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# City of Detroit

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**TO:** HONORABLE CITY COUNCIL

**FROM:** Marcell R. Todd, Jr., Director  
Christopher J. Gulock, AICP, Deputy Director

**DATE:** June 5, 2025

**RE:** **Request of Council Member Benson calling for the down-zoning of industrial property that abuts the Joe Louis Greenway**

Council Member Benson requested the City Planning Commission (CPC) evaluate and prepare a formal recommendation regarding the potential down-zoning of the industrial property that borders the Joe Louis Greenway (JLG). Council Member Benson in his request, noted that given the development of the JLG, and its significance to the community, it is important to consider how the abutting land uses best align with the Greenway's goals and the vision of the surrounding neighborhoods.

Based on this request, CPC staff have begun to study the land use and zoning along the proposed JLG, to identify potential down-zonings, and to start the process of rezoning agreed upon properties.

Because of the large size of the JLG, CPC staff recommend reviewing the requested down-zoning on an area-by-area basis and studying where land may not need to be zoned intensive industrial (M4) adjacent to the greenway.

## **Recent Past Down-zonings along the JLG**

Related to this request, back in 2021, based on request from Midwest Civic Council, City Council downzoned several blocks near the intersection of West Warren and Central Avenue in Council District 6 from industrial to residential. This land is just west of a new trail head for the JLG.

## **Joe Louis Greenway Neighborhood Planning Study**

In September 2024, the Planning and Development Department (P&DD) completed a comprehensive 2-year planning study of land along the JLG. The goal of the study was to make sure the greenway benefits the neighboring communities and builds upon the vision for inclusive growth and economic opportunity along the JLG. As a result, CPC staff have been meeting with P&DD staff to work toward implementing down-zonings identified within the JLG Neighborhood Planning Study.

**Current Down-zoning Efforts**

Based on Council Member Benson's feedback and P&DD's JLG study, CPC staff have begun analyzing potential down-zonings along the JLG.

CPC staff are currently working with P&DD's staff preparing a down-zoning for the JLG in Council District 3. CPC staff are presently studying land near the intersection of East McNichols and Jos. Campau Avenue, where the JLG travels adjacent to M4 (Intensive Industrial) zoned land. CPC staff and P&DD have met with Council Member Benson several times regarding this down-zoning, plan to have a community meeting in June or July of 2025, and hopefully a public hearing at the City Planning Commission in July or September of 2025.

**Conclusion**

CPC staff are presently working with P&DD staff to advance this request in a coordinated fashion. We intend to address down-zoning along the JLG in Council District 3 as phase one, moving the matter through the Commission and City Council. Having learned from the first phase, we will then develop phasing for other parts of the JLG and begin the process for down-zoning of additional industrial land.

Please contact us if we can be of any further assistance.