

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

TO: Planning Commission
 FROM: Austin Colson – CED/DDA Director
 DATE: November 19, 2024
 RE: Proposed Zoning Change of 12 Mile Rd.

Current Zoning Designation

Recently developers have asked if parcels and buildings along 12 Mile Rd. could be redeveloped for mixed-use purposes. This corridor of the city has two zoning designations. The first parcels off Southfield Rd. are classified as Commercial Vehicular (CV). The remaining parcels on 12 Mile Rd. are classified as Office (O) District.



O Office District

The Office District is designed to provide sites for professional office uses and commercial activities that support those users. These districts are in areas that abut and have direct access to freeways and major thoroughfares to provide for off-street parking, and somewhat more intense land use activity adjacent to residential areas. This district is designed to encourage innovation, variety, and quality design. Attractive landscaping is desired to be in harmony with adjacent residential uses.

CV Commercial Vehicular District

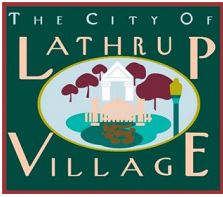
To provide automobile-oriented commercial uses that typically create higher trip generation along major intersections within the City, where potential adverse impacts on adjacent uses may be minimized.

Proposed Zoning Designation

The city’s current zoning ordinance has a mixed-use classification designed for districts along Southfield Rd.

MX Mixed Use

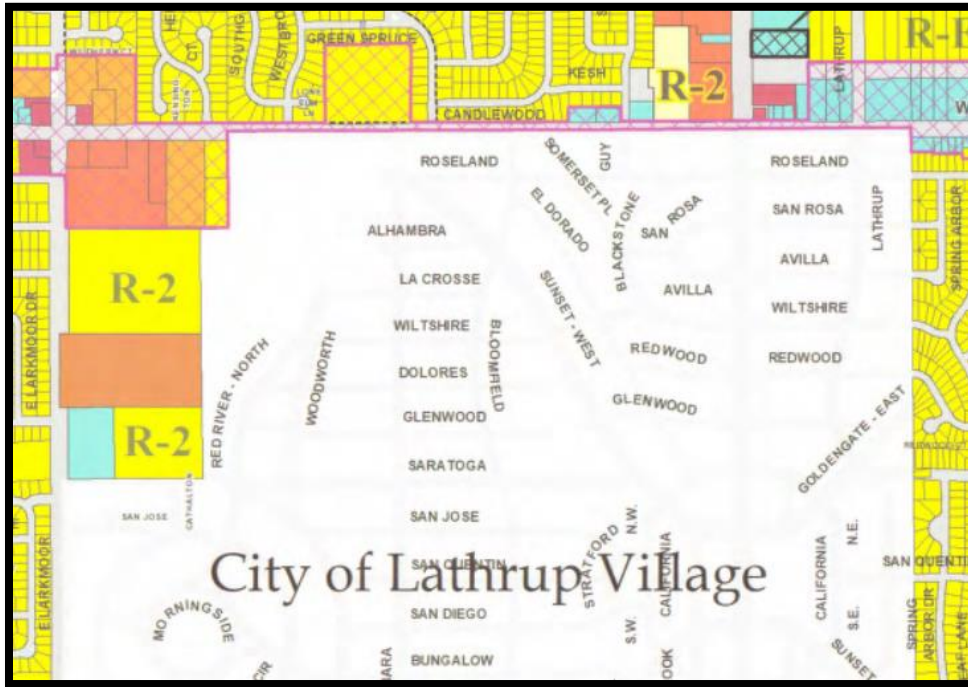
The MX Mixed Use district is intended to allow flexibility in the redevelopment of the property along Southfield Road, where frontage lots limit the availability of parking and compliance with building setbacks. This district will encourage pedestrian-oriented design and will complement the Village Center district.



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City of Southfield

North of 12 Mile Rd. the City of Southfield has implemented a mixed-use overlay district.



MUCD (Mixed Use Corridor District)

Eligible properties within the mixed-use corridor district have frontage along main thoroughfares (i.e., West Twelve Mile Road, West Ten Mile Road, and West Nine Mile Road as indicated on the zoning map) and tend to be shallow lots that make redevelopment a challenge. It is the intent of this district to authorize the use of mixed use corridor district (MUCD) regulations for the purposes of: encouraging the use of land in accordance with its character and adaptability; to act as a buffer between adjoining non-residential and residential areas, and to ensure that new development is compatible in use, scale, and design with the transitional function of the district; permit mixed-use moderate-density, multiple-family (middle housing) residential uses, along with small-scale commercial uses and mixed-use developments that will primarily serve the day-to-day needs of residents in nearby neighborhoods and residential complexes; and encourages innovation in land use planning; providing enhanced housing, employment, walkability, traffic circulation and recreational opportunities for the residents of Southfield; ensuring compatibility of design and use between neighboring properties; and, encouraging development that is consistent with Sustainable Southfield, as amended, and the city's future land use plan.

Kelly Garrett Mayor	Bruce Kantor Mayor Pro-Tem	Jalen Jennings Council Member	Dalton Barksdale Council Member	Jason Hammond Council Member
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