

November 13, 2025

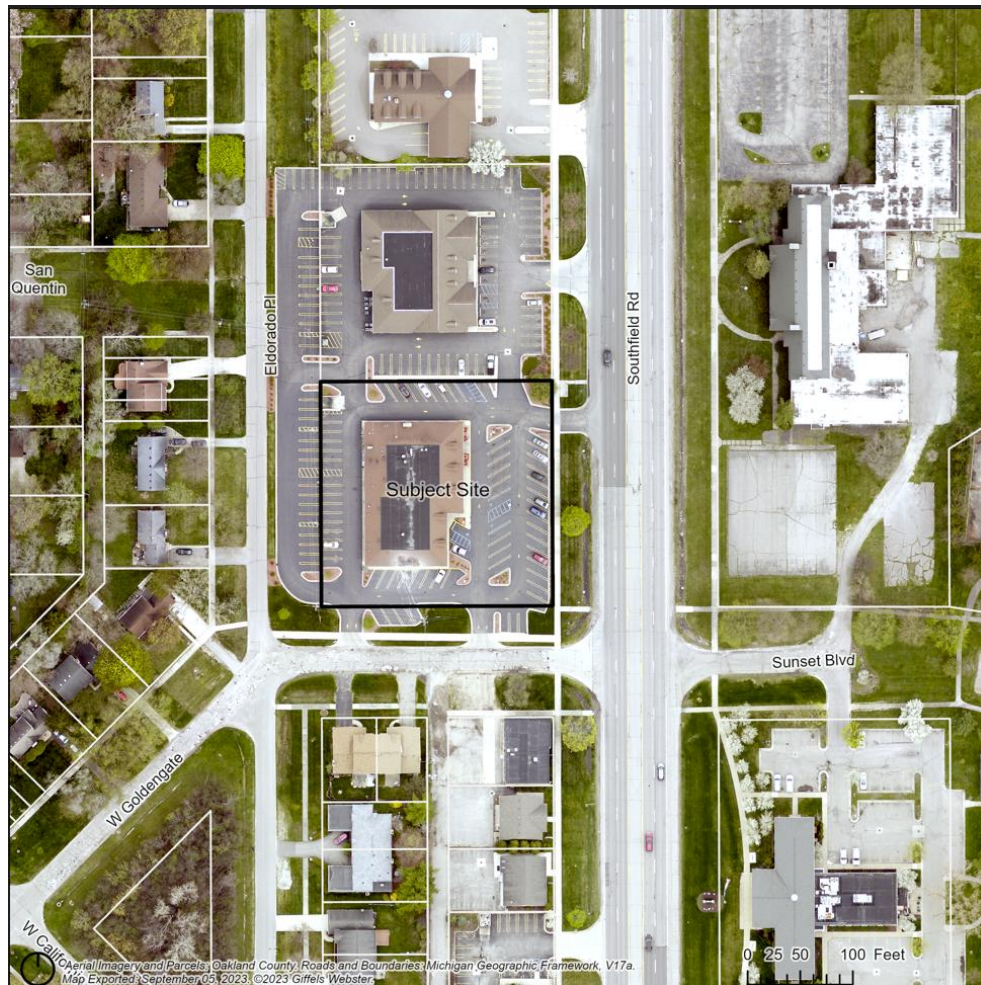
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review

Site: 27601 Southfield Road
Applicant: Oakland Development, LLC
Plan Date: November 3, 2025
Zoning: VC Village Center District
Parcel ID: 24-14-432-010
Proposal: Commercial Site Plan Update

Dear Planning Commissioners,

We have reviewed the site plan application, and a summary of our findings is below.



REVIEW SUMMARY

1. The application requires site plan approval by the Planning Commission (Section 6.1).
2. The existing dumpster and enclosure location in the El Dorado Drive front yard is considered an existing nonconforming accessory structure. This dumpster enclosure will be removed and a new enclosure, consisting of two dumpsters, will be constructed in the east side yard.
3. The Planning Commission may consider requiring additional landscape screening measures to further obscure the view of the dumpster enclosure from the street and adjacent residential properties.
4. The 10' x 40' loading zone will be relocated to the front of the side yard dumpster enclosures.
5. The proposed use classifications for each tenant space results in the subject site providing more parking than the ordinance requires.

DETAILED REVIEW

Project Summary

The proposed project reconfigures the sizes of the existing tenant spaces, a portion of which includes restaurant uses. The 1.1-acre site is zoned VC – Village Center District and is located along the west side of Southfield Road, between Sunset Drive to the north and Goldengate Drive to the south. The existing building consists of 11,000 square feet, one floor, and seven tenant lease spaces (5 retail tenants and 2 restaurant tenants). One driveway along Southfield Road provides vehicular access to the site and the adjacent parcel to the north, under common ownership, provides shared access to one additional driveway along Southfield Road. Two additional access points to-and-from Goldengate Drive are provided along the south property line and are proposed to be maintained. The abutting properties on all sides are zoned VC – Village Center, however, the lots west of the site exist as single-family residential. No additional square footage is proposed to be added to the existing 11,000 square foot building.

An approved site plan is on file, as of September 19, 2023.

Proposed

1. **Use.** The applicant intends to maintain the building's current tenant mix of 7 spaces; however, one of the existing restaurants proposes an expansion within the overall building's floor area. This expansion of the existing restaurant beyond 1,000 square feet into the adjoining vacant space requires reapproval of the site plan from the Planning Commission (Sec. 6.1.1.B.iv.).

2. **Waste and Rubbish (Section 5.3).**

Location (5.3.2.C). Dumpsters shall be permitted in the side or rear yard, provided that no dumpster shall extend closer to the front of the lot than any portion of the principal structure and provided further that the dumpster shall not encroach on a required parking area, is clearly accessible to servicing vehicles, and is located at least 10 feet from any building. Dumpsters shall comply with the setback requirements for the district in which they are located. Dumpsters shall be located as far as practicable from any adjoining residential district.

An existing dumpster enclosure was shown on the original site plan, abutting the property line in the El Dorado Drive front yard. The west side of the site, facing El Dorado, serves as the back of the facility and therefore, the existing dumpster enclosure location is considered an existing nonconforming structure. When the Planning Commission approved the site plan for the building renovations in September of 2023, there were no proposed changes to the existing dumpster enclosure.

The previous site plan showed the expansion of the existing dumpster enclosure to accommodate a second dumpster in the El Dorado Drive front yard. As a result, the 16 on-site parking spaces along the western property line, facing El Dorado Drive, had been reduced by 2 to 14 and the nonconforming structure was expanded, which is not permitted by the ordinance.



The applicant is now proposing to remove the existing dumpster enclosure out of the front yard and install an enlarged enclosure, consisting of two dumpsters, within the site's north side yard.

Screening (5.3.2.E). All refuse bins located in the city must be enclosed or screened from public view. Such screening shall consist of a wall or fence not less than one foot higher than the height of the refuse bins placed therein, which completely conceals its contents from public view, but in no instance shall such screening be less than six feet in height on three sides. The fourth side of the dumpster screening shall be equipped with an opaque, lockable gate that is the same height as the enclosure around the other three sides. The inside dimensions of the enclosure shall be such as will permit adequate access for refuse collection vehicles as well as completely enclose refuse bins within the three sides so that no refuse bin projects outside of the open side.

Site Plan Requirements. (5.3.2.G). The location and method of screening of dumpsters shall be shown on all site plans.

The proposed dumpster enclosure will be 8'-4" on three sides and opaque gates (of the same height) on the fourth side, all of which will consist of materials listed as acceptable by the ordinance. Additionally, a line of arborvitae exist at the El Dorado property line to provide an evergreen screen that softens the buffer between the dumpster and the right-of-way.

3. **Building Materials (Section 5.4).** -No proposed change.
4. **Outside Illumination (Section 5.8).** -No proposed change.
5. **Off-Street Parking (Section 5.13)** Off-street parking facilities shall be adequate when the users and their invitees are able to park their motor vehicles in spaces provided while visiting the establishment without resort to the public right-of-way areas or the parking facilities of others except on rare and infrequent occasions or when otherwise permitted in this ordinance. Parking spaces shall comply with the minimum standards of this article.

Prior to the proposed site plan updates, the off-street parking analysis determined 90 total parking spaces were required for the site (53 spaces for the restaurant tenant and 37 spaces for the retail tenant spaces). To meet this demand, the site provided 91 parking spaces (67 on-site and 24 on-street).

Proposed modifications to the existing parking facility result in 64 on-site parking spaces and 24 on-street (El Dorado Drive and Goldengate Drive rights-of-way) to be maintained as-is, resulting in 88 total parking spaces being provided to meet the 96-space parking requirement.

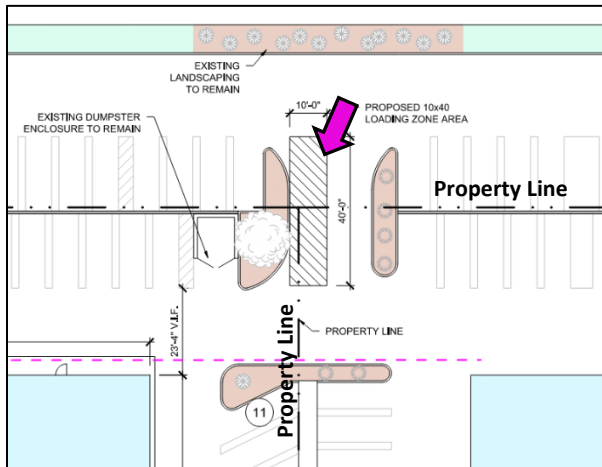
Parking Standards				
Ordinance Standard	Zoning Ord Section	Required	Provided	Comments
27651 Southfield Rd. Restaurant (expanding)₁	Sec. 5.13.13.D.	33 spaces (1 per 2 employees, plus 1 per 2 max. customers)	65 on-site spaces; 24 on-street spaces	<i>The site plan no longer proposes a 3rd restaurant tenant space and a shared parking analysis. A parking agreement with the property to the north is no longer proposed.</i>
27641 Southfield Rd. Eye Care Clinic		10 spaces (1 per 175 sf. GLA)		
27631 Southfield Rd. Retail (vacant)		9 spaces (1 per 200 sf. UFA)		
27621 Southfield Rd. Retail		6 spaces (1 per 200 sf. of UFA)		
27611 Southfield Rd. Salon		6 spaces (1 per 200 sq. ft. of usable area)		
27601 Southfield Rd. Restaurant (existing)₂		16 (1 per 70 sf. GFA)		
Tenants Combined		80 spaces	89 spaces	

- 1) The existing anchor tenant, Middle Eats restaurant, initially calculated its ordinance-required parking of 37 spaces by way of the 1 space per 70 square feet of gross floor area ratio. With the proposed expansion, the parking requirement was determined by the sum of the number of employees and the maximum number of customers that could occupy the space. This updated calculation is allowed by the ordinance and results in a requirement of 33 spaces, which is 4 spaces less than originally required, even with the additional floor area.
- 2) The second approved restaurant, Rita's, accounted for 16 of the parking spaces provided. There is no change proposed with this use.
- 3) **Additional parking review comment 1:** Per Section 5.13.10.B., in the VC and MX Districts, a property owner may use or install, at the property owner's cost, on-street parking in the public right-of-way to satisfy up to 25% of the required number of parking spaces. The applicable road right-of-way owner retains all rights to activities within the right-of-way.

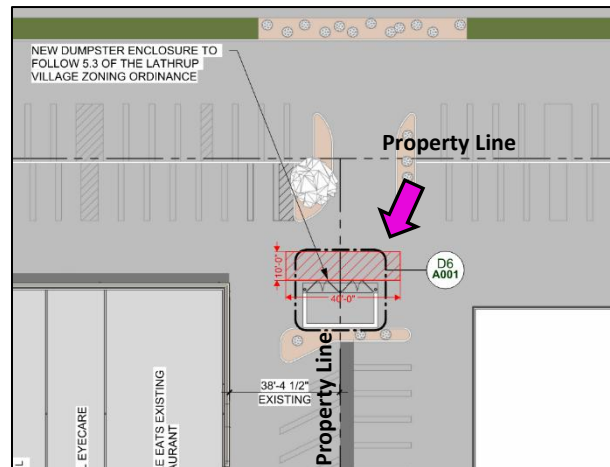
*The site provides 24 parking spaces in the right-of-way and is permitted to do so: 25% of 80 = 20 (18 spaces along El Dorado and 6 spaces along Goldengate).
20 + the remaining 64 on-site spaces = 84 spaces, which exceeds the requirement by 4.*

6. **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 delivery space shall be a clear area 10 feet by 40 feet with 14-foot height clearance.

The site plan identifies the designated 10' x 40' loading zone straddling the property line between the subject site and the northern adjacent site, under common ownership of the applicant. As stated above, ordinance-required loading zones shall be independent and unobstructive to driveways, drive aisles, and parking spaces. The Planning Commission may wish to discuss the proposed location of the required loading zone, which is shown to partially obstruct drive aisles and access to the existing dumpster pad. We note that when the loading zone is occupied, the vehicular circulation of the combined sites does not appear to be hindered. No vehicle shall obstruct the the dumpsters during times of waste pick-up.



Approved Delivery Space Layout



Proposed Delivery Space Layout (10' x 40')

7. **Landscaping (Section 5.15.15).** Special landscaping requirements. No site plan shall be approved unless the plan affirmatively shows that reasonable care and diligence has been exercised to preserve existing healthy trees and shrubs and other valuable mature plant materials on the site.

The proposed site layout and shared parking plan does not include any changes to the landscaping at the sites. Unless parking lot or building expansions are made, additional landscaping is not required.

8. **District Development Standards – Village Center (Section 3.1.8).** -No proposed change.
9. **Site Plan Review by Planning Commission (Section 6.1.1.B.vi.)** Construction of an addition to an existing building or expansion of an existing, conforming use, subject to the following:
 - a. No variances to the requirements of this article are required.
 - b. The proposed addition or expansion shall not increase the total square footage of the building or area occupied by the use by more than 25 percent or 1,000 square feet, whichever is less, provided further that no other expansion has occurred within the past three years.

The expansion of the Middle Eats restaurant exceeds the 25% allowance for the proposed scope of work to be considered for administrative site plan approval.

We will look forward to discussing the site plan application with the Planning Commission at the November 18 Planning Commission meeting.

Regards,

Giffels Webster

Jill S. Bahm

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Senior Planner