



A HERITAGE OF GOOD LIVING

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
Phone: (248) 557-2600

Office Use Only	
Date Submitted:	3/15/24
SLU Review Date:	
Public Hearing Date:	4/16/24

Application for Special Land Use

Please note that information requested and the procedure followed is pursuant to Sec. 6.2 Special Land Use and Standards. As stated above, the Special Land Use will be necessary to allow for special uses not automatically allowed in the zoning district. The Special Land Use application requires a Public Hearing in front of the Planning Commission. Applicant is encouraged to be present to answer questions and speak to the business development.

Property Information

Project Name:	LV Petro LLC / BP Gas Station		
Subject Property Address:	26727 Southfield Rd. Lathrup Village, MI 48076		
Subject Property Parcel Number:	40-24-23.229.029		
Legal Description:			
Acreage:	Frontage (in feet):	Dimensions:	
Proposed Use:	Gas Station w/ carry-out & alcohol sales.		
Current Zoning:	Commercial Vehicle		

Applicant Information

Name:	Village Square Market Inc. / Tarek Gayar				
Address:	24472 Northwestern Hwy Southfield	State:	MI	Zip Code:	48075
Phone Number:	248 722 6660	Fax:	248 355 5921		
Email Address:	tgayar@gmail.com				
Interest in Property:	owner				

*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.

Property Owner Information

Name:	LV Petro LLC / Village Square Market Inc.				
Address:	24472 Northwestern Hwy Southfield	State:	MI	Zip Code:	48075
Phone Number:	248 722 6660	Fax:	248 355 5921		
Email Address:	tgayar@gmail.com				
Description of Proof of Ownership Provided:					

Land Use Questions

Please describe the type and nature of the business being proposed for the property you are seeking special land use approval for. In addition please list the appropriate Class Use that the proposed business falls under:

Empty box for providing answers to land use questions.

Please list the following information about your hours of operation.

Weekdays 7 AM to 11 PM

Weekends Sunday 8 to 11 PM

Please list the peak hours of operation, and the maximum number of persons who will be occupying the business during the listed peak hours (space is provided for multiple peak hours.)

Peak Hours Weekdays: 7 AM - 9 AM & 4 PM - 9 PM

Peak Hours Weekends: Noon time

Maximum number of vehicles which will be attracted to the property for which you are seeking special land use approval:

Describe what additional requests or demands for City services there may be. Examples may be traffic regulation, ordinance enforcement, public safety, and water and sewer services.

to the city, everything remain the same

Describe how the proposed use qualifies as a "reasonable use". Section 2.2 of the Zoning Ordinance defines it as: A proposed use is "reasonable" when it would be harmonious, compatible, appropriate, would not impinge unreasonably on the value or use of nearby properties, and would not impair sound communal development as and where proposed to be established. An existing use is "reasonable" when it is harmonious, compatible, and appropriate as and where established, does not impinge unreasonably on the value or use of nearby properties, and does impair sound communal development. Uses which are not "reasonable" are "unreasonable." No use shall be deemed "reasonable" if its establishment or actual conduct is unlawful under the statutory or common law of this state."

should be the same traffic rate
we are adding more convenience to our gas customers, and food customers.

If the special use is granted, will the use then conform to all of the other regulations of the Zoning Ordinance and other ordinances of the City without a need for any variances? Yes No

Describe what, if any, activities may reasonably be anticipated to occur on the premises and in the neighborhood as a result of the occupancy which reasonable persons or ordinary sensibilities may possibly find seriously annoying – in particular what changes, if any, will be observed in the following items:

	More	Less	Same
Noise			<input checked="" type="checkbox"/>
Dust or dirt			<input checked="" type="checkbox"/>
Lights, glare			<input checked="" type="checkbox"/>
Odors/Fumes			<input checked="" type="checkbox"/>
Pedestrian/Vehicle Traffic			<input checked="" type="checkbox"/>
Litter/Waste/Trash			<input checked="" type="checkbox"/>

If you checked any item as more, please describe what, if any, impact you believe will result on adjacent properties.

Will the location, intensity and periods of operation proposed will cause or create a public or private nuisance. Typical nuisance complaints associated with our business community include, but are not limited to, those listed above as well as parking problems, lights falling onto adjacent properties, and property appearance and maintenance.

Yes No

Please describe how you will provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. This may include, but not be limited to, buffering, landscaping, signage, façade, or other site amenities pursuant to the City's Zoning Ordinance and Design Guidelines.

Will comply with sign ordinance, maintain same landscaping and Bldg Façade

Site Plan Information

Is there an existing site plan on file: Yes No Applying concurrently

If yes, when was site plan approval obtained? *Feb. 24, 2019*

Prepared By: *Tarek Gayar*

Street Address: *24472 Northwestern Hwy, Southfield* State: *MI* Zip Code: *48075*

Phone Number: Cell: *248 722 6660* Fax:

Email Address: *tgayar@gmail.com*

Application Checklist

The applicant is required to submit the following materials to the City Hall **30 days** prior to the regularly scheduled date of the Public Hearing. Failure to supply all required information will result in the rejection of the application by the

- One (1) completed and signed copy of the Special Land Use application
- One (1) full-sized (24x36) set of the proposed or existing Site Plan
- PDF of complete special land use application materials
- Review Fee: \$1,750

Applicant's Declaration

I declare that the foregoing answers honestly and fairly describe the nature of the proposed use to the best of my information, knowledge, and belief. I understand that City Officials and the City Council will rely upon my representations in processing this application and agree that any resulting decisions or approvals may be conditioned upon the use being conducted as represented and may be voided or modified in the event any such representation may later be determined to have been materially faults or misleading.

Applicant's Printed Name: *Tarek Gayar*

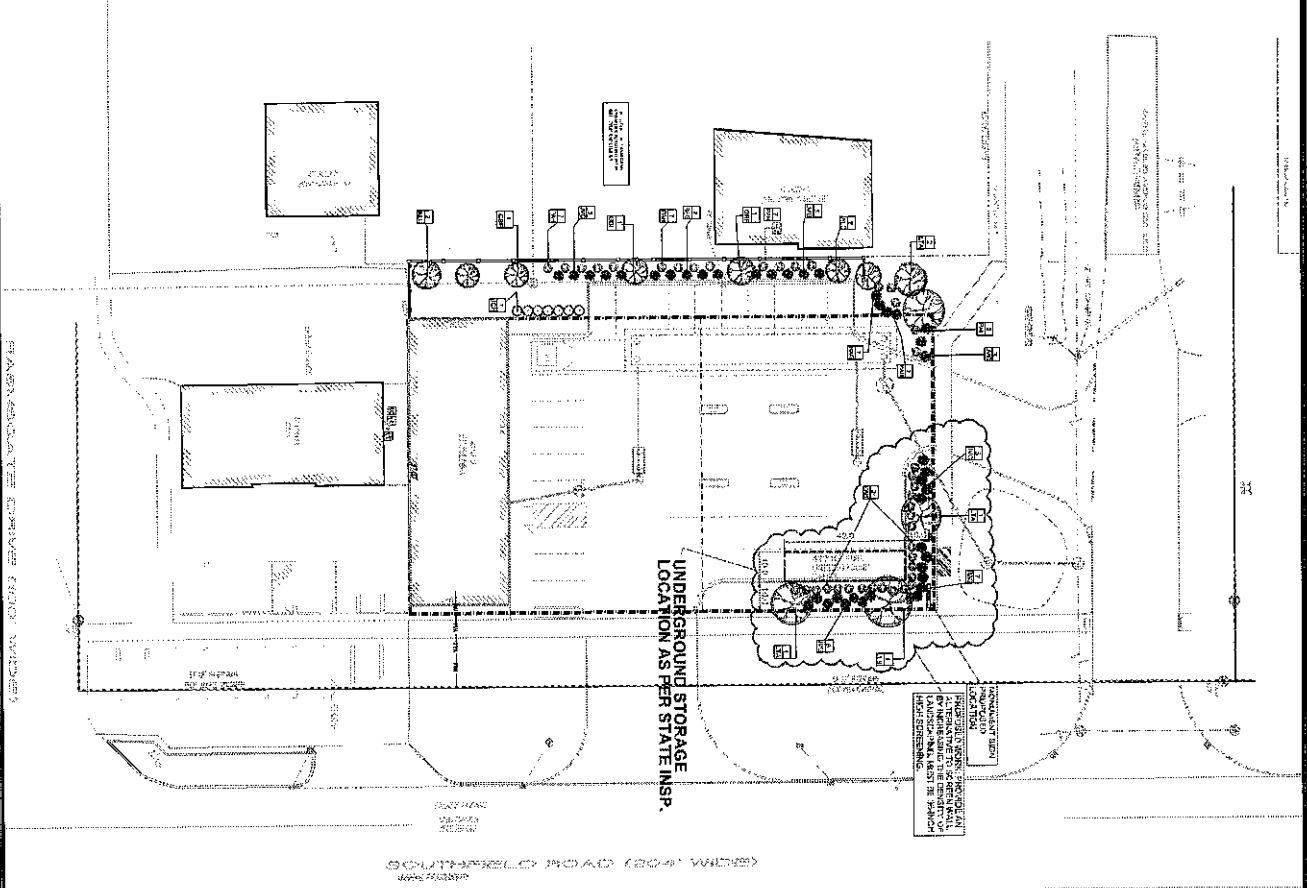
Applicant's Signature: *[Signature]*

Date: *3/15/2024*

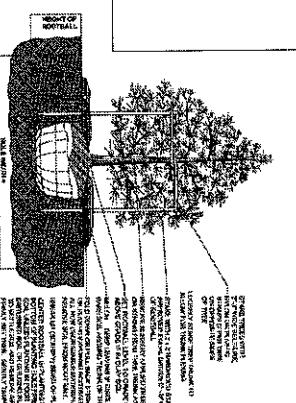
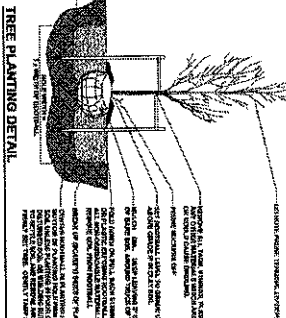
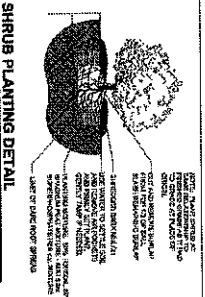
Property Owner's Printed Name: *LV Retro LLC & Squire Village Square Market Inc*

Property Owner's Signature: *[Signature]*

Date: *3/15/2024*



PLANT LIST	COMMON NAME	SIZE
NEROXY BOTANICAL NAME		
Redbud Tree	Smaller European Smoketree	2' cal. B&B
DOG 1	Flamingo Hibiscus	2' cal. B&B
DOG 2	Flamingo Hibiscus	2' cal. B&B
DOG 3	Flamingo Hibiscus	2' cal. B&B
DOG 4	Flamingo Hibiscus	2' cal. B&B
DOG 5	Flamingo Hibiscus	2' cal. B&B
DOG 6	Flamingo Hibiscus	2' cal. B&B
DOG 7	Flamingo Hibiscus	2' cal. B&B
DOG 8	Flamingo Hibiscus	2' cal. B&B
DOG 9	Flamingo Hibiscus	2' cal. B&B
DOG 10	Flamingo Hibiscus	2' cal. B&B
DOG 11	Flamingo Hibiscus	2' cal. B&B
DOG 12	Flamingo Hibiscus	2' cal. B&B
DOG 13	Flamingo Hibiscus	2' cal. B&B
DOG 14	Flamingo Hibiscus	2' cal. B&B
DOG 15	Flamingo Hibiscus	2' cal. B&B
DOG 16	Flamingo Hibiscus	2' cal. B&B
DOG 17	Flamingo Hibiscus	2' cal. B&B
DOG 18	Flamingo Hibiscus	2' cal. B&B
DOG 19	Flamingo Hibiscus	2' cal. B&B
DOG 20	Flamingo Hibiscus	2' cal. B&B
DOG 21	Flamingo Hibiscus	2' cal. B&B
DOG 22	Flamingo Hibiscus	2' cal. B&B
DOG 23	Flamingo Hibiscus	2' cal. B&B
DOG 24	Flamingo Hibiscus	2' cal. B&B
DOG 25	Flamingo Hibiscus	2' cal. B&B
DOG 26	Flamingo Hibiscus	2' cal. B&B
DOG 27	Flamingo Hibiscus	2' cal. B&B
DOG 28	Flamingo Hibiscus	2' cal. B&B
DOG 29	Flamingo Hibiscus	2' cal. B&B
DOG 30	Flamingo Hibiscus	2' cal. B&B



MUST ESTABLISHED PROPERTY LINES PRIOR TO CONSTRUCTION

LV PETRO, LLC
BP FUELING STATION
26727 SOUTHFIELD ROAD
LATHRUP VILLAGE, MI

8-14-22 PER STATE INSP.
MARK DATE DESCRIPTION
CONSULTANT
GUASSMAN KIM M.
TEL: 313-377-9490
ADDRESS: 6824 MIDLAND BLVD.
GARDEN CITY, MICHIGAN

DISTRICTION BUREAU OF REGISTERED PROFESSIONAL ENGINEERS & SURVEYORS
THE STATE OF MICHIGAN
GUASSMAN KIM M.
NO. 68483
EXPIRES 12/31/2025

NOTE:
OWNER AND THE CONSULTANT ARE THE SOLE RESPONSIBLE PARTIES FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CONSULTANT HAS CONDUCTED VISUAL SURVEY AND THE LATERAL PROPERTY BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE OWNER.

PROPOSED NEW FUEL TANK LOCATION AND LANDSCAPING PLAN

SCALE
1" = 20'-0"

SHEET NO. **L-01**

