

January 13, 2023

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

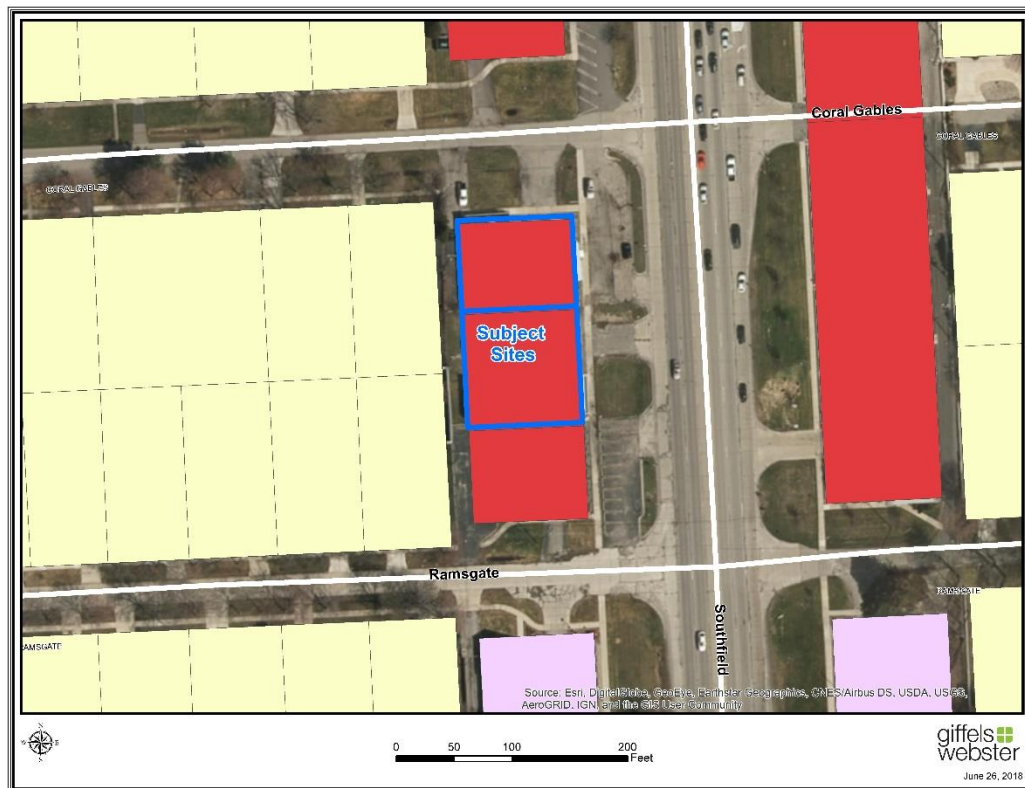
Site Plan (as-built) Review

1st Review

Site: 26727 Southfield Road
Applicant: Tarek Gayar
Plan Date: 12/21/2022 (as-built)
Zoning: CV - Commercial Vehicular
Parcel ID: None Provided
Proposal: Gas Station and Convenience Store

Dear Planning Commissioners,

We have reviewed the as-built site plan and a summary of our findings are below. Items in **bold** require specific action by the applicant.



Summary of Findings

Previous Reviews

- **March 2022:** The Planning Commission postponed action on the proposed plan to plant landscaping in lieu of a screen wall along Southfield Road and Coral Gables Avenue due to the underground location of the storage tanks encroaching into the public right-of-way. During the postponement period, the underground tanks have been relocated fully within the property and no longer encroach into the right-of-way. The applicant had since constructed a screen wall at the corner of Southfield Road and Coral Gables Avenue.
- **September 2021:** Administrative approval of a modification to the façade design under Section 6.1.B.ii. This approved minor modification included the addition of 6 decorative columns composed of EIFS, with the total percentage of EIFS to be 8% or less, along with an additional accent material of Composite Cladding (Wood Grain Pattern). Rather than a replacement, the existing window openings will remain, as will the existing entrance doors.
- **February 2019:** The special land use and site plan were approved.

Summary

The 18,000-square foot (0.41-acre) site is zoned CV - Commercial Vehicular. Properties to the north, south and east (across Southfield Road) are also zoned CV - Commercial Vehicular. A 20-ft wide public alley separates the subject site from the parcels to the west, which are zoned R-1 – Single Family Residential. The site is being redeveloped from a retail store to a convenience/retail store and gas station. The redevelopment reduced the number of driveway access points on both Southfield Road and Coral Gables Avenue from two each to one each.

Proposed

1. **Use.** No change from approved use (gas station/convenience store).
2. **Landscaping & Buffer Wall.** Section 3.8.2 specifies landscape standards for properties in the CV District as follows:
 - a. *Minimum perimeter landscaping at least three feet wide on any portion of the lot lying within 100 feet of Southfield Road or Eleven Mile Road.* Landscaping is proposed at the perimeter of the site along Southfield Road and Coral Gables Avenue (eastern and northern property lines). This standard is met.
 - b. *Buffer strip landscaping at least 12 feet wide along the perimeter of the lot which does not lie within 100 feet of Southfield Road or Eleven Mile Road, provided however, two or more contiguous lots may be jointly developed to provide a continuous buffer strip between the CV district and an adjoining R1 or R2 district, in which case the buffer strip shall not be required between CV lots.* This standard does not apply.
 - c. *A solid wall constructed of face brick, masonry, or stone, three feet in height as measured from the ground on the building side of the wall as finally graded shall be provided and maintained along the interior edge of the buffer strip landscaping. The wall shall be at least eight inches thick and be reinforced with steel, pilasters, or the equivalent.*

As state above, a three-foot screen wall was constructed along the northeastern corner of the site, between the two driveway access points, as demonstrated on the as-built survey provided by the applicant. The underground storage tanks were relocated and no longer

encroach beyond the property line and into the Coral Gables right-of-way. Therefore, the placement of the screening wall is not obstructed by the presence of underground fuel tanks. meeting the required standard. **The Planning Commission may wish to discuss the effectiveness of the additional vegetation and their ability to screen the parking area from Southfield and Coral Gables.**

- d. *Where permission is received from the governmental unit having jurisdiction over any adjacent public right-of-way, the owner of the CV lot may provide and maintain all or a portion of the required buffer strip and wall on the right-of-way under such terms and conditions as may be approved by such governmental unit.*

City Council approved the landscape (and parking area) in the ROW on the west and northwest side of the site.

We will look forward to discussing the updated plan with the Planning Commission.

Regards,
Giffels Webster



Jill Bahm, AICP
Partner



Eric Pietsch
Senior Planner

