

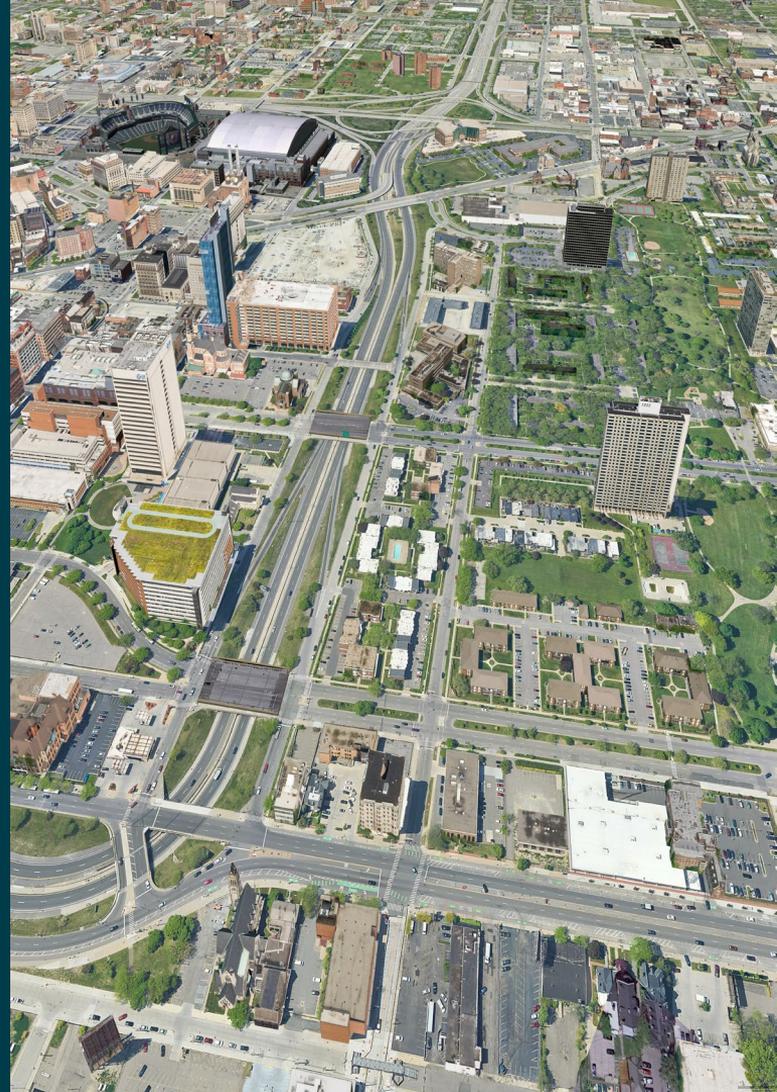
# **I-375 Zoning and Land-Use Study**

**Community Outreach Ordinance Meeting  
2 May 2024 and 8 May 2024**



## WHAT IS IT?

- **The ZONING AND LAND-USE STUDY is a focused analysis to inform a policy on recommended uses that could be designated for the new land resulting from MDOT's I-375 boulevard construction.**
- **Cost: \$350,000**



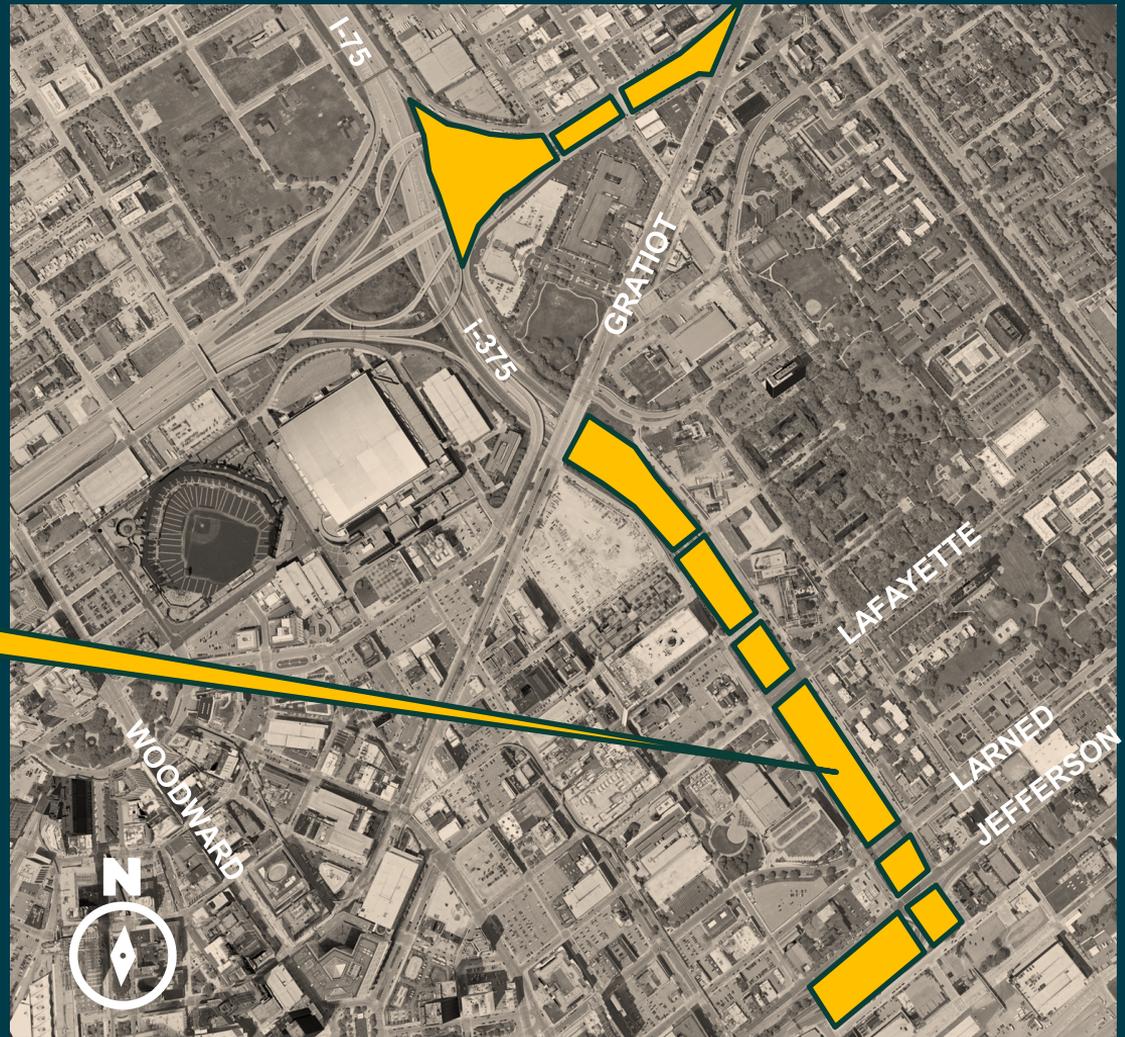
## WHY?

- **30+ Acres new land created** by construction of boulevard
- **City of Detroit policy** before land is in place in 2029 to guide future development
- **THIS STUDY DOES NOT DETERMINE FUTURE PRIVATE OWNERSHIP OF ANY FUTURE PARCEL**



# POTENTIAL NEW LAND

**POTENTIAL  
NEW LAND**



# GOALS OF THE ZONING AND LAND-USE STUDY

1. To **develop** a plan for zoning and land-use for the new land created by the I-375 project that considers the surrounding urban neighborhoods
2. To **inform** the design of the new boulevard in how it serves the surrounding community
3. To **develop** a historic narrative and the relationship to the I-375 project
4. To **document** and publicize the process & policy recommendations for future consideration

# CONSIDERATIONS

- Urban Design
- Community Organizations
- History, Legacies, and Preservation
- Intergovernmental Relations
- Land-Use
- Development
- Transportation/ Mobility Systems
- Zoning Concepts

[www.detroitmi.gov/I375](http://www.detroitmi.gov/I375)



## I-375 Reconnecting Communities Supplemental Zoning and Land Use Study Planning and Services



# What is **Zoning** and **Land-Use**?

# ZONING AND LAND-USE

**ZONING** is how cities divide up land by zones to regulate the **LAND USE** that can take place on a property



Residential

**“R” ZONES**



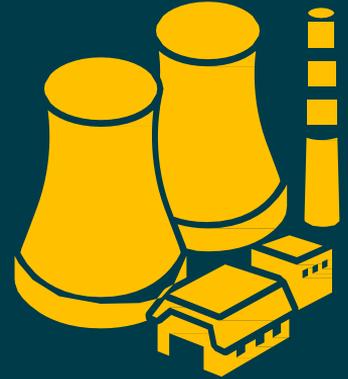
Retail

**“B” ZONES**



Business

**“B” ZONES**



Industrial

**“M” ZONES**

# ZONING AND LAND-USE

Cities use **ZONES** to designate a type and use of an area of land



On a Zoning Map a residential zone is listed here as R1, for example, this zone specifies a particular area of land where people will live and build their homes

# ZONING AND LAND-USE

## WHY SHOULD I CARE?

### ZONING REGULATES WHAT IS AND IS NOT PERMITTED ON LAND AND IT CAN:

- Preserve your area's unique character to achieve the community's vision for the future
- Delineates parks, recreational and open space
- Prevent incompatible uses in a neighborhood





# **CONTRACT SCOPE & DELIVERABLES**

# **DATA COLLECTION & ANALYSIS**

## **ANALYSIS**

- **Existing conditions analysis of neighborhoods, historic documents, mobility infrastructure**
- **Review existing city and neighborhood planning documents for policy recommendations**
- **Review the updated zoning ordinance**
- **Review the future general land use map for updates**
- **Engagement with community stakeholders adjacent to the project area**

# FINAL REPORT

A full-colored electronic printable document which includes comprehensive documentation of the study process

## DELIVERABLES:

- Timeline
- Existing Conditions - Illustrations and renderings used to illustrate current conditions
- Documentation of the required Community Outreach Ordinance meetings
- Policy updates recommendations
  - Recommended text and map updates
  - Up to 3 distinct zoning recommendations
  - Suggested parcellation strategy



# TIMELINE



**\*Zoning and Land Use Study to be incorporated into final framework**

# **QUESTIONS AND COMMENTS ARE WELCOME**

**Email: [I-375@detroitmi.gov](mailto:I-375@detroitmi.gov)**

**PLANNING & DEVELOPMENT DEPARTMENT**



# THANK YOU

**PLANNING & DEVELOPMENT DEPARTMENT**

