



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

TO: Mr. Marcell Todd, Legislative Policy Division
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: May 19, 2021
CC: Katy Trudeau, Deputy Director, Planning and Development

RE: **Master Plan of Policies review of the request to rezone property properties in the Corktown neighborhood, generally bounded by 17ths Street, Martin Luther King Boulevard, Grand River Avenue, Brooklyn Street, and Michigan Avenue from R1, R2, R3, R4, R5, B2, B4, M2, and PD to B4, R3, SD1, SD2, and SD5.**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department's (P&DD) Planning Division submits the following review of the proposed rezoning.

The proposed map amendment is at the request of the PDD to implement via zoning the Corktown Framework Plan and to achieve CPC's goals for updating portions of the Trumbull Street corridor.

Location

The area generally bounded by 17ths Street, Martin Luther King Boulevard, Grand River Avenue, Brooklyn Street, and Michigan Avenue.

Existing Site Information

The subject area is zoned a variety of classifications. The area west of Vermont Street is zoned R2 (Two-Family Residential District), R3 (Low Density Residential District), and R5 (Medium Density Residential District). The Master Plan's Future General Land Use (FGLU) classification is Low/Medium Density Residential.

The areas along the Trumbull Street corridor are zoned R1 (Single-Family Residential District), R2 (Two-Family Residential District), R4 (Thoroughfare Residential District), PD (Planned Development District), B2 (Local Business and Residential District), B4 (General Business District), and M2 (Restricted Industrial District). The FGLU is Special Commercial south of Bitternut Street and Mixed Residential / Commercial north of Elm Street on the east side of Trumbull. Small areas that are proposed to be rezoned are designated Low/Medium Density Residential. The B4-zoned property on Trumbull contains a retail use and the mixed-use Goodwill facility. The B4-zoned property on the south side of I-75 is designated as "Mixed - Residential / Commercial" and developed with surface parking lots.

Much of the areas zoned residentially are vacant land, with scattered houses and a few multi-family buildings, a church, an office, a bank, and a warehouse (part of the Goodwill facility). The PD-zoned land contains an office and vacant land. The B2-zoned land is being developed residentially. The M2-zoned land contains vacant land and the mixed-use Goodwill facility.

Surrounding Site Information

The areas around the residential areas are also generally vacant land with scattered housing. Motor City Casino is the east. The area around the parking lots south of Michigan Ave. are developed with commercial and mixed use.

Project Proposal

The rezoning will allow a higher density of residential development, both via the rezoning to R3 and that to SD1. The SD1 and SD2 zoning allows mixed-use and medium density residential development. The small area being rezoned to SD5 permits the property's owner, Motor City Casino, to use the property as a part of the casino complex.

Interpretation

Impact on Surrounding Land Use

The redevelopment of the largely vacant residential land to mixed use along 14th Street addresses the community's desires for mixed use development. The slight intensification of zoning of R2 to R3 allows multi-family development. These developments will increase the number of residents in the area, and permit additional commercial development. 14th Street is a street with significant traffic capacity. The allowance for mixed-use development on Trumbull, a major commercial street, is consistent with much of the development on that street. As part of the community engagement process, the surrounding community has supported the proposed upzonings.

Impact on Transportation

There are multiple DDOT and SMART transit routes running through and adjacent to site. The major streets have substantial additional capacity

Master Plan Interpretation

The proposed rezonings are consistent with the Future General Land Use classifications for the area, with the exception of the rezoning to SD1 along the 14th Street corridor. PDD will be presenting to the CPC for its consideration an amendment to the table showing the alignment between Future General Land Use classification and zoning that will make SD1 consistent with the Low / Medium Density Residential classification that exists in the area.

Respectfully Submitted,



Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Maps: Map 4-3b, Neighborhood Cluster 4, Jeffries.

Map 4-2b, Neighborhood Cluster 4, Corktown

CC: Karen Gage



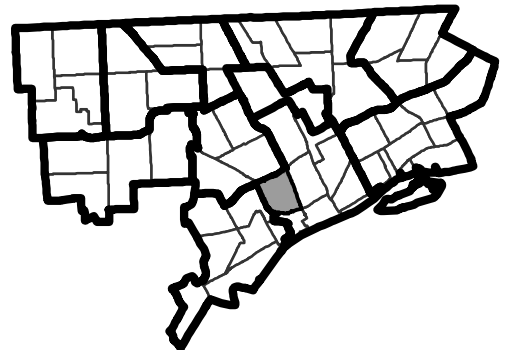
Map 4-3B
City of Detroit
Master Plan of
Policies

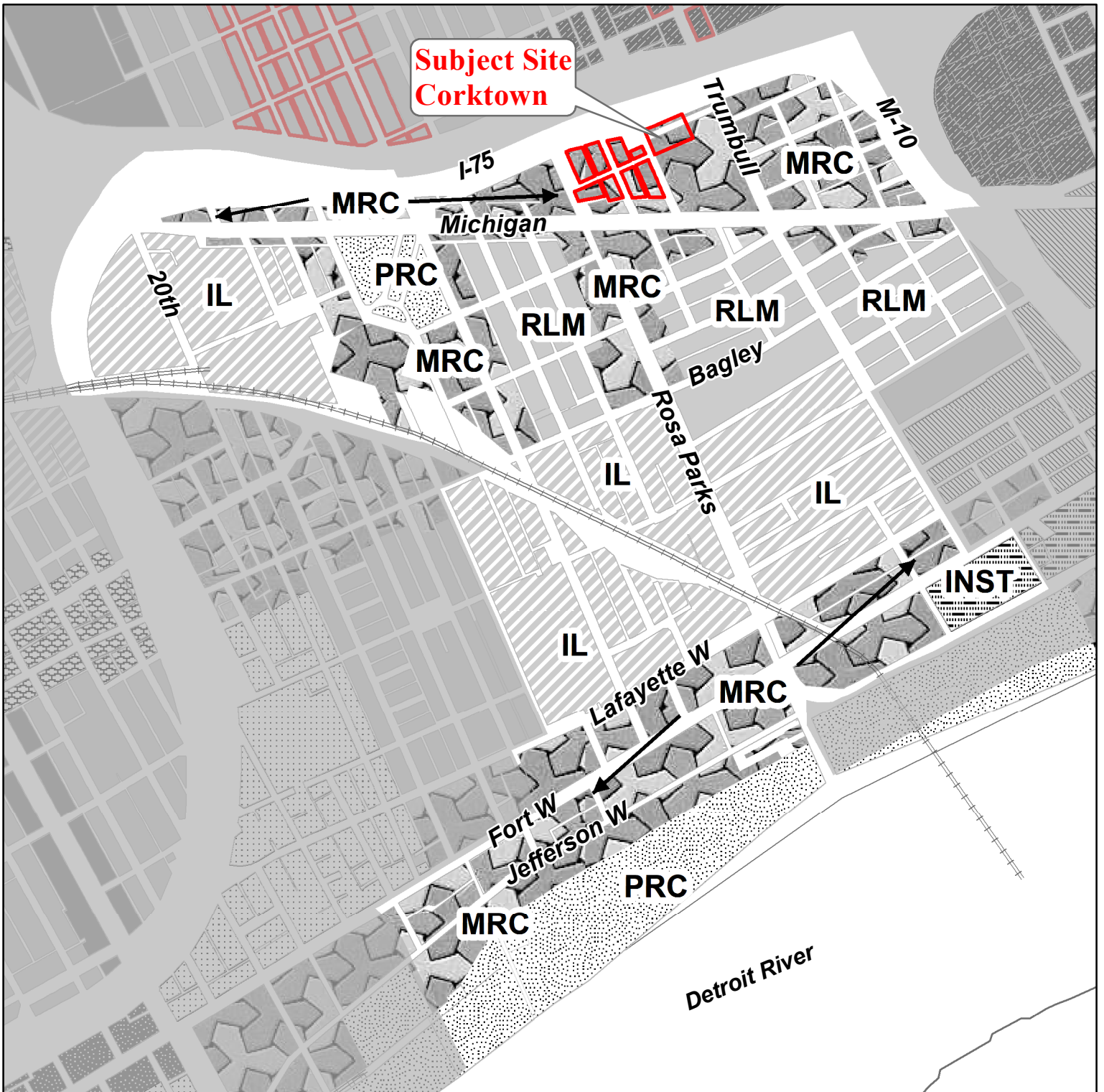
Neighborhood Cluster 4
Jeffries



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)





Map 4-2B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4
Corktown



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
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