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To: Lathrup Village Planning Commission
From: Tom Kennedy –Downtown Development Authority Project Coordinator
Date: September 15, 2026
RE: Single Family Residential in Village Center Zoning

Background

Throughout the City of Lathrup Village's Master/Comprehensive Plan process, it has come to the attention of the Planning Commission that there are residential parcels within the Village Center District that have been zoned under the Village Center Zoning rules and guidelines.

Historically, this was never intended to push out the residents through zoning. The intent was to formalize a traditional downtown and create a sense of community and civic pride for those within this district. Old Master/Comprehensive plans from years prior showcase this thought through detailed plans on development throughout the commercial corridor along Southfield Road, but does little to discuss development or redevelopment of the residential blocks.

However, there is growing concern throughout the community, and especially those living in the Village Center district. Their concern is predicated on the belief that they may be pushed out of their homes in favor of commercial development. The Planning Commission in recent meetings have confirmed there are no plans that would legitimize such concerns, but still wish to make positive progress as a sign of good faith to the community.

Throughout the Master/Comprehensive Plan process, the Planning Commission has briefly discussed options for the Village Center district. This agenda item is to allow Planning Commissioners a chance for a more formal discussion on the history of the district as City Staff understand, implications for the district as it currently stands, and ask any questions or address any concerns that may be had by the Commission, or by the community at large.

Below is a map of the City of Lathrup Village zoning districts as pulled from our Zoning Ordinance for reference.

