

October 3, 2023

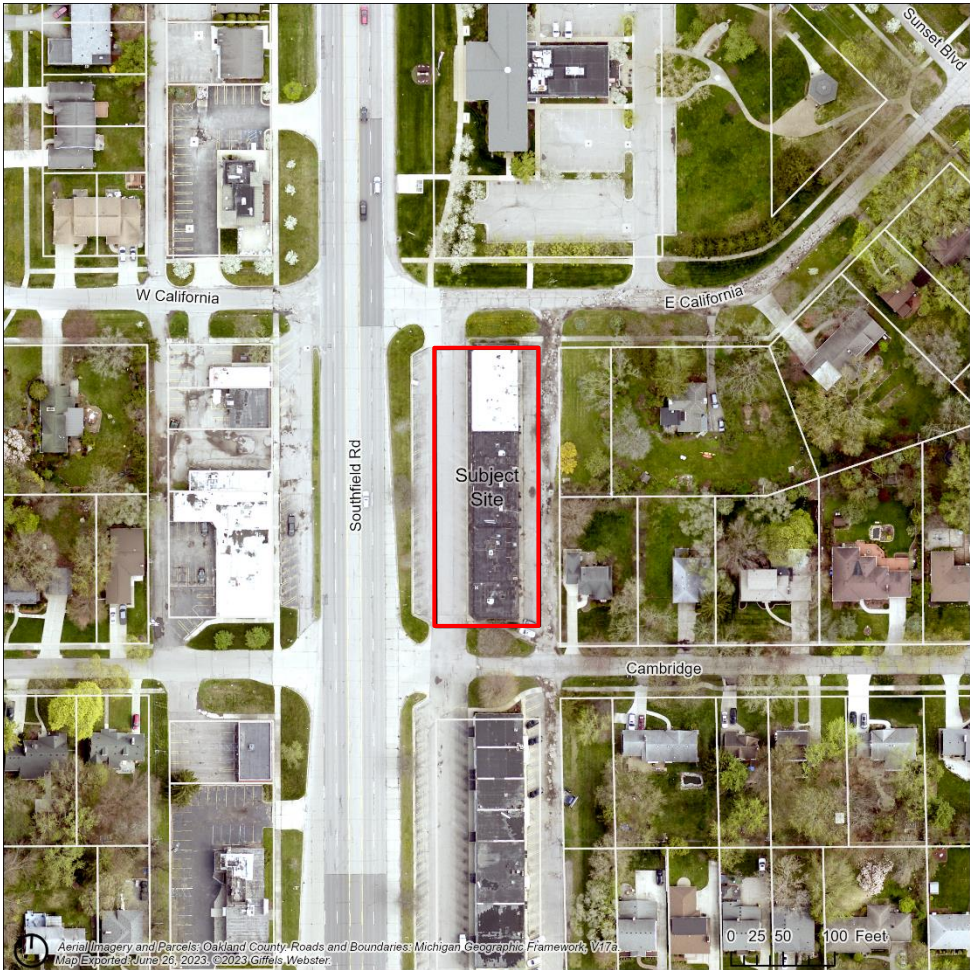
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review

Site: 27300 Southfield Road
Applicant: Abro Property Group
Plan Date: September 18, 2023
Zoning: MX Mixed Use District
Parcel ID: 24-13-353-001
Proposal: Interior / Exterior Commercial Building Renovation

Dear Planning Commissioners,

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



REVIEW SUMMARY

1. 18 newly striped parking spaces are shown to be located behind the building and accessed by an existing public alley. Two additional spaces are proposed to be built within the Cambridge Boulevard right-of-way as allowed by the ordinance. These spaces require approval from the City as they are accessed from, or fully within the City's right-of-way.
 - a. The proposed parking layout, as shown on the current site plan, appears to comply with the dimensional standards set forth in the ordinance under Section 5.13.9.
2. The 10' x 40' loading/unloading area obstructs 3 of the 18 rear alley parking spaces resulting in only 15 angled spaces along the alley.
3. Review of the off-street parking analysis finds the site does not provide the minimum number of parking spaces required by the ordinance. The applicant shall either find additional parking spaces or request a variance for a reduced number of parking spaces provided.

DETAILED REVIEW

Project Summary

The approximate half acre site is zoned MX – Mixed Use District and is located along the east side of Southfield Road, between Cambridge Boulevard to the south and California Drive SE to the north. The existing building consists of one floor and contains seven (7) tenant lease spaces with a total area of 11,528 square feet. The proposed site plan layout divides the entire building into eight (8) lease spaces, all of which are vacant. The front of the site is accessible from California Drive SE only, via a one-way drive aisle, south to Cambridge Boulevard. There is no direct access to and from Southfield Road and none is planned. The rear of the site, facing east, abuts a public alleyway and provides substandard parking spaces to the back of the tenant spaces. The properties to the south and west of the site are zoned MX – Mixed Use and the lots to the east of the alley exist as single-family residential. Areas north of California Drive SE are zoned VC – Village Center.

The previous tenant spaces within the site appear to be a mix of uses and therefore, permitting any of the future uses of the vacant tenant spaces may be subject to site plan review with approval by the Planning Commission. The applicant is marketing a portion of the site for a restaurant use, which is a change of use for the site, requiring site plan review and consideration by the Planning Commission.

On July 18th, the Planning Commission discussed and formulated preliminary standards for self-service laundromat uses and established a public hearing at the August 15th, 2023 meeting. At the August 15th, 2023 meeting, the Planning Commission recommended a zoning amendment to permit self-service laundromats in the Mixed-Use Zoning District; however, that amendment was not approved by City Council. On September 18, the applicant submitted a revised plan to remove the future laundromat and include restaurant as a potential use. The site plan review of the overall building renovation continues as outlined in the remainder of this letter.

Proposed

1. **Use (Section 3.1.9.B & C).** The applicant intends to renovate both the exterior and interior of the existing commercial building, permitting activity that requires site plan review and Planning Commission approval. The applicant is proposing a mix of office, retail and restaurant uses. See item 7 below for comments pertaining to the parking analysis. The remaining items are to be applied to the general renovation of the existing building, based on the plans as submitted.
2. **Mixed Use Buildings (Section 4.13).** No commercial uses shall be located on a floor above any residential uses in any mixed-use building.

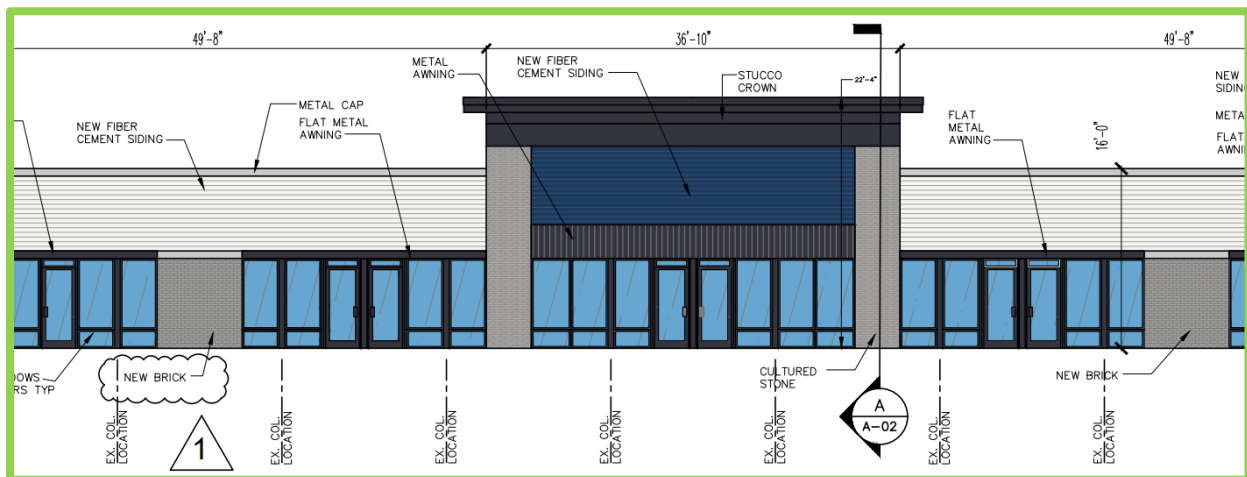
The existing building is one story, and no additional story is proposed above.

3. **Waste and Rubbish (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. Rubbish may, however, be placed at roadside for pickup on designated days in conformity with the city's ordinances regulating rubbish collections.

The updated site plan shows the location of waste receptacles for each tenant space along the back alley and abutting the building. If angled parking spaces are proposed along the rear (east) side of the building, the site plan shall demonstrate the waste receptacles have adequate space for storage and maneuverability. No commercial dumpster is proposed at this time.

4. **Building Materials (Section 5.4).** Except as otherwise provided in this ordinance, on all permanent buildings, exterior wall construction and exposed, exterior chimneys shall be either brick, natural stone, masonry materials other than brick, or a combination thereof, provided all such materials comply with the specifications outlined in this section.

*The updated elevations show changes to the building materials. Fiber cement siding is used among much of the façade that is not accented by brick or cultured stone. Fiber cement is a masonry product designed to replace traditional wood and vinyl elements, but due to the higher sustainability, it is often used in combination with or in place of traditional brick and stone. **The applicant may consider providing samples of the proposed materials for the Planning Commission to discuss with the applicant.***



5. Architectural trim material may be wood, aluminum, or other material of equal strength and durability if the building walls proper are of fire-resistant material. Such trim material shall not cover more than ten percent of the exterior wall construction (Section 5.4.3).

The Planning Commission may wish to discuss the appropriateness of the trim materials, particularly the stucco crowns in some areas.

6. **Outside Illumination (Section 5.8).** All lighting apparatus used for outside illumination shall direct all light downward and shall be so constructed as to prevent the directed light from extending beyond the lot being illuminated. Except as otherwise provided in this ordinance, no lighting apparatus shall be placed more than 18 feet above grade as measured to the point on the ground nearest the light. No light source shall cause or permit direct, indirect, or reflected light to extend beyond the lot upon which it is placed so as to be annoying to any occupant of a neighboring lot who is of ordinary sensibilities.

The updated site plan indicates wall-mounted exterior lighting will be located along the front and back of the building. The site plan notes exterior lighting will demonstrate compliance with ordinance standards.

7. **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.

The site plan provides an off-street parking analysis stating no more than 25% of the total building will be used as a restaurant use (2,882 square feet) and the remaining 75% is planned to be used as retail (8,646 square feet). Assuming this mix of tenant spaces review of the updated site plan finds:

- a) The 7 retail tenant spaces will require 35 parking spaces. The applicant states the usable floor area of the retail space is 80% (of 8,646 sq. ft.) or 6,916.8 sq. ft. Therefore, 1 space per 200 sq. ft. UFA x 6,916.8 sq. ft. = 34.58 or 35 spaces.

If a tenant space is used as a restaurant, the restaurant will require 1 space for every 70 square feet of GFA. The applicant is designating 2,882 sq. ft. for restaurant, which will require 42 parking spaces (1 space per 70 square feet GFA for restaurants = 41.17 or 42 spaces).

- b) The total amount of parking required for the entire site is **77 spaces** (42 + 35).
- c) With 77 parking spaces required and 40 on-site spaces provided (22 in the front and 18 in the rear), **the site**, as shown on the site plan, **is short 37 spaces or 48%**.
- d) The site plan proposes two additional parking spaces to be built in the Cambridge Boulevard right-of-way, subject to approval by the City. We note the 18 parking spaces accessed by the public alley adjacent to the rear (east) property line must maintain an agreement with the City to access all 18 on-site parking spaces. 77 spaces required, 42 spaces provided = **35 spaces short** (5.13.10.B.).
- e) We note the ordinance allows for the Planning Commission to 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 the ordinance** (Section 5.13.19).
- For this site, 25% of 77 spaces is 20 spaces.
 - If the maximum number of parking spaces reduction was applied to this site, the site would be short 15 spaces (77-42 existing on-site/on-street = 35. 35-20 (waivable) = 15).
 - **The applicant may consider demonstrating to the Planning Commission that the overall site may not require up to 20 of the remaining 35 parking spaces.**
- f) We note the existing front parking area includes an additional 22 parking spaces; **however, these spaces are located entirely within the Southfield Road right-of-way and may not be counted towards the provided parking for the proposed development.**
- g) **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 10' x 40' loading zone is located along the northeast corner of the site and obstructs 3 of the 18 angled parking spaces along the alley. As a result, 59 of the 77 parking spaces would be provided and **the site would be short 18 spaces or 23%.***

- h) **The site is short 18 parking spaces. The applicant shall either find the remaining parking spaces or submit a request for variance for a reduction in the off-street parking requirements of the ordinance.**

- o *The applicant provided evidence from surrounding communities whose ordinances support vehicular parking space credit when providing bicycle parking spaces. In a similar effort to encourage non-motorized transportation options in proximity to the Village Center District, the site plan proposes 12 bicycle parking spaces: 6 in the Cambridge Boulevard right-of-way and 6 in the California Drive right-of-way. The Lathrup Village Zoning Ordinance does not offer bicycle parking for vehicular parking credits, so the applicant may opt to include this approach if a request for a parking reduction variance is pursued.*

8. **Off-street parking layout standards (Section 5.13.9).** In order for existing parking spaces to be considered in the number of spaces provided by the facility, the site plan shall include the requirements and dimensional standards of this section.

The 18 parking spaces along the east alley and 22 parking spaces along the front of the building are shown to be in compliance with the standards of this section.

9. **Screening Standards for Site Plan Approval (Section 6.1.5.O).** Off-street parking, loading, and unloading areas, outside refuse storage areas, and other storage areas that are visible from adjacent homes or from public roads, shall be screened by walls or landscaping of adequate height.

*The site is existing and there is no contiguous wall or landscaping to screen the east property line and alley from the adjacent single-family residential properties to the east. **The applicant should be prepared to discuss plans for additional screening.***



10. **Landscaping (Section 5.15.15).** Landscaping around the building is located in the public rights-of-way. The proposed building renovation and change of uses do not include landscaping.

The site plan shall show the existing landscaping, and unless parking lot or building square footage is added, additional landscaping is not required.



We will look forward to discussing the site plan application with the Planning Commission at the October 17 meeting.

Regards,

Giffels Webster



Jill Bahm, AICP
Partner



Eric Pietsch
Senior Planner