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**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: February 8, 2023

**RE: Master Plan of Policies review of the request to modify the PD zoning classification of  
10755 West Seven Mile Road**

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 rezonings. The proposed map amendment is at the request of the CPC.

**Location**

The proposed site is bounded by 10755 West Seven Mile Road between Meyers Road and Monte Vista Street.

**Existing Site Information**

The area is approximately .56 acres in size, and is vacant. It is adjacent to the Home Depot, for which the PD was created.

**Surrounding Site Information**

North: B2 – commercial  
East: PD – commercial  
South: PD – commercial  
West: B2 – commercial

**Project Proposal**

The rezoning will address a PD rezoning that was never developed per the approved plans and will permit the site to be developed with a proposed car wash, with access from W. Seven Mile Road.

**Interpretation**

**Impact on Surrounding Land Use**

The development of site as a car wash will generally fit into the surrounding commercial developments, with another auto use adjacent. There is a large commercial development immediately adjacent.

Impact on Transportation

West Seven Mile Road is designated as a Major Thoroughfare in the Master Plan. It contains adequate capacity to handle future developments. The driveway can also be accessed by heading south on Manor Street.

**Master Plan Interpretation**

The site is designated Retail Center (CRC) in the Master Plan's Bagley neighborhood. These areas are "... auto-oriented ... commercial sites featuring a clustering of retail establishments adjacent to large parking areas. These centers are designed to be accessed primarily by automobiles. Provisions are to be made to accommodate access by pedestrians and transit such as walkways or bus bays. Auto-Oriented Retail Centers may include large retailers or supermarkets as anchor stores.". The proposed auto-wash use is generally **consistent** with this classification.

Respectfully Submitted,



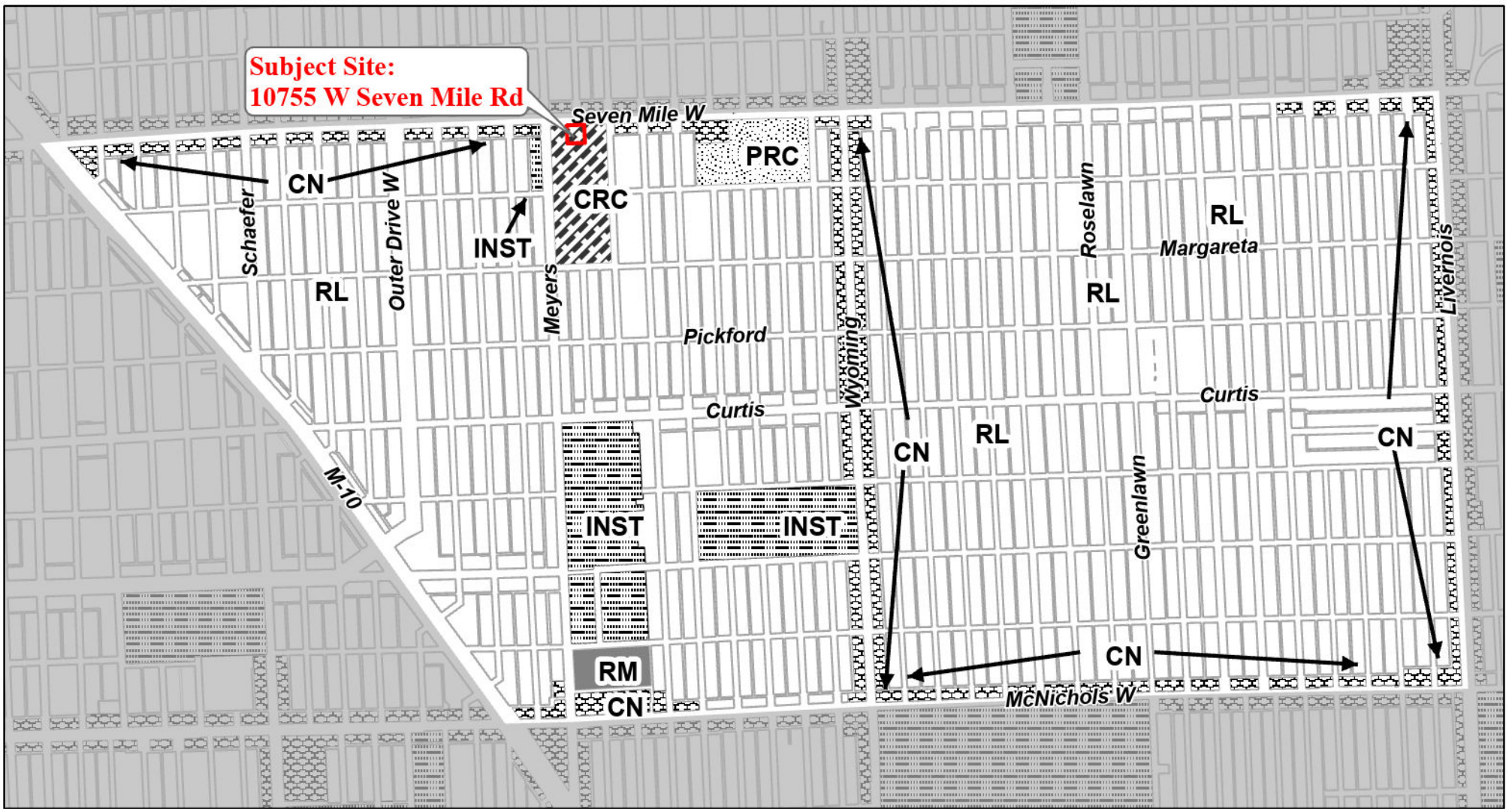
Gregory Moots

Planning and Development Department

Attachments

**Future General Land Use Map:** Map 10-1B, Neighborhood Cluster 10, Bagley

CC: Karen Gage  
Antoine Bryant, Director



**Map 10-1B**

**City of Detroit  
Master Plan of  
Policies**

**Neighborhood Cluster 10  
Bagley**



**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)                  |  |

