

May 6, 2025

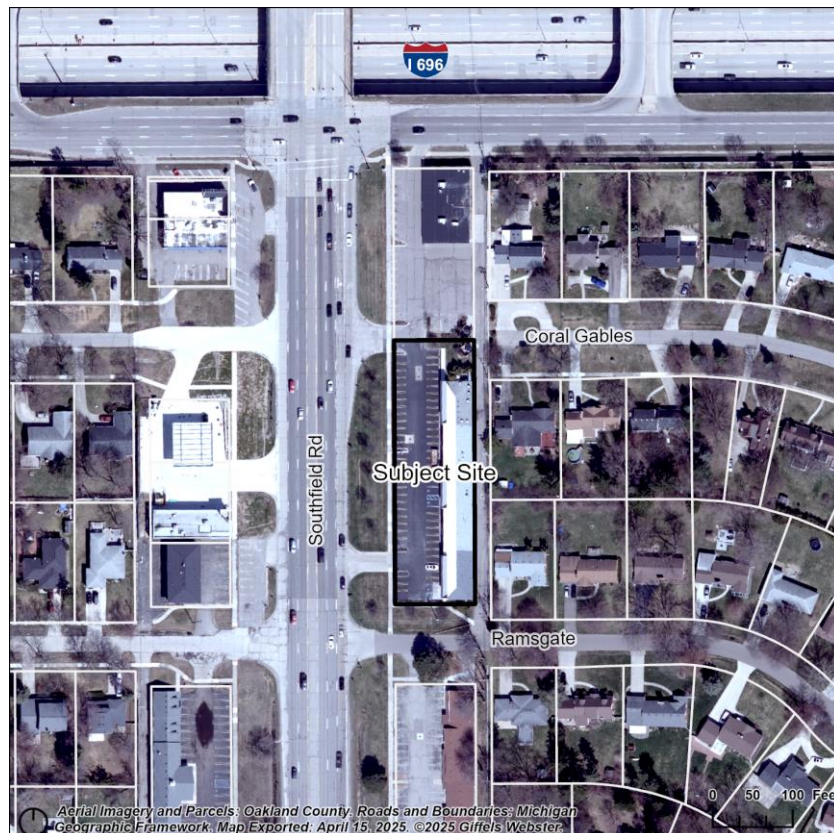
Austin Colson
Community & Economic Development/DDA Director
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review

Site: 26710 Southfield Road, Unit 6
Applicant: Hueissine Alsayed for Primealete Nutrition
Plan Date: 4/14/2025
Zoning: CV Commercial Vehicular District
Parcel ID's: 24-24-103-032

Dear Mr. Colson:

We have completed a review of the application for a new retail use tenant at the existing commercial strip center located at 26710 Southfield Road and a summary of our findings is below.



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The site is zoned CV Commercial Vehicular District. Properties to the north and west are also zoned VC Village Center, properties to the east are zoned R-1 Single-family, and properties to the south are zoned MX Mixed Use.
2. **Existing site.** The approximate half acre site is zoned CV – Commercial Vehicular District and is located along the east side of Southfield Road, between I-696 to the north and Ramsgate Drive to the south. Our records confirm that a site plan for an existing commercial building renovation was considered for approval by the Planning Commission in 2020. The site plan consists of an existing, 9,450 square foot building with 7 tenant lease spaces and 61 parking spaces. At the time, a Happy's Pizza restaurant occupied 19% of the strip center, so a parking ratio of 1 space for every 200 square feet of gross floor area was applied to the site, resulting in a parking demand of 48 spaces. Access to the parking lot from Southfield Road is provided along the south side of the site, and the subject site shares an access driveway to Southfield Road with the commercial building to the north. An existing 20' alley separates the site from residential properties to the east and also provides access to a dumpster enclosure near the north side of the building. None of the parking spaces provided are shown to be located partially, or wholly within the Southfield Road right-of-way.

Proposed:

3. **Use.** The floor plan of the proposed use does not include the preparation of food. The tenant space will be used to sell pre-packaged meals and beverages, strictly classified as retail. Therefore, the use will not constitute a change in use from the approved site plan.
4. **Off-Street Parking.** The permit application indicates the tenant lease space consists of approximately 900 square feet, which results in an off-street parking requirement of 5 spaces (*1 per 200 sf. GLA*).

Based on the March 18, 2020 site plan:

- 48 off-street parking spaces are required and 61 are provided. As long as the tenant uses remain retail and personal services, the site exceeds the parking requirement by 13 spaces, or 21%.
5. **Additional review comment.** The applicant and building owner are responsible for accounting for the square footages of all tenant spaces of the 9,450 square foot building, once fully permitted and occupied. The City will maintain records of the occupancy permits for all tenant spaces at this site.

Respectfully,

Giffels Webster



Jill Bahm, AICP
Partner



Eric Pietsch
Senior Planner

Aerial Zoning Map

