



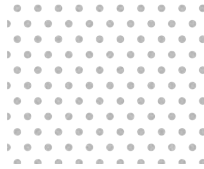
Master Plan

Preparation, processing, and procedure

CPC Staff:

Kimani Jeffrey , City Planner





Overview

- 1** City of Detroit Separation of Authorities: MP vs Zoning
- 2** Purpose of the Master Plan of Policies
- 3** Organization and Content of the Master Plan
- 4** Amendment Process and Procedures

History of the Planning Agencies

The City Charter of 1918 created the Plan Commission, as single agency housing a public body appointed by the City Council and a staff with director appointed by the Mayor. The City Charter of 1972 established two separate agencies with activities and functions divided along Executive and Legislative branch lines, newly creating a Planning Department and renaming the Plan Commission as the City Planning Commission. Their detailed responsibilities being assigned according to state law and City ordinance and resolution.

***Plan
Commission***

1918

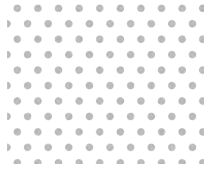


Planning &
Development

1972

City Planning
Commission

Master Plan **Purpose**



SETS A COMPREHENSIVE LONG-RANGE STRATEGY

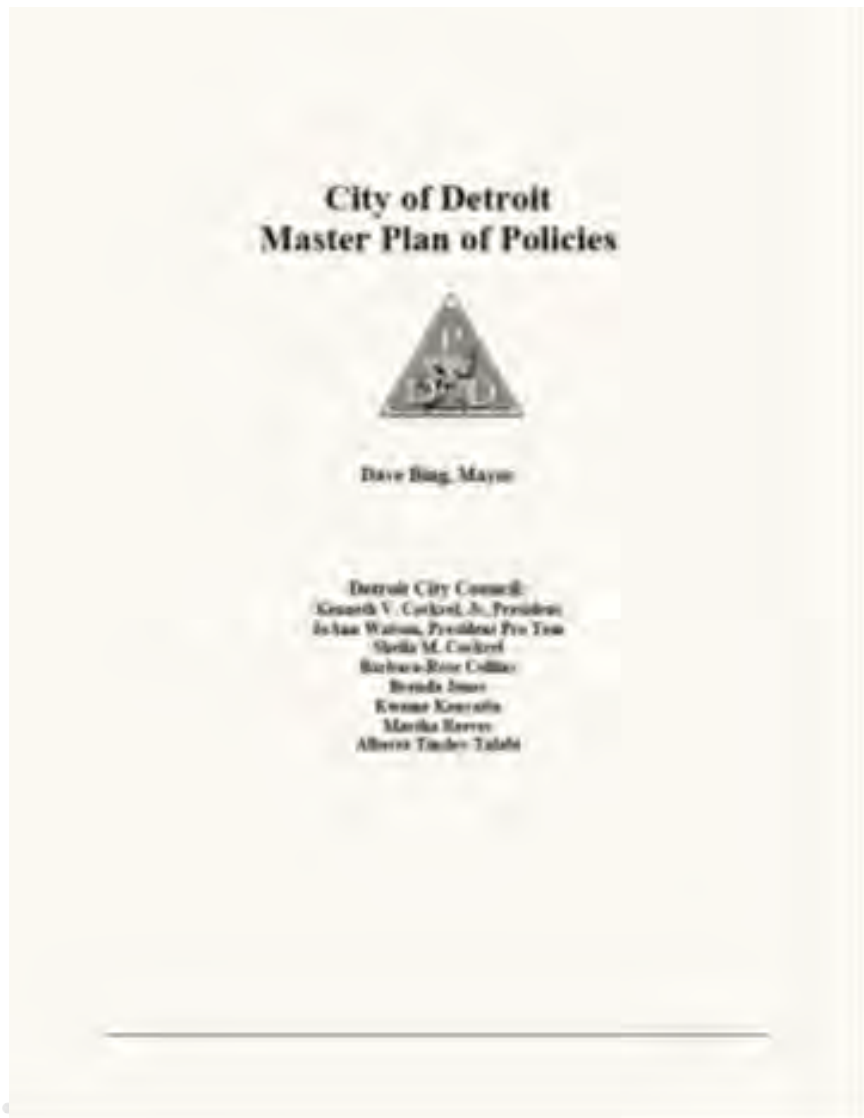
**INTENDED TO BE VISIONARY AND
PROVIDE GUIDANCE FOR ACTIONS**

PROVIDES GUIDANCE FOR ACTIONS

**DESIGNED TO CHANGE BY RESPONDING
TO NEW INFORMATION AND TRENDS**

PROVIDES PREDICTABILITY AND TRANSPARENCY IN CITY POLICY

Developers, citizens and City agencies alike will benefit from greater clarity in land-use regulatory policies and easier access to information. The plan will support those seeking grants to carry out its purposes, provide protection of and encouragement for private investment and give greater predictability and certainty to the city's future. The administration, City Council and appointed boards, commissions and committees, as well as the general public, and other City agencies will give and receive guidance from this document and recommend amendments as needed.



Master Plan Who is Responsible



Planning
Departmentt
Proposes

Michigan planning enabling act (MPEA) 125.3849 Sec. 49. (1) This act does not alter the authority of a planning department of a city or village created by charter to submit a proposed master plan, or a proposed extension, addition, revision, or other amendment to a master plan, to the planning commission, whether directly or indirectly as provided by charter.

The City Planning
Commission
Recommends

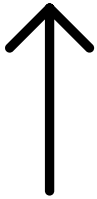
125.3843 Sec. 43. (1) Before approving a proposed master plan, a planning commission shall hold not less than 1 public hearing on the proposed master plan.

City Council
Approves

Detroit City Code Sec. 8-101 The Mayor shall propose and the City Council shall approve, with the modifications it deems necessary, a Master Plan of policies for the social, economic and physical development and conservation of the City, and the full range of transportation, access and mobility options ("Plan" or "Master Plan").

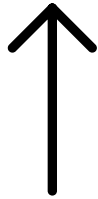
Master Plan Organization

17 CITYWIDE
POLICIES



OUTLINES POLICIES
FOR THE SOCIAL,
ECONOMIC
AND PHYSICAL
DEVELOPMENT AND
CONSERVATION
OF THE CITY

10 CLUSTERS



DELINEATES
THE CITY OF
DETROIT INTO 10
GEOGRAPHICAL
REGIONS

57 MASTER PLAN
NEIGHBORHOODS



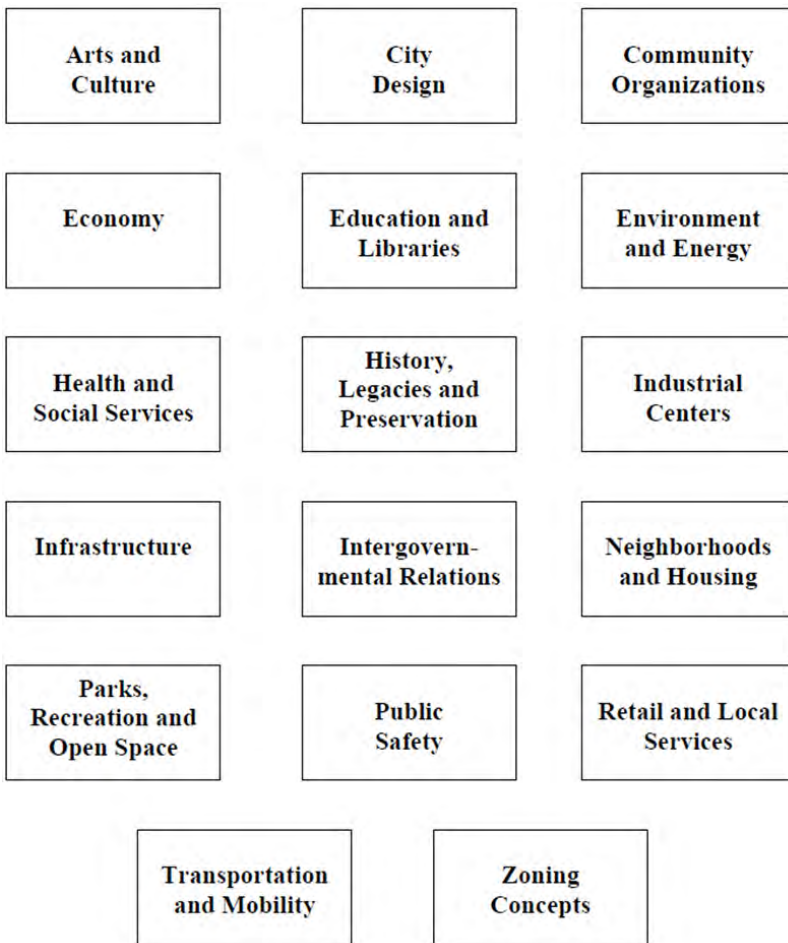
OUTLINES POLICIES
WITHIN THE 10
CLUSTERS, THE CITY OF
DETROIT IS FURTHER
DELINEATED INTO 57
MASTER PLAN NEIGHBORHOODS
FOR THE SOCIAL,
ECONOMIC AND PHYSICAL
DEVELOPMENT AND
CONSERVATION OF THE CITY

Master Plan Issues, Goals, Policies

Issues to describe existing conditions and challenges

Goals to describe desired outcome to address issues

Policies to describe provide specific actions and/or direction to accomplish goals



MASTER • PLAN • OF • POLICIES

Cluster 1 *Airport*

Airport

Airport is generally bounded by McNichols to the north, the Ford Freeway (I-94) to the south, Conner to the east and Mt. Elliott and the Hamtramck city limits to the west. The Detroit City Airport dominates the economic and physical landscape of this community.

Over the past decade, disinvestment and speculation surrounding the Detroit City Airport has hurt this area. Compared with other communities within the City, the Airport area experienced one of the highest rates of population loss between 1990 and 2000. During this same period, the community lost almost a quarter of its housing units. The proximity to Detroit City Airport and the amount of vacant land creates considerable opportunity for reinvestment.

Almost a quarter of the households earn less than \$10,000 per year. Over three quarters of existing housing units are valued at less than \$50,000. Thirty-five percent of Airport residents are under the age of 19.

- **Neighborhoods and Housing**

Issues: Speculation surrounding Detroit City Airport has hindered the rehabilitation of existing housing and the development of new residences.

GOAL 1: Revitalize neighborhoods with poor housing conditions

Policy 1.1: Demolish vacant and/or dangerous structures and promote targeted rehabilitation and infill development in the area south of City Airport.
- **Retail and Local Services**

Issues: There are many vacant lots and abandoned commercial structures along the Gratiot, Harper and Van Dyke corridors. Bounded by City Airport, Ford Freeway and heavy industry, the residential areas are physically severed from commercial areas.

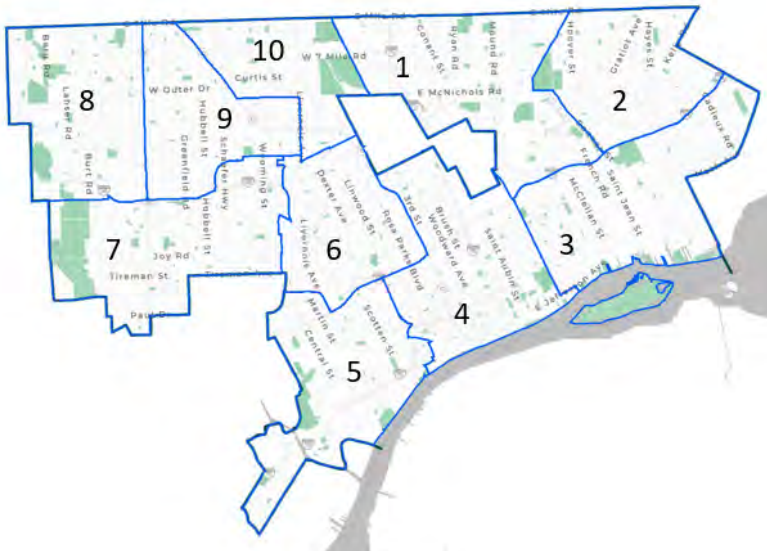
GOAL 2: Increase the vitality of commercial thoroughfares

March 2004 - DRAFT

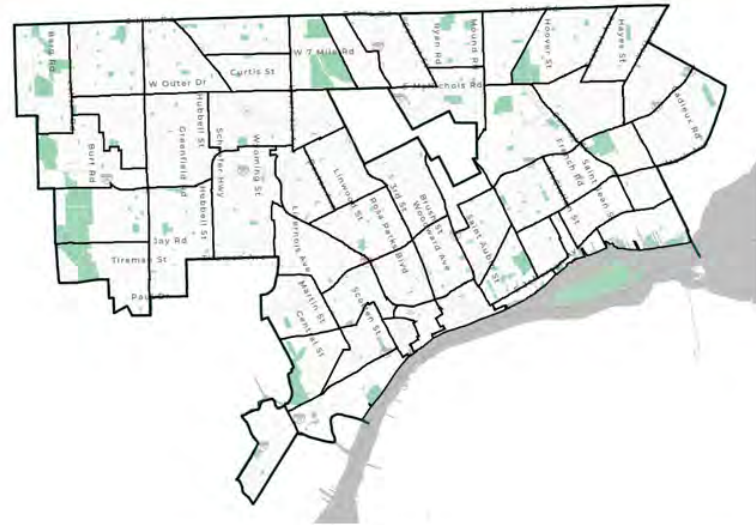
1-2

Master Plan Clusters & Neighborhoods

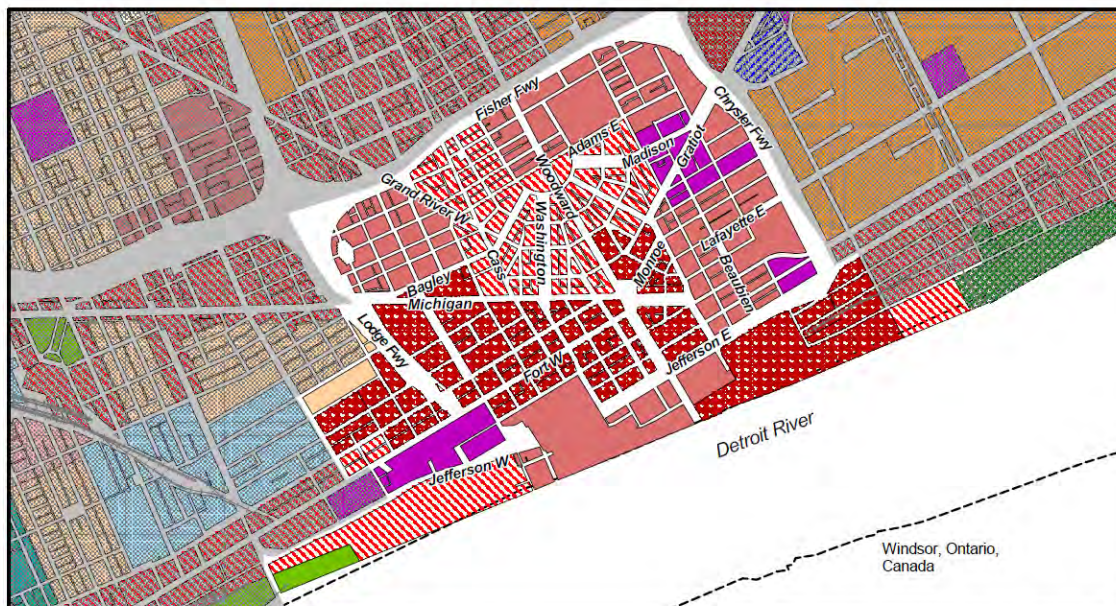
Clusters



Neighborhoods



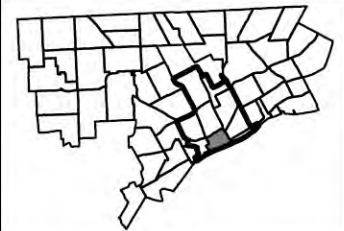
Future General Land Use Maps



Map 4-1B
City of Detroit
Master Plan of
Policies

**Neighborhood Cluster 4
Central Business District**

- Future Land Use -**
- Low Density Residential
 - Low-Medium Density Residential
 - Medium Density Residential
 - High Density Residential
 - Major Commercial
 - Retail Center
 - Neighborhood Commercial
 - Thoroughfare Commercial
 - Special Commercial
 - General Industrial
 - Light Industrial
 - Distribution/Port Industrial
 - Mixed - Residential/Commercial
 - Mixed - Residential/Industrial
 - Mixed - Town Center
 - Recreation
 - Regional Park
 - Private Marina
 - Airport
 - Cemetery
 - Institutional



Master Plan **Amendments**



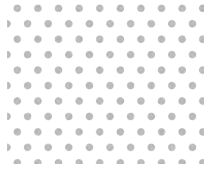
Amending the Master Plan of Policies is subject to procedural requirements in the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3801 et seq.) and the City Charter. The process to amend the Master Plan of Policies is coordinated by the City Planning Commission and requires:

42-day notice and comment period for certain local stakeholders;

CPC public hearing and approval by 2/3 supermajority;

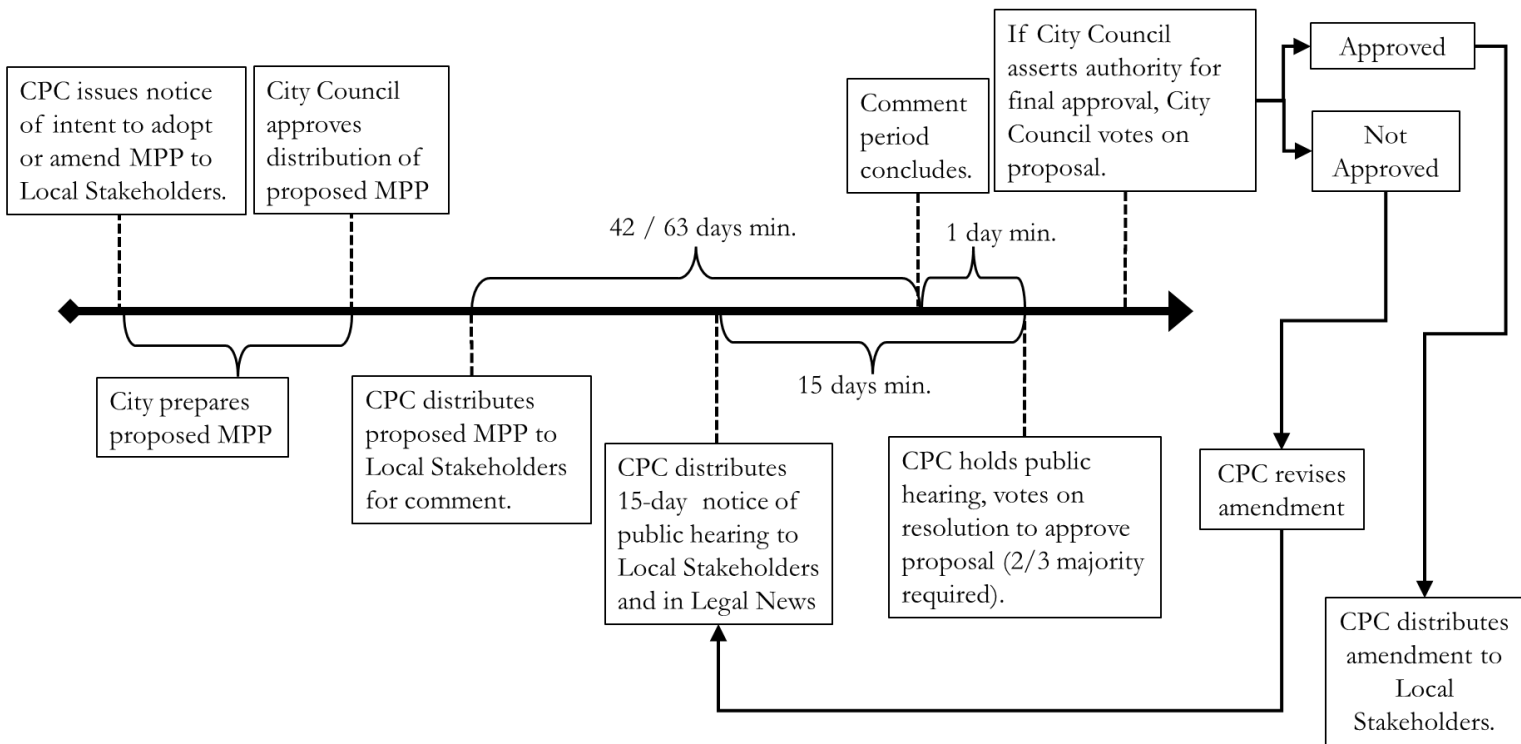
City Council approval by resolution (ph if Council desires)

Master Plan Amendment Flow Chart & Timeline



Master Plan of Policies Revision Process:

(reference MCL §§ 125.3839 – 125.3845)





QUESTIONS

Master Plan

Preparation, processing,
and procedure

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