

November 13, 2024

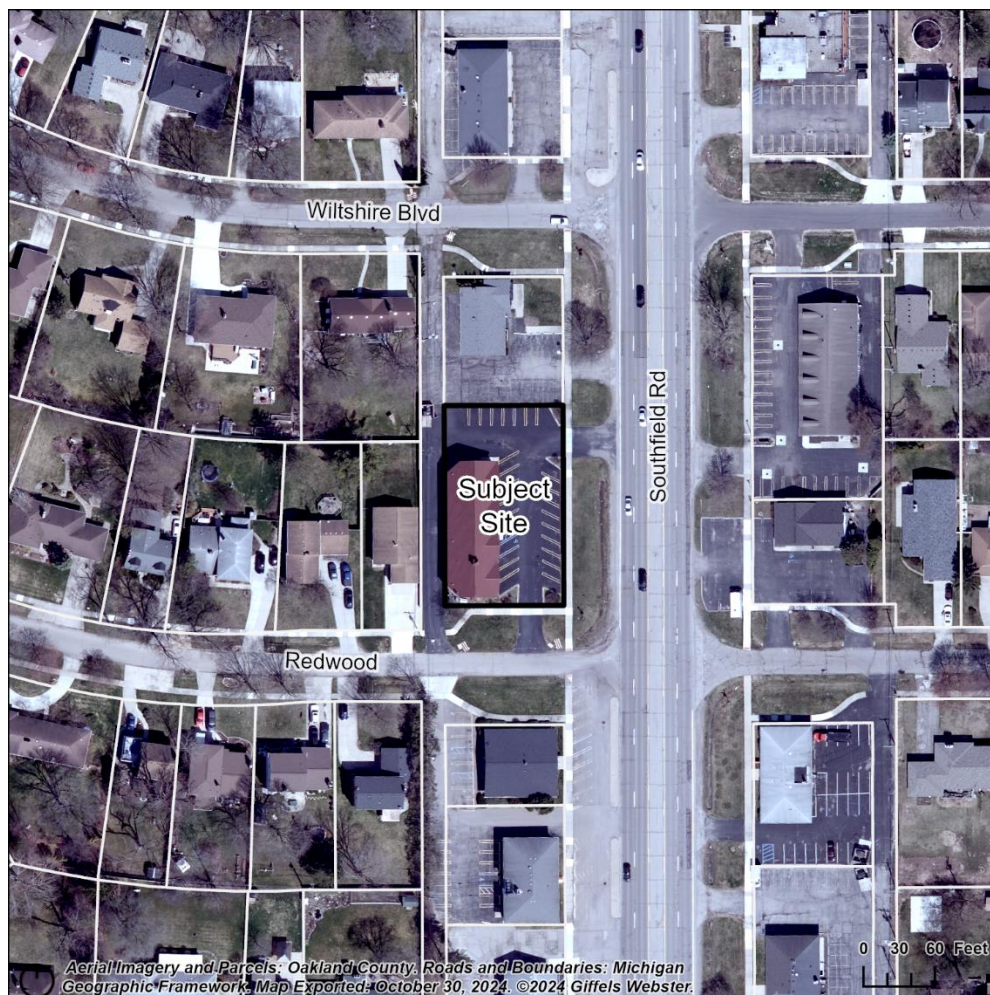
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review

Site: 28317 Southfield Road
Applicant: Lantei Takona for Mara Greens Golf Simulator, LLC
Plan Date: October 24, 2024
Zoning: MX Mixed Use District
Parcel ID: 24-14-277-031
Proposal: Health & Fitness Facility (Golf Simulator)

Dear Planning Commissioners,

We have reviewed the site plan and special land use application and a summary of our findings is below. Items in **bold** require specific action by the applicant.



REVIEW SUMMARY

The applicant shall provide the following:

1. A statement addressed to the Planning Commission providing supporting evidence that the overall site is able to accommodate uses that require 34 off-street parking spaces when only 29 spaces are provided; a shortage of 5 spaces. The maximum reduction of parking spaces the Planning Commission may approve is 25%, or 9 spaces. Therefore, the applicant's letter should articulate the request to reduce the parking between 5 and 9 spaces. **See the parking standards table and additional comments in item 4 below.**

DETAILED REVIEW

Project Summary

The 0.40-acre site is zoned MX – Mixed Use District and is located along the west side of Southfield Road, between Redwood Avenue to the south and Wiltshire Boulevard to the north. The existing building consists of one floor and four (4) tenant lease spaces with a total area of approximately 6,940 square feet. The northern-most tenant space is proposed to be converted to a golf simulator facility, which is a use classified as health and fitness, and is a principal permitted use in the Mixed Use District. According to the Oakland County parcel maps, all parking spaces appear to be located on-site, and no parking stalls are partially, or fully, within the Southfield Road right-of-way. The parking lot is accessible by drives at both Southfield Road and Redwood Avenue. A 20' public alley separates the west property line from the residential neighborhood to the west. Additionally, a concrete wall buffers the abutting residential neighborhood from the commercial site along Southfield Road. A dumpster enclosure exists within the alley at the far northwest corner of the site, indicating the site may have permission from the City to utilize the alley for private purposes.

The existing surface parking lot appears to contain 29 off-street parking spaces, which includes one handicap space. No additional parking spaces are located on, or adjacent to the alley. Parcels fronting Southfield Road, north and south of the site, as well as across Southfield Road, are zoned Mixed Use. Parcels west of the site are zoned R-1 Single-Family Residential. The subject site's previous use appears to have been an insurance office. No additional square footage is proposed within the scope of work for this development.

Proposed

1. **Use.** The applicant intends to renovate the interior of the existing northern-most tenant space for a new use. The existing floor plan shows a vacant tenant space of approximately 1,696 square feet, with two areas of non-load bearing walls partitioning individual office space. The applicant narrative explains that these interior walls will be removed to reveal an open-plan area that will consist of three separate areas for golf simulator bays.
2. **Waste and Rubbish (Section 5.3). Required (Section 5.3.1).** No garbage, sewage, filth, refuse, waste, trash, debris, or rubbish, including cans, bottles, wastepaper, cartons, boxes, crates, inoperable machinery, discarded building materials, discarded household goods, or any offensive or obnoxious matter, shall be kept in open containers or piled, placed, or stored on the open ground. The owners and occupants of every building shall provide proper, covered receptacles for said waste and keep receptacles clean and in an inconspicuous location, out of public view, on the grounds outside of a building.

An existing dumpster enclosure is found to be located at the northwest corner of the site. When viewed on a parcel map, the dumpster is shown to be within the alley, indicating there may be an agreement with the City for use of the alley for private purposes. This standard is an existing condition, and the change of use is not anticipated to result in any additional impact.



3. **Off-Street Parking (Section 5.13.3)** Increase of floor area or change in use. Whenever a use requiring off-street parking is increased in floor area and such uses are located in a building existing on or before the effective date of this article, and whenever a use of existing premises is changed to one requiring greater off-street parking, parking facilities for the total floor area and use shall first be provided and thereafter maintained in the amounts specified in this article. **An off-street parking analysis was not found within the set of plans. The applicant shall provide a parking analysis that includes all tenant spaces. Verify if the proposed use requires additional parking than the previous use.**

4. **Minimum number of parking spaces required (Section 5.13.13.D).**

Parking Standards				
Ordinance Standard	Zoning Ord Section	Required	Provided	Comments
28317 Health & Fitness	Sec. 5.13.13.D.	Approx. 1,696 sf. 1 per 200 sf of useable area (9 sp.)	29 on-site spaces (no change from existing)	Use is proposed
26641 Bartending School		Approx. 1,744 sf. 1 per 200 sf of useable area (9 sp.)		Use is existing
28309 Medical Supply		Approx. 1,744 sf. 1 per 200 sf of useable area (9 sp.)		Use is existing
28313 Insurance Office		Approx. 1,696 sf. 1 per 275 sf of gross lease area (7 sp.)		Use is existing
Total		Approx. 6,940 sf. 34 spaces		5 spaces short

Under the Minimum Spaces Required Table in Section 5.13.13.:

- The existing insurance office tenant requires 1 space for every 275 square feet of gross leasable area, resulting in a 7-space parking requirement.
- The medical supply tenant is classified as personal services and retail, requiring 1 space for every 200 square feet of usable floor area (UFA), or 9 spaces.

- The bartending school tenant is not assigned an explicit use classification and therefore, unless otherwise determined, a parking requirement of 1 space for every 200 square feet of UFA is applied, and results in 9 parking spaces required.
- The proposed health and fitness use (golf simulator) classification consists of a higher parking requirement than the previous tenant, an insurance sales company, by 2 spaces.

MX and VC modification (Sect. 5.13.19.) In the MX and VC Districts, the Planning Commission may reduce the number of required parking spaces for non-residential uses by up to 25%, subject to documentation that such a reduction will not negatively impact adjacent properties or be contrary to the spirit of this Ordinance.

25% of the 34 spaces required of the site is 9 spaces. The 5-space parking deficiency falls within the 25% reduction that the Planning Commission has the authority to consider granting a parking reduction.

The applicant narrative states that, at full capacity, the golf simulator facility can accommodate 14 people in total (4 people for each of the 3 simulator bays + 2 employees). At full capacity, assuming all people drive separately, the golf simulator facility may require up to 14 parking spaces; 5 more spaces than the ordinance requires.

If the Planning Commission were to waive 25% of the overall 34 spaces required at the site, the new off-street parking requirement would be 25 spaces. 29 parking spaces are existing, which would exceed the reduced requirement by 4 spaces.

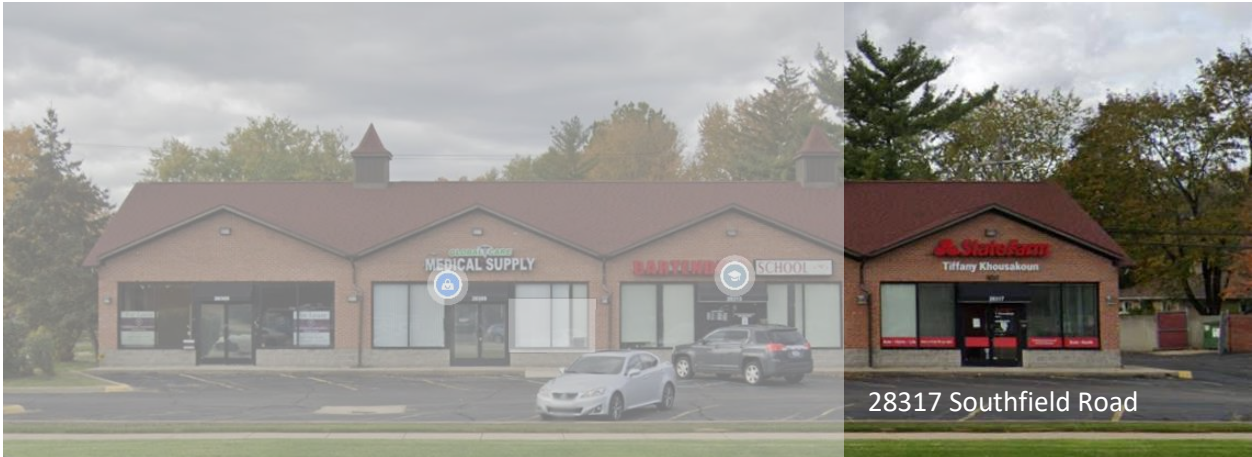
Per the ordinance, the applicant should provide supporting evidence that a reduction in the overall parking will not negatively impact adjacent properties or be contrary to the spirit of the ordinance.

5. **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 six inches in trunk caliper when measured three feet 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 change of use does not include additional landscaping. **Unless parking lot changes, or exterior building changes are made, additional landscaping is not required with this proposed tenant space change of use.**

6. **District Development Standards – Mixed Use (Section 3.1.9).**

Development Standard	Zoning Ord Section	Required	Provided	Comments
Lot Size	3.1.9	5,000 square feet	Approx. 0.40 acre; 16,800 square feet	Existing Compliant
Maximum Height		30 feet or 2 stories, whichever is less	One story	Existing Compliant
Front Yard		10 foot minimum	Approx. 60 feet (existing building)	Existing Compliant
Side Yard		0 feet – each side	Approx. 50 feet (north side) Approx. 13 feet (south side)	Existing Compliant
Rear Yard		5 feet	N/A	Compliant

The site is existing, as outlined in the table above, and no exterior changes are proposed to be made.



We will look forward to discussing the site plan application with the Planning Commission on November 19, 2024.

Regards,
Giffels Webster

Jill Bahm, AICP
Partner

Eric Pietsch
Senior Planner

Zoning.

