGINEER

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: NMB

CHECKED BY: ECM

DATE: 03/12/2026

SCALE: (H) 1" = 50'

PROJECT ID: DET-260092

TITLE:

CONCEPT C

SHEET:

C-1

V:\DET\2026\DET-260092_Kevin\Kojibou - 4153 West Vienna Road, Vienna Township, MI\CADD\Concepts\2026-03-12_0153-Concept\C-1 4153 W Vienna Rd, Vienna Twp, MI.dwg



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GRAPHIC SCALE IN FEET
1" = 50'



555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone: 248.247.1115

CONCEPT PLAN
PROPOSED TWO DRIVE-THRU RESTAURANTS

PID: 18-21-200-035
4153 W VIENNA RD
VIENNA TOWNSHIP
GENESEE COUNTY, MICHIGAN

DRAFT
R. COOKSEY, P.E.
Professional License No. 620164918
REGISTERED PROFESSIONAL ENGINEER

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: NMB

CHECKED BY: ECM

DATE: 03/12/2026

SCALE: (H) 1" = 50'

PROJECT ID: DET-260092

TITLE:

CONCEPT C (AERIAL)

SHEET:

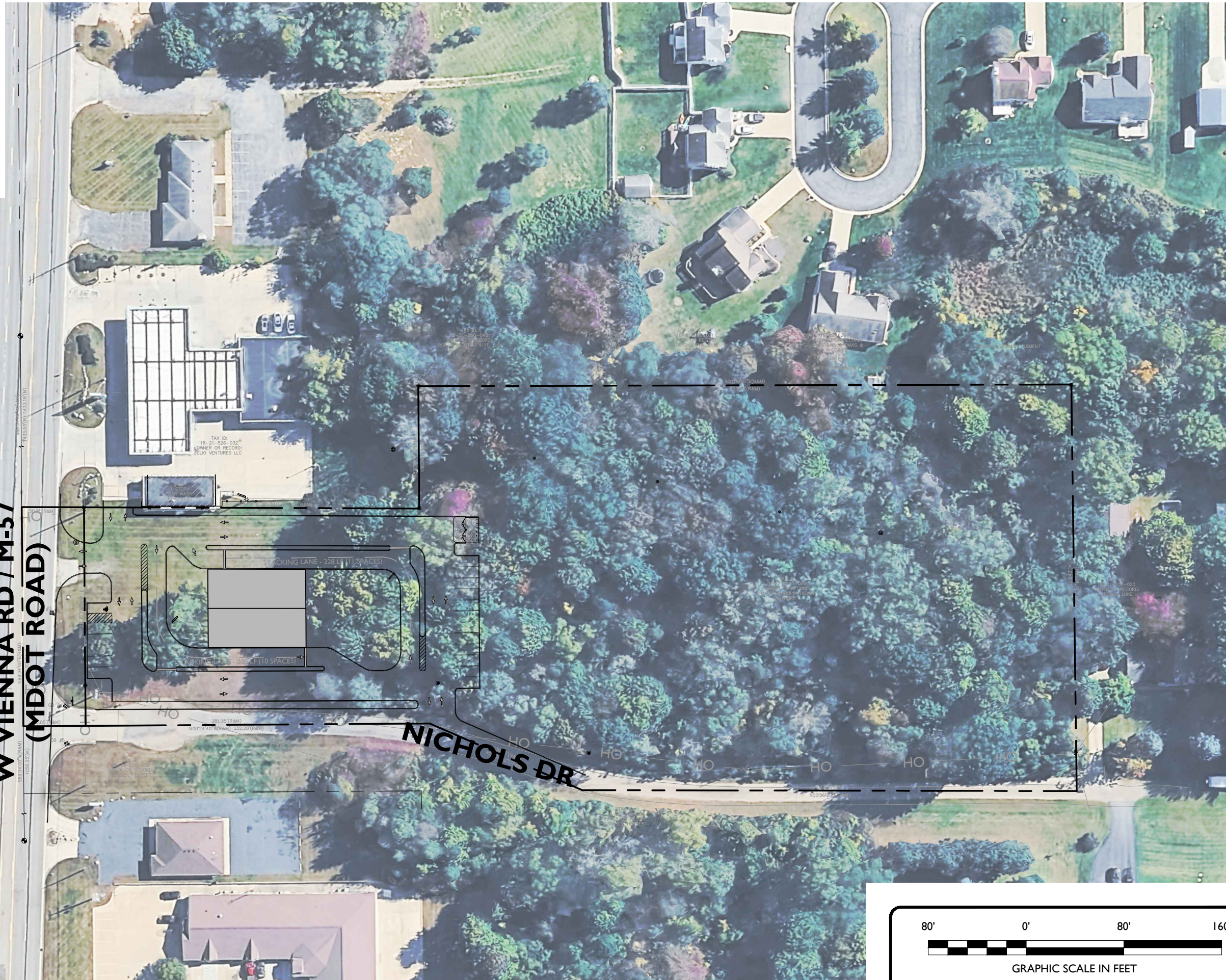
C-2

V:\DET\2026\DET-260092_Kevin\Kojou - 4153 West Vienna Road, Vienna Township, MI\CADD\Concepts\2026-03-12_0153-ConceptC_4153 W Vienna Rd, Vienna Twp, MI.dwg

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**W VIENNA RD / M-57
(MDOT ROAD)**



NICHOLS DR

80' 0' 80' 160'



GRAPHIC SCALE IN FEET
1" = 80'

CONCEPT PLAN

PROPOSED TWO DRIVE-THRU RESTAURANTS

PID: 18-21-200-035
4153 W VIENNA RD
VIENNA TOWNSHIP
GENESEE COUNTY, MICHIGAN

DRAFT
R. COOKSEY, P.E.
Professional License No. 620169418
Professional Engineer

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: NMB
CHECKED BY: ECM
DATE: 03/12/2026
SCALE: (H) 1" = 80'

PROJECT ID: DET-260092

TITLE:

**CONCEPT C
(OVERALL)**

SHEET:

C-3



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