

memorandum

DATE: September 19, 2024

TO: Austin Colson, DDA Director, City of Lathrup Village

FROM: Jill Bahm & Eric Pietsch, Giffels Webster

SUBJECT: Development Feasibility Report – 27907 California Dr. NE & California Dr. SW, btw. Goldengate & Eldorado

The following report is in response to a request for a development feasibility study of the city-owned triangle parcels at 27907 California Dr. NE and California Dr. SW, between Goldengate and Eldorado (not addressed). The analysis for each parcel is guided by the Village Center -VC zoning district regulations.

Combined Synopsis

Ground floor residential uses are not explicitly stated as permitted in the VC zoning district. Home occupations/live-work uses are permitted on the ground floor and single-family attached units are permissible on the upper floor(s). The sole use as residential on the ground floor would require consideration and approval from the Planning Commission.

The intent of the VC Village Center District is to create a compact and unique downtown district for the City by encouraging the redevelopment of property where buildings feature a mix of residential, retail, and office uses and are laid out in a pedestrian-oriented manner that reflects a traditional small town urban form. The physical context of the small, triangular parcels having right-of-way frontage on all sides significantly limits the impacts that are typical of commercial uses. While attached townhomes would have a higher density than the surrounding residential neighborhoods, their locations adjacent to commercial sites would function as a transition buffer between the existing commercial spaces and the nearby residential neighborhoods they serve.

The unique location and “island-like” characteristics of the parcels may result in the highest and best residential uses having to seek reasonable relief from the development standards of the municipal and zoning codes. The efforts of a developer and the City should be to achieve as much of the Village Center zoning standards as possible, and to honor the intent of the district as well as the goals of the City’s Master Plan.

Individual Analysis

27907 California Dr. NE

Housing

As an existing parcel, the lot size exceeds the minimum lot size requirement of the VC District, however, with right-of-way frontage on all sides, there are no, nor would there be, side or rear yards. If developed as residential, the buildings are permitted up to the 0-ft. setback within a front yard, a standard that may allow flexibility when maximizing the greatest and best use. A 75% build-to-zone is required along non-primary streets. The Planning Commission has the authority to waive 50% of build-to-zone, which may be applied to the sides of the building(s) not serving as the front of the building. Building heights may extend up to 3 stories or 40-feet, whichever is less; dimensions that are achievable as residential structures. While two sides of the triangle parcel face neighboring single-family lots, the third side faces the commercial uses between Southfield Road and Monterey Boulevard. For this reason, we would suggest garages, or any vehicular access be limited to Monterey Boulevard and the front, and pedestrian access be limited to the front and/or sides of the buildings where they face the existing single-family homes to the northeast and southeast.

Each residential unit, shown on the attached sketch layouts, *Goldengate Concept 1*, is approximately 20 feet wide, which is adequate to accommodate a 2-car garage, and would satisfy the off-street parking requirement for the development. Vehicle access to the streets would utilize a single shared driveway or access easement, with access to one of the streets (Goldengate Drive). The Village Center District encourages on-street parking, as well as shared parking areas, which may be implemented to account for an increased demand for guest parking in the areas, particularly along Monterey Boulevard to the west of the site.

The attached plan and rendering, *California Concept 2*, provides an alternative by adding 3 more units to the site, for a total of 10 units. In contrast to Goldengate Concept 1, all units would provide vehicular access by way of individual driveways from the street, which would result in a greater impact to the adjacent single-family lots across the streets from the driveways. The goal of developing this triangle parcel with residential units would be to honor the existing single-family homes along Goldengate and California Drives with less vehicular impacts.



27907 California Dr. NE (between Goldengate & Monterey) – East of Southfield

Parking

The subject parcel is uniquely positioned in close proximity to the Village Center and potential redevelopment sites along Southfield Road. Minimum off-street parking requirements oftentimes present spatial challenges to redevelopment of parcels along Southfield Road. Additionally, the triangle parcel is adjacent to Annie Lathrup Park and the potential redevelopment site of the old Annie Lathrup School. Therefore, a development option the City may consider is to provide surface parking to help meet the demands of the current parking ordinance as well as help absorb increased parking demands as redevelopments take shape and the community center and park continue to evolve in their purpose and functionality as a community gathering place.

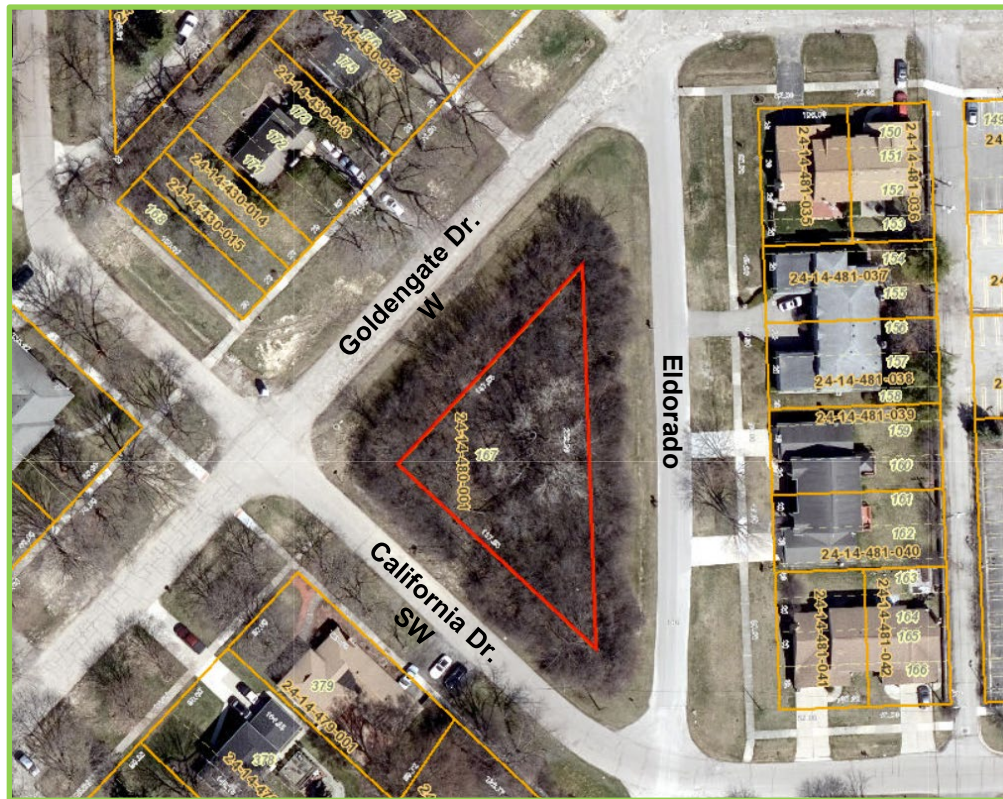
The attached file, *Goldengate Concept 2 Parking*, demonstrates the maximum number of vehicle spaces at this location, may be up to 117 spaces, both off-street and on-street. This scenario takes advantage of the one-block-long Monterey Boulevard, a public right-of-way that currently provides no access to any parcel along its length. This existing condition could take advantage of the Village Center District's intent to utilize on-street parking throughout the district. We estimate that 35 90-degree parking spaces could be developed along the west side of Monterey Boulevard and 26 spaces along the east side: for a total of 61 on-street parking spaces adjacent to the City-owned triangle parcel. Up to 56 parking spaces are estimated to be constructed within the parcel. The envisioned layout, as shown on the attached diagram, honors the existing single-family homes on the opposite sides of Goldengate and California Drives by not providing access to the parking lot from those streets. As a result, there is greater potential to provide a landscape greenbelt that would serve as a buffer between the homes and the parking facilities. We estimate the cost to develop surface parking at this location would amount to approximately \$10,000 to \$15,000 per parking space.

California Dr. SW

Housing Only

This existing, unaddressed, triangular parcel has similar characteristics to 27907 California Dr. NE, and also exceeds the 5,000 square foot minimum lot size requirement of the VC District. There does not appear to be as great of a demand for surface parking in the vicinity, so the feasibility of residential development was solely pursued. This parcel is also surrounded on all sides by right-of-way frontage, and therefore would never contain side or rear yards. If developed as residential, the buildings are permitted up to the 0-ft. setback within a front yard, a standard that may allow flexibility when maximizing the greatest and best use. A 75% build-to-zone is required along non-primary streets, and the Planning Commission has the authority to waive 50% of build-to-zone, which may be applied to the sides of the building(s) not serving as the front of the building. Building heights may extend up to 3 stories or 40-feet, whichever is less; dimensions that are achievable as residential structures.

The attached plan and rendering, California Concept 1, portrays a row of 7 attached residential units with garages and driveways along Eldorado Place to the east. While the vehicular curb cuts are contiguous along the right-of-way line along Eldorado, there are no curb cuts along Goldengate and California Drives, and instead, connected sidewalks to enhance the pedestrian experience. The front of the units face single-family residential lots along Goldengate and California Drives. Because the units are not parallel to the streets, the “point” of the triangle offers the ability for enhanced landscape screening from the existing surrounding homes in the neighborhood.

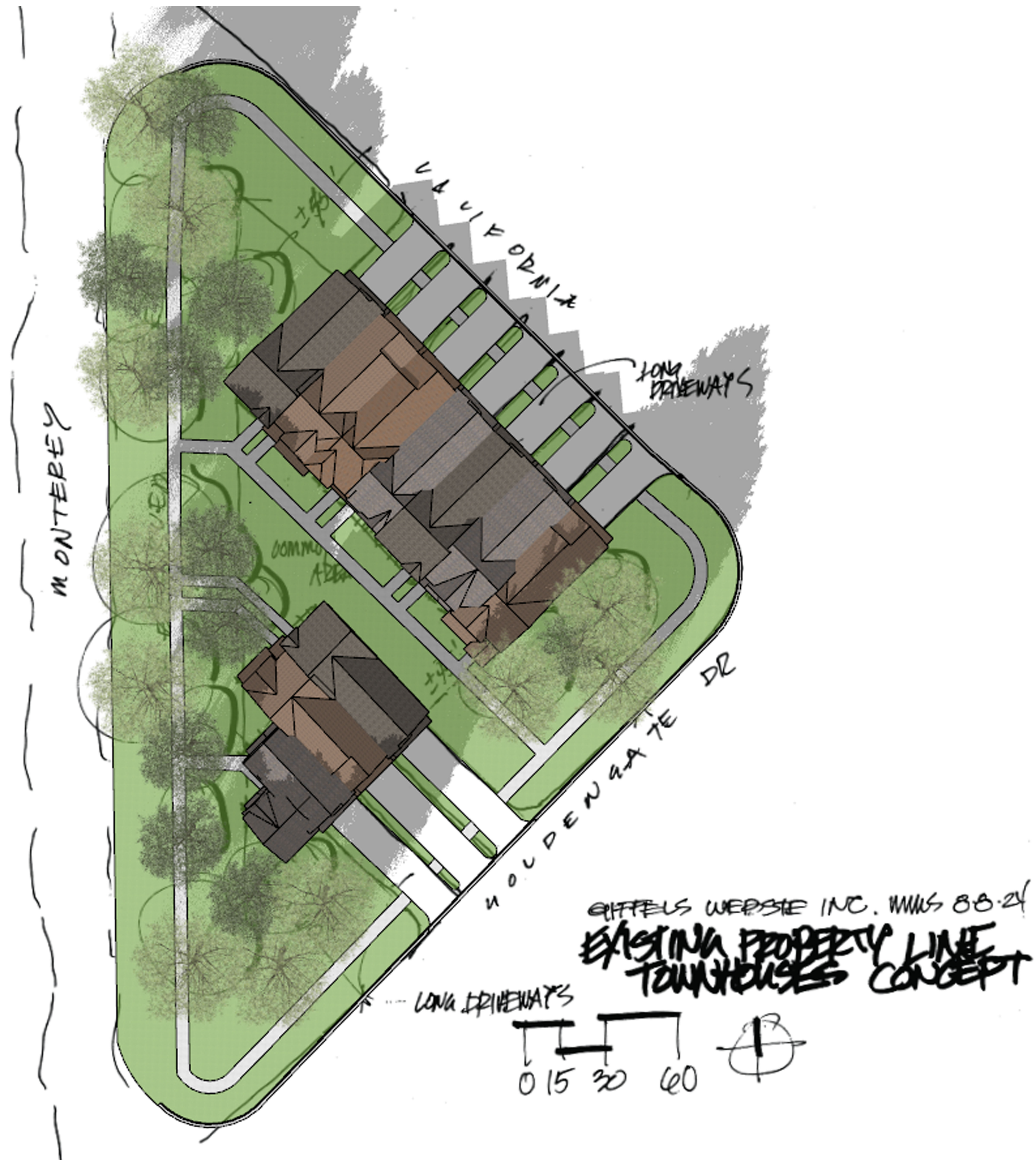


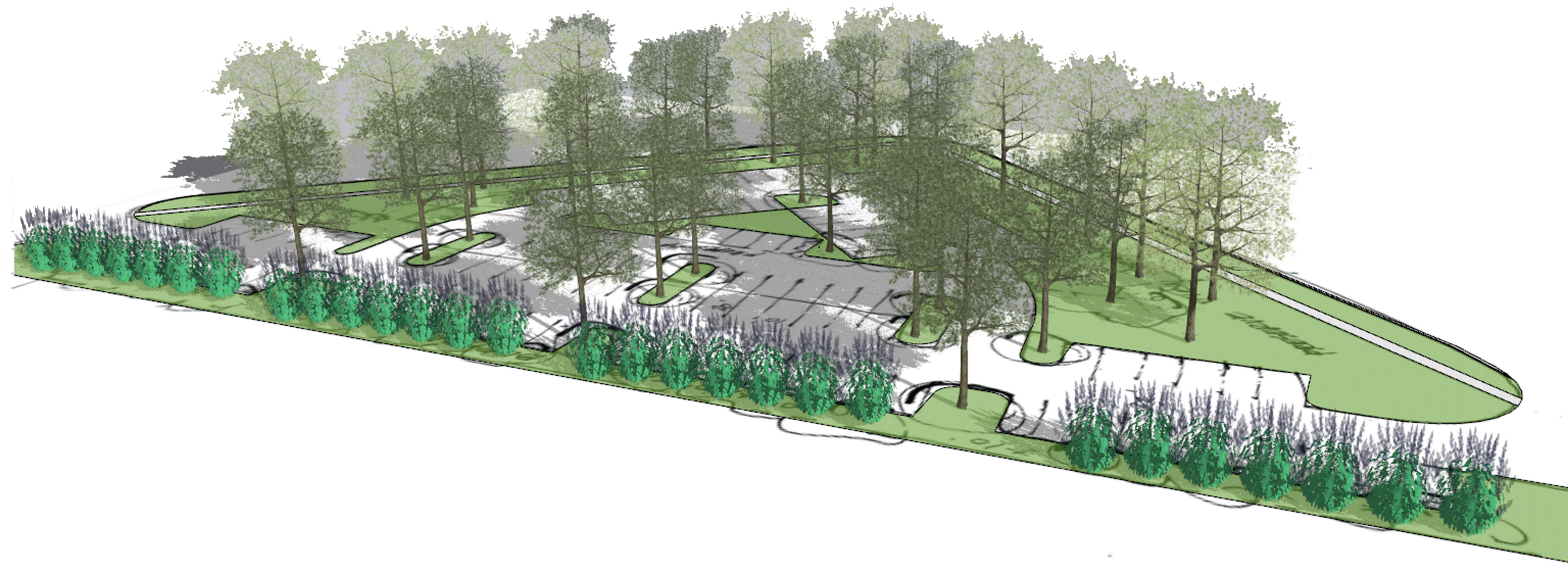
Parcel at California Dr. SW (between Goldengate & Eldorado) – West of Southfield



CLIFFELS WEBSTER INC. 11/14/88
**EXISTING STREET ACCESS
TOWNHOUSES CONCEPT**







OFFERS WEBSTER INC. MUIS 9.1.24
PARKING CONCEPT
 ± 117 SPACES



