

August 9, 2023

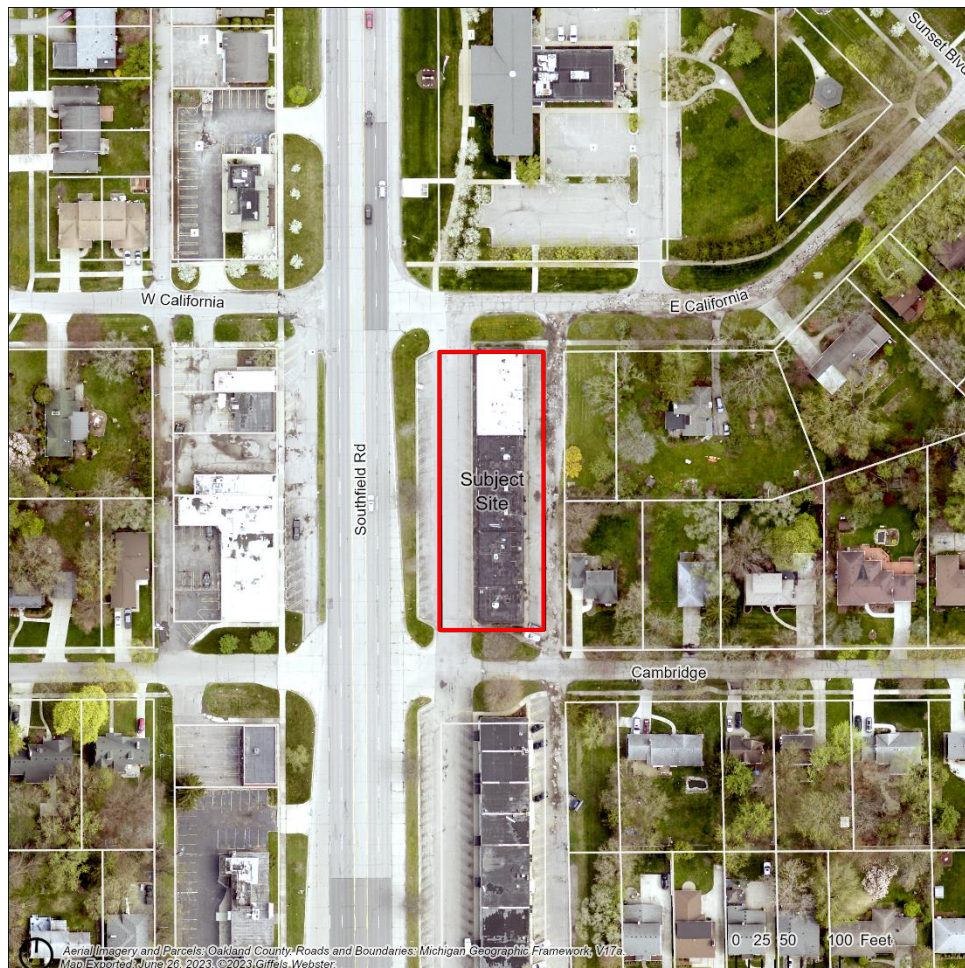
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review

Site: 27300 Southfield Road
Applicant: Abro Property Group
Plan Date: July 26, 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. The determination of the total off-street parking requirement is pending consideration by the Planning Commission for the number of spaces required for the future self-service laundromat.
 - a. The vacant lease spaces, Units 1-7, are calculated with a parking ratio of 1 parking space for every 200 square feet of gross floor area, which aligns with the requirements for general retail.
 - b. Based on retail uses, the 7 vacant lease spaces require 45 off-street parking spaces. There are 46 parking spaces that exist in front of the building, 21 of which are off-street. The remaining 25 are located in the public right-of-way and may not be considered to satisfy the off-street parking requirements of the site.
2. 24 newly striped parking spaces are shown to be located behind the building and accessed by an existing public alley. These spaces are not entirely within the site boundary and therefore, cannot be considered off-street or on-site.
 - a. The proposed parking layout, as shown on the current site plan, does not comply with the dimensional standards set forth in the ordinance under Section 5.13.9.
3. The 10' x 40' loading/unloading area obstructs the drive aisle of the rear alley, which is a public right-of-way and is not permitted under Section 5.13.12.

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 11,419 square feet. The proposed site plan layout divides the entire building into eight (8) lease spaces, all of which are vacant. The southernmost tenant space is planned to be used as a 2,292 square foot laundromat. 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 planned laundromat use is determined to be a change of use application; however, the current zoning ordinance is silent pertaining to standards specific to laundromat uses. 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. In the meantime, the site plan review of the overall building renovation will continue 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. As noted above, the proposed use of laundromat is under review by the Planning Commission. The applicant has stated the future laundromat will have 28 washer units and 28 dryer units: 56 total units. See item 7 below for a parking analysis based on this criterion. 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.

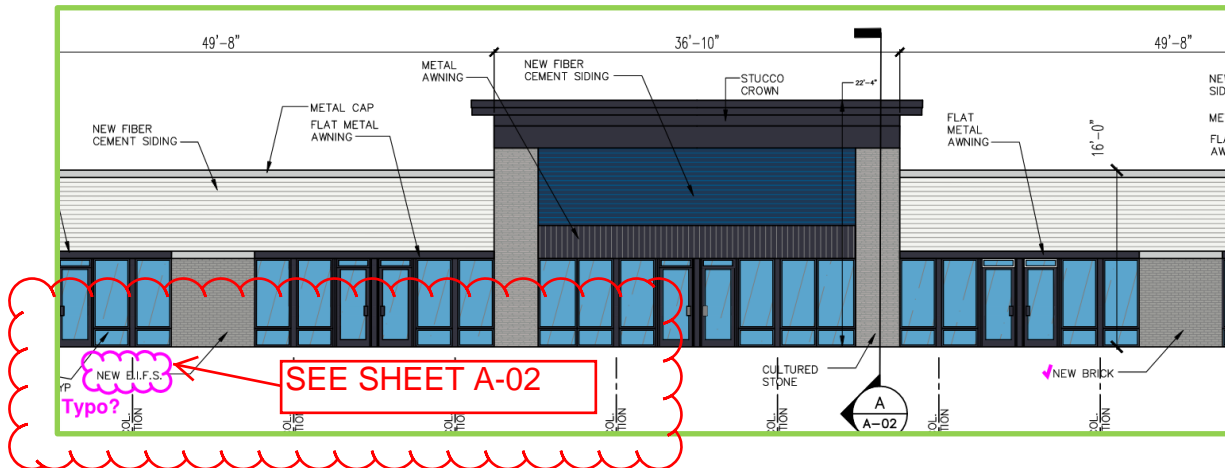
3. **Waste and Rubbish (Section 5.3.1).** No garbage, sewage, filth, refuse, waste, trash, debris, or rubbish, including cans, bottles, wastepaper, cartons, boxes, crates, inoperable machinery, discarded building materials, discarded household goods, or any offensive or obnoxious matter, shall be kept 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.

TENANTS WILL PROVIDE COVERED RECEPTACLES SEE SHEET CS-01

The updated site plan shows the location of waste receptacles for each tenant space along the back alley of the building. 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; however, **E.I.F.S. is still labeled in areas that may intend to be brick, as highlighted in the image below.** 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.*



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 for the 7 vacant tenant spaces and applies the ratio of 1 parking space for every 200 square feet of gross floor area, assuming their future uses as general retail and personal services. Review of the updated site plan finds:

- a) The 7 tenant spaces will require 45 parking spaces.
 - b) The 8th tenant space (laundromat) will require 28 parking spaces based on preliminary indication that a laundromat use will require 1 parking space for every 2 washer and dryer units. The applicant has stated the facility will contain 56 total units (28 washers and 28 dryers).
 - c) The total amount of parking required for the entire site is **73 spaces** (45 + 28).
 - d) With 73 parking spaces required and 21 spaces provided, **the site, as shown on the site plan, is short 52 spaces or 71%.**
 - e) None of the 24 angled parking spaces accessed by the rear alley may be counted as they are not entirely within private property. Additionally, the alleyway parking facility, as proposed, does not meet the dimensional standards of the ordinance pertaining to layout (Section 5.13.9). See item 8 below. **The applicant shall reconfigure the alleyway parking layout and ensure the standards of Section 5.13.9 are met. Consider parallel parking spaces, as shown on the attached markup file.**
 - f) With 73 parking spaces required and potentially 32 parking spaces provided (21 in front and 11 off of the alley), **the site would be short 41 spaces or 56%.**
 - g) 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).
 - o For this site, 25% of 73 spaces is 18 spaces.
 - o If the maximum number of parking space reduction was applied to this site, the site would be short 23 spaces (73-21 = 52. 52-11 = 41. 41-18 = 23).
 - o The applicant may consider demonstrating to the Planning Commission that the overall site may not require all 73 parking spaces.
 - h) We note the existing front parking lot includes an additional 25 parking spaces; **however, these spaces are located entirely within the Southfield Road right-of-way and may not be counted towards the provided parking.**
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 24 parking spaces along the east alley are shown to be newly created or striped. **According to the parking layout standards, the one-way drive aisle is not of sufficient width to accommodate**

the 24 angled parking spaces. Therefore, consider reorientating the alley parking spaces to parallel and ensure the drive aisle and other dimensions meet the ordinance standards.

Section 5.13.10.B. In the VC and MX Districts, a property owner may use or install, at the property owner's cost, on-street parking in the public right-of-way to satisfy up to twenty-five (25%) percent of the required number of parking spaces. The applicable road right-of-way owner retains all rights to activities within the right-of-way. ***This does not apply for spaces in the Southfield Road right-of-way but could be used to create side street parking along Cambridge Boulevard.***

- 9. 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, and the minimum numbers of such spaces required is specified in the table that follows. The Board of Zoning Appeals may permit delivery spaces to be used for the overnight parking of vehicles prohibited in parking facilities under the provisions of 5.13.16. **SEE SHEET CS-01**

The updated site plan shows the required 10' x 40' loading zone; however, the location obstructs the alley drive aisle and the parking spaces in that area, which is prohibited.

- 10. 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 dumpster enclosure proposed within the scope of work. The applicant should be prepared to discuss waste removal plans.

- 11. 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.



Google Streetview May, 2023 Looking East



We will look forward to discussing the site plan application with the Planning Commission once the application is complete.

Regards,

Giffels Webster

Jill Bahm, AICP
Partner

Eric Pietsch
Senior Planner