



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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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 area of Tireman Street, American Street, W. Warren Avenue, and the rail corridor/Joe Louis Greenway from M3, B4, and M4 to R3, B2, B4, and M1 and/or PR.**

Dear Director 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 City Planning Commission to downzone a portion along the western edge of the City. The Midwest Civic Council of Block Clubs Association (Midwest), Office of Council Member Castañeda-López, and the Greenway Heritage Conservancy have requested the rezoning.

Location

The area generally bounded by Tireman Street, American Street, W. Warren Avenue, and the rail corridor/Joe Louis Greenway.

Existing Site Information

The area is developed with a mix of houses, commercial uses such as auto sales, a trucking company, and other commercial uses. There is a rail line forming the western edge, with Dearborn on the other side.

Surrounding Site Information

North: R2; Residential homes

South: R2 & B4; Welding shop, auto repair shops and residential homes

East: R2; Residential homes

West: the City of Dearborn; steel processing businesses

Project Proposal

The only land use that is proposed to change is the vacant land adjacent to the rail corridor. The Department of Recreation proposes to use this as a portion of the Joe Louis Greenway.

The proposed rezoning is as follows:

- Rezone land adjacent to Tireman Avenue between Greenlawn Street and Livernois Avenue from an M3 and B4 to a B2 zoning classification;
- Rezone land generally bounded by Tireman Avenue, the north/south alley first east of Bryden Street, Warren Avenue and Central Avenue from an M3 to a R3 zoning classification;
- Rezone land bounded by Majestic Street, McDonald Street, Central Avenue and the alley first north of Warren Avenue from an M3 to an R3 zoning classification;
- Rezone land north of Warren Avenue between American Street and McDonald Street from an M3 to the B4 zoning classification;
- Rezone land bounded by Tireman Avenue on the north, Majestic Street, McDonald Street, Central Street on the east, Warren Avenue on the south and Dearborn City Limits on the west from M4 to an M1 and PR zoning classification.

Interpretation

Impact on Surrounding Land Use

The proposed down-zonings will protect the surrounding areas by not permitting the establishment of new intensive industrial uses. The downzoning to R3 will allow the establishment of new residential uses. The establishment of the proposed greenway will be a great benefit.

Impact on Transportation

There are DDoT routes along W. Warren and Tireman. There is more than adequate capacity on the adjacent roads for any new development.

Master Plan Interpretation

The proposed rezonings are generally consistent with the Future General Land Use (FGLU) classifications for the area. The downzonings to R3 are to make the zoning consistent with the FGLU designation of RLM. The downzoning to M1 are consistent with the Light Industrial classification. The rezonings to commercial also follow the FGLU designation. The proposed rezoning to M1 or PR are in an area designated as Light Industrial. The rezoning to M1 is consistent with that, but the PR designation is not. While it is certainly desirable, it is of a scale that is not consistent with the Master Plan and therefore a future Master Plan amendment is appropriate.

Respectfully Submitted,



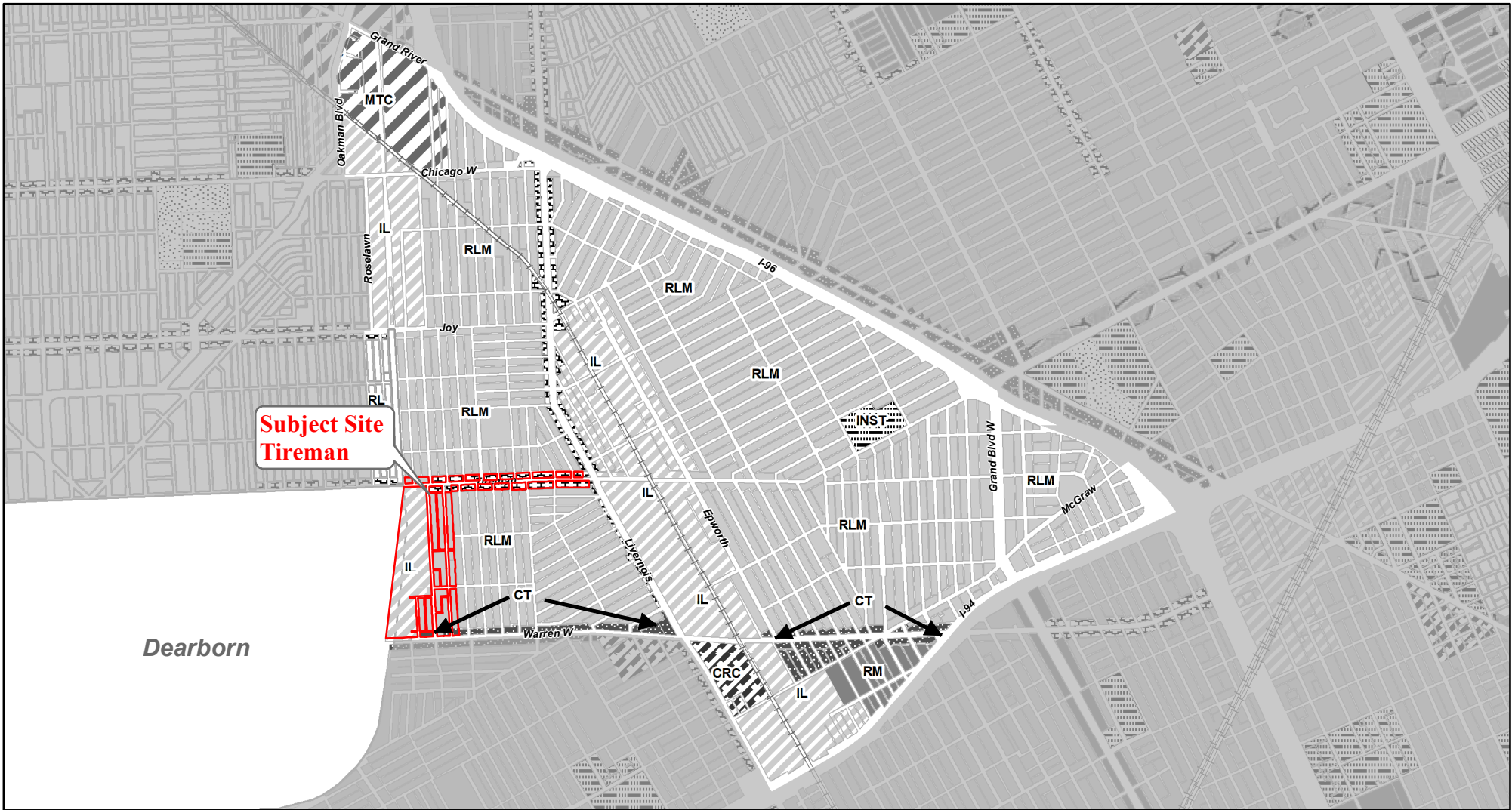
Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Maps: Map 6-3b, Neighborhood Cluster 6, Tireman

CC: Karen Gage



Map 6-3B

**City of Detroit
Master Plan of
Policies**

**Neighborhood Cluster 6
Tireman**



Future Land Use

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

