

May 12, 2021

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

Site Plan Review

1st Review

Site: 26079 Southfield Road
Applicant: Jefferson Wiggins
Plan Date: 04/21/2021
Zoning: MX- Mixed Use District
Parcel ID: 24-23-280-059
Status: **Complete**

Dear Planning Commissioners,

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



Summary of Findings

Existing Conditions

1. **Summary.** The 20,037-square foot (0.46-acre) site is located on the west side of Southfield Road between Lincoln and Rainbow Drives and is zoned MX – Mixed Use District. The subject site is currently developed with an approximately 6,022-square foot mixed use building consisting of four tenant lease spaces, of which, three are occupied. The proposed change of use is occurring in the northernmost lease space which contains 2,508 square feet of space.
2. **Adjacent land uses.** Properties to the north, south, and east (across Southfield Road) are also zoned MX-Mixed Use District. The site plan labels an existing, paved alley consisting of off-street parking spaces, between the building and adjacent single-family residential property. **The applicant should provide a signed and sealed survey to verify property boundaries. The survey shall also dimension the width of the drive aisle and rear parking spaces in order to confirm the spaces may be utilized for the proposed use, as indicated on the site plan.**
3. **Site configuration and access.** There are currently four commercial driveway curb cuts; two from Lincoln Drive on the south and two from Rainbow Drive on the north that provide vehicular access to the site. There is no direct vehicular access to and from Southfield Road. The site plan labels a rear alley as being an asphalt paved area with parking stalls. The surface parking areas on the front and rear of the lot are designed with 90° spaces. **As an existing condition, the rear spaces appear to be encroaching into the adjacent alley. This will be confirmed with the survey noted above.**

Proposed

1. **Use.** The previous use of the tenant space was a dry cleaner and therefore classified as personal service. The proposed rehabilitation facility is classified as medical office. There does not appear to be any proposed changes to the existing site as a result of this interior change of use.
2. **Required parking.** Medical uses require one parking space per 175 square feet of gross leasable area, which is 2,508 square feet. The applicant notes the requirements for the subject use and the other three tenant spaces total 37. **The parking analysis on Sheet S-1 should be updated to include the name and use classification of each tenant space in order to verify the off-street parking requirement for the entire mixed-use site.**

The site plan on the cover page shows 18 spaces in the front along Southfield Road and 19 spaces in the back along the alley, for a total of 37 spaces. As noted above, **a survey is required to confirm that the spaces meet ordinance standards.**

3. **Traffic and Circulation.** The applicant is not proposing any changes to the exterior of the facility which will maintain all four points of access to Lincoln Drive to the south and Rainbow Drive to the north. Vehicular access via Southfield Road is not proposed. Again, a survey will confirm the width of the alley. **The property owner may be required to coordinate with the City to encroach into the alley for parking and/or establish and provide signage for one-way traffic flow (north-to-south or south-to-north) prior to a certificate of occupancy being issued for the change of use application.**
4. **Waste & Rubbish.** There does not appear to be a dumpster on site; tenants have their own trash receptacles at the back of the building. The applicant is advised that any future dumpster will be required to be screened per the ordinance requirements.
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 MX lots that abut residential (R-1 or R-2) lots. The site plan labels an existing barrier wall at the adjacent residential property line.
7. **Outdoor Lighting.** There is no change proposed to outdoor lighting.


Conclusion. A change of use application may be addressed administratively when there is an approved site plan on file. There is no approved site plan on file for the subject site. The current site plan is scheduled for Planning Commission’s consideration on May 18, 2021.

Outstanding items include:

- **A signed and sealed survey is required to confirm the width of the alley and dimensions of the parking spaces. The Planning Commission may consider making this a condition of approval subject to the administrative review of the survey.**

Regards,

Giffels Webster



Jill Bahm, AICP
Partner



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Senior Planner

