

A HERITAGE OF GOOD LIVING

27400 Southfield Road
Lathrup Village, MI 48076
(248) 557-2600
www.lathrupvillage.org

June 25, 2025

Akiva Investments, LLC
320 Martin Street, Ste. 100
Birmingham, MI 48009

RE: Site Plan Approval – 27700 Southfield Road (Parcel ID #24-13-303-021)

Site Plan Submitted: October 22, 2024

Revised Site Plan Submitted: March 21, 2025

Planning Commission Approval: April 15, 2025

Dear Akiva Investments,

The City of Lathrup Village has completed its review of the revised site plan submitted on March 21, 2025, for the property located at 27700 Southfield Road (PZE 24-019). On April 15, 2025, the Planning Commission granted approval for the site plan, subject to the conditions outlined below. This letter serves as the formal confirmation of that approval.

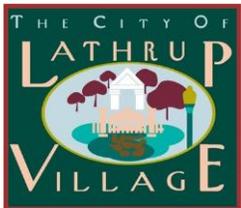
All signage must comply with Chapter 52 of the City of Lathrup Village Code of Ordinances. Any new or modified signage will require a separate sign permit and must meet the dimensional, placement, and illumination standards set forth in the ordinance.

The approved site plan includes improvements to the site layout, landscaping, and parking configuration, including the proposed use of 18 parking spaces located within the public right-of-way.

On June 3, 2025, the Lathrup Village City Council approved a revocable Encroachment License authorizing the installation of landscaping and a concrete parking pad for 18 parking spaces within the city right-of-way along the south side of Goldengate Drive East. As a condition of this license, you are required to:

- Maintain \$1,000,000 in liability insurance, naming the City as an additional insured.
- Ensure free flow of storm water drainage through the right-of-way area.
- Accept full responsibility for maintenance and repair of improvements being installed into right-of-way.
- Comply with all provisions for indemnification and relocation at the City's request, as specified in the license agreement.

City of Lathrup Village



A HERITAGE OF GOOD LIVING

27400 Southfield Road
Lathrup Village, MI 48076
(248) 557-2600
www.lathrupvillage.org

Failure to comply with the terms of the Encroachment License may result in its revocation and the removal of encroachments at the owner's expense.

As part of the site plan review, the Southfield Fire Department identified the following conditions that must be addressed prior to the issuance of a Certificate of Occupancy:

- The building must include:
 - Fire alarm system
 - Accessible Knox Box
 - Emergency gate access that responds to sirens or emergency triggers
 - Fire Department Connection (FDC)
- EV chargers must include an accessible and labeled shutoff for emergency use.
- The rear access road to the south of the structure must maintain a minimum width of 30 feet.

A pre-construction meeting with City staff will be required prior to the start of site work.

Please feel free to contact the Community and Economic Development Department at (248) 663-6023 or Acolson@lathrupvillage.org with any questions regarding next steps.

We appreciate your commitment to Lathrup Village and look forward to the successful completion of your project.

Sincerely,

Austin Colson

Austin Colson
Director of Community & Economic Development
City of Lathrup Village

CC: Kevin Biddison
Mike Greene
Jordan Sherman
Sam Surnow