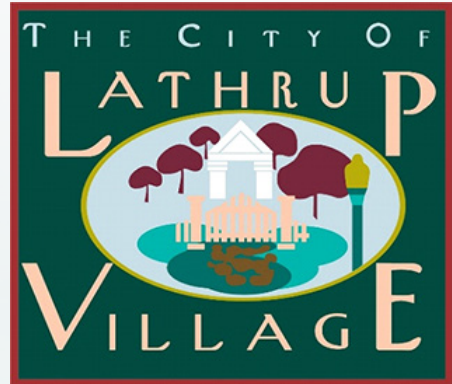


Welcome to the Lathrup Village Open House!



Thank you for attending the open house!

This event is an opportunity to learn about the comprehensive plan update process so far and provide input on key components of the plan including the plan's goals and updates to the future land use map. The open house is organized into stations. Some stations are informative while others are interactive and request input. Please feel free to check out the stations in any order, but it may be helpful to visit the future land use station following review of the other topics and goals.

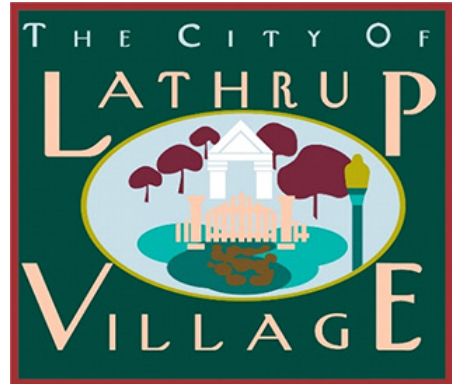
Stations



Project Timeline



What is a Comprehensive Plan?



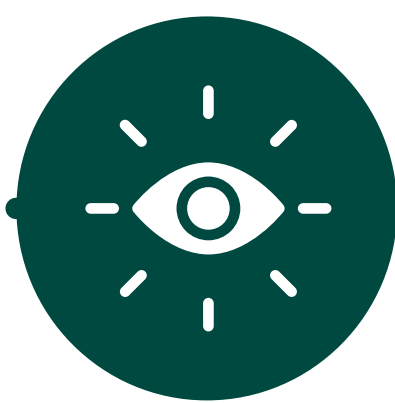
Guiding Document

Guides local decision-making in a community and should be referenced for annual budgets, capital improvements, and land development decisions



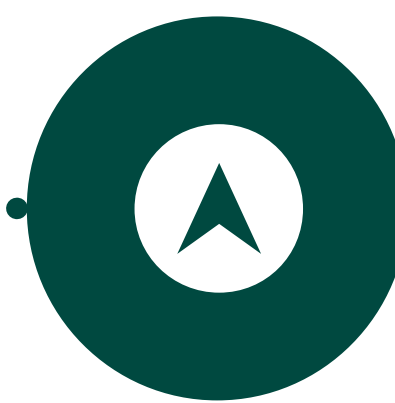
Inventory

Identifies valued community assets and vulnerabilities through background studies and community input



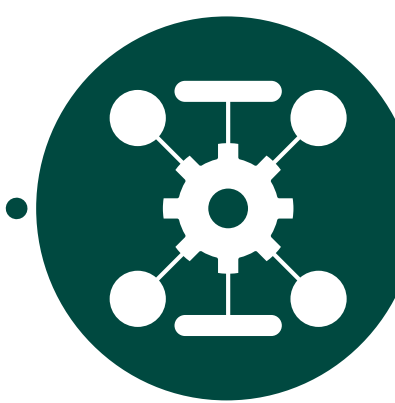
Shared Vision

Captures the long-range vision for the future of what the community wants to become, with support by goals and objectives working towards that vision



Coordinated Development

Directs development in different areas of the community—planning for where homes, businesses, parks, and other physical spaces will go and ensuring they work together in a compatible way



Actionable Framework

Provides a framework of action strategies for implementing the plan with a structured, phased approach



New Opportunities

Encourages new partnerships and collaborations by connecting the government with stakeholders

A Comprehensive Plan is a living blueprint for the future development of a community, typically looking ahead 10 to 20 years to plan for projected growth and other change in that timeframe.

The City of Lathrup Village adopted its last comprehensive plan in 2021 and is now in the process of updating the plan as the State of Michigan requires plans to be updated at least once every five years. The previous plan was formed off the input of residents, city staff, and the Planning Commission and involved a year-long process to develop a vision that built off from previous planning.

Relationship to Zoning

A comprehensive plan includes recommendations for zoning. A community's zoning ordinance is the set of rules and regulations that ensure the development of new uses and buildings aligns with the vision established in the comprehensive plan.

The zoning ordinance is one of the primary tools for implementing a comprehensive plan. Amending the zoning ordinance is often an important next step in implementing recently adopted comprehensive plans to align the ordinance to the land use recommendations developed in the comprehensive plan.

A zoning ordinance governs:

- Where land uses are allowed based on the zoning map and zoning district or use-specific regulations
- Site standards that regulate parking, landscaping, lighting, waste management, lighting, sidewalks, and more
- Development processes and procedures for site plans, special land uses, rezonings, variances, planned unit developments, etc.

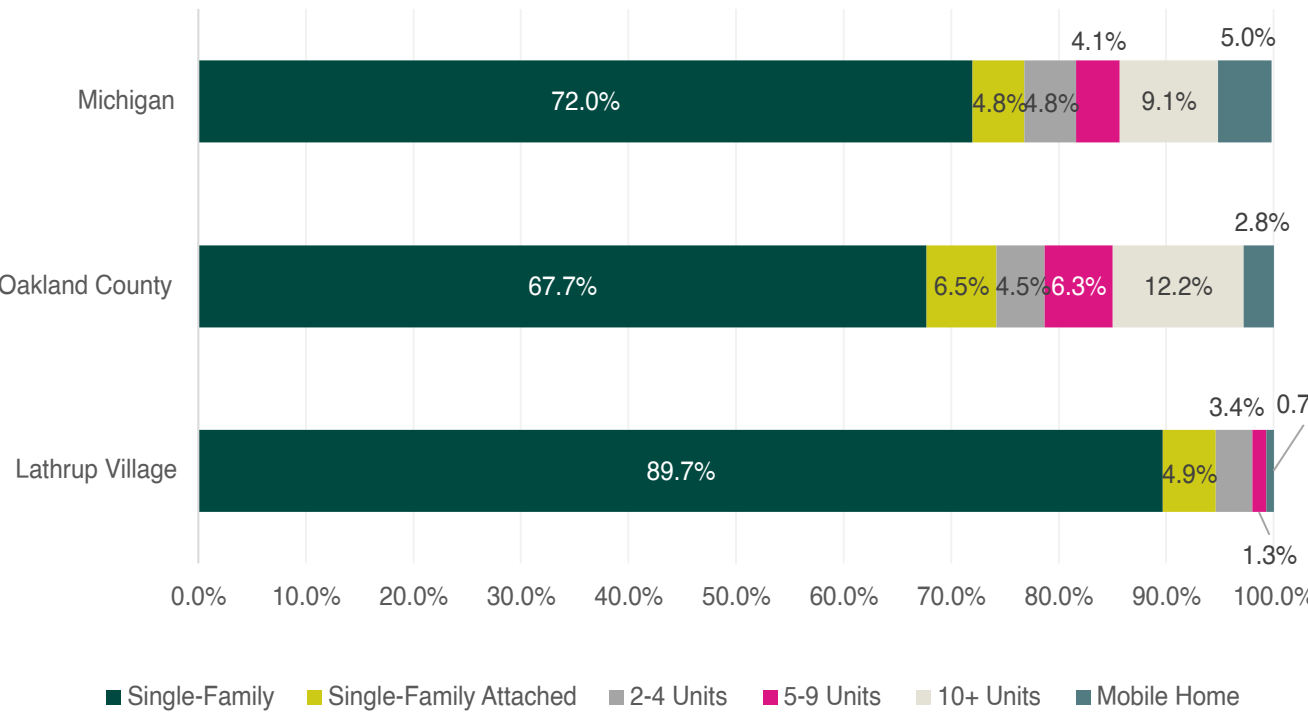
Housing



Quick Stats

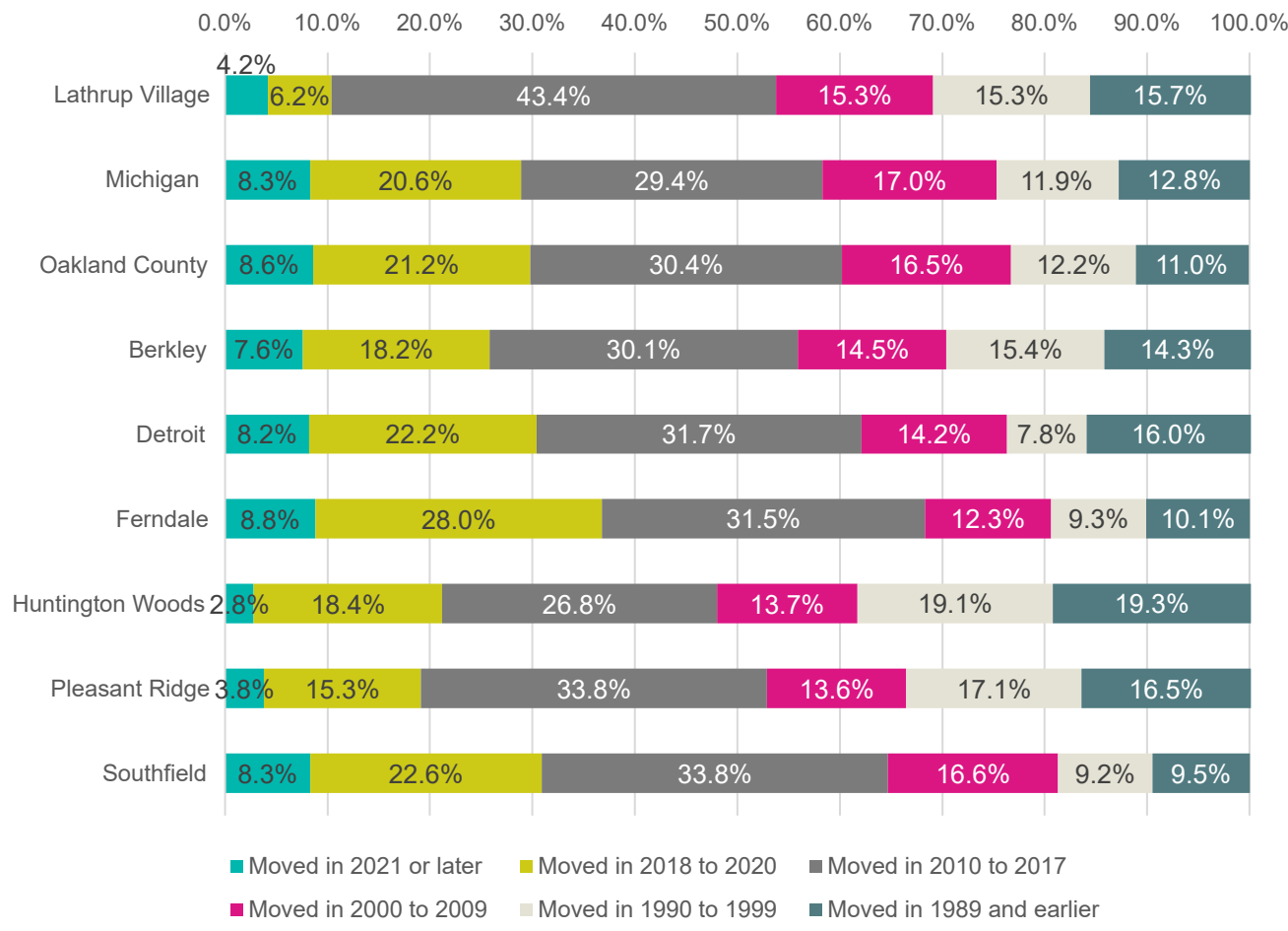
1,658 Housing Units
\$310,600 Median Home Value
\$109,893 Median Household Income
2.47 Average Household Size

Housing Types



Lathrup Village consists of primarily single-family homes, a large proportion of which were built in the post-war boom era from 1940-1969.

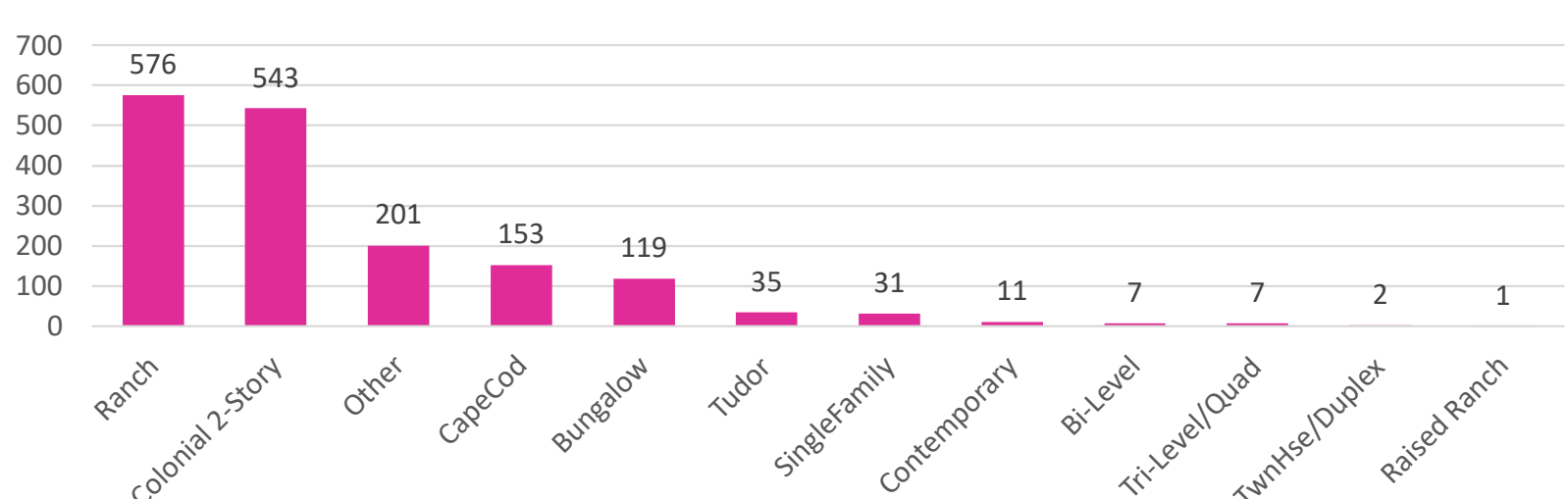
Year Resident Moved In



Most residents own their own home as opposed to renting and the largest portion of residents moved into their current home from 2010 to 2017. Lathrup Village comparatively however has seen fewer new residents than the surrounding communities after 2018.

Sources: U.S. Census Bureau American Community Survey 2023 5-Year Estimates “Selected Housing Characteristics” Table DP04

Architectural Character



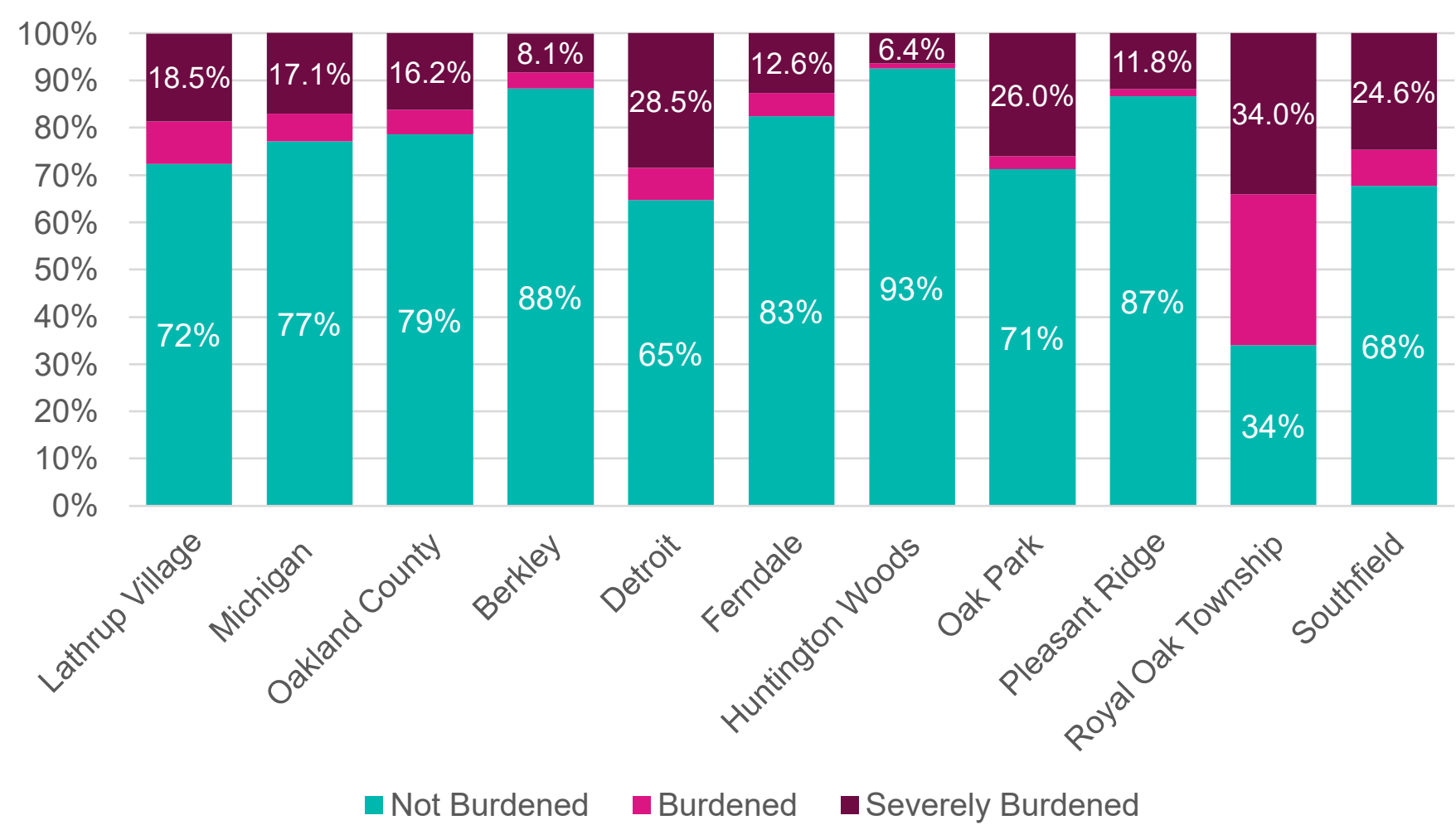
Lathrup Village is known for its historical and distinct architectural character of many of the homes. The primary home types in the city are ranch followed by two-story colonials.

Attainability

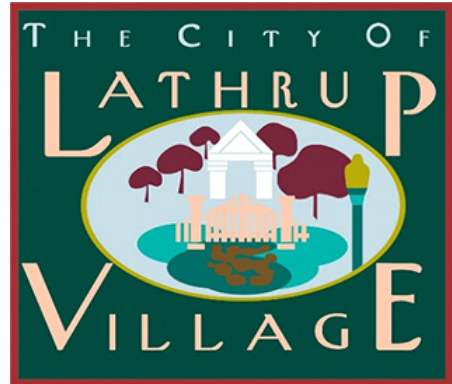
Ensuring that housing in the community is largely attainable—defined as non-subsidized, for-sale housing affordable to middle-income households earning between 80% and 120% of the Area Median Income (AMI)—ensures that the community can accommodate everyone from young adults starting out to growing families and downsizing seniors. This metric can help maintain a stable population, retain current residents as they age, and attract new residents.

Federal HUD guidelines advise spending a maximum of 30% of household income on total housing expenses. In Lathrup Village with a median income of \$109,893, households should spend no more than \$32,967 per year or \$2,747 per month on all housing costs. For homeowners, this includes the mortgage payment, insurance and taxes. For renters, this includes rent and utility costs. The attainable range of housing in Lathrup Village is \$2,197 - \$3,296 per month.

Rate of Housing Burden



Housing Goal



Previous Goal on Housing

Attractive, safe, quiet, and well-maintained neighborhoods; a diversified range of housing for people of all ages and abilities; and active neighborhoods that promote community connectedness.

Proposed Goal on Housing

Preserve and enhance the unique features that define Lathrup Village’s distinctive small-town residential character, including the architecture of its historic homes, spacious residential lots, attractive neighborhoods, and its mature treescape and greenery. Promote high-quality, context-sensitive redevelopment that respects adjacent neighborhoods while expanding housing choices for current and future residents.

Activity

Please share any feedback you have regarding the proposed goal or any other housing related comments. You may write your feedback on a sticky note and post it here.



Public Engagement - 242 Responses

A survey was conducted on the topic of housing from Mid-February through the end of May 2026. This survey gathered residents’ perspectives on housing needs, neighborhood satisfaction, and potential future development.

Key Take Aways

Residents highly value Lathrup Village’s distinctive character, including its unique homes, mature trees, larger lots, architectural diversity, walkability, and quiet, small-town atmosphere

Property taxes and long-term affordability are primary concerns for residents. Particulary as it relates to aging in place and also attracting new families to the City.

Many responses emphasized maintaining and reinvesting in existing neighborhoods through property maintenance, infrastructure improvements, parks, green spaces, code enforcement, and preservation of the existing housing stock.

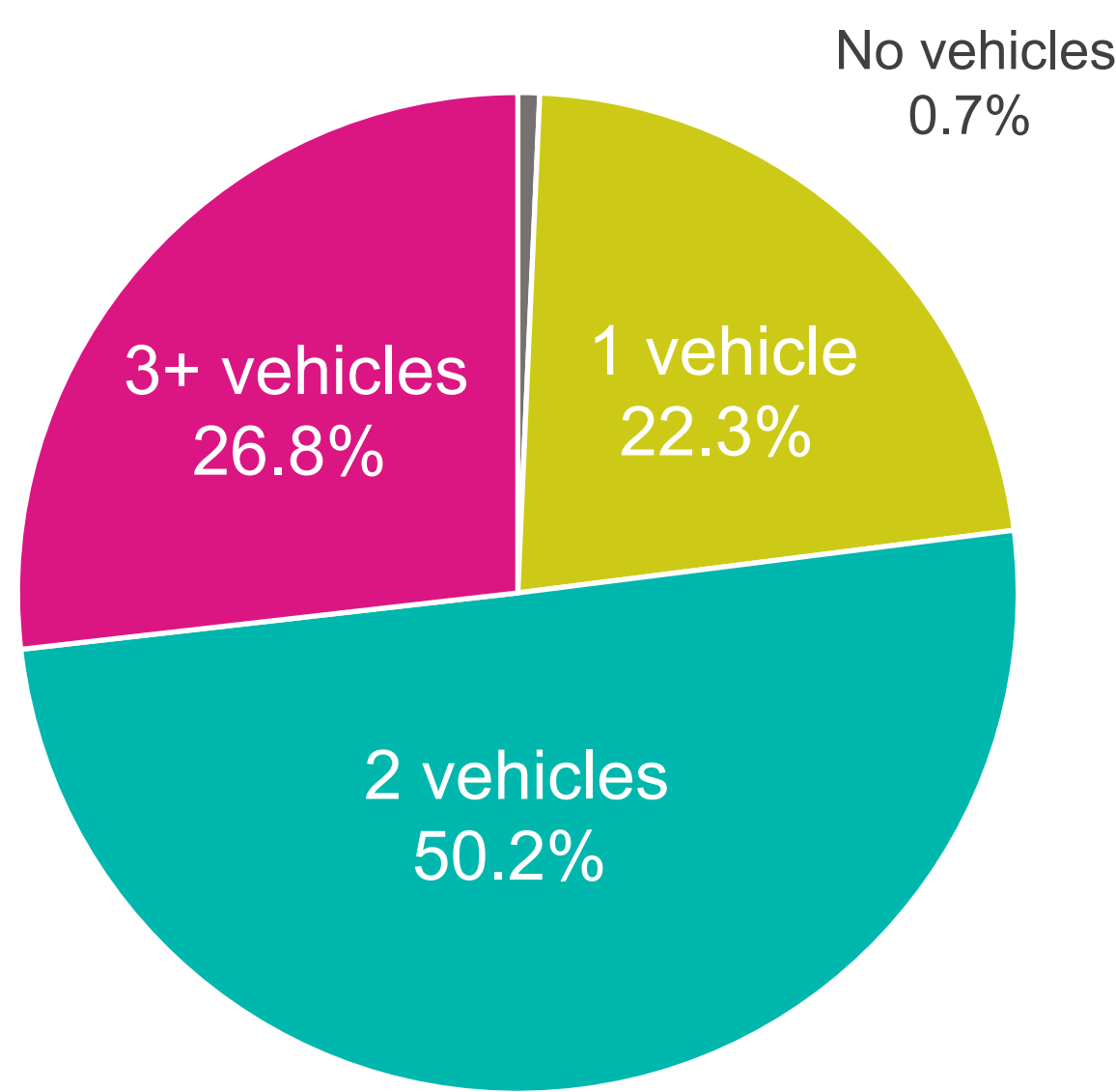
Several respondents supported targeted zoning flexibility, including accessory dwelling units, senior housing, and adaptive reuse of underutilized commercial, office, and institutional properties. Provided new developent respects the character of the community.

Transportation



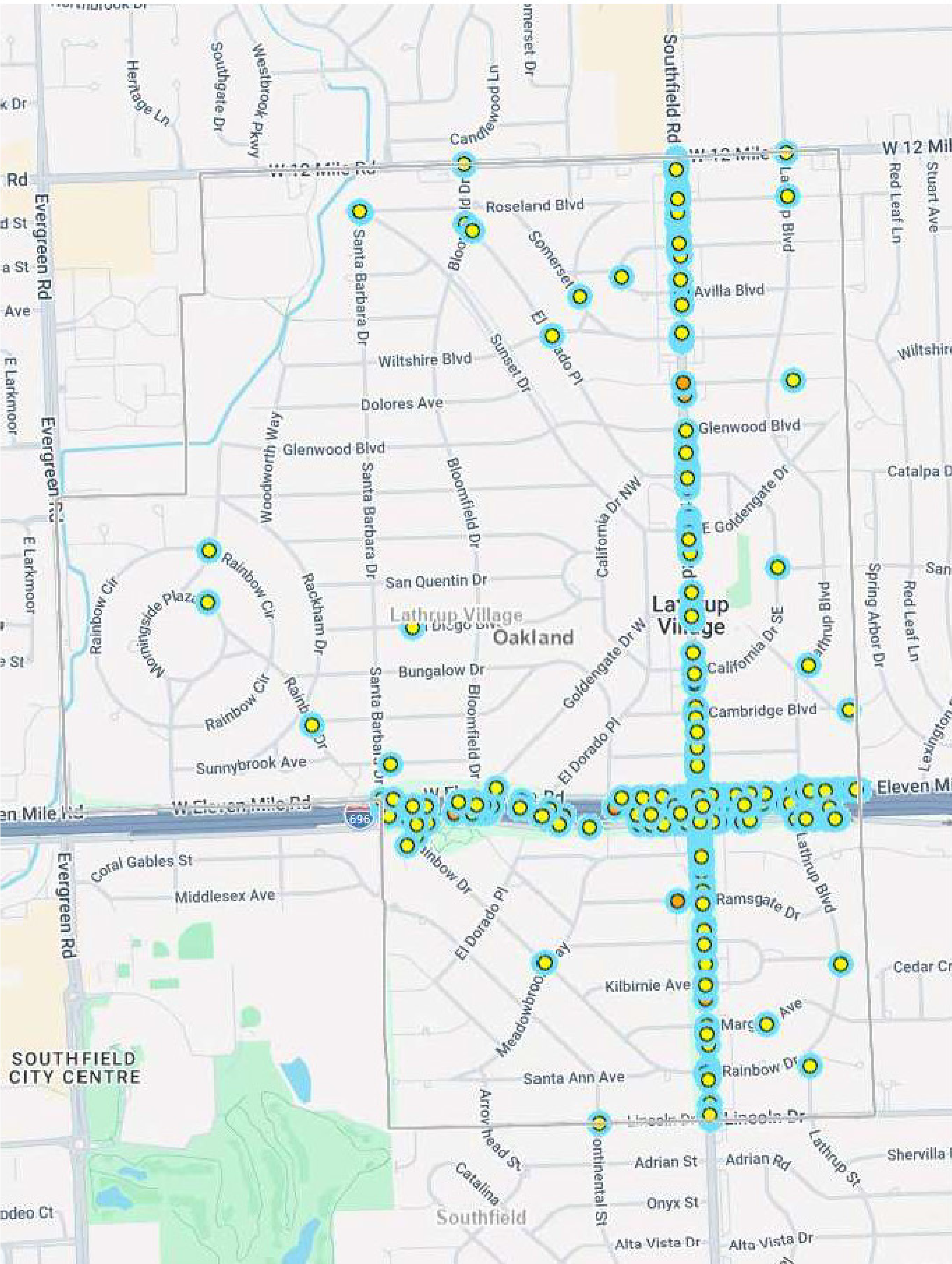
Quick Stats

Household Vehicles



Vehicular Crashes

Lathrup Village, 734 Total Crashes Heat Map, 3-Years 2023-2025



Most crashes in the City over the last 3 years have been along Southfield Road and 11 Mile Road. Very few crashes involved pedestrians or cyclists.

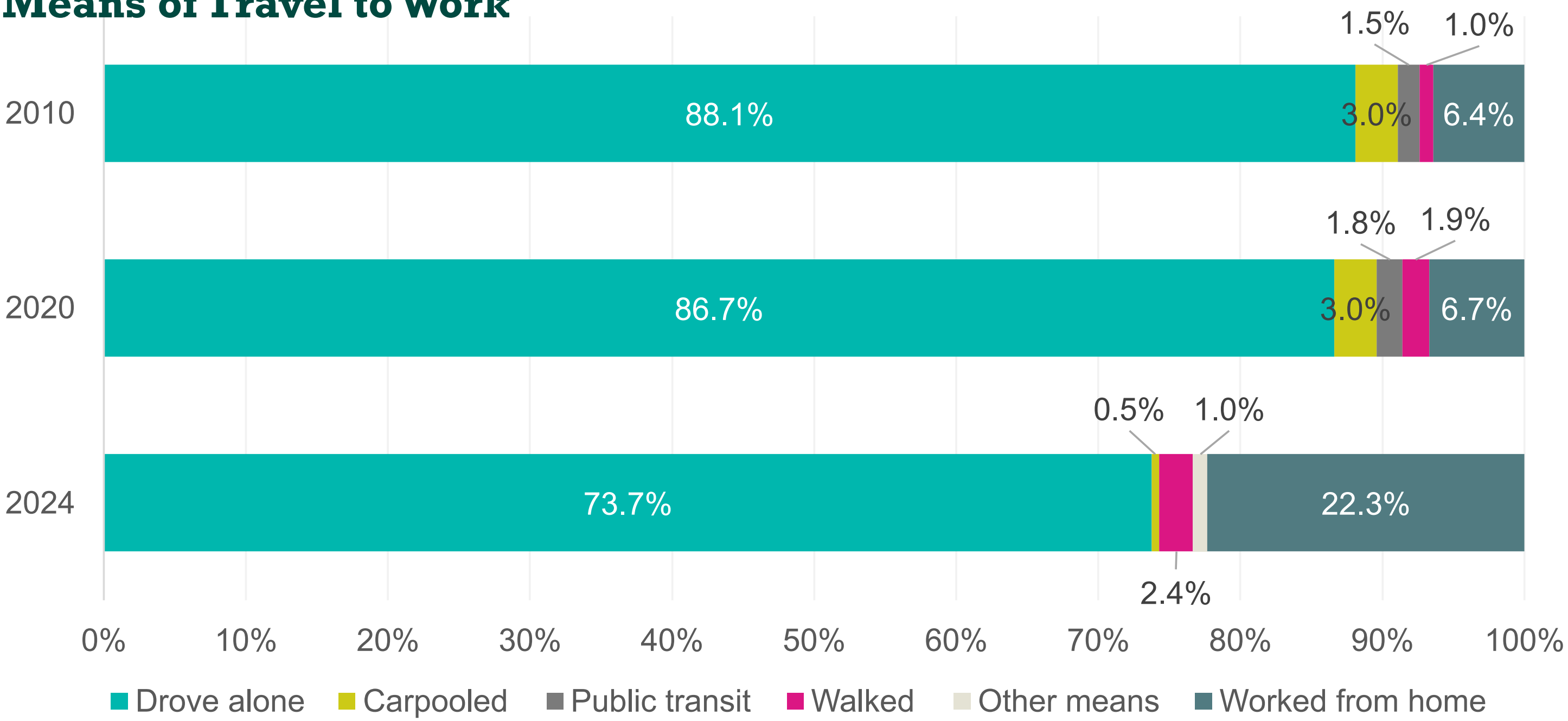
Average Commute Time

22.8 Minutes

Lathrup Village has

79 Lane Miles of Roadway

Means of Travel to Work



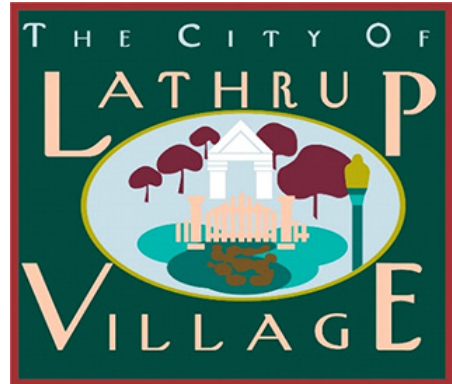
From 2020 to 2024, the number of residents working from home has more than doubled. This has implications both for changes in traffic patterns as well as the increased presence of a daytime workforce.

Public Transit



Lathrup Village has two Smart bus routes that run through the city. Route 420 runs north/south along Southfield Road and route 740 runs east/west along 12 Mile Road.

Transportation Goal



Previous Goal on Transportation

An efficient and safe multi-modal transportation network that offers mobility options to residents of all ages and abilities.

Proposed Goal on Transportation

Provide a safe, walkable, and connected transportation network that is accessible, serves users of all ages and abilities, and conveniently links residents to key neighborhood destinations through context-sensitive transportation improvements.

Activity

Please share any feedback you have regarding the proposed goal or any other related comments. You may write your feedback on a sticky note and post it here.



Public Engagement - 77 Responses

A survey was conducted on the topic of transportation from March through the end of May 2026. This survey gathered residents’ perspectives on transportation conditions and potential future projects and goals.

Key Take Aways

Improve Southfield Road

Southfield Road remains a primary transportation challenge, with concerns about speeding, safety, crossings, traffic flow, and the barrier it creates between neighborhoods.

Invest in Walking Infrastructure

Residents want safer and more complete pedestrian facilities, including sidewalk repairs, filling sidewalk gaps, improved crossings, better intersection design, accessibility upgrades, and solutions to drainage and flooding issues that impact walkability.

Address Traffic Safety and Driver Behavior

Traffic calming and enforcement emerged as recurring priorities. Residents expressed concerns about speeding, stop sign violations, cut-through traffic, and dangerous driving conditions, particularly at major intersections and access points.

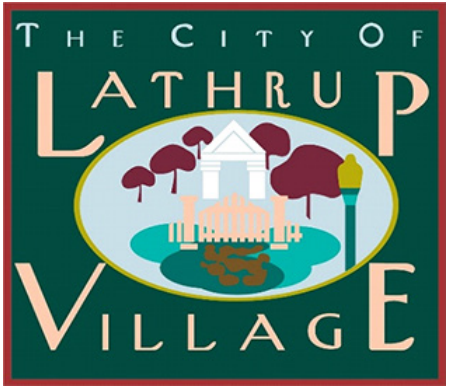
Expand Mobility Options

Residents expressed interest in safer bicycle facilities, improved accessibility for all ages and abilities, and better-maintained bus stops, though support for expanded transit and bike infrastructure were mixed.

Strengthen Neighborhood Connections & Access

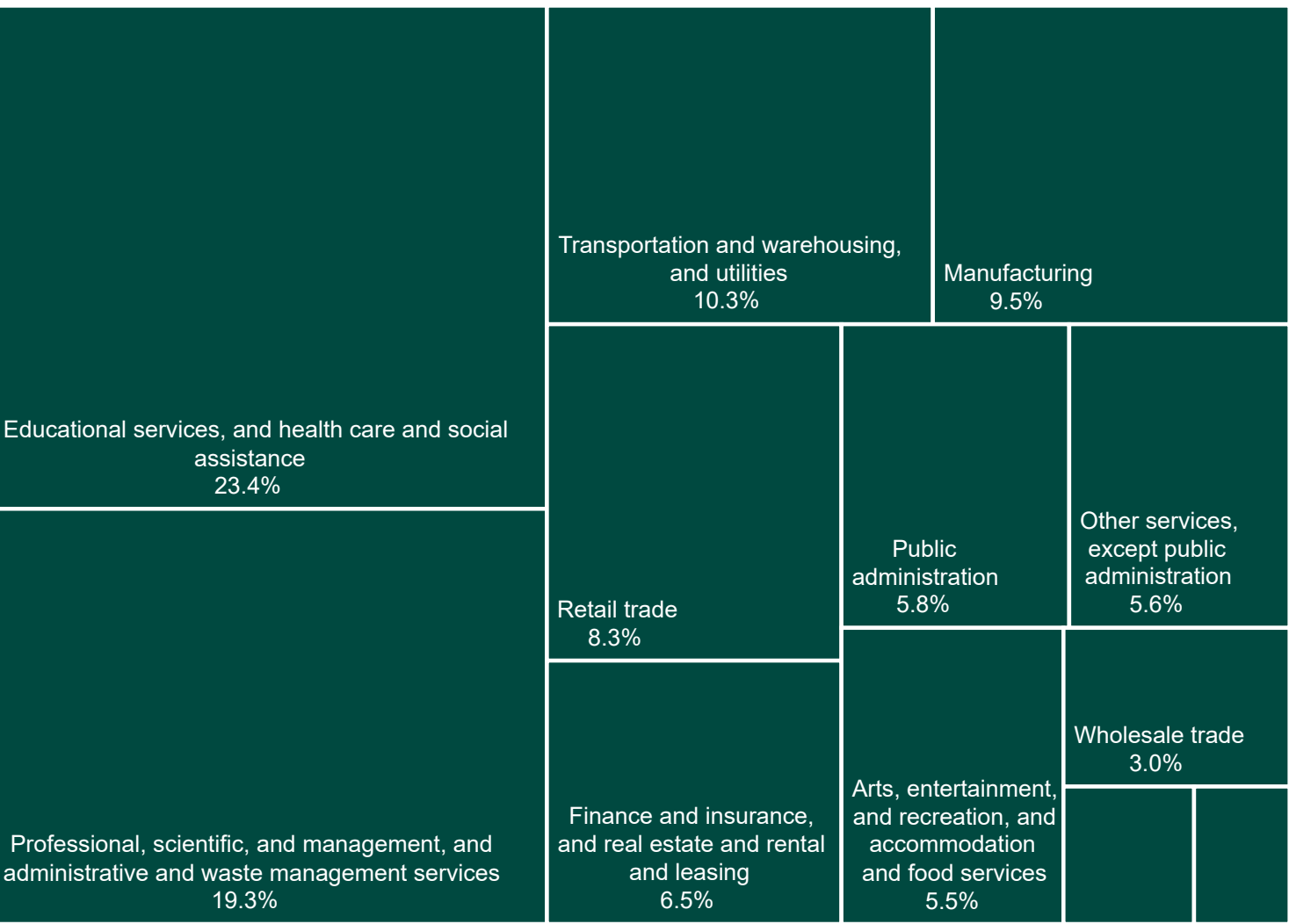
Transportation investments should improve access to parks, schools, businesses, restaurants, and community destinations.

Economic Development



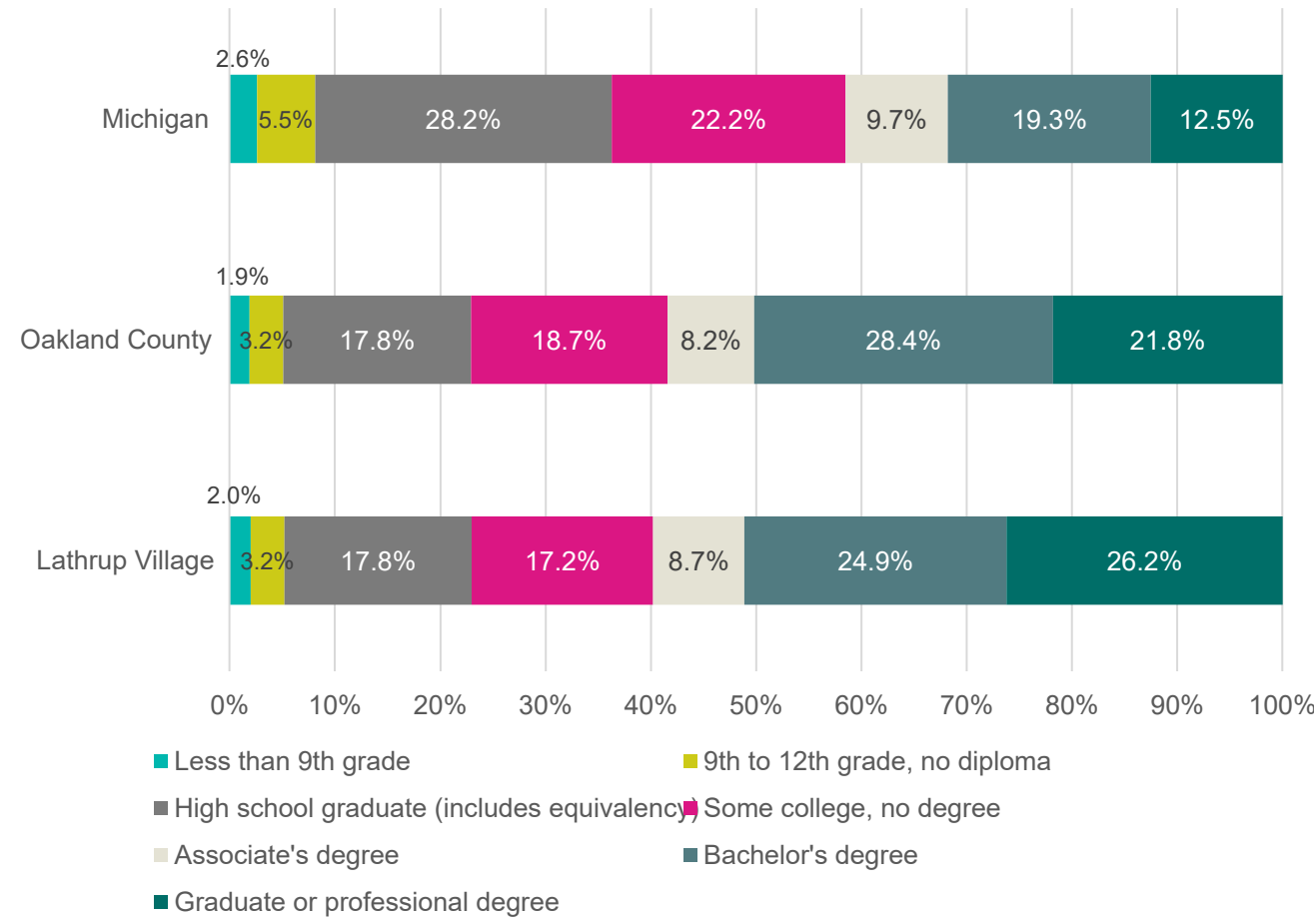
Quick Stats

Industries

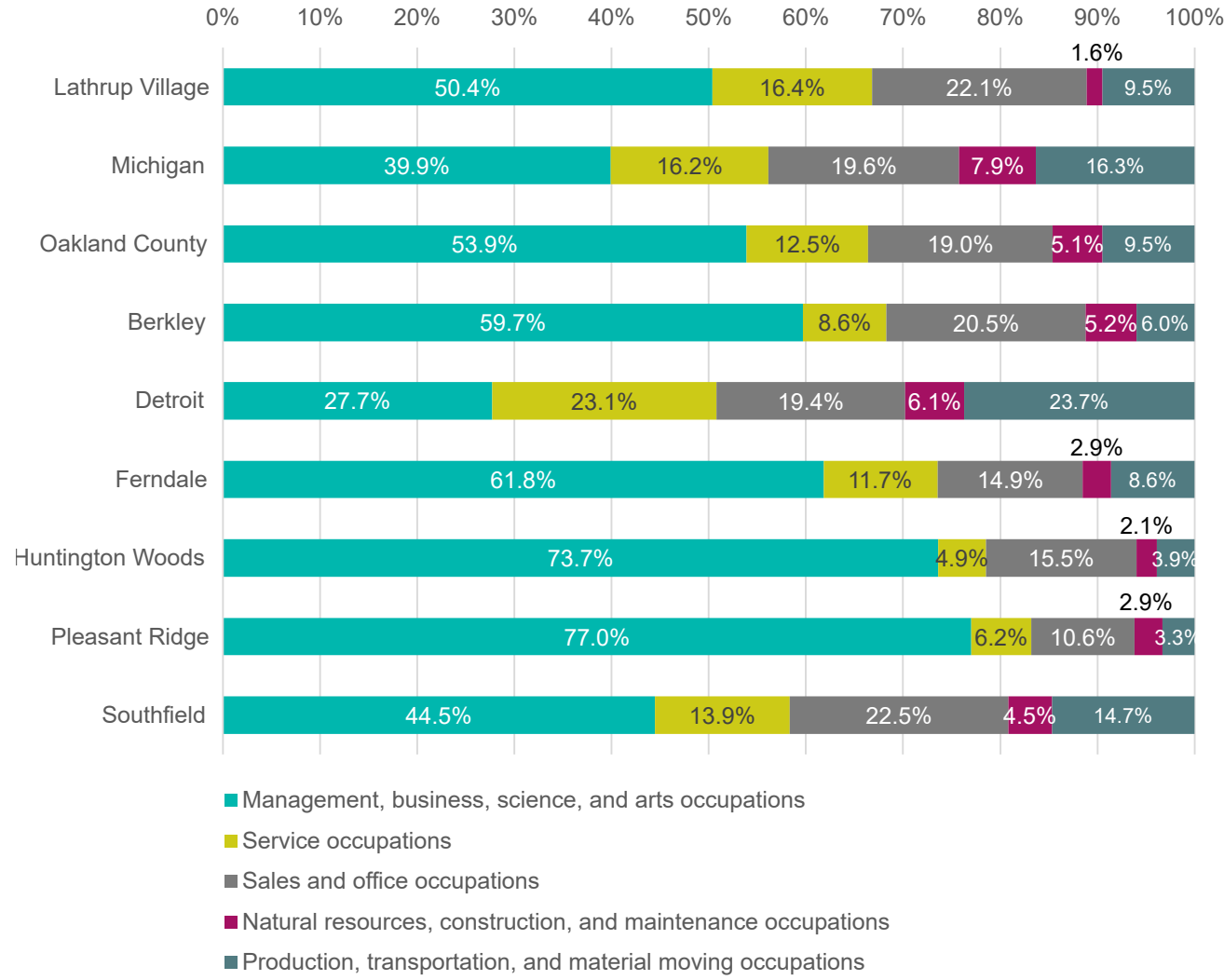


Most residents in Lathrup Village are employed in the educational, healthcare, professional, and management type industries. Residents primarily work in management and business type occupations followed by service, sales, and office occupations. Note that occupation describes the type of job someone does and that the same occupation can exist across multiple industries.

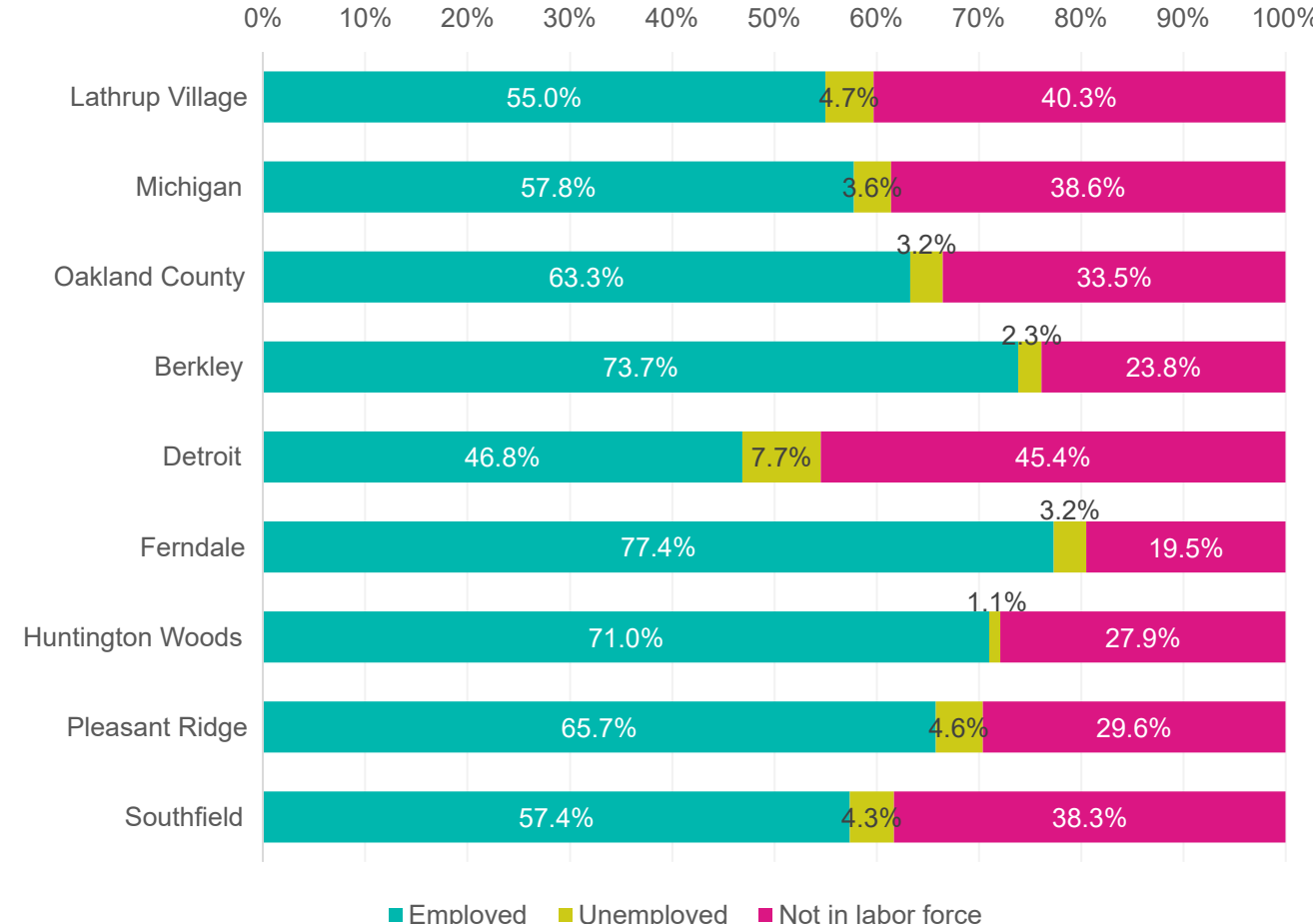
Educational Attainment



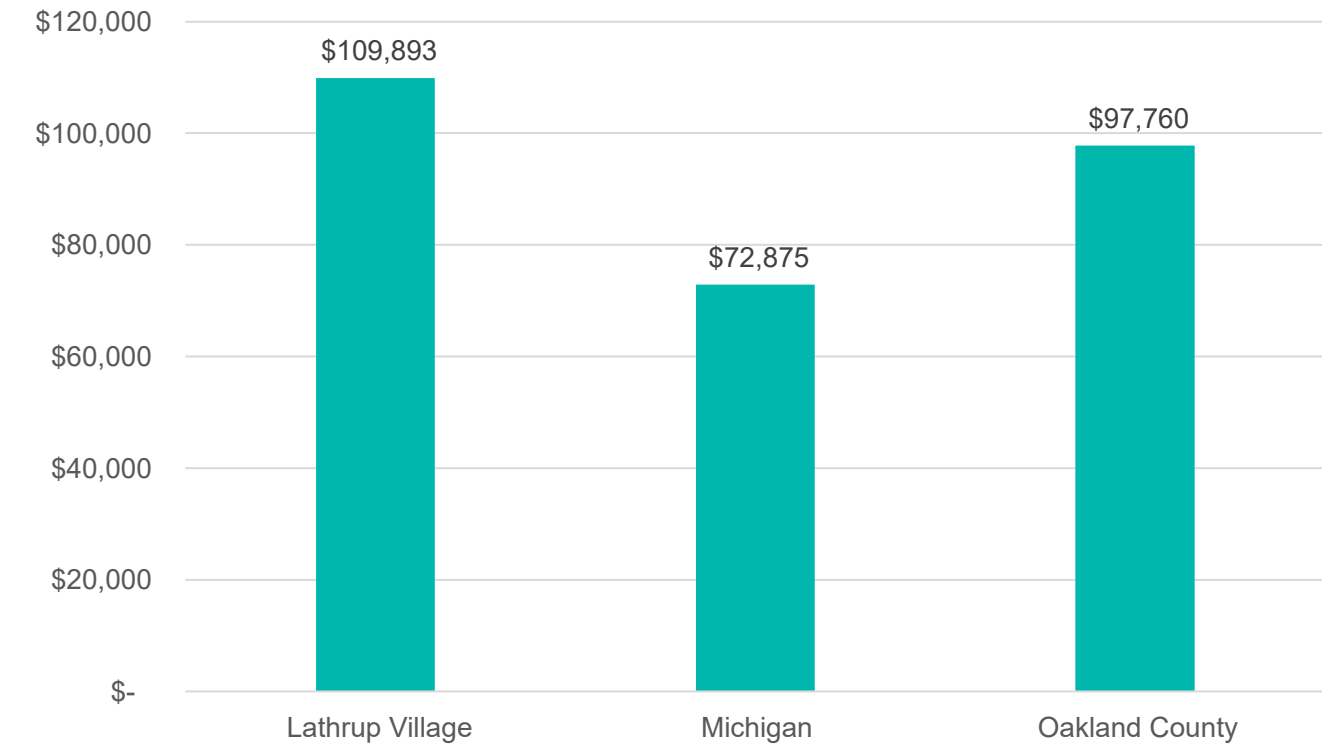
Occupations



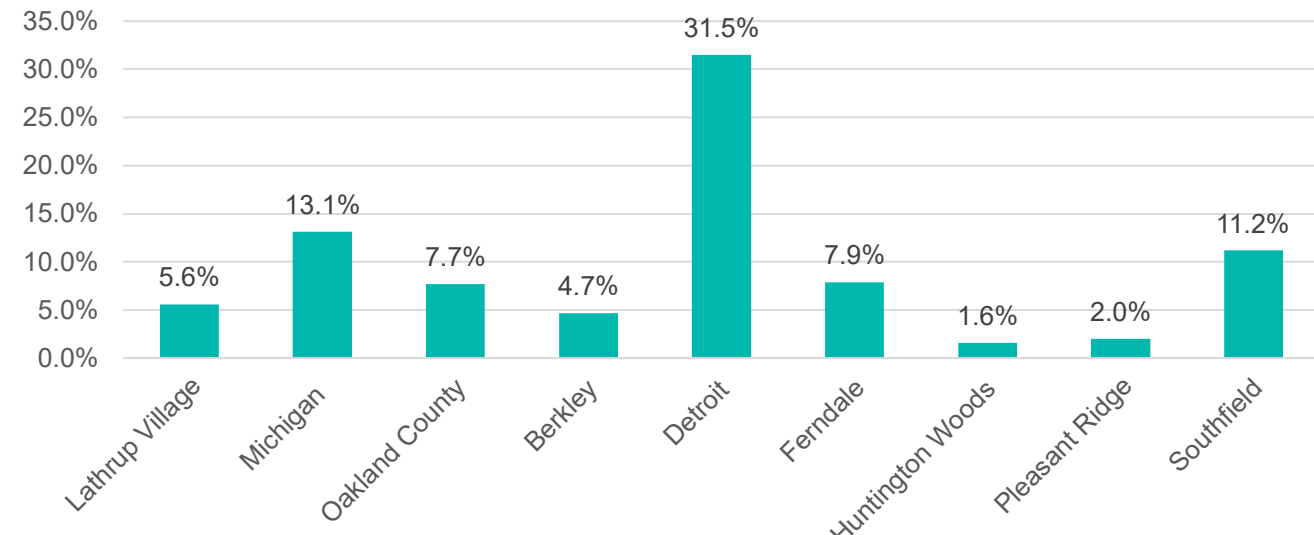
Employment Status



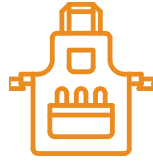
Median Household Income



Poverty Rate



Artisan Manufacturing



What is artisan manufacturing?

Over the last several months, the City has been participating in the Recast program which fosters economic development by encouraging the presence of small-scale manufacturing. This land use describes the small-scale production of specialty goods such as crafts, food products, furniture, artwork, or other handmade items, typically with limited impacts and accompanied by a retail storefront. City staff have engaged with external stakeholders to expand business support programs and partnerships to create an ecosystem for small-scale producers, makers, and existing businesses to thrive.

How does this relate to planning and zoning?

Artisan Manufacturing is not a use currently listed in the zoning ordinance and as such would not currently be allowed in most of the commercial corridor (it would be treated as an industrial use). Planning and zoning strives to ensure that adjacent land uses are harmonious and compatible. While artisan manufacturing would take on a blended land use of retail and small-scale production, zoning considerations would still regulate potential nuisances such as noise, odor, light, traffic, outdoor storage, vibration, aesthetics, etc.



Epiphany Glass
Pontiac, MI



Pop-up Art Gallery
Knoxville, TN

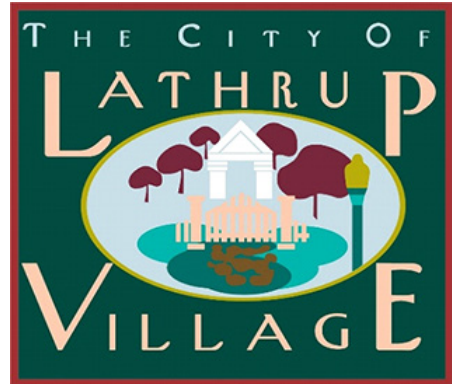


Commercial bakery
Royal Oak, MI

The socioeconomic profile of Lathrup Village is similar to that of Oakland County overall, though the City has higher rates of educational attainment, higher median household income, and slightly lower rates of poverty.

Sources: U.S. Census Bureau American Community Survey 2024 5-Year Estimates “Selected Economic Characteristics” Table DP03

Economic Development Goal



Previous Goal on Economic Development

Thriving local businesses and an employed workforce; a convenient selection of goods and services; and a diverse tax base with a resilient economy.

Proposed Goal on Economic Development

Support a resilient, neighborhood-serving economy that provides convenient access to everyday goods and services, supports local employment, and strengthens the City’s tax base. Encourage high-quality reinvestment and redevelopment along the major corridors that complement adjacent neighborhoods and contribute to the distinctive character and long-term sustainability of the community.

Activity

Please share any feedback you have regarding the proposed goal or any other related comments. You may write your feedback on a sticky note and post it here.



Public Engagement - 60 Responses

A survey was conducted on the topic of economic development from Mid-February through the end of May 2026. This survey gathered residents’ perspectives on the commercial corridors and local business scene.

Key Take Aways

Reinvest in Key Redevelopment Opportunities

Residents support reinvestment in vacant and underutilized properties, particularly along Southfield Road, 12 Mile Road, and at the Annie Lathrup School site.

Attract Neighborhood-Serving Businesses

Residents want more restaurants, cafes, markets, specialty retail, fitness facilities, and other businesses that meet everyday needs close to home.

Create Walkable Destinations & Gathering Places (Third Places)

Walkability, placemaking, and community gathering spaces emerged as recurring priorities, with residents seeking destinations that encourage people to spend time in the community.

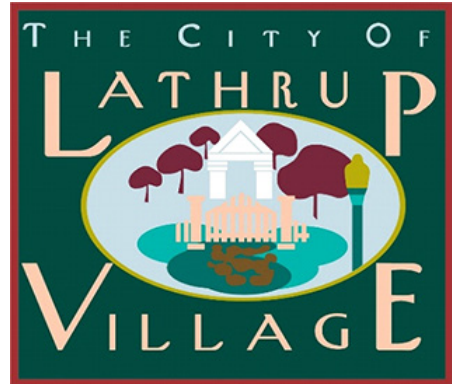
Enhance Commercial Corridors & Community Character

Residents support attractive, well-maintained corridors with high-quality design, landscaping, streetscape improvements, and development that complements surrounding neighborhoods.

Strengthen the Local Economy & Tax Base

Residents favor supporting local businesses, entrepreneurs, and business recruitment efforts that expand the commercial tax base, reduce pressure on homeowners, and improve overall quality of life.

Community Character & Public Services Goals



Previous Goal on Community Character

An authentic positive identity for the city that is reflected in residential neighborhoods as well as along commercial corridors that focuses on a mixed use, multiple story, walkable downtown for the City.

Proposed Goal on Community Character

Preserve and strengthen the physical character of Lathrup Village through thoughtful placemaking, protection of defining neighborhood features, and investment in attractive, welcoming public spaces. Enhance the sense of place and community connectedness through public engagement.

Activity

Please share any feedback you have regarding the proposed goal or any other related comments. You may write your feedback on a sticky note and post it here.

Previous Goal on Public Service

Recreation facilities and programming that meet the needs of and are accessible to all residents; well-maintained infrastructure that meets the needs of current and future residents, businesses and visitors; and excellent public services that meet the health, safety and welfare needs of the community.

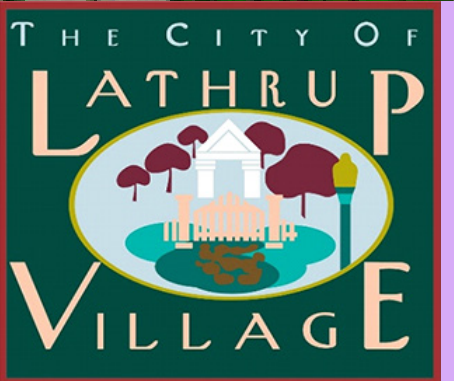
Proposed Goal on Public Service

Provide equitable access to high-quality public services, recreation, facilities, and infrastructure that reinforces Lathrup Village's high standards for health, safety, and quality of life for its residents and businesses. Ensure public infrastructure remains safe, reliable, and resilient through strategic maintenance, modernization, and fiscally responsible investment.

Activity

Please share any feedback you have regarding the proposed goal or any other related comments. You may write your feedback on a sticky note and post it here.

Village Center



2009

The Village Center concept was first established through the 2009 master plan process. At the time, it was envisioned that the area along Southfield Road encompassed by the California Drive hexagon would grow to become an active public and private space with a variety of civic, residential, commercial, and retail uses.

2012

In 2012, the City refined its concept for the Village Center Area with input from the owner of the Annie Lathrup School and feedback from residents. The updated concept maintains the framework for the Village Center with the street and sidewalk network, and adds in additional public space behind the school and a narrow median on Southfield Road to facilitate pedestrian crossings. The DDA's 2013 market study was intended to define opportunities and suggest implementation strategies for the City to engage redevelopment as well as to retain and recruit businesses to the commercial areas of the City, particularly the Village Center.

2014

The 2014 Master Plan Process re-affirmed the recently refined concept with a closer look at potential future housing opportunities within the Village Center area.

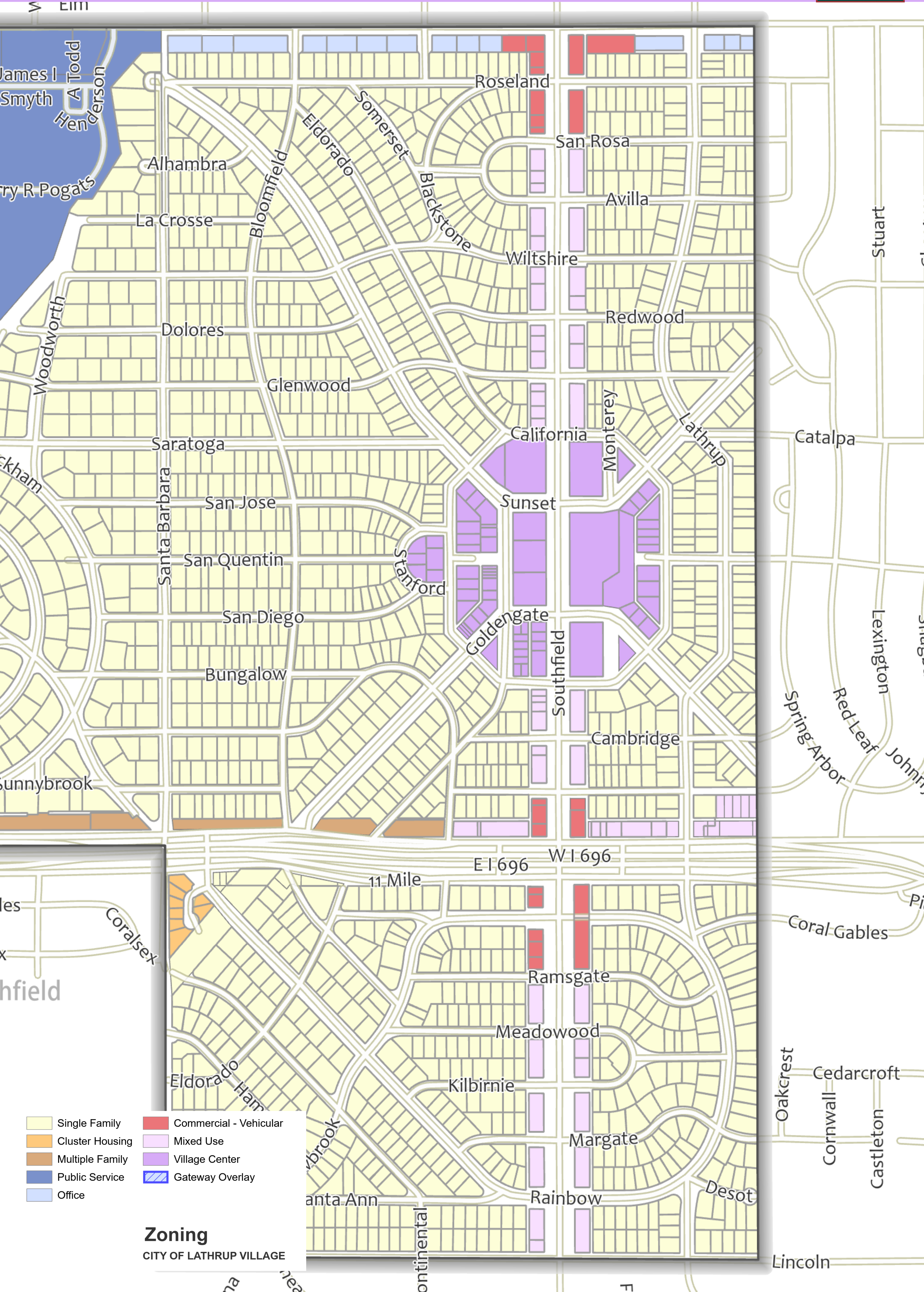
2021

During the 2021 Comprehensive Plan process, city officials, property owners, and residents expressed concern that little redevelopment had occurred after more than a decade of planning. Yet the corridor remained important to improving the city's tax base and advancing community goals such as walkability, housing choice, and destinations within walking distance of neighborhoods. While discussions often focused on the former school property, the plan recognized broader opportunities throughout the corridor. With housing representing one of the strongest real estate market sectors at the time, the refined 2021 development concept explored row houses, townhomes, and stacked flats as catalysts for additional retail and restaurant investment.

2026

Today, the Village Center remains an important community conversation. The COVID-19 pandemic, changing lifestyles, evolving retail trends, and advances in technology have reshaped how people live, work, and interact with their communities. Housing, local businesses, and a vibrant mixed-use district continue to be central themes, but the full vision has yet to be realized. As Lathrup Village looks ahead, the Village Center represents an opportunity to create a place that reflects the community's evolving needs, values, and aspirations.

Build the Village



W Elm

James I
Smyth
A Todd
Henderson
ry R Pogats

Alhambra

La Crosse

Dolores

Glenwood

Saratoga

San Jose

San Quentin

San Diego

Bungalow

Sunnybrook

Roseland

San Rosa

Avilla

Wiltshire

Redwood

California

Sunset

Goldengate

Southfield

Cambridge

Catalpa

Lexington

Spring Arbor

Red Leaf

John

les

x

hfield

Coralsex

Coral Gables

Eldorado Ham

11 Mile

E I 696

W I 696

Ramsgate

Meadowood

Kilbirnie

Margate

Rainbow

Desot

anta Ann

ontinental

Oakcrest

Cedarcroft

Cornwall

Castleton

Lincoln

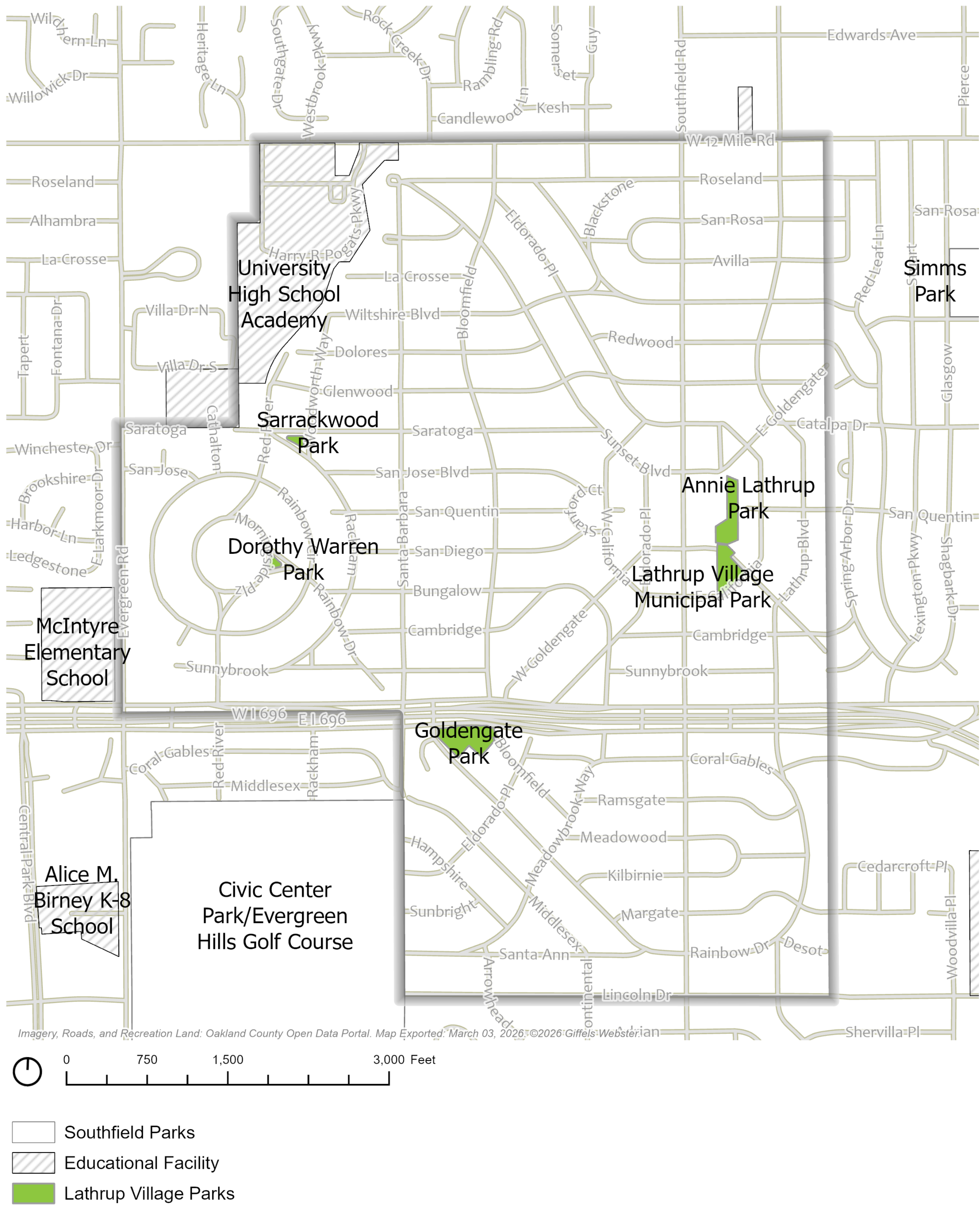
Zoning

CITY OF LATHRUP VILLAGE

Parks & Recreation



Lathrup Village has 5 municipal parks and over 7 acres of park and open space.



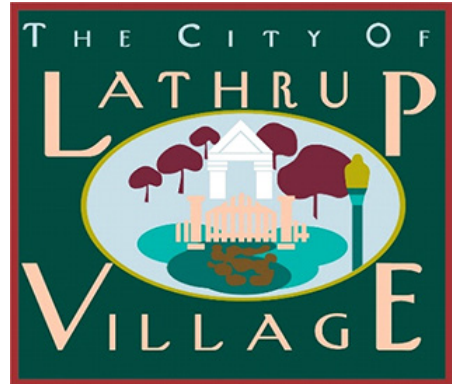
Public Engagement - 59 Responses

A survey was conducted on the topic of parks and recreation from March through the end of May 2026. This survey gathered residents’ perspectives on the neighborhood parks and also the City’s events and recreation programs.

Key Take Aways

- Residents highly value parks as natural community spaces.**
Preserving trees, gardens, wildlife, open space, and the natural character of Lathrup Village is a top priority, with many residents expressing interest in additional gardens and natural areas.
- Maintaining and improving existing parks is a priority.**
Respondents emphasized upkeep of park facilities, landscaping, and green spaces, while also requesting practical amenities such as walking paths, benches, seating areas, drinking fountains, and updated playground equipment.
- There is strong demand for recreation programming for all ages.**
Residents support expanded programming and opportunities for children, youth, adults, and seniors, including fitness, educational workshops, social activities, sports, biking, and other active recreation options.
- Community connection is a core value.**
Events, festivals, concerts, neighborhood gatherings, and resident-led activities were frequently mentioned as important ways to bring people together. Volunteerism and sharing resident expertise through classes and workshops were seen as valuable opportunities.
- Future planning should prioritize equitable access and partnerships.**
Residents identified potential access gaps in some parts of the city and highlighted the need for broader community outreach. Partnerships, grants, regional collaboration, and volunteer support were identified as important strategies to expand recreation opportunities while making efficient use of limited resources.

What would you like to see ‘grow’ in our parks?



You have 5 flowers for each park where flowers represent a vote. Each garden bed represents different improvements to the parks, you may distribute your flowers any way you like amongst the garden beds.

Gardens & Beautification

Playgrounds & Family Amenities

Nature Preservation & Open Space

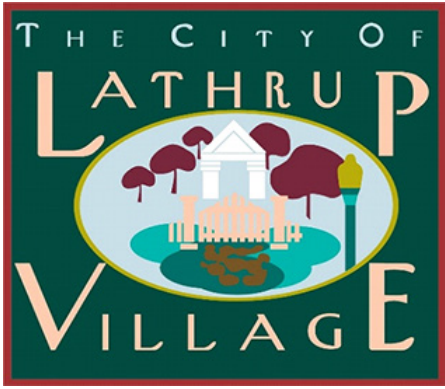
Walking Trails & Comfort Amenities

Community Programs & Events

Park Maintenance & Upgrades

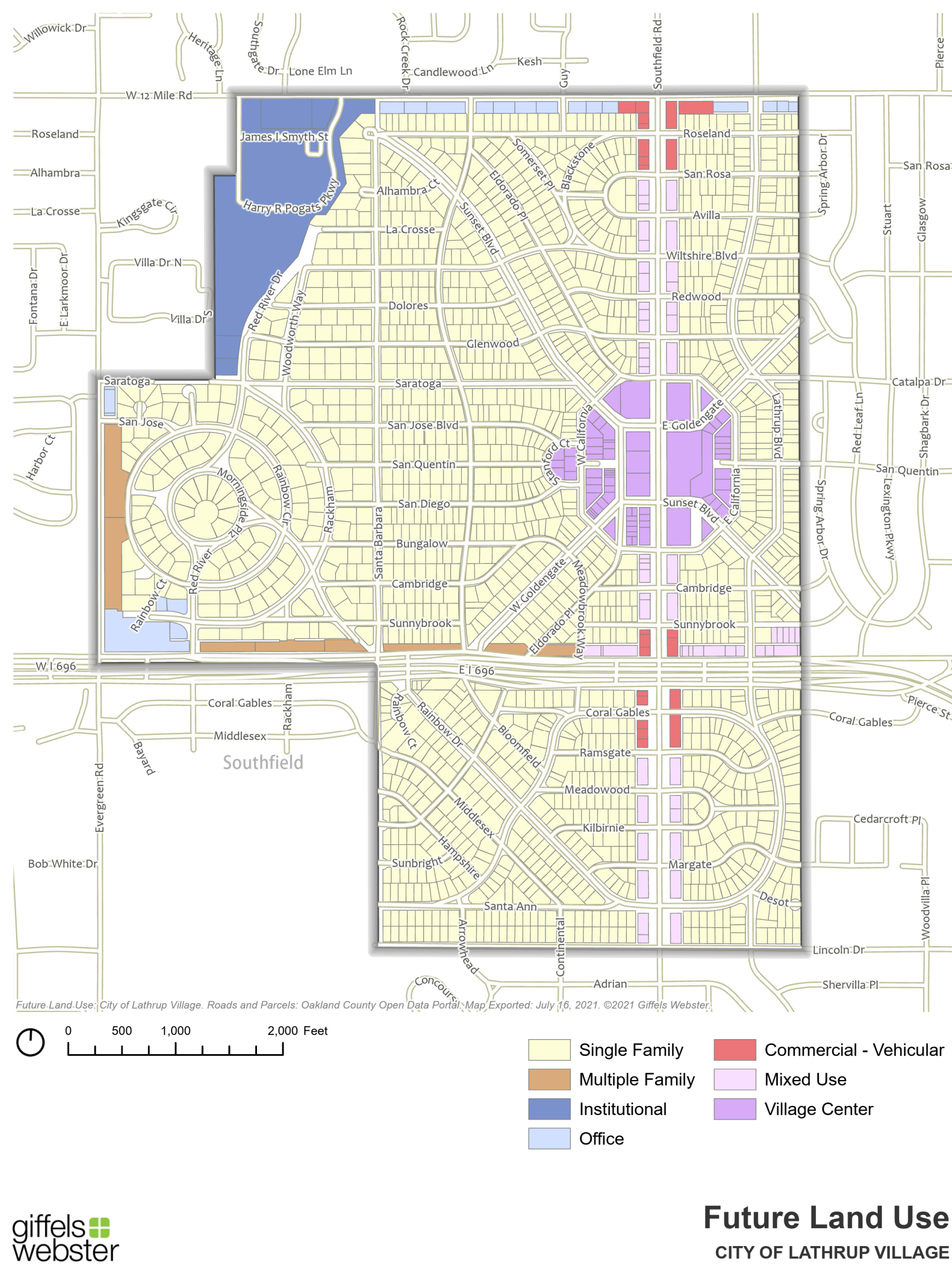
Active Recreation & Fitness

Future Land Use



The Future Land Use Map illustrates where the City intends to locate general land use categories in the future. The map is accompanied by descriptions of the categories shown on the map. Future land use (FLU) descriptions are meant to be more general in nature to allow for flexibility, but they should also be specific enough to guide any zoning amendments that may be needed to realize the vision of the plan and also support land use decisions (like a re-zoning application). The Future Land Use Map does not automatically change zoning or make these changes imminent but rather sets a long-range goal for the City.

Current Future Land Use

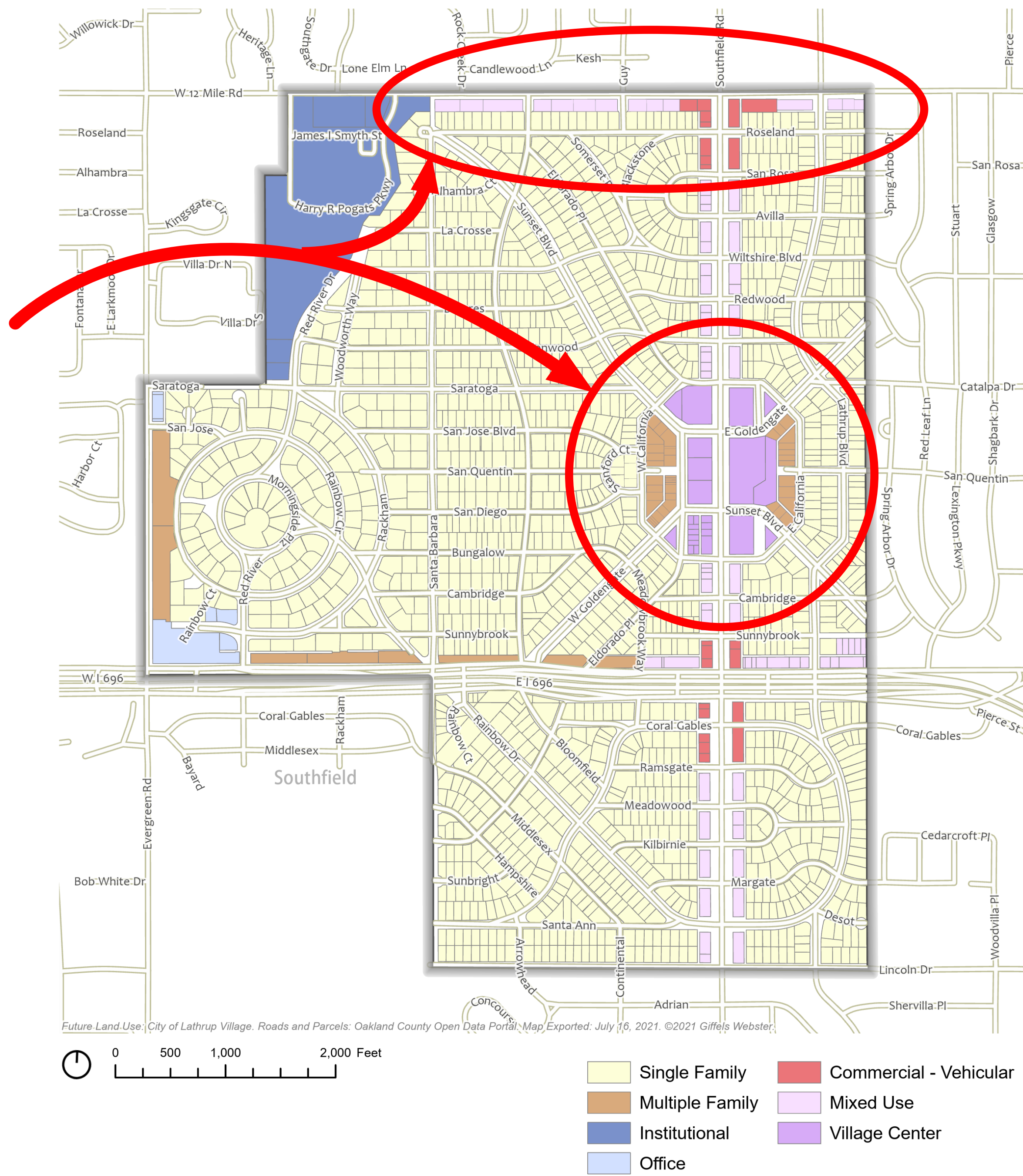


Conversations on future land use in the City have been primarily focussed around the Village Center (VC). The vision for the VC along Southfield Road is still present, but proposed changes would focus on restricting this district closer to the corridor and dialing back to create a smooth transition between the VC and existing neighborhoods.

The transition zone as proposed would envision the outer parts of the VC as Multiple Family which is compatible with the R-2 zoning district. The R-2 zoning district allows for single-family homes, but also more dense housing situations such as townhomes, terraces, and other clustered housing.

Other discussions have explored the idea of expanding the mixed-use corridor to 12 Mile Road. While doing so would increase housing and commercial opportunities along the corridor but it would have the potential to increase density. Building height maximums would be increased by one story (or 10') but at the same time the mixed-use designation would increase the rear yard setback (and therefore the distance of buildings from the single-family homes to the south) by five feet and buildings are encouraged to be set closer to the street.

Proposed Changes



Future Land Use Descriptions



Single Family Residential

Residential land uses account for the largest land use category in the 2015 Master Plan; there is no change to the category, except to note that there will likely be opportunities for new single family residential, in the form of attached single family residential dwellings, in the Village Center and mixed use areas. It is envisioned that occasional lots will be converted to parking adjacent to the parcels along Southfield Road to encourage redevelopment. Historic homes are encouraged to be preserved.

Multiple Family Residential

The 2015 Master Plan had limited areas designated for multiple family uses, located primarily along 11 Mile Road and Evergreen Road. Again, this plan considers that there are opportunities to increase the provision of multiple family residential in conjunction with redevelopment along the Southfield Road Corridor, in both the Village Center and mixed use areas.

Mixed Use

The 2015 Master Plan identified the blocks north of the Village Center and blocks south of 11 Mile Road as mixed use, to be redeveloped with residential, office, and “lower trip-generation retail businesses.” Most of the Southfield Road Corridor (except the Village Center and mile road intersections) are designated as Mixed Use.

Commercial Vehicular

The intent of the Commercial Vehicular category is to serve transient customers creating higher trip generation to the commercial site. These areas are located along Southfield Road at the intersections of 11 Mile Road and 12 Mile Road. The uses envisioned within this land use class would include retail; restaurant; service businesses, such as banks, professional offices; and gas stations. No changes are proposed for this land use category.

Office

This land use category is reserved exclusively for professional office use. These areas are located along 12 Mile Road where professional offices are currently located and at the northeast corner of 11 Mile Road and Evergreen Road.

Village Center

The Village Center encompasses all of the segments of the California Drive octagon and, as a result, establishes a concentrated area for commercial and civic activities. It is envisioned that there will be a mix of public and private property, including residential, office, retail, restaurant, entertainment, gathering spaces, and recreation areas. The final configuration of Southfield Road will dictate the size and development footprint of the area. It is anticipated that the internal road network will be developed to continue the alley system and the conceptual “Park Street Promenade.” The current civic facilities are intended to remain in the Village Center area, but may be leveraged or reconfigured to accommodate the redevelopment as envisioned for a vibrant, compact, pedestrian-oriented downtown area.

Activity

Please share any feedback you have regarding the Future Land Use Map or text. You may use post-it notes or markers directly on the posters to leave comments. Write your comments on a sticky note and post it here or feel free to mark up on a map directly.

