



A HERITAGE OF GOOD LIVING

City of Lathrup Village

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Memorandum

To: Planning Commission
From: Susie Stec, Director – Community & Economic Development
Date: April 15, 2024
RE: Conceptual Review – 27770 Southfield Road

For more than a year I have been working with the property owners of 27770 Southfield Road on their plans to rehabilitate the former school property. There have been several iterations of the concept that have varied in their overall size and mix of uses, though all have included multi-family housing.

The conceptual plan presented is exclusively multi-family housing with a ground floor amenity in the gym to be determined. The development will encompass the privately owned property and does not contemplate acquiring publicly-held property, as has been considered previously. The proposed development envisions approximately 230,000 square feet of multi-family housing with a mix of market-rate 1 – 3 bedroom units and will accommodate approximately 250 new residents. The original school building will be retained and rehabilitated into housing units; the north and south additions will be demolished. The total estimated project investment is \$30 million.

The property owner is seeking feedback on this concept to ensure that areas of concern are identified and addressed within the design prior to submitting for formal Site Plan Review. In addition to obtaining site plan approval, the property owners will need to obtain approval to demolish the north and south additions from the Historic District Commission.