



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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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) | |

