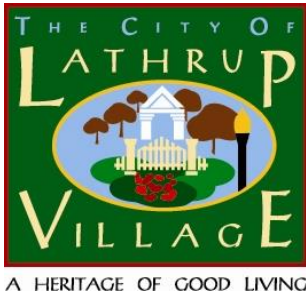




Planning Commission Agenda

Tuesday, May 16, 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 04 18](#)
5. **Public Comment** (speakers limited to 3 minutes)
6. **Old Business and Tabled Items**
7. **New Business**
 - A. [Public Hearing - Special Land Use - 27701 Southfield \(The Event House\)](#)
 - B. [Special Land Use & Site Plan Approval - 27701 Southfield Road \(The Event House\)](#)
8. **Other Matters for Discussion**
9. **General Communication**
 - A. [Oakland County Virtual Planners Gathering - June 14, 2023](#)
10. **Adjourn**



Planning Commission Draft Meeting Minutes

Tuesday, April 18, 2023, at 7:00 PM
27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order at 7:00**
2. Pledge of Allegiance
3. **Roll Call**

Commissioners Present:

Les Stansbery, Vice Chair
Bruce Kantor
Alicia Powell
Robert Tamarelli

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

Also Present:

Eric Pietsch of Giffels Webster Engineering,

Motion by Commissioner Kantor to excuse Chairman Hammond, and Commissioners Fobbs, and Dizik, motion seconded by Commissioner Tamarelli. Motion carried.

4. **Approval of Agenda**

Commissioner Kantor moved to approve the agenda. Motion seconded by Commissioner Powell. Motion carried.

5. **Approval of Meeting Minutes**

A. PC Minutes 2023 03 21

Motion by Commissioner Powell to approve the meeting minutes from March 21, 2023. Motion seconded by Commissioner Kantor. Motion carried.

6. **Public Comment** (speakers are limited to 3 minutes)

None

7. New Business

A. Public Hearing 2023 - 2028 Capital Improvements Plan

Public Hearing opened at 7:12 pm

No comments from the public

Public Hearing closed at 7:13 pm

8. Old Business and Tabled Items

A. 2023 Capital Improvement Plan

Eric Pietsch from Giffels Webster went over the corrections previously discussed by the commission.

Motion by Kantor to adopt the 2023 - 2028 Capital Improvement Plan and move it to Council for approval. Motion seconded by Commissioner Powell. Motion carried.

9. Other Matters for Discussion

A. Development Project Updates

Susan Stec presented the commission with an updated list of development projects and answered questions from the commissioners.

10. General Communication

Commissioner Kantor provided an update on 27700 Southfield Rd (Lathrup School).

11. Adjourn

Commissioner Kantor moved to adjourn. Seconded by Commissioner Powell meeting adjourned at 7:44 pm

**CITY OF LATHRUP VILLAGE
NOTICE OF PUBLIC HEARING
FOR SPECIAL LAND USE**

Please take notice that a Public Hearing for Special Land Use will be held before the City of Lathrup Village Planning Commission on Tuesday, May 16, 2023 at 7:00 p.m. in the Council Room of the City of Lathrup Village Municipal Building, 27400 Southfield Road, Lathrup Village, Michigan, to consider a request for Special Land Use Permit for the property located at 27701 Southfield Road, Lathrup Village, Michigan 48076. The Applicant Town Hall Investments, LLC is requesting a Special Use Permit to allow for the operation of a meeting and event space at the aforementioned address. This use is allowed within the VC- Village Center Zoning District subject to Special Land use approval.

A hearing on the above matter will be granted to any person interested at the time and place specified. Written comments are encouraged to be submitted in advance to the office of the City Clerk prior to 4:30 p.m. on the date of the hearing for inclusion in the hearing record. Following the hearing, the City of Lathrup Village Planning Commission may make a recommendation to City Council to grant the requested Special Land Use Permit.

Kelda London
City Clerk
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
(248) 557-2600

April 27, 2023

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

Site Plan Review and Special Land Use

Site: 27701 Southfield Road
Applicant: Town Hall Investments, LLC
Plan Date: March 28, 2023 (updated April 27, 2023)
Zoning: VC Village Center District
Parcel ID: 24-14-432-009
Proposal: Event Hall

Dear Planning Commissioners,

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



REVIEW SUMMARY

1. The applicant requires a public hearing and site plan approval by the Planning Commission and a recommendation for special land use approval; final action on the special use will be taken by City Council.
2. The existing site consists of 86 off-street parking spaces. The proposed plan will restripe the 10 parking spaces directly in front of the building in order to accommodate an additional barrier free space. This will reduce the number of parking spaces from 86 to 85. Additionally, in order to provide a delivery vehicle (loading) space, 3 parking spaces will be removed near the southwest corner of the site, thus reducing the parking provided to 82 spaces. An additional 7 spaces will remain on the overall site when both tenant spaces are occupied. See the parking standards table in item 5 below.

DETAILED REVIEW

Project Summary

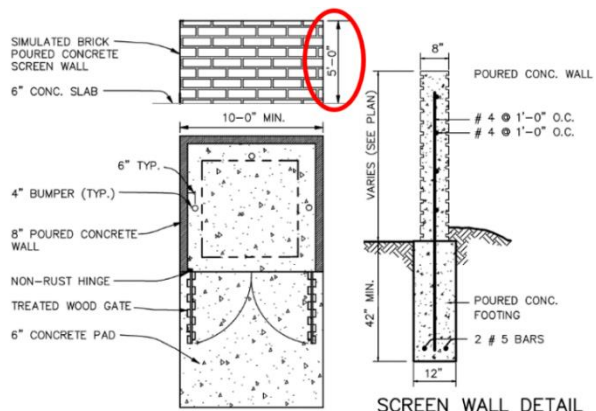
The 2.12-acre site is zoned VC – Village Center District and is located along the west side of Southfield Road, between Sunset Drive to the north and Goldengate Drive to the south. The existing building consists of one floor and two tenant lease spaces with a total area of 10,954 square feet. The subject area is 5,000 square feet and the second lease space is occupied by a FedEx Office store and is 5,954 square feet. One driveway along Southfield Road provides vehicular access to the site. The adjacent parcel to the south is developed with a multi-tenant building and parking and provides shared access to one additional driveway along Southfield Road as well as two driveways accessible via Goldengate Drive. The abutting properties on all sides are zoned VC – Village Center, however, the lots west of the site exist as single-family residential. The subject site’s previous use was a sporting goods/clothing retail store. No additional square footage is proposed to be added to the existing 5,000 square foot tenant space.

Proposed

1. **Use.** The applicant intends to renovate the interior of the existing tenant space for a change in use from retail commercial to a meeting and events center space. The hours of operation will be 7:00 am to 11:00 pm. Sunday through Thursday, as allowed by the ordinance under the use standards of section 4.7. At the April 17, 2023 meeting, the Zoning Board of Appeals granted a variance to allow for the extended hours of operation on Fridays and Saturdays, permitting the event space to operate until 12:00 am midnight.

The proposed use as a meeting and event center is not specifically included in the permitted uses of the Village Center District, however, it does fall into the category of “Recreation, Education, and Assembly” uses and may be permitted with special land use approval. The applicant is pursuing a Special Land Use application simultaneously with the variance to extend the hours of operation. Should the Planning Commission approve the site plan, the applicant will be required to obtain Special Land Use approval from the City Council and a variance for extended hours of operation from the ZBA.

2. **Waste and Rubbish (Section 5.3). Location (5.3.2.C).** Dumpsters shall be permitted in the side or rear yard, provided that no dumpster shall extend closer to the front of the lot than any portion of the principal structure and provided further that the dumpster shall not encroach on a required parking area, is clearly accessible to servicing vehicles, and is located at least ten (10) feet from any building. 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.



CONCRETE SCREEN WALL DUMPSTER ENCLOSURE

An existing dumpster enclosure is shown on the site plan in the El Dorado Drive front yard. The west side of the site, facing El Dorado Drive, serves as the back of the facility and therefore, the existing dumpster enclosure location is existing nonconforming.

Screening (5.3.2.E). All refuse bins located in the city must be enclosed or screened from public view. Such screening shall consist of a wall or fence not less than one foot higher than the height of the refuse bins placed therein, which completely conceals its contents from public view, but in no instance shall such screening be less than six feet in height on three sides. The fourth side of the dumpster screening shall be equipped with an opaque, lockable gate that is the same height as the enclosure around the other three sides. The inside dimensions of the enclosure shall be such as will permit adequate access for refuse collection vehicles as well as completely enclose refuse bins within the three sides so that no refuse bin projects outside of the open side.



Site Plan Requirements. (5.3.2.G). The location and method of screening of dumpsters shall be shown on all site plans.

The existing dumpster enclosure, shown in the image above, is screened with a number of evergreen trees along a portion of the El Dorado Drive right-of-way. The Planning Commission may consider requiring the property owner to extend the evergreen screening along the El Dorado frontage to soften the views into the property from the street, and more particularly from the single-family residences on the west side of the street. The height of the dumpster enclosure is shown to be 5', one foot less than the 6' required. See the diagram on the previous page.

- 3. **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 all site lighting is existing. There does not appear to be any lighting changes on the site.

- 4. **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 off-street parking analysis provided requires 75 total parking spaces for the site (25 spaces for the existing FedEx tenant and 50 spaces for the proposed event space tenant). The proposed site plan provides 82 parking spaces on the overall site, resulting in 7 additional spaces.

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.

The updated site plan includes a delivery vehicle space near the southwest corner of the site with dimensions that meet the 10' x 40' ordinance standard. The proposed location of the delivery vehicle space will reduce the number of off-street parking spaces from 85 to 82 and will not obstruct the existing, 18'-6", one-way drive aisle along the west side of the building.

5. Minimum number of parking spaces required (Section 5.13.13.D).

Parking Standards				
Ordinance Standard	Zoning Ord Section	Required	Provided	Comments
27701 Southfield Rd. Institutional	Sec. 5.13.13.D.	50 spaces 1 per 3 seats or 1 per 3 persons by capacity (assembly).	82 on-site spaces; 7 spaces above the requirement	Compliant
27661 Southfield Rd. Business & Commercial		25 spaces 1 per 200 square feet of usable area (retail).		Compliant

6. Landscaping (Section 5.15.15). Special landscaping requirements. When requested by the building official, all site plans submitted for approval shall include a landscape element which clearly shows all existing trees which are more than six inches in trunk caliper when measured three feet above ground level in height. The plans must clearly designate which of such trees are to be saved and which will be destroyed by the development. The landscape element must also show the landscape design features of the development. 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 proposed change of use does not include additional landscaping. The site plan shows the existing landscaping, and unless parking lot or exterior changes are made, additional landscaping is not required.

7. District Development Standards – Village Center (Section 3.1.8).

Development Standards				
Development Standard	Zoning Ord Section	Required	Provided	Comments
Lot Size	3.1.8.C.	5,000 square feet	Approx. 2.12 acres; 92,400 square feet	Compliant
Maximum Height		30 feet or 2 stories, whichever is less	one story (existing building)	Compliant
Front Yard		0 foot minimum	Approx. 79 feet (existing building)	Compliant
Side Yard		0 feet – each side	42 feet (north side) 41 feet (south side)	Compliant (existing)
Rear Yard		5 feet	N/A	N/A

Standards for Special Land Use Approval (Section 6.2.10)

- 1. *Reasonable Use.* The proposed use is considered “reasonable” when it would be harmonious, compatible, and appropriate for the use along with not impinging unreasonably on the value or use of nearby properties.

As noted previously, the proposed use as an event hall facility is not specifically included in the permitted uses of the Village Center District, however, it fits the category of “Recreation, Education, and Assembly” uses.

- 2. *Conformity with other regulations of the City.*

The site is existing and proposes no physical changes to the property. As a change of use application, the proposed event hall will not require additional parking spaces than the site currently provides.

- 3. *Location, intensity, and periods of operation.* The location, intensity, and periods of operation of the use must be such as to eliminate any reasonable likelihood that it will be, cause, or create a public or private nuisance in fact.

As stated above, the applicant was approved for a variance to allow for an extended hour of operation on Fridays and Saturdays only, from a closing time of 11:00 pm. to 12:00 am.

The proposed use is otherwise reasonable within the context of location and intensity within the City of Lathrup Village.

- 4. The use, as and where proposed, must not be inconsistent with the spirit and purpose of this ordinance nor contrary to the principles of sound community planning.

The proposed reuse of an available tenant space in the VC – Village Center District as an event hall use is consistent with the spirit of the ordinance and is in line with sound community planning.

- 5. The use’s Character and Adverse Effects on Neighbors.

The proposed use has a maximum capacity of 150 people for established events. There is no outdoor space proposed. When fully occupied, the two-tenant facility will have 7 additional parking spaces that can be used if the event hall is ever maximized.

- 6. The use must not diminish the fair market value of neighboring lands or buildings to any substantial or significant degree. *This standard is likely met.*

- 7. *Site Design.* The site and manner of operation provide for the maximum reasonable and feasible enhancement of the environment of the surrounding area.

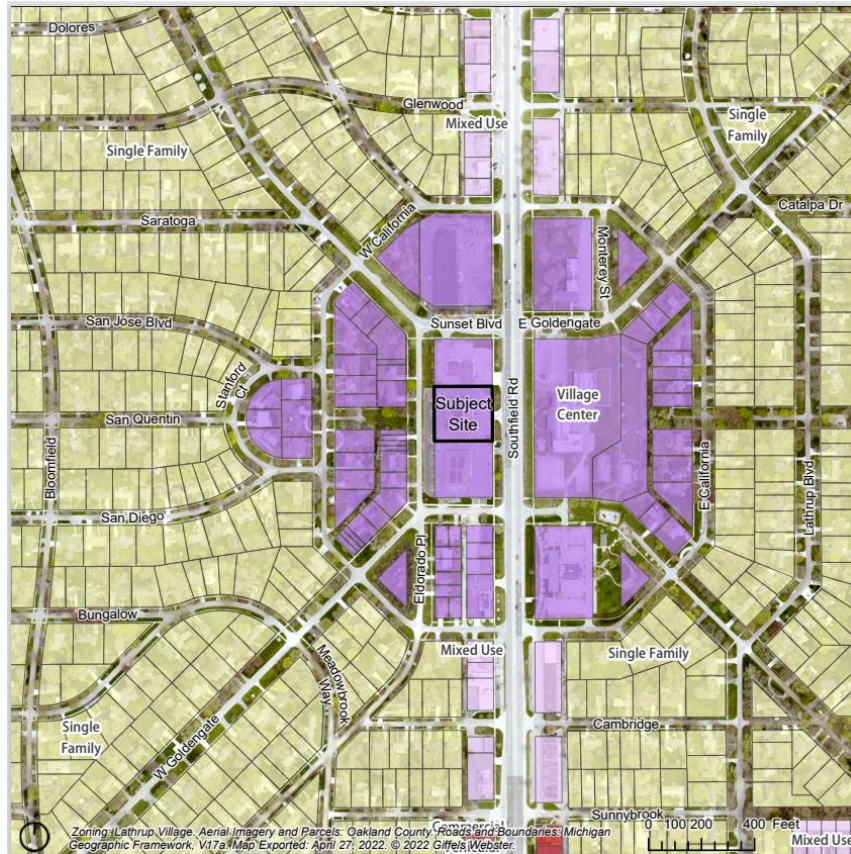
The exterior of the existing facilities is proposed to remain unchanged. If any exterior improvements are pursued, additional enhancements may be required.

- 8. *Demonstrated Need.* Establishments involving the sale of alcoholic beverages must demonstrate a quantifiable need for the proposed use within either the City or surrounding area.

The applicant states there will be no liquor license sought for this proposed use.



Zoning.



We will look forward to discussing the site plan and special land use application with the Planning Commission on May 16, 2023.

Regards,

Giffels Webster

Jill Bahm, AICP
Partner

Eric Pietsch
Senior Planner



A HERITAGE OF GOOD LIVING

City of Lathrup Village
 27400 Southfield Road
 Lathrup Village, MI 48076
 Phone: (248) 557-2600
www.lathrupvillage.org

Office Use Only

Date Submitted: _____

Administrative Review Date: _____

Site Plan Review Date: _____

Application for Site Plan Review

Pursuant to Sec. 6.1 site plan review requirements are intended to provide a consistent and uniform method of review of proposed development plans, to ensure full compliance with the regulations of this article and other applicable ordinances and state and federal laws, to achieve efficient use of land, to protect natural resources, and to prevent adverse impact on adjoining or nearby properties. It is the intent of these provisions to encourage cooperation and consultation between the city and the applicant to facilitate development in accordance with the city's land use objectives.

Project Location

Subject Property Address:	27701 Southfield Road		
Subject Property Parcel Number:	24-14-432-009		
Project Name:	The Event House		

Applicant Information

Name:	Town Hall Investments, LLC – Steve Blum, its agent.		
Address:	320 Martin Street, Suite 100	MI	Zip Code: 48009
Phone Number:	248-817-0686	Cell:	248-817-0686
Email Address:	sblum@surnow.com		
Interest in Property:	Landlord / Property Manager		

Property Owner Information

Name:	Town Hall Investments, LLC		
Address:	320 Martin, Suite 100	State: MI	Zip Code: 48009
Phone Number:	248-817-0686	Cell:	248-817-0686
Email Address:	sblum@surnow.com		

Proposed Building/Alteration Information

Proposed Use:	Meeting and event space (assembly use)		
Existing Zoning:	Village Center		
Square Footage of New/Altered Building:	10,525 sf (no change from current)		
Number of existing jobs:	0 (vacant)	New jobs created:	6 FT ¹ PT ⁵

Project Architect

Name:	Kevin Biddison				
Address:	320 Martin Street, Birmingham	State:	MI	Zip Code:	48009
Phone Number:	248-554-9500	Cell:	248-981-1971		
Email Address:	kb@biddision-ad.com				

Project Engineer

Name:	Nowak and Fraus Engineers, Tim Germain, Principal				
Address:	46777 Woodward Ave, Pontiac	State:	MI	Zip Code:	48342
Phone Number:	248-332-7931	Cell:	248-506-2144		
Email Address:	TGermain@nfe-engr.com				

Project Attorney

Name:	n/a				
Address:		State:		Zip Code:	
Phone Number:		Cell:			
Email Address:					


Required Submittal Information

Pursuant to Sec. 6.1.4 (C) Submission of site plan for final review: the applicant is required to submit the following materials to the City Hall 21 days prior to the targeted date of the formal Site Plan review. Failure to supply all required information will result in the rejection of the application by the Administration or the Planning Commission. Incomplete applications will not be accepted.

- One (1) completed and signed copy of the application for site plan review
- Initial Submission - seven (7) signed, sealed, & folded copies of the site plan, and an electronic file
Final submission- fourteen (14) signed, sealed, & folded copies of the site plan, and an updated electronic file
- Proof that the plan has been submitted for review to governmental agencies that have jurisdiction over any aspect of the project, including, but not limited to; the county road commission, county drain commission, county health division, Michigan Department of Transportation, Michigan Department of Environmental Quality, and other agencies deemed appropriate by the planning commission or city

Signatures

Application MUST be signed by both the applicant and legal property owner. The undersigned deposes that the foregoing and any attached information is true & correct.

Applicant's Signature:	
Applicant's Printed Name:	Steve Blum
Date:	3/27/2023
Owner's Signature:	
Owner's Printed Name:	Sam Surnow
Date:	

Site Plan Review Checklist

Pursuant Lathrup Village Zoning Ordinance Sec. 6.1.4 Required information on all site plans, the following items are required to complete an application for Site Plan Review. It is the responsibility of the applicant to ensure that the application is complete, factual and complies with the city's ordinances.

Site plans shall consist of an overall plan for the entire development, drawn to a scale of not less than one inch = 20 feet for property less than one acre, one inch = 30 feet for property larger than one acre but less than three acres, and one inch = 50 feet for property larger than three acres. Sheet size shall be at least 24 inches by 36 inches.

Sec. 6.1.4 (B) Descriptive and Identification Data

Y	N	N/A	
√			Applicant's name and address, and telephone number.
√			Title block indicating the name of the development.
√			Scale.
√			Northpoint.
√			Dates of submission and revisions (month, day, and year).
		√	Location map drawn to scale without northpoint.
√			Legal and common description of property.
√			The dimensions of all lots and property lines, showing the relationship of the site to abutting properties. If the site is a part of a larger parcel, the plan should indicate the boundaries of total land holding.
		√	A schedule of completing the project, including the phasing or timing of all proposed developments.
√			Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared plan.
√			Written description of proposed land use.
√			Zoning classification of applicant's parcel and all abutting parcels.
√			Proximity to driveways serving adjacent parcels.
√			Proximity to section corner and major thoroughfares.
		√	Notation of any variances which have or must be secured.
√			Net acreage (minus right-of-way) and total acreage, to the nearest one-tenth acre.

Sec. 6.1.4 (C) Site Data

Y	N	N/A	
√			Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site.
√			Front, side, and rear setback dimensions.
√			Topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark.
		√	Proposed site plan features, including buildings, roadway widths and names, and parking areas.
√			Dimensions and centerlines of existing and proposed roads and road rights-of-way.
		√	Acceleration, deceleration, and passing lanes, where required.
		√	Proposed location of driveway entrances and on-site driveways.
		√	Typical cross-section of proposed roads and driveways.
√			Location of existing drainage courses, floodplains, lakes and streams, with elevations.
		√	Location and dimensions of wetland areas. If deemed necessary because of site or soil conditions or because of the scope of the project, a detailed hydrology study may be required.
√			Location of sidewalks within the site and within the right-of-way.
√			Exterior lighting locations and method of shielding lights from shining off the site.
√			Trash receptacle locations and method of screening, if applicable.
		√	Transformer pad location and method of screening, if applicable.

Y N N/A

√			Parking spaces, typical dimensions of spaces, indication of total number of spaces, drives, and method of surfacing.
√			Parking Calculations in accordance with Zoning Ordinance Standards
√			The location of lawns and landscaped areas, including required landscaped greenbelts.
√			Landscape plan, including location, size, type and quantity of proposed shrubs, trees and other live plant material. Existing landscaping conditions of the site to remain.
√			Location, sizes, and types of existing trees five inches or greater in diameter, measured at one foot off the ground, before and after proposed development.
		√	Cross-section of proposed berms.
√			Location and description of all easements for public right-of-way, utilities, access, shared access, and drainage.
		√	Designation of fire lanes.
√			Loading/unloading area.
		√	The location of any outdoor storage of materials and the manner by which it will be screened.

Sec. 6.1.4 (D) Building and Structure Details.

Y N N/A

		√	Location, height, and outside dimensions of all proposed buildings or structures.
√			Indication of the number of stores and number of commercial or office units contained in the building.
√			Building floor plans.
√			Total floor area.
√			Location, size, height, and lighting of all proposed signs.
		√	Proposed fences and walls, including typical cross-section and height above the ground on both sides.
		√	Building facade elevations, drawn to a scale of one inch equals = four feet, or another scale approved by the building official and adequate to determine compliance with the requirements of this article. Elevations of proposed buildings shall indicate type of building materials, roof design, projections, canopies, awnings and overhangs, screen walls and accessory building, and any outdoor or roof-located mechanical equipment, such as air conditioning units, heating units, and transformers, including the method of screening such equipment. Such equipment shall be screened from view of adjacent properties and public rights-of-way. Such screening shall be designed to be perceived as an integral part of the building design.

Sec. 6.1.4 (E) Information Concerning Utilities, Drainage, and Related Issues

Y N N/A

√			Schematic layout of existing and proposed sanitary sewers and septic systems; water mains, well sites, and water service leads; hydrants that would be used by public safety personnel to service the site; and, the location of gas, electric, and telephone lines.
√			Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store, or transport stormwater or wastewater. The point of discharge for all drains and pipes should be specified on the site plan.
√			Indication of site grading and drainage patterns.
		√	Types of soils and location of floodplains and wetlands, if applicable.
		√	Soil erosion and sedimentation control measures.
		√	Proposed finish grades on the site, including the finish grades of all buildings, driveways, walkways, and parking lots.

Y N N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Listing of types and quantities of hazardous substances and polluting materials which will be used or stored on-site at the facility in quantities greater than 25 gallons per month.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas to be used for the storage, use, loading/unloading, recycling, or disposal of hazardous substances and polluting materials, including interior and exterior areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground storage tanks locations.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup.

Sec. 6.1.4 (F) Information Concerning Residential Development.

Y N N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The number, type and location of each type of residential unit (one-bedroom units, two-bedroom units, etc.).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Density calculations by type of residential unit (dwelling units per acre).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lot coverage calculations.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor plans of typical buildings with square feet or floor area.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage and carport locations and details, if proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pedestrian circulation system.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and names of roads and internal drives with an indication of how the proposed circulation system will connect with the existing adjacent roads. The plan should indicate whether proposed roads are intended to be private or dedicated to the public.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community building location, dimensions, floor plans, and facade elevations, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Swimming pool fencing detail, including height and type of fence, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and size of recreation open areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indication of type of recreation facilities proposed for recreation area.

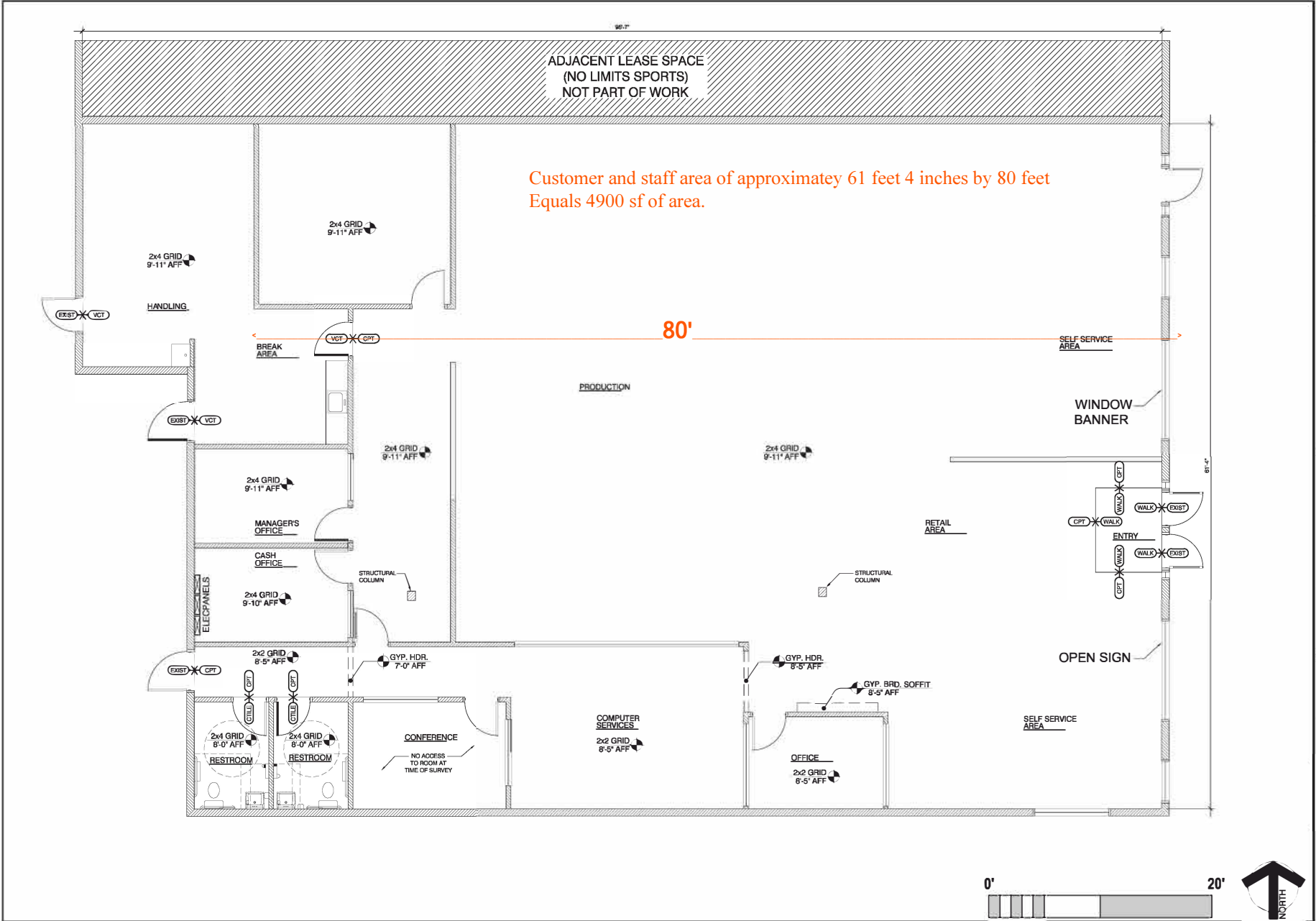
Please Note:

Other data which may be required. Other data may be required if deemed necessary by the city administrative officials, planning commission, or city council to determine compliance with the provisions in this article. Such information may include traffic studies, market analysis, environmental assessment and evaluation of the demand on public facilities and services.

BUILDING SIZE	Gross Leasable SF	Useable SF	Customer and staff area dimensions (excludes storage, handling, and break areas)	Customer and staff area SF (excludes storage, handling, and break areas)	Source Document
Event House	5,000	5,000	69'-4" x 49'-9"	3,449	The Event House space plan (annotated).pdf
FedEx	5705	5525	61'-4" x 80'-0"	4,900	FedEx floorplan (annotated).pdf
TOTAL	10,705	10,525		8,349	

PARKING REQUIREMENT	Retail SF	Retail parking PSF	Retail parking	Assembly occupancy	Assembly parking Per occupant	Assembly parking
Event House	0	0	0	150	1/3	50
FedEx	4900	1/200	24.5	0	0	0
TOTAL			24.5			50

GRAND TOTAL PARKING
 REQUIRED : 75
 PARKING AVAILABLE 86



Customer and staff area of approximately 61 feet 4 inches by 80 feet
 Equals 4900 sf of area.

FRCH NELSON
 A NELSON BRAND

311 Elm Street Suite 600
 Cincinnati OH 45202
 513 241 3000
 www.frch.com

PROJECT NO.: **036628.000**

CENTER NO.: **0480** SITE ID NO.: **1003836** PROGRAM: **REF**

FedEx Office
 LATHRUP VILLAGE, MI
 SOUTHFIELD
 27861 Southfield Rd
 Lathrup Village, MI 48076

EQUIPMENT & FIXTURE LEGEND

NEW	[Symbol]
EXISTING	[Symbol]
RELOCATED WITHIN	[Symbol]
RELOCATED REMOTE	[Symbol]
FUTURE	[Symbol]
REMOVE	[Symbol]
ANCILLARY	[Symbol]
REPROGRAPHIC	[Symbol]
MERCHANDISING	[Symbol]
COMPUTER	[Symbol]

WALL LEGEND

NEW FULL HT WALL	[Symbol]
NEW LOW WALL	[Symbol]
NEW FURRING	[Symbol]
EXIST'G FULL HT WALL	[Symbol]
EXIST'G LOW WALL	[Symbol]

PROJECT DESCRIPTION
 \$, 705 SF LEASE ME
 \$, \$25 SF USEABLE

EXISTING SHELL/
 END CAP/
 EXISTING CENTER

DRAWING ISSUE
08/23/19
FIRST ISSUE

REVISIONS

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▲	
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▲	

DRAWING TITLE
FIRST FLOOR
AS-BUILT
FLOOR
PLAN

Virtual Planners Gathering



ACCESSORY DWELLING UNITS *NOT JUST FOR GRANNY*

Accessory Dwelling Units (ADUs) are being touted as an affordable and logical option to meet demand for additional housing in urban, suburban, and rural areas. Often referred to generically as “Granny Flats,” they can provide a broader housing design and market alternative. What has been the municipal experience with ADUs in Michigan? Join us as we hear from our planning colleagues in Ann Arbor and Traverse City about their successes and challenges with ADUs. *NOTE: This session will be recorded and available at AdvantageOakland.com*

SPEAKERS

Shawn Winter, *Planning Director, Traverse City*

Chris Cheng, AICP, *City Planner, City of Ann Arbor*

AGENDA

- 10:00 AM Welcome
- 10:05 Presentation Begins
- 10:45 Q&A
- 11:00 AM Adjourn

Questions? Contact: Jim Schafer, *Oakland County*
schaferj@oakgov.com | (248) 285-2321

AdvantageOakland.com

▶▶▶ *All ways,* MOVING FORWARD

June 14, 2023

10:00 - 11:00 AM

Register Today at:
[AdvantageOakland.
Eventbrite.com](http://AdvantageOakland.Eventbrite.com)

*COST: FREE | Registration
Required for Zoom Link*


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COUNTY MICHIGAN
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DAVID COULTER
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