

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

MEMORANDUM

To: Mayor & City Council
From: Austin Colson, CED/DDA Director
Date: February 19, 2026
RE: Site Plan Approval Extension Request – 27700 Southfield Road

Background

The Planning Commission previously granted site plan approval on April 15, 2025, for the adaptive reuse of the former school building located at 27700 Southfield Road for a mixed-use development incorporating commercial uses and residential units. The approved site plan contemplated reuse of the existing building footprint with associated site improvements consistent with the Village Center District and the City's Master Plan objectives encouraging reinvestment and adaptive reuse of existing structures.

Construction has not commenced within the timeframe established by the Zoning Ordinance. The applicant has been actively working with the Michigan State Housing Development Authority (MSHDA) to secure project financing and is among the first projects to undergo review under a new state financing program intended to promote the development of additional housing units in response to Michigan's housing needs. Due to the extended review timeline associated with this new funding program, the applicant submitted a written request seeking a twelve (12) month extension of the previously approved site plan to allow additional time to finalize financing and proceed toward implementation.

Zoning Ordinance Requirements

Section 6.1.D.ii of the Lathrup Village Zoning Ordinance establishes the expiration provisions for approved site plans. The ordinance states that if construction has not commenced within twelve (12) months of final approval, or if construction has not been completed within twelve (12) months after commencement, the site plan approval becomes null and void and a new application for site plan review is required. The ordinance further provides that City Council, after recommendation from the Planning Commission, may grant an extension of up to twelve (12) months upon written request from the applicant if it finds that:

1. The approved site plan adequately represents current conditions on and surrounding the site; and

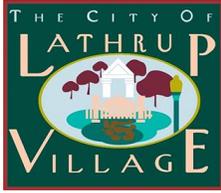
Bruce Kantor
Mayor

Kelly Garrett
Mayor Pro-Tem

Jalen Jennings
Council Member

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John Sousanis
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2. The site plan conforms to current zoning ordinance standards.

Staff Review and Analysis

Staff has reviewed the approved site plan and the surrounding conditions of the site and finds that the development concept, site layout, circulation, and building reuse remain consistent with current conditions in the surrounding area. No substantial changes have occurred to adjacent land uses, roadway configurations, or infrastructure that would materially alter the Planning Commission's original findings.

Additionally, staff has reviewed the approved site plan for consistency with the current Zoning Ordinance standards and finds that the approved plans continue to conform to applicable zoning requirements. The proposed development remains consistent with the intent of encouraging reinvestment in existing structures and supporting mixed-use redevelopment within the Southfield Road corridor.

The requested extension is intended to allow the applicant additional time to secure financing, complete development coordination, and proceed toward construction without requiring resubmittal of a new site plan application for a project that remains substantially unchanged.

Planning Commission Action

At its February meeting, the Planning Commission approved a motion recommending City Council grant a twelve (12) month extension of the site plan approved on April 15, 2025, for the adaptive reuse of the former school building located at 27700 Southfield Road.

Suggested Motions

"I move to grant the applicant a twelve (12) month extension of the site plan approved on April 15, 2025, for the adaptive reuse of the former school building located at 27700 Southfield Road, as the approved plan continues to represent current site conditions and remains consistent with the Zoning Ordinance."

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