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City of Lathrup Village

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248.557.2600
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February 1, 2024

Jay Brown
Jay Birds Bar & Grill
28436 Tapert Drive
Southfield, MI 48076

RE: Administrative Site Plan Review – 27411 Southfield Rd. (Jay Birds Bar & Grill)

Dear Mr. Brown:

Thank you for your Administrative Site Plan Review submission on January 29, 2024 for the Jay Birds Bar & Grill project. Upon review, per the standards outlined in Section 6.1.B Administrative Site Plan Review, your application is approved with conditions. A summary of findings is below.

Existing Conditions

1. **Summary.** The subject site is located on the west side of Southfield Road between California SW and Goldengate Drive W. and is zoned Village Center (VC) District. The subject site is currently developed with an approximately 1,938-square foot single-use building and adjacent 890-square foot patio. The building had been formerly occupied by different sit-down restaurant uses and has been vacant for more than 6 months. The new lessee is proposing to operate a sit-down restaurant which is principally permitted use. There is an approved site plan on file thereby making this property eligible for Administrative Review.
2. **Adjacent land uses.** Properties to the north are zoned Village Center (VC) District, as are properties across Southfield Road to the east. Properties to the south (across California SW) are zoned MX- Mixed Use District, and properties to the west are Single-Family Residential.
3. **Site configuration and access.** The property is currently accessed by a curb cut from Southfield Road on the north side, and a curb cut on the south-side from California SW. The property does not have direct access to the public alley which runs along the west property line. The off-street parking lot is configured with twenty-six (26) total spaces including two (2) ADA compliant spaces.

Proposed

1. **Use.** The previous use of the tenant space was a sit-down restaurant. The proposed use is a sit-down restaurant with a Class C Liquor License. *There is no change of use.* The applicant will be seeking Special Land Use approval to serve alcohol.
2. **Required parking.** The site was originally approved in 2010 and has not changed in use or size since that time. It is non-conforming with respect to parking. However, we note that there appear to be opportunities for additional parking near the site, should the need arise in the future. We advise the applicant to consider future needs and explore shared parking with neighboring offices.
3. **Traffic and Circulation.** The applicant is not proposing any changes to the exterior of the off-street parking facility. *This standard is met.*
4. **Waste & Rubbish.** An existing dumpster enclosure is on the north property line. *This standard is met.*
5. **Landscaping & Screening.** There are no changes proposed to the existing landscaping.
6. **Screen Wall.** Section 5.5 of the zoning ordinance outlines barrier wall requirements for VC lots that abut residential (R-1 or R-2) lots. The site plan indicates existing and mature landscaping between the commercial property and adjacent alleyway. The residential properties abutting the alleyway have wooden privacy fences.
7. **Outdoor Lighting.** There is no change proposed to outdoor lighting.

Conclusion. Reuse of vacant commercial property may be approved administratively per Section 6.1.B.vii. The application for Administrative Site Plan is approved.

Please contact me at sstec@lathrupvillage.org or at 248.557.2600 ext. 223 with any questions.

Sincerely,

Susie Stec
Director – Community & Economic Development

cc: Jay Brown, Restaurant Owner
Lathrup Village Planning Commission
Karson Claussen, Building Official