

April 15, 2024

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

Special Land Use

Site: 26727 Southfield Road
Applicant: Village Square Market, Inc.
Plan Date: March 20, 2024
Zoning: CV Commercial Vehicular District
Parcel ID: 24-23-229-018; -029
Proposal: Gas station convenience store with alcohol sales: Special Land Use

Dear Planning Commissioners,

We have reviewed the site plan and special land use application and a summary of our findings is below.



REVIEW SUMMARY

The applicant requires a public hearing and approval by the Planning Commission and a recommendation for special land use approval to sell alcohol on the premises. Final action on the special use will be taken by City Council. In February of 2019, the Planning Commission approved a site plan and special land use request for the site to operate as a gas station in the Commercial Vehicular District. No changes to the approved site plan are proposed with this special land use request.

The standards for the Planning Commission to consider special land use, as related to this request, are outlined below.

Standards for Special Land Use Approval (Section 6.2.10)

1. *Reasonable Use.* The proposed use is considered “reasonable” when it would be harmonious, compatible, and appropriate for the use along with not impinging unreasonably on the value or use of nearby properties.

As stated above, the site received special land use approval for a gas station in 2019, which, along with a convenience store, currently exists on the site. In order to sell alcoholic beverages in the Commercial Vehicular District, a Special Land Use application and approval by the Planning Commission and City Council is required. The applicant states the enhanced convenience for their gas and food customers will not result in additional traffic impact.

2. *Conformity with other regulations of the City.*

The site is found to be in compliance with other City ordinances.

3. *Location, intensity, and periods of operation.* The location, intensity, and periods of operation of the use must be such as to eliminate any reasonable likelihood that it will be, cause, or create a public or private nuisance in fact.

The proposed use is reasonable within the context of location, intensity, and periods of operation of the City of Lathrup Village. The sale of alcohol at this site is for take-out purposes. The application does not state there will be on-site consumption of alcohol. The applicant states the hours of operation will be as follows:

Weekdays and Saturdays: 7:00 am. – 11:00 pm.

Sundays: 8:00 am – 11:00 pm.

Peak Hours Weekdays: 7:00 am. – 9:00 am. & 4:00 pm. – 9:00 pm.

Peal Hours Weekends: 12:00 pm. noon

4. The use, as and where proposed, must not be inconsistent with the spirit and purpose of this ordinance nor contrary to the principles of sound community planning.

The proposed sale of alcohol is not inconsistent with the use of convenience stores at gas stations, and therefore, is in line with sound community planning.

5. *Uses Character on Adverse Effects and Neighbors.*

There is no change proposed to the existing facility that is believed to result in a greater impact to the surrounding area, as food and beverage items are currently sold for take-out.

6. The use must not diminish the fair market value of neighboring lands or buildings to any substantial or significant degree.

This standard is likely met.

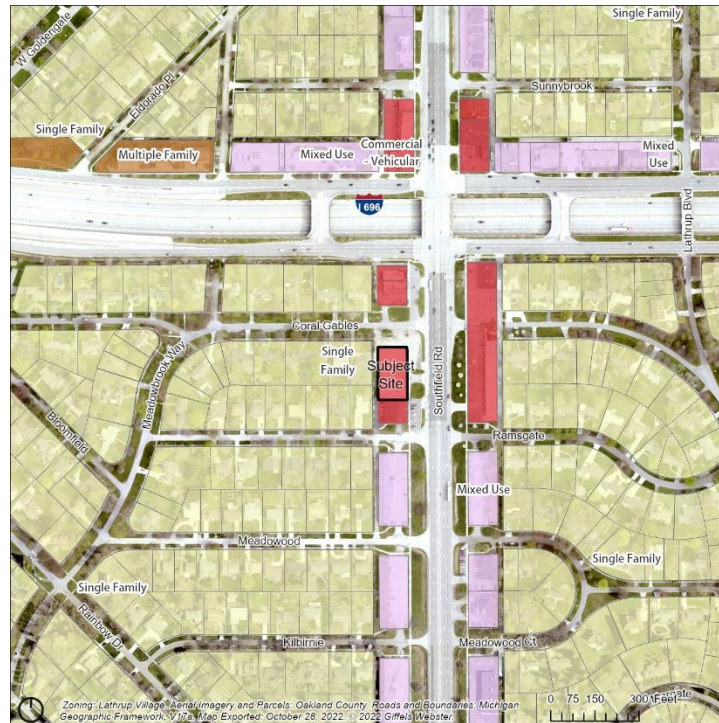
7. *Site Design.* The site and manner of operation provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area.

The exterior of the existing facilities is proposed to remain unchanged. If any exterior improvements are pursued, additional enhancements may be required.

8. *Demonstrated Need.* Establishments involving the sale of alcoholic beverages must demonstrate a quantifiable need for the proposed use within either the City or surrounding area.

The existing site will maintain the primary use as a gas station and convenience store. Alcohol sales will be incidental to the primary use.

Zoning.



We will look forward to discussing the special land use application with the Planning Commission on April 16, 2024.

Regards,

Giffels Webster

Jill Bahm, AICP
Partner

Eric Pietsch
Senior Planner