

November 19, 2024

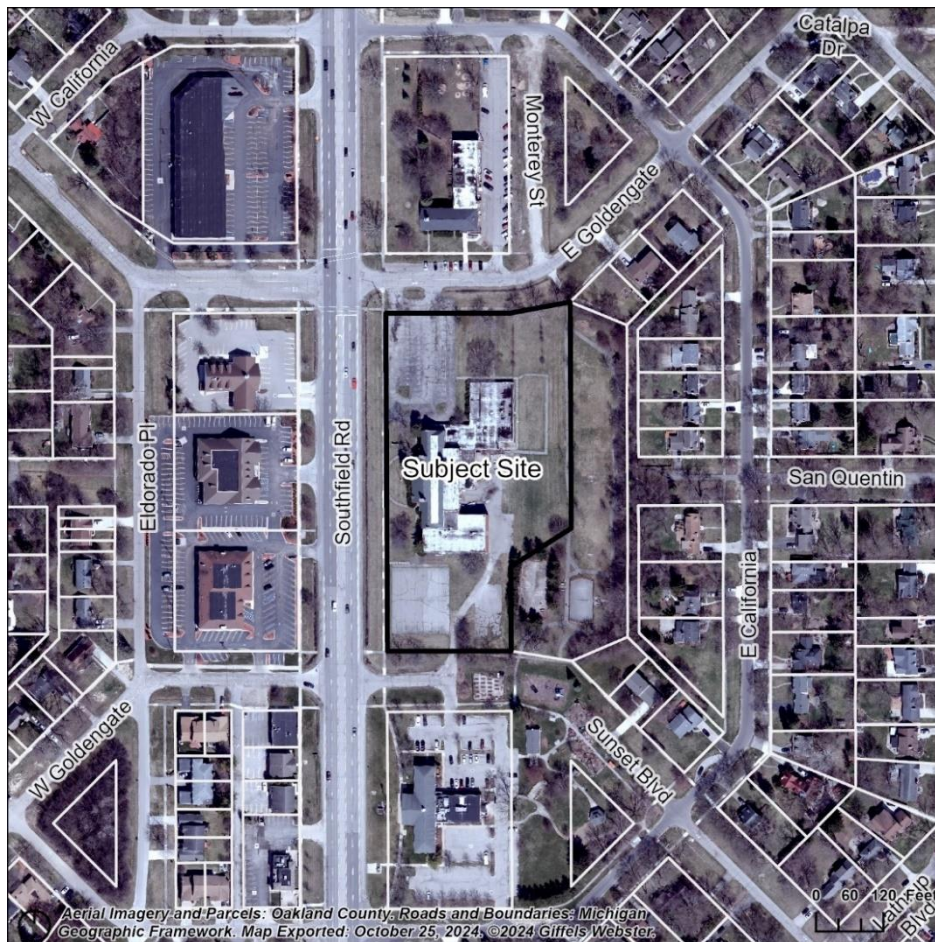
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review

Site: 27700 Southfield Road
Applicant: Akiva Investments, LLC
Plan Date: October 21, 2024
Zoning: VC Village Center District
Parcel ID: 24-13-303-021
Proposal: Mixed Use: Residential & Commercial

Dear Planning Commissioners,

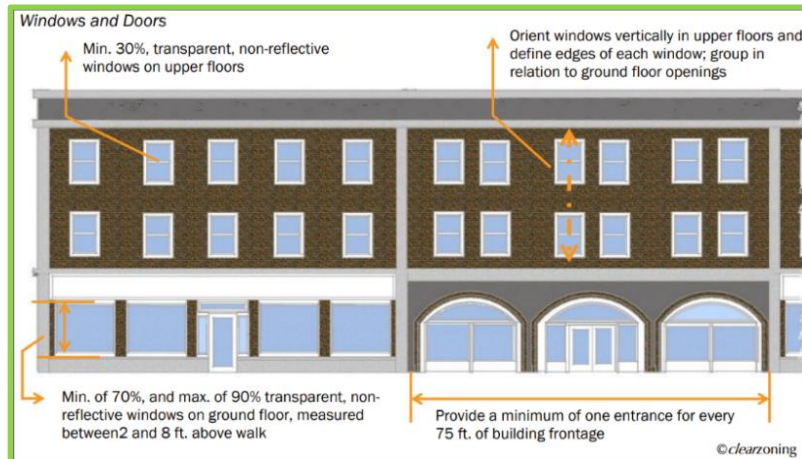
We have reviewed the site plan application and a summary of our findings is below. Items in **bold** require specific action by the applicant.



REVIEW SUMMARY

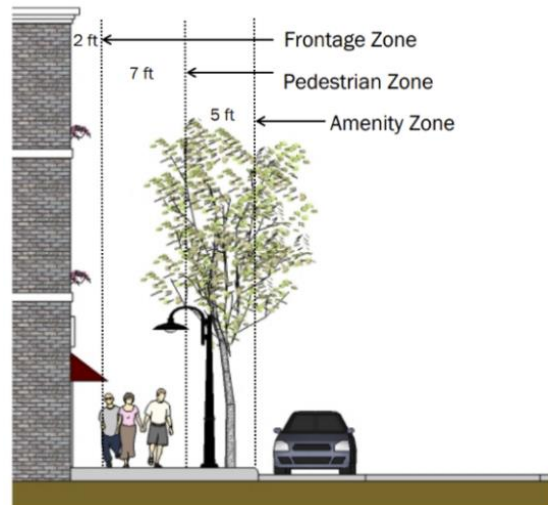
The following are outstanding items that are required to be addressed, corrected, and/or revised prior to the next submittal for site plan review. **Bolded** text emphasizes where action shall be taken by the applicant:

1. Multi-family residential use is not permitted on the ground floor of buildings in the Village Center District. We recommend that the Planning Commission consider an amendment to the ordinance that would allow for multi-family residential uses on the ground floor of developments in the Village Center District. Sect. 3.1.8.B.



2. The proposed north and south building placements do not comply with the **Build-to-Line standards of the Village Center District and shall be revised.** Sects. 3.1.8.C., 3.1.8.D.

3. Unique to the Village Center zoning district, **all areas between the building and the street curbs shall be paved** in order to create a Frontage Zone, Pedestrian Zone, and Amenity Zone. These zones establish the justification for constructing buildings up to the lot lines. See graphic at right. Sect. 3.1.8.D.1.D.



4. **The plans shall identify the location(s) and screening of all mechanical equipment,** whether on the ground or on top of the buildings. Sects. 3.1.8.G.1-2., 3.1.8.H.2.

5. The amount of required building materials may not meet the minimum required by the ordinance. The horizontal and vertical metal panels of the upper floors are not a preferred material encouraged in the Village Center District. **A change in materials is required to meet the minimum requirement.** Sects. 3.1.8.E.3.A., 3.1.8.E.4.

6. Ground floor windows and doors (transparency requirements) –**plans shall demonstrate compliance.** Sect. 3.1.8.E.2.B.

7. **Confirm building signage is not proposed at this time.** Sect. 3.1.8.E.5.E.

8. The ordinance allows some flexibility with respect to parking. The **applicant shall indicate how the parking ratio of 1.5 spaces for every dwelling unit was determined. An additional parking determination for the central amenities within the existing historic building shall be included in the overall off-street parking analysis. The plans shall indicate if a reduction in the amount of required parking spaces will be pursued once the parking requirement is verified to be correct.** Additional comments may be issued upon review of the updated plans. Sect. 5.13.13.

9. **The off-street parking facilities require landscape screening as outlined in the ordinance. The north parking lot does not meet setback requirements from Goldengate Dr. and shall be revised.**
Sects. 3.1.8.C., 3.1.8.F.1.B., 3.1.8.F.3., 5.13.6., 5.15.4.A.-D.
10. **The north and south security gates require reconsideration regarding location, vehicular turnarounds, pedestrian conflict, and overall circulation. Revisions to the security gates should include consultation with the City Administration and City Engineer.**
Sect. 5.13.9.M.
11. **Bicycle parking spaces are required to be shown on the plans.**
Sect. 3.1.8.F.5.
12. **Delivery zones / loading zones are required to be shown on the plans.**
Sects. 3.1.8.G.1-2., 5.13.12.
13. **Screening detail of the dumpster enclosures is required.**
Sects. 3.1.8.G.1-2., 5.3.C. & E.
14. **Street furnishings must be shown on the plans.**
Sect. 3.1.8.H.7.A,B.
15. **All landscaping and lighting details as outlined in the following sections:**
Sects. 5.15.1., 5.15.10., 3.1.8.H.2., 3.1.8.H.3.A., 3.1.8.H.5.A., 5.15.11., 3.1.8.H.5.B., 3.1.8.H.5.C., 5.1., 3.1.8.H.6.A., 3.1.8.H.6.B., 3.1.8.H.7.A-B., 3.1.8.H.7.C., 3.1.8.H.8.A-E.

DETAILED REVIEW

Project Summary

The 4.066-acre site is zoned VC – Village Center District and is located in the heart of the city, at the southeast corner of Southfield Road and Goldengate Drive. The existing building, known as the former Annie Lathrup School, has been vacant for a number of years and consists of two floors and 29,810 square feet at the ground level. The original school building was constructed in 1926 and is included in the Lathrup Village Local Historic District. Two additional building wings were constructed in the 1950s and are planned to be removed as part of the redevelopment project. Parcels on all sides of the site are zoned VC-Village Center. Given the unique proposed use of multi-family residential on the ground floor, the applicant will be required to address a number of Village Center zoning standards with revised plans. In order to pursue multi-family residential units on the ground floor in the VC District, the City shall consider amending the ordinance to allow for such usages subject to approval by the Planning Commission.

Proposed

1. **Use.** The applicant intends to renovate the original 1920s school building for a mix of uses primarily focused on amenity space for residents/tenants of the development and the greater community. Two new, 4-story residential apartment wings on both the north and south sides of the renovated school, will connect the residential units to the middle amenity spaces. Off-street parking for the development will be provided in a surface lot on the east side (rear) of the buildings.

The exterior architectural details of the historic school building will be preserved and restored. The interior renovation will include a mix of recreational and shared community meeting, gathering, and learning spaces, with a purposeful preservation of historic details.

A surface parking lot is proposed behind the building and no direct vehicular access will be taken from Southfield Road. Residents and guests will access the buildings by entryways adjacent to the parking lot; however, the front of the building is designed to engage walkable pedestrian and amenity zones, with a central gathering space in front of the point of interest that is the existing historic building. East of the parking lot is the Annie Lathrup Park, which currently serves as the central open space of the community and is anticipated to serve as an important amenity accessible to the residents and patrons of the proposed development.

Plan revisions are required before this application is complete and ready for the next Planning Commission meeting agenda. Please refer to the attached markup files for additional comments and information.

We are available to answer questions pertaining to this site plan review.

Regards,
Giffels Webster



Jill Bahm, AICP
Partner



Eric Pietsch
Senior Planner

Zoning.

