



February 13, 2026

To: Austin Colson
Director of Community & Economic Development
City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076

RE: Request for 12-Month Extension of Site Plan Approval

27700 Southfield Road (Parcel ID #24-13-303-021)
Planning Commission Approval Date: April 15, 2025 (PZE 24-019)

Dear Mr. Colson,

Pursuant to the City of Lathrup Village Zoning Ordinance provision regarding expiration of site plan approval, Akiva Investments, LLC respectfully submits this written request for a 12-month extension of the site plan approval granted by the Planning Commission on April 15, 2025, for the property located at 27700 Southfield Road.

As outlined in the ordinance, site plan approval becomes null and void if construction has not commenced within 12 months of final approval. While our team has been diligently advancing the project, construction has not yet commenced due to the ongoing financing process associated with this development.

The delay is not attributable to The Surnow Company, Akiva Investments, or the City. Rather, it is the result of the layered underwriting, documentation, and closing requirements required through the Michigan State Housing Development Authority (MSHDA) and multiple lending institutions participating in the project's capital structure.

The approved site plan continues to adequately represent current conditions on and surrounding the site. There have been no material changes to the property or adjacent conditions that would warrant modification. Furthermore, the approved site plan remains in full conformance with the current Zoning Ordinance standards.

We remain committed to the project and to the City of Lathrup Village and look forward to proceeding to construction upon completion of financing.

We appreciate the City's continued partnership and respectfully request placement of this matter on the next available Planning Commission agenda for recommendation to City Council.

Sincerely,

Jordan Sherman
VP, Business Operations
The Surnow Company