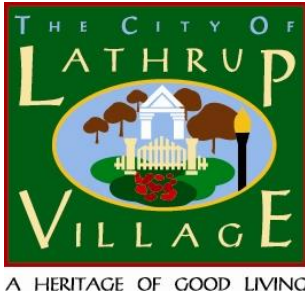


Planning Commission Agenda

Tuesday, January 21, 2025 at 7:00 AM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes**
 - [A.](#) December 2024 - Planning Commission
5. **Old Business and Tabled Items**
 - [A.](#) 26600 Southfield Road – Site Plan
6. **New Business**
 - [A.](#) Public Hearing - Zoning Ordinance Amendment First Floor Residential in Village Center
7. **Public Comment**
8. **General Communication**
 - [A.](#) Development Projects Update
9. **Adjourn**



Planning Commission Agenda

Tuesday, December 17, 2024 at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** at 7:02pm

2. **Roll Call**

Present: Chair Stansbery, Commissioner Scussel, Commissioner Hillman, Commissioner Hammond, Commissioner Nordmoe, Commissioner Dizik.

Others Present: DDA Director Austin Colson, Planning Consultant Eric Pietsch of Giffels & Webster, Attorney LeAnn Kimberlin, City Clerk Alisa Emanuel.

Absent: Vice Chair Fobbs

3. **Approval of Agenda**

Motion by Commissioner Hillman, seconded by Commissioner Hammond, to approve the agenda, and add a second time for public comments as item 8, change other matters for discussion to item 9, and move general communication to item 10.

Yes: Hillman

No: Scussel, Dizik, Stansbery, Hammond

Abstain: Nordmoe

Motion did not carry.

Motion by Commissioner Scussel, seconded by Commissioner Dizik, to approve the agenda as presented.

Yea: Nordmoe, Scussel, Dizik, Stansbury, Hammond

Nay: Hillman

Motion carried.

4. **Approval of Meeting Minutes**

A. November 2024 - Planning Commission Meeting Minutes

Motion by Commissioner Hammond, seconded by Commissioner Scussel, to approve November 19, 2024, Planning Commission meeting minutes, with necessary changes. Motion carried.

5. Public Comment

Robin Roberts, commented on the significance of the Annie Lathrup School building as a landmark in Lathrup Village, and that the presented site plan, will lose the identity of the building, and the ordinance that requires bringing the School up to the street, does not take into consideration that both the School and the neighboring Church are in the Historic district and have different standards than a normal land use, and would like it to be reconsidered, so the two ordinances work together and wanted to know if an environmental impact study has been done for this plan to see if the infrastructure can support the project as it is presented at this time.

Rick Wisz, on Lathrup Blvd., spoke of the infrastructure comparing a City block of Lathrup Blvd. and California between San Quentin and Sunset, having 18 houses on it, compared to the number of units in the site plan of approximately 60 units, and asked if the infrastructure is going to be able to handle sewage and water for these proposed units?

6. Old Business and Tabled Items

A. 28317 Southfield Road – Parking Waiver

Motion by Commissioner Dizik, seconded by Commissioner Scussel, to approve parking waiver. Motion carried.

7. New Business

A. 2025 Meeting Dates

Motion by Commissioner Scussel, seconded by Commissioner Dizik, to approve the 2025 meeting dates. motion carried.

B. 26600 Southfield Road – Site Plan

Planning Consultant Pietsch, explained that this is a reuse of existing square footage, from retail to retail, the primary concern for consideration by the Planning Commission, is the design of the exterior of the building. The design shows a significant amount of metal siding, covering approximately 37% of the front façade in metal, the ordinance limits metal to 10% and only as trim.

Max and Lawrence from Skyline Construction, shared that the owner wanted this store to look like a Tesla dealership and really wanted a metal modern look, so that it would stand out, since this is his Flagship store, and the first store that will carry new car parts.

Commissioner Hammond, explained the reason for the ordinances, and the importance of meeting

the 10% use of metal. Chair Stansbury, asked if there is any other material that would give the same look. Commissioner Dizik, mentioned cement board. Chair Stansbury, asked how can you achieve the 20% reduction and still have the same look. Commissioner Hillman, referenced the look of neighboring homes, and how the 20% reduction could be made, and the store could still have the same look and that he is not in agreeance with a variance. Commissioner Dizik, wanted it to go on record, that he agrees with Commissioner Hillman’s statement, and the existing plan would make the store an anomaly that would stick out. Commissioner Scussel, prefers that they come back with a site plan that is in compliance with the ordinance.

DDA Colson, reiterated that they can continue the work on the interior of the building, but an exterior building permit could not be provided, unless there is approval from the Planning Commission.

Motioned to table this item by Commissioner Dizik, seconded by Commissioner Hammond, pending an update to current City ordinances, and that it is reviewed at the next Planning Commission meeting. Motion carried.

C. 27700 Southfield Road – Site Plan

Planning Consultant Pietsch, explained that the site plan for the preservation of the Annie Lathrup School, has ground floor multi-family units, which are not allowed in our ordinances. The Historic District Commission, did make a motion to approve the project, but not the plans, with concern that the new construction is not to scale as it relates to the school. DDA Director Colson, said the Historic District Commission, did not like the finishing materials proposed for the facade.

Motion by Commissioner Scussel, seconded by Commissioner Hillman, to set a public hearing in January for an ordinance change, to allow multi-family residential units, on the ground floor.

D. Proposed Ordinance Change - First Floor Residential Village Center (VC)

Attorney Kimberlin, in reference to 27700 Southfield Road’s site plan at the Historic District Commission meeting on December 12, 2024, that the proposal to have a development there was approved, the motion of the site plan failed. A Certificate of rejection was given as required by the ordinance. Attorney Kimberlin read from it:

”the majority of the Historic District Commission members found that the plan submitted adversely affected certain criteria contained in the City’s Historical preservation ordinance, to wit the relationship and compatibility of the exterior architectural features of the structure to the rest of the structure mainly related to the size, scale, and location of the proposed new construction”

Attorney Kimberlin, explained that the two new wings are required to be pushed up to the road per the City ordinance, but that is in contrast to the requirements of Historic District Commission ordinance.

Mr. Sam Surnow, of Surnow Company, explained that adaptive reuse is his company's specialty, and that he feels a connection to the School building, and that it would be a shame, if it were leveled. The proposed building use would be affordable housing for Doctors, Nurses, and fulfill, the demand for housing in the marketplace, and he is open to suggestions.

Architect Kevin Biddison, explained the design and the desire to preserve the original building, with a pocket park in the front, and tie in the layout to the community, as well as allowing the community to share in some of the spaces in the building, with mixed-use spaces including a community coffee lounge, pickleball/basketball court, community learning center, event space, and workspaces. The new design has gone down to 128 units.

Commissioner Hammond, asked if they have looked at infrastructure, and both Architect Biddison, and DDA Director Colson, said "yes."

Commissioner Dizik, likes the forward thinking of a mixed-use space, yet has concern regarding 128 more drains, and keeping cooking oil out of the City's drainage system. Architect Biddison, said that grease and sediment traps can be put into the design. Mr. Surnow, explained that the lender will be picking all of these details apart, because the lender has the property as collateral. Commissioner Nordmoe, inquired about power outages, and since it is supposed to be affordable housing for seniors, if the City would have to manage that situation.

Mr. Surnow, and Architect Biddison, responded, that there will be an emergency generator, operable windows to let in fresh air, and the building will have at least a bronze level Energy Star rating.

Commissioner Dizik, asked about the revenue for the City. Councilmember Hammond, said there will be a payment, to the City, but we do not know the exact amount. Commissioner Hillman, likes the renderings, and the time that was spent talking with the community about the plan, yet there are materials that need to be changed in the plan to bring this project into compliance with the ordinances.

Commissioner Hammond, spoke of the concerns of the Historic District Commission, and asked why the design is a four-story building instead of a three-story building.

Mr. Surnow, said he needs to make it viable.

Commissioner Hillman, expressed concern at how they came up with the parking design, of 1.5 spaces per dwelling unit, and asked if they have considered covered or garage parking. Mr. Surnow, responded that the ordinance says 2 spaces, but they have been granted 1.5 in the past, they may consider covered parking, and are considering renting some of the parking spots from the Church. Mr. Surnow, doesn't believe that every one-bedroom apartment, will have 2 cars. Commissioner Hillman, Commissioner Hammond, and DDA Director Colson discussed ordinances related to parking, for multi-family properties.

Commissioner Nordmoe, asked if there were any plans for charging stations? Mr. Surnow, thought it was a good point, and that they should incorporate that into the plans.

DDA Director Colson, said they were asking the Planning Commission for feedback, so Surnow can go back and resubmit updated site plans, for approval at the January Planning Commission meeting.

Motion by Commissioner Hammond, seconded by Commissioner Dizik, to table item 7C for site plan review for 27700 Southfield Road, until the January Planning Commission meeting. Motion carried.

8. Other Matters for Discussion

A. Development Projects Update

DDA Director Colson, gave updates on the status of the projects, that are currently in the PZE process.

DDA Director Colson, thanked City Clerk Alisa Emanuel, for help with the DDA Project Status Board, located on the City Administration side of the City Hall.

Colson, the DDA project updates board

DDA Director Colson, mentioned that the grand opening of Jay Birds Bar and Grille, went well today.

9. General Communication

10. Adjourn

Motioned by Commissioner Dizik, seconded by Commissioner Scussel, to adjourn the meeting. Meeting adjourned at 9:21pm.

January 17, 2025

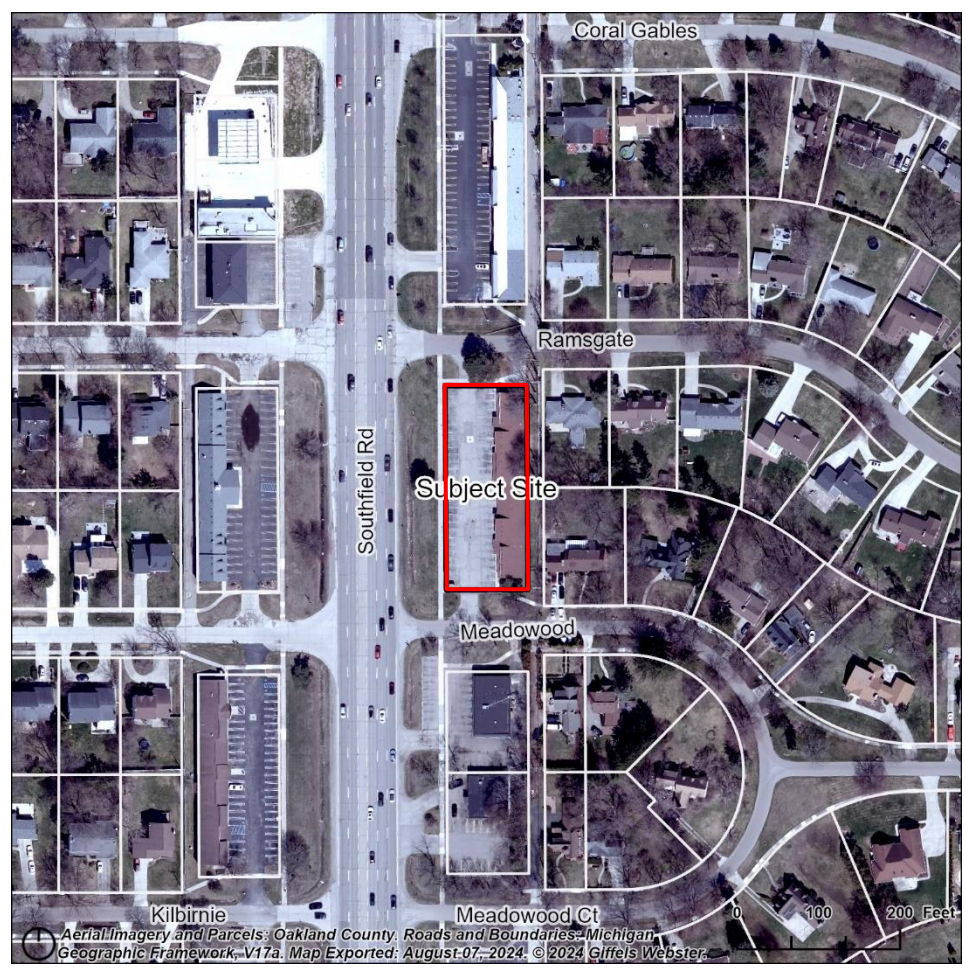
Planning Commission
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

Site Plan Review

Site: 26600 Southfield Road
Applicant: BD & E Group, LLC
Plan Date: December 30, 2024
Zoning: MX Mixed Use District
Parcel ID: 24-24-104-033
Proposal: Interior / Exterior Commercial Building Renovation

Dear Planning Commissioners,

We have reviewed the updates to 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 proposed, single-tenant auto parts retail use will occupy space previously used as multi-tenant retail. A full parking analysis is not required when a project does not propose a change of use. The site plan confirms a total of 48 spaces are provided to meet the requirement of 38 off-street parking spaces.
2. The floor plans and elevations show a delivery door on the north side of the building, accessed by a 15' accessway from Ramsgate Drive. The 10' x 40' loading area standard is met on the outside of the building as the existing loading door to the inside of the building is dimensioned as 8' in width.
3. A site plan notation states the site does not generate much trash and all items delivered in boxes are either shipped or sold in the same package. The business will utilize the approved curbside waste service per the City of Lathrup Village standards.
4. The restricted building materials of metal panels and wood siding have been reduced from approx. 36% to approx. 15%. The ordinance limits materials other than brick, stone or other types of masonry to 10%. The proposed changes result in a significant improvement to the ordinance standard; however, the metal panels and wood siding still exceed the maximum surface area allowed by approximately 5%. The applicant will be required to further reduce the restricted materials or appeal to the Planning Commission for approval of the materials proposed in the current version of the plan.

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 Meadowood Court to the south and Ramsgate Drive to the north. The existing, 1-story, 7,595 square foot building is vacant and was most recently used as retail. The floor plan layout of the proposed retail facility divides the entire space into 3 sections: a main customer service entry and counter in the middle, an area for auto parts storage on the north side, and an area for shipping and receiving on the south side. The site does not have direct access to and from Southfield Road, rather, vehicular driveways from Meadowood Court and Ramsgate Drive provide access to an existing surface parking lot in front of the building. The rear of the site, facing east, appears to abut an unimproved public alleyway, consisting of overhead utilities which separates the site from single-family lots. The properties to the south and west of the site are zoned MX – Mixed Use. Areas north of California Drive SE are zoned CV – Commercial Vehicular.

The proposed retail use of the site will maintain a principally permitted use. The proposed renovation of the exterior of the building requires consideration and approval of a site plan review by the Planning Commission, as specified in the ordinance (*Sections 6.1.1.A & 6.1.1.B.ii*). **Required information for all site plans can be found beginning in Section 6.1.4.** The 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 the exterior and reuse the interior of the existing building as retail for the sale of auto parts. There will be no change in use, however, the extent of the exterior modification activity requires site plan review and Planning Commission approval. 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 the roadside for pickup on designated days in conformity with the city's ordinances regulating rubbish collections.

A site plan notation states the site does not generate much trash and all items delivered in boxes are either shipped or sold in the same package. The business will utilize the approved curbside waste service per the City of Lathrup Village standards. The site plan does not indicate the location of the waste receptacles; however, the image at right indicates a line of bins where the delivery door will be located, could be relocated to the south side of the building in a similar manner. This standard appears to comply (5.3.1.).



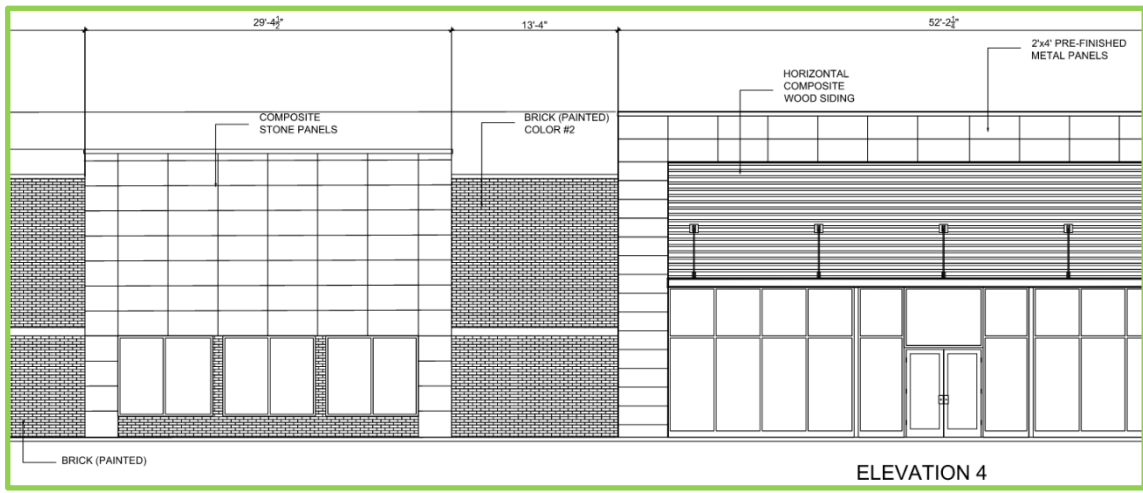
4. **Building Materials (Section 5.4).**

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 previous version of the plan included metal panels consisting of about 36% of the overall front façade of the building. The ordinance allows up to 10% of trim material to be wood, aluminum, or other material of equal strength and durability. Given the excessive amount of metal paneling, the Planning Commission, at the December 17, 2024 meeting, requested the applicant to increase the amount of brick, stone, or other masonry materials required by the ordinance.

Review of the updated plan estimates the metal panels have been reduced to approximately 7.42% of the overall front façade. Additionally, about 400 square feet of composite wood siding is shown above the midsection of the building, as partially seen in the graphic below. Wood is also a trim material that is limited to 10% of the façade. When combined with the metal panels, about 15.3% of the front of the building is metal or wood siding. The remaining materials shown to be used on the building include:

- Painted brick:.....about 45.45%
- Composite stone panels:.....about 18.54%
- Glass/transparent panels:.....about 18.12%



The applicant has been notified of the determination that use of the restricted materials continues to exceed the maximum allowed by the ordinance. Additionally, the applicant has been asked to confirm the proposed color palate of the building. We anticipate the applicant to be present at the January 21, 2025 meeting to discuss the updates to the project with the Planning Commission. As previously stated, the applicant may consider providing samples of the proposed materials for the Planning Commission to discuss with the applicant.

- 5. **Protective or Barrier Walls Required (Section 5.5).** Proposed developments in the Mixed-Use District shall provide and thereafter maintain in good condition, a protective or barrier wall between an R1 district and such lot in conformity with the requirements of this section.

An existing wall separates the commercial site from the adjacent single-family residential property to the east, as shown in the image at right. No change is proposed to this protective barrier wall; therefore, this standard is met.



Existing wall as seen from Meadowood Ct. (Aug. 2018)

- 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 plans do not indicate any changes to the exterior lighting at the site.

- 7. **Off-Street Parking (Section 5.13)** Off-street parking facilities shall be adequate when the users and their invitees are able to park their motor vehicles in spaces provided while visiting the establishment without resort to the public right-of-way areas or the parking facilities of others except on rare and infrequent occasions or when otherwise permitted in this ordinance. Parking spaces shall comply with the minimum standards of this article.

The proposed retail use is not a change of use, and therefore does not require a full parking analysis and review. Modifications to the parking lot are minimal and the site plan shows 48 off-street parking spaces will satisfy the 38-space parking requirement for the proposed retail use.

- 8. **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.

The north side of the building proposes a 8' wide by 8' high delivery door with an independent, 15' wide access drive from Ramsgate Drive. The 10' x 40' loading area standard is met with dimensions verified on the outside of the building at the loading door.

- 9. **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 site plan provides the layout of the parking spaces within the footprint of the existing parking lot. This standard is met.

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 plan identifies an existing concrete wall, offset from the east property line by approximately 4'-2". This buffer wall is seen in the image above. This existing condition meets the ordinance standard.

11. **Landscaping (Section 5.15.15).** 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.

The plans for this site are to reuse an existing, vacant, commercial retail building as retail for a single tenant. Additionally, no expansion of the existing parking lot is proposed, and therefore, no additional landscaping is required. A site plan notation states that new landscaping will be limited to flowers and mulch around the existing monument sign.

We will look forward to discussing the site plan application with the Planning Commission at the January 21, 2025 meeting.

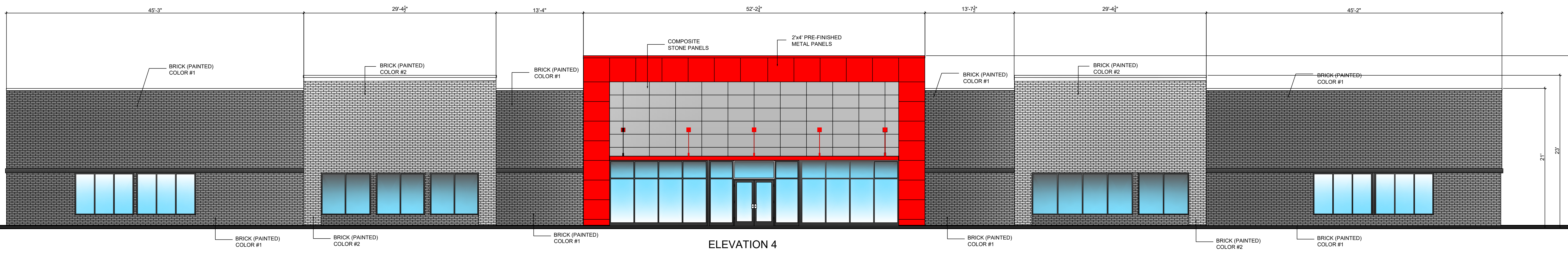
Regards,

Giffels Webster

Jill Bahm, AICP
Partner

Eric Pietsch
Senior Planner





ELEVATION 4

memorandum

DATE: January 17, 2025
TO: Lathrup Village Planning Commission
FROM: Jill Bahm & Eric Pietsch, Giffels Webster
SUBJECT: Zoning Amendment – Ground Floor Multi-Family Residential in the VC District

Introduction

What prompted this amendment?

The developer of the Annie Lathrup School site is pursuing a renovation and reuse of the historic school building, which includes the construction of two new apartment buildings attached to the north and south sides of the school. These proposed buildings consist of dwelling units on the ground floor, which is not permissible within the Village Center District of the zoning ordinance. The design and layout of the buildings will aim to incorporate the characteristics and standards of the Village Center District, most of which are written for commercial retail uses. Therefore, the ordinance amendment will require site plan review and approval by the Planning Commission when considering allowing for ground floor multi-family residential use in the VC District.

Current Ordinance

The ordinance allows for a mix of uses on the ground floor of buildings in the VC District, including, but not limited to retail and grocery, restaurants and bars, professional and administrative offices, businesses and services, health and wellness, civic and institutional uses such as academic, libraries and museums, childcare and live-work spaces. Residential uses, such as multi-family and single-family attached units are only permitted on floors above the first.

Considerations

What are the appropriate options for ground floor residential uses in the Village Center District?

Article 3. Zoning District. See the proposed amendment, attached below, which includes the changes to the existing ordinance language.

Summary / Recommendation

This proposed amendment to the Village Center District of Lathrup Village takes the vision and intent of the Master Plan into strong consideration. The evolution of economic conditions in recent years have brought to light challenges when developing commercial and retail tenant lease spaces. This amendment strives to continue to pursue a walkable sense of place for the city's central district, while providing relief to the ground floors of buildings that propose residential units abutting attractive public spaces and corridors. We propose that the Planning Commission consider the language in the draft amendment below, make modifications where it is seen as fit prior to forwarding to City Council for consideration and adoption.

Section 3.1.8.A. Intent. The intent of the VC Village Center District is to create a compact and unique downtown district for the City by encouraging the redevelopment of property where buildings feature a mix of residential, retail and office uses and are laid out in a pedestrian-oriented manner that reflects a traditional small town urban form. There will be two types of roads in the VC District: Primary roads that function as the main streets and other roads that support the grid network. Parking will be provided on-street and in shared parking areas. Alleys will provide service and parking access.

Section 3.1.8.B. Village Center District Uses

Use	Floor	
	Ground Floor	Upper Floor
Commercial Uses		
Restaurant, bar, tavern, live entertainment	P	P
Personal Services	P	P
Bed & Breakfast, inn, hotel	P	P
Retail commercial uses up to 6,000 sq. ft.	P	S
Grocery store up to 10,000 sq. ft.	P	
Post office and other government services	P	P
Professional & administrative offices		P
Business service uses	P	P
Establishments involving the manufacture or sale of any alcoholic beverages regulated by the Michigan Liquor Control Act, MCL 436.1101 et seq.	S	S
Banks and other financial institutions	P	P
Outdoor cafes	P	P
Temporary outdoor display and sales §36-4.14	A	A
Adult day care centers §36-4.15	S	S
Recreation, Education & Assembly		
Library, museum	S	P
Child care centers §36-4.15	S	S
Theater, cinema, performing arts, places of worship §36-6.2	S	S
Instruction centers for academic and fine arts purposes	P	P
Health/Fitness facility	P	P

Residential Uses	
Home occupations/Live-Work	P A
Single family attached	P
Multiple family	<u>P***</u> P
Accessory uses, customarily incidental to permitted uses	A A
Uses similar to the above uses, as determined by the Planning Commission	P*/S** P*/S**
Publicly owned and operated parks and parkways	

P = Permitted S = Special Land Use A = Accessory use

* If similar to a permitted use on this level, as determined by the Planning Commission

** If similar to a special land use permitted on this level, as determined by the Planning Commission, and subject to reasonable conditions to address impacts of similar special land uses.

*** Multiple family residential uses may be permitted on the ground floor of a building, subject to the review and approval by the Planning Commission and the standards of Section 3.1.8.I.

Section 3.1.8.D. Building Placement

1. Buildings shall be constructed to the Build-to-Line and occupy 90 percent or more of the full width of the parcel, subject to the following:
 - A. Build-to-Zone: To allow variation and design flexibility, portions of the building façade may include jogs up to five (5') feet from the property line. Additional variations in setback for architectural features that meet the intent and spirit of this ordinance may be permitted at the discretion of the Planning Commission.
 - B. Building Entrances: Recessed areas from three (3) to five (5) feet from the Build-to-Zone shall be provided for primary building entrances.
 - C. Flexible Building Placement.
 - i. Forecourts: The Planning Commission may grant an exception for a building façade to retreat up to fifteen (15') feet from to the Build-to-Zone, into the building mass, to provide an open space plaza or courtyard provided that at least thirty-five percent (35%) of the total frontage meets the Build-to Zone.
 - ii. Historic structures: The Planning Commission may allow flexibility for building placement for historic buildings and additions, provided that the development meets the intent of this district.
 - D. Paved areas: All areas located between the building and the street shall be paved for pedestrians unless specific landscaped areas within the paved sections are approved.
2. Other Roads: Buildings that abut other roads shall be constructed to the Build-to-Zone and occupy 75% or more of the full frontage of the parcel and must meet 3.1.8.D.1 above. The Planning Commission may reduce the 75% frontage requirement to 50% when it determines that development of the site will be phased and that it is not reasonable to meet the 75% requirement at the time of site plan approval.
3. Interior Side Setbacks—None required

Section 3.1.8.E. Building Elements

The requirements listed in this subsection shall apply to all front-facing and exterior-side facing facades as well as facades that directly face a park or plaza. Walls shall not be blank. Walls shall include windows and architectural features customarily found on the front of a building in a traditional downtown setting such as awnings, edge detailing, cornice work, decorative materials, and decorative lighting. The following additional requirements shall apply:

- 1. Building Composition: Building facades shall be comprised of three distinct components: a base or ground floor, a middle, and a top.
 - A. Base: The base of a building shall be designed to clearly define where the building begins. It shall enhance the pedestrian experience by providing quality durable materials as well as ample windows that encourage views into a ground floor space. Frontage base types shall be one of the following on Primary Roads:
 - i. Arcade: A façade featuring a series of arches and columns.
 - ii. Storefront: The front façade build-to line is at or near the edge of the right-of-way (within the build-to-zone). The entrance to the building, which may be recessed, is at the grade of the sidewalk.
 - iii. Multiple family residential buildings: When ground floor residential is permitted by the Planning Commission, there is no prescribed building frontage, except that building fronts should generally run parallel to the street. Facades facing public rights-of-way, parks, and plazas should contain windows proportionate to the building façade.
 - B. Middle: For buildings with more than one story, the middle of a building, which begins above the ground floor, shall be separated from the ground floor by a visible break that may include a change of color, material, or window pattern. This break may include the sign band area. Upper floor windows shall be inset and grouped to reflect the rhythm of the ground floor openings.
 - C. Top: The top of the building will distinguish the building with a cornice or noticeable roof edge. Flat roofs shall be enclosed with parapets.
 - i. Equipment: Rooftop mechanical and other equipment shall be positioned and screened to minimize views from adjacent properties and obscure views from the public rights-of-way.
 - ii. Accessibility: Roofs may be accessible and may be used as balconies or terraces. Vegetated roofs are encouraged to cool buildings and limit stormwater runoff.
- 2. Windows and Doors
 - A. Generally
 - i. Materials: Structural elements to support canopies or signage, along with mullion and frame systems for windows and doors shall be painted, powder-coated or stained (or the equivalent). Glass shall be clear or lightly tinted. Reflective glass is not permitted. Glass block windows shall not be permitted unless the Planning Commission grants an exception for use as an accent.
 - ii. Shutters: When shutters are used, whether operating or decorative, they shall be equal to the width of one half of the adjacent window opening
 - iii. Façade Openings: All porches, doors, colonnades, and upper floor windows shall be vertically proportioned.
 - B. Ground Floor windows and doors for arcade and storefront frontage types:
 - i. Integral Design: All storefronts shall have doorways, windows, and signage that are integrally designed.

- ii. Transparency: Each storefront shall have transparent or lightly tinted areas, equal to at least 70 percent, but not more than 90 percent of its portion of the façade, between two (2) and eight (8) feet from the ground. These required window areas shall be either windows that allow views into retail space, dining areas, office work areas, lobbies, pedestrian entrances, merchandise display windows or other windows consistent with encouraging an active pedestrian environment along the storefront.
 - iii. Entry: At least one functioning doorway shall be provided for every street-facing storefront, with the primary entrance on the street. As applicable for a single ground floor use, one doorway shall be provided for every 75 feet in horizontal building length.
- C. Upper Floor windows and doors—Glazing: The glazed area of a façade above the first floor shall be between 30 and 50 percent, with each façade being calculated separately, floor to floor. Sill height: All windows shall maintain a consistent sill height, unless the Planning Commission grants an exception for a decorative window element or similar feature.

No change to the subsections 3.1.8.E 3-8.

No change to subsections 3.1.8.F-H

Section 3.1.8.I. First Floor Uses on Primary Streets

The following regulations apply to all first floor uses:

1. Retail and restaurant uses facing a primary street shall be at least twenty (20') feet deep, as measured from the street-facing facade. The Planning Commission may waive this requirement when it determines the following criteria are met:
 - A. The project involves the rehabilitation of a historic structure.
 - B. The project satisfies a demonstrated need for housing in the City of Lathrup Village.
 - C. The project includes passive or active open spaces, such as parks, plazas, and/or event spaces for public use.
 - D. The project is consistent with the City's Master Plan.
2. In order to promote a walkable downtown area as described in the intent of this zoning district and the City's Master Plan, Banks, financial institutions, professional, medical, administrative offices, and day care centers shall not comprise more than twenty-five (25%) percent of the street facing façade of the same side of a single block along a primary street.

Lathrup Village - Site Development Status

PZE Process #	Address	Applicant Name	PZE Process Type	Started	Date Completed PZE Process	Completed Construction (Yes/No)	Notes
PZE23-009	26780 Southfield Rd	44 Burrito	Site Plan Review	6/21/2023		No	Applicant submitted plans for outdoor dining. Feedback from first review of site plan provided. Waiting on updated site plan.
PZE23-010	27300 Southfield Rd	Sadier Abro	Site Plan Review	6/15/2023	2/20/2024	No	PC provided zoning interpretation on laundromat use. Building plans have been reviewed & approved. Obtained site plan approval February 20, 2024. Exterior and Façade construction has been completed. The first tenant has completed interior build out and is actively installing equipment to begin operating laundromat. Interior build out continues for the remaining units. Property owners are currently in the process of selecting tenants to occupy available units.
PZE23-013	27601 Southfield Rd	Oakland Development, LLC	Site Plan Review	8/30/2023	11/21/2023	Yes	Construction completed and business has opened. Applicant has ordered outdoor furniture/amenities to comply with PUD agreement. Applicant will install outdoor furniture/amenities upon arrival.
PZE24-013	26600 Southfield Rd	Hatem Hannawa	Site Plan Review	8/1/2024		No	Applicant provided feedback following second review of site plan. The revised draft of the site plan is expected to be presented to Planning Commission on January 21, 2024.

PZE24-019	27700 Southfield Rd	Akiva Investments, LLC	Site Plan Review	10/22/2024		No	<p>Applicant is seeking site plan approval for the historic preservation and adaptive reuse of the old high school building into multi-family housing, co-working space, and activity/event space.</p> <p>On December 12, 2024, the Lathrup Village Historic District Commission (HDC) reviewed and approved the proposal for partially demolishing and rehabilitating 27700 Southfield Road. While the overall concept was unanimously approved, the site plan submitted for the project did not receive approval.</p> <p>The site plan was subsequently presented to the Planning Commission on December 17, 2024; however, no formal vote occurred. The applicant is now revising their site plan to address feedback from both the HDC and the Planning Commission. The applicant plans to appeal the HDC decision to the City Council and present the revised site plan to Planning Commission at their meeting on February 18, 2025.</p>
PZE24-020	28317 Southfield Rd	Lantei Takona	Site Plan Review	11/4/2024	12/17/2024	No	<p>Received site plan approved during Planning Commission's December 17, 2024, for a golf simulator business. No interior construction is required. Golf simulator equipment is currently being installed.</p>