

memorandum

DATE: September 11, 2026

TO: Lathrup Village Planning Commission

FROM: Eric Pietsch, Hannah Prins, and Jill Bahm, Giffels Webster

SUBJECT: Comprehensive Plan Update – Future Land Use, Goals & Objectives

The 2026 Comprehensive Plan process is now entering the final stage. We have concluded the visioning and engagement phases and will be moving into drafting the plan. We will use our meeting on September 15 to discuss the Future Land Use map and the drafted goals and objectives with the Planning Commission.

ACTIONS TO TAKE AHEAD OF THE MEETING

- Review the current Future Land Use (FLU) chapter and map from the 2021 Comprehensive Plan (pgs. 43-46).
- See the proposed FLU map and annotated changes.
- Review the Goals and Objectives Chapter from the 2021 Comprehensive Plan (pgs. 36-41).
- See the proposed goals and objectives below for the 2026 Comprehensive Plan Update.

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. Input from the community as well as discussions with City staff and the Planning Commission over the last 10 months have driven the proposed changes to the future land use map.

VILLAGE CENTER

Conversations on future land use in the City have been primarily focused around the Village Center (VC district). The vision for the VC district along Southfield Road is still present, but proposed changes would focus on restricting the Village Center 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 areas 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 types such as townhomes, terraces, and other clustered housing.

12 MILE MIXED-USE CORRIDOR

Other discussions have explored the idea of expanding the mixed-use corridor to 12 Mile Road. 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, buildings in the mixed-use designation are encouraged to be closer to the street and the rear yard setback requirement (and therefore the distance of buildings from the single-family homes to the south) would increase by five feet.

PARKS & GREENSPACE

Recent discussions have explored creating a new designation for parks and green spaces. Properties under consideration include the City's existing parks and the three vacant triangular properties within the California Drive hexagon. Such a designation could identify land intended for long-term preservation, help ensure park access for current and future residents, improve tracking of green spaces, and support equitable access across neighborhoods. However, it could also limit future recreational, residential, or other development opportunities. Contemporary land use planning approaches emphasize flexibility and adaptability to balance community needs, natural areas, and developed spaces. Because the City already owns the properties that could receive this designation, it retains full control over future development activities regardless of the land use classification. The Planning Commission should discuss the tradeoffs of a park designation and determine its intended purpose and objectives before identifying the most appropriate approach for the Future Land Use Map.

Goals & Objectives

The 2026 Comprehensive Plan Update process is intended to realign goals in accordance with the community's needs and vision at the time of plan adoption. The engagement input from this process has guided discussions and ultimately changes to the goals and objectives from the previous 2021 Master Plan (*see open house feedback for goals on page 5 of this memo). The proposed goals and objectives are as follows:

People & Placemaking (Previously Community Character)

PROPOSED GOAL

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.

OBJECTIVES

1. Redevelop properties in the Village Center, the historic center of the city.
2. Improve community engagement at the neighborhood level and strengthen communication between residents, the City, and businesses.
3. Elevate and promote the City's distinctive character and regional identity.
4. Promote the use of quality building design and materials to enhance the appearance and long-term maintenance of new development.

5. Protect established neighborhoods and business districts from the potentially negative impacts of development through effective and thoughtful site and building design.

Housing & Neighborhoods

PROPOSED GOAL

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 diversifying housing options for current and future residents.

OBJECTIVES

1. Support investments in home maintenance, rehabilitation, and energy efficiency.
2. Ensure that infill, redevelopment, and new housing opportunities are thoughtfully designed and compatible with surrounding development, while preserving the character and stability of adjacent residential neighborhoods.
3. Ensure zoning standards support a variety of housing options for residents at all abilities and stages of life.

Economic Development (Previously Commercial Development)

PROPOSED GOAL

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 enhances adjacent neighborhoods and contributes to the distinctive character and long-term sustainability of the community.

OBJECTIVES

1. Encourage entrepreneurship and foster a corridor of diverse businesses to promote a stable and balanced local economy.
2. Invest in placemaking efforts that improve the overall attractiveness and appearance of the corridors and commercial areas.
3. Promote the mix of commercial, office, and appropriate housing opportunities along the corridors in a way that fosters business growth and creates desirable neighborhood destinations.

Transportation

PROPOSED GOAL

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

OBJECTIVES & ACTIONS

1. Prioritize the connection of sidewalks through residential streets, along major thoroughfares, and at designated bus stops to support safe travel through the neighborhoods and to local destinations.
2. Explore the use of accepted and innovative traffic calming designs and techniques that facilitate safe, flexible, and efficient travel within Lathrup Village.
3. Promote public education about roadway planning and decision-making to help residents and property owners understand the short- and long-term goals of transportation projects.
4. Explore future parking scenarios and solutions within the city.
5. Coordinate with State and County authorities to improve pedestrian access along and across major roadways.

Public Services & Facilities

PROPOSED GOAL

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.

OBJECTIVES

1. Improve access to recreational opportunities and facilities in Lathrup Village in accordance with residents' needs and abilities.
2. Continue to seek opportunities to share facilities with other public and quasi-public agencies such as the school districts and non-profit organizations and institutions.
3. Replace aging infrastructure as necessary, with technologically advanced, state-of-the-art infrastructure and materials.
4. Continue to cooperate with surrounding communities and the County to provide public services.
5. Keep recreation and capital improvement plans up to date to ensure the city maintains eligibility for a wide variety of funding sources.

Sustainability, Resiliency, & Adaptability (New)

PROPOSED GOAL

Promote sustainable and resilient planning practices that address current vulnerabilities and strengthen Lathrup Village's ability to adapt to evolving climate, economic, and emergency challenges.

OBJECTIVES

1. Preserve and enhance the City's tree canopy.
2. Mitigate current and future climate impacts.
3. Increase the community's emergency preparedness.

Open House Feedback on Goals

Economic Development Goal

"What do you mean by "complement"? Could we use "enhance"?"

"Needed - Maintained roads and added safety of sidewalks. Need updated sewers."

"Reinvest in vacant and underutilized properties. Develop the Annie Lathrup school!!"

"Need to create road signs on streets that either corner lacks stop or yield signs."

"I don't think local employment is a serious goal for our business development."

Transportation Goal

"Fix or replace broken/damaged road signs"

Parks and Recreation Goal

"Pest control. A plan to reduce groundhog population."

Housing Goal

"Eliminate "expanding housing choices for current and future residents". It infers high density housing in our residential neighborhoods."

"Attainability should also be affordability."

Land Use Descriptions

"As a small town, the entire business district should be mixed use."

Future Land Use Proposed Changes

"In response to the 12 mile changes: This change will definitely open up this area for use"