

February 13, 2024

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

Site Plan Review

Site: 27300 Southfield Road
Applicant: Abro Property Group
Plan Date: January 23, 2024
Zoning: MX Mixed Use District
Parcel ID: 24-13-353-001
Proposal: Interior / Exterior Commercial Building Renovation

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

1. The proposed reconfiguration of the existing alley from two-way traffic to one-way with angled parking will require an encroachment license from the City as well as approval from the City Council.
2. 18 newly striped, angled parking spaces are shown to be located behind the building and accessed by the existing public alley in a one-way configuration. Four additional spaces are proposed to be built within the Cambridge Boulevard right-of-way as allowed by the ordinance. These spaces require approval from the City as they are accessed from, and fully within the City's right-of-way.
 - a. The proposed parking layout, as shown on the current site plan, appears to comply with the dimensional standards set forth in the ordinance under Section 5.13.9.
3. The 10' x 40' loading/unloading area obstructs 3 of the 18 rear alley parking spaces resulting in only 15 angled spaces along the alley.
4. Review of the off-street parking analysis finds the site provides the minimum number of parking spaces required by the ordinance, pending the approval of four additional on-street parking spaces. 22 additional parking spaces exist adjacent to the site within the Southfield Road right-of-way but are not allocated to the proposed development to satisfy the minimum parking requirements.
5. The applicant shall coordinate with the City and adjacent property owners upon installation of the proposed masonry barrier wall location as shown on the plans.

DETAILED REVIEW

Project Summary

The approximate half acre site is zoned MX – Mixed Use District and is located along the east side of Southfield Road, between Cambridge Boulevard to the south and California Drive SE to the north. The existing building consists of one floor and contains seven (7) tenant lease spaces with a total area of 11,528 square feet. The proposed site plan layout divides the entire building into eight (8) lease spaces, all of which are vacant. The front of the site is accessible from California Drive SE only, via a one-way drive aisle, south to Cambridge Boulevard. There is no direct access to and from Southfield Road and none is planned. The rear of the site, facing east, abuts a public alleyway and provides parking spaces to the back of the tenant spaces. The properties to the south and west of the site are zoned MX – Mixed Use and the lots to the east of the alley exist as single-family residential. Areas north of California Drive SE are zoned VC – Village Center.

The previous tenant spaces within the site appear to be a mix of uses and therefore, permitting any of the future uses of the vacant tenant spaces may be subject to site plan review with approval by the Planning Commission. The laundromat component is a change of use for the site, requiring site plan review and consideration by the Planning Commission.

On July 18th, 2023, the Planning Commission discussed and formulated preliminary standards for self-service laundromat uses and established a public hearing at the August 15th meeting. At that time, the Planning Commission recommended a zoning amendment to permit self-service laundromats in the Mixed-Use Zoning District; however, that amendment was not approved by City Council. On December 18, the City Council reconsidered the proposed ordinance amendment to allow self-service laundromats as a permitted use within the Mixed Use: MX zoning district. The site plan review of the overall building renovation continues as outlined in the remainder of this letter.

Proposed

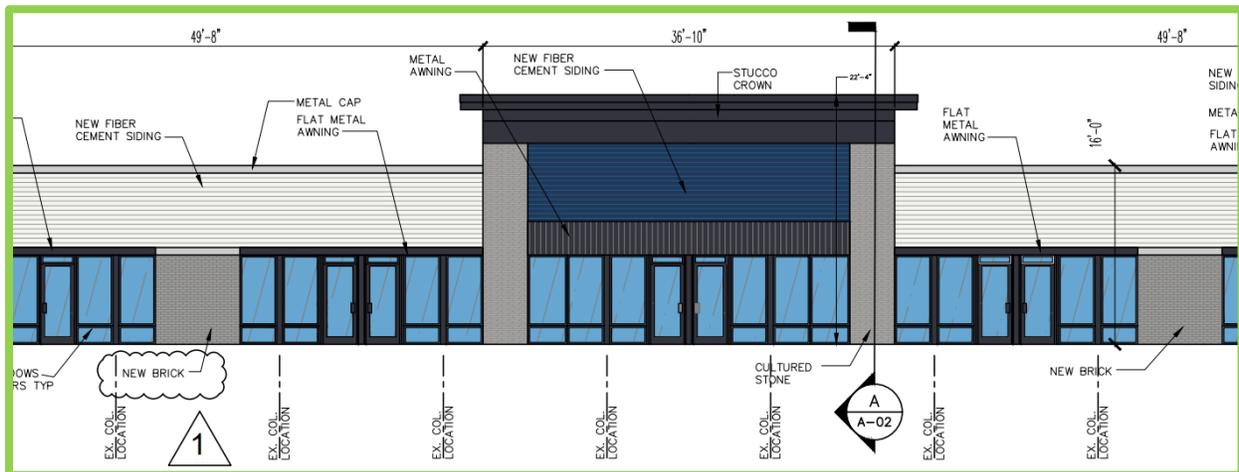
1. **Use (Section 3.1.9.B & C).** The applicant intends to renovate both the exterior and interior of the existing commercial building, permitting activity that requires site plan review and Planning Commission approval. The applicant is proposing a mix of personal service and retail uses, as well as a laundromat facility. See item 7 below for comments pertaining to the parking analysis. The remaining items are to be applied to the general renovation of the existing building, based on the plans as submitted.

2. **Mixed Use Buildings (Section 4.13).** No commercial uses shall be located on a floor above any residential uses in any mixed-use building. *The existing building is one story, and no additional story is proposed above.*
3. **Waste and Rubbish (Section 5.3.1).** No garbage, sewage, filth, refuse, waste, trash, debris, or rubbish, including cans, bottles, wastepaper, cartons, boxes, crates, inoperable machinery, discarded building materials, discarded household goods, or any offensive or obnoxious matter, shall be kept in open containers or piled, placed, or stored on the open ground. The owners and occupants of every building shall provide proper, covered receptacles for said waste and keep receptacles clean and in an inconspicuous location, out of public view, on the grounds outside of a building. Rubbish may, however, be placed at roadside for pickup on designated days in conformity with the city's ordinances regulating rubbish collections.

*The site plan shows the location of 10 waste receptacles for the proposed 8 tenant spaces along the back alley and abutting the building. **The waste receptacles shall have adequate space for storage and maneuverability on the 4'-6" walkway, adjacent to the angled parking spaces, along the rear of the building.** No commercial dumpster is proposed at this time.*

4. **Building Materials (Section 5.4).** Except as otherwise provided in this ordinance, on all permanent buildings, exterior wall construction and exposed, exterior chimneys shall be either brick, natural stone, masonry materials other than brick, or a combination thereof, provided all such materials comply with the specifications outlined in this section.

*Fiber cement siding is used among much of the façade that is not accented by brick or cultured stone. Fiber cement is a masonry product designed to replace traditional wood and vinyl elements, but due to the higher sustainability, it is often used in combination with or in place of traditional brick and stone. **The applicant may consider providing samples of the proposed materials for the Planning Commission to discuss with the applicant.***

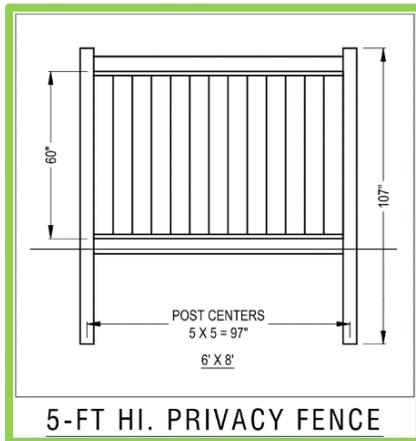


5. Architectural trim material may be wood, aluminum, or other material of equal strength and durability if the building walls proper are of fire-resistant material. Such trim material shall not cover more than ten percent of the exterior wall construction (Section 5.4.3).

The Planning Commission may wish to discuss the appropriateness of the trim materials, particularly the stucco crowns in some areas.

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|-----------------------|-------------------------|
| TOTAL FRONT ELEVATION | 4105.8 SQ. FT. = 100% |
| CULTURED STONE | 367.76 SQ. FT. = 8% |
| GLASS | 1490.37 SQ. FT. = 36.2% |
| FIBER CEMENT SIDING | 1509.03 SQ. FT. = 36.7% |
| METAL CAP | 203.54 SQ.FT. = 4% |
| STUCCO CROWN | 317.8 SQ. FT. = 7% |
| BRICK | 217.3 SQ. FT. = 5% |

6. **Protective or Barrier Walls Required (Section 5.5).** Proposed developments in the Mixed-Use district shall provide and thereafter maintain in good condition, a protective or barrier **wall between an R1 district and such lot** in conformity with the following requirements:
- It shall be a continuous and **solid face brick, masonry, or stone wall** at least 5 feet high (but not more than 6 feet high) as measured from the side of the wall farthest from the R1 district as finally and properly graded. **The fence diagram provided does not comply with the barrier type (wall structure) nor the material standards. The applicant shall update the barrier wall diagram to demonstrate full compliance with this section.**
 - It shall be at least 8 inches thick and reinforced with steel, pilasters, or the equivalent and shall provide for proper drainage to flow through or around the wall in accordance with sound engineering practice. **The plans shall demonstrate compliance.**
 - It shall extend the full length of the property being put to use by the provider of the wall; provided, however, it shall not be extended to within the front 20 feet of an abutting R1 lot and may be reduced to 3 feet high in the end 20 feet. **The site plan shows the 20-foot setback from each right-of-way; however, the wall structure shall be reduced to 3 feet in height and extend the remaining 20 feet to the street right-of-way line(s).**
 - It shall be placed adjacent to and along the property line which abuts the R1 district where the two districts abut each other. It shall be placed on the R1 side of any alley, in the alley, when there is an alley which runs between the two districts. *This standard appears to be met.*
 - The building official, in the exercise of his sound discretion, may provide for minor deviations from the foregoing specifications as provided in Section 6.1.B.



7. Architectural trim material may be wood, aluminum, or other material of equal strength and durability if the building walls proper are of fire-resistant material. Such trim material shall not cover more than ten percent of the exterior wall construction (Section 5.4.3).

The Planning Commission may wish to discuss the appropriateness of the trim materials, particularly the stucco crowns in some areas.

8. **Outside Illumination (Section 5.8).** All lighting apparatus used for outside illumination shall direct all light downward and shall be so constructed as to prevent the directed light from extending beyond the lot being illuminated. Except as otherwise provided in this ordinance, no lighting apparatus shall be placed more than 18 feet above grade as measured to the point on the ground nearest the light. No light source shall cause or permit direct, indirect, or reflected light to extend beyond the lot upon which it is placed so as to be annoying to any occupant of a neighboring lot who is of ordinary sensibilities. *The site plan indicates wall-mounted exterior lighting will be located along the front and back of the building. The site plan notes exterior lighting will demonstrate compliance with ordinance standards.*

9. **Off-Street Parking (Section 5.13.3)** Increase of floor area or change in use. Whenever a use requiring off-street parking is increased in floor area and such uses are located in a building existing on or before the effective date of this article, and whenever a use of existing premises is changed to one requiring greater off-street parking, parking facilities for the total floor area and use shall first be provided and thereafter maintained in the amounts specified in this article.

The site plan provides an off-street parking analysis which indicates the proposed laundromat is 20% of the overall commercial building. The remaining 80% is planned to be used as personal service and retail establishments. Assuming this mix of tenant spaces, review of the updated site plan finds:

- a) *The laundromat tenant space will require 7 parking spaces.
1 parking space is required for every 4 laundry machines. 28 laundry machines will be provided.*
- b) *The applicant states the usable floor area of the remaining 9,236 sq. ft. of retail space is 80% (7,389 sq. ft. UFA).
1 parking space for every 200 sq. ft. UFA x 7,389 sq. ft. = 36.94 or 37 spaces.*
- c) *The total amount of parking required for the entire site is 44 spaces (7 + 37).*
- d) *With 44 parking spaces required and 40 on-site spaces provided (22 in the front and 18 in the rear), **the site is short 4 parking spaces, or 9%.***
- e) *The site plan proposes four additional parking spaces to be built in the Cambridge Boulevard right-of-way, subject to approval by the City (5.13.10.B). **In order to preserve the existing mature maple tree in the Cambridge Boulevard right-of-way, the applicant is encouraged to relocate the 4 on-street parking spaces from Cambridge Boulevard to California Avenue SE at the north side of the site.***

Additionally, the 18 parking spaces accessed by the public alley adjacent to the rear (east) property line must maintain an agreement with the City to access all 18 on-site parking spaces from the alley in a one-way configuration.

- f) *We note the existing front parking area includes an additional 22 parking spaces; however, these spaces are located entirely within the Southfield Road right-of-way and may not be counted towards the provided parking for the proposed development.*
- g) **Delivery vehicle space. (Section 5.13.12).** On the premises of every building or use involving the frequent receipt or shipment of goods by motor, there shall be provided in addition to the otherwise required parking spaces and access drives, an area reserved for standing, loading, and unloading sufficient to avoid undue interference with public use of streets, alleys, driveways, aisles, and other parking spaces.

*A 10' x 40' loading zone is located along the northeast corner of the site and obstructs 3 of the 18 angled parking spaces along the alley. As a result, 41 of the 44 parking spaces would be provided when the loading zone is occupied, and **the site would temporarily be short 3 spaces, or 7%. The applicant shall demonstrate how deliveries will be accommodated on the site.***

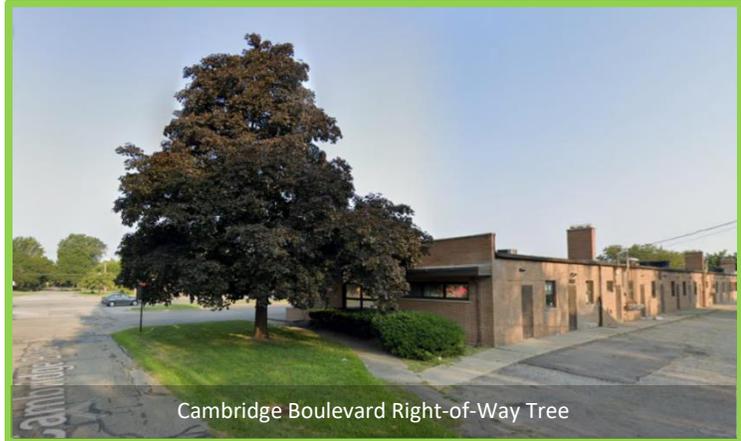
10. **Off-street parking layout standards (Section 5.13.9).** In order for existing parking spaces to be considered in the number of spaces provided by the facility, the site plan shall include the requirements and dimensional standards of this section.

The 18 parking spaces along the east alley and 22 parking spaces along the front of the building are shown to be in compliance with the standards of this section.

11. **Screening Standards for Site Plan Approval (Section 6.1.5.O).** Off-street parking, loading, and unloading areas, outside refuse storage areas, and other storage areas that are visible from adjacent homes or from public roads, shall be screened by walls or landscaping of adequate height. **See comment 5 above.**

12. **Landscaping (Section 5.15.15).** Landscaping around the building is located in the public rights-of-way. The proposed building renovation and change of uses do not include landscaping.

The site plan shall show the existing landscaping, and unless parking lot or building square footage is added, additional landscaping is not required. We note, the construction of the 4 on-street parking spaces within the Cambridge Boulevard right-of-way results in the removal of a mature maple tree. A scaled analysis of the California Drive SE indicates that there is adequate space to construct the four additional parking spaces on the north side of the building.



Cambridge Boulevard Right-of-Way Tree



Google Streetview May, 2023 Looking East



We will look forward to discussing the site plan application with the Planning Commission at the February 20, 2024 meeting.

Regards,

Giffels Webster



Jill Bahm, AICP
Partner



Eric Pietsch
Senior Planner