

City of Detroit

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Marcell R. Todd, Jr.
Director
Christopher Gulock, AICP
Deputy Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
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Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwendolyn A. Lewis, MBA
Frederick E. Russell, Jr.
Rachel M. Udabe

December 20, 2024

HONORABLE CITY COUNCIL

RE: The request of 5975 16th Street, LLC to rezone the property located at 5975 16th Street where an R2 (Two-Family Residential) zoning classification is shown to an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification. **(RECOMMEND APPROVAL)**

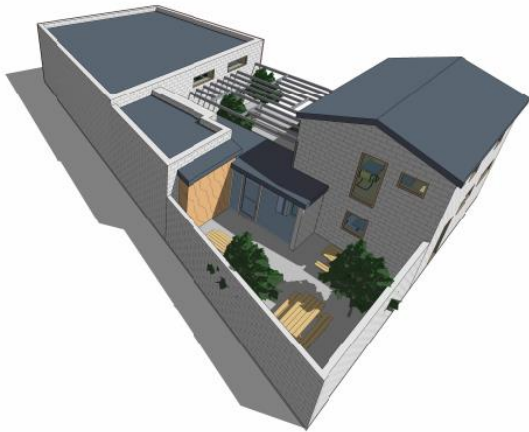
The City Planning Commission (CPC) has received a request from 5975 16th Street, LLC to rezone its property to permit the currently vacant building to be utilized as a mixed-use development including a bodega, coffee shop, community space, and activated outdoor space. More specifically, the request amends Article XVII, Section 50-17-48, District Map No. 46 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where an R2 (Two-Family Residential) zoning classification is shown at 5975 16th Street. The subject properties are generally bounded by McGraw Street to the north, 16th Street to the east, Antoinette Street to the south, and Stanton Street to the west.

BACKGROUND AND REQUEST

The property at 5975 16th Street has been owned by 5975 16th LLC since November 2023. Prior to its acquisition, the site contained three buildings that had remained vacant for approximately 40 years. As part of the proposed development, one of these three buildings will be demolished, while the remaining two structures will be repurposed.

In collaboration with two local non-profit organizations, NW Goldberg Cares and Mezuzah, 5975 16th LLC has developed a plan for a mixed-use facility designed to directly impact and address the needs of the community. The proposed development will include a bodega, a coffee shop, a community gathering space, and an activated outdoor area. The site aims to provide services that will benefit the NW Goldberg neighborhood, offering needed commercial and social amenities in a traditionally underinvested area.

The renderings below highlight these amenities.



The project aims to address several needs identified during the planning stages, including:

- The absence of grocery stores or affordable fresh produce within the NW Goldberg neighborhood.
- Limited access to community oriented or retail based third spaces.
- A lack of indoor spaces that can accommodate community programs, meetings, or neighborhood events.

The proposed development is divided into four key areas: the Market, the Community Space, the Coffee Shop, and the Outdoor Space.

The Market:

The Market will focus on providing affordable fresh produce, meat, dairy, and household items to residents. All products will be kosher-certified to ensure inclusivity for the growing Jewish community in the neighborhood.

The Community Space:

This space will serve as a gathering area for neighborhood residents, offering seating that can accommodate crowds and adaptable for various events and seasonal activities. It will be a key amenity for the community, promoting social interaction and serving as a hub for neighborhood programming.

The Coffee Shop:

Designed with affordability in mind, the two-story coffee shop will offer limited food and beverages. Discounts will be available for those who live in the NW Goldberg neighborhood.

The Outdoor Space:

The outdoor area will host the NW Goldberg Farmers Market and other neighborhood events. It will also feature outdoor seating for customers and can be used for a variety of community activations. The space is designed to encourage outdoor engagement.

The proposed map amendment is requested to establish the appropriate zoning classification for the planned mixed-use development. Under the Zoning Ordinance, the uses in the proposed development are classified as stores of a generally recognized retail nature whose primary business is the sale of new merchandise, without drive-up or drive-through facilities, restaurant, carry-out or fast-food, without drive-up or drive-through facilities, office, business or professional, and farmers markets. These uses are not allowed in the existing R2 zoning district, but are allowed by-right in the proposed SD1 zoning district.

COMMUNITY OUTREACH AND PUBLIC HEARING RESULTS

On October 17, 2024, the City Planning Commission held a public hearing regarding the petitioner's request. Prior to the hearing, community engagement shaped the vision for the proposed development. The idea for this development emerged from a series of extensive community meetings held by NW Goldberg Cares during its 2021 Reimagining Ferry Park planning study. Although the focus of those sessions was not directly related to this site, the discussions emphasized the neighborhood's need for a "third space". These community meetings helped shape the vision for the proposed development, positioning it as a response to the needs and wants of NW Goldberg residents.

In addition to NW Goldberg Cares, the developer engaged with Mezuzah Detroit and Victory Baptist Church International to ensure that the project aligned with the values and needs of the broader community. Through these collaborations, the proposed development aims to become a vibrant hub within the NW Goldberg Neighborhood.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

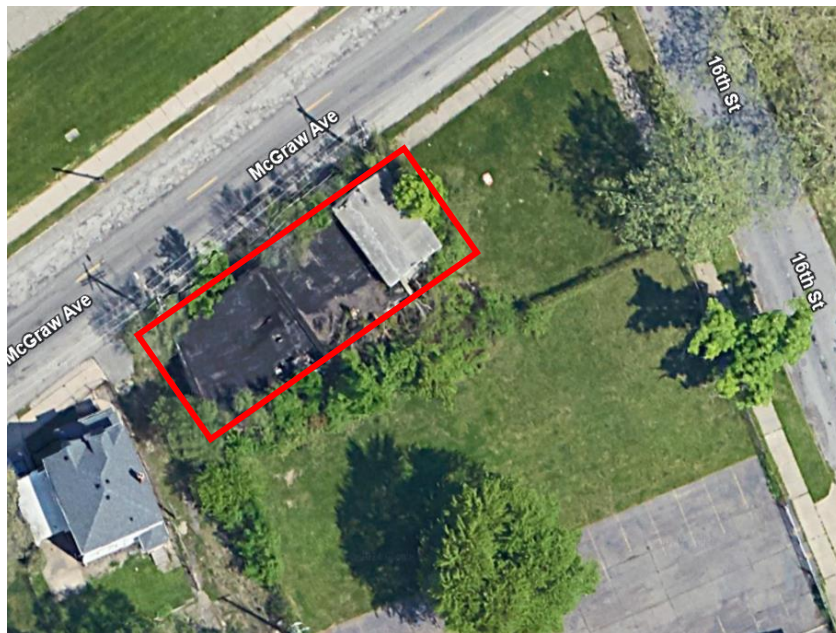
The zoning classification and land uses surrounding the subject area are as follows:

- North: R2; developed as a police training facility
- East: R2; residential vacant land
- South: R2; residential vacant land
- West: R2; developed as single-family homes

The parcels located to the north, east, south, and west of the subject parcel are zoned R2 Two-Family Residential. The surrounding area is primarily residential with a few blocks on 14th Street designated as B4 General Business and R3 Low Density Residential.



Existing site as viewed from the corner of 16th Street and McGraw (looking southeast).



Existing buildings as viewed from an aerial perspective.



Zoning Ordinance Criteria

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. The following are the relevant criteria with CPC staff analysis.

- *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this chapter.* The Master Plan designates the site as "Low-Medium Density Residential (RLM)." The rezoning to an SD1 (Special Development District, Small-Scale, Mixed-Use) classification aligns with this designation. The Planning and Development Department found the proposed rezoning to be **generally consistent** with the Master Plan of Policies Future Land Use designation for the subject parcel.
- *Whether the proposed amendment will protect the health, safety, and general welfare of the public.* The proposed rezoning would support the general welfare of the public by allowing the proposed community-centered bodega, coffee shop, and gathering space. The site will provide a much-needed community gathering space for the NW Goldberg neighborhood, offering needed commercial and social amenities in a traditionally underinvested area which can benefit residential overall public health and safety.
- *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management.* It is not anticipated that the proposed rezoning will have significant adverse impacts on the natural environment.
- *The suitability of the subject property for the existing zoning classification and proposed zoning classification.* The proposed rezoning is suitable for the subject property and is consistent with the adjacent properties and others in the immediate vicinity. Given the commercial nature of McGraw and its development with existing commercial buildings, the area is unlikely to be redeveloped with residential uses.
- *Whether the proposed rezoning will create an illegal spot zone.* The proposed rezoning will not create a spot zone. Aligning with the Master Plan the proposed upzoning will not be introducing an incompatible or disruptive land use.

Master Plan Consistency

The proposed rezoning site is designated as Low-Medium Density Residential (RLM) in the current Master Plan. The Planning and Development Department provided a Master Plan Interpretation, stating that the rezoning is ***generally consistent*** with the Master Plan.

RECOMMENDATION

Based on the above analysis and consistent with the approval criteria in Section 50-3-70 of the Zoning Ordinance, the CPC voted at its meeting on October 17, 2024, to recommend APPROVAL of the rezoning request. The approved-as-to-form Ordinance is attached for Your consideration.

Respectfully submitted,

Donovan Smith, CHAIRPERSON



Marcell R. Todd, Jr., Director
Dolores Perales, City Planner

Attachments: Public hearing notice
Updated Zoning Map 46
Proposed Ordinance
Site Schematics
PDD Master Plan Interpretation

cc: Dara O'Byrne, Deputy Director, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
David Bell, Director, BSEED
James Foster, BSEED

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-48, *District Map No. 46*, to revise the zoning classification for one parcel generally bounded by McGraw Street to the north, 16th Street to the east, Antoinette Street to the south, and Stanton Street to the west.

BY COUNCIL MEMBER _____:

1 AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
2 amending Article XVII, *Zoning District Maps*, Section 50-17-48, *District Map No. 46* to revise
3 the zoning classification for one parcel generally bounded by McGraw Street to the north, 16th
4 Street to the east, Antoinette Street to the south, and Stanton Street to the west from an R2 (Two-
5 Family Residential) zoning classification to an SD1 (Special Development District, Small-Scale,
6 Mixed-Use) zoning classification.

7
8 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT
9 THAT:

10 Section 1. Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
11 *Maps*, Section 50-17-48, *District Map No. 46*, is amended as follows:

12 CHAPTER 50. ZONING

13 ARTICLE XVII. ZONING DISTRICT MAPS

14 Section 50-17-48. District Map No. 46.


15 For the properties generally bounded by McGraw Street to the north, 16th Street to the east,
16 Antoinette Street to the south, and Stanton Street to the west and identified more specifically as:
17 W 16TH 105&104 EXC MC GRAW AVE AS OP 103 MARY E ARMSTRONGS SUB L6 P8
18 PLATS, W C R 10/48 68.16 IRREG, the existing R2 Two- Family Residential District,
19 respectively is revised to the SD1 Special Development District, Small-Scale, Mixed-Use zoning
20 classification.

21 Section 2. All ordinances or parts of ordinances in conflict with this ordinance are
22 repealed.

1 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
2 health, safety, and welfare of the people of the City of Detroit.

3 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
4 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)
5 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Conrad L. Mallett
Corporation Counsel

City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
(313) 224-6225 (phone)
(313) 224-4336 (fax)

CPC File #: _____

Date of Filing: _____

RE: _____

APPLICATION FOR A ZONING CHANGE

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on all rezoning proposals before it takes final action. Please provide the following information regarding the proposal, so that the Commission may proceed in its review and processing of this request.

Section 50-3-3 of the Detroit Zoning Ordinance states that application for rezoning may be initiated by petition from:

1. all owners of the property that is the subject of the application;
2. the owners' authorized agents;
3. any review or decision-making body; or
4. other persons with a legal interest in the subject property, such as a purchaser under contract.

Petitions of the City Council are to be made through the City Clerk via separate written request prepared by the applicant or the completion of form available from the City Planning Commission.

The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The applicant (or a representative of the applicant) is expected to be in attendance at the required public hearings to present the proposal and to answer any questions regarding the matter.

The City Planning Commission may request all necessary information pertaining to proposed ordinances for the regulation of development in carrying out its duties as set forth in Section 4-402 and 6-204 of the City Charter.

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.

NOTE: Applicants proposing a rezoning or modification to the PD (Planned Development), PC (Public Center), PCA (Restricted Central Business District) and the SD5 (Special Development District, Casinos) zoning district classifications must complete a different application which may be obtained from our office.

Signature of Applicant: Jeremy Rosenberg

Date: 4/1/2023

ZONING FEE:

Effective January 1, 2023, the applicant will be charged a fee for the processing of a rezoning application. The fee schedule is as follows:

Size of Property	Fee
One acre or less	\$1,500.00
Over one acre	\$1,500.00 for the first acre plus \$50.00 for each additional acre to a maximum of \$2,250.00

Payment of the fee must be in the form of a check or money order payable to the “*City of Detroit – Treasurer*” When the City Planning Commission has accepted payment, the applicant should formally submit the petition to the office of the City Clerk.

ZONING CHANGE PROCEDURES:

A change in the zoning classification on property located within the City of Detroit requires action by the City Planning Commission (after the holding of a State-required public hearing) and approval by the City Council (after the holding of a Charter-required public hearing).

A change in zoning usually takes from three to four months to accomplish (from the date of submittal of the application to the effective date of the zoning change).

At each of the required public hearings, all owners of property, residents, businesses and known community organizations within 300 feet of the property in question are notified of the proposal and of the time, date and place of the hearing. The applicant will be responsible for posting public notice of the public hearing on the property in question in a manner acceptable to the Planning Commission. The persons so notified are invited to attend the hearing, hear presentations on what is being proposed, and express their opinions on the proposal if they so desire.

It is mandatory that the applicant, or the applicant’s officially designated representative, attend both of the public hearings and justify to the satisfaction of the members of the City Planning Commission and the members of the City Council that the current zoning classification is inappropriate, and that the proposed change and resultant development can take place and be accomplished without adversely affecting the surrounding properties.

1. Name of Applicant: Jeremy Rosenberg

Address of Applicant: 6008 16th St

City, State & Zip Code: Detroit, MI 48208

Telephone Number: (586) 264-3800

2. Name of Property Owner: SAME

(If same as above, write "SAME")

Signature of Property Owner
(If different than Applicant) _____

Address of Property Owner: _____

City, State & Zip Code: _____

Telephone Number: () _____

3. Present Zoning of Subject Parcel: R2

4. Proposed Zoning of Subject Parcel: SD2

5. Address of Subject Parcel: 5975 16th St Detroit MI 48208

between 16th St and Stanton
(Street) (Street)

6. General Location of Subject Property: _____

The property is in the NW Goldberg neighborhood and in between Linwood and 14th St and sits on McGraw which sees plenty of car/truck traffic.

7. Legal Description of Subject Parcel: *(May be attached)*

W 16TH 105&104 EXC MC GRAW AVE AS OP 103 MARY E ARMSTRONGS SUB L6 P8 PLATS,
W C R 10/48 68.16 IRREG

8. Size of Subject Parcel (Dimensions): 106 x 68
(Acreage): 0.166

9. Description of anticipated development:

We intend to develop the building into a coffee shop and bodega

10. Reason why the present zoning classification is not appropriate and why the proposed zoning classification is more appropriate:

We would currently not be allowed to develop the building to be a coffee shop and bodega so we
need it rezoned for that explicit purpose. The SD2 class would allow for us to execute the plan as
set forth.

11. Zoning of Adjacent Properties:

To the North - R2

To the South - R2

To the East - R2

To the West - R2

12. Development of Adjacent Properties:

To the North - R2

To the South - R2

To the East - R2

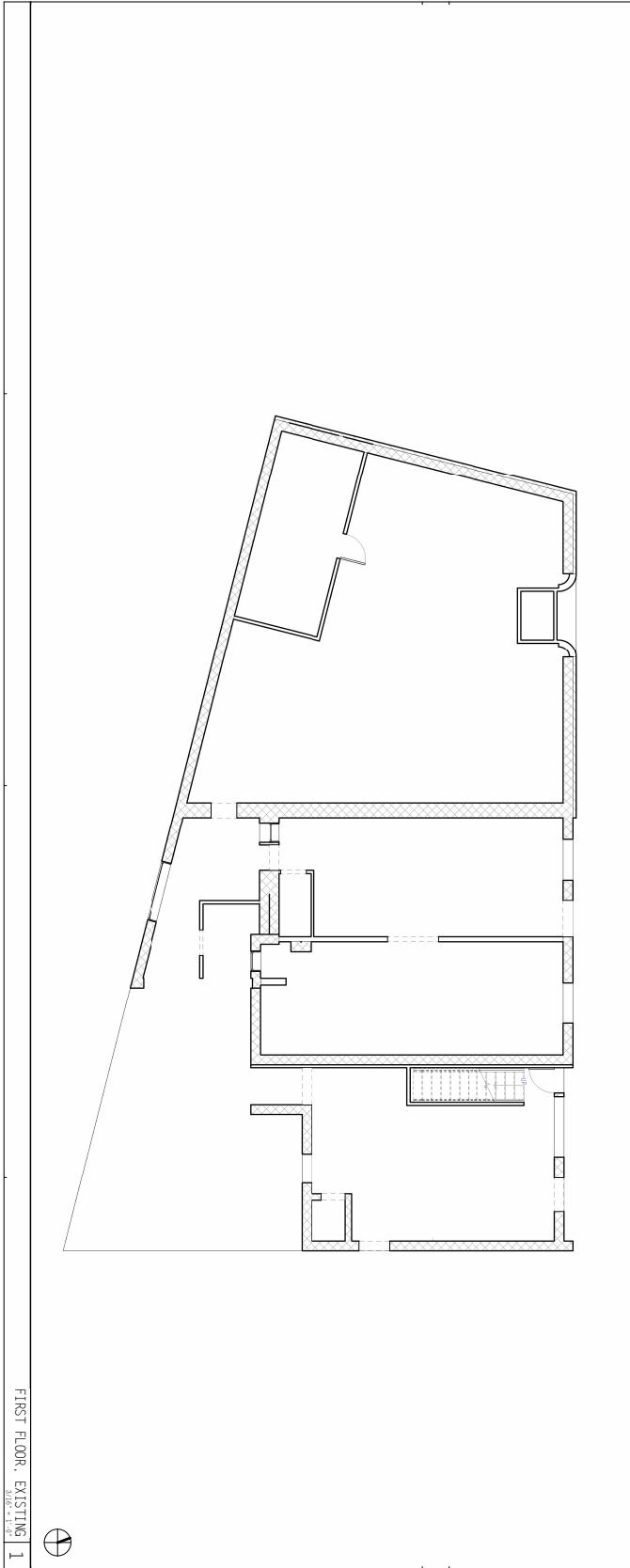
To the West - R2

13. Community Organizations and/or Block Clubs contacted by applicant:

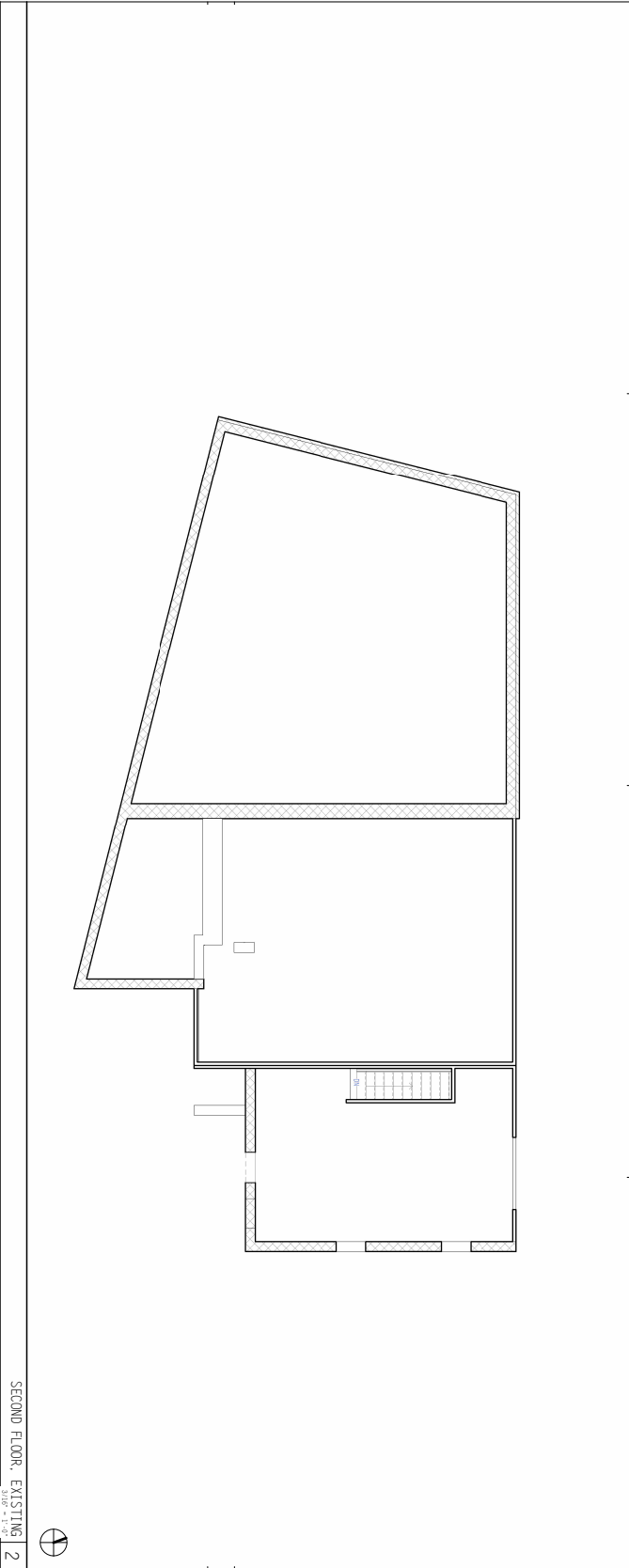
Group Name/Address	Contact Person/Phone Number
NW Goldberg Cares 6122 15th St Detroit MI 48208	Daniel A. Washington, 313.522.6816
Mezuzah Detroit 6008 16th St Detroit MI 48208	Jeremy Rosenberg, 586.264.3800

14. Adjacent Property Owners, Businesses or Residents contacted by Applicant:

Name	Indicate: Owner Business Resident	Address	Address of Adjacent Property	Phone
Victory Baptist Church International	Owner	5933 16th St Detroit, MI 48208	5933 16th St Detroit, MI 48208	(313) 894-0383
Henry Thompson	Resident	5966 Stanton Detroit, MI 48208	5966 Stanton, MI 48208	
Hallie Caldwell Parker	Resident	6026 16th St Detroit, MI 48208	6026 16th St Detroit, MI 48208	(313) 231-2939



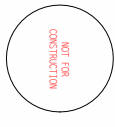
FIRST FLOOR, EXISTING
SHEET NO. 01
 1



SECOND FLOOR, EXISTING
SHEET NO. 02
 2

1.01
 E-

PROJECT ISSUE DATE:
 09 - 23 - 2024

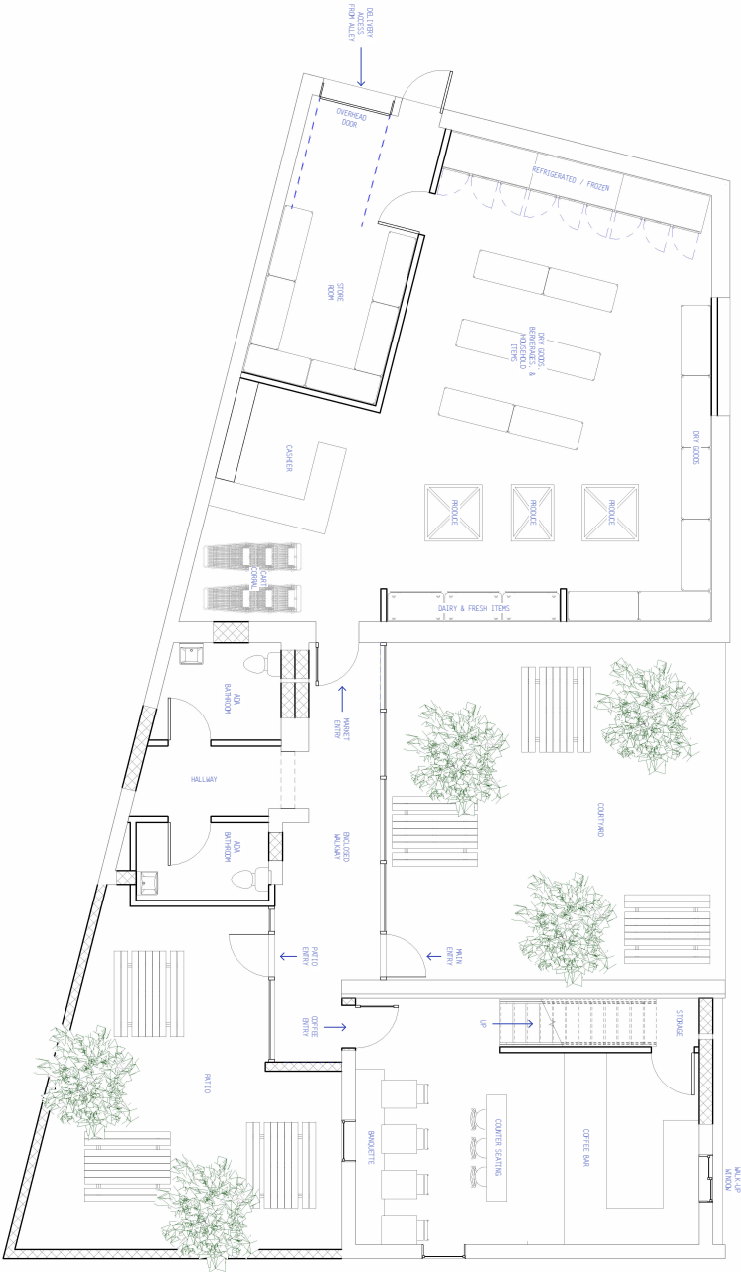


EXISTING FLOOR PLANS
 SCHEMATIC DESIGN PACKAGE

16TH STREET
 5975 16TH STREET - DETROIT - MICHIGAN - 48208

SLOWTIDE.STUDIO,
 ARCHITECTS
 1145 W LONG LAKE ROAD - SUITE 110
 BLOOMFIELD HILLS - MICHIGAN - 48302
 HELLO @ SLOWTIDE.STUDIO & 248.891.2737





FLOOR PLAN - OPTION 1
1/16" = 1'-0"



A-
1.01

PROJECT ISSUE DATE:
09 - 23 - 2024



FLOOR PLAN, FIRST FLOOR -
OPTION A

SCHEMATIC DESIGN PACKAGE

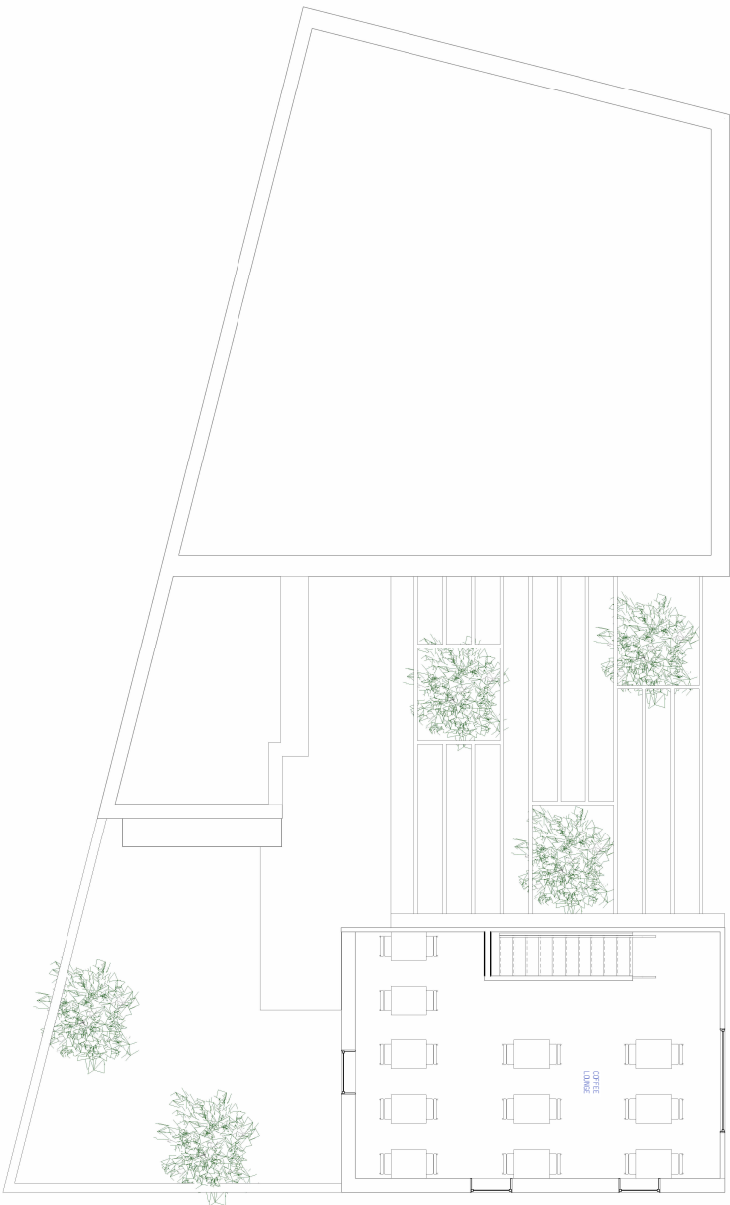
16TH STREET

5975 16TH STREET - DETROIT - MICHIGAN - 48208

SLOWTIDE.STUDIO,
ARCHITECTS

1145 W LONG LAKE ROAD - SUITE 110
BLOOMFIELD HILLS - MICHIGAN - 48302
HELLO @ SLOWTIDE.STUDIO & 248.891.2737





SECOND FLOOR - OPTION 2
1:1/8" = 1'-0"



A-
1.02

PROJECT ISSUE DATE:
09 - 23 - 2024



FLOOR PLAN, SECOND FLOOR -
OPTION A

SCHEMATIC DESIGN PACKAGE

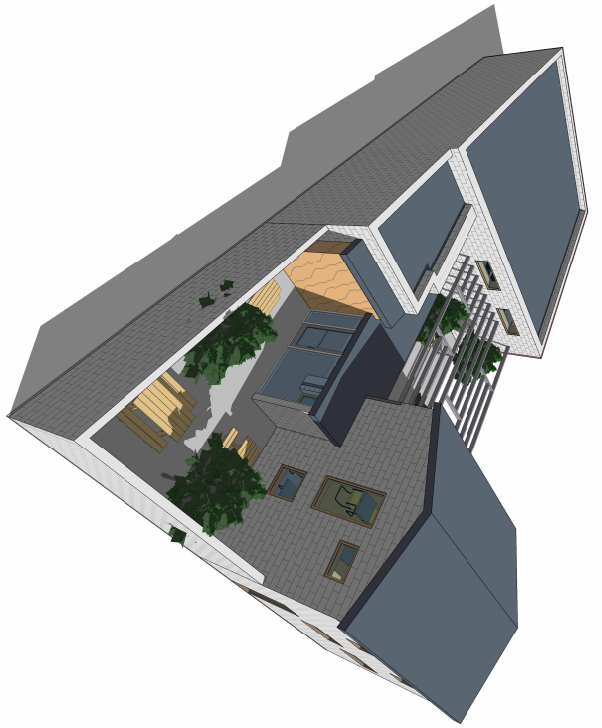
16TH STREET

5975 16TH STREET - DETROIT - MICHIGAN - 48208

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OPTION A, DRONE VIEW 3



OPTION A, FRONT VIEW 2



OPTION A, FRONT VIEW 1

A-
9.01

PERSPECTIVES - OPTION A

SCHEMATIC DESIGN PACKAGE



PROJECT ISSUE DATE:
09 - 23 - 2024

16TH STREET

5975 16TH STREET - DETROIT - MICHIGAN - 48208

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Rachel M. Udabe

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Both in-person and virtual attendance are options to participate. Pursuant to public health guidelines and limited room capacity, if anyone has cold, flu, COVID symptoms or other contagious condition, virtual attendance is strongly encouraged. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, OCTOBER 17, 2024, AT 5:15 PM

The public hearing is to consider the request of Jeremy Rosenberg on behalf of 5975 16th Street LLC to amend Article XVII, Section 50-17-48, District Map No. 46 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1(Special Development District, Small-Scale, Mixed-Use) or SD2 (Special Development District, Mixed-Use) zoning classification where an R2 (Two-Family Residential) zoning classification is shown at 5975 16th Street. The subject properties are generally bounded by McGraw Street to the north, 16th Street to the east, Antoinette Street to the south, and Stanton Street to the west. The proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to permit the current vacant building to be utilized as a mixed-use development including a bodega, coffee shop, community space, and activated outdoor space. The existing R2 zoning classification does not allow for these uses within this zoning district.

R2 – Two-Family Residential

This district is designed to protect and enhance areas developed or likely to be developed with single- or two-family dwelling units. This district promotes a suitable environment for homes and for activities with family life.

SD1– Special Development District, Small-Scale, Mixed-Use

The SD1 Special Development District encourages small-scale, pedestrian- and transit-oriented uses that complement a neighborhood setting. It aims to balance diverse, walkable activities for residents while preserving neighborhood character. Parking requirements are reduced to promote transit and non-motorized transportation, with shared and district-wide parking approaches encouraged. Certain alcohol-serving establishments are permitted without spacing requirements to boost pedestrian activity.

SD2– Special Development District, Mixed-Use

The SD2 Special Development District is designed to encourage a complementary mixture of more intensive pedestrian and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Divisions 2, 3 and 4 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at cpc@detroitmi.gov. Public comment/testimony may be given at the appropriate times when called for during the meeting.

If you desire to speak and are attending the meeting online, press the “raise your hand” icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at (313) 224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

To participate virtually in the CPC meeting, please use the following options:

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmUIRKNXp1MjJlczN3UT09>

Or iPhone one-tap:

US: +12678310333,96355593579# or +13017158592,96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579



Highlighted area is proposed to be rezoned from R2 to SD1 or SD2



**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, Director, City Planning Commission
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: October 3, 2024

RE: **Master Plan of Policies review of the request of 5975 16th Street LLC to show an SD1 (Special Development District, Small-Scale, Mixed-Use) or SD2 (Special Development District, Mixed-Use) zoning classification where an R2 (Two-Family Residential) zoning classification is shown at 5975 16th Street.**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department (P&DD) submits the following review of the proposed rezoning. The proposed map amendment is at the request of 5975 16th Street LLC.

Location

The site is located at 5975 16th Street and is generally bounded by McGraw Street to the north, 16th Street to the east, Antoinette Street to the south, and Stanton Street to the west.

Existing Site Information

The site contains a vacant residential and commercial building. The site is approximately 0.2 acres in size.

Surrounding Site Information

North: Institutional
East: Vacant
South: Institutional
West: Residential

Project Proposal

The proposed map amendment is being requested to permit the current vacant building to be utilized as a mixed-use development including a bodega, coffee shop, community space, and activated outdoor space. The existing R2 zoning classification does not allow for these uses within this zoning district.

Interpretation

Impact on Surrounding Land Use

The proposed upzoning permits various types of mixed-use developments, many of which are more intense than permitted under the current zoning. The mixed-use zoning districts permit a wide range of developments, but large developments are not possible on this site, given its small size. Again, the size of the site prevents a large amount of traffic from accessing the site.

Impact on Transportation

The upzoning permits many more uses or larger buildings, but the small size prevents a development large enough to have a significant impact on transportation. McGraw Street has adequate capacity for any future development.

Master Plan Interpretation

The area to be rezoned is located in the Rosa Parks neighborhood. It is designated Low-Medium Density Residential (RLM). Such areas "... should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on- street parking, or garages with alley access. The residential classifications allow for neighborhood-scale commercial development." The proposed rezoning to the SD1 or SD2 district is generally **consistent** with the RLM designation, as it is on the edge of the residential district, doesn't change the overall character of the larger area, and will provide for neighborhood-scale commercial development.

Respectfully Submitted,



Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Map: Map 6-2B, Neighborhood Cluster 6, Rosa Parks

CC: Karen Gage
Antoine Bryant, Director



Map 6-2B

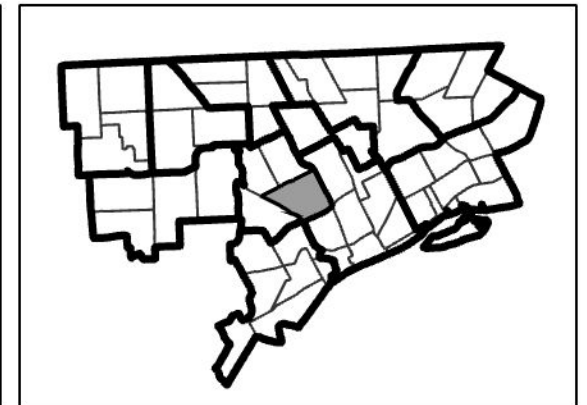
**City of Detroit
Master Plan of
Policies**

**Neighborhood Cluster 6
Rosa Parks**

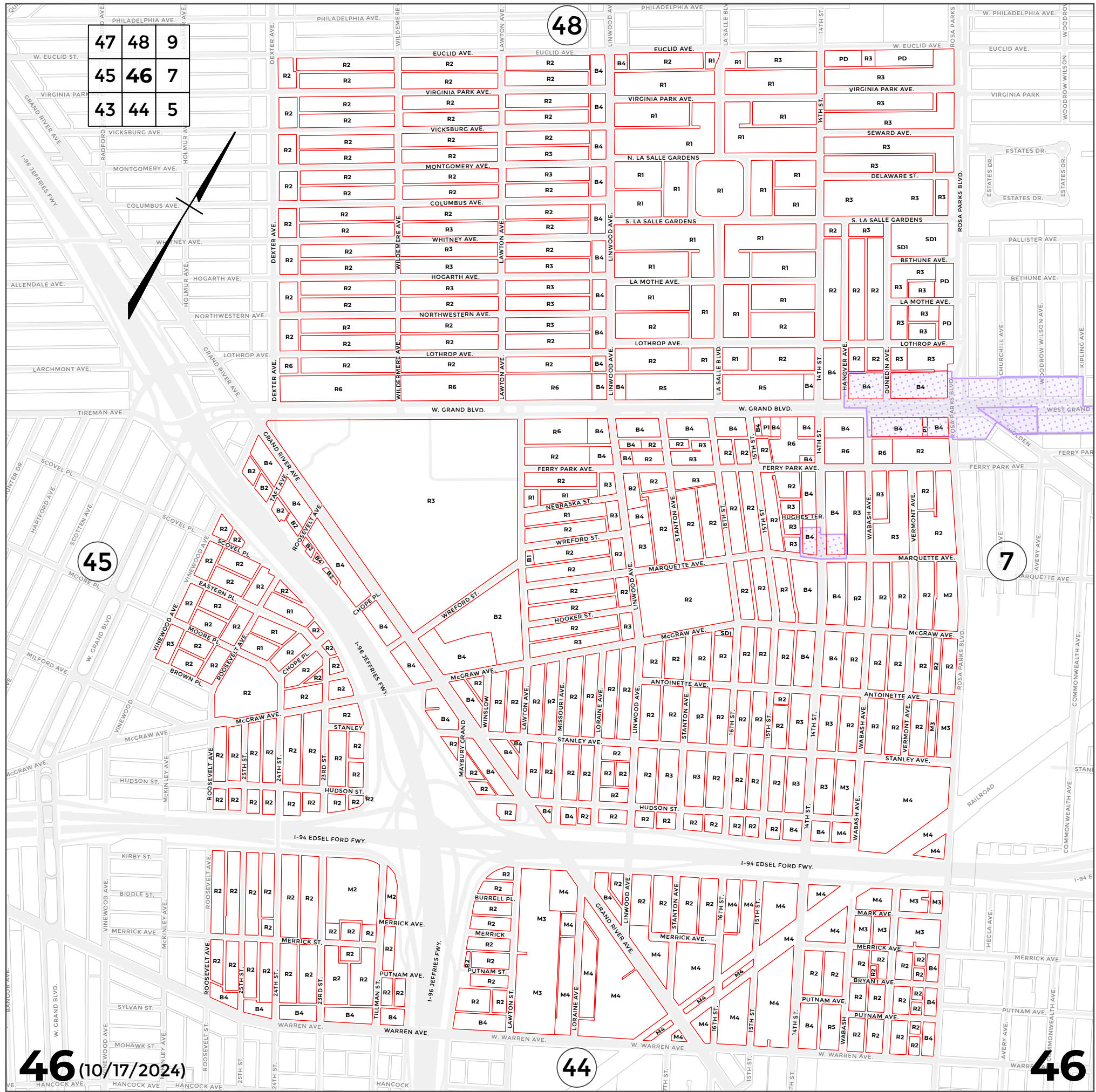
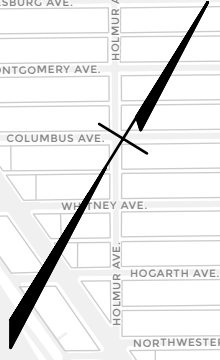


Future Land Use

- | | |
|--|--|
| 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) | |



47	48	9
45	46	7
43	44	5



46 (10/17/2024)

44

46