

# memorandum

**DATE:** July 16, 2021  
**TO:** Susie Stec, Community & Economic Development Director  
**FROM:** Jill Bahm, Eric Pietsch & Matt Wojciechowski, Giffels Webster  
**SUBJECT:** 2021 Draft Comprehensive Plan

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## 2021 Comprehensive Plan Update

[At this link please find the final working draft of the Lathrup Village Comprehensive Plan.](#) Included are some items for discussion. To date, we have completed the following items:

- **Data collection & Inventory.** Compiled data and images, to be analyzed in following task elements:
  - Update and assess demographic data to understand changes over the past five years
  - Conduct a downtown assessment to provide a general analysis of the Southfield Road corridor.
  - Conduct a traffic and parking assessment to update the conditions in the city.
  - Update the 2014 market analysis
- **Planning Policies.** Review policies (goals and objectives) and update current goals based on input from the Planning Commission.
- **Public Input.**
  - Stakeholder meeting: In August 2019, a public meeting of City Council, Planning Commission, Downtown Development Authority and staff was held to discuss strengths, weaknesses, opportunities and threats within Lathrup Village.
  - Community and business surveys
  - Virtual open house: an online platform was used to provide information and solicit additional engagement from the community. This forum received 324 views and averaged approximately 28 responses per question.
- **Land Use Plan Element.** After assessing the existing data and meeting with the Planning Commission to review public input and current conditions, we have updated the land use plan element. We have updated language in the future land use chapter and included an updated land use map.
- **Zoning and Implementation Plan.** The plan has an updated zoning plan and action strategies, some of which are carried forward from the 2015 plan. The Zoning Plan compares the Land Use Plan classifications to zoning districts and existing uses
  - Recommend strategies to amend the zoning text and map to implement plan

recommendations

- Recommend additional implementation strategies—short and long term
- Assign implementation tasks to appropriate bodies
- **Additional Updates since previous review:**
  - Updated maps on pages 12, 26 and 46 – this includes an update to the Future Land Use Map to clarify the legend.
  - Updated future land use description for single family residential to acknowledge the House in the Woods site and its current zoning designation as “Cluster Housing.” The zoning has been in place for many years and is consistent with the redevelopment concept included in the plan.
  - In response to suggestions by the Oakland County Planning Division provided upon their required review of the Comprehensive Plan:
    - Added information about the Rouge River Watershed (p 48)
    - Added information about brownfield redevelopment and additional county resources in the Appendix

**Next Steps:**

- **July 20, 2021:** Following the required 63-day review period, the Planning Commission will hold a public hearing and take action to adopt the Master Plan.
- City Council also may wish to adopt the Master Plan.
- The Planning Commission may wish to consider a list of implementation items to tackle this year and in 2022.