

memorandum

DATE: December 15, 2023
TO: Lathrup Village Planning Commission
FROM: Jill Bahm & Eric Pietsch, Giffels Webster
SUBJECT: Parking Ordinance Standards Discussion

The Lathrup Village Planning Commission has recently expressed interest in looking into ways to address the parking challenges within the community. Redevelopment proposals, particularly along the Southfield Road corridor, are oftentimes faced with a shortage in the amount of parking that is available to meet the minimum standards within the zoning ordinance. Based on recent activity, examples include, but are not limited to

- 1) The inability to utilize existing parking spaces in the County right-of-way of Southfield Road in order to be considered for satisfying current parking requirements.
- 2) The insufficiency of alleyway widths in certain circumstances that may prevent the maximization of parking stalls adjacent to a site.
- 3) Restricting parking spaces from being utilized for delivery vehicles when/where appropriate.
- 4) Other examples identified by the Planning Commission.

With reference to the Master Plan for guidance, the Planning Commission may explore ideas that enhance parking flexibility and relief in ways that are consistent with the City's goals and vision. At the November 21st meeting, the Planning Commission discussed a wide range of parking-related subjects including shared parking, parking structures, community engagement to explore alternative transportation modes, the reconstruction of Southfield Road, the context of Southfield Road through the community, and R-1 parking parcels, among other related ideas.

The Planning Commission asked for additional information pertaining to municipalities that have eliminated parking minimums so that a better understanding of the pros and cons may be further understood and discussed as part of the efforts to improve parking in Lathrup Village. A brief presentation will precede the next discussion by the Planning Commission at the meeting on December 19.