

May 11, 2021

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

Site Plan Review

1st Review

Site: 27000 Southfield Road – Discount Tire
Applicant: Joseph Westerbeke, PE
Plan Date: 03/19/2021
Zoning: Commercial-Vehicular District, MX- Mixed Use District, Single-Family District
Parcel ID: 24-13-359-007; -016; -052; -054; -061
Status: **READY FOR PLANNING COMMISSION CONSIDERATION**

Dear Planning Commissioners,

We have reviewed the site plan for the above-mentioned property 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 40,510.8-square foot (0.93-acre) site is located on the east side of Southfield Road at the northeast corner of Southfield and 11 Mile Roads. The northern boundary abuts Sunnybrook Avenue, a local, residential street. The site has been developed for many years with a 9,744 square foot automobile service facility and is comprised of 5 separate tracts, one of which is zoned R-1 single-family residential. The main service facility is located on the portion zoned Commercial Vehicular and is permitted as a special land use. A portion of the single-family residential parcel is currently used as surface parking and dumpster enclosure for the automotive service facility, which are nonconforming uses in the R-1 District. The applicant is proposing to expand the paving on this parcel to fully utilize it for off-street parking, install a masonry screen wall along the east property line, and reconfigure the loading zone abutting the existing building. The addition of a small interior storage area is also proposed. The Lathrup Village Zoning Board of Appeals approved the use on the R-1 parcel as a Class B Nonconforming Use on April 26, 2021 which permits the proposed changes to be considered for approval by the Lathrup Village Planning Commission.
2. **Adjacent land uses.** Properties abutting Southfield and 11 Mile Roads to the north and east, are zoned MX-Mixed Use District. A single-family residential neighborhood (R-1 District) is also adjacent to the site on the east side. The parcels at the four corners of Southfield Road and 11 Mile Road, which includes the I-696 right-of-way, are zoned CV-Commercial Vehicular.
3. **Site configuration and access.** There are currently three commercial driveway curb cuts, one on each abutting right-of-way. 11 Mile Road, which functions as the westbound service drive for I-696, is a 3-lane, one-way street with an added right-turn-only lane in front of the site. The access point from 11 Mile Road is aligned with a 20-foot wide public alley, as is labeled on the survey, and only provides access for westbound traffic. Vehicles exiting the site onto 11 Mile Road must turn right/west. The majority of the parking spaces are within the southern portion of the property and the alley provides access to the remaining spaces near Sunnybrook Avenue.

Proposed

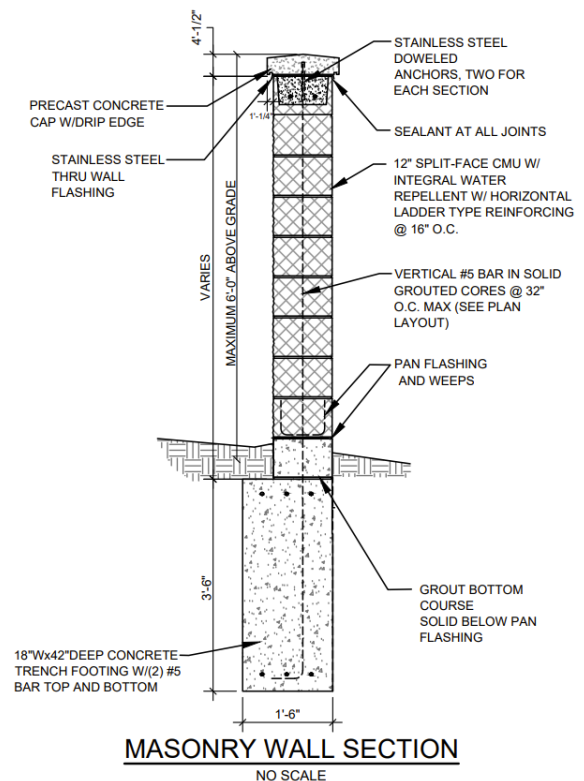
1. **Use.** The existing facility will maintain occupancy and use as an automobile service facility.
2. **Site Changes.** The plans submitted include the following changes:
 - a. **Paving the residential zoned parcel for 14 surface parking spaces.** The spaces will take access from a 20' wide public alley that separates the parcel from the service center to the west. A dumpster enclosure will remain on the parcel but will be relocated to the southeast corner abutting an east-west alley. A 6' tall, opaque, masonry wall and landscaping will serve as a buffer to separate the commercial improvements from the adjacent single-family residential property.
 - b. **A 722 square foot addition to the north side of the existing building.** This addition will provide indoor storage for dead tires. Tires are currently stored in a mobile storage crate adjacent to the building, as well as outside against the crate, as observed during a site visit.
 - c. **Relocation of parking.** Existing parking along the public alley, north of the building, will be relocated to the residential parcel on the east side of the alley. A new loading berth will abut, and run parallel to, the alley from Sunnybrook Avenue to the new tire storage addition. The dedicated loading area is intended to ensure the 20' wide alley remains free and clear of parked delivery vehicles.

3. **Required Parking.** Sec. 5.13. Off-street parking.
 - a. **Location.** An off-street parking facility shall be located on private property adjacent to the building or premises it is intended to serve, on the same lot or parcel or within 500 feet of the building or premises it is intended to serve, measured without crossing a major thoroughfare, from the nearest point of the building or premises to the nearest point of the required off-street parking facility. *The proposed 14-space parking lot complies with this requirement.*
 - b. **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. *Additional parking is not required for the proposed addition, which does not fit the definition of "floor area" for this section of the ordinance, however, the site data on Sheet 3 of 8 should include an off-street parking analysis per the requirements outlined in Section 5.13.13 Class "C" use. Provide a standard parking stall dimension for each parking area shown on the site plan and number the existing and proposed parking spaces.* Label and dimension ADA parking stalls and pads. Any existing substandard parking stalls may not be permitted to be included in the 39 spaces provided. Therefore, **an analysis will determine compliance of the off-street parking requirement.**
4. **Off-Street Parking layout standards and alley access.** Sec. 5.13.9. The parking is accessible from the existing driveways and alley as required. The existing conditions consist of approximately 4 striped parking spaces taking sole access from the 20' wide public alley. The proposed 14 parking spaces will create a continuous curb cut, resulting in head-in parking along the 141-foot length of the east side of the alley. Similarly, the air check queue (drive-through) is shown to occur on private property, however, access to the queue is from the public alley and standing vehicles may obstruct the east-west alley where it intersects the north-south alley (5.13.9.O.). **We recommend the applicant work with the city engineer and traffic engineer to ensure the alleys remain open.**
5. **Loading.** Sec. 5.13.12. Delivery vehicle space is required for sites that have buildings with a floor area over 3,000 square feet. The existing building is 9,744 square feet; therefore, one 40' x 10' space is required to be provided on site. **The applicant shall provide the circulation plan to show that delivery trucks can move safely through the site.**
6. **Traffic and Circulation.** In addition to the above required circulation plan, the applicant shall include on the site plan the existing north side of Sunnybrook opposite the site should be shown on the plan. It appears that regardless of whether trucks pull directly into or back into the proposed loading zone, Sunnybrook between Southfield Rd and the loading zone may need to be widened to the south and an appropriate radius added at the loading zone pavement. **As this is a public alley, the applicant should seek permission from the City to add speed bumps as shown.**
7. **Waste & Rubbish.** 5.3.1. The proposed tire storage addition will eliminate outdoor storage of dead tires and the applicant will be expected to comply with the provisions of the ordinance related to waste. .
 - 5.3.3.C. Location.. 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. The proposed dumpster enclosure is approximately 5' from the adjacent single-family lot. **The applicant shall provide the setback dimension on the site plan.**

5.3.E. Screening. The dumpster is proposed to be screened as shown in the detail above.

8. **Landscaping & Screening. 5.15.4.C. Parking Facility Landscaping.** A minimum of one deciduous or large evergreen tree shall be planted for each 400 square feet or fraction thereof of required parking facility landscape area. This standard is met for the new parking area.

9. **Protective or Barrier Screen Wall.** Section 5.5 of the zoning ordinance outlines barrier wall requirements for CV lots that abut residential (R-1 or R-2) lots. The proposed wall is 6' high and 12" thick, as shown in the diagram below, which meets the requirements of this section. The plans indicate an 8' barrier wall exists along the adjacent R-1 lot's southern property line, shared with the east-west alley. However, the wall terminates short of tying into the proposed barrier wall along the lot's western boundary. **The Planning Commission may consider requiring the two walls connect at the adjacent R-1 lot's southwest corner to fully screen the residential property from the abutting commercial development (5.5.4).**



10. **Setbacks (Sec. 3.1.7).** The dimensional requirements for the CV District are noted below based on the existing building. The proposed structural square footage is located on the north side of the existing building along Southfield Road. The proposed storage area appears to comply, but the applicant shall provide the following information on the site plan:

Development Standard	Required	Provided	Comments
Lot Size	5,000 square feet	40,510 square feet	Compliant
Maximum height	2 stories; 30 feet	Existing building 1 story, 15 feet	Height of addition to match (per elevations), Compliant

Front yard	3 ft minimum; 10 ft maximum	Existing building: Complies	Dimension the setbacks of the proposed addition
Side yard	5 feet one side; 15' total	TBD	Addition TBD
Rear yard	20 feet	Existing building: TBD	Addition has a 0' setback from the alley

11. **Outdoor Lighting.** 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. The plans do not indicate any proposed lighting for the new surface parking area or at the site of the proposed tire storage addition and loading area. **The applicant should confirm there is no additional site lighting proposed or identify new outdoor illumination per the requirements of Sec. 5.8.**

Conclusion. The current site plan is scheduled for Planning Commission’s consideration for May 18, 2021. **The applicant should be prepared to address the concerns raised in this letter for Planning Commission’s discussion.**

Regards,

Giffels Webster



Jill Bahm, AICP
Principal Planner



Eric Pietsch
Senior Planner

