



**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: February 13, 2023

RE: **Master Plan of Policies review of the request to show a B4 (General Business District) zoning classification where P1 (Open Parking District) and B2 (Local Business and Residential District) zoning classifications are currently shown on 6181 Cadieux Rd.**

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 Ibrahim Bazzi.

Location

The proposed site is generally bounded by Harper Ave. to the north, Cadieux Rd. to the east, Berden St. to the south, and Harvard Rd. to the west

Existing Site Information

The area is approximately 0.6 acres in size and is vacant.

Surrounding Site Information

North: B4 – commercial
East: B2 – multifamily residential and commercial
South: B2 – institutional
West: R1 – single family residential

Project Proposal

The rezoning is being requested to conditionally allow for the development of a restaurant, fast-food, with drive-up or drive-through facilities.

Interpretation

Impact on Surrounding Land Use

The rezoning of the site to the general commercial classification significantly increases the intensity of the possible uses and traffic volumes. This could of course impact the adjacent residential properties. The B4 zoning permits auto-related uses as well as the drive-through uses proposed.

Impact on Transportation

Cadieux Road is a secondary thoroughfare and there is a bus route on it. Minock Street is a residential street adjacent to and north of the site, while Auburn is industrial.

Master Plan Interpretation

The site is designated Low Density Residential (RL) in the Master Plan's Finney neighborhood. These "areas should have an overall density (of) up to 8 dwelling units per net residential acre. The areas are often characterized by single family homes with front yard set backs and driveways with garage or off street parking." Due to the small size of the subject area and the fact that it previously contained a commercial use makes it unlikely that the rezoning will change the overall character of the area. Furthermore, the Master Plan contemplates some intermixtures of uses. We therefore find that the proposal is generally **consistent** with the Master Plan.

Respectfully Submitted,



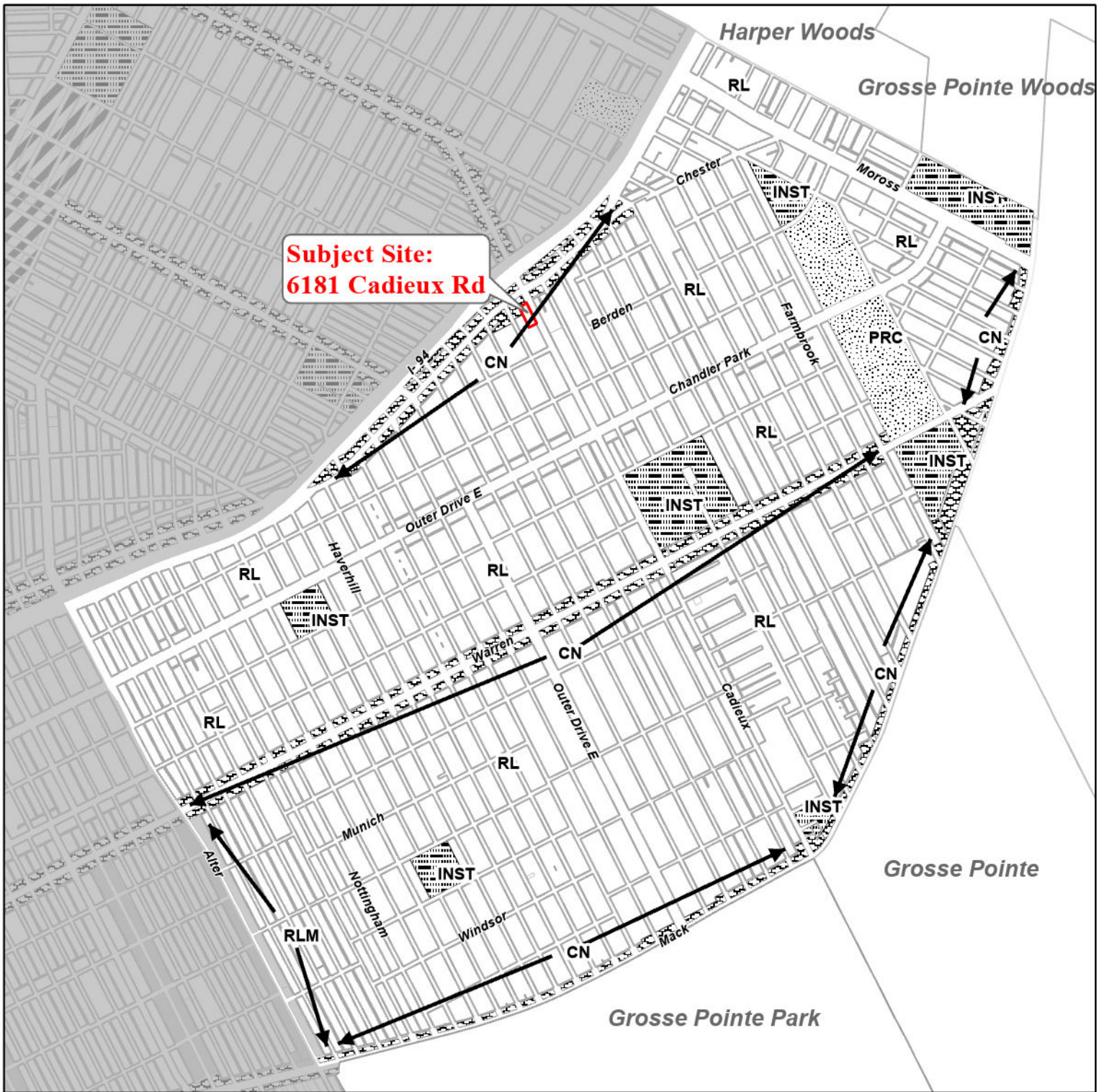
Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Map: Map 3-4B, Neighborhood Cluster 3, Finney

CC: Karen Gage
Antoine Bryant, Director



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

Neighborhood Cluster 3 Finney



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) |

