



City of Detroit

COUNCILMAN SCOTT R. BENSON

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## MEMORANDUM

**TO:** Marcel Todd, Director, City Planning Commission  
**FROM:** Hon. Scott Benson, City Council District 3

**CC:** Hon. Latisha Johnson, Chair, Planning and Economic Development  
Standing Committee  
Hon. Janice Winfrey, City Clerk  
Malik Washington, Mayor's Liaison

**VIA:** Hon. Council President James E. Tate

**DATE:** 20 January 2026

**RE: M4 GREEN BUFFER TEXT AMENDMENT—TIMELINE AND PROCESS**

Consistent with the Equitable Development Task Force's priorities, I am requesting a coordinated LPD–Law response outlining the timeline and process to advance a text amendment to the Zoning Ordinance that would establish green buffer and site-level mitigation standards for M4 heavy industrial sites. The objective is to require the planting of vegetation that will improve air quality, and reduce neighborhood exposure to fine and coarse particulate matter (PM2.5/PM10). This will be accomplished via, tree planting, vegetated buffers/berms, groundcover, and related natural features integrated into site design and maintenance.

Please provide a critical path and timeline for drafting, Commission review, legal clearance, and Council adoption of a general ordinance establishing tree, grass, and green-buffer standards to improve air quality, and mitigate PM2.5 and PM10 on M4 sites.

If you have any questions, do not hesitate to contact my office at 313-224-1198.

SRB