

LATHRUP VILLAGE – SITE DEVELOPMENT STATUS

Facade	ADDRESS	APPLICANT NAME	NOTES
	17600 Eleven Mile	Hillenbrand Enterprises	The property was recently purchased by a chiropractor who has relocated their office from Beverly Hills to Lathrup Village. A grand opening ceremony was held for the new chiropractic office on May 30th. The existing tenant in the building is to remain in their current suite. Because the chiropractic office is similar in use to the previous tenant that occupied the space, the site plan was eligible for administrative approval. The applicant submitted engineering documents for review prior to applying for the required building permits. The approved scope of work was limited primarily to interior renovations, including the installation of additional divider walls and related interior improvements necessary to accommodate the new chiropractic office.
	27300 Southfield Rd	Skylar Laundromat - Lush Nails - The Vapor Shoppe - Modern Suits and Clothing	Planning Commission previously reviewed the proposed laundromat use and issued a zoning interpretation confirming that it is a permitted use in the Mixed-use District. The site plan was formally approved on February 20, 2024. The approved site plan identified retail and personal care uses in the remaining tenant spaces. A nail salon and smoke shop have opened, while a men's clothing store is proposed for the fourth unit. The site plan has not been fully completed. The required barrier wall along the rear of the parcel, which is intended to separate the Mixed-Use zoning district from the adjacent Residential zoning district, has not been constructed. Nor has an application for an encroachment permit for parking in the alleyway been submitted.

			On May 21, 2026, the City issued a letter notifying the property owner that the February 2024 site plan approval has expired, along with the Temporary Certificate of Occupancy, which expired on September 8, 2025. The City has directed the property owner to submit a building permit application for the required barrier wall and make progress toward completing the outstanding site improvements. Failure to address these outstanding items may result in further enforcement action.
	27411 Southfield Road	Jay Birds Bar & Grille	Administrative approval was granted for the installation of a canopy structure at 27411 Southfield Road to cover the existing paved patio area. The improvement is intended to provide shade and weather protection for outdoor seating and does not alter the existing building footprint. The building permit is currently under review, pending the submission of revised plans
	27651 Southfield Road	Surnow	Middle Eats restaurant is expanding into the adjacent 1,800-square-foot unit to the south to enlarge its dining area. Because the space was previously occupied by a retail business, site plan approval was required to convert the floor area from retail to restaurant use. The Planning Commission approved the site plan at its November 18, 2025 meeting. Building permits have since been approved, and construction has commenced.
	27700 Southfield Road	Surnow	The Lathrup Village Historic District Commission approved the project concept on February 19, 2025. Site plan approval was subsequently granted on April 15, 2025, for the historic preservation and adaptive reuse of the former Lathrup Village School into a mixed-use development that includes multi-family residential units, co-working space, and activity/event space. Due to the extended financing review timeline, the applicant requested a twelve-month extension of the site plan approval originally granted on April 15, 2025. The Planning Commission recommended approval of the extension at its February meeting, and City Council subsequently approved the request at its February 23 meeting, granting the applicant a twelve-month extension of the site plan approval. The applicant is currently awaiting a response from the Michigan State Housing Development Authority regarding project financing.

	28919 Southfield Road	Mahmood Mohamed	Site plan approval was requested for a change of use at 28919 Southfield Road to allow a café serving coffee and pastries to occupy an existing tenant space. The proposed use does not include any expansion of the building footprint or changes to site circulation and represents the reuse of an existing commercial space within the multi-tenant plaza. The applicant received site plan approval at the Planning Commission's February 17th meeting, with approval contingent upon receiving a variance from the Zoning Board of Appeals related to the off-street parking requirements established in the Zoning Ordinance. The ZBA approved the requested parking variance at its February 23 meeting, allowing the project to proceed. Engineering plans have been approved and building permits have been awarded.
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