



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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TO: Mr. Marcell Todd, Legislative Policy Division  
FROM: Greg Moots, Planning and Development  
RE: Master Plan Interpretation for **Rezoning**  
DATE: April 6, 2022

**RE: Master Plan of Policies review of the request to rezone twenty-two parcels generally bounded by West Hancock Street, Avery Street, Lysander Street, and Rosa Parks Boulevard from R2, R3, and B4 zoning classifications to a SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department's (P&DD) Planning Division submits the following review of the proposed rezoning. The proposed map amendment is at the request of Woodbridge Neighborhood Development Corporation (WNDC).

**Location**

Twenty-two parcels generally bounded by West Hancock Street to the north, Avery Street to the east, Lysander Street to the south, and Rosa Parks Boulevard to the west.

**Existing Site Information**

The subject area is zoned R2 (Two-Family Residential District), R3 (Low-Density Residential District), and B4 (General Business District) and is currently vacant except for an apartment building and a commercial building. The area is approximately 3.1 acres in size.

**Surrounding Site Information**

North: B4, R2 – Single-family dwelling with flower farm; vacant School  
East: R2 – Single- and Two-family dwellings  
South: R2 – Church; Single-family dwellings  
West: SD1 – Vacant land recently rezoned and proposed for mixed-use development

**Project Proposal**

The rezoning will permit a mixed-use development consisting of approximately 59 residential units and 7,500 square feet of commercial space on fourteen scattered parcels.

**Interpretation**

**Impact on Surrounding Land Use**

The redevelopment of the site into a mixed-use development will likely have an impact on the surroundings properties if they are redeveloped. While there is an institutional use to the north and a coming mixed-use development to the west, residential land (mostly vacant) exists to the south and

east. The development will likely bring more cars to the site than the previous uses, as there will be more units than the earlier single-family homes.

*Impact on Transportation*

There are bus routes running adjacent to site on Rosa Parks Boulevard and to the north on W Warren Avenue. The proposed development will certainly generate more traffic than the current vacant lots. Two of the streets surrounding the site are designated as “major streets” and thus are appropriate for any increased traffic.

**Master Plan Interpretation**

The Low Density Residential (RL) classification for the site “should have an overall density 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.” This development is at the edge of the residential area and adjacent to other higher-intensity developments. The rezoning and development are not anticipated to change the overall character of the Jeffries neighborhood and is therefore generally **consistent** with the Master Plan classification. There are several developments in the general area that may warrant amendments, and the exact timing of when the broad amendment will be brought forward is uncertain. As the other projects move forward, we would like to review the neighborhood as a whole for a master plan amendment.

Respectfully Submitted,

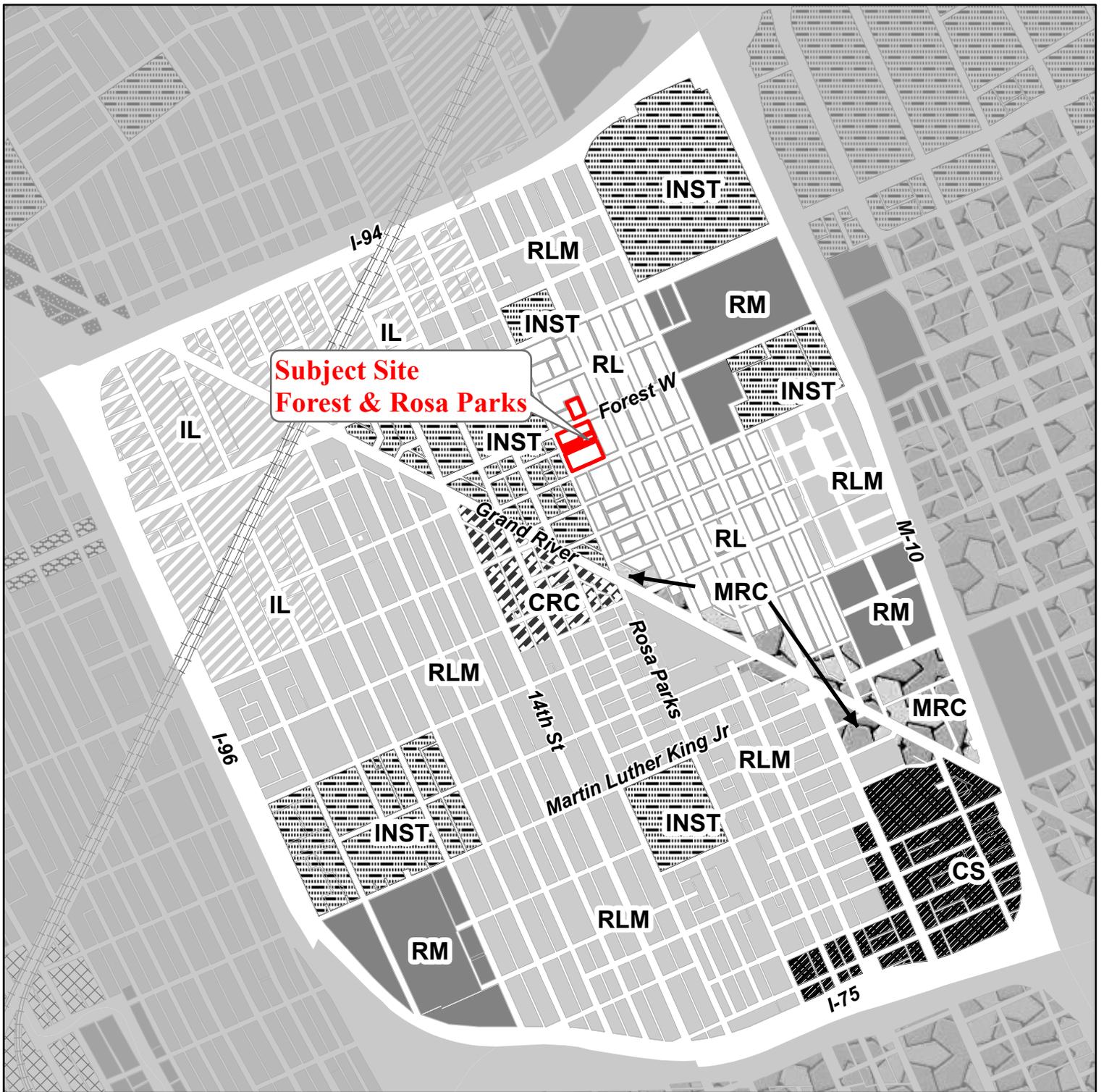


Gregory Moots  
Planning and Development Department

**Attachments**

**Future General Land Use Maps:** Map 4-3b, Neighborhood Cluster 4, Jeffries

CC: Karen Gage  
Antoine Bryant, Director  
Katy Trudeau, Deputy Director



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

**Neighborhood Cluster 4**  
**Jeffries**



**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)      |

