

May 31, 2023

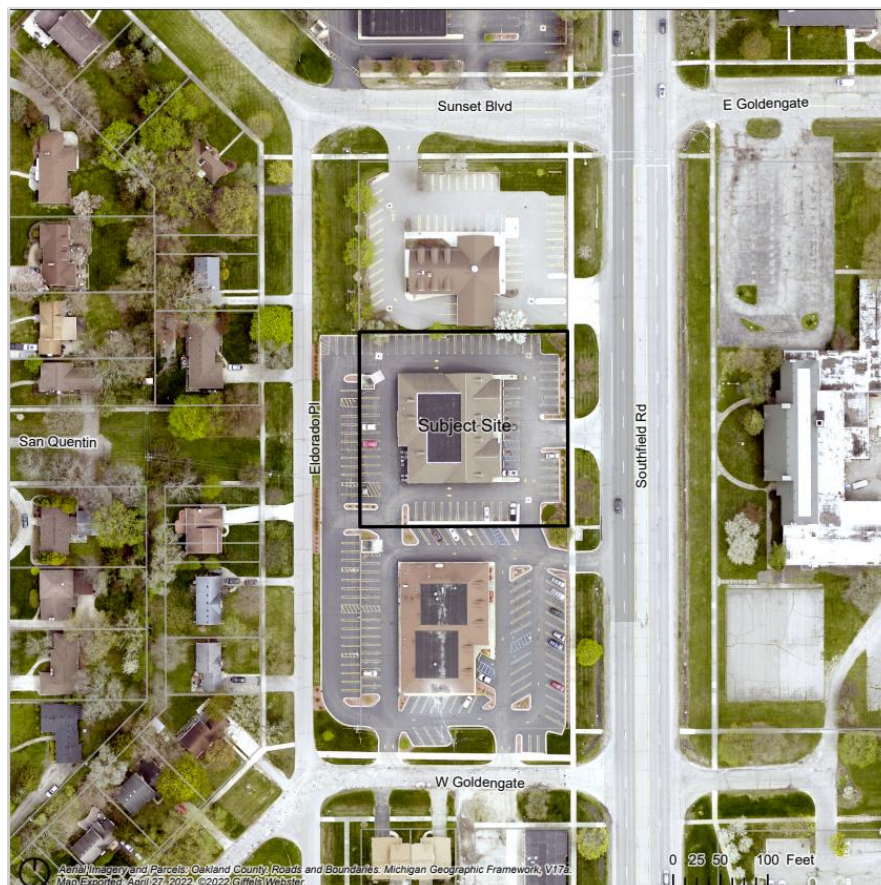
City Council
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review and Special Land Use

Site: 27701 Southfield Road
Applicant: Town Hall Investments, LLC
Plan Date: March 28, 2023 (updated April 27, 2023)
Zoning: VC Village Center District
Parcel ID: 24-14-432-009
Proposal: Event Hall

Dear City Council members,

We have reviewed the site plan and special land use application and a summary of our findings is below. Comments are provided in ***bold italics***. As with all proposed Special Land Uses, this Special Land Use application was reviewed by the Planning Commission, who also held a public hearing, and provided a recommendation to City Council, who takes final action. Additional steps in the process are outlined in the pages that follow.



REVIEW SUMMARY

1. On April 17, 2023, the applicant received approval of a variance request to allow the hours of operation for an event space to be extended on Fridays and Saturdays only, from a closing time of 11:00 pm. to 12:00 am. midnight. A public hearing was held at the May 16, 2023, Planning Commission meeting with no public comment. The Planning Commission moved to approve the site plan subject to conditions (outlined below) and to forward the Special Land Use application to City Council for consideration and final approval at the June 5th, 2023 meeting.
2. The existing site consists of 86 off-street parking spaces. The proposed plan will restripe the 10 parking spaces directly in front of the building in order to accommodate an additional barrier free space. This will reduce the number of parking spaces from 86 to 85. Additionally, in order to provide a delivery vehicle (loading) space, 3 parking spaces will be removed near the southwest corner of the site, thus reducing the parking provided to 82 spaces. An additional 7 spaces will remain on the overall site when both tenant spaces are occupied. *See the parking standards table in item 5 below.*

DETAILED REVIEW

Project Summary

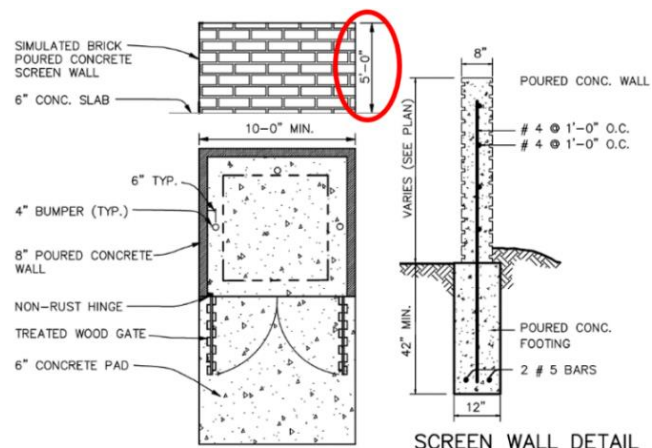
The 2.12-acre site is zoned VC – Village Center District and is located along the west side of Southfield Road, between Sunset Drive to the north and Goldengate Drive to the south. The existing building consists of one floor and two tenant lease spaces with a total area of 10,954 square feet. The subject area is 5,000 square feet and the second lease space is occupied by a FedEx Office store and is 5,954 square feet. One driveway along Southfield Road provides vehicular access to the site. The adjacent parcel to the south is developed with a multi-tenant building and parking and provides shared access to one additional driveway along Southfield Road as well as two driveways accessible via Goldengate Drive. The abutting properties on all sides are zoned VC – Village Center, however, the lots west of the site exist as single-family residential. The subject site's previous use was a sporting goods/clothing retail store. No additional square footage is proposed to be added to the existing 5,000 square foot tenant space.

Proposed

1. **Use.** The applicant intends to renovate the interior of the existing tenant space for a change in use from retail commercial to a meeting and events center space. The hours of operation will be 7:00 am to 11:00 pm. Sunday through Thursday, as allowed by the ordinance under the use standards of section 4.7. At the April 17, 2023 meeting, the Zoning Board of Appeals granted a variance to allow for the extended hours of operation on Fridays and Saturdays, permitting the event space to operate until 12:00 am midnight.

The proposed use as a meeting and event center is not specifically included in the permitted uses of the Village Center District, however, it does fall into the category of "Recreation, Education, and Assembly" uses and may be permitted with special land use approval. The applicant pursued a Special Land Use application simultaneously with the variance to extend the hours of operation and the Planning Commission approved the site plan on May 16, 2023, who also recommended forwarding the Special Land Use application to City Council for consideration and approval.

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



CONCRETE SCREEN WALL DUMPSTER ENCLOSURE

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 ten (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 is shown on the site plan in the El Dorado Drive front yard. The west side of the site, facing El Dorado Drive, serves as the back of the facility and therefore, the existing dumpster enclosure location is existing nonconforming.

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 existing dumpster enclosure, shown in the image above, is screened with a number of evergreen trees along a portion of the El Dorado Drive right-of-way. As a condition of site plan approval, the Planning Commission required the applicant to place an additional 30-feet of landscape screening along El Dorado Drive, similar to the existing condition in order to soften the views into the property from the street, and more particularly from the single-family residences on the west side of the street. As a second condition of approval, the applicant agreed to reduce the height of the dumpster so that it will not be seen within the existing 5-foot enclosure. The 5-foot enclosure is one foot less than the 6-foot required.

See the diagram on the previous page.

3. **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 updated site plan indicates all site lighting exists. There are no lighting changes on the site.

4. **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 off-street parking analysis provided requires 75 total parking spaces for the site (25 spaces for the existing FedEx tenant and 50 spaces for the proposed event space tenant). The proposed site plan provides 82 parking spaces on the overall site, resulting in 7 additional spaces.

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, and the minimum numbers of such spaces required is specified in the table that follows. The Board of Zoning Appeals may permit delivery spaces to be used for the overnight parking of vehicles prohibited in parking facilities under the provisions of 5.13.16.

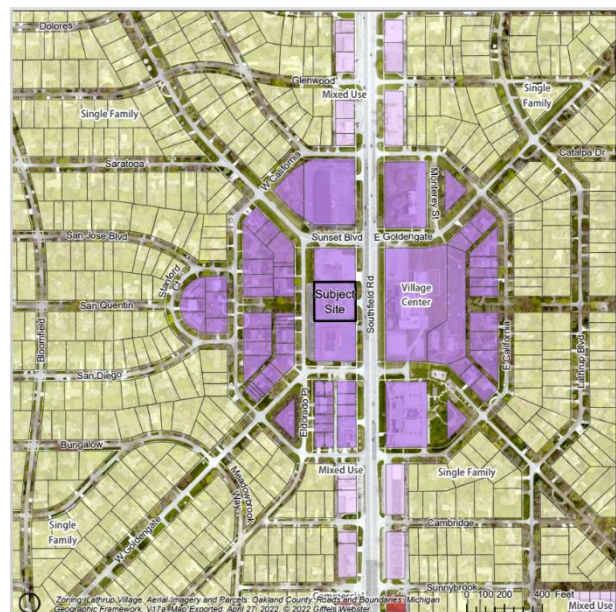
The updated site plan includes a delivery vehicle space near the southwest corner of the site with dimensions that meet the 10' x 40' ordinance standard. The proposed location of the delivery vehicle space will reduce the number of off-street parking spaces from 85 to 82 and will not obstruct the existing, 18'-6", one-way drive aisle along the west side of the building.

5. Minimum number of parking spaces required (Section 5.13.13.D).

| Parking Standards | | | | |
|--------------------------------------------------------------|--------------------|--------------------------------------------------------------------------|---------------------------------------------------------------|-----------|
| Ordinance Standard | Zoning Ord Section | Required | Provided | Comments |
| 27701 Southfield Rd. Institutional | Sec. 5.13.13.D. | 50 spaces 1 per 3 seats or 1 per 3 persons by capacity (assembly). | 82 on-site spaces; 7 spaces above the requirement | Compliant |
| 27661 Southfield Rd. Business & Commercial | | 25 spaces 1 per 200 square feet of usable area (retail). | | Compliant |

6. **Landscaping (Section 5.15.15).** Special landscaping requirements. When requested by the building official, all site plans submitted for approval shall include a landscape element which clearly shows all existing trees which are more than six inches in trunk caliper when measured three feet above ground level in height. The plans must clearly designate which of such trees are to be saved and which will be destroyed by the development. The landscape element must also show the landscape design features of the development. 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.

As stated above, the Planning Commission required the applicant to place an additional 30-feet of landscape screening along El Dorado Drive, similar to the existing layout in order to soften the views into the property from the street, and across the street. The proposed change of use does not include additional landscaping. The site plan shows



the existing landscaping, and unless parking lot or exterior expansions are made, additional landscaping is not required.

7. District Development Standards – Village Center (Section 3.1.8).

| Development Standards | | | | |
|-----------------------|--------------------|-----------------------------------------|----------------------------------------------|-------------------------|
| Development Standard | Zoning Ord Section | Required | Provided | Comments |
| Lot Size | 3.1.8.C. | 5,000 square feet | Approx. 2.12 acres; 92,400 square feet | Compliant |
| Maximum Height | | 30 feet or 2 stories, whichever is less | one story (existing building) | Compliant |
| Front Yard | | 0 foot minimum | Approx. 79 feet (existing building) | Compliant |
| Side Yard | | 0 feet – each side | 42 feet (north side) 41 feet (south side) | Compliant (existing) |
| Rear Yard | | 5 feet | N/A | N/A |

Standards for Special Land Use Approval (Section 6.2.10)

1. *Reasonable Use.* The proposed use is considered “reasonable” when it would be harmonious, compatible, and appropriate for the use along with not impinging unreasonably on the value or use of nearby properties.

As noted previously, the proposed use as an event hall facility is not specifically included in the permitted uses of the Village Center District, however, it fits the category of “Recreation, Education, and Assembly” uses.

2. *Conformity with other regulations of the City.*

The site is existing and proposes minor physical changes to the property (existing parking lot). As a change of use application, the proposed event hall will not require additional parking spaces than the site currently provides.

3. *Location, intensity, and periods of operation.* The location, intensity, and periods of operation of the use must be such as to eliminate any reasonable likelihood that it will be, cause, or create a public or private nuisance in fact.

As stated above, the applicant was approved for a variance to allow for an extended hour of operation on Fridays and Saturdays only, from a closing time of 11:00 pm. to 12:00 am.

The proposed use is otherwise reasonable within the context of location and intensity within the City of Lathrup Village.

4. The use, as and where proposed, must not be inconsistent with the spirit and purpose of this ordinance nor contrary to the principles of sound community planning.

The proposed reuse of an available tenant space in the VC – Village Center District as an event hall use is consistent with the spirit of the ordinance and is in line with sound community planning.

5. The use's Character and Adverse Effects on Neighbors.

The proposed use has a maximum capacity of 150 people for established events. There is no outdoor space proposed. When fully occupied, the two-tenant facility will have 7 additional parking spaces that can be used if the event hall is ever maximized.

6. The use must not diminish the fair market value of neighboring lands or buildings to any substantial or significant degree. ***This standard is likely met.***

7. *Site Design.* The site and manner of operation provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area.

The exterior of the existing facilities is proposed to remain unchanged. If any exterior improvements are pursued, additional enhancements may be required.

8. *Demonstrated Need.* Establishments involving the sale of alcoholic beverages must demonstrate a quantifiable need for the proposed use within either the City or surrounding area.

The applicant states there will be no liquor license sought for this proposed use.



Regards,

Giffels Webster

Jill Bahm, AICP
Partner

Eric Pietsch
Senior Planner