

Planning Commission

Mark Piotrowski, Chairperson
Bruce Copus
Jason Hammond
Charito Hulleza
Bruce Kantor
Les Stansbery
Anna Thompson

CITY OF LATHRUP VILLAGE
PLANNING COMMISSION AGENDA
Tuesday, November 19, 2019
7:00 p.m.
27400 SOUTHFIELD RD., LATHRUP VILLAGE, MI 48076
CITY COUNCIL CHAMBERS

1. Call to order and Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of meeting minutes
 - a. Regular Meeting – September 17, 2019
 - b. Joint Meeting – October 29, 2019
5. Public Comment – regarding items not listed on the agenda
6. New Business
 - a. Comprehensive Plan: Existing Conditions and Future Land Use map
7. Old Business and Tabled Items (none)
8. General communication & correspondence
9. Adjournment

At 7:03 p.m. the Regular Planning Commission meeting was called to order by Mark Piotrowski on Tuesday, September 17, 2019 in the City Council Chambers of the Municipal Building, 27400 Southfield Road, Lathrup Village, Michigan.

Commissioners Present: Mark Piotrowski, Chair
Jason Hammond, Secretary
Les Stansbery - Resident
Anna Thompson – Resident

Excused: Bruce Copus, Bruce Kantor, Charito Hulleza

Staff Present: Dr. Sheryl Mitchell, City Administrator, Susie Stec, Community and Economic Development Manager and Yvette Talley, City Clerk

Also Present: Jill Bahm of Giffels Webster

All present joined in the Pledge of Allegiance.

PC-85-19 CALL TO ORDER AND ROLL CALL

Roll call was taken. Motion by Commissioner Hammond, seconded by Commissioner Thompson to excuse Commissioners Bruce Copus, Charito Hulleza and Bruce Kantor from this meeting.

Motion carried.

PC-86-19 APPROVAL OF AGENDA

Motion by Commissioner Thompson, seconded by Commissioner Hammond to approve the Agenda.

Motion carried.

PC-87-19 MINUTES OF REGULAR MEETING AUGUST 20, 2019

Motion by Commissioner Stansbery, seconded by Commissioner Thompson to approve the minutes of the Regular Meeting of August 20, 2019.

Motion carried.

PC-88-19 PUBLIC COMMENT

None

PC-89-19 NEW BUSINESS

a. Comprehensive Plan Update

Jill Bahm gave an overview and answered specific questions regarding current demographics, graphs and charts on income, housing, transportation, and the summary of the joint meeting (August 5, 2019).

Motion by Commissioner Kantor, seconded by Commissioner Thompson to recommend approval of the Comprehensive Master plan to the City Council.

Motion carried.

PC-90-19 **OLD BUSINESS**

Susie Stec said – Ferris State students will be here Friday, September 20 will tour Annie Lathrup school, city hall and the community to work on a civic center project. Jagged Fork will open with a soft opening be sure to stop by. First week in October will be the official grand opening. Former George’s Soccer location they have not pulled any permits but have submitted engineering plans, waiting for clearances for demolition and they need to resubmit building plans but hey are moving forward. There will be a Joint meeting October 29th. Commissioners Hammond and Piotrowski will be on the capital improvement plan committee.

PC-91-19 **GENERAL COMMUNICATION & CORRESPONDENCE**

- a. Legal Update
None

PC-92-19 **ADJOURNMENT**

Motion by Commissioner Hammond, seconded by Commissioner Stansbery to adjourn this meeting.

Motion carried.

The meeting adjourned at 7:55 p.m.

Submitted by Yvette Talley

Recording Secretary

Joint Meeting

LATHRUP VILLAGE CITY COUNCIL

LATHRUP VILLAGE PLANNING COMMISSION

LATHRUP VILLAGE DOWNTOWN DEVELOPMENT AUTHORITY

MINUTES OF THE COMPREHENSIVE PLAN KICK-OFF MEETING OF THE LATHRUP VILLAGE CITY COUNCIL, LATHRUP VILLAGE PLANNING COMMISSION AND THE DOWNTOWN DEVELOPMENT AUTHORITY TUESDAY, OCTOBER 29, 2019 IN THE COMMUNITY ROOM, 27400 SOUTHFIELD ROAD, LATHRUP VILLAGE, MICHIGAN.

The meeting was called to order at 6:02 p.m. by Mayor Mykale Garrett

Pledge of Allegiance

Roll call was taken

Present: Mayor Mykale Garrett

Council Members Present: Ian Ferguson, Saleem Siddiqi, (Donna Stallings -arrived at 7:05 p.m.)

Excused: Mayor Pro Tem Kantor

Planning members Present: Chair Mark Piotrowski

Secretary Jason Hammond

Board Member Charo Hulleza, Board Member Bruce Kantor, Board Member Anna Thompson

Excused: Board Members Bruce Kantor and Les Stansbery

Absent: Board Member Bruce Copus

DDA Members Present: Chair Bobbi Lovins, Fred Prime, Mykale Garrett

Also Present: City Attorney, Scott Baker, Manager, Community and Economic Development Susie Stec and City Clerk, Yvette Talley

Purpose of this meeting is to discuss the Economic Development Strategy Report which are the goals and objectives of the Master Plan.

New Business

Susie Stec gave an overview and answered specific questions:

- a. Streamlining the Development Process at the City level

DDA façade improvement program and sign grant program have been reinstated

Placemaking

The Village Center

Southfield Road

Business Attraction – Retention and Expansion

Neighborhood Stabilization & Residential Expansion

Improving Transportation Options

b. Code of Conduct – Mayor Garrett gave an overview – City Attorney Baker explained that it's best to disclose any potential conflicts that you may have.

c. 2020 Meeting dates – Susie Stec gave an overview and answered specific questions- proposed 2020 Joint Meeting dates.

d. Comprehensive Plan update – Residence and Parks & Rec surveys are available on the City's website, (hard copies are available) October is community planning month and the Market study is being updated.

Mayor Garrett stated there will be a town hall meeting October 30, 2019 at 7p.m. and the last town hall will be Sunday, November 3, 2019 at 1 p.m.

Public Comment

None

Adjournment

Motion by Council member Ferguson, seconded by Council member Siddiqi to adjourn this meeting.

Meeting adjourned at 7: 17 p.m.

Transcribed by Yvette Talley

City Clerk

memorandum

DATE: November 15, 2019

TO: Susie Stec, Community Development Manager

FROM: Jill Bahm and Matt Wojciechowski, Giffels Webster

SUBJECT: Master Plan – Work in Progress

Our initial work in progress includes the following:

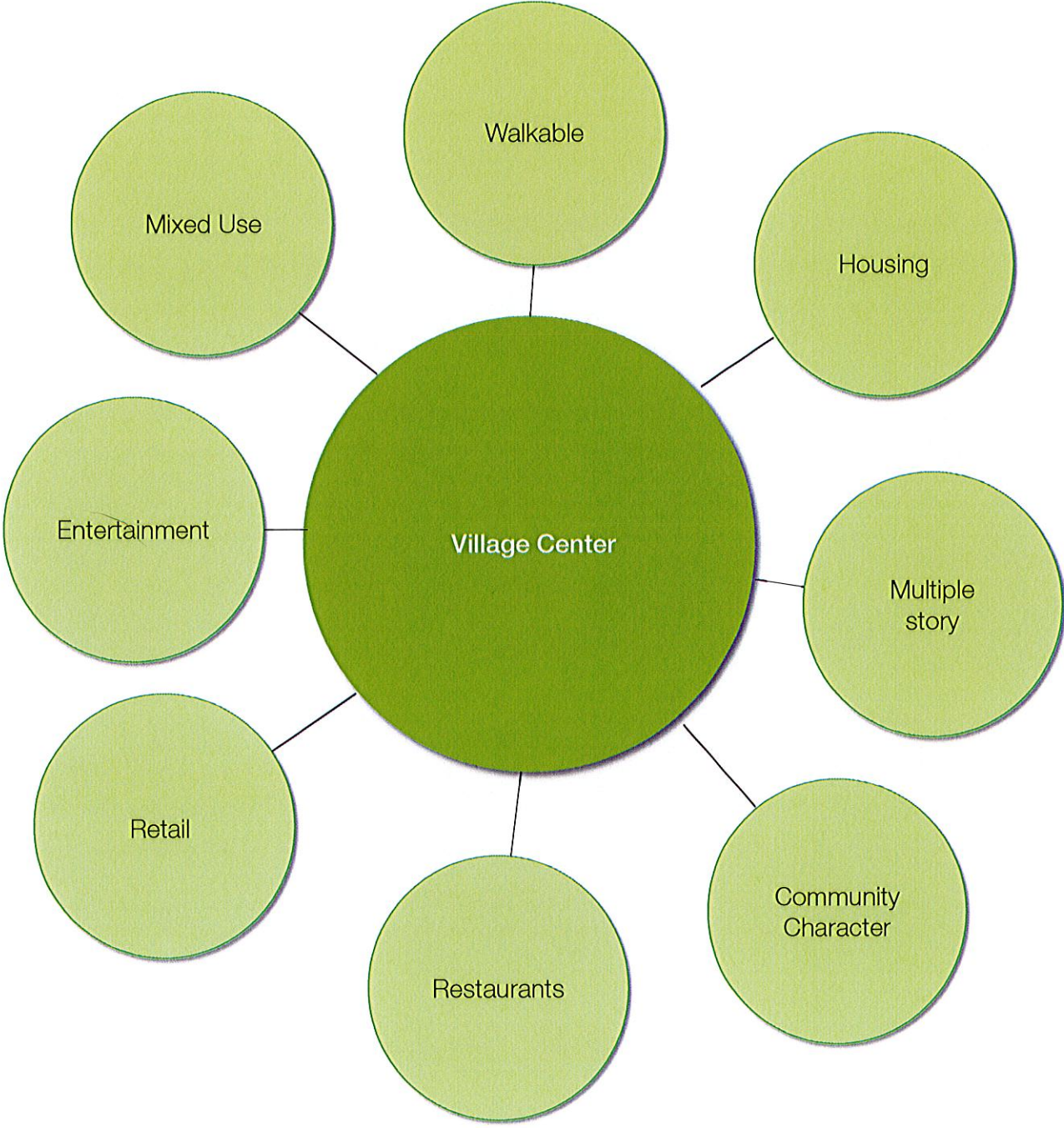
- **Existing Conditions.** Our initial data collection includes demographic data and map development. This information is provided as attached and will continue to be refined.
- **Market Assessment.** The market assessment is ongoing, with a consumer survey available until December 2, 2019.

For the upcoming meeting on November 19, we would like to review and discuss the following items with the Planning Commission:

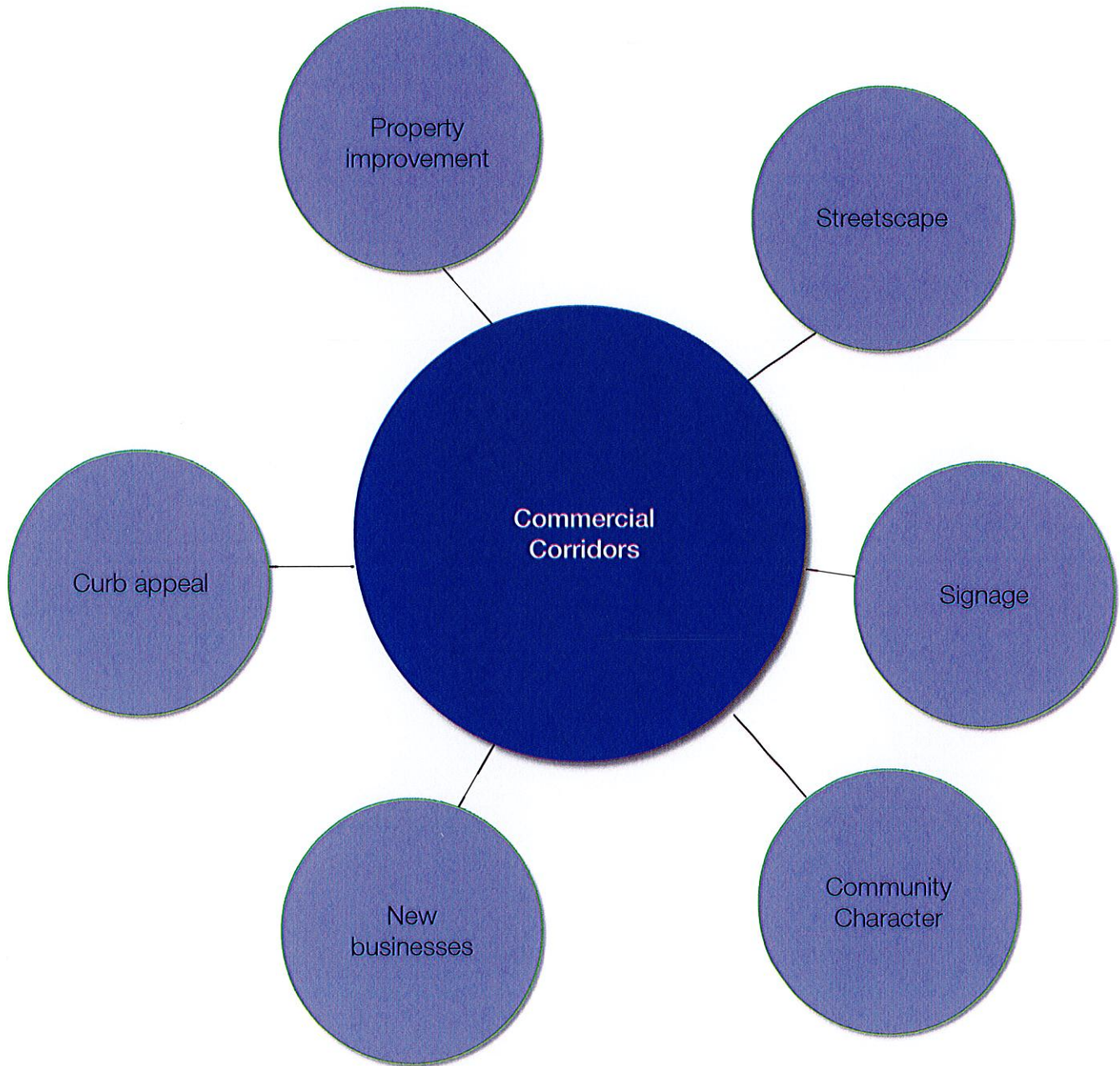
- **Master Plan Goals.** We have attached the 2014 Master Plan goals as a point of beginning our discussion with the Planning Commission. These goals are presented in a “spider web” visual format as follows:
 - The center of the web is the focus of the goal. The hubs of the web are the defining elements of the focus. At our meeting, we would like to discuss these to see if they reflect the current direction of the city and whether we have all of the defining elements included. For example, the first goal relates to the Village Center, with the defining elements including that there be a mix of uses, housing, restaurants, etc, in a walkable setting with multiple story buildings envisioned. Is anything missing? What needs to be further refined? We will expand these webs with the outer layers including objectives and potential action items.
- **Future Land Use Map.** Attached is the 2014 FLU map and land use descriptions, which may be refined as appropriate by the Planning Commission. As the Planning Commission may recall, we discussed the need to refine and clarify the future land use descriptions so they provide clearer direction for zoning regulations and future land use decisions.

We look forward to meeting with the Planning Commission on November 19.

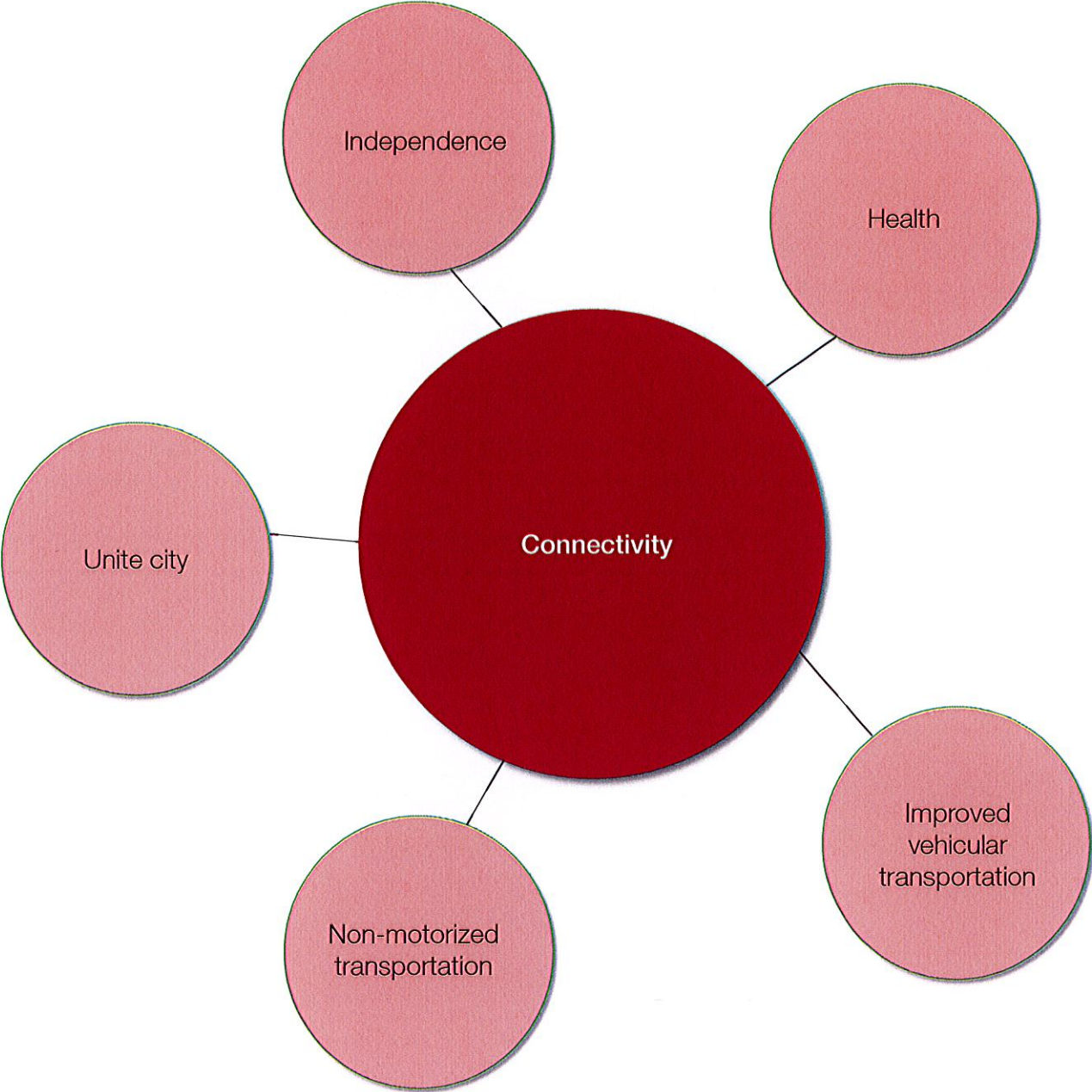
GOAL 1: Create a Village Center. Redevelop properties in the historic village center of the City from suburban strip-style development into a mixed use, multiple story, walkable downtown for the City. Provide opportunities for residential housing, retail, restaurants, office, and entertainment uses. Ensure this area reflects the character of the surrounding neighborhoods.



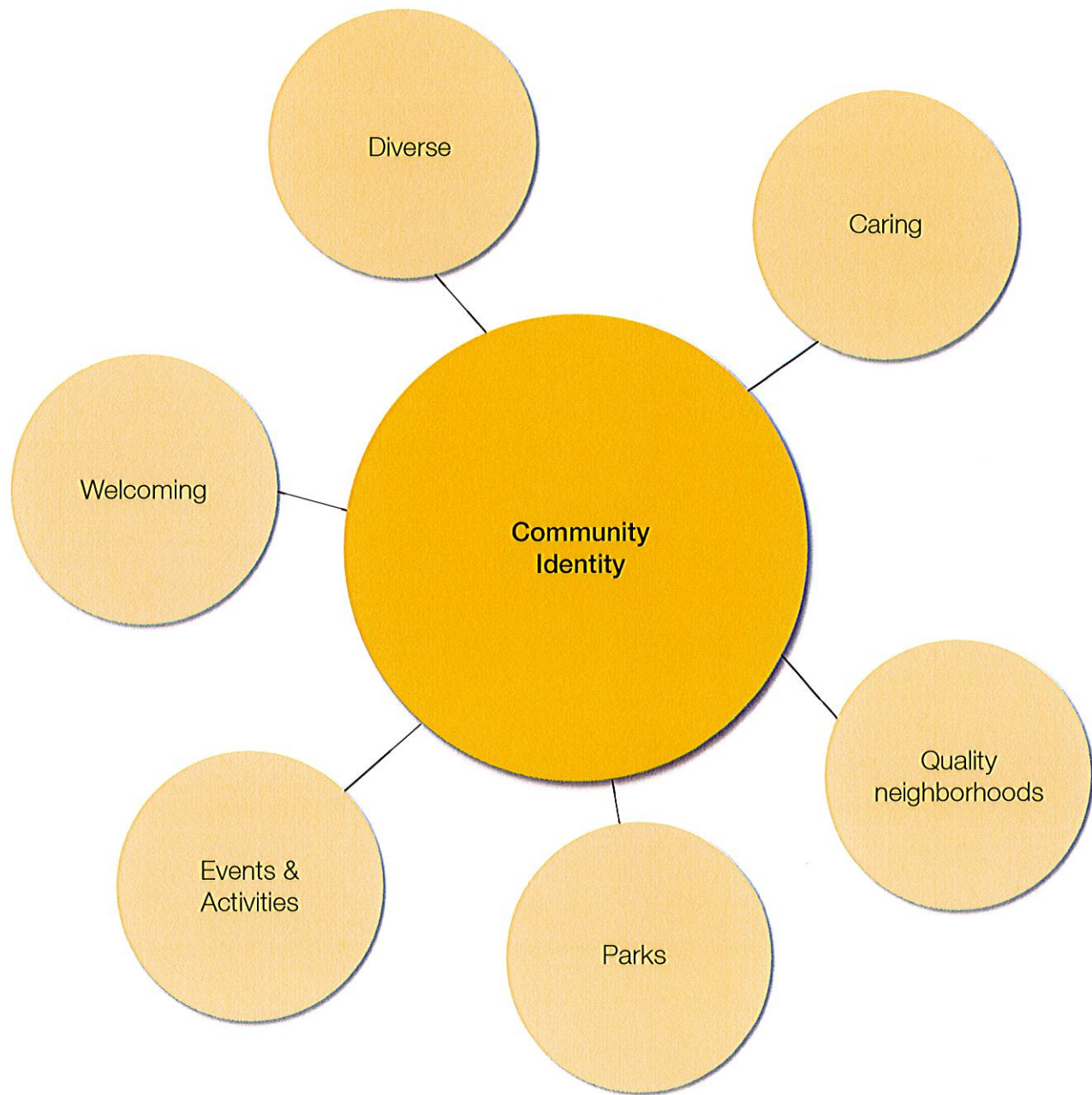
GOAL 2: Improve the appearance of commercial areas outside the Village Center. Encourage the improvement of buildings, streetscape, and signage along Southfield and 12 Mile Roads. Improved curb appeal will improve the City's image and attract new business and residents.



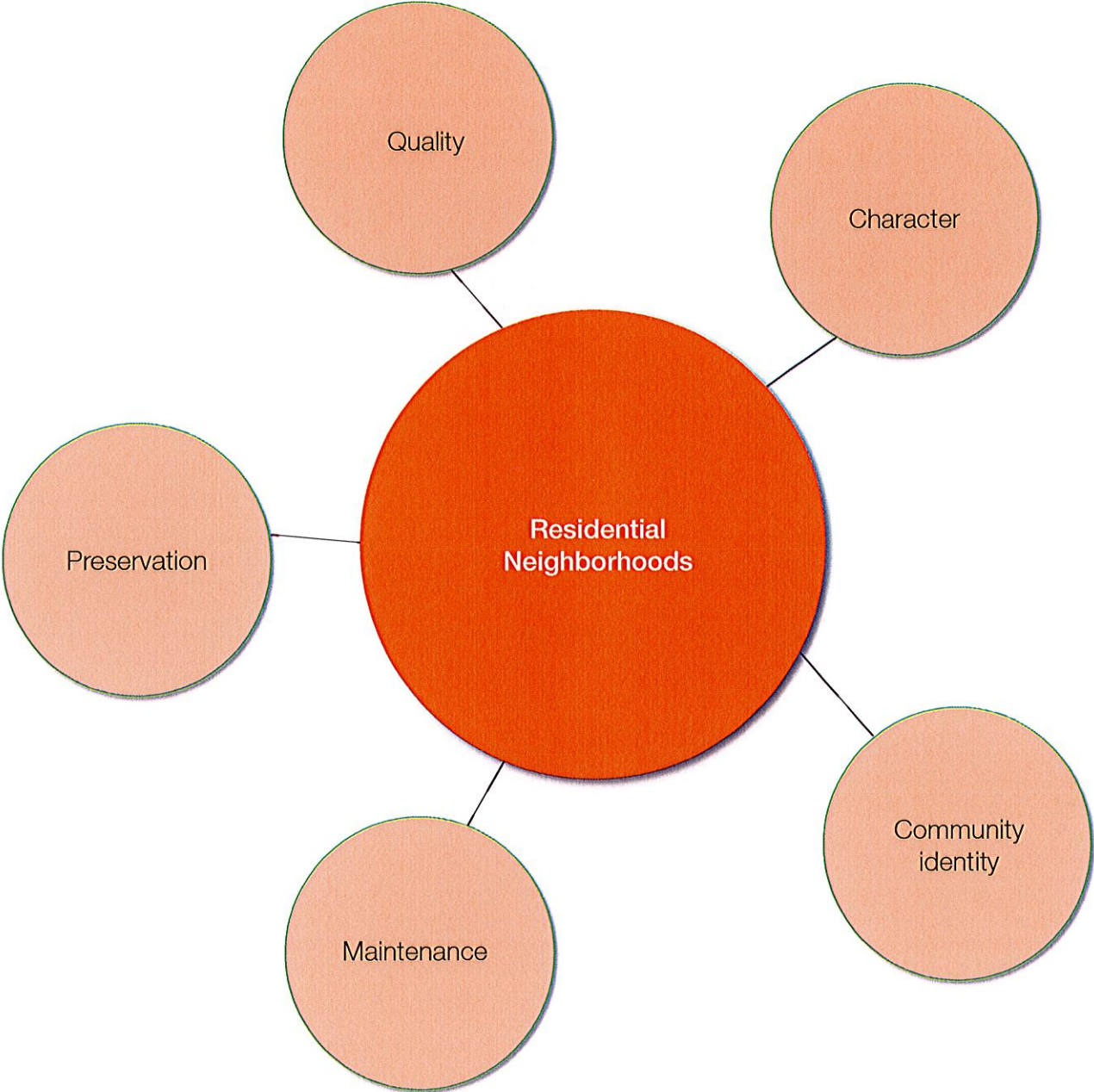
GOAL 3: Improve connectivity in the City. Promote the independence and health of all City residents by improving transportation options within the City. Unite all quadrants of the City by improving vehicular and non-motorized transportation access.



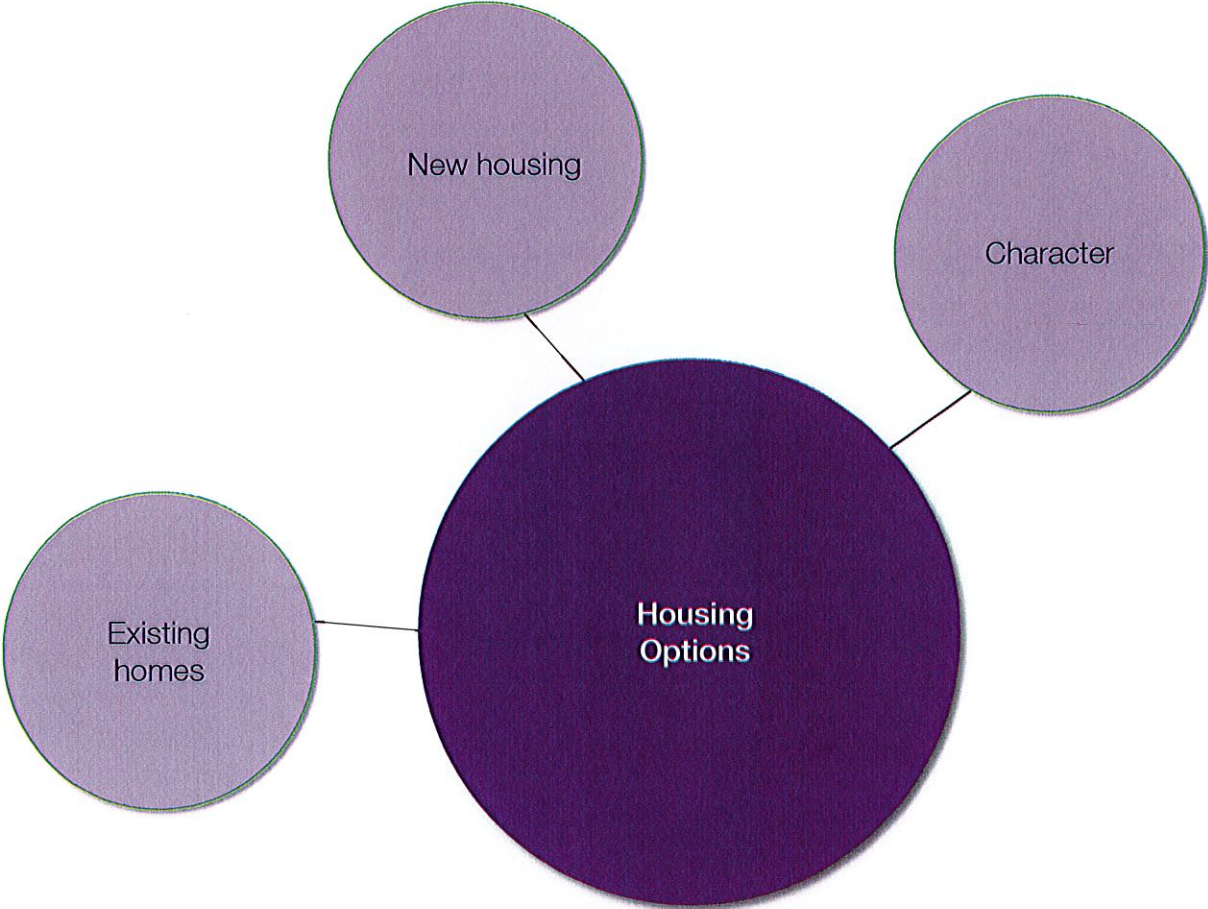
GOAL 4: Continue to nurture the City's identity as a diverse, caring, and welcoming city for those of all ages. The City enjoys an identity as a community that has quality neighborhoods, parks, and events and activities for all ages.



GOAL 5: Preserve and protect the quality and character of residential neighborhoods. Encourage the preservation and maintenance in neighborhoods that contribute to the charm and identity of the City.



GOAL 6: Preserve and protect the quality and character of residential neighborhoods, while offering variety of housing options. Encourage preservation and maintenance of existing homes in neighborhoods that contribute to the charm and identity of the City. Ensure that new housing is compatible with existing residential neighborhoods.



2014 Master Plan Implementation Items

Lead Body	Priority
<p>GOAL 1: Create a Village Center. Redevelop properties in the historic center of the City, transforming this area from suburban strip-style development into a mixed use, multiple story, walkable downtown for the City. Provide opportunities for residential housing, retail, restaurants, office, and entertainment uses. Ensure this area reflects the character of the surrounding neighborhoods.</p>	
<p>Objective 1.1—Public/Private partnerships for Village Center: Create public/private partnerships to facilitate redevelopment of property bounded by California Drive.</p>	
<p>1.1.1 Identify specific key parcels that, when assembled and redeveloped, may leverage additional private investment.</p>	
<p>1.1.2 Define the City's role in terms of property acquisition, assembly, and redevelopment. Outline public/private partnership strategy.</p>	
<p>1.1.3 Identify funding source(s) and financial mechanisms for public and private investment.</p>	
<p>Objective 1.2—Infrastructure Needs in Village Center: Define infrastructure needs and develop a strategy for implementation. This may include new or improved roads and utilities.</p>	
<p>1.2.1 Conduct an infrastructure audit to understand needs. Prioritize improvements according to the opportunity to leverage private investment through redevelopment.</p>	
<p>1.2.2 Identify appropriate funding opportunities for the variety of infrastructure improvements.</p>	
<p>Objective 1.3—Streetscape Standards in Village Center: Develop streetscape standards to improve public rights-of-way in the Village Center.</p>	
<p>Objective 1.4—Placemaking: Incorporate placemaking strategies into all development and redevelopment, in conjunction with the principles and vision of the Master Plan, Village Center Concept, and Village Center Design Guidelines.</p>	
<p>GOAL 2: Improve the appearance of commercial areas outside the Village Center. Encourage the improvement of buildings, streetscape, and signage along Southfield and 12 Mile Roads. Improved curb appeal will improve the City's image and attract new business and residents.</p>	
<p>Objective 2.1—Property Acquisition along Southfield Road Corridor: Develop a strategy to facilitate acquisition of property along Southfield Road for redevelopment. Acquisition priorities should include vacant buildings, obsolete buildings, and properties considered "strategic" due to location and proximity to the proposed Village Center. A variety of funding options should be included in this strategy.</p>	
<p>2.1.1 Create a survey of structures and incorporate these properties into a list of strategic property acquisitions.</p>	
<p>2.1.2 Define the City's role in assembling development sites through strategic land banking.</p>	
<p>2.1.3 Identify funding source(s) and financial mechanisms for public and private investment.</p>	

2014 Master Plan Implementation Items

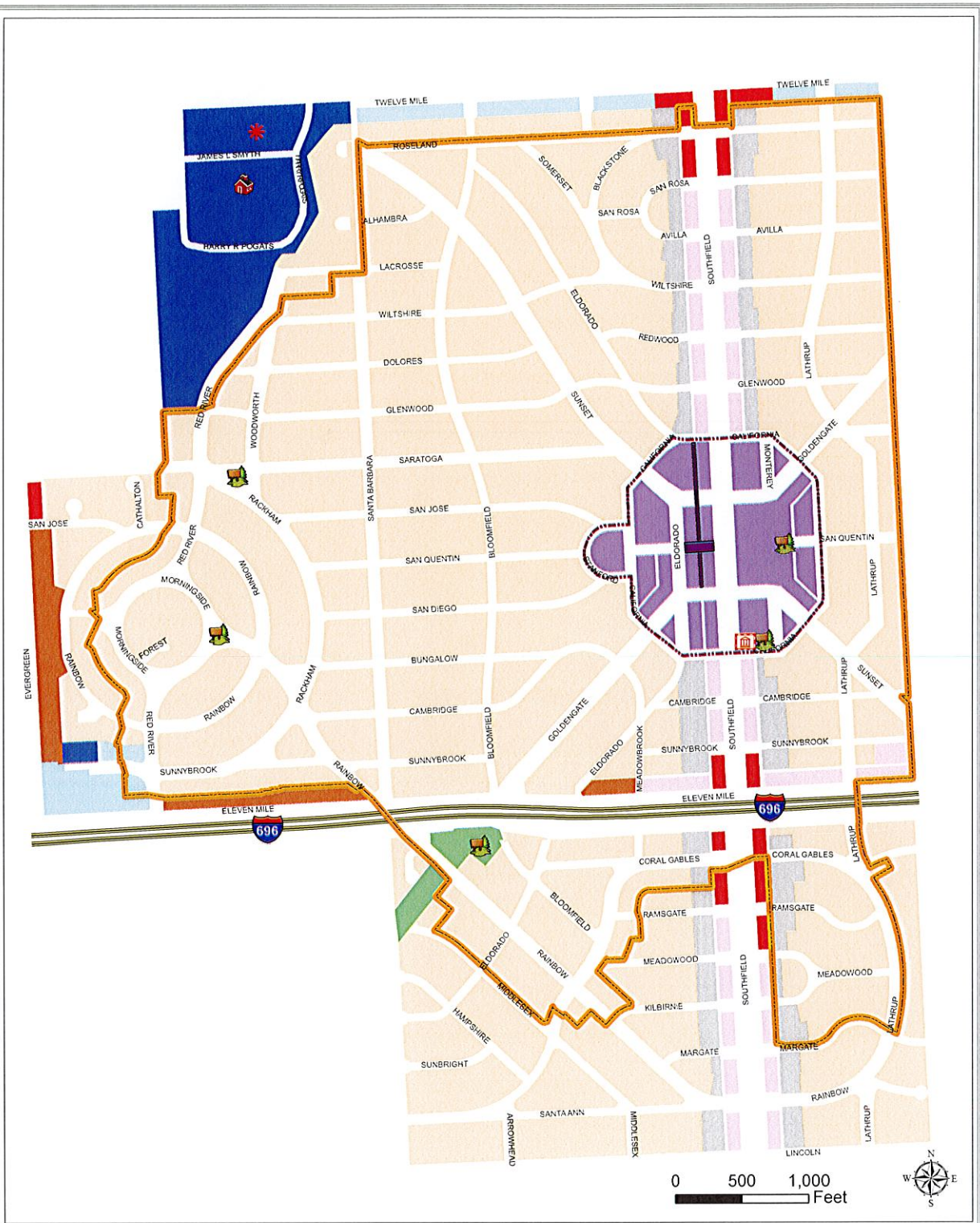
Lead Body	Priority
<p>Objective 2.2—Zoning Ordinance Amendments: Continue to assess the impact of Zoning Ordinance standards and refine as needed to facilitate quality redevelopment needs along the Southfield Road Corridor.</p>	
<p>Objective 2.3—Design Guidelines for Southfield Road Corridor: Develop design guidelines and zoning standards to direct the improvement and maintenance of buildings and signage.</p>	
<p>Objective 2.4—Streetscape Standards for Southfield Road Corridor: Develop streetscape standards to improve the appearance of the public right-of-way.</p>	
<p>Objective 2.5—Gateways at City Boundaries: Create gateways to the City through the creation of distinct “Gateways” that combine landscape architecture and architectural techniques and structures. These gateway areas will reinforce the idea of Lathrup Village being a destination for shopping and doing business.</p>	
<p>Objective 2.6—Parking Solutions for the Corridor: Identify where parking constraints limit redevelopment opportunities and create strategies to address those constraints.</p>	
<p>2.6.1 Assess impact of parking requirements on properties ripe for redevelopment; identify potential problem areas</p>	
<p>Action 2.6.2 Explore zoning changes that might improve redevelopment opportunities, while maintaining an appropriate buffer to adjacent residential properties.</p>	
<p>2.6.3 Consider the pros and cons of DDA district expansion in terms of meeting the objectives.</p>	
<p>Objective 2.7—Infrastructure Needs in Southfield Road Corridor: Define infrastructure needs along the Southfield Road Corridor and develop a strategy for implementation. This will include new or improved roads and utilities.</p>	
<p>Action 2.7.1 Conduct an infrastructure audit to understand needs. Prioritize improvements according to the opportunity to leverage private investment through redevelopment .</p>	
<p>2.7.2 Identify appropriate funding opportunities for the variety of infrastructure improvements.</p>	
<p>GOAL 3: Support economic vitality throughout the City. An improved local economy benefits the community through job creation, improved property values, and the provision of needed goods and services for City residents.</p>	
<p>Objective 3.1—Dialog with Businesses: Establish a dialog with existing business owners to understand their needs for growth and redevelopment.</p>	
<p>Action Develop communications tools (i.e., surveys, phone calls, in-person visits) to gather input from business owners. Consider an approach that solicits the positives as well as the challenges.</p>	
<p>Evaluate the participation and findings of communication tools and identify strategies to support redevelopment activities.</p>	

2014 Master Plan Implementation Items

	Lead Body	Priority
<p>Objective 3.2—Make City a Destination: Promote the City as a destination by attracting destination commercial uses. Understand what destination commercial uses need to be successful and assess how Lathrup Village can meet those needs now and in the future.</p> <p>Develop a recruitment strategy that matches key parcels suitable for destination commercial with available property in the City.</p> <p>Consider what types of incentives are needed to supplement the assets the City already has to offer new businesses.</p> <p>Develop strategies to retain existing businesses that fit the recommendations of the market analysis.</p>		
<p>Objective 3.3—Keep City Development Ready: Continue to improve the City's development ready process.</p> <p>Assess the City's development review process annually for efficiency and effectiveness. Make improvements as needed.</p> <p>Through proactive marketing efforts, position Lathrup Village as the community of choice for developers that understand the City's vision.</p>		
<p>GOAL 4: Improve connectivity in the City. Promote the independence and health of all City residents by improving transportation options within the City. Unite all quadrants of the City by improving vehicular and non-motorized transportation access. [Note: The goals of the 2011 Complete Streets Plan have been incorporated into the following objectives. Additional strategies from that plan will be incorporated into the Action Strategies chapter that follows.]</p>		
<p>Objective 4.1—Connect all City Quadrants: Work with the RCOC and MDOT to provide safe crossings for Southfield Road & I-696 that connect all parts of the City.</p>		
<p>Objective 4.2—Southfield Road Improvement Plan: Work with the Road Commission for Oakland County (RCOC) to complete the environmental assessment and Design Plan for Southfield Road. The proposed road improvement project should be designed in conjunction with the City's Complete Streets Plan, its Access Management Plan, and local input. The resulting plan should suggest corridor enhancements, on-street parking areas, pedestrian crossings, traffic signalization, corridor lighting, and geometric changes to the roadway.</p>		
<p>Objective 4.3—Non-Motorized Transportation: Continue to use the Capital Improvement Plan, the Non-Motorized Transportation Plan, and other funding opportunities to make improvements to the City's existing non-motorized transportation network that connect residential areas, parks and recreational facilities, civic uses, and commercial destinations, pursuant to the City's Non-Motorized Transportation Plan. Integrate Complete Streets infrastructure and design features into street planning, design, construction, and reconstruction to improve the safety and accessibility of the City's transportation network.</p>		
<p>Objective 4.4—Public Transportation: Improve transportation options for residents and business owners by exploring the City's participation in SMART as a first step to provide mass transit options to residents. Additional steps include discussions with other Southfield Road communities to evaluate other mass transit alternatives as well as promoting and encouraging City residents to take advantage of non-motorized travel options through education and awareness.</p>		
<p>Objective 4.5—Promote Complete Streets in Adjacent Communities: Advocate for Complete Streets when other jurisdictions plan, design, and construct street projects that impact the City's transportation network. Work with adjacent communities to establish connections to the trailways program that exist in nearby communities to create a more walkable community and provide additional recreational opportunities.</p>		
<p>Objective 4.6—Improve Comfort and Aesthetics of Pedestrian Environment: Enhance the experience of non-motorized users by integrating street lighting, furniture, and other amenities as appropriate, given street function and land use context.</p>		

2014 Master Plan Implementation Items

Lead Body	Priority
<p>GOAL 5: Support placemaking efforts embodied in goals, objectives, and action strategies for the Village Center and Southfield Road Corridor. Identify and pursue other opportunities to create a sense of place in the City of Lathrup Village, building upon the City's identity as a diverse, caring, and welcoming community that has events and activities for all ages.</p>	
<p>Objective 5.1— Recreation Opportunities: Strengthen and support the City's recreation opportunities by improving existing parks and continuing to develop engaging programming. Partner with neighborhood and civic groups, private property owners, and adjacent communities where appropriate to provide quality experiences.</p>	
<p>Objective 5.2— Farmers Market: Seek opportunities to improve the City's farmers market by retaining popular vendors, drawing new and unique vendors, as well as attracting more shoppers each year. The market fills nutritional needs as well as offers opportunities for civic engagement and strengthens community ties.</p>	
<p>Objective 5.3— Schools: Support efforts of Southfield Public Schools to engage Lathrup Village families by sharing the district's educational accomplishments and promoting opportunities for quality education.</p>	
<p>Objective 5.4— Relationships with Neighboring Communities: Strengthen relationships with adjacent communities to facilitate quality development, regional connectivity, and efficient and effective municipal services.</p>	
<p>GOAL 6: Preserve and protect the quality and character of residential neighborhoods, while offering variety of housing options. Encourage preservation and maintenance of existing homes in neighborhoods that contribute to the charm and identity of the City. Ensure that new housing is compatible with existing residential neighborhoods.</p>	
<p>Objective 6.1: Tree preservation & protection. Evaluate the need to create a tree preservation, protection and replacement ordinance in the City. The principal asset of the City are the historic residential neighborhoods with their wooded lots and tree-lined streets. A tree preservation, protection and replacement ordinance would manage this resource, require the timely replacement of trees, and determine the reasonableness and replacement of trees slated for removal</p>	
<p>Objective 6.2: Maintain quality City services, including, but not limited to leaf and snow removal, and waste and recycling services.</p>	
<p>Objective 6.3: Assist homeowners with the management of housing costs, including maintenance and utility costs, by encouraging energy and water conservation, alternative energy, and home maintenance services referral. Continue to support and promote the Lathrup Village Time Bank and its opportunities to match homeowner needs with those within the community with related skills.</p>	
<p>Objective 6.4: Encourage a variety of housing options to meet the needs of young adults, families, and older adults.</p>	



- Open Space
- Single Family Residential
- Multiple Family Residential
- Mixed Use
- Village Center
- Office
- Institutional / Public
- Commercial - Vehicular
- Parking
- Historic District Boundary

- Park
- Southfield Lathrup High School
- Municipal Building
- Public Services Building
- Future Road Network

This map is intended to show generalized land use and is not intended to indicate the precise site, shape, or dimension of areas. These recommendations have a long-range planning horizon and do not necessarily imply that short-term zoning decisions are appropriate.

Future Land Use Lathrup Village Oakland County, Michigan



Base Map Data Source: Oakland County Planning
November 17, 2014



City of Lathrup Village Comprehensive Plan

PREPARED FOR:
The City of Lathrup Village

November 2019

Acknowledgements

To Be Completed

This is the placeholder for the TOC. Sections will include:

- Existing Conditions (demographics, market study summary, existing land use, natural features)
- Public input summary
- Goals and objectives
- Future land use
- Downtown plan
- Recreation plan
- Appendix

Table of Contents

Purpose of the Master Plan

Purpose of the Master Plan

The City of Lathrup Village's Master Plan Update represents an opportunity to affirm the course for new development and redevelopment of the City as identified and described in the 2009 Master Plan. This Plan contains the community's vision, goals, objectives, and strategies.

The Master Plan addresses future land use, housing, transportation, and community development and other community features in a coordinated fashion. It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes plans to achieve the vision. If followed carefully, the Master Plan will have a lasting impact on the built and natural environment. Decisions made when the Plan is developed will likely be implemented over many years.

The Master Plan is long-range in its view and intended to guide development in the City over a period of 10 to 20 years. It is reviewed and/or updated every five years, as required by state law (Michigan Planning Enabling Act of 2008). The information and concepts presented in the Master Plan are used to guide local decisions on public and private uses of land and the provision of public facilities and services. A sound Master Plan promotes a land use pattern that is consistent with a community's goals. It establishes long-range, general policies in a coordinated, unified manner, which can be continually referred to in decision-making.

WHAT IS INCLUDED IN A MASTER PLAN UPDATE?

A Master Plan Update considers current demographic data and land use as well as demographic and economic projections to determine what, if any, impact there may be on land use in the community. Important elements for this Update include:

HOUSING: What is the City's current housing supply? How does it meet the needs of the City's current residents? How might the housing needs of the community change over the next 5-10-20 years? Is the current shape of housing adequate?

Transportation: In 2010, the City prepared an access management plan to understand road safety issues on Southfield Road. The following year, the City created a Complete Streets Plan that defined the City's transportation network and identified strategies to improve that network for all users. During that time and in the years that followed, the Road Commission for Oakland County has been studying how to improve Southfield Road in light of the vision the City of Lathrup Village has for a revitalized commercial corridor and new Village Center. This work continues today. How do current plans for Southfield Road impact the City's transportation network? Are there any updates or refinements needed that should be incorporated in the Master Plan?

Village Center & Commercial Development: the 2015 Master Plan illustrated a new vision for the revitalization of the Southfield Road corridor that centered on the "hub of the wheel" as the intentionally designed, yet unrealized Village Center for the City. Since then, that vision has been refined, Zoning Ordinance standards created, and design guidelines adopted that set up a framework for redevelopment in the Village Center. How do demographic and economic conditions impact this vision in 2019? How does the pattern of development over time and ownership of property today influence when, where, and how revitalization occurs?

RELATIONSHIP BETWEEN THE MASTER PLAN & ZONING ORDINANCE

Zoning is a regulatory mechanism for controlling the classification and regulation of land use. It has the force of law. The Zoning Ordinance controls land uses based on today's conditions.

The Master Plan is not an ordinance, it does not change the zoning of anyone's property, and it does not have the force of law. It is a set of policies and strategies to enhance and improve a community over a long planning horizon. While the Zoning Ordinance and Zoning Map regulate current and proposed land use, the Master Plan and its maps and policy statements are intended to guide land use decision-making for 10-20 years. The Master Plan is a community's "vision," while the zoning ordinance governs the path to that vision. State law requires that the zoning ordinance be based on a plan. Therefore, the Master Plan forms the basis upon which zoning decisions are made. With a valid Master Plan in place, zoning decisions consistent with the plan and ordinance are presumed by the courts to be valid.

The Future Land Use Plan Map shows generalized land use and does not indicate precise size, shape or dimension of parcels of land. In addition, the recommendations of the Land Use Plan have a long-range planning horizon and do not necessarily imply that short-range rezoning is appropriate.

THE PLANNING PROCESS

The Master Plan Update process begins with an inventory and analysis of existing conditions. The Planning Commission reviews the City's regional setting, development history, existing land use, and population characteristics. Problems, opportunities, and community assets were identified.

Concurrent with the existing conditions analysis, the Planning Commission has reached out to the public for input through an online survey and will host a Community Open House. Representatives from a variety of interests within the community will be invited to a meeting to discuss planning issues in the City. This input, as well as the experience of City officials, helps inform goals and objectives that guide the "Plan" elements of the Master Plan.

Finally, the Planning Commission will update its plan for Land Use, with focus on thoroughfares, housing, and commercial development. Recommendations for plan implementation will be included in each of the Plan chapters.

By working closely with the residents, business owners, planning experts, and surrounding communities, the City of Lathrup Village will develop a plan that attempts to balance the competing interests that affect land use decisions. These include jobs and tax base on one side and protection of quality of life and natural resources on the other. Through careful implementation of the plan, the City can build on its tax base and provide for high-quality new growth, while preserving community character, and protecting the overall health, safety and welfare of its citizens.

ROLE OF CITY BOARDS & COMMISSIONS

There are three main bodies that influence the development and implementation of the City's Master Plan:

- **City Council:** Legislative body that passes laws and sets policy for the City. The City Council approved the 2015 Master Plan that confirmed a new direction for the Southfield Road Corridor and a new Village Center. The City Council adopts Zoning Ordinances that provide a legal framework for redevelopment as envisioned in the Master Plan.
- **Downtown Development Authority (DDA):** Implements plans and policies in the DDA district. The DDA funded the Village Center concept plans that refine the Master Plan's direction for the Village Center.
- **Planning Commission:** Recommends policy relating to land use and is the approving body for development and redevelopment. The Planning Commission developed the new Zoning Ordinance and design guidelines to help property owners/developers visualize specific elements and standards for Village Center development. The Planning Commission also prepared a Complete Streets plan that plans for improvements to the City's transportation network.

In August 2019, a Joint Meeting served as an opportunity for the City Council, Planning Commission and DDA to kickoff the Master Plan process by exploring the existing conditions and demographic projections for the City. The results of this joint meeting will help guide the Planning Commission as that body leads the Master Plan Update process. Generally, the members in attendance at the meeting identified the following issues:

HOUSING: While the City should give serious consideration to the housing needs of older adults in the community, efforts should also be made to attract younger people and families to the City. The issue of school quality (both perception and reality) is commonly identified as a serious concern for the community.

TRANSPORTATION: Currently, the regional public transit, the Suburban Mobility Authority for Regional Transportation (SMART) operates in Macomb, Oakland and Wayne Counties. While SMART is supported by federal and state funding as well as fares, its local contributions come through a transit property tax millage from opt-in communities. While the SMART lines run through the City of Lathrup Village, they do not stop in the City. Several members at the joint meeting feel that public transit is a need that the City should begin addressing.

VILLAGE CENTER: The City is doing a good job at making proactive changes to the regulatory framework and procedures that impact development. Additionally, the corridor would benefit from business retention and recruitment activities. New economic opportunities may present themselves as the City's population ages as well.

Other issues: The demographics show that the City is becoming more diverse. The City may wish to explore what impact that may have on local government, community sustainability, and civic engagement, if any.

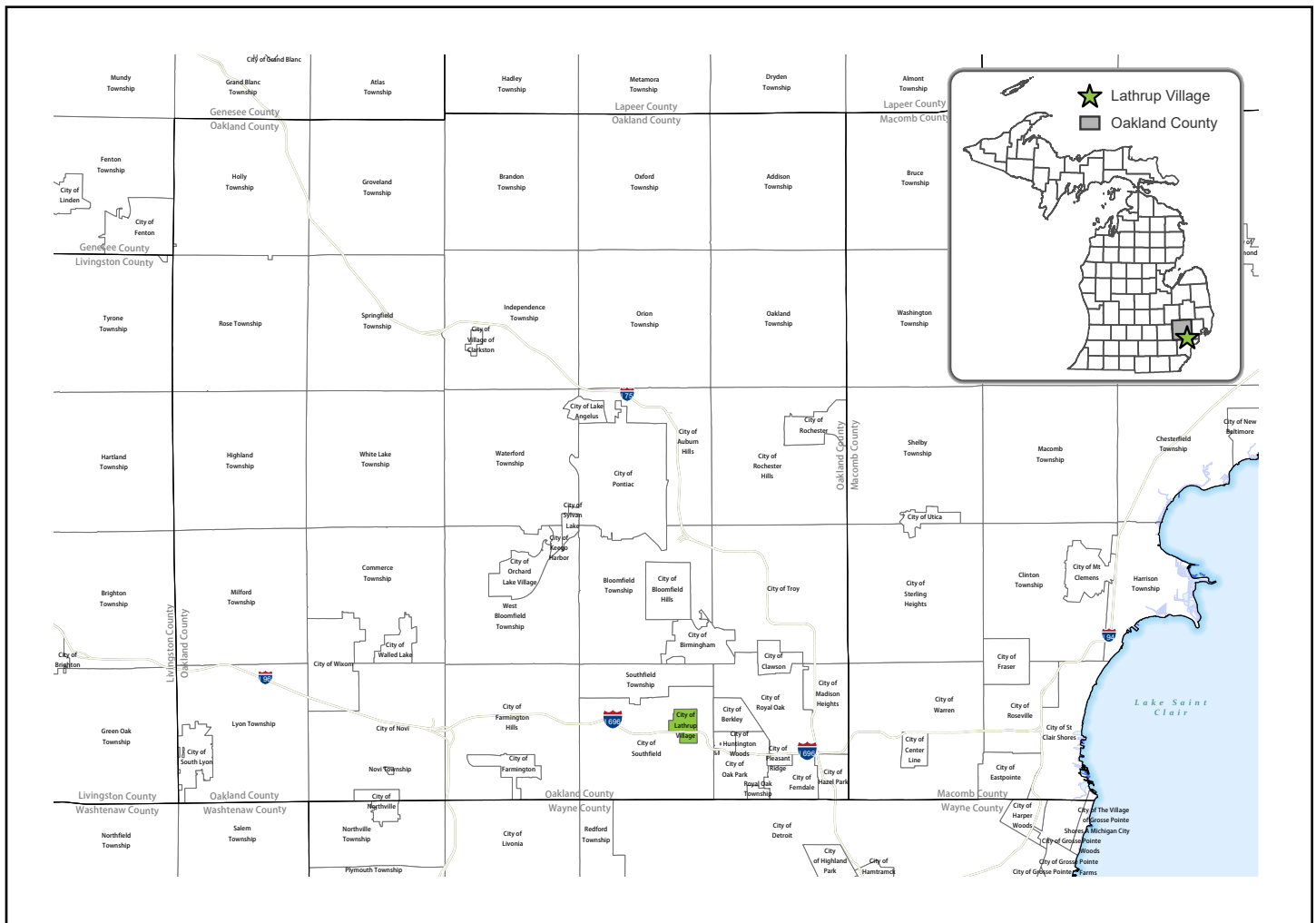
RECREATION: The City is also doing a good job at providing a variety of recreational programs for its residents. There is a concern over "competition" for recreation activities and facilities as well as over funding for long-term operation and maintenance. Through the Recreation Plan (being updated concurrently), the City will explore park upgrades, new technologies and opportunities for connectivity throughout the city.

Existing Conditions

Existing Conditions

Regional Setting

The City of Lathrup Village is situated in southern Oakland County and covers 1.5 square miles. Lathrup Village is completely surrounded by the City of Southfield, which borders the City of Detroit to the north; the city is located approximately 13 miles from Downtown Detroit. Other surrounding communities include Beverly Hills and Bingham Farms to the north, Berkley and Oak Park to the east, and the City of Farmington Hills to the west. Interstate 696, an east-west state highway, runs through the southern portion of the city. Southfield Road, which becomes the Southfield Freeway (M-39), runs north-south through the eastern portion of the city.



Regional Influence

SOUTHEAST MICHIGAN

The City of Lathrup Village is included in the Detroit Metropolitan Area. The location and access to the city provides people with the opportunity to live in Lathrup Village and commute to jobs throughout Oakland, Macomb and Wayne counties.

OAKLAND COUNTY

Oakland County is located in Southeast Michigan and is among the wealthiest counties in the state with a median household income of \$67,465 in 2017, compared to \$56,124 for all U.S. households. It is the second most populated county in the state, experiencing steady growth throughout the 20th century. The Southeast Michigan Council of Governments (SEMCOG) predicts the population to remain fairly steady with a slight increase through 2040. Oakland County contains both highly developed urban areas, as well as open spaces and rural areas, with diverse topography, rivers, and lakes. According to Oakland County's Existing Land Use data for 2015, 43% of the county was made up of single-family residential areas, followed by park, recreation, and conservancy uses (14%), and open spaces (10%). Oakland County's top employment sectors are knowledge-based services, private education/healthcare, and services to households and firms. The county is a major hub for automotive corporate offices and has one of the highest concentrations of engineers per population in the country.

ECONOMIC GROWTH IN THE REGION

According to SEMCOG, the seven-county regional planning agency that spans the Metropolitan Area, the overall forecast from 2015 to 2045 shows the region emerging from the Great Recession with moderate growth in households and jobs. Overall regional population growth will remain slow at 0.26% per year. Total employment in Southeast Michigan is estimated to grow, on average, only 0.1% per year between 2015 and 2030. (Source: 2017 Economic and Demographic Outlook for Southeast Michigan through 2045).

AGING POPULATION IN THE REGION

According to SEMCOG, in 2016, people aged 45 to 64 accounted for 28.4% of the SEMCOG region's population, compared with 26.2% nationally. The share of the population 65 and older is similar in the region and the nation, 14.8% and 14.9%, respectively.

In comparison, the younger age cohorts, that is, those under 45, constitute a smaller share in the region than in the nation. Those aged 25 to 44 account for only 24.9% of the region's population compared with 26.4% nationally; and those under 25 make up 31.9% of the region's population compared with 32.6% nationally.

The implication is that the share of the over-65-year-old population will grow more dramatically going forward in the SEMCOG region than in the nation.

Planning in Neighboring Communities

In addition to the wider regional influences discussed, planning and zoning efforts in neighboring communities can influence the city’s growth and development.

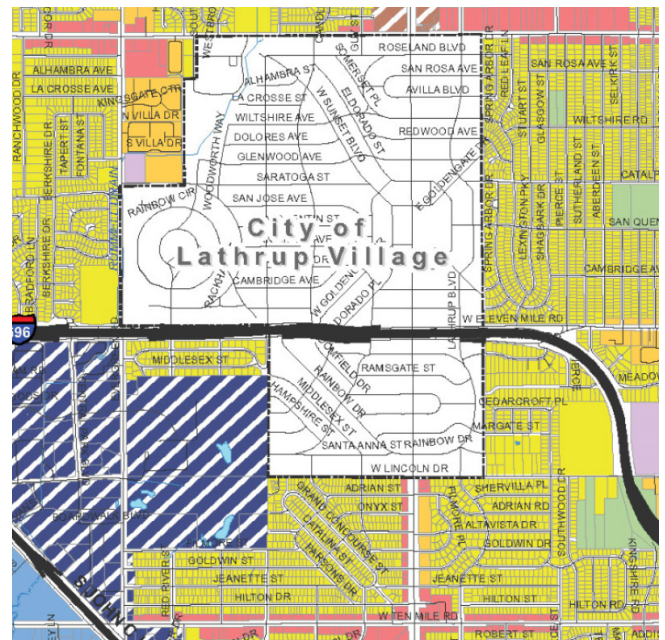
CITY OF SOUTHFIELD

The City of Lathrup Village is completely surrounded by the City of Southfield. The map below right shows the future land use for areas of Southfield adjacent to Lathrup Village. For the most part, the majority of adjacent future land use is designated “Moderate Density Residential” and includes homes on lots that are 20,000 sq ft or less. This type of development is compatible with the existing and planned land use in Lathrup Village. One other residential land use, “Low Density Multiple Family Residential” abuts Lathrup Village south of 12 Mile Road, east of Evergreen. Southfield indicates this area is for buildings two stories or less in height. One area that could impact Lathrup Village is the area north of the City along Southfield Road that the City of Southfield designates as the “North Southfield Road Subarea.” This area is described as a “Unique area that contains a mixture of multi-cultural retail and services.” Southfield’s 2009 Comprehensive Plan notes that the objectives for this area include:

- Establish a land use pattern that characterizes the North Southfield Road Corridor as a unique destination consisting of compatible yet diversified uses.
- Plan for a safe, efficient circulation system that provides sufficient access by all modes of transportation between nodes of activity within the corridor and the adjacent residential neighborhoods.
- Establish open space and beautification efforts to create an identifiable character for the subarea, which will reflect a pleasant, appealing atmosphere for working, shopping and residing in the north Southfield Road area.
- Develop a specific Corridor Overlay Zoning District and consolidate regulations into one concise set of reasonable and consistent standards for new development and redevelopment.
- Maintain the diverse, identifiable character of the corridor, while promoting vitality through private sector investment.

- Encourage the acquisition, demolition and reuse of those properties that, by virtue of their location, condition, or value, no longer function at their highest economic potential.
- Enhance the visual and aesthetic qualities of the corridor through streetscape, landscape, roadway improvements and portals.
- Establish the mechanisms necessary to achieve the recommendations for the North Southfield Road Corridor Subarea. Southfield notes that the land use in this corridor will consist of “concentrated nodes of activity, primarily commercial and office, compact enough to create critical mass of business activity, with ancillary multiple-family residential uses, similar to the Local Mixed-Use designation.” Further, Southfield suggests that “the maximum size of retail uses should be limited to 75,000 square feet, or mid box uses such as grocers, electronics, office and clothing stores. Big box uses should not be permitted, except as described below, due to the shallow lot depths, proximity to residential uses, and the need to create a synergy of uses.”

City of Southfield Future Land Use Map



Population and Households

POPULATION

Lathrup Village has a population of 4,010 according to the ACS' 2019 data. This is a population decrease of 2% from 2010 (see Chart 1). SEMCOG predicts that the city's population will fairly steadily decrease over the next few decades, with an estimated population of 3,803 in 2045. Comparatively, Lathrup Villages' decline in population is unique in that other surrounding communities, including Oakland County as a whole, have seen an increase in population (See table 1).

CHART 1: LATHRUP VILLAGE POPULATION TRENDS AND PROJECTIONS

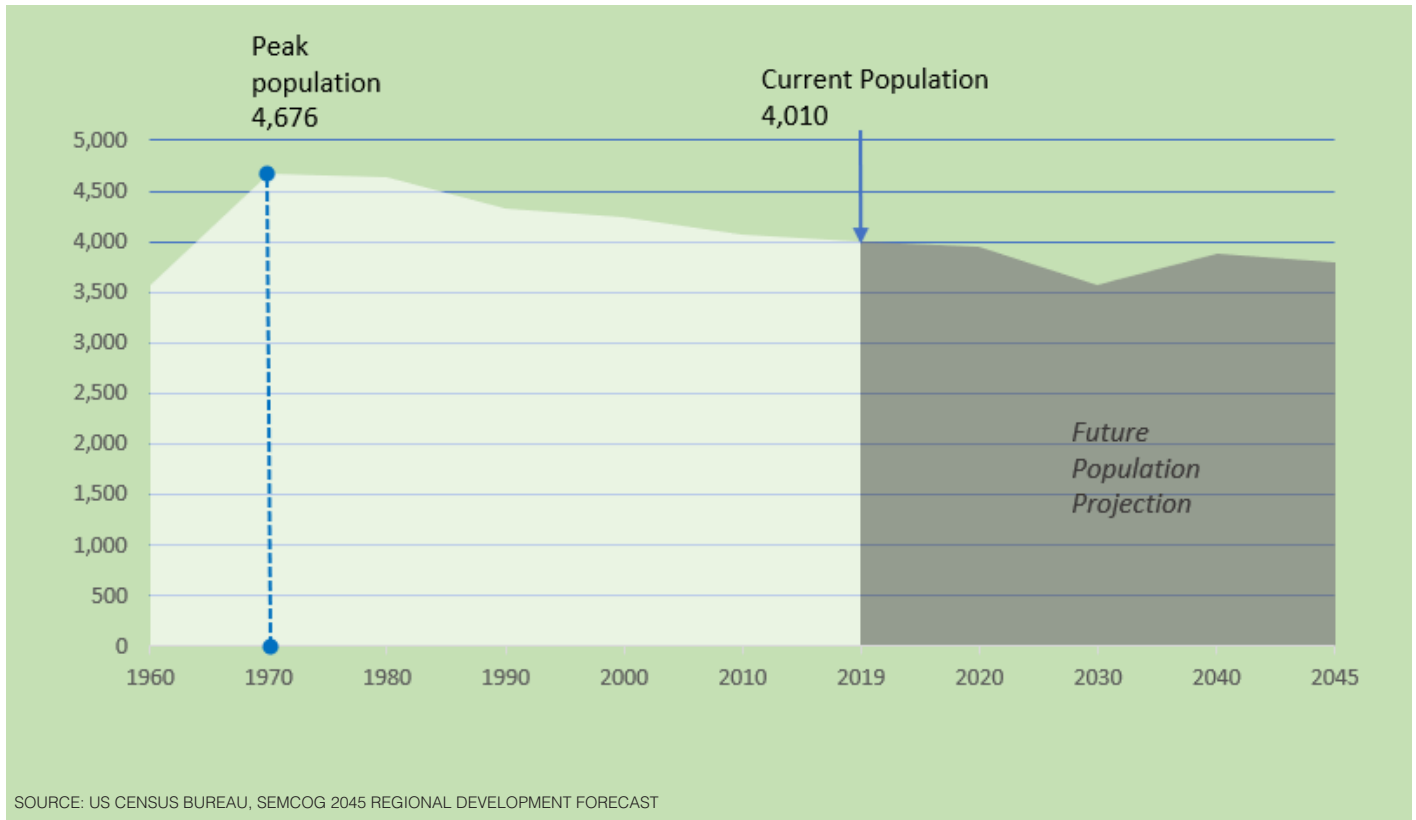


TABLE 1: ADJACENT COMMUNITY POPULATION TRENDS AND PROJECTIONS 2010-2045

	2010	2019	% Change 2010-2019	2045 Projection	% Change 2045 projection
Lathrup Village	4,075	4,010	-2%	3,803	-5%
Berkley	14,970	15,098	1%	14,964	-1%
Southfield	71,758	78,980	10%	83,816	6%
Oakland County	1,202,362	1,262,034	5%	1,319,089	5%

SOURCE: U.S. CENSUS BUREAU, DECENNIAL CENSUS, AND 2011-2015 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

POPULATION BY AGE

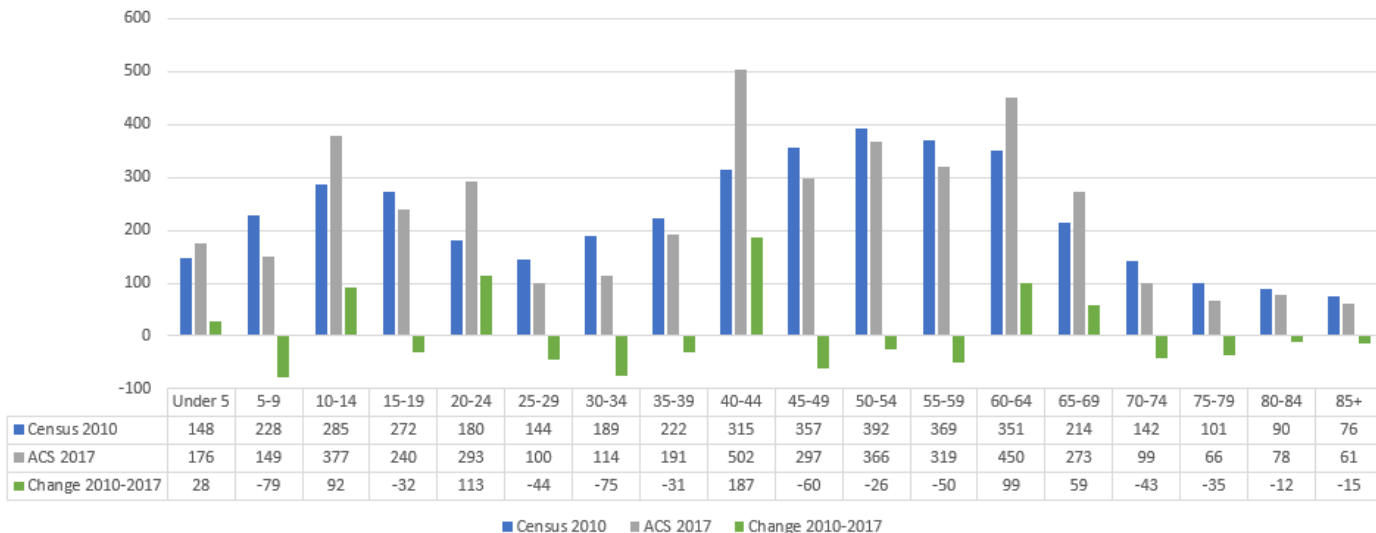
The city's largest population cohort are adults age 40-44 - people who are typically nearing the end of their family-forming years. The cohorts containing those aged 45-49, 50-54 and 55-59 all saw a decline in population between 2010-2017. Some younger cohorts, however, saw an increase, particularly in the 20-24 cohort and the under 5 cohort, indicating some young families may be starting to move into the city. The median age of Lathrup Village was 44.5 in 2015, above the county, state and national figures.

TABLE 2: CITY OF LATHRUP VILLAGE MEDIAN AGE COMPARISON: 2000 - 2015			
	2000	2010	2015
Lathrup Village	40.5	45.8	44.5
Oakland County	36.7	40.2	40.8
SEMCOG	34.6	38.3	38.6
Michigan	35.5	38.1	39.5
US	35.3	36.9	37.6

SOURCE: U.S. CENSUS BUREAU, DECENNIAL CENSUS, AND 2011-2015

AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

CHART 2: LATHRUP VILLAGE POPULATION BY AGE COHORT TRENDS 2010-2015

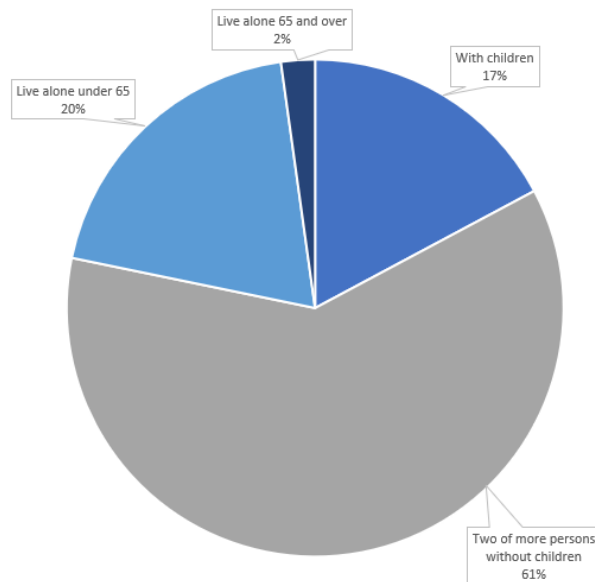


SOURCE: 2010-2017 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

HOUSEHOLDS

In 2015 there were 1,541 households in the City of Lathrup Village. Two or more persons without children made up half of all households, followed by those living alone under 65 (20%) and households with children (17%). The average household size is 2.67, slightly larger than the county, region and state averages.

CHART 3: LATHRUP VILLAGE HOUSEHOLD COMPOSITION, 2015



SOURCE: 2010-2015 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

TABLE 3: HOUSEHOLD COMPOSITION COMPARISON, 2015				
DATA: ACS	Lathrup Village	Oakland County	SEMCOG Region	Michigan
Total Number of Households	1,541	499,617	2,074,227	3,888,646
Average Household Size	2.67	2.46	2.52	2.49
With children	320	137,198	543,303	1,028,999
Two of more persons without children	1,136	353,229	981,666	1,724,162
Live alone	405	146,388	549,258	1,135,485
Live alone under 65	364	130,285	487,483	1,007,175
Live alone 65 and over	41	16,103	61,775	128,310

SOURCE: U.S. CENSUS BUREAU, DECENNIAL CENSUS, AND 2011-2015 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

EDUCATIONAL ATTAINMENT

Education is often tied to economic well-being. The residents of Lathrup Village are highly educated, with 94.2% of the population having attained at least a high school degree in 2017 and 56.6% having attained a bachelor's degree or higher. These figures exceed the rates of Oakland County (93.7% and 45.7% respectively) and those of Michigan (90.2 % and 28.1%) (See Table 4)

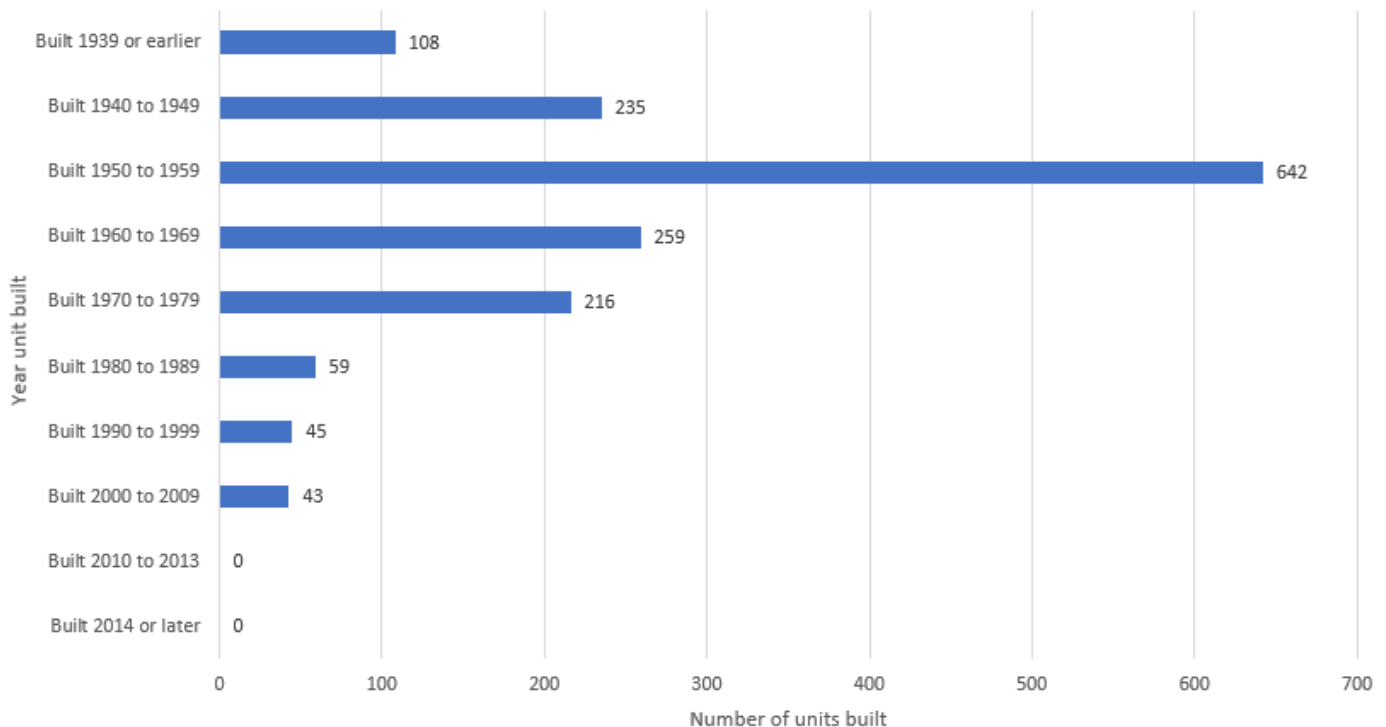
TABLE 4: EDUCATIONAL ATTAINMENT, 2017			
	Lathrup Village	Oakland County	Michigan
High school graduate or higher	94.20%	93.70%	90.20%
Bachelors degree or higher	56.60%	45.70%	28.10%

SOURCE: 2017 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

HOUSING

Of the City's 1,607 housing units (note - this differs from the number of households), 42 percent (642 units) were built between 1950-1959. According to 2017 ACS data, 30.1 percent of householders have moved into their units since 2010, the most of any decade since data was tracked in 1979.

CHART 4: AGE OF HOUSING STOCK IN LATHRUP VILLAGE



SOURCE: 2017 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

HOUSING TYPES

As shown on chart f5 below, the Lathrup Village housing stock is predominately comprised of detached single-family units, which represent 88% of all units. Attached single units (6%), 3-4 unit (3%), and two-unit structures (2%) are the next most predominant housing types, respectively. The city saw its first manufactured housing units constructed between 2010-2015, which along with 10-29 unit buildings total 1% of the city housing stock.



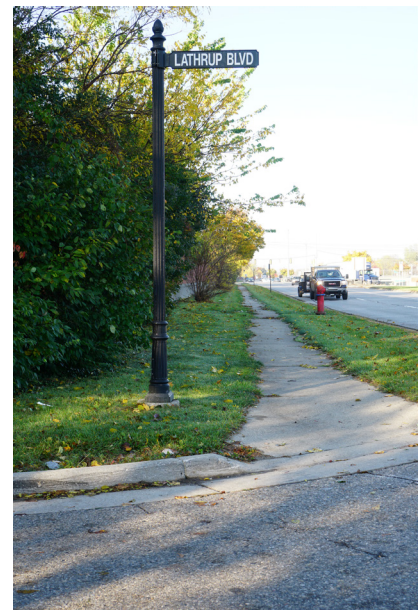
CHART 5: LATHRUP VILLAGE HOUSING BY TYPE, 2017



SOURCE: U.S. CENSUS BUREAU, 2013-2017 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

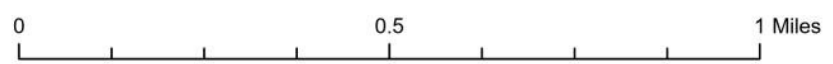
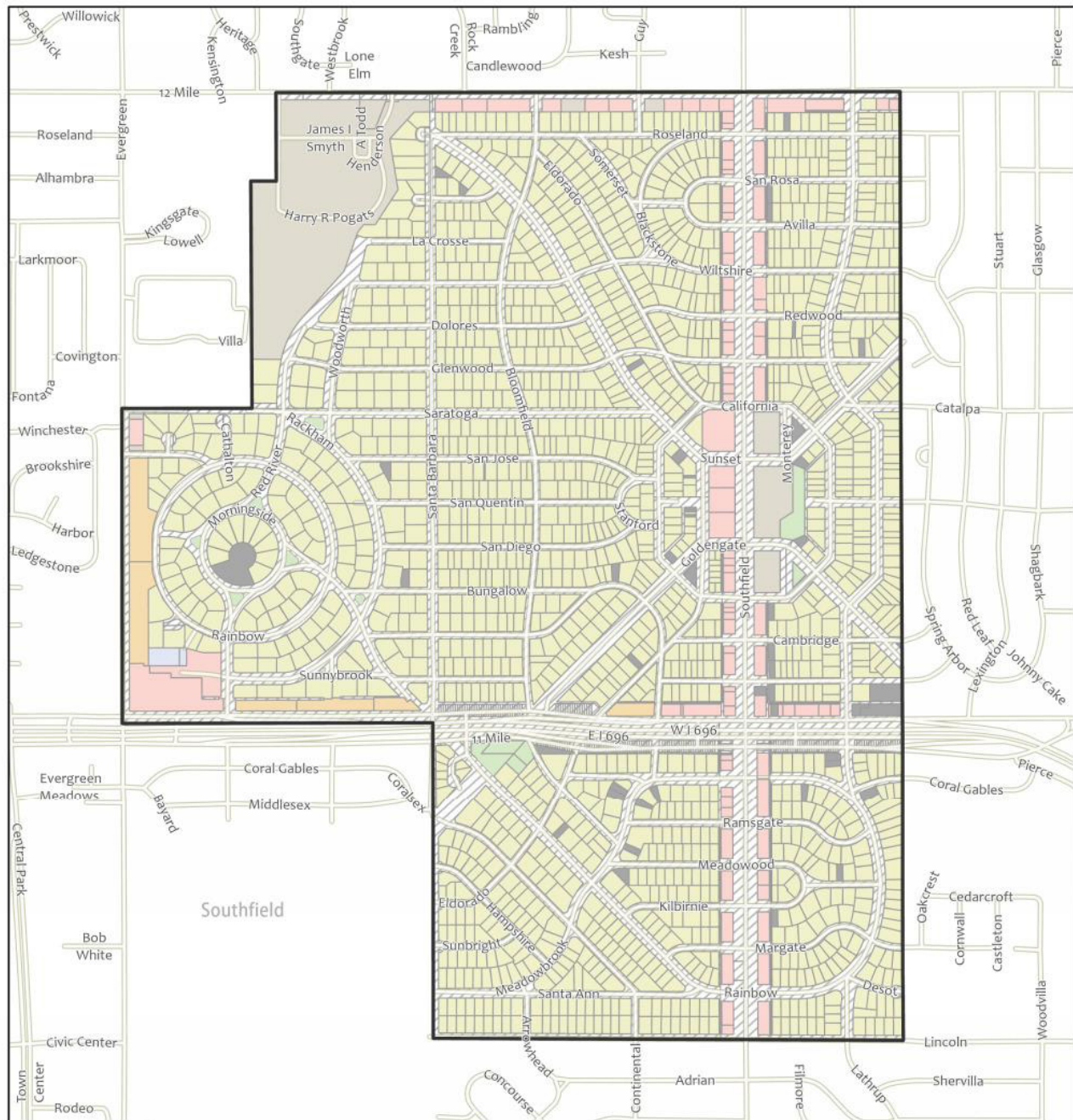
Transportation

Safety, connectivity and mobility are key transportation issues that must be addressed in the City. Since the 2009 Master Plan, the City has engaged the Road Commission for Oakland County (RCOC), as well as its neighbors along the Southfield Road corridor in reworking the Road Commission’s plan to rebuild Southfield Road. Then, the plan featured a wide boulevard that would extend from Mt. Vernon (approximately 9.5 Mile) to 14 Mile roads—running through Southfield, Southfield Township, Lathrup Village, and Beverly Hills. Instead, prompted by Lathrup Village’s vision of a Village Center and revitalized commercial corridor, the RCOC has been studying alternatives. A preferred alternative has been agreed upon by the communities impacted and The City of Lathrup Village continues to work with the RCOC to refine this design to both improve vehicular and pedestrian safety and circulation, while at the same time encouraging a new vibrant type of redevelopment of property along this important commercial corridor. Beyond Southfield Road, the City believes it is important to address transportation needs of the City in a comprehensive way. In 2010, the City of Lathrup Village developed its Complete Streets Plan that lays out a framework to knit together the four distinct quadrants of the City. This will be discussed in more detail in the Transportation Chapter.



Existing Land Use

The City of Lathrup Village is largely developed. Land use within the City of Lathrup Village is mainly comprised of single family detached homes, with its commercial uses consolidated primarily along the Southfield Road corridor. The map below shows the existing land use within the city.

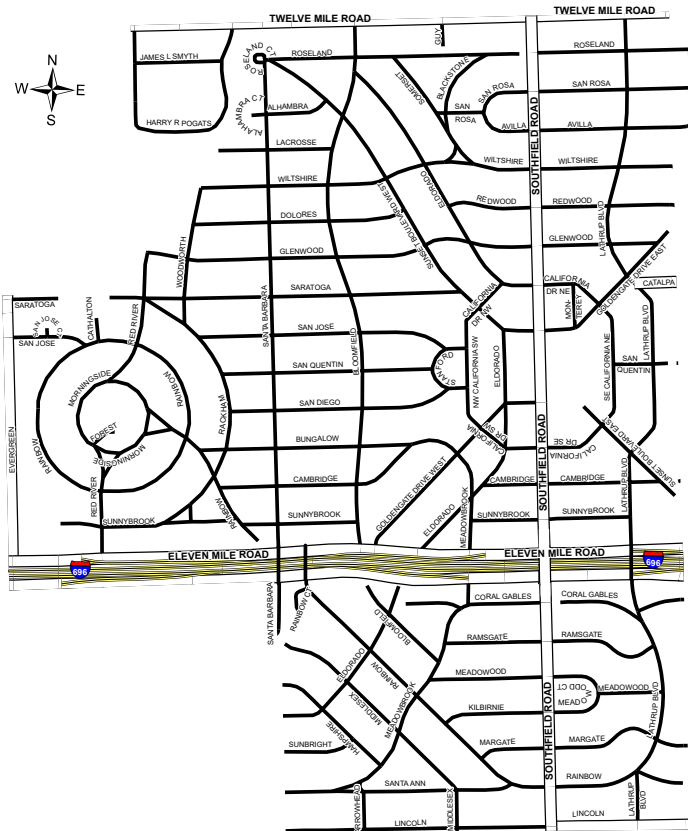


Existing Land Use: Oakland County. Map exported: August 23, 2019. ©2019 Giffels Webster.

Historic District

- The 2009 Master Plan describes the Historic District as a significant influence on the past, present, and future of the community.
- Developed in the 1920's, the physical layout of the City mirrors many of the older village and city plans developed during the Garden City Movement. The plan is based on a radial pattern, which focuses on the village center at the confluence of Southfield Road and California Drive. California Drive is an octagon so it has two intersections with Southfield Road at either end of the village center. Major streets emanate from the center, which gives Lathrup Village its historic character and appeal.
- The City pursued historic district status in the mid-1990's, and the Lathrup Village Historic District was formally recognized and approved by the U.S. Secretary of the Interior on March 16, 1998. The Lathrup Village Historic District includes 1,081 contributing properties and 132 non-contributing properties

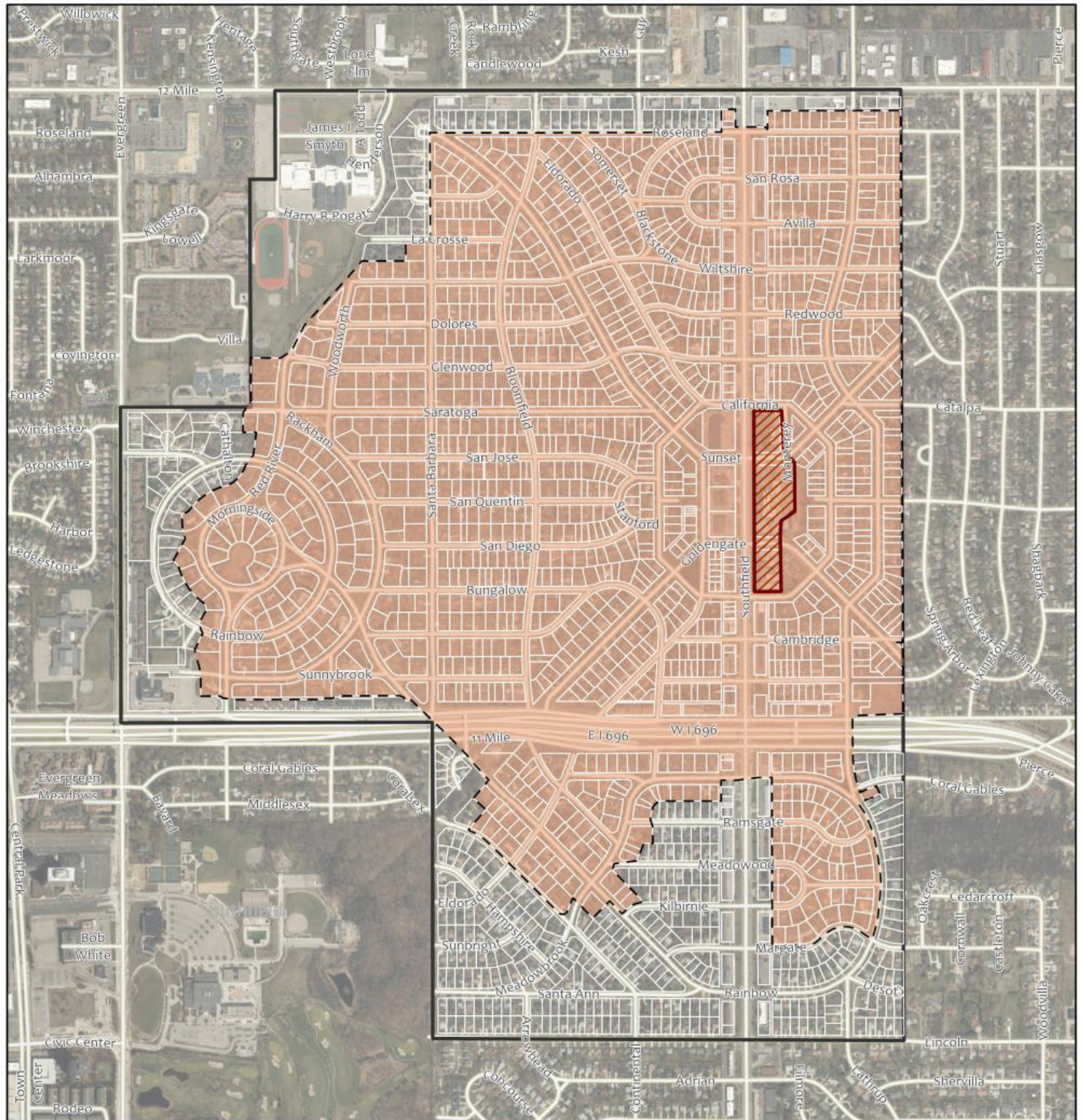
- According to the information submitted with the City's application, the historic district is predominantly residential in character and comprises the majority of the City. Louise Lathrup developed Lathrup Townsite as a planned community between the years 1924 and 1963. In 1953, Lathrup Townsite was incorporated as the City of Lathrup Village. Predominant architectural styles within the district include late 19th and 20th century Colonial Revival, Tudor Revival, and Mission/Spanish-architecture.
- In 1929, a plan was advanced for the development of Sunset Boulevard as a major regional arterial road to connect the City of Pontiac with the City of Detroit. Part of that arterial road, Sunset Boulevard, ran through the Lathrup Townsite. The regional connector was never implemented. However, Sunset Boulevard remains an important connector through Lathrup Village, connecting the North Central and Northwest areas of the city.
- Two predominant buildings were constructed in the town core area: the Annie Lathrup School and the Town Hall. The Town Hall was eventually demolished in the 1990's as part of a commercial development project. The Annie Lathrup School is the City's only remaining historic structure on Southfield Road.



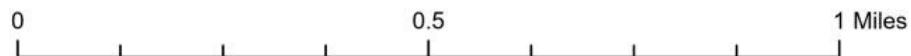
This map of Lathrup Village shows the radial pattern of the streets, which focuses on the center of the community. It is this historic street pattern that has shaped the Village Center concept.

This 1952 photo from DTE shows the historic street pattern as it shaped the Village Center.

HISTORIC DISTRICT MAP



-  LOCAL HISTORIC DISTRICT
-  NATIONAL HISTORIC DISTRICT



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Local Historic District: City of Lathrup Village. National Historic District. National Parks Service, National Register of Historic Places. Map exported: August 23, 2019. ©2019 Giffels Webster.