

A HERITAGE OF GOOD LIVING

City of Lathrup Village
 27400 Southfield Road
 Lathrup Village, MI 48076
 Phone: (248) 557-2600

Office Use Only	
Date Submitted:	_____
SLU Review Date:	_____
Public Hearing Date:	_____

Application for Special Land Use

Please note that information requested and the procedure followed is pursuant to Sec. 6.2 Special Land Use and Standards. As stated above, the Special Land Use will be necessary to allow for special uses not automatically allowed in the zoning district. The Special Land Use application requires a Public Hearing in front of the Planning Commission. Applicant is encouraged to be present to answer questions and speak to the business development.

Property Information

Project Name:	Jay Birds Bar & Grill Request Class C Quota License		
Subject Property Address:	27411 Southfield Rd, Lathrup Village, MI 48076		
Subject Property Parcel Number:	24-14-481-034		
Legal Description:	Lots 133 thru 140, both inclusive, Louise Lathrup's Claifornia Bungalow Subdivision, according to the plat**		
Acreeage:	Frontage (in feet):	165	Dimensions: 165x100
Proposed Use:	Restaurant with a Class C license		
Current Zoning:	B-1		

Applicant Information

Name:	Jay Birds Bar & Grill		
Address:	27411 Southfield	Lathrup Village	State: MI Zip Code: 48076
Phone Number:	313-410-5571	Fax:	
Email Address:	jaybirdsgrill@gmail.com		
Interest in Property:	Lease holder		

*If the applicant is a corporate or a partnership, please attach certificate from the state in which it is organized.

Property Owner Information

Name:	SKZ Property Holdings, LLC		
Address:	4850 McEwen Drive	State: MI	Zip Code: 48302
Phone Number:	248-421-4929	Fax:	
Email Address:	kzebari@hotmail.com		
Description of Proof of Ownership Provided:			

Land Use Questions

Please describe the type and nature of the business being proposed for the property you are seeking special land use approval for. In addition please list the appropriate Class Use that the proposed business falls under:

This will be a full service restaurant that serves American grill food. This business would be better-served and be full service with a Class C license.

Please list the following information about your hours of operation.

Weekdays Monday 11a-11p Tuesday -Closed Wednesday - Friday 11a-12a

Weekends Saturday 11a-1am Sunday 11a-11p

Please list the peak hours of operation, and the maximum number of persons who will be occupying the business during the listed peak hours (space is provided for multiple peak hours.)

Peak Hours Weekdays: 6p-10p approximately 50 ppl

Peak Hours Weekends: 6p-11p approximately 50 ppl

Maximum number of vehicles which will be attracted to the property for which you are seeking special land use approval: 24 spaces

Describe what additional requests or demands for City services there may be. Examples may be traffic regulation, ordinance enforcement, public safety, and water and sewer services.

We do not expect any additional demands on the city as a result of this restaurant having a class C license. The previous restaurants held Class C licenses.

Describe how the proposed use qualifies as a "reasonable use". Section 2.2 of the Zoning Ordinance defines it as: *A proposed use is "reasonable" when it would be harmonious, compatible, appropriate, would not impinge unreasonably on the value or use of nearby properties, and would not impair sound communal development as and where proposed to be established. An existing use is "reasonable" when it is harmonious, compatible, and appropriate as and where established, does not impinge unreasonably on the value or use of nearby properties, and does impair sound communal development. Uses which are not "reasonable" are "unreasonable." No use shall be deemed "reasonable" if its establishment or actual conduct is unlawful under the statutory or common law of this state.*

This restaurant building had a Class C licenses previously for many year without any incident. It is designed as a restaurant and alcohol sales will be incidental. All managers and servers will be trained concerning alcohol sales and service management.

If the special use is granted, will the use then conform to all of the other regulations of the Zoning Ordinance and other ordinances of the City without a need for any variances? Yes No

Describe what, if any, activities may reasonably be anticipated to occur on the premises and in the neighborhood as a result of the occupancy which reasonable persons or ordinary sensibilities may possibly find seriously annoying – in particular what changes, if any, will be observed in the following items:

	More	Less	Same
Noise			<input checked="" type="checkbox"/>
Dust or dirt			<input checked="" type="checkbox"/>
Lights, glare			<input checked="" type="checkbox"/>
Odors/Fumes			<input checked="" type="checkbox"/>
Pedestrian/Vehicle Traffic			<input checked="" type="checkbox"/>
Litter/Waste/Trash			<input checked="" type="checkbox"/>

If you checked any item as more, please describe what, if any, impact you believe will result on adjacent properties.

Will the location, intensity and periods of operation proposed will cause or create a public or private nuisance. Typical nuisance complaints associated with our business community include, but are not limited to, those listed above as well as parking problems, lights falling onto adjacent properties, and property appearance and maintenance.	Yes	<input checked="" type="checkbox"/> No
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Please describe how you will provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area. This may include, but not be limited to, buffering, landscaping, signage, façade, or other site amenities pursuant to the City's Zoning Ordinance and Design Guidelines.

The owners of Jay Birds will maintain the landscaping, new signage and appropriate lighting. Jay Birds has extensive experience in the restaurant and alcohol sales. This will be a great addition to the community. With the addition of responsible alcohol sales will ensure financial success and longevity. Which will allow reinvestment back into the Lathrup Community.

Site Plan Information

Is there an existing site plan on file:	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Applying concurrently
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If yes, when was site plan approval obtained? _____

Prepared By: _____

Street Address: _____	State: _____	Zip Code: _____
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Phone Number: _____	Cell: _____	Fax: _____
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Email Address: _____

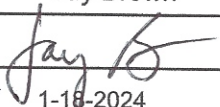
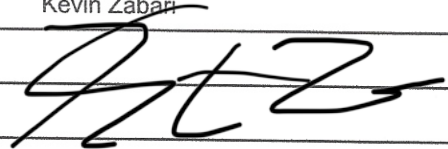
Application Checklist

The applicant is required to submit the following materials to the City Hall **30 days** prior to the regularly scheduled date of the Public Hearing. Failure to supply all required information will result in the rejection of the application by the

- One (1) completed and signed copy of the Special Land Use application
- One (1) full-sized (24x36) set of the proposed or existing Site Plan
- PDF of complete special land use application materials
- Review Fee: \$1,750

Applicant's Declaration

I declare that the foregoing answers honestly and fairly describe the nature of the proposed use to the best of my information, knowledge, and belief. I understand that City Officials and the City Council will rely upon my representations in processing this application and agree that any resulting decisions or approvals may be conditioned upon the use being conducted as represented and may be voided or modified in the event any such representation may later be determined to have been materially faults or misleading.

Applicant's Printed Name	Jay Brown
Applicant's Signature	
Date:	1-18-2024
Property Owner's Printed Name	Kevin Zabari
Property Owner's Signature	
Date:	