



**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: AliReda Jaefar, City Clerk's Office
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Commercial Facilities Exemption district** (PA 255) at
16900 E. Warren Ave. (Associated with Petition # 2025-014)
DATE: January 30, 2025

In order to ensure that the issuance of a **Commercial Facilities Exemption district** pursuant to State of Michigan, Public Act 255 of 1978 (Section 207.656) is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity through replacement, restoration, or new construction; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, the Planning and Development Department's Planning Division submits the following interpretation.

Petitioner:

Boab Fare

Project Description:

The developer proposes the rehabilitation through a complete new interior plus kitchen of the existing building into a new restaurant, with a total investment of 1.6 million.

Project Location

16900 E. Warren Ave.

Interpretation:

The Master Plan Future General Land Use designation is **Neighborhood Commercial**. These areas "... generally consist of a large collection of contiguous storefronts along a street or streets. This commercial type is pedestrian oriented with wide sidewalks and landscaping. Parking should be on the street, in structures (with ground floor retail), at the rear of commercial establishments or in concentrated nodes at the periphery of the area.

The development generally conforms to the Future General Land Use designation and Master Plan Policies for the area.

CC: Alexa Bush, Director
Karen Gage, Director of Design + Development Innovation
Justus Cook, HRD