

City of Lathrup Village Comprehensive Plan - Update

Kick Off Meeting
October 6, 2025



Our Best Practices

- **Act Fairly.** Make decisions that benefit everyone.
- **Include.** Ensure all voices have a place in the process.
- **Listen.** Pay attention and value different perspectives.
- **Be Open.** Stay receptive to new ideas and viewpoints.
- **Engage.** Use varied tools to involve the community.
- **Rely on Evidence.** Base choices on reliable information.
- **Adapt.** Apply best practices while fitting local needs.





Introduction



What is a Comprehensive Plan?



A Comprehensive Plan is a long-range vision for the future of the community.



It will serve as a guide for how the city can become the place it strives to be.



Provides a framework in making big-picture decisions



Directs development in different areas of the community



Promotes and strengthens valued community assets, and encourages new partnerships and opportunities

Elements of the Community

- Built Environment
- Local Economy
- Infrastructure and Mobility
- Natural Environment
- Social and Cultural Fabric
- The things that make up our community



Guiding Principles and Plan Outcomes

- Guiding principles act as the filters and guideposts for planning.
- They capture what the community values and what it wants this plan to achieve.
- As strategies are considered for community elements, these principles serve as the measures by which choices are tested and refined.
- In short: If community elements describe “what makes up our town,” guiding principles explain “how we want to shape them for the future.”

Vision

- The vision describes the long-term future: what the community wishes to be, see, and experience.
- Lathrup Village seeks to be a vibrant, new urban destination that is characterized by walkability, economic sustainability, and business diversity to augment its sterling reputation as a historic residential community. (“Choose Lathrup”)



Goals

- What does our vision **look like**?
- If we think of the vision as the long-term future of the community, what does that actually look like in terms of policy?
- Goals set the community up for making land use decisions, allocating resources, and providing leadership in land use and community development.

Goals

2021 Comprehensive Plan Goals

What do we want?

An authentic positive identity for the city that is reflected in residential neighborhoods as well as along commercial corridors that focuses on a mixed use, multiple story, walkable downtown for the City.



Why?

- A positive identity for the city provides a sense of community and belonging for residents and businesses.
- A positive image and identity for the city helps support local businesses and attract new businesses.

Where? Throughout the city

Potential obstacles/related considerations?

- Physical improvements to the appearance of the city requires public and private investment.
- Outside perception of the city takes time to change.

Community Character Planning Objectives:

1. Redevelop properties in the Village Center - the historic center of the city.
2. Improve communication between residents, the City and businesses.
3. Promote the city's positive identity in the region.
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, including noise, traffic, waste, odor, and other nuisances through effective and thoughtful site and building design.

Goals

2021 Comprehensive Plan Goals

What do we want?

Attractive, safe, quiet and well-maintained neighborhoods; a diversified range of housing for people of all ages and abilities; and active neighborhoods that promote community connectedness.



Why?

- Safe housing in walkable environments allows older residents to “age in community.”
- Attractive, walkable neighborhoods close to destinations appeals to younger residents and families.
- Ensure sufficient equitable housing for lower income residents.

Where? Throughout the city

Potential obstacles/related considerations?

- All housing should be safe and well-maintained.
- Residents looking for larger, “move-up” housing may not find it in the city.
- Zoning regulations should support housing types desired by current and future residents.

Housing Objectives:

1. Encourage maintenance of and reinvestment in existing neighborhoods.
2. Ensure that infill and redeveloped residential properties are compatible with the surrounding area and adjacent parcels.
3. Provide a diverse range of housing options that meet the affordability, maintenance, and lifestyle needs of current and future residents.
4. Support neighborhoods by improving walkability and access to goods and services.

Goals

2021 Comprehensive Plan Goals

What do we want?

Thriving local businesses and an employed workforce; a convenient selection of goods and services; and a diverse tax base with a resilient economy.



Why?

- Provide meaningful, well-paying jobs for residents.
- Provide entry-level jobs for younger residents.
- Offer access to local goods and services for residents.

Where? Throughout the city

- Local goods and services should be accessible locally.
- Regional employment should be accessible to regional transportation facilities.

Potential obstacles/related considerations?

- Outdated commercial buildings may not meet the needs of current and future businesses.
- Transportation options may limit the ability for workers to reach businesses.
- Economic activity should be compatible with residential areas in terms of noise, traffic, lights, upkeep, and other nuisances.

Commercial & Industrial Development Objectives:

1. Encourage entrepreneurship and growth for diverse businesses of all sizes to promote a balanced local economy.
2. Provide incentives and flexible zoning mechanisms for commercial property owners and tenants to upgrade existing commercial and industrial sites.
3. Promote the mix of commercial and office uses in a way that fosters collaboration and business growth, while creating a desirable environment for the local workforce.
4. Promote walkability by ensuring sufficient local destinations for goods and services.

Goals

2021 Comprehensive Plan Goals

What Do We Want?

Recreation facilities and programming that meet the needs of and are accessible to all residents; well-maintained infrastructure that meets the needs of current and future residents, businesses and visitors; and excellent public services that meet the health, safety and welfare needs of the community.



Why?

- Provide access to recreation facilities and programming that is essential to building a socially and physically healthy community.
- Plan for and budget resources for infrastructure expenditures that are likely to grow over time as neighborhoods age.
- To provide a high level of service to city residents, including responsive, well-equipped emergency services

Where? Throughout the city

Potential obstacles/related considerations?

- Increasing costs of repair and replacement of infrastructure
- Additional resources will be needed to maintain aging parks and recreation facilities, while potentially adding and/or expanding facilities, amenities and programs

Public Services & Facilities Objectives:

1. Expand the range of 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.

Goals

2021 Comprehensive Plan Goals

What Do We Want?

An efficient and safe multi-modal transportation network that offers mobility options to residents of all ages and abilities.



Why?

- To improve traffic safety
- To reduce traffic congestion by offering non-motorized options for local travel
- To appeal to residents and businesses looking for a community with a variety of transportation options
- To provide transportation choices that improve independence for residents of all ages and abilities
- To improve community health by encouraging non-motorized travel

Where? Throughout the city

Potential obstacles/related considerations?

- Current land use pattern dictates motorized travel
- Current road design supports motorized travel



Transportation Objectives:

1. Promote the use of accepted traffic calming and access management techniques that make all travel safe and efficient.
2. Provide a safe, efficient non-motorized pathway system that provides links to various land uses throughout the city that gives residents choices about their modes of travel.
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. Require transportation infrastructure decisions that support the land use recommendations of the Master Land Use Plan.
5. Explore innovative traffic designs and flexible engineering standards to improve the safety and efficiency of travel for motorized and non-motorized travel.
6. Explore opportunities for alternative transportation methods for those who don't have access to a car.
7. Monitor and plan for future trends in transportation in terms of autonomous/connected vehicles.



Objectives

- Objectives are the stepping stones on the path to achieving plan goals.
- They describe the general direction or focus for action but are still broad enough to allow flexibility.
- **Good objectives are:**
 - Clear
 - Focused
 - Achievable
 - Measurable

Objectives don't prescribe exact solutions, but rather outline key areas or approaches that will guide specific strategies and actions developed as part of the plan.

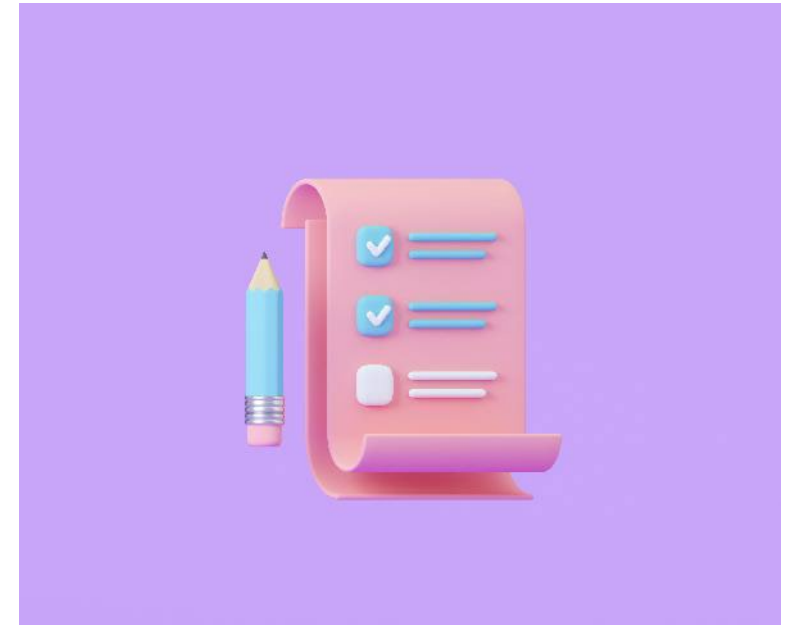
Metrics

- Metrics will help the community gauge progress: it is unlikely that the vision will be fully achieved, but there should be regular planned opportunities to evaluate the action strategies and see if they have advanced the goals.
- Some metrics will be readily available (Census data) and some tools may need to be created (community surveys).



Actions

- Actions are the specific tasks, projects, and initiatives that need to be done to achieve the objectives and, ultimately, the goals.
- They are practical, tangible steps that translate broad ideas into real-world results.
- Each action is a step in meeting objectives.
- Actions should align with the community's vision and guiding principles, ensuring consistency and focus throughout the plan's implementation.
- Actions describe who will do what and when.



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Scope of Work



Task 1: Kick-off, base maps, notices, and meeting

October 2025

- A. **Kickoff meeting.** Meet with city staff to refine the scope as needed and establish meeting dates. Create social media plan. Discuss how to use the neighborhood.
- B. **Plan Preparation Notices.** Coordinate with city staff to prepare and distribute public notices of the City's intent to update the Master Plan as required by State law.
- C. **Public Input Website.** Create an online platform to gather input from the community about the land use, potential redevelopment sites, recreation needs and wants, and ways to improve the image of Lathrup Village.
 - 1. Recreation Survey
 - 2. Business Survey
- D. **Data collection & Inventory.** Compile data and images of the following, to be analyzed in following task elements:
 - 1. Update and assess demographic data
 - 2. Update maps

Task 1: Kick-off, base maps, notices, and meeting October 2025

Neighborhood Engagement

2021 Comprehensive Plan identified five “planning neighborhoods” and we propose keeping it and using the framework to strive for broad community engagement



Task 2: Market Analysis

Update the 2019 Market Analysis to help guide and support the land use map, master plan, and economic development strategies. This updated analysis will:

- A. Assess the trade area population & spending potential
- B. Assess the regional commercial and housing trends.
- C. Incorporate the findings of public participation.
- D. Look at property trends, including sale price and other factors.
- E. Assess research and development and emerging technology arenas.
- F. Assess the goods and services market.
- G. Assess the city's residential market.
- H. Identify marketable opportunities.

Task 3: Plan Preparation

Our team proposes to incorporate the following chapters and sub-chapters into one consolidated document:

A. Comprehensive Master Plan. The Comprehensive Master Plan Update will include the following:

- A. Goals & Objectives.
- B. Future Land Use Plan Map
- C. Implementation Strategies.
 - 1. Action Items Summary Table
 - 2. Zoning Plan

B. Parks and Recreation Plan.

- 1. Community Description
- 2. Administrative Structure
- 3. Inventory of Existing Parks, Natural Areas, and Recreation Facilities
- 4. Description of the Planning and Public Input Process
- 5. Goals and Objectives
- 6. Action Program

Task 4: Public Hearing and Adoption

- A. Assist in preparing for the distribution of the draft plans to surrounding communities and designated agencies and utilities.
- B. Prepare notice of public hearing in accordance with the Michigan Planning Enabling Act and the Michigan DNR requirements.
- C. Present each draft Plan at the public hearing (two if the Master Plan update takes longer than the Recreation Plan, which should be submitted by February 1, 2026). Prepare Resolutions of Adoption.
- D. Assist Planning Commission and City Council with final adoption procedures.

Task 5: Plan Prep and Printing

- A. **Final draft:** Prepare document for printing and/or electronic copies to be distributed by a digital link. Print complete document for distribution.
- B. **Transmit Adopted Plan:** Transmit the Plans as electronic documents in PDF format. Coordinate with city staff to ensure the adopted Plan is distributed in accordance with State law.

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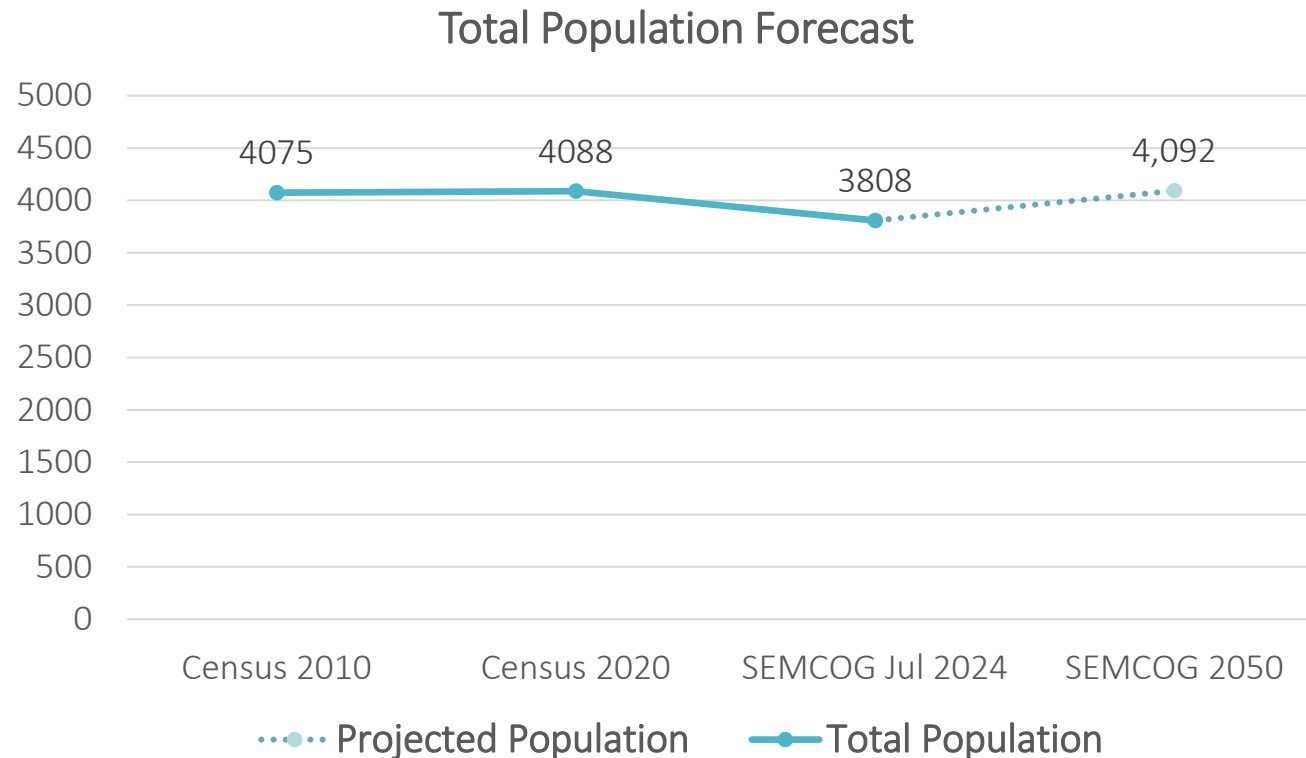
Work in
Progress



Existing Conditions

Existing Conditions - Population

- 3,808 residents estimated in 2024, with a projected increase to 4,092 by 2025.

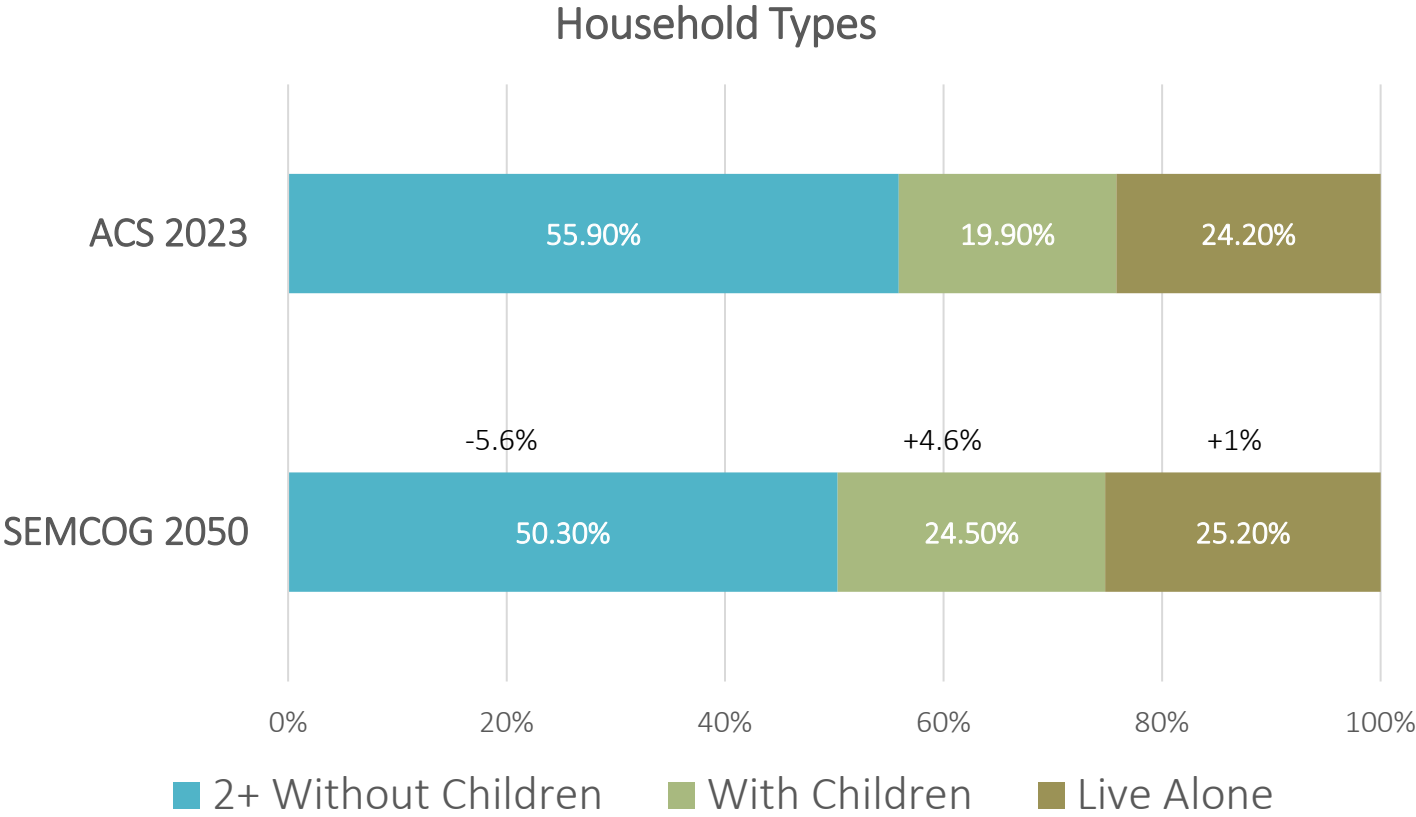


Existing Conditions - Age

- The City's population is older than the state of Michigan overall. This trend is consistent with trends across the state and the US.

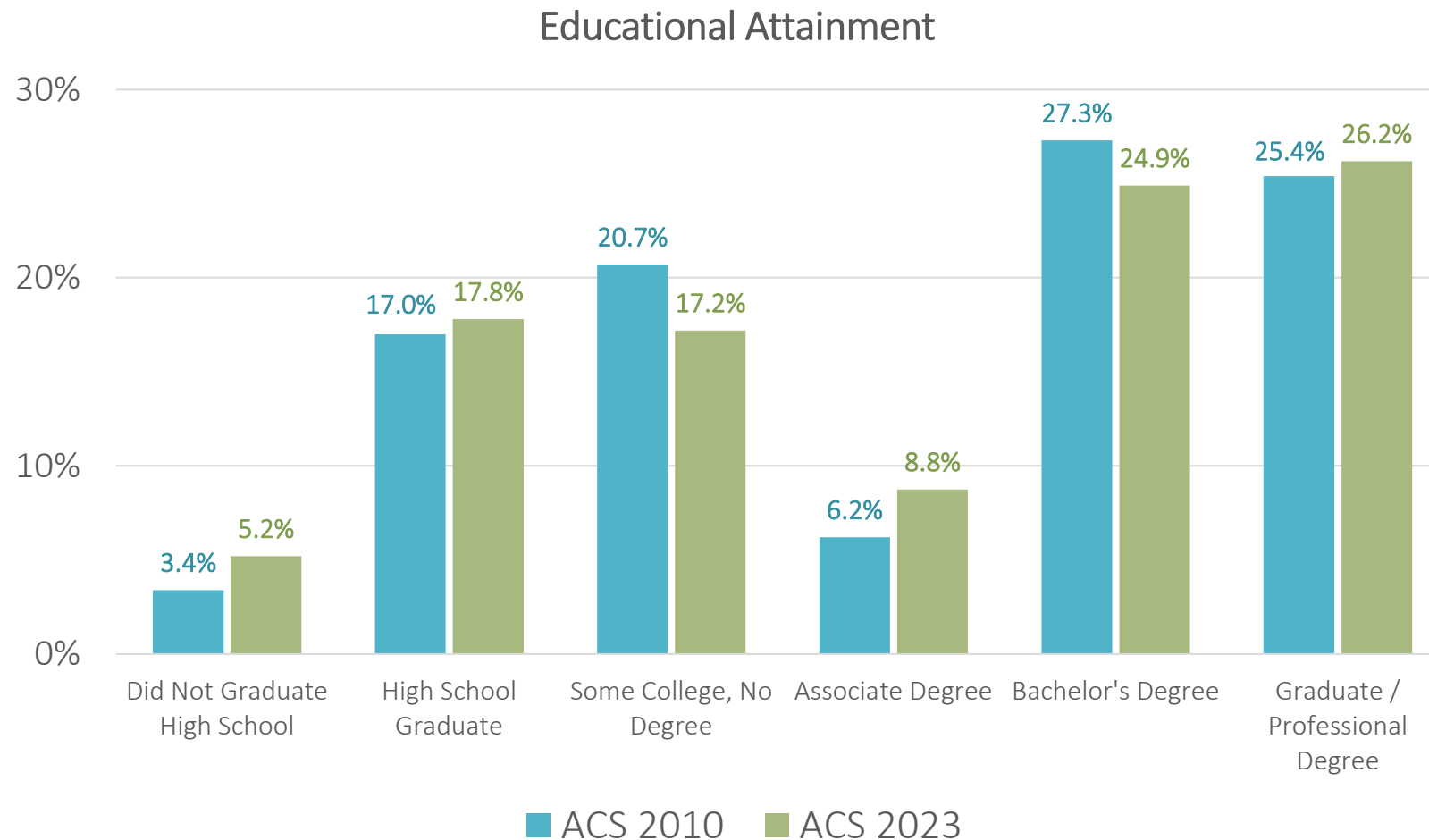
	<u>Median Age 2010</u>		<u>Median Age 2023</u>
City of Lathrup Village	45.8	»	47.1
Michigan	38.9	»	40.1

Existing Conditions – Household Dynamics

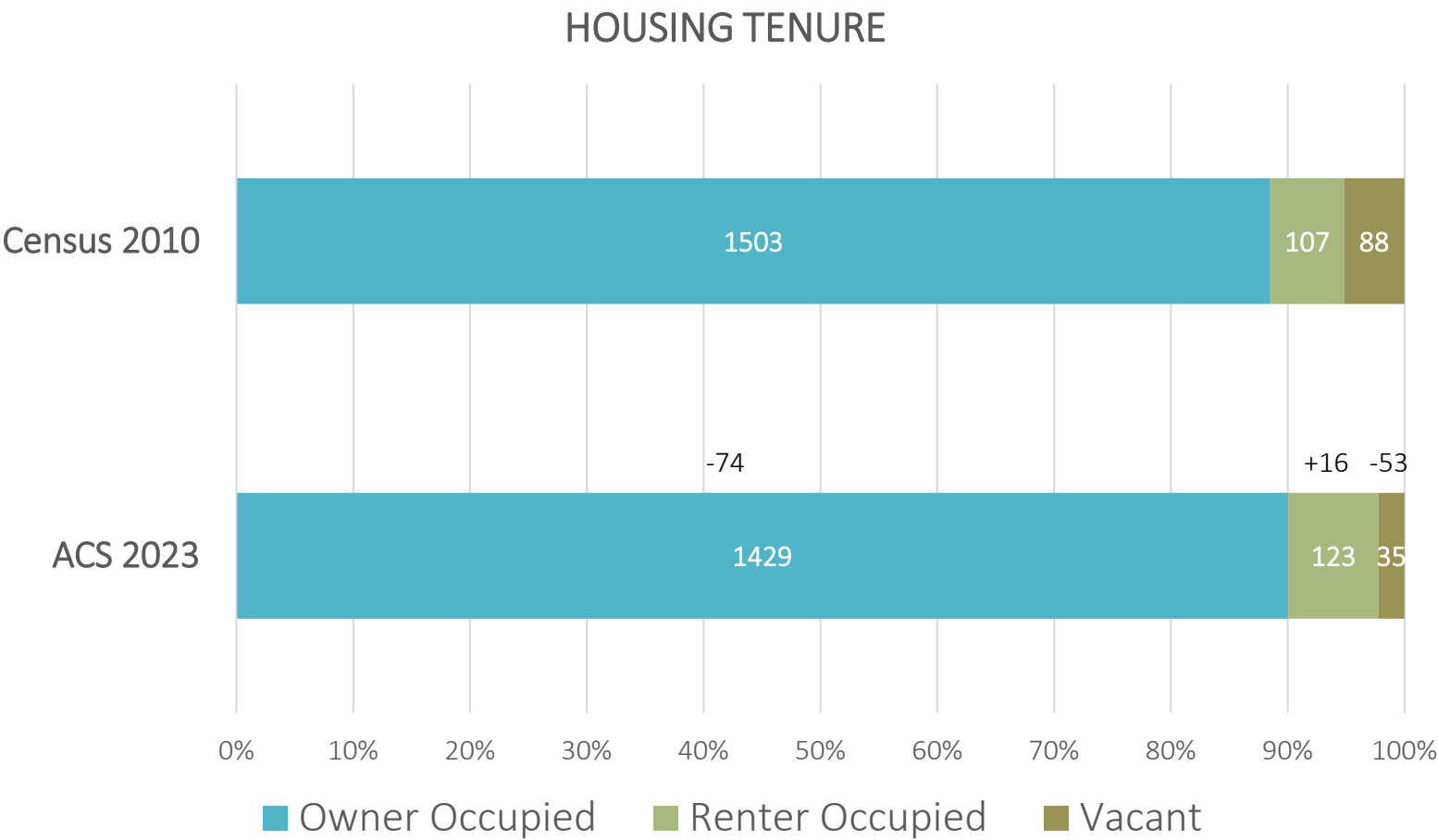


SOURCE: SEMCOG Community Profile

Existing Conditions – Educational Attainment



Existing Conditions – Housing



SOURCE: SEMCOG Community Profile

Next Steps

Over the next few months...

- Gather public input
- Continue analysis
- Regular meetings with Planning Commission (starting in November)
- Meetings with the DDA
- Meetings with the Recreation Committee
- Public open house

Exercises

Guiding Principles (20 min)

Guiding Principles

- Guiding principles serve as the measures by which choices are tested and refined.
- Together, we will develop a concise set of six to seven guiding principles will be the standards through which all the plan's strategies are evaluated.
- They should be:

Truly core to the community's identity and future

Broad enough to guide many decisions without overlap

Actionable or meaningful as filters for planning choices

Guiding Principles

- Think about your experiences here—what core values or beliefs should guide this community's future? Take five dots and place them on the principles or values that align best with Lathrup Village.

Which principles, if lost, would most harm the community's future?

Which principles do we see as foundational, without which the plan wouldn't succeed?

Are any principles “nice to have” but less essential?

Guiding Principles

- Small Group Discussion

Can some be combined or reworded for clarity or breadth?

Does each principle feel distinct and valuable?

What principles might be redundant or less critical?

Strengths and Weaknesses (20 min)

SWOT - A two-parter

- SWOT helps provide a clear, structured assessment of where a community or organization stands relative to its strengths, weaknesses, opportunities, and threats.
- SWOT helps ground discussions and set strategic directions, ensuring that objectives and actions are informed by both **internal realities (strengths and weaknesses)** and the broader **external environment (opportunities and threats)**.
- **Today – we're doing the SW portion.** At their next meeting, the Planning Commission will explore the Opportunities and Threats, using tonight's feedback and the results from 2019 visioning.



S

STRENGTHS

Write 5 things you think are best about Lathrup Village



W

WEAKNESSES

Write 5 things you think are missing or you would change about Lathrup Village

Thank you!

Stay involved and engaged!

Encourage your friends and neighbors to engage and participate!

Updated information will be available at the City's website:
LathrupVillage.org