



City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

February 13, 2026

Planning Commission
City of Lathrup Village
27400 Southfield Road
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Site Plan Review

Site: 28919 Southfield Road
Applicant: Mahmood Mohamed for Dairy Fairies
Plan Date: November 12, 2025
Zoning: Commercial – Vehicular (CV) District
Parcel ID: 40-24-14-227-042
Proposal: Café

Dear Planning Commissioners,

We have reviewed the site plan application and a summary of our findings is below. Review comments are highlighted in bold.



Front Elevation of Proposed Cafe

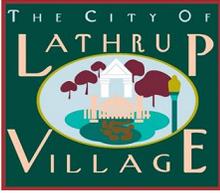
Bruce Kantor
Mayor

Kelly Garrett
Mayor Pro-Tem

Jalen Jennings
Council Member

Jason Hammond
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John Sousanis
Council Member



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REVIEW SUMMARY

1. An approved site plan is not on file for the subject site; therefore, approval by the Planning Commission is required (Sec. 6.1.1.B.).
2. The Commercial Vehicular (CV) District is intended to accommodate businesses and services that rely on vehicular access and visibility, while supporting safe traffic circulation and compatibility with adjacent commercial and residential uses.
3. The application consists of a change of use from a Verizon Wireless store (Retail Commercial Use), which requires one parking space per 200 square feet of usable floor area, to a café (Restaurant Use), which requires one parking space per 70 square feet of usable floor area. As the proposed use requires a greater number of parking spaces than the previous use, the change in use results in an increased parking requirement for the site.
4. The ordinance standards outlined below are found to be the result of existing conditions at the site.
5. The applicant is seeking site plan approval contingent upon approval of a parking variance by the Zoning Board of Appeals on February 23, 2026. If the variance is not approved, the site plan approval will be void unless the plan is revised to meet zoning parking requirements.



Unit Occupants

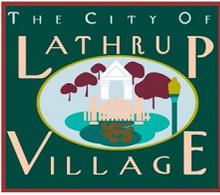
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DETAILED REVIEW
Project Summary

The subject site consists of a 10,018 square foot (0.23-acre) parcel zoned VC – Commercial Vehicular District and is located along the west side of Southfield Road, between Roseland Boulevard to the south and 12 Mile Road to the north. The existing building is a single-story commercial plaza containing four (4) tenant spaces with a combined floor area of approximately 9,398 square feet. One additional tenant space is physically attached to the plaza but is located on a separate parcel to the south.



Subject Site Zoned Commercial Vehicular (VC) District

The applicant proposes a change of use for the second tenant space from the south, converting the existing retail tenant space to a café serving coffee, tea, and pastries. No building expansions or additional square footage are proposed as part of this request, and the exterior footprint of the building will remain unchanged.

The site contains four (4) on-site parking spaces located at the rear of the building. In addition, eighteen (18) parking spaces are located within the county right-of-way along Southfield Road to the east of the building, and an additional twenty-eight (28) public parking spaces are available within the municipal parking lot located immediately south of the site. In total, forty-five (45) usable parking spaces serve the five-unit plaza and surrounding area, including two (2)

barrier-free spaces.

Adjacent properties fronting Southfield Road to the south and properties fronting 12 Mile Road to the north are zoned VC – Commercial Vehicular District. Properties located east of the site, across Southfield Road, are zoned R-1 Single-Family Residential.



East Elevation

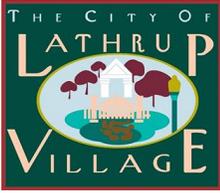
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Proposed

- 1. Use.** The applicant proposes to occupy the interior of the existing tenant space for a new use as a café serving coffee and pastries. The proposed use will operate within the existing building footprint, and no expansion of the tenant space or building square footage is proposed as part of this request.

The café is classified as a restaurant use, which is a permitted use within the VC – Commercial Vehicular District, subject to site plan review approval. Restaurant uses are defined as establishments primarily engaged in the preparation and sale of food and beverages for on-site consumption or carry-out service. The proposed café will offer coffee, tea, and pre-prepared pastries and is intended to operate on a small-scale neighborhood-serving basis.

The applicant has indicated that the operation will consist primarily of beverage preparation and light food service, with no commercial-scale cooking or food production proposed. **The use is consistent with the intent of the Commercial Vehicular District to accommodate commercial uses serving residents and visitors along major corridors while supporting compatibility with surrounding uses.**

- 2. Waste and Rubbish (Section 5.3.2.E.) - Screening.** The Zoning Ordinance requires all refuse bins to be enclosed or screened from public view. Required screening must consist of a wall or fence not less than one (1) foot higher than the height of the refuse bins, and in no instance less than six (6) feet in height on three (3) sides. The fourth side of the enclosure must include an opaque, lockable gate of equal height, and the enclosure must



Current Refuse Bin Behind Building

be designed to fully conceal refuse containers while allowing adequate access for refuse collection vehicles.

The proposed change of use does not include modifications to the existing refuse handling area. A site visit confirmed that refuse receptacles are located in the alley on the east side of the building and are

screened from public view by an existing approximately six (6) foot high wooden fence. Based on field observations, the existing screening provides adequate visual screening consistent with the intent of Section 5.3.2.E. of the Zoning Ordinance. **As no changes to the refuse area are proposed, the existing condition is considered compliant with the applicable ordinance requirements.**

- 3. Outside Illumination (Section 5.8).** All exterior lighting shall be directed downward and designed to prevent light from extending beyond the lot being illuminated. Lighting fixtures shall not exceed eighteen (18) feet in height, and no lighting source shall create direct, indirect, or reflected glare that is objectionable to occupants of neighboring properties. The proposed café use involves occupancy of an existing tenant suite and does not include any modifications to the existing exterior lighting or site layout. **As no changes to site lighting are**

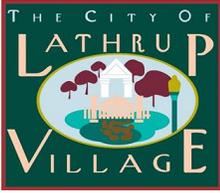
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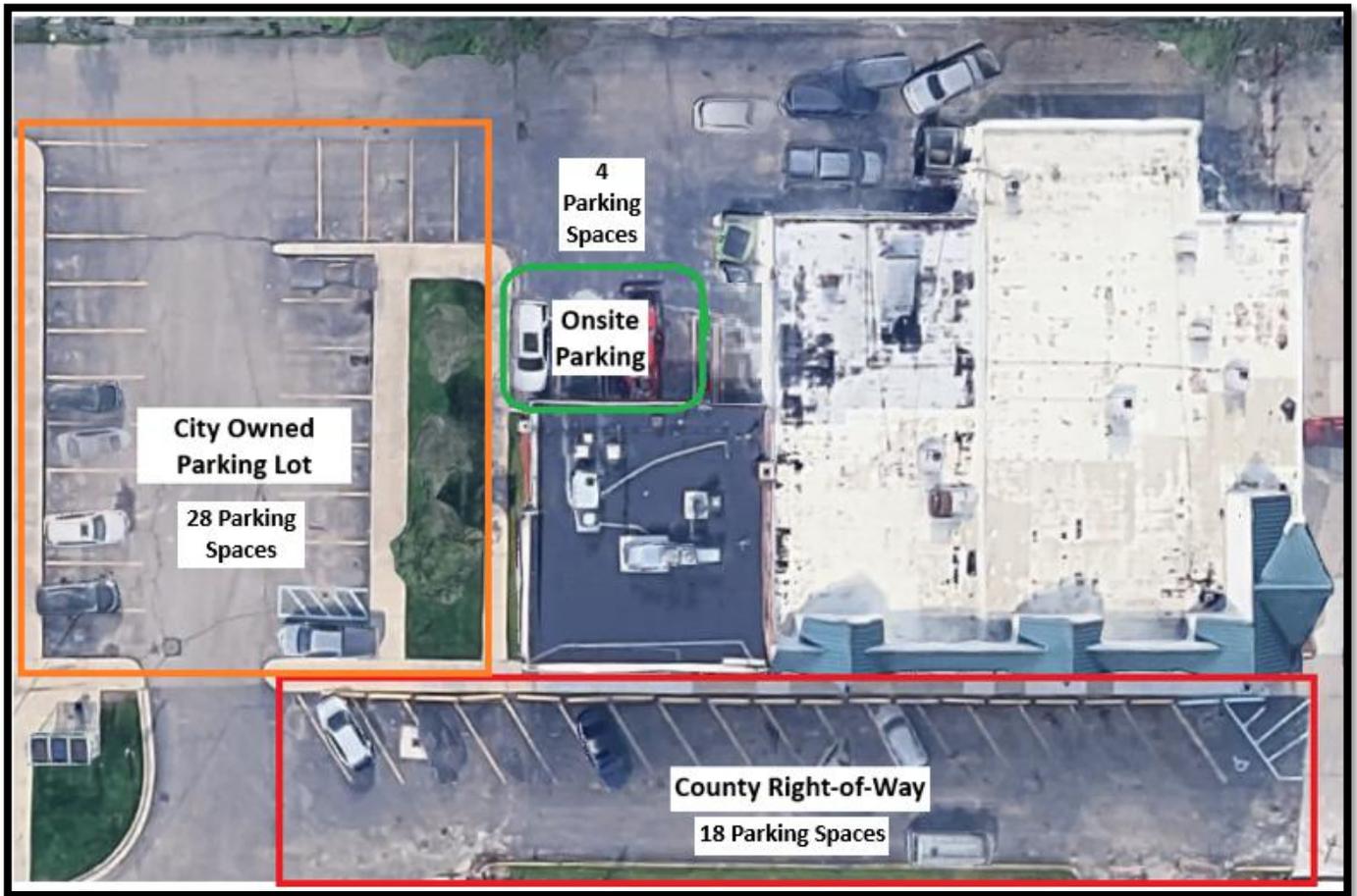
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proposed and the existing lighting configuration will remain unchanged, the applicant is considered compliant with the applicable lighting standards.

4. **Off-Street Parking (Section 5.13.3) - Increase of floor area or change in use.** The proposed café will occupy an existing tenant space within a multi-tenant commercial plaza, and no expansion of the building footprint or increase in floor area is proposed as part of this request. The plaza was developed prior to the adoption of current off-street parking standards and contains only four (4) existing on-site parking spaces, which cannot be reasonably expanded due to existing site constraints and parcel configuration. This limited on-site parking supply reflects the plaza’s original development pattern and represents an existing condition common to older commercial properties along the corridor. **Please see full off-street parking analysis below.**



Current Onsite & Surrounding Public Parking

5. **Minimum number of parking spaces required (Section 5.13.14.Table C.iv.).** The site contains four (4) existing on-site parking spaces located at the rear of the building serving five (5) leasable commercial tenant spaces. In addition to the limited on-site parking supply, eighteen (18) parking spaces are located within the county right-of-way along Southfield Road, and an additional twenty-eight (28) public parking spaces are available within the municipal parking lot immediately south of the site. These parking areas have historically served the plaza and surrounding commercial uses and collectively function as shared parking opportunities for customers and employees.

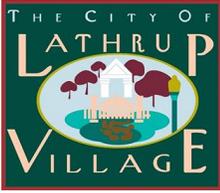
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Parking Standards					
Address	Use Type	Ord. Section	Required	Sq. Ft.	Parking Required
28901 Southfield Rd.	Restaurant (Carry-Out-Sales)	Sec. 5.13.14. D	1 space per 100 sf. of usable area.	1,817	19
28911 Southfield Rd.	Retail (Most Recent)		1 space per 200 sf. of usable area.	1,539	8
28919 Southfield Rd.	Restaurant (Proposed Café)		1 space per 70 sf. of usable area.	1,517	22
28927 Southfield Rd.	Retail		1 space per 200 sf. of usable area.	3,002	15
28935 Southfield Rd.	Professional Offices		1 space per 175 sf. of usable area.	1,523	9
45 Useable Parking Spaces Surrounding Plaza			Total Spaces Required		73
<i>*Located on adjoining southern parcel</i>					

Based on the square footage of the proposed café and the parking requirements established in Section 5.13.14.D of the Zoning Ordinance, the proposed café use requires twenty-two (22) off-street parking spaces. When evaluated collectively, the entire multi-tenant plaza requires a total of seventy-three (73) off-street parking spaces based on the size and use classifications of the existing tenant spaces. Due to the existing building placement, parcel configuration, and limited site area, no additional on-site parking can be reasonably accommodated. The existing on-site parking spaces are primarily utilized by employees, allowing nearby public parking areas to serve customer demand.

City staff explored potential alternatives to address parking availability, including contacting the property owner across Southfield Road with a large onsite parking lot, to determine whether additional parking could be secured through a shared parking agreement; however, these efforts were unsuccessful. Staff also reviewed tenant parking demand at the plaza directly across the street from the subject site and noted that two of the plaza’s largest tenants are restaurant uses that carry higher parking requirements under the ordinance due to their square footage, although these establishments primarily operate under a carryout business model and generate lower on-site parking demand in practice. As a result, portions of the surrounding parking area remain underutilized despite meeting operational needs.

The existing tenant spaces generate varying levels of parking demand, with most tenants operating as carryout-oriented or short-duration uses and a small physical therapy office accommodating limited numbers of patients at any given time. The proposed café is expected to operate similarly, with limited interior seating and short-duration visits. According to the applicant, 80% of their business is tailored to carryout orders. One tenant space remains vacant, and any future occupancy would be subject to the same site constraints and review considerations.

Because no building expansion or changes to site circulation are proposed, and given the availability of nearby public and shared parking, staff does not anticipate the proposed change of use will result in adverse parking or

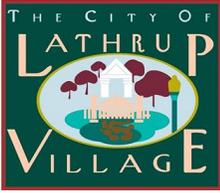
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traffic impacts to adjacent properties or surrounding streets. The parking variance request is being considered separately by the Zoning Board of Appeals.

The applicant is requesting site plan approval contingent upon approval of the requested parking variance. Any approval granted by the Planning Commission shall be conditioned upon the applicant receiving the required variance from the Zoning Board of Appeals (ZBA) during their February 23, 2026, meeting. In the event the variance is not approved, the site plan approval shall be considered null and void unless otherwise modified to comply with the parking requirements of the Zoning Ordinance.

6. **Landscaping (Section 5.15.15).** Special landscaping requirements. When requested by the building official, all site plans submitted for approval shall include a landscape element which clearly shows all existing trees which are more than 6" in trunk caliper when measured 3' above ground level in height. The plans must clearly designate which of such trees are to be saved and which will be destroyed by the development. The landscape element must also show the landscape design features of the development. No site plan shall be approved unless the plan affirmatively shows that reasonable care and diligence has been exercised to preserve existing healthy trees and shrubs and other valuable mature plant materials on the site. The proposed plan does not include additional landscaping. **Unless parking lot or exterior changes are made, additional landscaping is not required.**



Southeast Elevation

7. **Delivery vehicle space. (Section 5.13.12).** On the premises of every building or use involving the frequent receipt or shipment of goods by motor, there shall be provided in addition to the otherwise required parking spaces and access drives, an area reserved for standing, loading, and unloading sufficient to avoid undue interference with public use of streets, alleys, driveways, aisles, and other parking spaces. A delivery space shall be a clear area 10 feet by 40 feet with 14-foot height clearance.

The subject site does not contain a designated delivery vehicle space meeting the dimensional requirements of this section. Due to the existing building placement, parcel configuration, and limited site area, there is no available location on site where a compliant delivery space can be reasonably accommodated. This condition reflects the original development pattern of the plaza, which predates current loading and delivery standards and is common among older commercial properties along the corridor.

The proposed café is anticipated to receive deliveries on a limited basis typical of small-scale retail and carryout food service establishments. Based on the scale of the proposed use and existing operating conditions within the plaza, deliveries are expected to occur intermittently and within existing drive aisle or

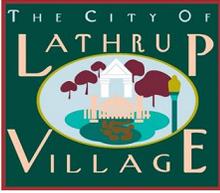
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parking areas without creating undue interference with traffic circulation or adjacent properties. No changes to site circulation or building area are proposed as part of this request. Standard cannot be satisfied due to existing onsite conditions. **Compliance with this standard is limited by existing parcel configuration and site limitations prevent incorporation of a compliant delivery area.**

8. District Development Standards – Commercial Vehicular District (Section 3.1.7.D.). – No proposed changes

Development Standard	Zoning Ord Section	Required	Provided	Comments
Lot Size	3.1.7	5,000 sq. ft.	10,018 sq. ft.	Compliant
Maximum Height		30 ft. or 2 stories, whichever is less	One level (existing bldg.)	Compliant (existing)
Front Yard		3 ft. minimum	0ft. (existing bldg.)	Compliant (existing)
Side Yard		5 ft one side with a total of 15 ft for both	0ft. (existing bldg.)	Compliant (existing)
Rear Yard		20 ft.	0ft. (existing bldg.)	Compliant (existing)

Staff Finding

The proposed request represents the reuse of an existing tenant space within an established commercial plaza along Southfield Road. The parking limitations associated with the site are a result of the original development pattern and parcel configuration rather than the expansion or intensification of the site. No additional floor area or exterior site modifications are proposed, and the requested approval would allow continued occupancy of an existing commercial building consistent with the intent of the Commercial Vehicular District. Staff finds that the request reflects the practical challenges commonly associated with older corridor developments, where existing site conditions and evolving business models may not align with current parking standards, and that the proposed change of use can be accommodated without negatively impacting surrounding properties or traffic circulation, subject to approval of the required parking variance by the Zoning Board of Appeals.

We will look forward to discussing the site plan application with the Planning Commission on February 17, 2026.

Regards,

Austin Colson

Austin Colson
 Community and Economic Development/DDA Director

Bruce Kantor
 Mayor

Kelly Garrett
 Mayor Pro-Tem

Jalen Jennings
 Council Member

Jason Hammond
 Council Member

John Sousanis
 Council Member