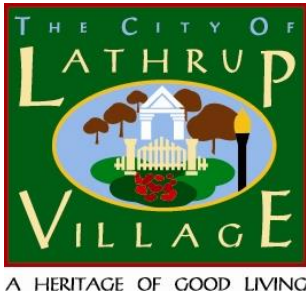


Planning Commission Agenda

Tuesday, November 21, 2023 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes**
 - A. [PC Minutes 2023 09 19](#)
5. **Public Comment**
6. **Old Business and Tabled Items**
7. **New Business**
 - A. [Site Plan Approval - 27300 Southfield Road \(Abro Management\)](#)
 - B. [Parking Standards Discussion](#)
8. **Other Matters for Discussion**
9. **General Communication**
 - A. [Development Project Updates](#)
10. **Adjourn**



Planning Commission Draft Meeting Minutes

Tuesday, September 19, 2023, at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order @ 7:00 pm**
2. **Roll Call**

Present: Chair Hammond
Vice Chair Stansberry
Secretary Fobbs
Commissioner Dizik
Commissioner Kantor
Commissioner Powell
Commissioner Tamarelli

Staff Present: Susan Stec, Community and Economic Development Director, Scott Baker, City Attorney, Kelda London, City Clerk

Also Present: Eric Pietsch Giffels Webster

3. **Approval of Agenda Kantor Stansbery**

Commissioner Kantor made a motion to approve the agenda as presented. Commissioner Stansbery seconded the motion. Motion carried.

4. **Approval of Meeting Minutes**

- A. PC Minutes 2023 08 15

Commissioner Kantor moved to approve the meeting minutes of the August 18, 2023, Planning Commission Meeting with the correction: the statement should read one parking space for every laundry machine per four laundry machines. Commissioner Powell seconded the motion.

5. **Public Comment**

None

6. Old Business and Tabled Items

The Council did not approve the laundry mat zoning text amendment the Commission will continue the discussion at the October 17 Planning Commission meeting. Commissioner Tamarelli suggested that there be a presentation to the council to yield a positive result.

7. New Business

A. Site Plan Approval - 27601 Southfield Road (Surnow LV Center)

Eric Pietsch of Giffels Webster presented the site plans for 27601 Southfield to the commission. The plan for consideration is to update and renovate the exterior of the building, keeping the five existing businesses. The recommendation for the commission to consider the dumpster enclosures to be higher (taller) or fixed.

Commissioner Kantor moved to approve the site plan for 27601 Southfield Road. Commissioner Stansbery seconded the motion. motion carried.

8. Other Matters for Discussion

Susan Stec, DDA Director, will continue to update the project update.

9. General Communication

Susan Stec, DDA Director, informed the Commission of the upcoming Music Festival.

10. Adjourn

Commissioner Stansbery moved to adjourn the meeting. Commissioner Powell seconded the motion.

The meeting adjourned at 7:29 pm

October 3, 2023

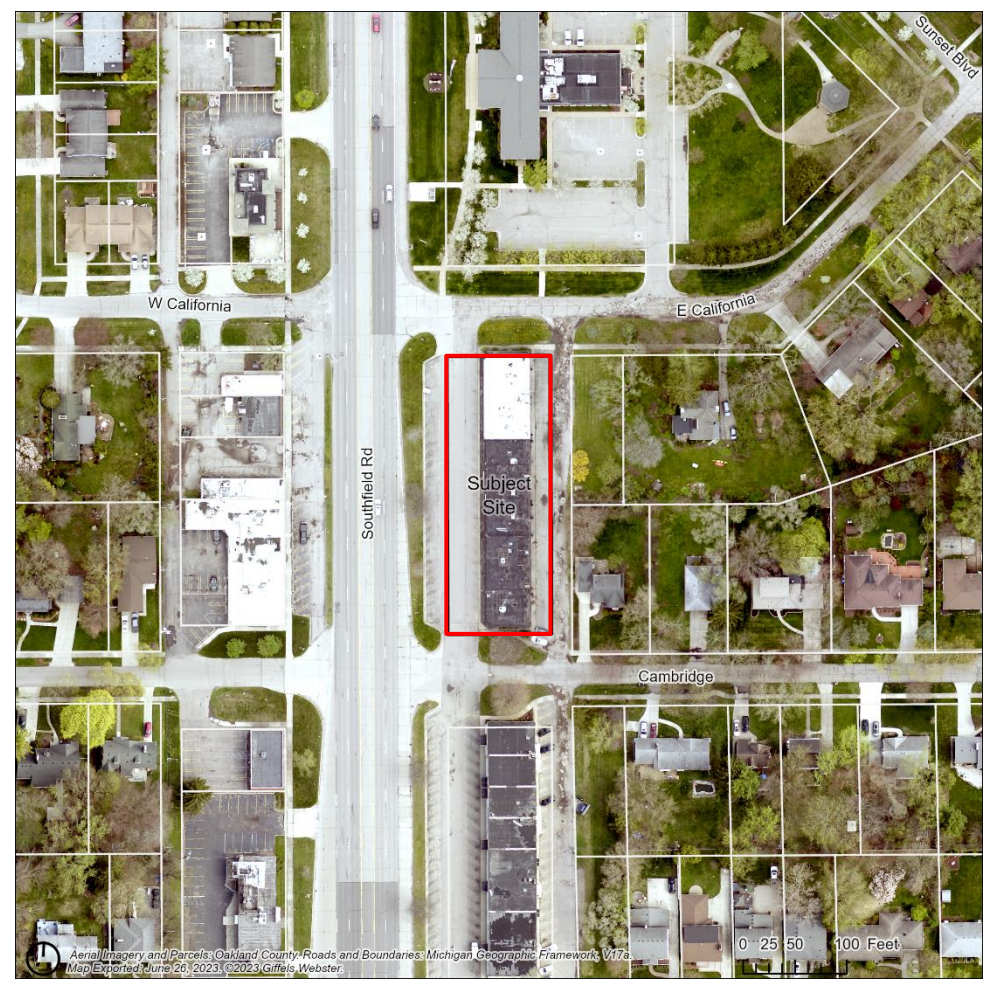
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review

Site: 27300 Southfield Road
Applicant: Abro Property Group
Plan Date: September 18, 2023
Zoning: MX Mixed Use District
Parcel ID: 24-13-353-001
Proposal: Interior / Exterior Commercial Building Renovation

Dear Planning Commissioners,

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



REVIEW SUMMARY

1. 18 newly striped parking spaces are shown to be located behind the building and accessed by an existing public alley. Two additional spaces are proposed to be built within the Cambridge Boulevard right-of-way as allowed by the ordinance. These spaces require approval from the City as they are accessed from, or fully within the City's right-of-way.
 - a. The proposed parking layout, as shown on the current site plan, appears to comply with the dimensional standards set forth in the ordinance under Section 5.13.9.
2. The 10' x 40' loading/unloading area obstructs 3 of the 18 rear alley parking spaces resulting in only 15 angled spaces along the alley.
3. Review of the off-street parking analysis finds the site does not provide the minimum number of parking spaces required by the ordinance. The applicant shall either find additional parking spaces or request a variance for a reduced number of parking spaces provided.

DETAILED REVIEW

Project Summary

The approximate half acre site is zoned MX – Mixed Use District and is located along the east side of Southfield Road, between Cambridge Boulevard to the south and California Drive SE to the north. The existing building consists of one floor and contains seven (7) tenant lease spaces with a total area of 11,528 square feet. The proposed site plan layout divides the entire building into eight (8) lease spaces, all of which are vacant. The front of the site is accessible from California Drive SE only, via a one-way drive aisle, south to Cambridge Boulevard. There is no direct access to and from Southfield Road and none is planned. The rear of the site, facing east, abuts a public alleyway and provides substandard parking spaces to the back of the tenant spaces. The properties to the south and west of the site are zoned MX – Mixed Use and the lots to the east of the alley exist as single-family residential. Areas north of California Drive SE are zoned VC – Village Center.

The previous tenant spaces within the site appear to be a mix of uses and therefore, permitting any of the future uses of the vacant tenant spaces may be subject to site plan review with approval by the Planning Commission. The applicant is marketing a portion of the site for a restaurant use, which is a change of use for the site, requiring site plan review and consideration by the Planning Commission.

On July 18th, the Planning Commission discussed and formulated preliminary standards for self-service laundromat uses and established a public hearing at the August 15th, 2023 meeting. At the August 15th, 2023 meeting, the Planning Commission recommended a zoning amendment to permit self-service laundromats in the Mixed-Use Zoning District; however, that amendment was not approved by City Council. On September 18, the applicant submitted a revised plan to remove the future laundromat and include restaurant as a potential use. The site plan review of the overall building renovation continues as outlined in the remainder of this letter.

Proposed

1. **Use (Section 3.1.9.B & C).** The applicant intends to renovate both the exterior and interior of the existing commercial building, permitting activity that requires site plan review and Planning Commission approval. The applicant is proposing a mix of office, retail and restaurant uses. See item 7 below for comments pertaining to the parking analysis. The remaining items are to be applied to the general renovation of the existing building, based on the plans as submitted.
2. **Mixed Use Buildings (Section 4.13).** No commercial uses shall be located on a floor above any residential uses in any mixed-use building.

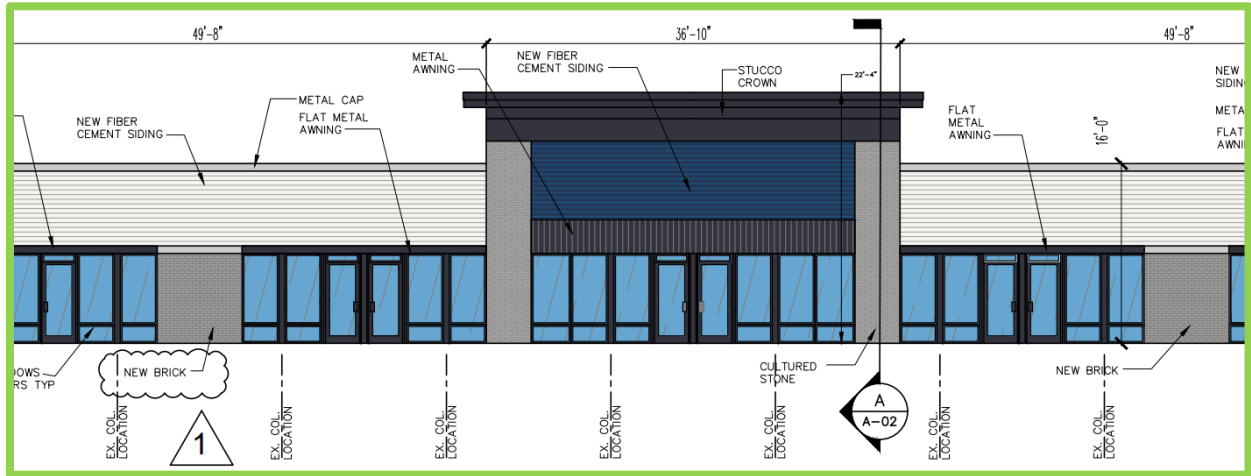
The existing building is one story, and no additional story is proposed above.

- 3. **Waste and Rubbish (Section 5.3.1).** No garbage, sewage, filth, refuse, waste, trash, debris, or rubbish, including cans, bottles, wastepaper, cartons, boxes, crates, inoperable machinery, discarded building materials, discarded household goods, or any offensive or obnoxious matter, shall be kept in open containers or piled, placed, or stored on the open ground. The owners and occupants of every building shall provide proper, covered receptacles for said waste and keep receptacles clean and in an inconspicuous location, out of public view, on the grounds outside of a building. Rubbish may, however, be placed at roadside for pickup on designated days in conformity with the city's ordinances regulating rubbish collections.

*The updated site plan shows the location of waste receptacles for each tenant space along the back alley and abutting the building. **If angled parking spaces are proposed along the rear (east) side of the building, the site plan shall demonstrate the waste receptacles have adequate space for storage and maneuverability.** No commercial dumpster is proposed at this time.*

- 4. **Building Materials (Section 5.4).** Except as otherwise provided in this ordinance, on all permanent buildings, exterior wall construction and exposed, exterior chimneys shall be either brick, natural stone, masonry materials other than brick, or a combination thereof, provided all such materials comply with the specifications outlined in this section.

*The updated elevations show changes to the building materials. Fiber cement siding is used among much of the façade that is not accented by brick or cultured stone. Fiber cement is a masonry product designed to replace traditional wood and vinyl elements, but due to the higher sustainability, it is often used in combination with or in place of traditional brick and stone. **The applicant may consider providing samples of the proposed materials for the Planning Commission to discuss with the applicant.***



- 5. Architectural trim material may be wood, aluminum, or other material of equal strength and durability if the building walls proper are of fire-resistant material. Such trim material shall not cover more than ten percent of the exterior wall construction (Section 5.4.3).

The Planning Commission may wish to discuss the appropriateness of the trim materials, particularly the stucco crowns in some areas.

- 6. **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 wall-mounted exterior lighting will be located along the front and back of the building. The site plan notes exterior lighting will demonstrate compliance with ordinance standards.

7. **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 site plan provides an off-street parking analysis stating no more than 25% of the total building will be used as a restaurant use (2,882 square feet) and the remaining 75% is planned to be used as retail (8,646 square feet). Assuming this mix of tenant spaces review of the updated site plan finds:

a) The 7 retail tenant spaces will require 35 parking spaces. The applicant states the usable floor area of the retail space is 80% (of 8,646 sq. ft.) or 6,916.8 sq. ft. Therefore, 1 space per 200 sq. ft. UFA x 6,916.8 sq. ft. = 34.58 or 35 spaces.

If a tenant space is used as a restaurant, the restaurant will require 1 space for every 70 square feet of GFA. The applicant is designating 2,882 sq. ft. for restaurant, which will require 42 parking spaces (1 space per 70 square feet GFA for restaurants = 41.17 or 42 spaces).

- b) The total amount of parking required for the entire site is **77 spaces** (42 + 35).
- c) With 77 parking spaces required and 40 on-site spaces provided (22 in the front and 18 in the rear), **the site**, as shown on the site plan, **is short 37 spaces or 48%**.
- d) The site plan proposes two additional parking spaces to be built in the Cambridge Boulevard right-of-way, subject to approval by the City. We note the 18 parking spaces accessed by the public alley adjacent to the rear (east) property line must maintain an agreement with the City to access all 18 on-site parking spaces. 77 spaces required, 42 spaces provided = **35 spaces short** (5.13.10.B.).
- e) We note the ordinance allows for the Planning Commission to reduce the number of required parking spaces for non-residential uses by up to 25%, **subject to documentation that such a reduction will not negatively impact adjacent properties or be contrary to the spirit of the ordinance** (Section 5.13.19).
 - o For this site, 25% of 77 spaces is 20 spaces.
 - o If the maximum number of parking spaces reduction was applied to this site, the site would be short 15 spaces (77-42 existing on-site/on-street = 35. 35-20 (waivable) = 15).
 - o **The applicant may consider demonstrating to the Planning Commission that the overall site may not require up to 20 of the remaining 35 parking spaces.**
- f) We note the existing front parking area includes an additional 22 parking spaces; **however, these spaces are located entirely within the Southfield Road right-of-way and may not be counted towards the provided parking for the proposed development.**
- g) **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 10' x 40' loading zone is located along the northeast corner of the site and obstructs 3 of the 18 angled parking spaces along the alley. As a result, 59 of the 77 parking spaces would be provided and **the site would be short 18 spaces or 23%.***

h) **The site is short 18 parking spaces. The applicant shall either find the remaining parking spaces or submit a request for variance for a reduction in the off-street parking requirements of the ordinance.**

o *The applicant provided evidence from surrounding communities whose ordinances support vehicular parking space credit when providing bicycle parking spaces. In a similar effort to encourage non-motorized transportation options in proximity to the Village Center District, the site plan proposes 12 bicycle parking spaces: 6 in the Cambridge Boulevard right-of-way and 6 in the California Drive right-of-way. The Lathrup Village Zoning Ordinance does not offer bicycle parking for vehicular parking credits, so the applicant may opt to include this approach if a request for a parking reduction variance is pursued.*

8. **Off-street parking layout standards (Section 5.13.9).** In order for existing parking spaces to be considered in the number of spaces provided by the facility, the site plan shall include the requirements and dimensional standards of this section.

The 18 parking spaces along the east alley and 22 parking spaces along the front of the building are shown to be in compliance with the standards of this section.

9. **Screening Standards for Site Plan Approval (Section 6.1.5.O).** Off-street parking, loading, and unloading areas, outside refuse storage areas, and other storage areas that are visible from adjacent homes or from public roads, shall be screened by walls or landscaping of adequate height.



*The site is existing and there is no contiguous wall or landscaping to screen the east property line and alley from the adjacent single-family residential properties to the east. **The applicant should be prepared to discuss plans for additional screening.***

10. **Landscaping (Section 5.15.15).** Landscaping around the building is located in the public rights-of-way. The proposed building renovation and change of uses do not include landscaping.

The site plan shall show the existing landscaping, and unless parking lot or building square footage is added, additional landscaping is not required.



We will look forward to discussing the site plan application with the Planning Commission at the October 17 meeting.

Regards,

Giffels Webster

Jill Bahm, AICP
Partner

Eric Pietsch
Senior Planner

PROPOSED EXTERIOR AND INTERIOR RENOVATIONS
27300 SOUTHFIELD ROAD, LATHRUP VILLAGE, MI 48706
SITE AREA: 26,800 SQ. FT. (100' x 268') OR .615 AC

SOUTHFIELD ROAD. 160 FT. WD. (PUBLIC)
 (ASPHALT PAVEMENT)

PARKING CALCULATIONS:
 EXISTING BUILDING AREA: 11528 S.F. ✓

PERSONAL SERVICES AND RETAIL USES:
 UFA = 80% OF THE TOTAL AREA = 80% (11528) = 9222 S.F.
 ONE SPACE PER 200 S.F. OF UFA
 NO MORE THAN 25% OF BUILDING AREA TO BE LEASED FOR RESTAURANT USE (2882 S.F.)

TOTAL REQUIRED PARKING SPACES: 46 SPACES

PROVIDED SPACES:
 FRONT YARD: AT 54° ANGLE
 20 PLUS 2 B.F. SPACES ✓
 REAR YARD: AT 39° ANGLE
 18 SPACES ✓

40 total

WITHIN CAMBRIDGE BLVD R.O.W. 2 (city agreement)
 2 SPACES ✓

SEEKING PLANNING COMMISSION APPROVAL FOR PARKING REQUIREMENT REDUCTION OF 25% (40 SPACES X 25%) = 17 SPACES

TOTAL REQUIRED SPACES AFTER PLANNING COMMISSION APPROVAL = 35 SPACES **15 spaces**

TOTAL PROVIDED SPACES: 40 SPACES PLUS TWO BIKE RACKS WITHIN CAMBRIDGE BLVD & CALIFORNIA DR R.O.W's

RETAIL (75% of 11,528 sf) **8,646 sf:**
 UFA = 80% of 8,646 sf retail spaces
 UFA = 6,916.8 sf
 1/200 sf UFA x 8,646 sf = 34.58 (35) parking spaces req.

RESTAURANT (25% of 11,528 sf):
 1/70 sf GFA
 1/70 x 2,882 sf = 41.17 (42) parking spaces req.

35 + 42 = 77 total parking spaces req.

= 42 spaces provided
 (agreement for alley use) → **35 spaces short**

= 22 adjacent (cannot count Sfld. ROW)

: 25% x 77 = 20 spaces
 (max) may be waived by PC.

: 35 - 20 (if max waived) = 15 spaces short.

22 spaces in Southfield ROW. May help support a variance request.

Angle of Parking Space (degrees)	Maneuvering Lane (feet)	Total Module Width of 1 Tier of Spaces Plus Maneuvering Lane (feet)	Total Module Width of 2 Tiers of Spaces Plus Maneuvering Lane (feet)
90	22	42	62
80-89	21	42	62
75-79	19	41	62
70-74	18	40	62
65-69	17	40	62
60-64	16	37	58
55-59	15	36	56
50-54	14	34	53
45-49	13	32	50
40-44	12	30	47
35-39	11	28	44
30-34	11	27	42
1-29	10	24	38

IF ALL TENANT SPACES WERE RETAIL

Assuming UFA is 80% of 11,528: **9,222.4 sf**
 1sp. / 200 sf UFA
 .005 x 9,222.4 sf = **47 spaces required.**

40 space provided on-site (assuming alley agreement).
2 spaces provided in ROW.
5 spaces short (may be waived by PC) -up to 22 spaces may be waived

***22 parking spaces are located in the Southfield Rd. ROW.**

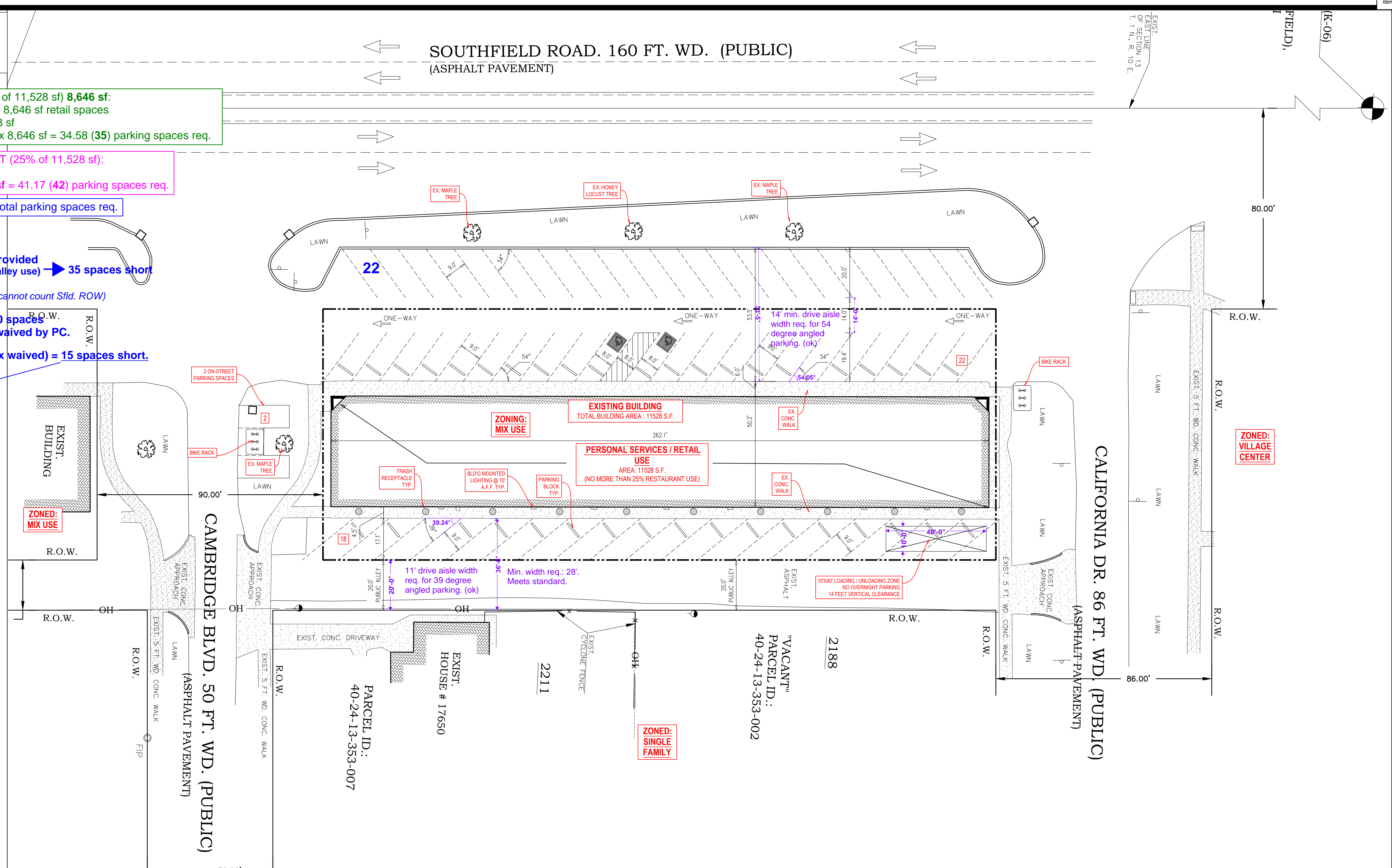
NOTES:

EACH LEASED SPACED WILL HAVE A TRASH RECEPTACLES FOR CURBSIDE PICKUP

ALL LEASE SPACE ARE VACANT

5.8 OUTSIDE ILLUMINATION

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.

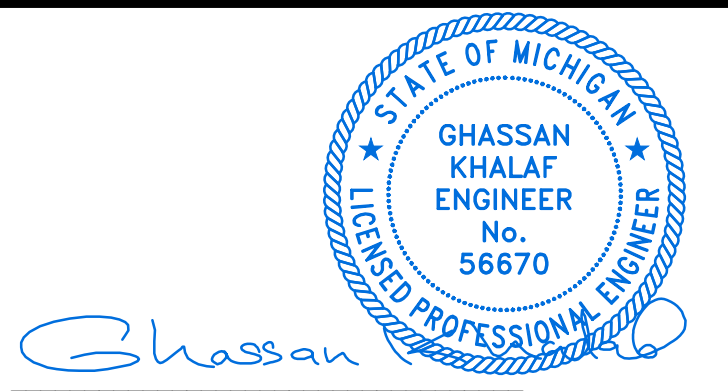


SHEET INDEX

CS-01	ARCHITECTURAL SITE PLAN
A-01	PROPOSED FLOOR PLAN AND DEMISING WALL DETAIL
A-02	ELEVATIONS AND SECTION



GK CONSULTING INC.
 BUILDING AND CIVIL ENGINEERING SERVICES
 GHASSAN KHALAF, P.E.
 TEL: 313-377-9449, E-MAIL: GKCI@OUTLOOK.COM
 ADDRESS: 5644 MIDDLEBELT RD. GARDEN CITY, MI 48135

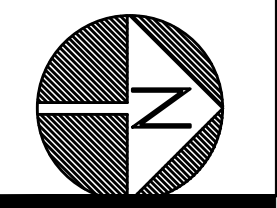


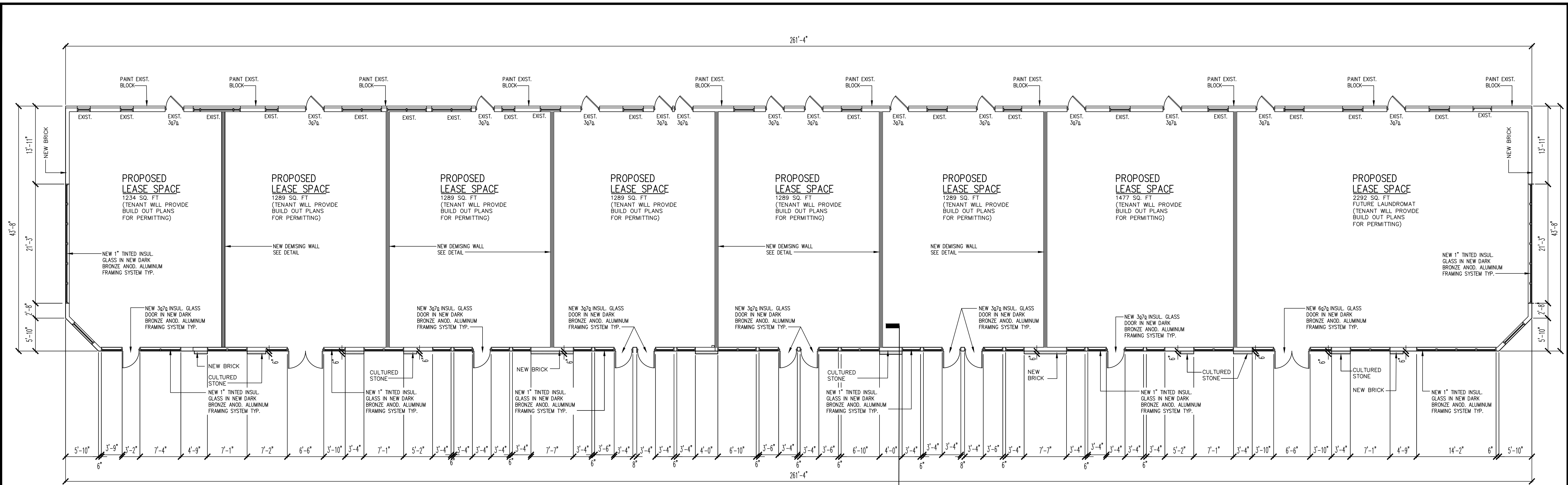
27300 SOUTHFIELD, LATHRUP VL'G, MICHIGAN

No.	AMENDMENT DESCRIPTION	DATE
9-18-23:	REV PER PLANNING MEETING	

ARCHITECTURAL SITE PLAN

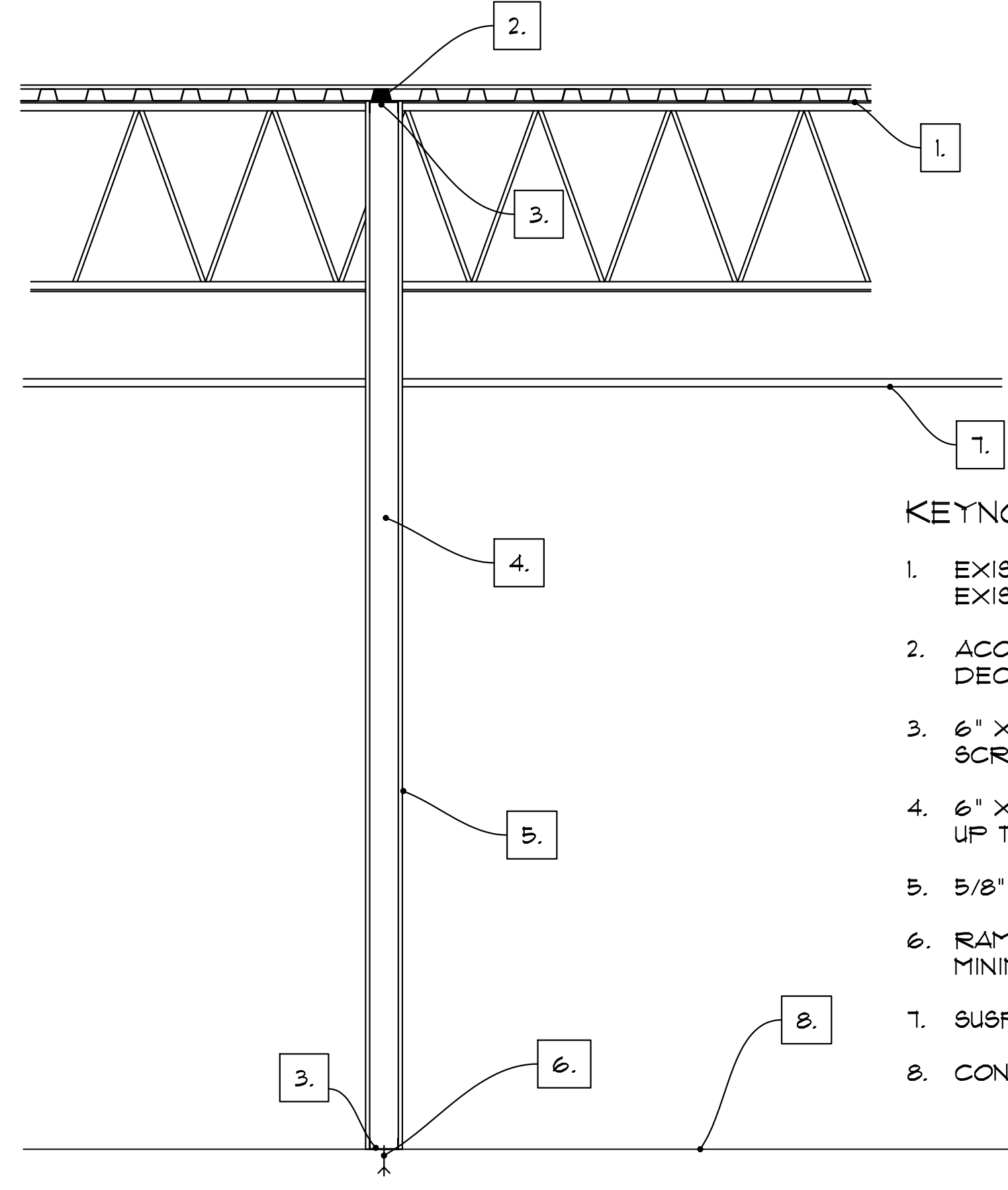
SCALE: 1" = 20'-0"
 DRAWN: [Name]
 DATE: 09-04-23
 DRAWING No. **CS-01**





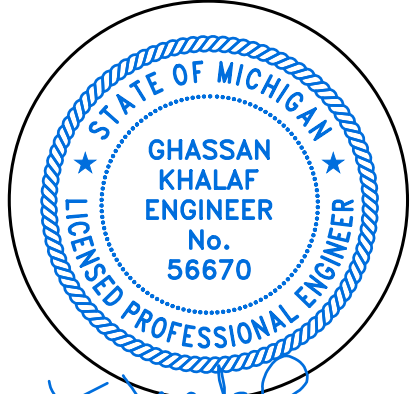
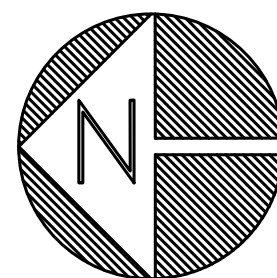
A
A-02

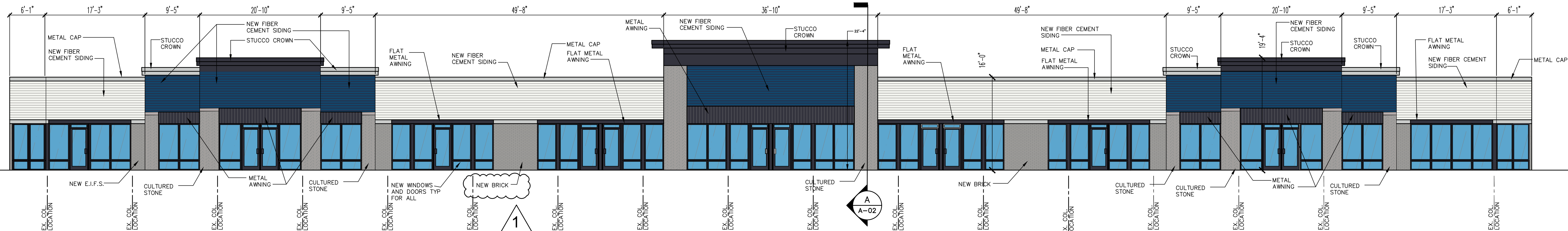
PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"



- KEYNOTES:**
- EXIST. ROOF DECK ON EXIST. STEEL JOISTS
 - ACOUSTICAL SEALANT AT DECK FLUES WHERE REQUIRED
 - 6" X20 GA. TRACK W/ 2-#6 SCREWS EACH STUD
 - 6" X 20 GA. STUDS @16" O.C. UP TO UNDERSIDE OF ROOF DECK
 - 5/8" GYPSUM WALLBOARD SHEATHING
 - RAMSET POWER DRIVEN PIN 1/40" DIA. X 1" MINIMUM PENETRATION @48" O.C.
 - SUSPENDED CEILING
 - CONC. SLAB

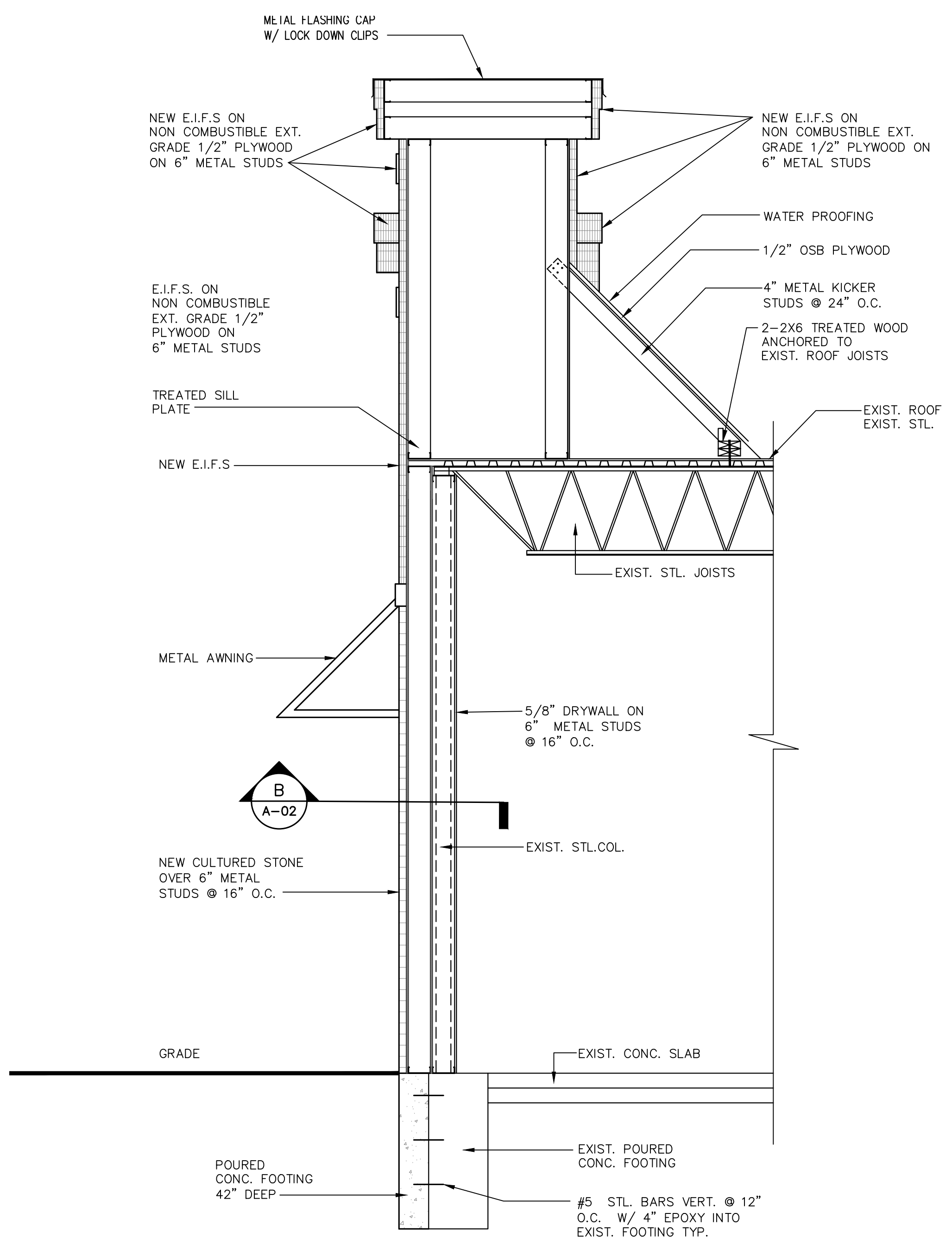
DEMISING WALL DETAIL (UL 419)
NO SCALE

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.  Ghassan Khalaf	GK CONSULTING INC. GHASSAN KHALAF, P.E. TEL: 313-377-9449 e-mail: gkci@outlook.com ADDRESS: 5644 MIDDLEBELT RD GARDEN CITY, MI 48135 COPYRIGHT _____ DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.	7-21-23 SITE PLAN REVIEW COMMENTS 5-16-23 PERMITS DATE DESCRIPTION	SCALE AS NOTED
	ADDRESS 27300 SOUTHFIELD, LATHRUP VL'G, MICHIGAN SHEET TITLE PROPOSED FLOOR PLAN	SHEET No. A-01 	

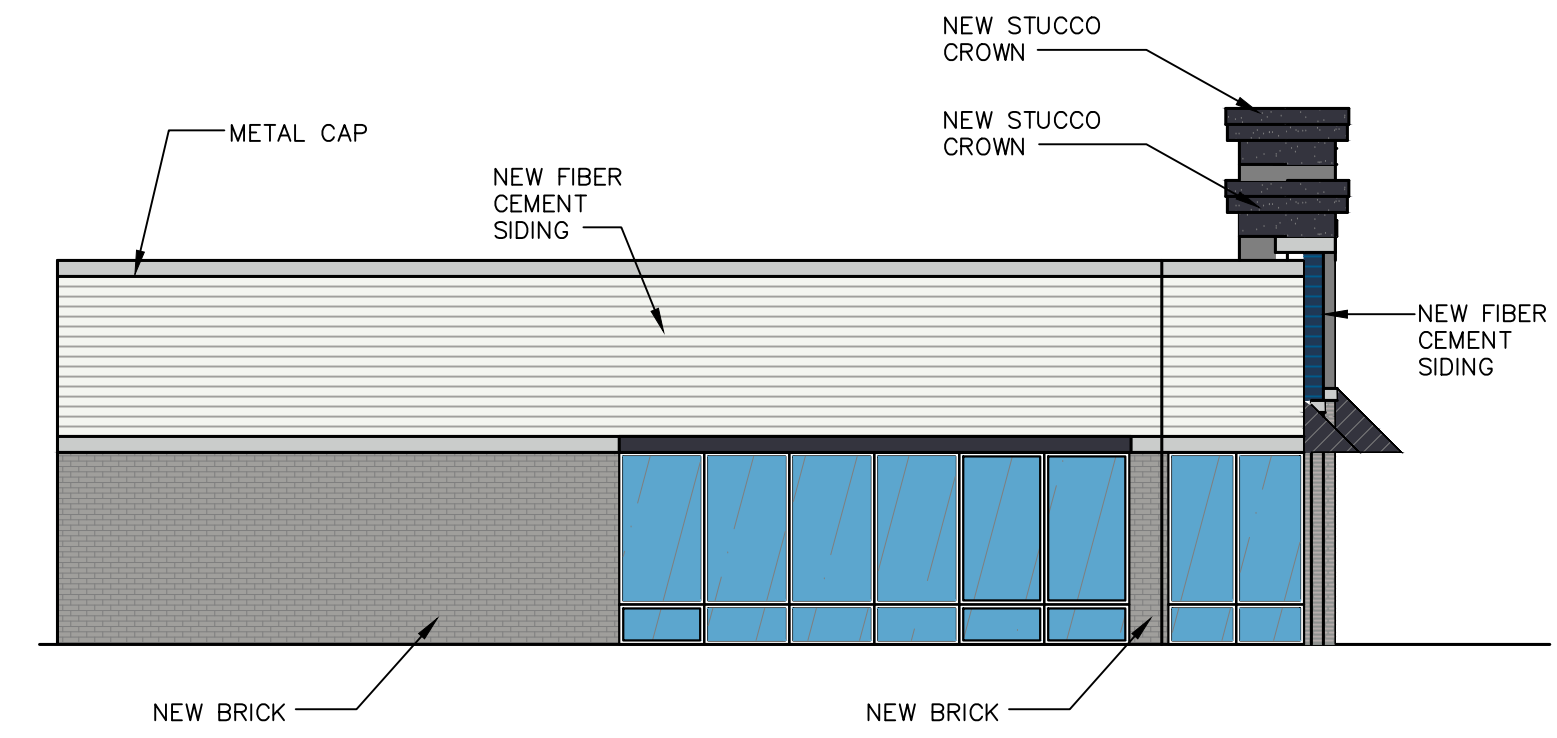


FRONT WEST ELEVATION
SCALE 1/8" = 1'-0"

TOTAL FRONT ELEVATION	4105.8 SQ. FT. = 100%
CULTURED STONE	367.76 SQ. FT. = 8%
GLASS	1490.37 SQ. FT. = 36.2%
FIBER CEMENT SIDING	1509.03 SQ. FT. = 36.7%
METAL CAP	203.54 SQ. FT. = 4%
STUCCO CROWN	317.8 SQ. FT. = 7%
BRICK	217.3 SQ. FT. = 5%

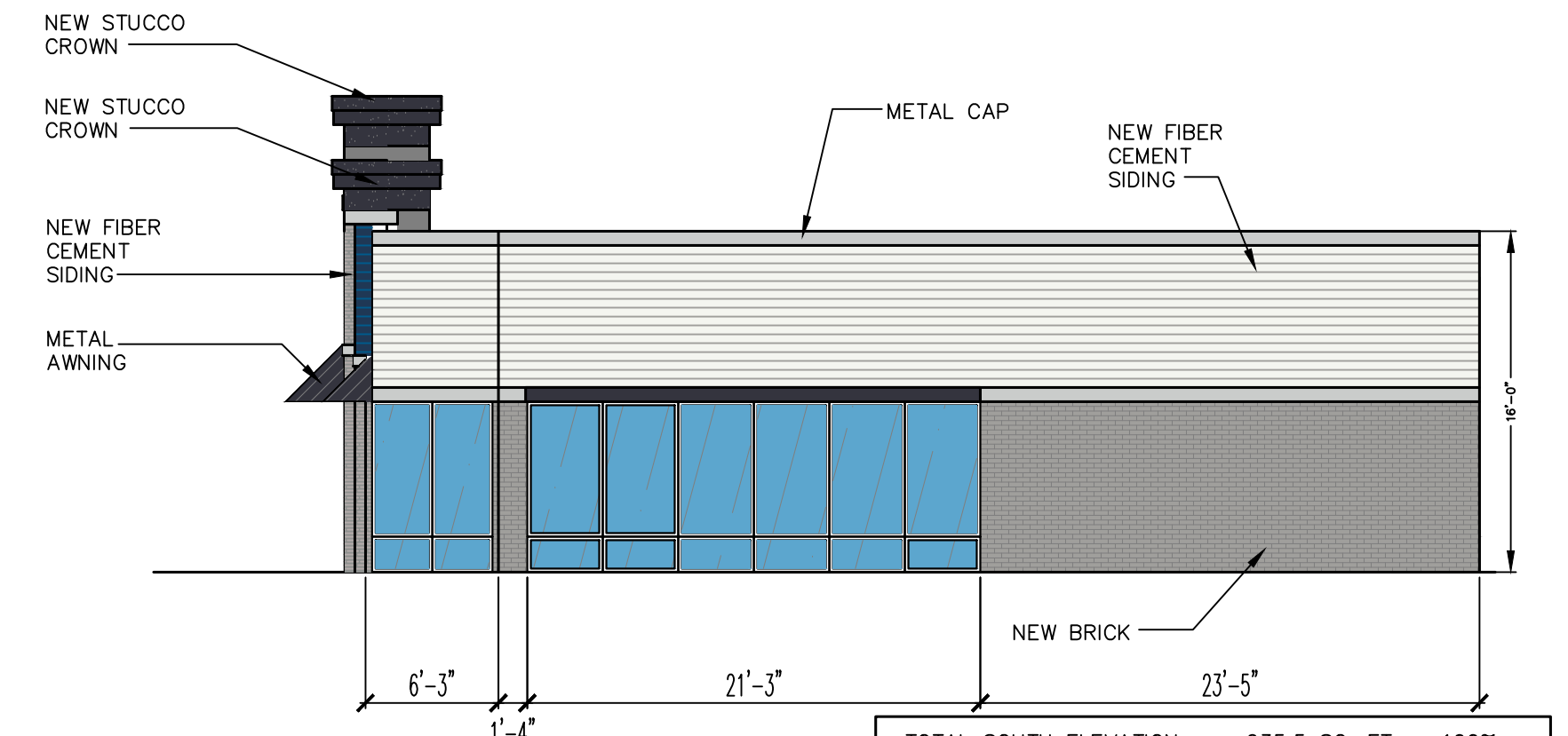


SECTION A
SCALE 1/2" = 1'-0"



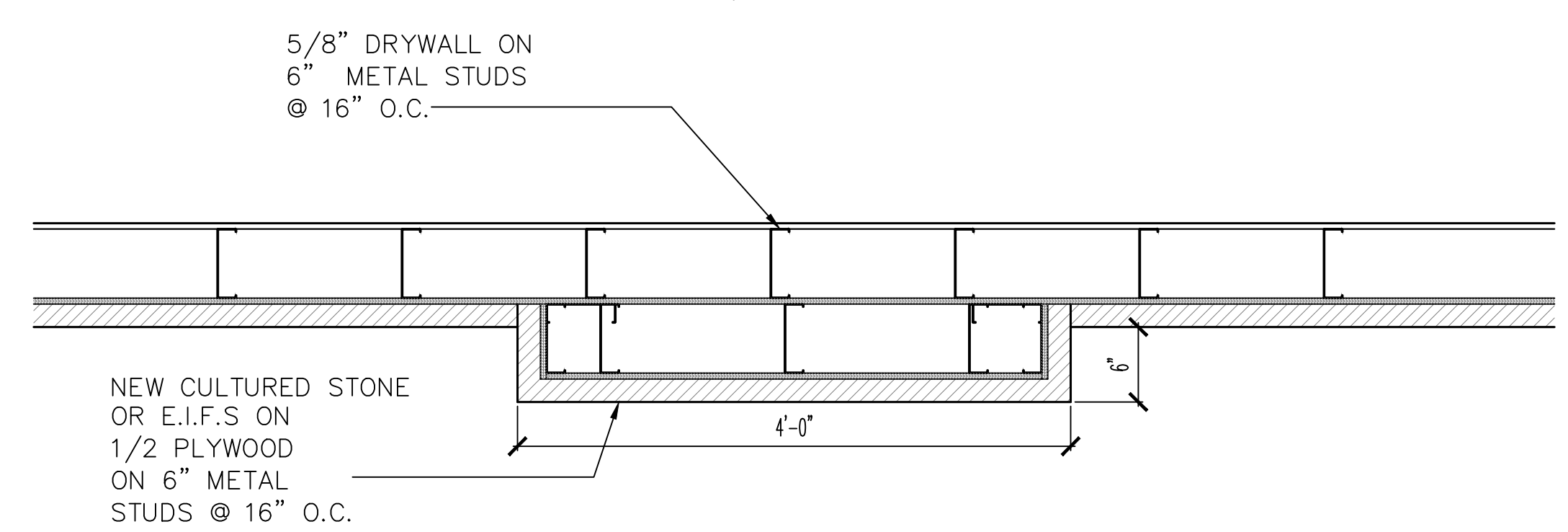
TOTAL NORTH ELEVATION	635.5 SQ. FT. = 100%
CULTURED STONE	10.8 SQ. FT. = 1%
GLASS	215 SQ. FT. = 33.8%
FIBER CEMENT SIDING	353.7 SQ. FT. = 55.6%
METAL CAP	34.6 SQ. FT. = 5%
STUCCO CROWN	21.4 SQ. FT. = 3%

NORTH ELEVATION
SCALE 1/8" = 1'-0"



TOTAL SOUTH ELEVATION	635.5 SQ. FT. = 100%
CULTURED STONE	10.8 SQ. FT. = 1%
GLASS	215 SQ. FT. = 33.8%
FIBER CEMENT SIDING	353.7 SQ. FT. = 55.6%
METAL CAP	34.6 SQ. FT. = 5%
STUCCO CROWN	21.4 SQ. FT. = 3%

SOUTH ELEVATION
SCALE 1/8" = 1'-0"



SECTION A
SCALE 1/2" = 1'-0"

<p>I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.</p> <p>Ghassan Khalaf</p>	<p>GK CONSULTING INC.</p> <p>GHASSAN KHALAF, P.E. TEL: 313-377-9449 e-mail: gkci@outlook.com ADDRESS: 5644 MIDDLEBELT RD GARDEN CITY, MI 48135</p> <p>COPYRIGHT _____ DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.</p>	<p>8-23-23 8/9/23 SITE PLAN REVIEW COMMENTS</p> <p>7-21-23 SITE PLAN REVIEW COMMENTS</p> <p>5-16-23 PERMITS</p>	<p>SCALE</p> <p>AS NOTED</p>
		<p>DATE DESCRIPTION</p>	<p>SHEET No.</p> <p>A-02</p>
<p>ADDRESS</p> <p>27300 SOUTHFIELD, LATHRUP VL'G, MICHIGAN</p>		<p>SHEET TITLE</p> <p>PROPOSED ELEVATIONS</p>	

PROPOSED EXTERIOR AND INTERIOR RENOVATIONS
27300 SOUTHFIELD ROAD, LATHRUP VILLAGE, MI 48706
SITE AREA: 26,800 SQ. FT. (100' x 268') OR .615 AC

PARKING CALCULATIONS:

EXISTING BUILDING AREA: 11528 S.F.

PERSONAL SERVICES AND RETAIL USES:

UFA = 80% OF THE TOTAL AREA = 80% (11528) = 9222 S.F.
 ONE SPACE PER 200 S.F. OF UFA
 NO MORE THAN 25% OF BUILDING AREA TO BE LEASED FOR RESTAURANT USE (2882 S.F.)

TOTAL REQUIRED PARKING SPACES: 46 SPACES

PROVIDED SPACES:

- FRONT YARD: AT 54° ANGLE
- 20 PLUS 2 B.F. SPACES
- REAR YARD: AT 39° ANGLE
- 18 SPACES
- WITHIN CAMBRIDGE BLVD R.O.W.
- 2 SPACES

SEEKING PLANNING COMMISSION APPROVAL FOR PARKING REQUIREMENT REDUCTION OF 25% (46 SPACES X 25%) = 11 SPACES

TOTAL REQUIRED SPACES AFTER PLANNING COMMISSION APPROVAL = 35 SPACES

TOTAL PROVIDED SPACES: 40 SPACES PLUS TWO BIKE RACKS WITHIN CAMBRIDGE BLVD & CALIFORNIA DR R.O.W's

Off-Street Parking Layout Standards			
Angle of Parking Space (degrees)	Maneuvering Lane (feet)	Total Module Width of 1 Tier of Spaces Plus Maneuvering Lane (feet)	Total Module Width of 2 Tiers of Spaces Plus Maneuvering Lane (feet)
90	22	42	62
80-89	21	42	62
75-79	19	41	62
70-74	18	40	62
65-69	17	40	62
60-64	16	37	58
55-59	15	36	56
50-54	14	34	53
45-49	13	32	50
40-44	12	30	47
35-39	11	28	44
30-34	11	27	42
1-29	10	24	38

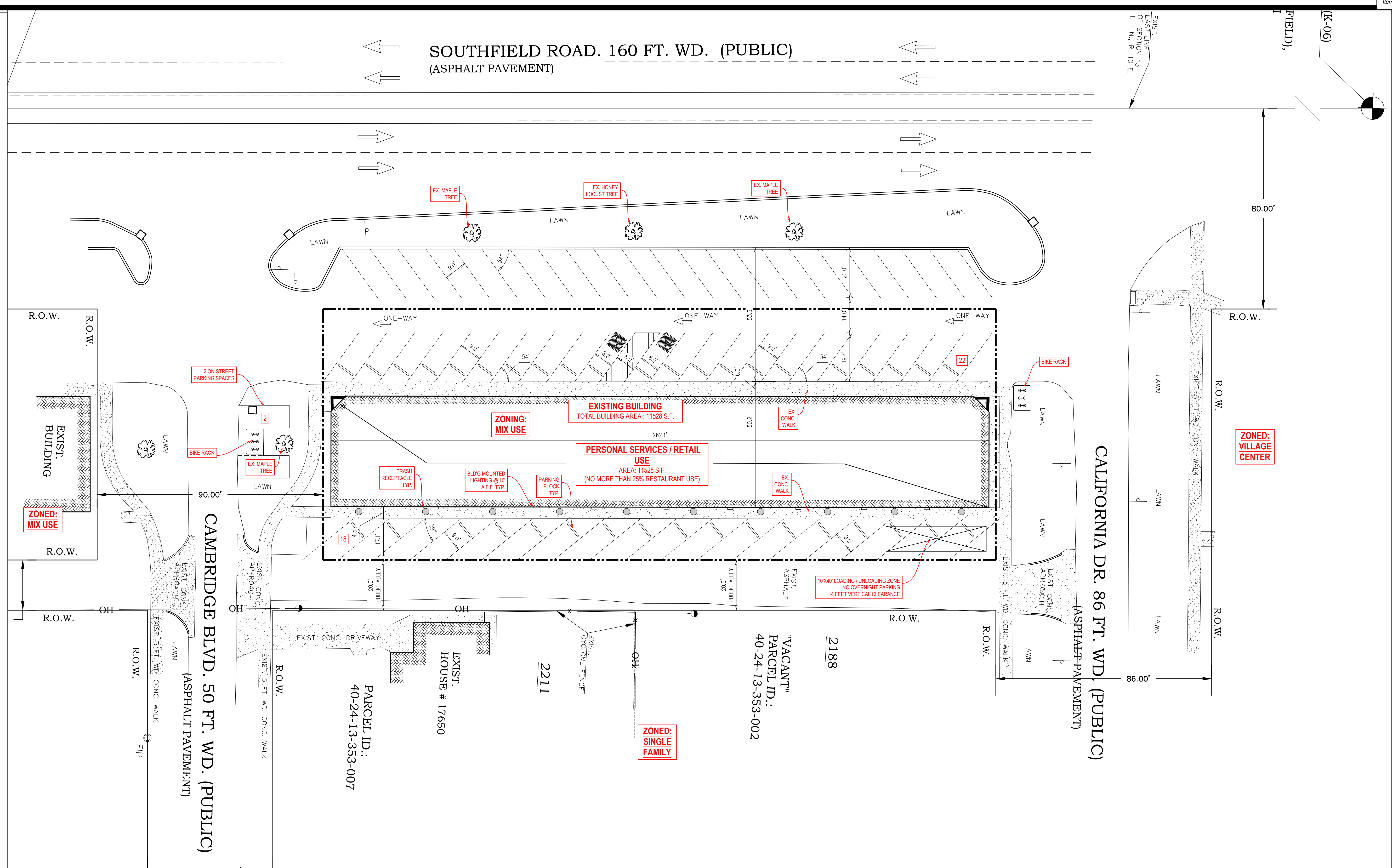
NOTES:

EACH LEASED SPACED WILL HAVE A TRASH RECEPTACLES FOR CURBSIDE PICKUP

ALL LEASE SPACE ARE VACANT

5.8 OUTSIDE ILLUMINATION

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.

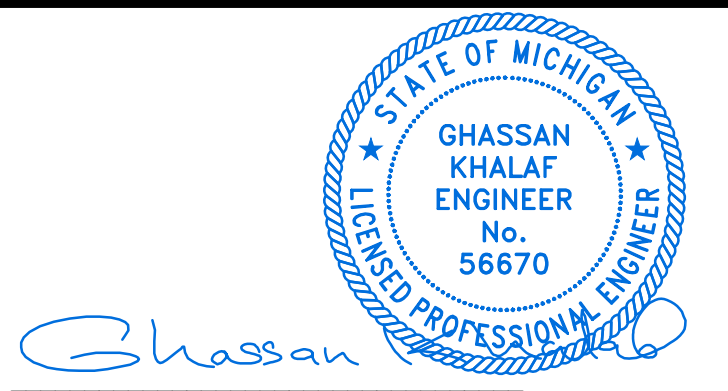


SHEET INDEX

CS-01	ARCHITECTURAL SITE PLAN
A-01	PROPOSED FLOOR PLAN AND DEMISING WALL DETAIL
A-02	ELEVATIONS AND SECTION



GK CONSULTING INC.
 BUILDING AND CIVIL ENGINEERING SERVICES
 GHASSAN KHALAF, P.E.
 TEL: 313-377-9449, E-MAIL: GKCI@OUTLOOK.COM
 ADDRESS: 5644 MIDDLEBELT RD, GARDEN CITY, MI 48135



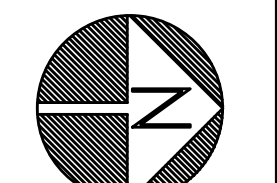
**27300 SOUTHFIELD,
 LATHRUP VL'G, MICHIGAN**

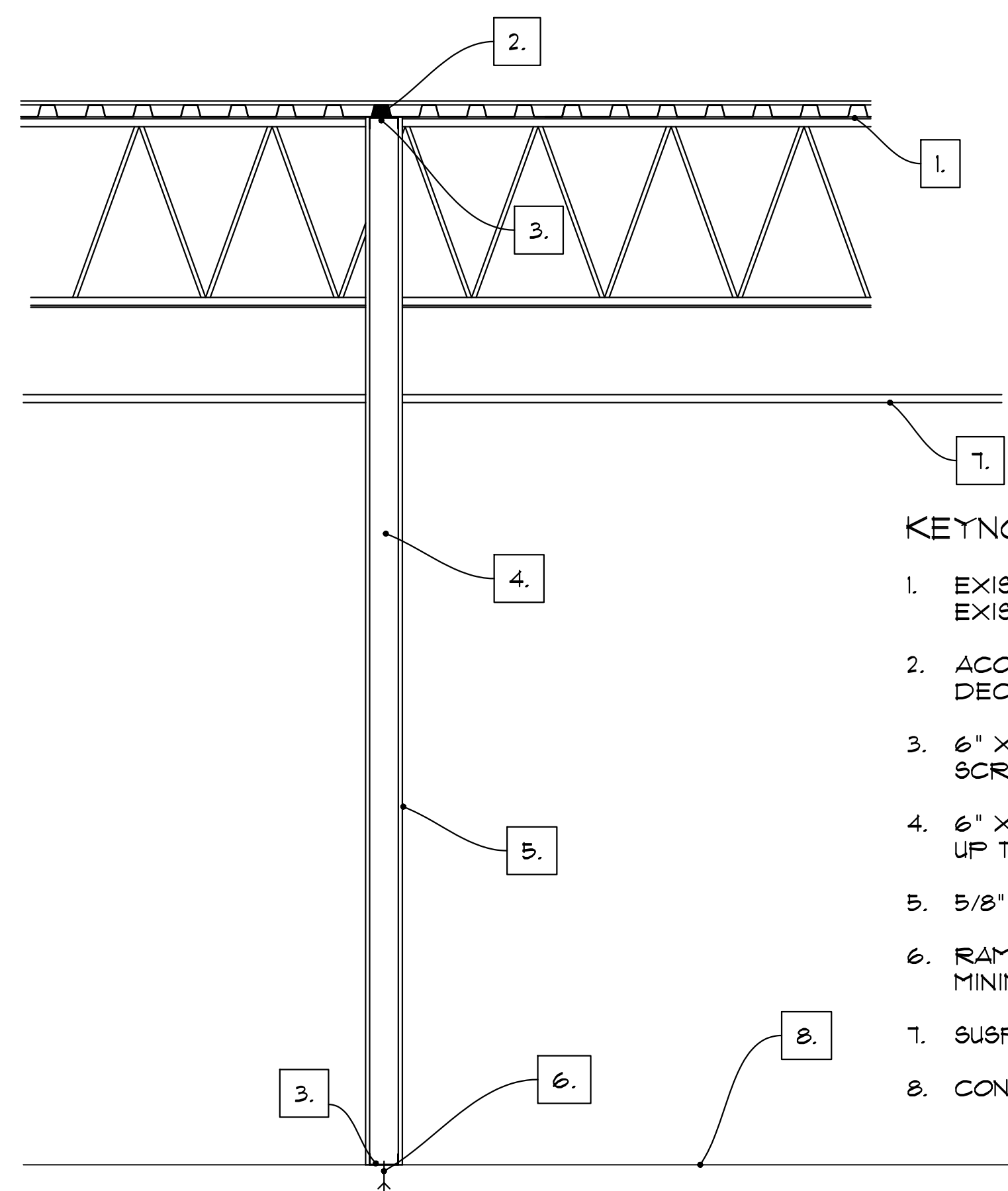
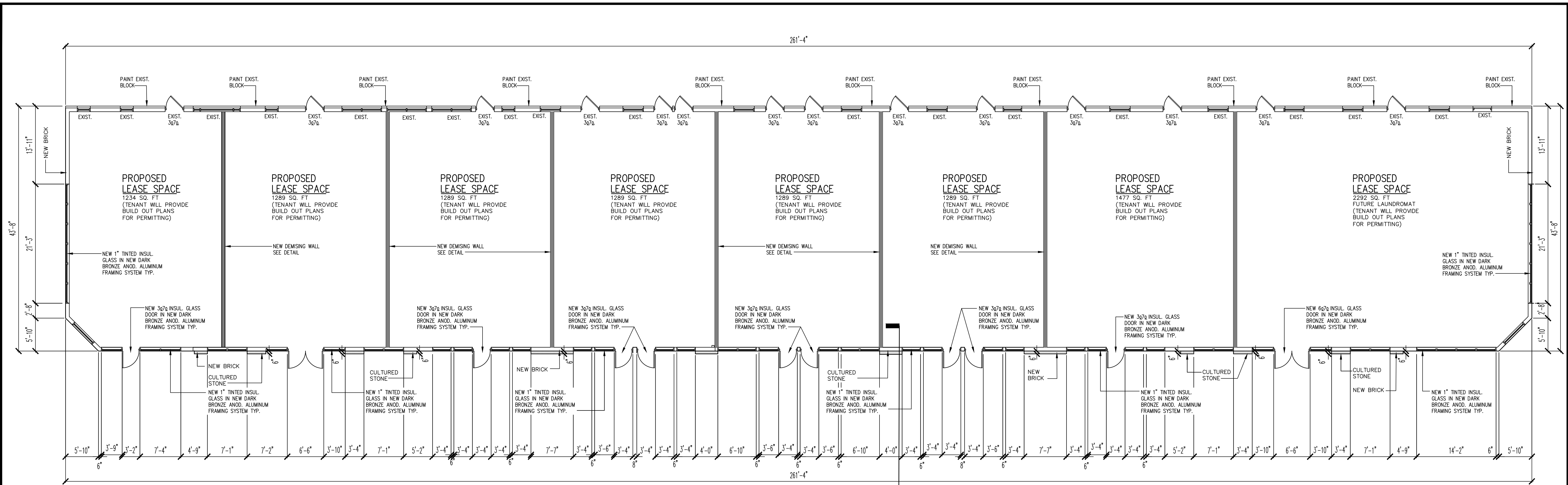
No.	AMENDMENT DESCRIPTION	DATE
9-18-23:	REV PER PLANNING MEETING	

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"
 DRAWN
 DATE: 09-04-23

DRAWING No.
CS-01

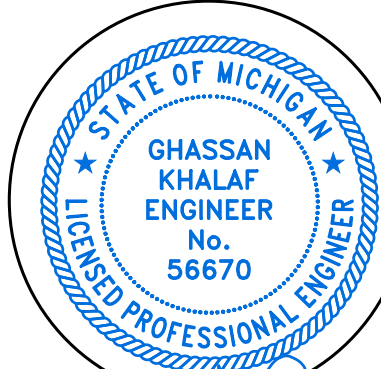
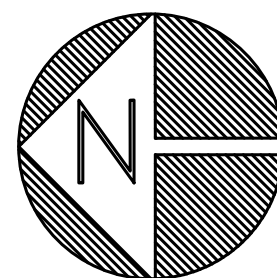




- KEYNOTES:**
1. EXIST. ROOF DECK ON EXIST. STEEL JOISTS
 2. ACOUSTICAL SEALANT AT DECK FLUES WHERE REQUIRED
 3. 6" X20 GA. TRACK W/ 2-#6 SCREWS EACH STUD
 4. 6" X 20 GA. STUDS @16" O.C. UP TO UNDERSIDE OF ROOF DECK
 5. 5/8" GYPSUM WALLBOARD SHEATHING
 6. RAMSET POWER DRIVEN PIN .140" DIA. X 1" MINIMUM PENETRATION @48" O.C.
 7. SUSPENDED CEILING
 8. CONC. SLAB

DEMISING WALL DETAIL (UL 419)
NO SCALE

PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.  Ghassan Khalaf	GK CONSULTING INC. GHASSAN KHALAF, P.E. TEL: 313-377-9449 e-mail: gkci@outlook.com ADDRESS: 5644 MIDDLEBELT RD GARDEN CITY, MI 48135 COPYRIGHT _____ DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.	7-21-23 SITE PLAN REVIEW COMMENTS 5-16-23 PERMITS	SCALE AS NOTED
		ADDRESS 27300 SOUTHFIELD, LATHRUP VL'G, MICHIGAN SHEET TITLE PROPOSED FLOOR PLAN	SHEET No. A-01 

August 9, 2023

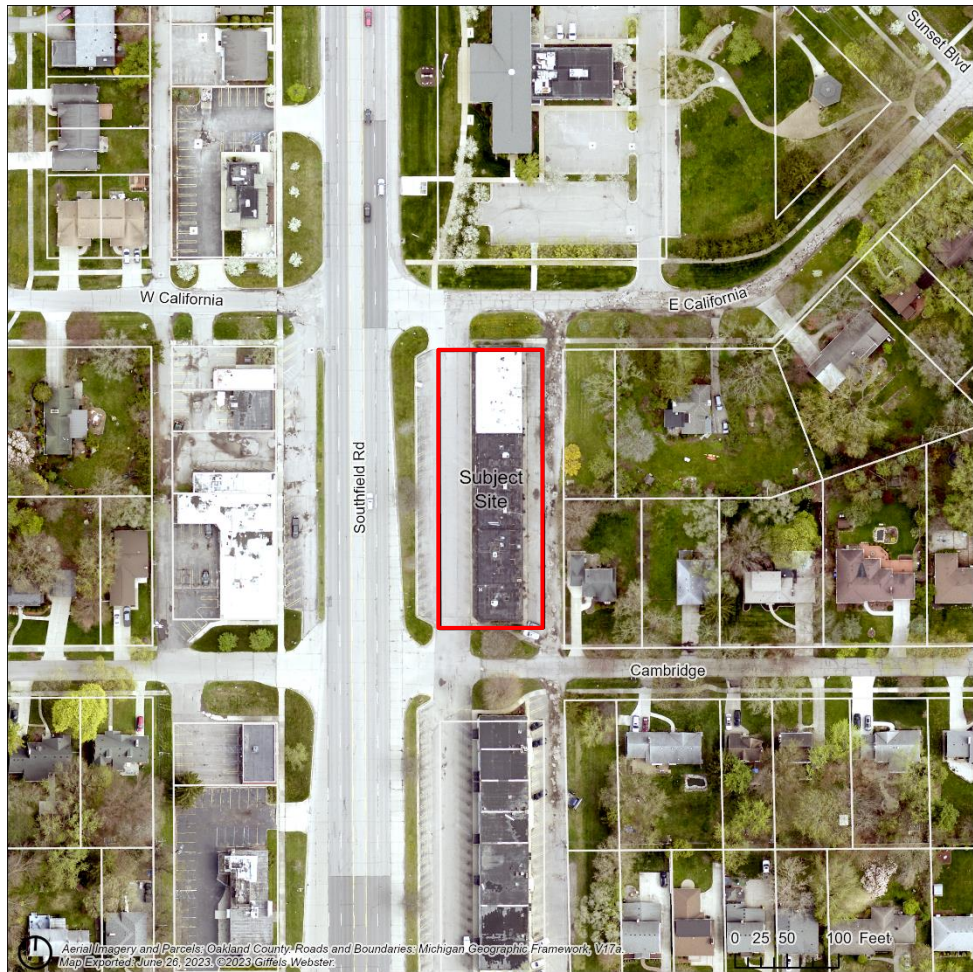
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review

Site: 27300 Southfield Road
Applicant: Abro Property Group
Plan Date: July 26, 2023
Zoning: MX Mixed Use District
Parcel ID: 24-13-353-001
Proposal: Interior / Exterior Commercial Building Renovation

Dear Planning Commissioners,

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



REVIEW SUMMARY

1. The determination of the total off-street parking requirement is pending consideration by the Planning Commission for the number of spaces required for the future self-service laundromat.
 - a. The vacant lease spaces, Units 1-7, are calculated with a parking ratio of 1 parking space for every 200 square feet of gross floor area, which aligns with the requirements for general retail.
 - b. Based on retail uses, the 7 vacant lease spaces require 45 off-street parking spaces. There are 46 parking spaces that exist in front of the building, 21 of which are off-street. The remaining 25 are located in the public right-of-way and may not be considered to satisfy the off-street parking requirements of the site.
2. 24 newly striped parking spaces are shown to be located behind the building and accessed by an existing public alley. These spaces are not entirely within the site boundary and therefore, cannot be considered off-street or on-site.
 - a. The proposed parking layout, as shown on the current site plan, does not comply with the dimensional standards set forth in the ordinance under Section 5.13.9.
3. The 10' x 40' loading/unloading area obstructs the drive aisle of the rear alley, which is a public right-of-way and is not permitted under Section 5.13.12.

DETAILED REVIEW

Project Summary

The approximate half acre site is zoned MX – Mixed Use District and is located along the east side of Southfield Road, between Cambridge Boulevard to the south and California Drive SE to the north. The existing building consists of one floor and contains seven (7) tenant lease spaces with a total area of 11,419 square feet. The proposed site plan layout divides the entire building into eight (8) lease spaces, all of which are vacant. The southernmost tenant space is planned to be used as a 2,292 square foot laundromat. The front of the site is accessible from California Drive SE only, via a one-way drive aisle, south to Cambridge Boulevard. There is no direct access to and from Southfield Road and none is planned. The rear of the site, facing east, abuts a public alleyway and provides substandard parking spaces to the back of the tenant spaces. The properties to the south and west of the site are zoned MX – Mixed Use and the lots to the east of the alley exist as single-family residential. Areas north of California Drive SE are zoned VC – Village Center.

The previous tenant spaces within the site appear to be a mix of uses and therefore, permitting any of the future uses of the vacant tenant spaces may be subject to site plan review with approval by the Planning Commission. The planned laundromat use is determined to be a change of use application; however, the current zoning ordinance is silent pertaining to standards specific to laundromat uses. On July 18th, the Planning Commission discussed and formulated preliminary standards for self-service laundromat uses and established a public hearing at the August 15th, 2023 meeting. In the meantime, the site plan review of the overall building renovation will continue as outlined in the remainder of this letter.

Proposed

1. **Use (Section 3.1.9.B & C).** The applicant intends to renovate both the exterior and interior of the existing commercial building, permitting activity that requires site plan review and Planning Commission approval. As noted above, the proposed use of laundromat is under review by the Planning Commission. The applicant has stated the future laundromat will have 28 washer units and 28 dryer units: 56 total units. See item 7 below for a parking analysis based on this criterion. The remaining items are to be applied to the general renovation of the existing building, based on the plans as submitted.

- 2. **Mixed Use Buildings (Section 4.13).** No commercial uses shall be located on a floor above any residential uses in any mixed-use building.

The existing building is one story, and no additional story is proposed above.

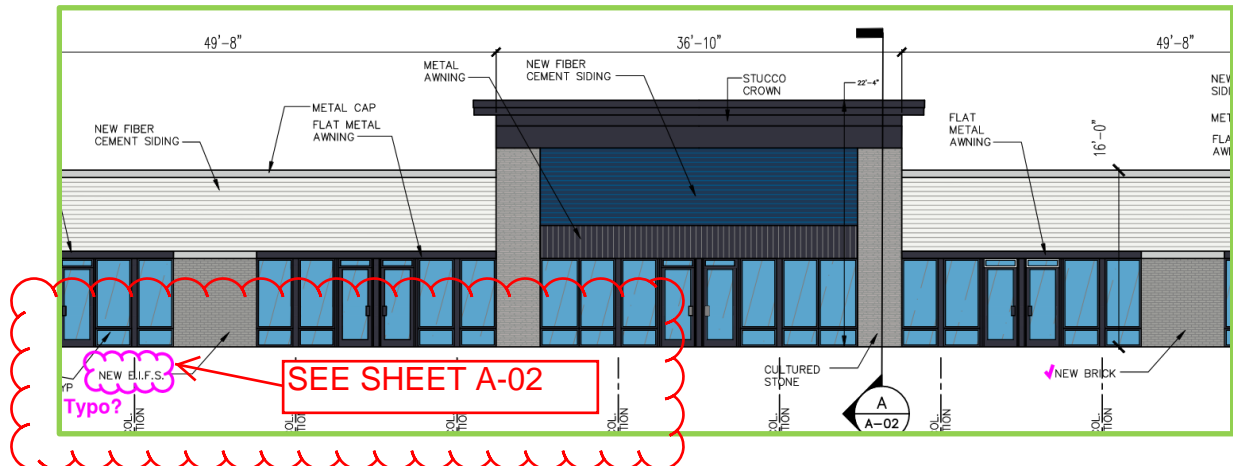
- 3. **Waste and Rubbish (Section 5.3.1).** No garbage, sewage, filth, refuse, waste, trash, debris, or rubbish, including cans, bottles, wastepaper, cartons, boxes, crates, inoperable machinery, discarded building materials, discarded household goods, or any offensive or obnoxious matter, shall be kept in open containers or piled, placed, or stored on the open ground. The owners and occupants of every building shall provide proper, covered receptacles for said waste and keep receptacles clean and in an inconspicuous location, out of public view, on the grounds outside of a building. Rubbish may, however, be placed at roadside for pickup on designated days in conformity with the city's ordinances regulating rubbish collections.

TENANTS WILL PROVIDE COVERED RECEPTACLES SEE SHEET CS-01

The updated site plan shows the location of waste receptacles for each tenant space along the back alley of the building. No commercial dumpster is proposed at this time.

- 4. **Building Materials (Section 5.4).** Except as otherwise provided in this ordinance, **on all permanent buildings, exterior wall construction and exposed, exterior chimneys shall be either brick, natural stone, masonry materials other than brick, or a combination thereof, provided all such materials comply with the specifications outlined in this section.**

The updated elevations show changes to the building materials; however, **E.I.F.S. is still labeled in areas that may intend to be brick, as highlighted in the image below.** Fiber cement siding is used among much of the façade that is not accented by brick or cultured stone. Fiber cement is a masonry product designed to replace traditional wood and vinyl elements, but due to the higher sustainability it is often used in combination with or in place of traditional brick and stone.



- 5. Architectural trim material may be wood, aluminum, or other material of equal strength and durability if the building walls proper are of fire-resistant material. Such trim material shall not cover more than ten percent of the exterior wall construction (Section 5.4.3).

The Planning Commission may wish to discuss the appropriateness of the trim materials, particularly the stucco crowns in some areas.

- 6. **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 wall-mounted exterior lighting will be located along the front and back of the building. The site plan notes exterior lighting will demonstrate compliance with ordinance standards.

7. **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 site plan provides an off-street parking analysis for the 7 vacant tenant spaces and applies the ratio of 1 parking space for every 200 square feet of gross floor area, assuming their future uses as general retail and personal services. Review of the updated site plan finds:

- a) The 7 tenant spaces will require 45 parking spaces.
 - b) The 8th tenant space (laundromat) will require 28 parking spaces based on preliminary indication that a laundromat use will require 1 parking space for every 2 washer and dryer units. The applicant has stated the facility will contain 56 total units (28 washers and 28 dryers).
 - c) The total amount of parking required for the entire site is **73 spaces** (45 + 28).
 - d) With 73 parking spaces required and 21 spaces provided, **the site, as shown on the site plan, is short 52 spaces or 71%.**
 - e) None of the 24 angled parking spaces accessed by the rear alley may be counted as they are not entirely within private property. Additionally, the alleyway parking facility, as proposed, does not meet the dimensional standards of the ordinance pertaining to layout (Section 5.13.9). See item 8 below. **The applicant shall reconfigure the alleyway parking layout and ensure the standards of Section 5.13.9 are met. Consider parallel parking spaces, as shown on the attached markup file.**
 - f) With 73 parking spaces required and potentially 32 parking spaces provided (21 in front and 11 off of the alley), **the site would be short 41 spaces or 56%.**
 - g) We note the ordinance allows for the Planning Commission to reduce the number of required parking spaces for non-residential uses by up to 25%, **subject to documentation that such a reduction will not negatively impact adjacent properties or be contrary to the spirit of the ordinance** (Section 5.13.19).
 - o For this site, 25% of 73 spaces is 18 spaces.
 - o If the maximum number of parking space reduction was applied to this site, the site would be short 23 spaces (73-21 = 52. 52-11 = 41. 41-18 = 23).
 - o The applicant may consider demonstrating to the Planning Commission that the overall site may not require all 73 parking spaces.
 - h) We note the existing front parking lot includes an additional 25 parking spaces; **however, these spaces are located entirely within the Southfield Road right-of-way and may not be counted towards the provided parking.**
8. **Off-street parking layout standards (Section 5.13.9).** In order for existing parking spaces to be considered in the number of spaces provided by the facility, **the site plan shall include the requirements and dimensional standards of this section.**

The 24 parking spaces along the east alley are shown to be newly created or striped. **According to the parking layout standards, the one-way drive aisle is not of sufficient width to accommodate**

the 24 angled parking spaces. Therefore, consider reorientating the alley parking spaces to parallel and ensure the drive aisle and other dimensions meet the ordinance standards.

Section 5.13.10.B. In the VC and MX Districts, a property owner may use or install, at the property owner’s cost, on-street parking in the public right-of-way to satisfy up to twenty-five (25%) percent of the required number of parking spaces. The applicable road right-of-way owner retains all rights to activities within the right-of-way. ***This does not apply for spaces in the Southfield Road right-of-way but could be used to create side street parking along Cambridge Boulevard.***

9. **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. **SEE SHEET CS-01**

The updated site plan shows the required 10’ x 40’ loading zone; however, the location obstructs the alley drive aisle and the parking spaces in that area, which is prohibited.

10. **Screening Standards for Site Plan Approval (Section 6.1.5.O).** Off-street parking, loading, and unloading areas, outside refuse storage areas, and other storage areas that are visible from adjacent homes or from public roads, shall be screened by walls or landscaping of adequate height.

The site is existing and there is no dumpster enclosure proposed within the scope of work. The applicant should be prepared to discuss waste removal plans.

11. **Landscaping (Section 5.15.15).** Landscaping around the building is located in the public rights-of-way. The proposed building renovation and change of uses do not include landscaping.

The site plan shall show the existing landscaping, and unless parking lot or building square footage is added, additional landscaping is not required.



Google Streetview May, 2023 Looking East



We will look forward to discussing the site plan application with the Planning Commission once the application is complete.

Regards,

Giffels Webster

Jill Bahm, AICP
Partner

Eric Pietsch
Senior Planner

memorandum

DATE: November 17, 2023
TO: Lathrup Village Planning Commission
FROM: Jill Bahm & Eric Pietsch, Giffels Webster
SUBJECT: Parking Ordinance Standards Discussion

The Lathrup Village Planning Commission has recently expressed interest in looking into ways to address the parking challenges within the community. Redevelopment proposals, particularly along the Southfield Road corridor, are oftentimes faced with a shortage in the amount of parking that is available to meet the minimum standards within the zoning ordinance. Based on recent activity, examples include, but are not limited to

- 1) The inability to utilize existing parking spaces in the County right-of-way of Southfield Road in order to be considered for satisfying current parking requirements.
- 2) The insufficiency of alleyway widths in certain circumstances that may prevent the maximization of parking stalls adjacent to a site.
- 3) Restricting parking spaces from being utilized for delivery vehicles when/where appropriate.
- 4) Other examples identified by the Planning Commission.

With reference to the Master Plan for guidance, the Planning Commission may explore ideas that enhance parking flexibility and relief in ways that are consistent with the City's goals and vision.