

CITY OF PORTAGE PLANNING COMMISSION

AGENDA

**Thursday, March 20, 2025
7:00 PM**

Portage City Hall Council Chambers

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

1. Meeting Minutes dated February 6, 2025

PUBLIC HEARINGS

- * 1. A Special Land Use Permit and Site Plan for establishing an indoor entertainment facility at 6780 S. Westnedge Avenue.

SITE/FINAL PLANS:

OLD BUSINESS:

NEW BUSINESS:

STATEMENT OF CITIZENS:

ADJOURNMENT:

Star (*) indicates printed material within the agenda packet.

CITY OF PORTAGE PLANNING COMMISSION

Thursday, February 6, 2025
7:00 PM Portage
Portage City Hall Council Chamber

The City of Portage Planning Commission meeting of August 15, 2024, was called to order by Vice Chair Baldwin at 7:00 p.m.

IN ATTENDANCE

- Peter Dame, Chief Development Officer
- Biqi Zhao, Deputy Director of Planning and Zoning
- Jonathon Hallberg, Deputy Director of Economic Development
- Anita Johnson, Housing Resource Specialist
- Alex Johnson, City Planner
- Catherine Kaufman, City Attorney

ROLL CALL

Staff called the roll: Chairman Corradini (no); Vice Chair Baldwin (yes); Secretary Freiman (yes), Adams (yes); Copp (yes); Joshi (yes); Fries (no); Youngs (yes); and Crowell (yes). 7-Present; 2-Absent.

Motion by Commissioner Joshi, seconded by Secretary Freiman, to approve the excused commissioners. Motion carried 7-0.

APPROVAL OF MINUTES

1. Meeting Minutes dated November 21, 2024
2. Meeting Minutes dated January 8, 2025

Motion by Commissioner Youngs, seconded by Secretary Freiman to approve both November 21, 2024, and January 8, 2025, meeting minutes as submitted. Motion carried 7-0.

PUBLIC HEARINGS

None.

SITE/FINAL PLANS

1. Creekside Final PD Plan, 8150 Creekside Dr.

Ms. Zhao provided a presentation that outlined the proposal including project details, background, proposed concept house pictures, site location and layout, the permitting process, and analysis. No public hearing was required; no public comments received. Ms. Zhao concluded her presentation with the recommended action of the Planning Commission to City Council the approval of the Final PD Site Plan for Creekside Housing, a proposed 46-units residential development at 8150 Creekside Drive with the following condition: The applicant shall have the required Stormwater Agreement recorded.

Vice Chair Baldwin questioned the cul-de-sac being replaced by an open road on the new plans. Ms. Zhao clarified that it will be a road for the fire department access only and will have a sidewalk connecting to the W. Centre Avenue sidewalk.

Motion by Commissioner Youngs, supported by Secretary Freiman, to recommend to City Council the approval of the Final PD Site Plan for Creekside Housing, a proposed 46-units residential development at 8150 Creekside Drive with the following condition: The applicant shall have the required Stormwater Agreement recorded. Upon voice vote, motion carried 7-0.

2. Stanwood Crossings Final PD Plan, 9617 Portage Rd.

Ms. Zhao provided a presentation that outlined the proposal including project details, background, proposed concept house pictures, site location and layout, the planned development permitting process, and analysis. No public hearing was required; one public comment was received and has been addressed. Ms. Zhao concluded her presentation with the recommended action of the Planning Commission to City Council the approval of the Final PD Site Plan for Stanwood Crossings, a proposed 42-unit single-family residential development at 9617 Portage Road with technical/clerical corrections if needed prior to the City Council approval.

Secretary Freiman asked what an example of a technical or clerical correction would be. Ms. Zhao gave two examples of corrections: if a callout needs to be edited because it does not match exactly what it is pointing to, and stormwater elevations line.

Commissioner Copp wanted to confirm that the neighbor's comments had been corrected. Ms. Zhao confirmed. Commissioner Adams asked how long the neighbor has been using the City's property for his driveway. Deputy Director of Economic Development, who is the applicant, Mr. Hallberg, approached the podium and answered that the neighbor had an access easement long before it was a city-owned property.

Commissioner Copp inquired about the different direction of the condo and master deed plan. Mr. Hallberg stated that the City of Portage is allowed to subdivide the property according to the development plan that's been assembled, and a municipality isn't required to undertake a condominium plat or traditional subdivision plat. Attorney Kaufman also added that the city is not bound by the Land Division Act, meaning a subdivision wouldn't be triggered, so the approach being used for Stanwood Crossings will be all on land divisions.

Motion by Commissioner Copp, supported by Commissioner Adams, to recommend to City Council the approval of the Final PD Site Plan for Stanwood Crossings, a proposed 42-unit single-family residential development at 9617 Portage Road with technical/clerical corrections if needed prior to the City Council approval. Upon voice vote, motion carried 7-0.

OLD BUSINESS

None.

NEW BUSINESS

1. Haffner Machinery Alternative Screening, 8935 Portage Industrial Dr.

Ms. Zhao provided a presentation that outlined the proposal including project details, background, site location and layout, pictures, the permitting process, examples of neighboring screening, and analysis. No public hearing was required; the developer communicated the proposal with the three adjacent residences, and all signed acknowledgement letter of support. Ms. Zhao concluded her presentation with

the recommended action that the proposed alternative landscape buffer for Haffner Machinery at 8935 Portage Industrial Drive be approved.

Commissioner Joshi wondered about enforcement of the surrounding properties to bring their landscaping up to the requirements; Commissioner Adams asked if a tree were to die, are the businesses required to replace it. Ms. Zhao clarified that when the surrounding properties put landscaping in, the regulations were different than they are today, therefore, each neighboring property could have different landscaping requirements. If their approved site plans have landscaping, it must be kept up. If a tree dies and they do not replace, Community Development would reach out to them and ask them to be in compliance by meeting the approved site plan conditions, and if they do not, then Code Enforcement would step in.

Commissioner Adams asked if this alternative screening buffer amendment and PC approval could be found in the future, and if stormwater is usually required to be in the rear. Ms. Zhao confirmed that the approval will be located with the site plan because it is a condition for the site plan approval; she also clarified that stormwater could go anywhere, however preference is in the back, and the stormwater engineers have a design manual on requirements.

Motion by Commissioner Copp, supported by Commissioner Crowell, to approve the proposed alternative landscape buffer for Haffner Machinery at 8935 Portage Industrial Drive. Upon voice vote, motion carried 7-0.

STATEMENT OF CITIZENS

None.

STATEMENT OF COMMISSIONERS/ STAFF

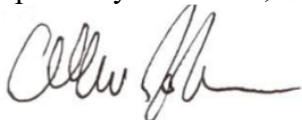
Vice Chair Baldwin welcomed the new commissioner, Keith Crowell.

Ms. Zhao stated that the next meeting status is unknown as there are no projects on deck now, but further communications will come to commissioners.

ADJOURNMENT

There being no further business to come before the Commission, Vice Chair Baldwin adjourned the meeting at 7:43p.m.

Respectfully submitted,



Alex Johnson
City Planner

TO: Planning Commission

DATE: March 20, 2025

FROM: Peter Dame, Chief Development Officer

SUBJECT: A Special Land Use Permit and Site Plan for establishing an indoor entertainment facility at 6780 S. Westnedge Avenue.

I. INTRODUCTION:

The applicant, Zap Zone XL Holdings LLC, (also property owner) has submitted a Special Land Use Permit and Site Plan to convert the former Sears space to a new [Zap Zone](#) (indoor entertainment facility) located at the southern tenant anchor space (6780 S. Westnedge Avenue) at Crossroads Mall. The entire two floors of the main Sears retail area and the Sears auto center will be converted to this proposed use (total 152,754 square feet). All existing parking areas (over 800 spaces), internal access drives, Ring Road, and external driveways (e.g. Sears Drive) will continue to be used for this new business.

The proposed business includes the following operations: bowling alley, go-karts, adventure park (obstacle course), skating rink, laser tag, mini golf, arcade, restaurant and event space. These are shown in the attached concept floor plan. All of these will be located inside the building; no outside operations are proposed. The applicant anticipates hiring 100-200 employees. Except for new signage, no external changes to the building are proposed. It is expected that the applicant will enter into agreements with the owner of the mall (Kohan Retail Investment Group) to facilitate this proposed business. Business hours are anticipated to be: Sunday – Thursday: Noon – 11pm; and Friday – Saturday: Noon – 1am.

Per the City's Public Participation Plan, the applicant held a neighborhood meeting on Thursday, January 30th at the Crossroads Malls Food Court to discuss the project with adjacent businesses and property owners. This meeting is informational and is required to give neighbors a chance to be apprised of matters that will require a public hearing before the Planning Commission such as as the Special Land Use Permit process.

II. BACKGROUND INFORMATION:

The former Sears tenant space is the southern-most building section of the Crossroads Mall. It is located on its own parcel (13.69 acres) which also includes over 800 parking spaces, part of Ring Road, and part of Sears Drive. The Sears business closed in 2019 and has been vacant since then. At that time, many Sears locations closed throughout Michigan and the nation.

In October 2024, Zap Zone Lansing LTD bought the entire Sears parcel (building area, parking lot, and access drives) in anticipation of gaining permits to operate the proposed Zap Zone facility.

The site is zoned B-2 Community Business, which supports businesses catering to the needs of a larger consumer population, and supports integrated or clustered businesses served by common parking areas accommodating large traffic volumes. The new Master Plan '2045 Portage Forward Together' Future

Land Use Map classifies the entire Crossroads Mall and associated parking areas as ‘Mixed-use’ which supports a variety of residential and commercial uses. More about the zoning and Master Plan are provided later in this report.

The proposed indoor entertainment operations (e.g. bowling alley, laser tag) require a Special Land Use Permit in the B-2 district per Sec.42-261. C. 5.

The following table summarizes Existing Conditions in this general area.

Existing Land Uses/ Zoning	<ul style="list-style-type: none"> • The subject parcel consists of a large 2-story vacant retail building and large parking lot zoned B-2 Community Business. • <u>North</u>: Crossroads Mall; 6650 S. Westnedge Ave.; Zoned: B-2 Community Business. • <u>South (along Sears Dr)</u>: Hillside Center commercial plaza (various restaurants, service establishments) and other nearby restaurants, retail businesses; Zoned B-2 Community Business. • <u>West</u>:(along Keystone St); Various Residences (6725 – 6833 Keystone St); Zoned R-1A One Family Residential. • <u>East (along westside of S. Westnedge Ave)</u>: The Carillon Center commercial plaza; Zoned: B-2 Community Business and B-3 General Business.
Public Streets	2022 Romence Road (east of intersection with Sears Dr.) recorded 13,752 AADT total trip counts (AADT - Annual Average Daily Trips) Recorded by Kalamazoo Area Transportation Study (KATS). No trip counts provided along Sears Drive – private drive.
Public Utilities	City sanitary sewer and water is currently connected to the subject building.
Environment	The site is developed with a large retail building and parking lot.
Unique Conditions	No mapped wetlands or flood hazards exist on the site. No mapped or identified historic structures/ buildings exist.

III. ANALYSIS:

The following sections of [Chapter 42. Division 5](#). Subdivision 1. - *Special Land Uses* and Subdivision 2 - *Site Plan Review* procedures and regulations apply and addressed further in this report:

- Special Land Uses: Sec. 42-460 thru – 462, and
- Site Plan: Sec. 42-480 thru – 485.

Special Land Use Permit procedures

Sec. 42-461 Application and review procedures

The applicant has submitted a complete Special Land Use Permit application, site drawings, project narrative, and fee. The Planning Commission shall consider the subject permit during a public hearing and may attach conditions if deemed necessary for the general welfare, neighborhood harmony, and other measures to ensure the intent of the zoning ordinance is observed. Subsequent to Special Land Use Permit approval, the applicant shall submit a Site Plan application consisting of professionally drawn and sealed plans for review by City administration and vote by the Planning Commission under Sec 42-481(A)(B)(1). Staff determined that a new Site Plan drawing is not required at this time since the proposed construction is interior-only, staff have old site drawings on file, and that the applicant's submitted site drawing is sufficient for this review.

Sec 42-462 General standards for review of special land uses

Pursuant to Sec. 42-462, the application shall meet standards addressing neighborhood harmony, impacts on the natural environment, impacts on public services/ utilities, and general consistency with the zoning ordinance.

The subject parcel is part of the overall Crossroads Mall site and abuts other parcels forming this site. It also abuts existing commercial areas to the south and a few residential areas to the west. There is an existing buffer towards those residences consisting of large mature trees located on the perimeter berm along the southwest area of the overall mall site. As indicated earlier, all proposed amenities will be located inside the existing building. All existing parking spaces (over 800 spaces) within the subject parcel and adjacent mall parking areas (via existing parking agreements) are expected to accommodate the parking demand. No changes are planned to the existing City bike path located along the southern and western areas of the mall site. This path is accessible by the adjacent neighborhood residences to the west and will continue to support nonmotorized access to the overall mall site. Additionally, Kalamazoo Metro will continue to provide bus services to the overall mall site.

The project will facilitate a significant re-investment in one of the large anchor tenant spaces of the Crossroads Mall, which is expected to help revitalize the mall and increase more overall commercial interest in the greater area in the immediate and future years. The existing drives and parking lots will accommodate the proposed business, as previously designed with the original approvals of the Crossroads Mall in the early 1980s. No negative impacts on adjacent properties are expected with this proposal.

Site Plan Permit Procedures

Sec. 42-482 Site Plan Review

The applicant's site drawing depicts necessary site elements such as building location, parking spaces, driving areas, etc. Further, the proposed development only occurs inside the existing building

area; no external building or significant site changes are proposed. The parking requirement and access needs are met, as noted below.

Parking/ Traffic Demand

The applicant forecasts the following vehicular trips (customer + employees): 488 daily week-day trips and 1,340 weekend-day trips. The parking requirement for the proposed use is 612 spaces (*Sec. 42-523. Planned commercial shopping centers in a business district with a GLA greater than 10,000 sq ft = 4 spaces/ 1,000 sq ft of GLA*). The existing parking lot and overall layout will continue to provide access to over 800 parking spaces. Additional parking around the mall is also provided through cross-access and parking agreements with adjacent mall tenants and the mall owner. During times when the parking demand exceeds the parking within the subject parcel, overflow parking can be captured on the existing adjacent parking lots. Therefore, the parking requirement is met. Further, traffic demand from the new use is expected to be accommodated through the existing multiple access drives around the Crossroads Mall, such as Sears Drive, J.L. Hudson Drive, Crossroads Drive, JC Penney Drive, and Martin Luther King Drive.

Master Plan

The Plan indicates that Special Land Use Permit applications should be consistent with the Plan’s Future Land Use Map and surrounding neighborhoods, be designed to lessen impacts on adjacent streets and utilities, and be consistent with the Plan's goals.

Master Plan – Future Land Use Map, Crossroads Subarea

Malls across the nation are being affected by today’s changing customers’ shopping habits, which has resulted in the closing of once-popular anchor stores such as Sears, Macy's, JC Penney's, etc. Some malls are evolving by repurposing storefronts with nontraditional mall businesses, such as attracting new grocery stores, housing, or healthcare facilities. However, in some rare cases, entire malls have closed. Crossroads Mall is being affected by this too. To support current and future redevelopment opportunities, the Future Land Use Map classifies the overall Crossroads Mall site as ‘Mixed-Use’. This supports both commercial and residential uses in the same building or detached buildings. The Mixed-Use classification offers the greatest flexibility for future development.

Further planning efforts to support the Crossroads Mall are provided in the Master Plan’s ‘Crossroads Subarea’ section, listing a variety of key policies and initiatives. Some of these include supporting the mall area as a future ‘town center’ with high-density residential and commercial areas, repurposing large existing parking lots into future active developments, and maintaining transit services as the area grows.

Master Plan – Goals

The following goals are pertinent to the Crossroads Mall area and general commercial corridors:

- Goal 3: Maximize the potential of commercial corridors throughout the City by encouraging more dense, focused development along previously established commercial corridors.

Key Policies

3.1 Encourage mixed-use nodes throughout the City to increase economic activity at a neighborhood level.

3.2 Adjust parking requirements to maximize development potential while allowing market forces to dictate needed parking.

3.3 Evaluate the use of creative zoning solutions such as overlay districts or form-based design to incentivize developers to reimagine commercial areas throughout the City.

- Goal 4: Attract and support local businesses and major employers to strengthen the local tax base and provide well-paying, high-quality employment opportunities.

Staff find the proposal for an indoor entertainment facility consistent with the Master Plan because of the following: It reoccupies a large vacant tenant within the mall, bringing a resurgence of activity. The new business will create over 100 employee positions. It provides a new community attraction and an increase in the overall value of the mall.

Impacts on City Services, Utilities, ROWs

The proposed use is expected to have little increase in water and sewer demands for City services because of the existing large sizing of the City water and sanitary sewer lines serving the overall Crossroads Mall. Any new utility fixtures within the building to accommodate the proposed businesses will be addressed during the building permitting process.

Condition of Parking lot, Drives, Sidewalks

Many parking and driving areas around the Crossroads Mall and within the subject parcel are in poor condition due to neglected maintenance. The anticipated traffic and parking demand will result in further degradation of these areas unless addressed. After multiple site visits and a recent report by City engineering staff, indicated that many areas are considered in violation of City Code Sec. 42-521, IFC 2015 Sec. 503.2.3, and 2021 IPMC Sec. 302.3, requiring off-street parking areas to be maintained in a safe, clean, and durable surface reasonably free of significant holes, upheavals, or cracks. This report is attached. To ensure this is addressed, staff recommend a condition requiring the applicant to have a professional consultant prepare a pavement replacement/rehabilitation plan addressing the defects in the pavement in the parking lot. The plan should address any failure of pavement/aggregate base and correction to drainage as needed to ensure the longevity of the rehabilitation. The applicant has indicated to the City that he plans to address the deteriorated conditions of the parking lot. He also indicated that the owner of the mall has primary responsibility for maintaining Ring Road and Sears Drive, as well as other agreed-upon areas, per a common use agreement between all mall property owners and tenants, and are addressed with mall management. Sidewalks are provided on the subject site and shall be maintained per 2021 IPMC Sec 302.

Staff's Findings

In summary, staff support the proposed indoor entertainment facility based on the following:

- Meets Special Land Uses Sec. 42-460 thru – 462; and Site Plan Sec. 42-480 thru – 485.
- Is consistent with the Master Plan goals and Future Land Use Map classification.

- Existing parking and circulation areas are expected to capture the forecasted vehicular trips and parking demand.
- Safe, accessible, and smooth driving and walking surfaces will be provided within and through the subject site.
- Creates new economic benefits for the Crossroads Mall and overall community.

Public Noticing Requirement

Public notice was published in the Kalamazoo Gazette and a notice was sent to all property owners/occupants within 300 feet of the subject property on March 4, 2025. As of the date of this report (Thursday, March 13, 2025), no public comments have been received.

IV. RECOMMENDATION:

Based on the above analysis and subject to any additional information brought before the Planning Commission during the public hearing, staff recommend the Special Land Use Permit and Site Plan for an indoor entertainment facility (Zap Zone) at 6780 S. Westnedge Avenue, be approved with the following condition:

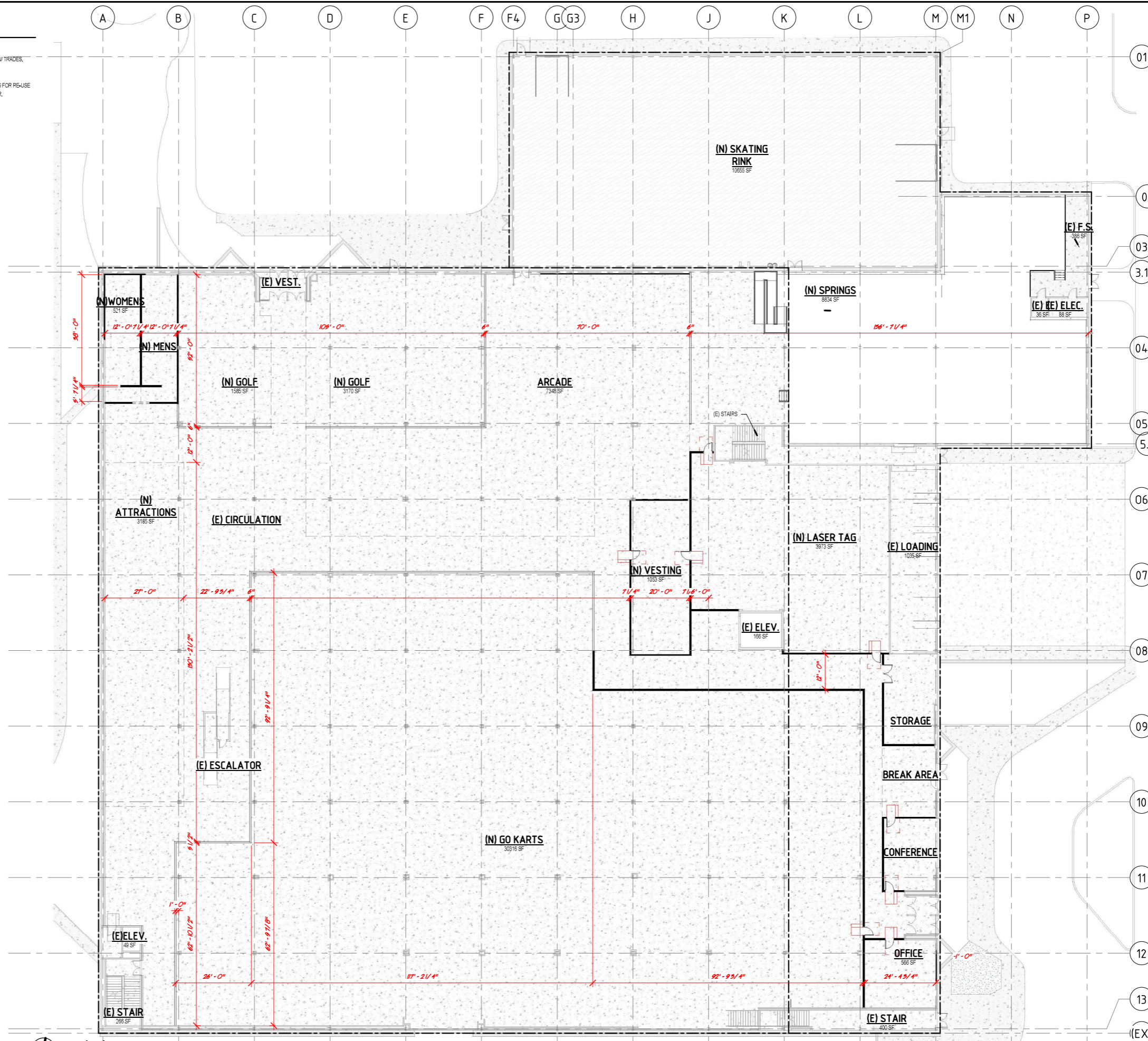
The applicant shall submit to the City for review and approval an engineering consultant's report of all deteriorating conditions of the parking lot and walkways, and include methods of correction consistent with City Code Sec. 42-521, 2021 IPMC Sec. 302, 3., and 2015 IFC 503.2.3. The report shall be submitted to the City for review and the final scope of work on the parking lots must be approved by the City. All work on the parking lots and walkways must be done, inspected, and accepted by the end of 2025.

Attachments:

1. Concept Floor Plan
2. Old Site Drawings - Crossroads Mall
3. Project Narrative
4. Site Drawing
5. Special Land Use Permit Application
6. Staff's Site Pictures
7. 2025 City Pavement Evaluation Memo
8. Vicinity Map

PLAN NOTES

TAG	NOTE CONTENT
D001	DEMO (E) WALLS AND DOORS AS SHOWN
D002	SAW CUT AND TRENCH (E) CONC. AS REQ'D FOR UNDERGROUND UTILITIES, COORDINATE W/ TRADES.
D003	REMOVE AND SCRAP ALL (E) FINISHES AND PREP FOR (N) FINISHES
D004	CUT BACK AND REMOVE ALL UNUSED ELECTRICAL
D005	REMOVE (E) CEILING, LTG. AND DIFFUSERS AS REQ'D, SALVAGE EQUIPMENT AND DIFFUSERS FOR RE-USE
D006	SAW CUT AND TRENCH (E) CONC. AS REQ'D FOR GLYCOL LINES, REFER TO GLYCOL VENDOR.
D00A	FIRE ALARM: EXISTING TO REMAIN
D00B	REFER TO FIRE ALARM SHOP DRAWINGS
D00C	FIRE SUPPRESSION: EXISTING TO REMAIN



1 (SD) FIRST FLOOR PLAN
1/16" = 1'-0"

PLAN IS PROVIDED FOR PERMIT APPLICATION PURPOSES ONLY. SEPARATE PERMIT WILL BE SUBMITTED FOR INTERIOR WORK.

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BIGDESIGNS, LLC

PROJECT

24152
BIG ENTERTAINMENT FACILITY
THE CROSSROADS MALL
6780 S WESTNEDGE AVE.
PORTAGE, MI 49024

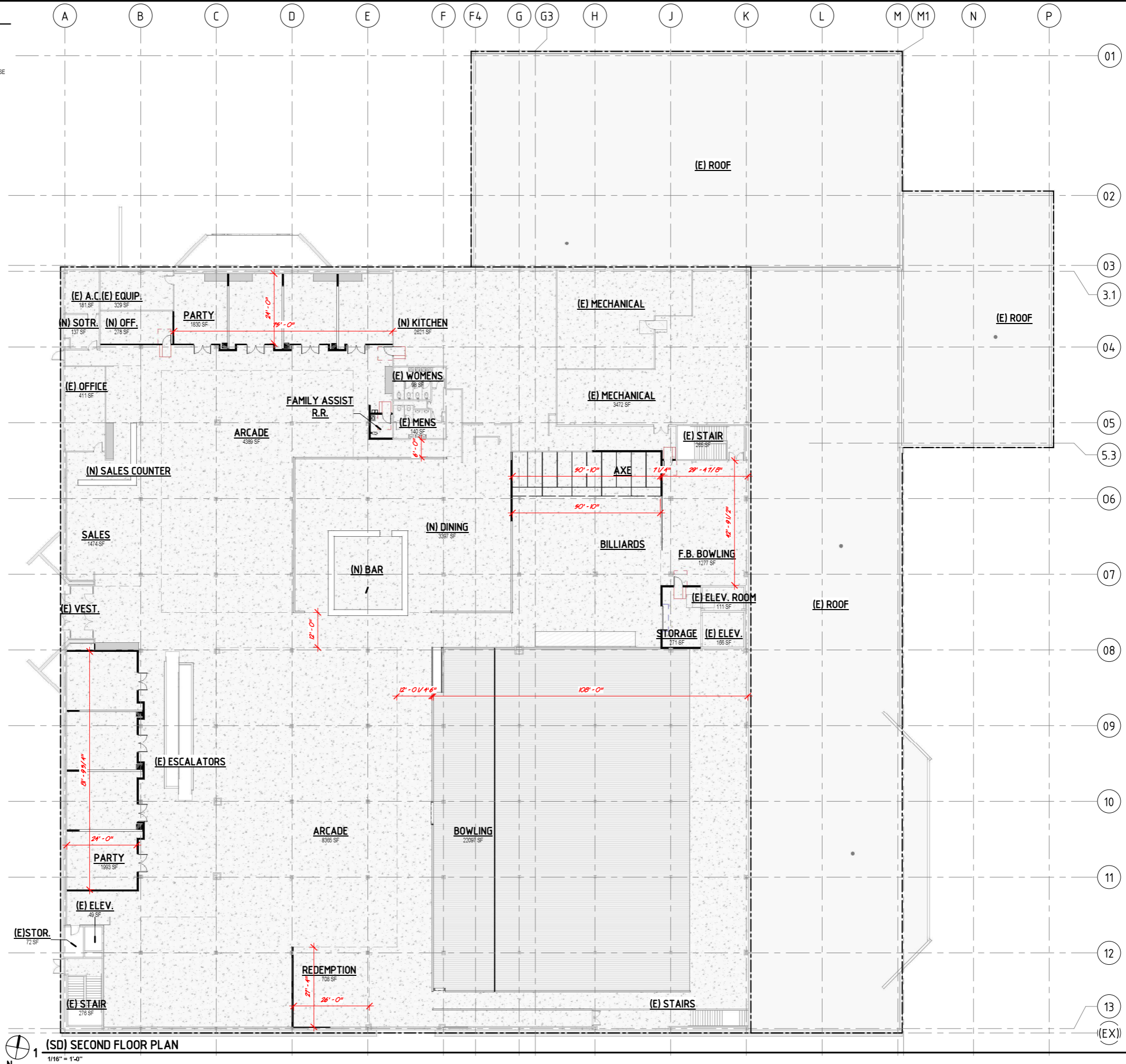
DEMO PERMIT
(SCHEMATIC) FIRST FLOOR PLAN
12.04.2024

REV	NOTE	DATE

X03

PLAN NOTES

TAG	NOTE CONTENT
001	DEMO (E) WALLS AND DOORS AS SHOWN
002	SAW CUT AND TRENCH (E) CONC. AS REQ'D FOR UNDERGROUND UTILITIES. COORDINATE W TRADES.
003	REMOVE AND SCRAP ALL (E) FINISHES AND PREP FOR (N) FINISHES
004	CUT BACK AND REMOVE ALL UNUSED ELECTRICAL
005	REMOVE (E) CEILING, LTG. AND DIFFUSERS AS REQ'D. SALVAGE EQUIPMENT AND DIFFUSERS FOR RE-USE
006	SAW CUT AND TRENCH (E) CONC. AS REQ'D FOR GLYCOL LINES. REFER TO GLYCOL VENDOR.
007	FIRE ALARM - EXISTING TO REMAIN
008	REFER TO FIRE ALARM SHOP DRAWINGS
009	FIRE SUPPRESSION - EXISTING TO REMAIN



1 (SD) SECOND FLOOR PLAN
1/16" = 1'-0"

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PROJECT

24152
BIG ENTERTAINMENT FACILITY
THE CROSSROADS MALL
6780 S WESTNEDGE AVE.
PORTAGE, MI 49024

DEMO PERMIT
(SCHEMATIC) SECOND FLOOR
PLAN
12.04.2024

REV	NOTE	DATE

X04

retail store and automotive center
sears, roebuck and company
 the crossroads shopping center portage, michigan

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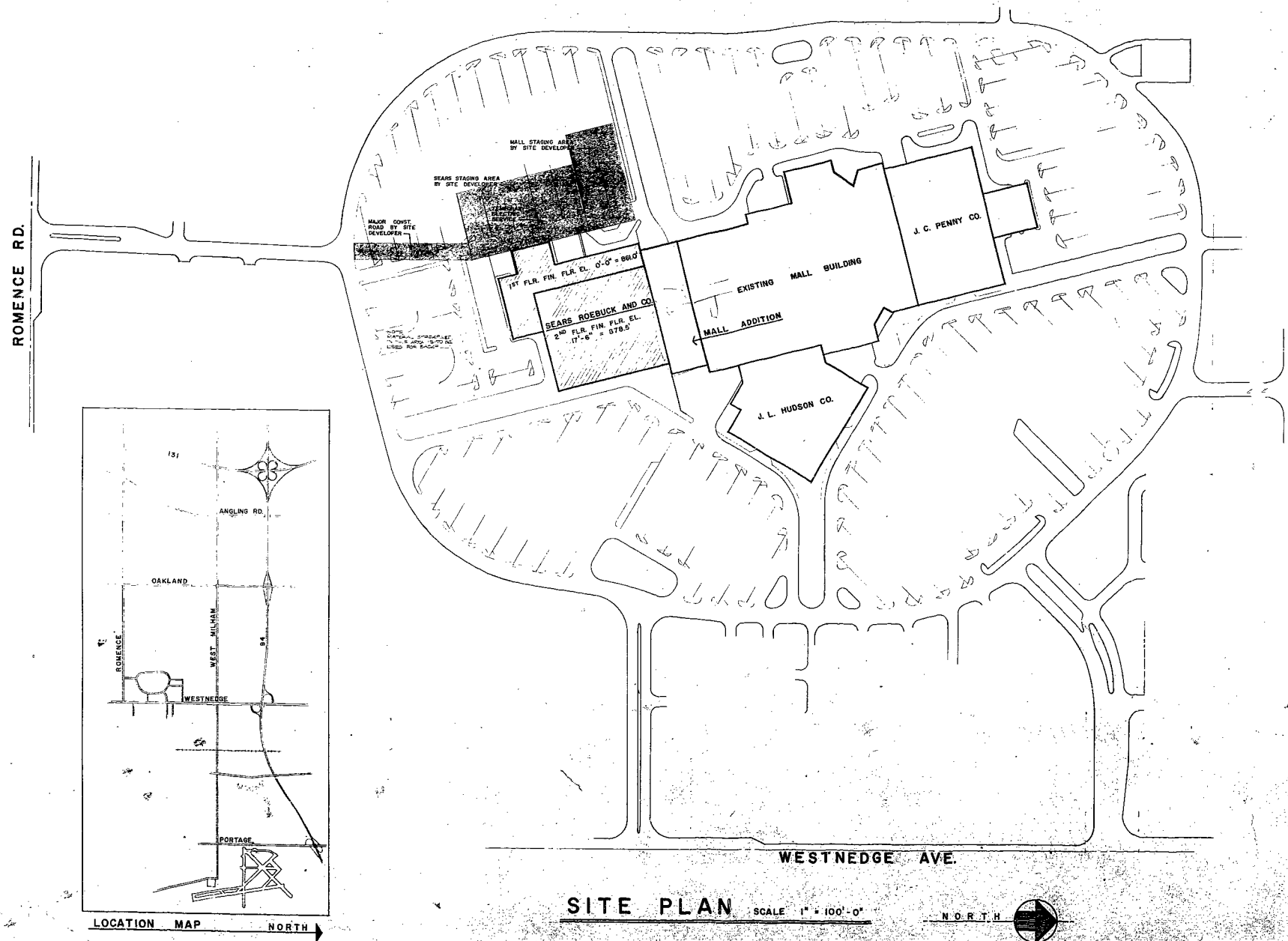
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- FP-4 PARTIAL UPPER LEVEL SPRINKLER
- FP-5 PARTIAL UPPER LEVEL SPRINKLER



ARCHITECT

LARSEN - WULFF & ASSOCIATES INC.
 10 CALENDAR COURT
 LA GRANGE, ILLINOIS

STRUCTURAL ENGINEER

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ELECTRICAL ENGINEER

B - L - M ENGINEERS
 19 SO. LA SALLE STREET

CONSULTING ARCHITECT

R. SCHEIBENREIF SEARS ROEBUCK AND CO.
 7447 SKOKIE BOULEVARD
 SKOKIE, ILLINOIS

MECHANICAL ENGINEER

LAWLER - SWENBERG & ASSOC.
 5491 SCIOTO DARBY ROAD
 HILLIARD, OHIO

FIRE PROTECTION ENGINEER

SCHIRMER ENGINEERS
 5940 WEST TOWNE

retail store and automotive center
sears, roebuck and company
 the crossroads shopping center portage, michigan

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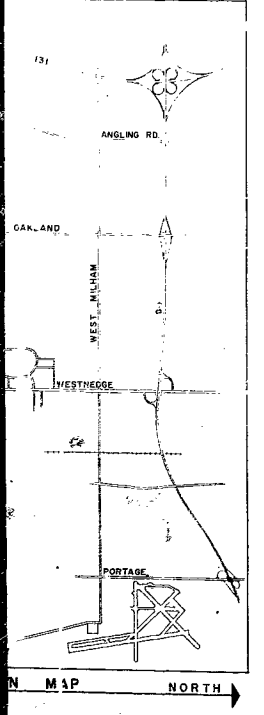
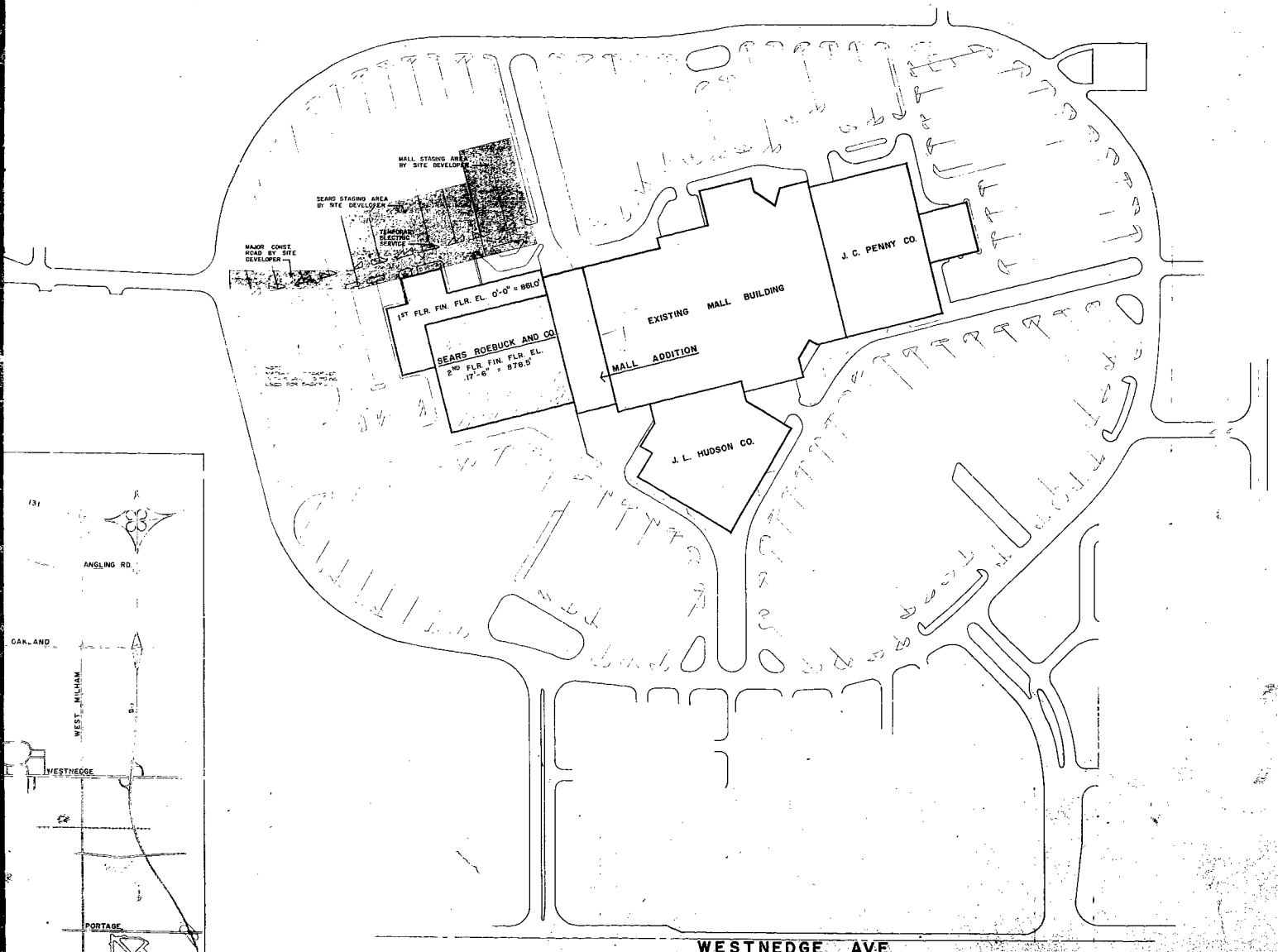
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SITE PLAN SCALE 1" = 100'-0" NORTH

SHEET NO. **A1**

LARSEN - WULFF & ASSOCIATES INC.
 10 CALENDAR COURT
 LA GRANGE, ILLINOIS

STRUCTURAL ENGINEER

BEER - SVAB - GORSKI & GRAFF LTD.
 32 W. RANDOLPH STREET
 CHICAGO, ILLINOIS

ELECTRICAL ENGINEER

B - L - M ENGINEERS INC.
 19-30 LA SALLE STREET, CHICAGO, ILLINOIS

R. SCHEIBENREIF - SEARS ROEBUCK AND CO.
 7447 SKOKIE BOULEVARD,
 SKOKIE, ILLINOIS

MECHANICAL ENGINEER

LAWLER - SWENBERG & ASSOC.
 5491 SCIOTO DARBY ROAD,
 HILLIARD, OHIO

FIRE PROTECTION ENGINEER

SCHIRMER ENGINEERING CORP.
 5940 WEST TOUHY AVENUE,
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retail store and automotive center
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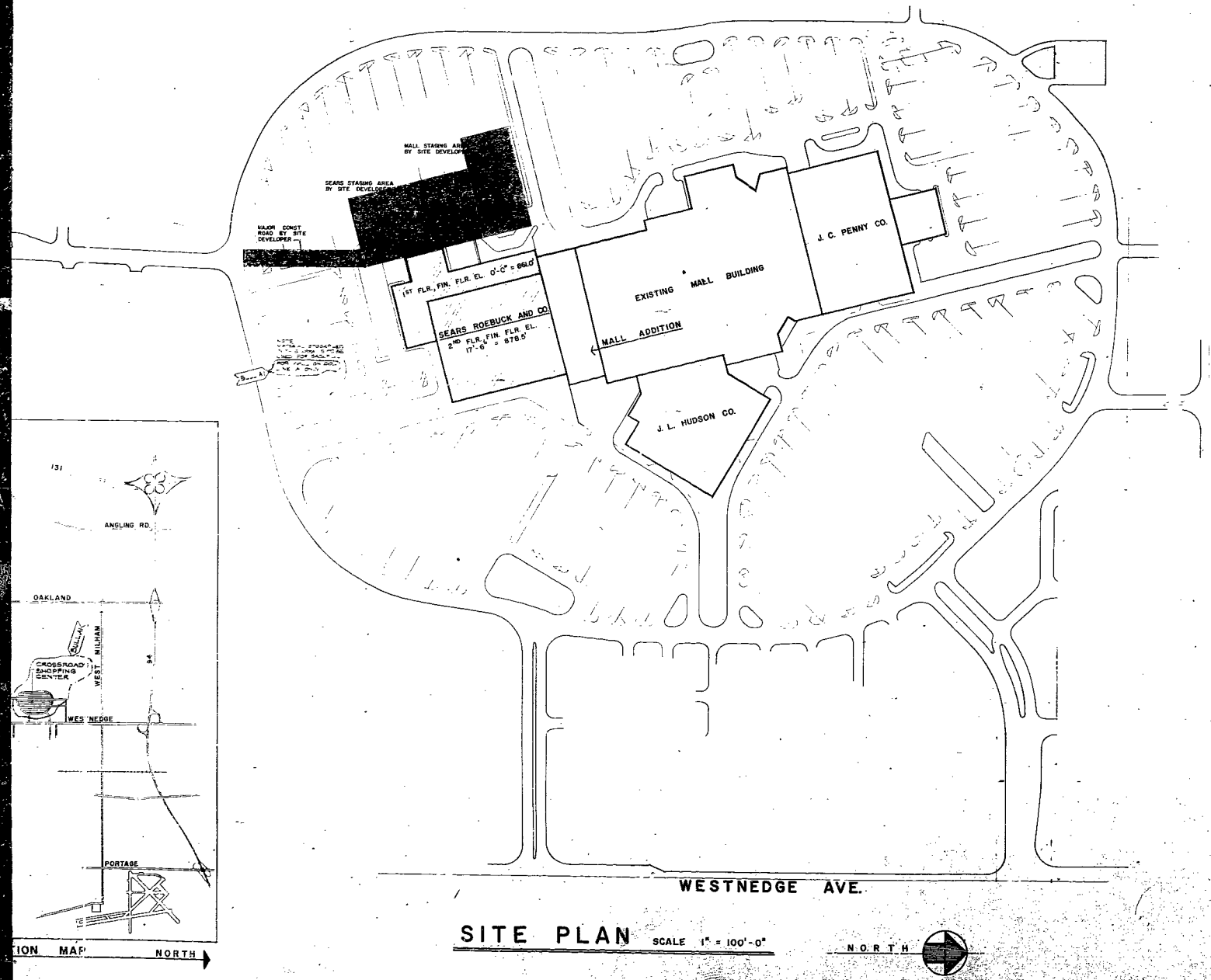
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SITE PLAN SCALE 1" = 100'-0" NORTH

AI

LARSEN - WULFF & ASSOCIATES INC. 10 CALENDAR COURT LA GRANGE, ILLINOIS	STRUCTURAL ENGINEER	BEER SVAB GORSKI & GRAFF LTD. 32 W. RANDOLPH STREET CHICAGO, ILLINOIS	ELECTRICAL ENGINEER	B - L - M ENGINEERS INC. 19 SO. LA SALLE STREET CHICAGO, ILLINOIS
R. SCHEIBENREIF - SEARS ROEBUCK AND CO. 7447 SKOKIE BOULEVARD SKOKIE, ILLINOIS	MECHANICAL ENGINEER	LAWLER - SWENBERG & ASSOC. 5491 SCOTTS DARRY ROAD HILLIARD, OHIO	FIRE PROTECTION ENGINEER	SCHIRMER ENGINEERING CORP. 707 LAKE COOK ROAD DEERFIELD, ILLINOIS

Project Narrative for Zap Zone XL

Overview:

Zap Zone XL is a premier entertainment destination designed to offer a dynamic and engaging experience for individuals and families alike. The facility will feature an exciting mix of cutting-edge attractions, dining, and event spaces to create an unforgettable experience. Located in a high-traffic area, Zap Zone XL aims to become a top choice for leisure and recreation, serving a diverse clientele ranging from families with young children to adult groups seeking adventure and relaxation. Zap Zone XL plans to employ between 100 and 200 staff members to ensure smooth and efficient operation. The facility will be open Sunday through Thursday 12pm to 11pm, and on Friday and Saturday from 12pm to 1am, offering extended hours to accommodate guests throughout the week.

Business Concept and Vision:

The core of Zap Zone XL's operation revolves around providing an all-in-one entertainment experience. The facility is designed to cater to both family-friendly activities and adult outings, offering something for everyone. We aim to become a go-to venue for group celebrations, corporate events, birthday parties, date nights, and casual day trips. The vision is to provide a safe, fun, and exciting atmosphere where guests can enjoy a variety of attractions under one roof, complemented by a full-service dining experience.

Facility Features and Attractions:

Zap Zone XL will boast a wide array of modern entertainment options:

Bowling Lanes: Offering both traditional and glow bowling, with a range of lanes suitable for casual players and more competitive leagues.

Go-Karts: A high-speed, thrilling go-kart racing track for both adults and children, designed with safety features and a fun layout.

Adventure Park: An interactive and immersive park that features challenging obstacle courses, climbing walls, and other physical activities for a more adventurous experience.

Skating Rink: A full-sized rink for possibly roller skating or ice skating, providing a classic yet exciting experience for all ages.

Laser Tag: A high-tech laser tag arena designed for competitive team play, offering an action-packed experience.

Mini Golf: An 18-hole miniature golf course with creative designs and fun themes, ideal for families and groups.

Arcade: Is a vibrant and high-energy space designed to captivate players of all ages. Featuring a mix of classic games and the latest in cutting-edge interactive technology, the arcade offers an exciting selection of video games, skill games, and redemption machines. From nostalgic favorites like pinball and air hockey to thrilling, high-tech racing simulators and virtual reality experiences, there's something for everyone. Guests can collect points through game play, which can be redeemed for a wide variety of prizes at the prize store, adding an extra layer of excitement to the experience. Whether you're looking to compete with friends, beat your high score, or try your luck at winning big, the arcade at Zap Zone XL promises endless entertainment and fun.

Dining and Event Space:

The dining area will include a bar and grill with seating for 250 to 400 people, offering a wide range of food and beverage options suitable for all ages. The menu will include everything from casual snacks to full meals, catering to both families and adult guests. The space will also be available for private events, such as birthday parties, corporate gatherings, and group celebrations. The dining area will provide a relaxed environment where guests can unwind after a day of fun or enjoy a meal while watching sports and live entertainment.

Guest Experience:

The operation of Zap Zone XL will focus on customer service and delivering a seamless, enjoyable experience. Our friendly staff will ensure that guests are greeted warmly, assisted throughout their visit, and provided with any necessary information regarding the attractions, dining options, and available services. The facility will feature ample parking, easy-to-navigate layouts, and state-of-the-art technology for booking, payments, and customer engagement.

Target Market:

Zap Zone XL will appeal to a broad demographic, including:

Families with children: Offering a safe and exciting space for family outings, birthday parties, and special events.

Young adults and groups: Providing a fun destination for date nights, group gatherings, and social outings.

Corporate clients: Offering team-building activities, corporate events, and private parties.

Tourists and locals: Attracting both residents and visitors seeking a full day of entertainment.

Operations and Management:

Zap Zone XL will operate with a team of skilled professionals dedicated to maintaining the quality of service and attractions. The facility will run daily operations, including ticketing, food service, event coordination, and facility maintenance. We will implement a sophisticated point-of-sale system to track guest visits and purchases for a streamlined experience.

We will also focus on regular maintenance of attractions to ensure guest safety and satisfaction. Additionally, seasonal promotions, special events, and loyalty programs will be used to retain customers and keep them engaged.

Revenue Streams:

The business will generate revenue through multiple channels:

Admission Fees: Guests will pay for access to various attractions, either on an individual basis or through bundled packages.

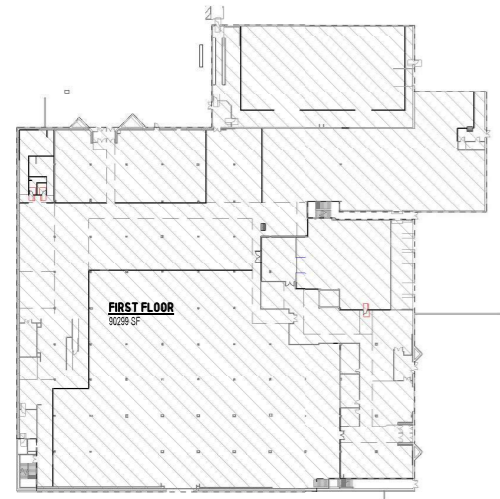
Food and Beverage Sales: The bar and grill will offer a variety of food and drinks, generating consistent revenue.

Event Bookings: The facility will offer private event services, such as birthday parties, corporate gatherings, and group bookings.

Arcade and Redemption Games: Guests can purchase credits for arcade games, with the option to redeem points for prizes.

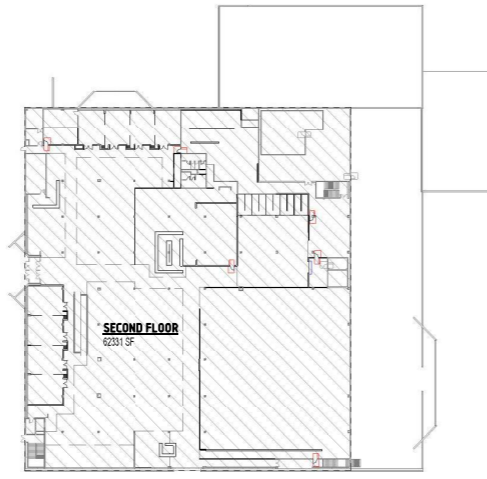
Conclusion:

Zap Zone XL represents an exciting opportunity in the entertainment industry, providing a fun, inclusive environment for a wide range of guests. With its mix of attractions, dining, and event spaces, Zap Zone XL will be a hub of entertainment, catering to families, groups, and individuals seeking a unique and memorable experience. Our goal is to build a thriving, customer-focused business that delivers exceptional service and unforgettable fun for years to come.



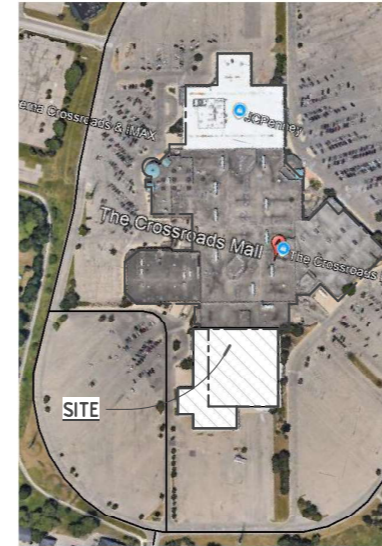
BUILDING AREA
Gross Building Area

6 (E) FIRST FLOOR
1/64" = 1'-0"

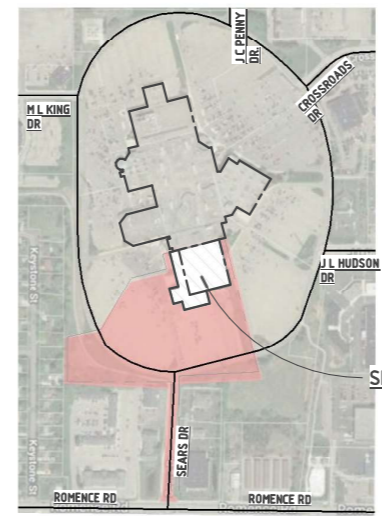


BUILDING AREA
Gross Building Area

7 (E) SECOND FLOOR
1/64" = 1'-0"



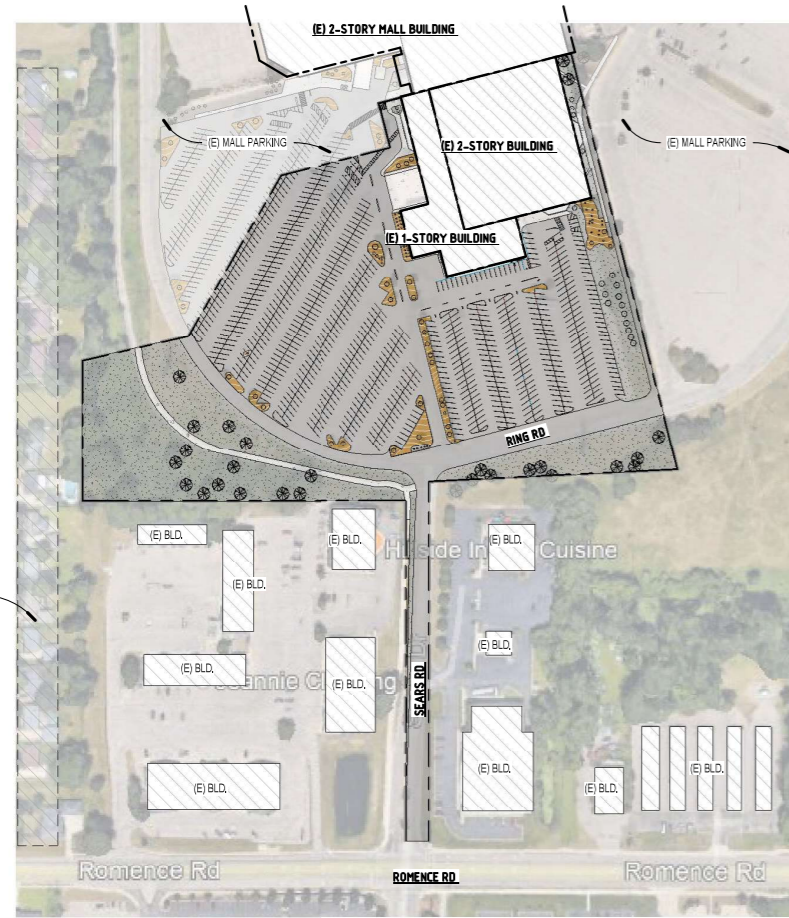
VICINITY MAP



LOCATION MAP



2 KEY PLAN
1" = 300'-0"



9 EXISTING CONDITIONS SITE PLAN
1" = 160'-0"

PROJECT INFORMATION

CLIENT
 NAME: MIKE HAFEZ
 ADDRESS: 4126 RIVER COVE DR, LANSING, MI 48917
 EMAIL: ABOCEBO@AOL.COM

ARCHITECT
 NAME: CHRIS BIGGERS, NCARB
 COMPANY: BIGGDESIGNS, LLC
 ADDRESS: 131 E. COMMERCE ST., MILFORD, MI 48381
 PHONE: 248.886.4460
 EMAIL: DESIGN@BIGGDESIGNS.COM

SCOPE OF WORK
 USE STATEMENT: EXISTING BUILDING TO BE RENOVATED FOR FUTURE ZAP ZONE FACILITY, LOCATED WITHIN ANCHOR BUILDING ATTACHED TO EXISTING COVERED MALL.

SITE
 (E) TO REMAIN
 (N) EXTERIOR SIGN AND FINISH REPAIRS
 (N) WALLS, FLOORS, AND CEILINGS
 (E) TO REMAIN
 (N) CURBS FOR ROOFTOP EQUIPMENT
 (N) REVIEW STRUCTURE FOR RISK CATEGORY III
 (N) LIGHTING AT (N) LOBBY / PARTY RMS, & EXPOSED CEILING CONDITIONS RE-USING (E) LIGHTING CIRCUITS.
 (N) RECEPTACLES & DISCONNECTS FOR (N) BOWLING ALLEY TO RE-USE (E) CIRCUITS.
 (E) LIGHTING TO BE RE-REQUIRED AS REQUIRED TO MEET EMERGENCY LIGHTING REQUIREMENTS PER CODE.
 (N) POWER RECEPTACLES LOCATED IN (N) AXE THROW, (N) BOWLING ALLEY RE-USE (E) CIRCUITS.
 (N) ARCADE TO RE-USE EXISTING POWER RECEPTACLES LOCATED ON FLOOR/COLUMNS.

MECHANICAL
 (E) HVAC SYSTEM TO BE RE-USED
 (N) ROOF TOP UNIT FOR LASER TAG ROOM
 (N) ROOF TOP UNIT FOR KITCHEN
 (N) HOOD EXHAUST, MAKE UP AIR FOR KITCHEN
 (N) EXHAUST, SUPPLY, RETURN FOR RESTROOM TRENCH FLOOR AS SHOWN FOR (N) SUPPLY AND SANITARY.
 (N) WATER SUPPLY TO KITCHEN AND BAR EQUIPMENT
 (N) SANITARY LINES TO KITCHEN, BAR, AND RESTROOMS
 (N) GAS LINES FOR (N) RTUS & MUA
 (N) GAS LINES TO COOKING EQUIPMENT

PLUMBING

CODE SUMMARY
 BUILDING CODE: 2015 MICHIGAN BUILDING CODE
 MECHANICAL CODE: 2018 MICHIGAN MECHANICAL CODE
 PLUMBING CODE: 2021 MICHIGAN PLUMBING CODE
 ELECTRICAL CODE: 2023 MICHIGAN ELECTRICAL CODE
 ENERGY CODE: 2015 MICHIGAN ENERGY CODE
 FIRE CODE: 2015 INTERNATIONAL FIRE CODE
 ZONING ORDINANCE: LOCAL ZONING ORDINANCE
 BARRIER FREE: 2009 ICC/ANSI A117.1
 FIRE SUPPRESSION: YES PER NFPA 13
 FIRE ALARM: 2013 MICHIGAN FIRE ALARM CODE

USE GROUP: A-3 ASSEMBLY / SPECIAL AMUSEMENT
CONSTRUCTION TYPE: II-B
BUILDING HEIGHT: 35'-0"
BUILDING STORIES: 2-5 STORIES
BUILDING AREA: 152,754 SF

SHEET INDEX

SHEET	NAME	DATE	REV.
020EMO PERMIT	COVER SHEET	12.04.2024	02.26.2025
T01	3.3-ARCHITECTURAL		
A01	ARCHITECTURAL SITE PLAN	02-25	02.26.2025

NOTES

- DO NOT SCALE PLANS
- THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH LOCAL CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR LOCAL CONSTRUCTION CODES OF APPEALS RULING AND WHICHEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.
- COORDINATE ALL DRAWINGS, DETAILS, AND EQUIPMENT SPECS.
- ALL TRADES SHALL REVIEW AND HAVE ACCESS TO ENTIRE SET OF PLANS AND SPECS PRIOR TO BIDDING AND DURING CONSTRUCTION.
- SEPARATION OF SHEETS IS NOT PERMITTED.
- SUBMIT WEEKLY UPDATES TO OWNER/ARCHITECT INCLUDING SCHEDULE, PHOTOS, AND PROGRESS REPORT.
- FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY INCONSISTENCIES TO ARCHITECT. G.C. SHALL SUBMIT ALL AS-BUILTS AND DEVIATIONS FROM THE PLANS TO OWNER & ARCHITECT.
- PROVIDE STORAGE FOR ALL EQUIPMENT AND MATERIALS IN ACCORDANCE TO MANUFACTURER'S SPECS FOR DURATION OF CONSTRUCTION.
- WORK SHALL NOT COMMENCE PRIOR TO RECEIPT OF ALL APPROVED PERMITS.
- THE PLANS AND DETAILS INCLUDED IN THIS PROJECT ARE FOR THE SOLE PURPOSE OF THIS PROJECT. THE USE OF THESE DETAILS ON ANOTHER PROJECT IS STRICTLY PROHIBITED UNLESS APPROVED BY ARCHITECT.
- COPYRIGHT 2024 BIGGDESIGNS, LLC
- REQUESTS FOR INFORMATION (RFI)**
- ALL RFIS SHALL BE SUBMITTED ELECTRONICALLY VIA EMAIL. TEXTUAL RFIS WILL NOT BE ACCEPTED.
- SUBSTITUTIONAL TERMINATES MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE/INSTALL AND MAY REQUIRE A MIN. \$150.00 REVIEW FEE UNLESS OTHERWISE APPROVED IN CLIENT'S SERVICE AGREEMENT.
- DEFERRED SUBMITTALS**
- ALL DEFERRED SUBMITTALS AS DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR LOCAL AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION.



ARCHITECTURE
 + INTERIOR + DIGITIZATION
BIGGDESIGNS, LLC
 WWW.BIGGARCHITECTURE.COM
 131 E COMMERCE ST.
 MILFORD, MI 48381
 248.886.4460

- RED LINE ONLY - DO NOT USE FOR CONSTRUCTION**
- FOR CONSTRUCTION - DO NOT USE FOR CONSTRUCTION**
- FOR CONSTRUCTION - DO NOT USE FOR CONSTRUCTION**
- FOR CONSTRUCTION - DO NOT USE FOR CONSTRUCTION**

PROJECT

24152
ZAP ZONE XL
ENTERTAINMENT
FACILITY

THE CROSSROADS MALL
 6780 S WESTNEDGE AVE,
 PORTAGE, MI 49024

SLU

COVER SHEET
 12.04.2024

REV

REV	NOTE	DATE
1	SD-3-PER REV 1	01.08.2024
2	SLU REV 1	02.26.2025

T01

PLAN NOTES

TAG	NOTE CONTENT
A11	(E) PARKING SPACE
A12	(E) LIGHT POLE
A13	(E) DUMPSTERS
A14	(E) LOADING ZONE
A15	(E) BARRIER FREE ROUTE PROVIDE A MIN. 3'-0" WIDE UNOBSTRUCTED PATH.
A16	(E) PAVEMENT
A17	(E) BARRIER FREE PARKING
A18	(E) ELECTRICAL POLE
A19	(E) BARRIER FREE PARKING SIGN
A20	(E) TRANSFORMER, VERIFY EXACT LOCATION IN FIELD
A21	(E) FIRE HYDRANT
A22	(N) ADA PARKING

PROPERTY DESCRIPTION

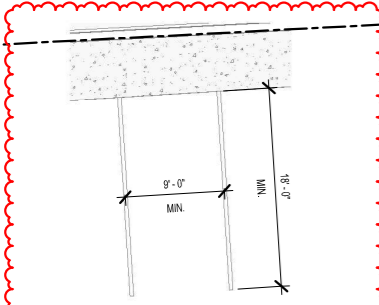
PROJECT NARRATIVE: RENOVATE EXISTING VACATED RETAIL BUILDING INTO NEW ENTERTAINMENT FACILITY

P.L.N.: 00005-185-0
LEGAL DESCRIPTION: SEC 9-3-11 COM SEC COR SEC 9, TH W ALG S LI SD SEC 1413.99 FT TO PL OF BEG, TH CONT W ALG SD S LI 412.17 FT, TH N 12 DEG 47' MIN 05 SEC E 305.13 FT, TH S 87 DEG 12' MIN 20 SEC E 638.67 FT, TH N 02 DEG 48' MIN 31 SEC E 307.70 FT, TH W 37.40 FT, TH N 248.46 FT, TH N 75 DEG E 199.09 FT, TH N 30 DEG E 341.91 FT, TH N 75 DEG 31' 17" E 209.11 FT, TH N 14 DEG W 82.90 FT, TH N 75 DEG 31' MIN 17 SEC E 367.05 FT, TH S 14 DEG 28' MIN 43 SEC E 197.33 FT, TH S 84 DEG 22' MIN 24 SEC W 485.28 FT, TH S 02 DEG 38' MIN 07 SEC W 308.90 FT, TH S 08 DEG 16' MIN 56 SEC W 102.85 FT, TH S 02 DEG 47' MIN 36 SEC W 200.47 FT TO PL OF BEG

ZONE: B-2 (COMMUNITY BUSINESS DISTRICT)
SITE AREA: 13.696 ACRES
FRONT YARD: 30 FT
SIDE YARD: 10-12 FT
REAR YARD: 40 FT
FRONT SETBACK: 25 FT
SIDE SETBACK: 10 FT
REAR SETBACK: 20 FT

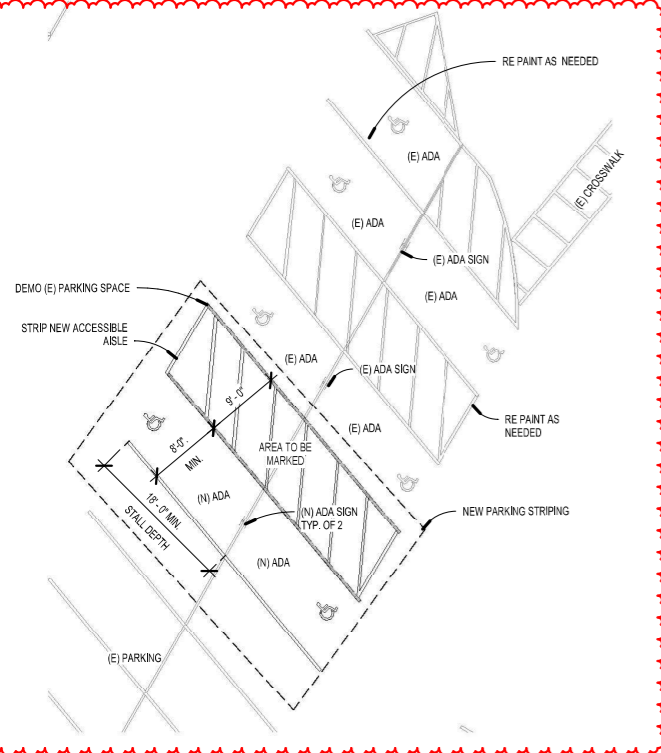
PARKING REQUIREMENTS: PLANNED COMMERCIAL SHOPPING CENTERS IN A BUSINESS DISTRICT WITH A GLA GREATER THAN 100,000 SQ.FT = 4 SPACES/1,000 GLA.

PARKING PROVIDED: 152,754 SF / 1,000 SF = 153 X 4 = 612
 PARKING PROVIDED: 834 + 612 SPACES
 ADA PARKING PROVIDED: 612 X 2% = 12,24
 ADA PARKING PROVIDED: 13

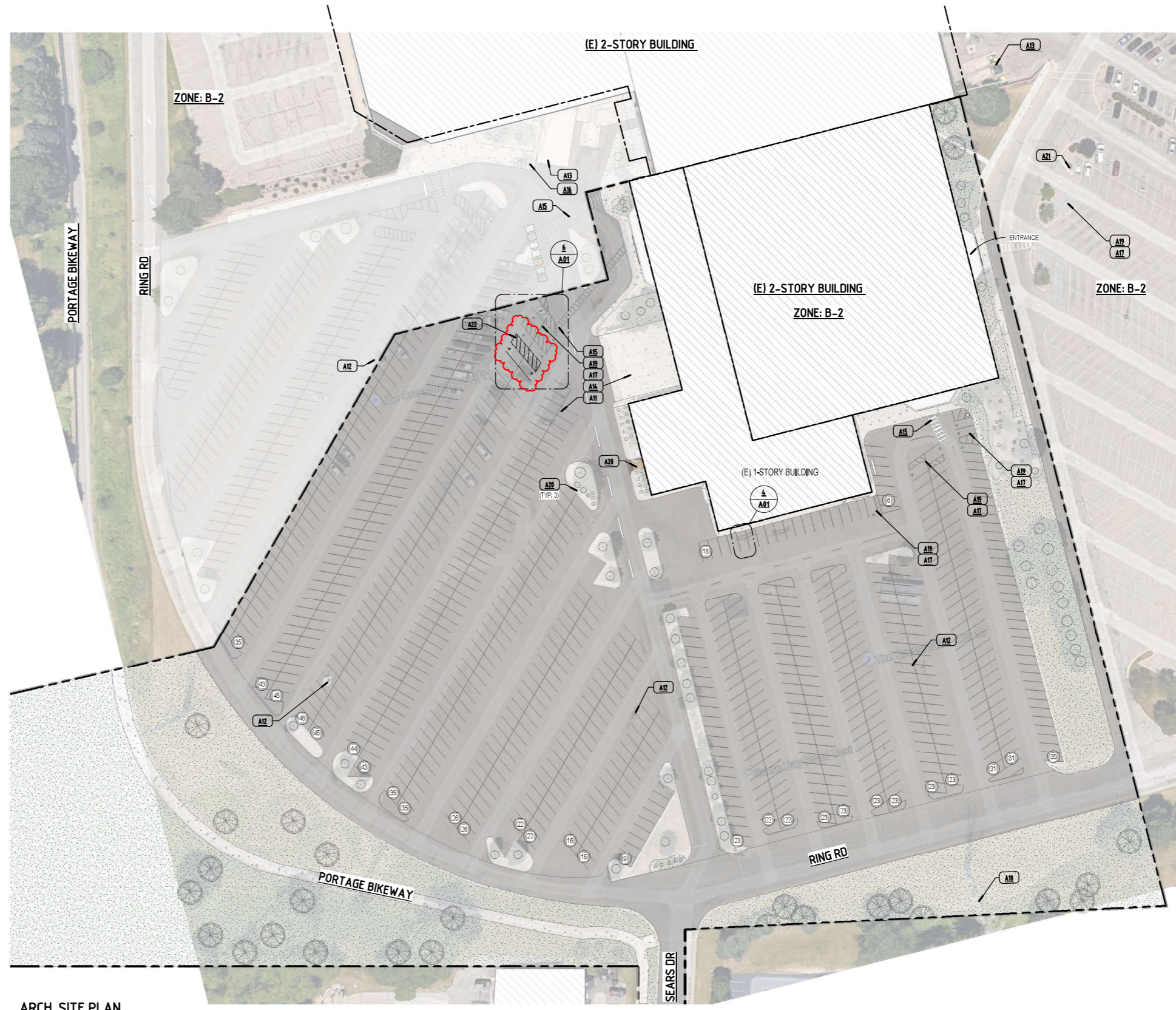


4 TYPICAL PARKING SPACE
 1/8" = 1'-0"

811
 Know what's below. Call before you dig.
 UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES' RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
 PRIOR TO CONSTRUCTION, ALL LOCATION AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE VERIFIED IN THE FIELD.
 DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES.



6 (N) ADA PARKING DETAIL
 3/32" = 1'-0"



1 ARCH. SITE PLAN
 1" = 50'-0"

NOTES

- DO NOT SCALE PLANS
- THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH LOCAL CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR LOCAL CONSTRUCTION BOARDS OF APPEALS RULES AND WHICHEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.
- COORDINATE ALL DRAWINGS, DETAILS, AND EQUIPMENT SPECS.
- ALL TRADES SHALL REVIEW AND HAVE ACCESS TO ENTIRE SET OF PLANS AND SPECS PRIOR TO BIDDING AND DURING CONSTRUCTION.
- SEPARATION OF SHEETS IS NOT PERMITTED.
- SUBMIT WEEKLY UPDATES TO OWNER/ARCHITECT INCLUDING SCHEDULE, PHOTOS, AND PROGRESS REPORT.
- FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY INCONSISTENCIES TO ARCHITECT. I.C. SHALL SUBMIT ALL AS-BUILTS AND DEVIATIONS FROM THE PLANS TO OWNER & ARCHITECT.
- PROVIDE STORAGE FOR ALL EQUIPMENT AND MATERIALS IN ACCORDANCE TO MANUFACTURER'S SPECS FOR DURATION OF CONSTRUCTION.
- WORK SHALL NOT COMMENCE PRIOR TO RECEIPT OF ALL APPROVED PERMITS.
- THE PLANS AND DETAILS INCLUDED IN THIS PROJECT ARE FOR THE SOLE PURPOSE OF THIS PROJECT. THE USE OF THESE DETAILS ON ANOTHER PROJECT IS STRICTLY PROHIBITED UNLESS APPROVED BY ARCHITECT.
- COPYRIGHT 2024 BIGGDESIGNS, LLC
- REQUESTS FOR INFORMATION (RFI)**
- ALL RFIS SHALL BE SUBMITTED ELECTRONICALLY VIA EMAIL. TEXTUAL RFIS WILL NOT BE ACCEPTED.
- SUBSTITUTIONS/TERMINATIONS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE/INSTALL AND MAY REQUIRE A MIN. \$150.00 REVIEW FEE UNLESS OTHERWISE APPROVED IN CLIENT'S SERVICE AGREEMENT.
- DEFERRED SUBMITTALS**
- ALL RFI AND LABELS AS DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR LOCAL AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION.



BIGG ARCHITECTURE
 + INTERIOR + DIGITIZATION
BIGGDESIGNS, LLC
 WWW.BIGGARCHITECTURE.COM
 131 E COMMERCE ST.
 MILFORD, MI 48381
 248.886.4460

FREE DOWNEY - DO NOT USE FOR CONSTRUCTION. USE FOR PRELIMINARY PURPOSES ONLY.

PROJECT
 24152
ZAP ZONE XL ENTERTAINMENT FACILITY
 THE CROSSROADS MALL
 6780 S WESTNEDGE AVE,
 PORTAGE, MI 49024
SLU
 ARCHITECTURAL SITE PLAN
 CD-25

REV

REV	NOTE	DATE
1	SLU REV1	02.26.2025

A01

SPECIAL LAND USE PERMIT INFORMATION

INTRODUCTION:

The purpose of this information is to explain a Special Land Use and the process of obtaining approval to conduct a Special Land Use. While certain land uses are “permitted by right” in each zoning district in Portage, a Special Land Use is allowed, when conditions specified in the zoning district are met and the use is approved by the Planning Commission.

IMPORTANT MATERIALS THAT MUST BE SUBMITTED TO THE PLANNING COMMISSION:

Applicants are responsible for providing materials for review by the Planning Commission that describe and graphically illustrate the request to obtain approval to conduct a special land use. The following information explains the responsibilities of applicants. IF SUCH INFORMATION IS NOT PROVIDED, THE COMMISSION MAY NOT BE ABLE TO ACT ON A PARTICULAR APPLICATION FOR LACK OF INFORMATION. The following is required to be submitted to the Department of Community Development at least ten working days prior to the Planning Commission meeting date:

1. A DESCRIPTION OF THE SPECIAL LAND USE TO BE CARRIED OUT on the property, including specific details about the special land use that will be on the property and which may dictate the size, shape or configuration of the building or structure to be used.
2. SKETCHES OF THE BUILDING OR STRUCTURE including floor plan, building or structure elevations and proposed location on the property, if pertinent to the application.
3. A SKETCH OF THE PROPERTY OR SITE MAP including adjoining properties and/or buildings, if pertinent to the application. Dimensions in feet of the property and building or structure are to be indicated. Topography, vegetation and other physical features are also to be shown on the sketch or site map.
4. A SPECIAL LAND USE PERMIT APPLICATION (attached) must be completed and signed by the property owner. Unless applying by mail, the Department of Community Development will prepare a computerized application with the applicant at time of submittal.
5. APPLICANT OR THEIR REPRESENTATIVE MUST ATTEND the Planning Commission meeting at which his/her application will be considered. Also, the Planning Commission will conduct a public hearing and input from the public will be accepted.
6. SPECIAL LAND USE PERMIT FEE: \$230 per group day care home application
\$340 for all other applications

FOR FURTHER INFORMATION ON SPECIAL LAND USE PERMITS: Please feel free to contact the Department of Community Development at 329-4477. Department staff will be glad to assist you.

APPLICANT INFORMATION

Name Zap Zone XL		Telephone Number 517-977-8825	
Address 6780 S Westnedge Ave	City Portage	State MI	Zip code 49024

OWNER INFORMATION (if different)

Name Mike Hafez		Telephone Number	
Address 4126 Rivercove Dr	City Lansing	State MI	Zip code 48917

PROPERTY INFORMATION

Address of property 6780 S Westnedge Ave	Zoning District B-2 - Community Business	Land Area (acres) 14.28 AC
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Legal Description (or attach separate page)
 SEC 9-3-11 COM SE COR SEC 9, TH WALG S LI SD SEC 1413.99FT TO PL OF BEG, TH CON'T WALG SD S LI 41.71 FT, TH N 2 DEG 47 MIN 05 SEC E 365.13FT, TH S 87 DEG 12 MIN 20 SEC E 6.99 FT, TH N 02 DEG 48 MIN 51 SEC E 307.70FT, TH W 577.40FT, TH N 248.46FT, TH N 75 DEG E 199.09 FT, TH N 30 DEG E 341.91 FT, TH N 75 DEG 31'17" E 209.11, TH N 14 DEG W 82.90FT, TH N 75 DEG 31 MIN 17 SEC E 367.05FT,

PROPOSED USE

Description of proposed Special Land Use (attach additional page(s), if necessary)
 We are creating a modern entertainment facility designed to cater to both families and adult groups. Our venue will accommodate between 1,500 and 2,000 guests, providing a diverse range of activities for all ages. In addition to a vibrant dining area featuring a bar and grill with seating for 250 to 400 people, the facility will offer state-of-the-art attractions such as bowling, go-kart racing, an adventure park, a skating rink, laser tag, mini golf, an arcade, axe throwing and much more. We aim to provide a one-stop destination for fun, excitement, and relaxation for everyone.

OWNER CERTIFICATION

I hereby certify that I am presently the legal owner for the above-described property and all of the above information is true and accurate. I further acknowledge that approval of this Special Land Use Permit constitutes an agreement with the City of Portage and all conditions or limitations imposed shall be fulfilled.

1-31-2025

Date

Signature

Mujahid Qatum

Key: 4ad1d8f03b0a5b47496b7a8f104a4e64

Staff's Site Pictures – Taken March 4, 2025



Figure 1: Looking north along Sears Drive toward Crossroads Mall. Building on right is 'Craftman Chop' restaurant.



Figure 2: Looking north toward closed Sears tenant within the Crossroads Mall.



Figure 3: Looking north toward loading docks (right side) of closed Sears tenant within the Crossroads Mall. This is the lower level of Sears.



Figure 4: Looking north toward the auto center of the closed Sears tenant within the Crossroads Mall.



Figure 5: Looking northwest toward one (lower-level) of two entrances of the closed Sears. Upper-level space connects to upper parking lot on right.



Figure 6: Looking west towards second (upper-level) entrance of the closed Sears.

DEPARTMENT OF TRANSPORTATION & UTILITIES

DATE: March 4, 2025

MEMORANDUM

To: Pete Dame, Chief Development Officer

From: Michael Smoter, Private Development Engineer

CC: Kendra Gwin, Director of Transportation and Utilities

Subject: 6780 S Westnedge Ave., Parking Lot and Drive Pavement Assessment for Proposed Zap Zone

A site inspection was completed on February 28, 2025 to determine the condition of existing pavement and determine scope of pavement repair/rehabilitation work for a change in use at 6780 S Westnedge Ave. (Former Sears in Crossroads Mall). The proposed change in use with significant modifications to the building space has prompted a review of the site to ensure it meets applicable development standards, specifically parking lot and landscaping requirements.

The general parking lot areas, as well as the mall's ring road, and portion of Sears Drive out to Romence Road that are associated with the 6780 S Westnedge parcel were evaluated as part of this report. The observations and comments in this report also generally apply to adjacent areas of the access drives and parking lot that do not necessarily fall within the subject parcel limits.



Figure 1: Approximate Parcel Limits

The evaluation of the pavement was conducted in accordance with the PASER rating system, which is used by government agencies of all levels across the state to evaluate, rate, and track pavement conditions. The defects identified and recommended actions are based on the current edition of the Asphalt PASER Manual. A copy of the publication and other information can be found at the following link for your reference (<https://www.michigan.gov/mic/tamc/training/paser>).

The evaluation of pavements on the site has been broken down into separate sections for the parking lot and access drives.

Parking Lot Condition

The parking lot on the subject site was found to be generally poor to very poor condition (**PASER Rating 2-3**) due to extensive areas of alligator cracking, patches in poor condition, potholes, and distortions in pavement surface. Extensive patching and repair of failed areas prior to a major overlay (>2") or reconstruction with reconditioning/repair of the pavement base are recommended solutions to address these issues. The following photos represent typical defects observed in the parking lot areas on the subject site. Due to the size of the parking lot, it may be appropriate to rehabilitate some areas with patching and overlays, while fully reconstructing other areas to reduce the cost of fully reconstructing the entire lot. The owner should hire a professional consultant specializing in pavement rehabilitation and construction to develop a plan for the entire parking lot.



Figure 2: View of parking lot facing W-SW from building; extensive block and alligator cracking present with potholes.



Figure 3: W-SW Parking Lot looking north; extensive block and alligator cracking with large potholes/missing pavement areas.



Figure 4: View of parking lot facing south from building; extensive block and alligator cracking observed.



Figure 5: Large pothole south of building with open and raveled block cracks



Figure 6: Parking lot facing west, south of building; evidence of surface ponding due to pavement failure around structure.



Figure 7: South of building; patch around structure in very poor condition, casting grate nearly split in half.

Sears Drive and Mall Ring Road

Sears Drive and the Mall Ring Road were generally found to be in very poor condition (**PASER Rating 2**). Extensive potholes, distortion/surface rutting, and severe cracking are indicative of failures in the pavement requiring reconstruction with repair of the base material to appropriately correct. The following photos represent typical defects observed in evaluating this area.



Figure 8: Sears Drive-Romence Road intersection facing south; severe distortion/rutting in pavement surface



Figure 9: Sears Drive facing North; Severe cracking and raveling with potholes and poor patches



Figure 10: Sears Drive facing south towards Romence; Severe cracking and raveling with potholes



Figure 11: Pothole on Ring Road approximately 2-feet across



Figure 12: View of Ring Road facing E-NE, west of Sears Drive; severe cracking, raveling present with potholes and poor patches.



Figure 13: Mall Ring Road East of Sears Drive; Severe cracking and potholes in wheel paths

Conclusion

Based on the findings of the on-site pavement evaluation, spot patching or a basic mill and resurface ($\leq 2''$) will not be sufficient to provide long term repair and correction of the defects observed. We recommend that a professional consultant specializing in pavement replacement/rehabilitation be retained by the owner to develop a plan that will address the defects in the pavement on all areas of the site, including the drives. The plan should address failure of the pavement/aggregate base and correction to drainage as needed to ensure the longevity of the rehabilitation. Any changes to runoff patterns or volumes of stormwater are subject to review by the City prior to plan approval. At this time we do not foresee storm water management changes required at the site, however if significant changes to the parking lot are made (addition of landscape islands or other features requiring changes in grading) storm improvements may be required.

The current condition of the parking lot and access drives are not in compliance with Section 42-521 of the City Code of Ordinances which states all off street parking areas shall maintain a safe, clean, and durable surface reasonably free of significant holes, upheavals, or cracks.

VICINITY MAP
6780 S. WESTNEDGE AVENUE

