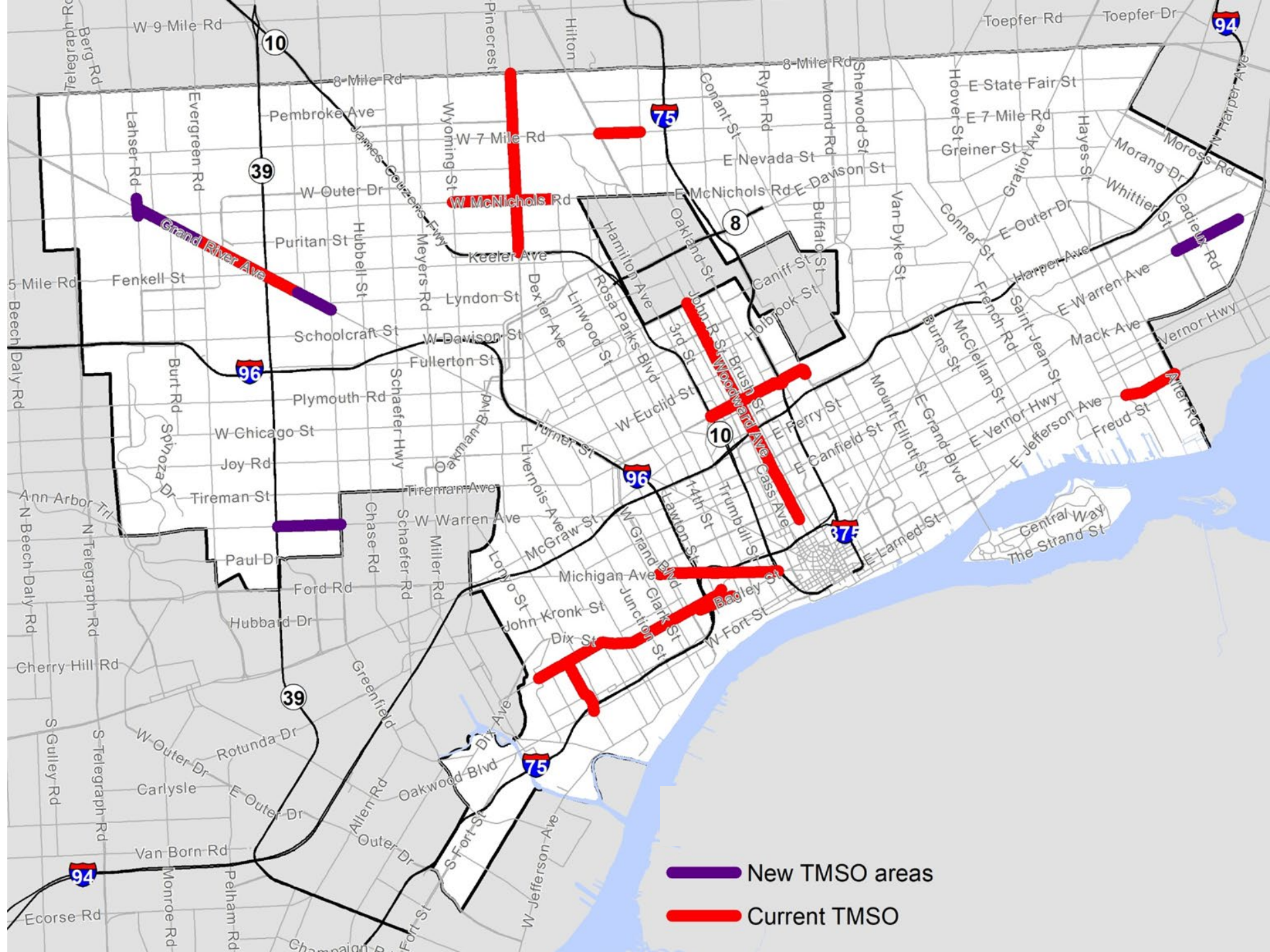


TRADITIONAL MAIN STREET OVERLAY AREAS

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE
Jan. 9, 2020



DESIGNATE 3.5 MILES AND MODIFY PROVISIONS ON 22 MILES OF TRADITIONAL MAIN STREET OVERLAY AREAS





USES



DESIGN STANDARDS



PARKING



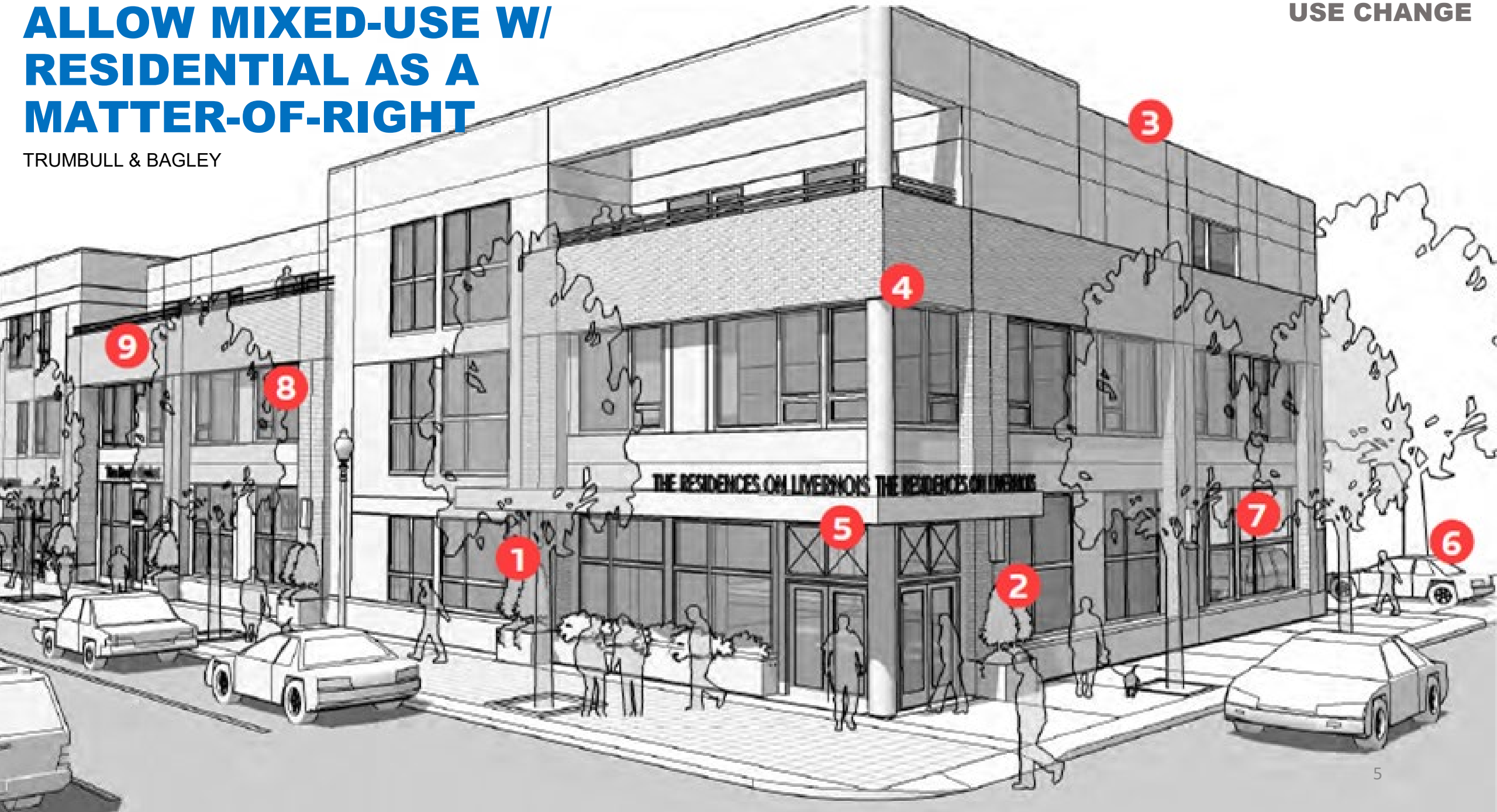
SUMMARY

USES

ALLOW MIXED-USE W/ RESIDENTIAL AS A MATTER-OF-RIGHT

TRUMBULL & BAGLEY

USE CHANGE



**ALLOW MIXED USE AND
LIGHT INDUSTRIAL
“MAKER” USES**

USE CHANGE



**No hearing for maker uses under 4,000 sq feet
where also have retail sales**

Confection manufacturing	Glass blowing
Food catering	Leather goods manufacture or fabrication
Art needlework	Jewelry manufacture
Cigar or cigarette manufacture	Lithographing, and sign shops
Clock or watch manufacture	Trade services, general (plumbing, electrical, HVAC, upholstery, ...), with the exception of cabinet making
Coffee roasting	Wearing apparel manufacture
Door, sash, or trim manufacture	Canvas, knit goods, flags and draperies manufacture

Hearing for potentially more intense uses

Furniture making	Cabinet making
Machine shop	

CHANGE USES ALLOWED IN TMSO B3

- Allow brewpubs without a hearing



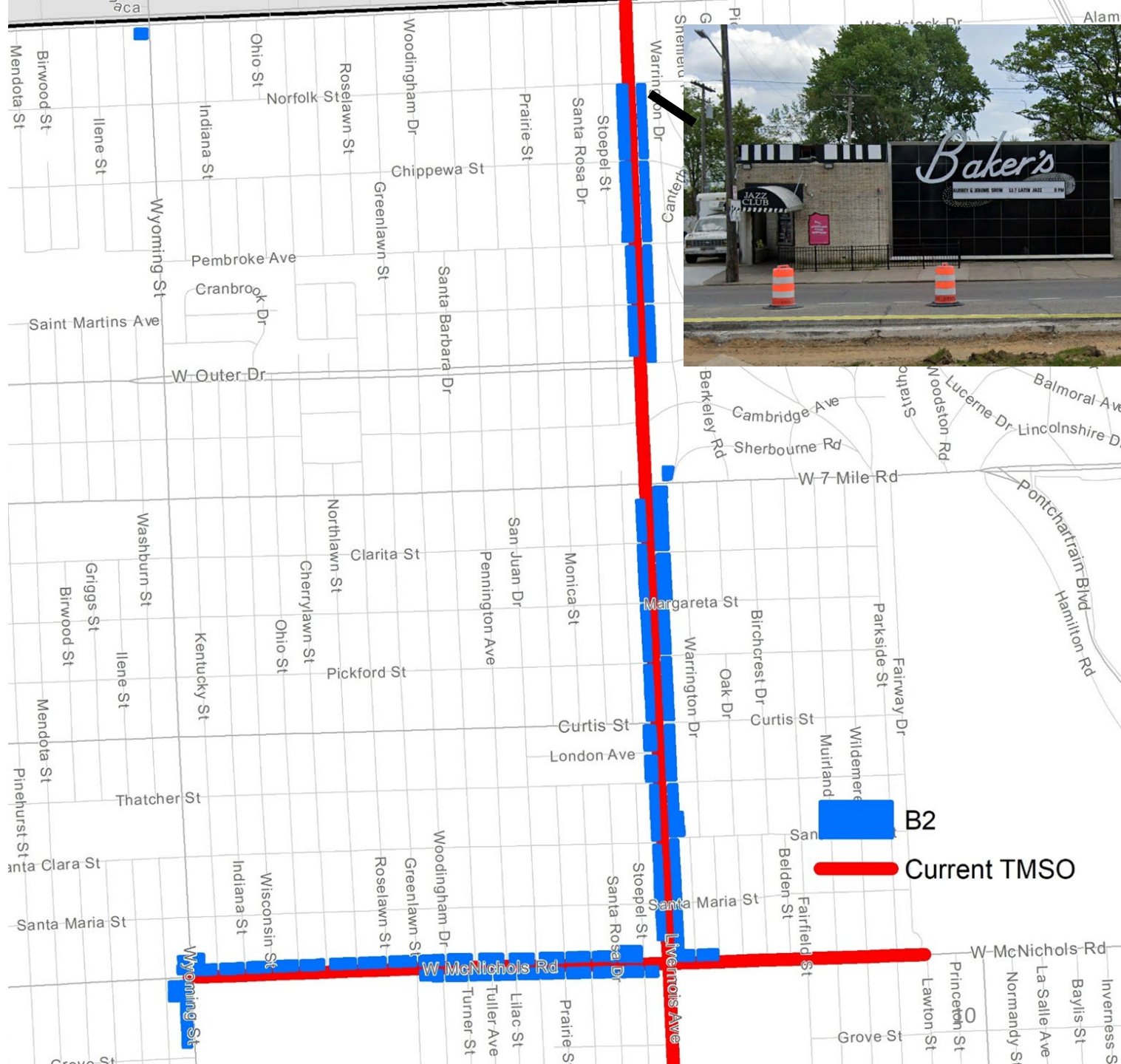
CHANGE USES ALLOWED IN TMSO B2

Allow Cabarets
(entertainers with
alcohol) and bars as
conditional use in B2 in
TMSO

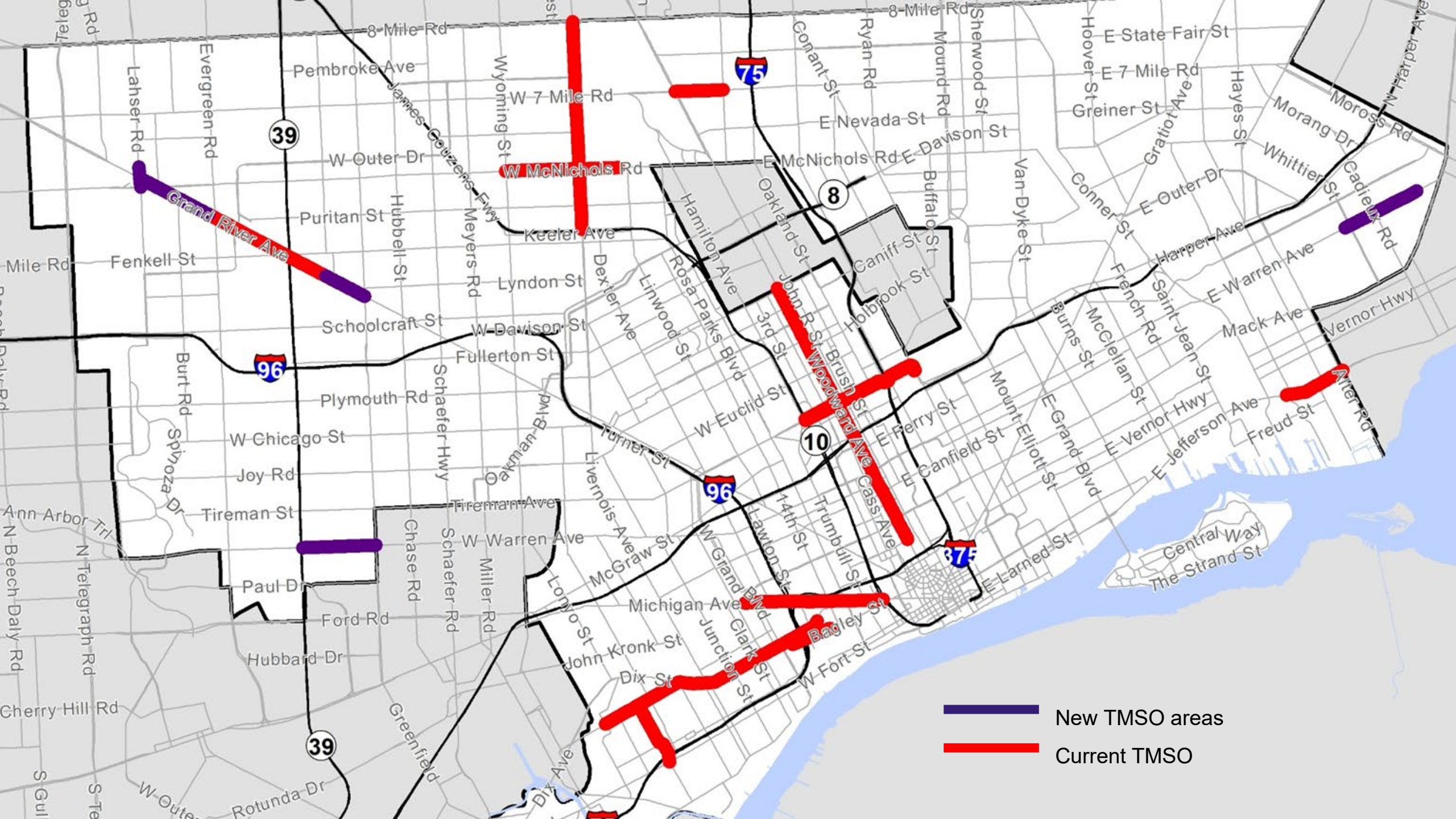


CHANGE USES ALLOWED IN TMSO B2

Allow Cabarets
(entertainers with
alcohol) and “bars” as
conditional use in B2 in
TMSO



DESIGN STANDARDS FOR NEW TMSO AREAS



DESIGN STANDARD #1

**REQUIRE
ADDITIONAL
TRANSPARENCY
ON STREET**



DESIGN STANDARD #2

**REQUIRE
ENTRANCE
ON STREET**



REQUIRE PARKING TO REAR OR SIDE

BAGLEY AVE.



BUILD TO THE LOT LINE – CREATE STREET WALL

MICHIGAN AVE.



**DESIGN STANDARD
CHANGE FOR ALL
TMSO AREAS**

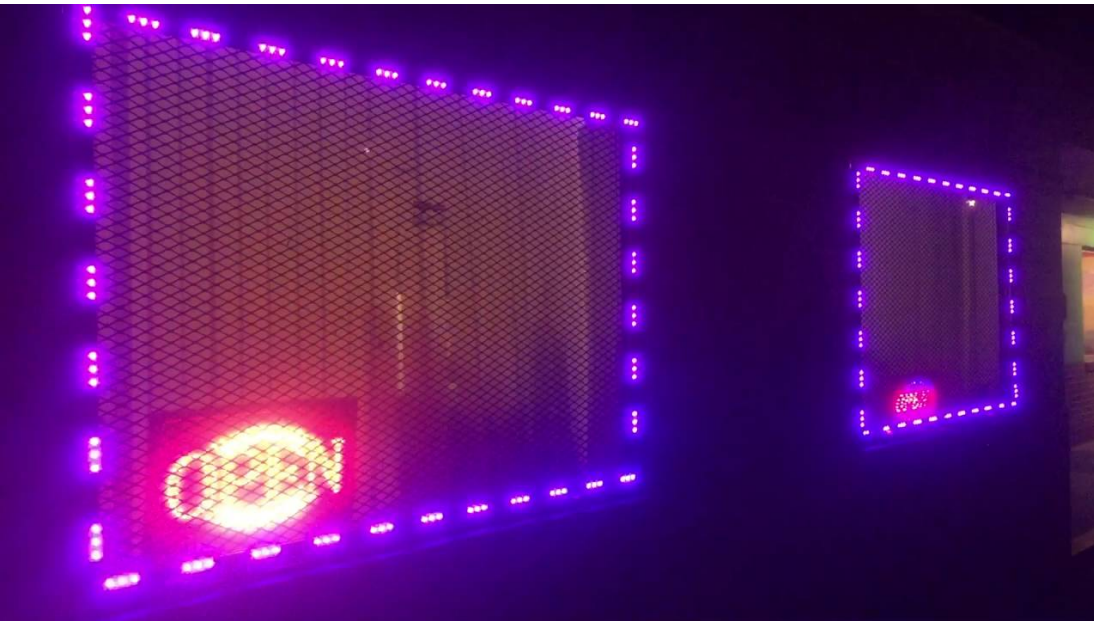
SETBACK

**REDUCE OR
REMOVE
REAR
SETBACK**



MATERIALS AND LIGHTING

- **No corrugated metal panels such as those used for roof decking or shipping containers.**
- **No LED “Rope” lights**



PARKING

PARKING REQUIREMENTS ARE REDUCED

- Up to 45 spaces waived for multiple <3,000 sq ft uses in new buildings that meet design standards and in reused existing buildings, as is permitted today in SD1 & SD2
- Treat Livernois and McNichols as High Frequency Transit Corridors, so apartment parking req. reduced by 40% and many commercial uses by 25%
- As pilot, adjacent on-street parking will be credited toward required parking on Woodward and Grand River TMSOs

SUMMARY

Allow for mix of uses
Require and amend design standards
Ease parking requirements

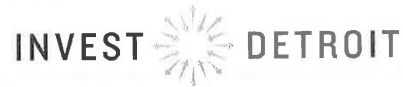
OTHER TEXT CHANGES

- Amend membership of Design Review Advisory Committee
- Delete unused Far Eastside Overlay Area
- Amend rear setback requirements for SD1 and SD2 to address through-lots and commercial vs residential developments
- Remove second-hand stores from list of regulated uses, removing spacing requirements
- Broaden definition of “Residential Use” to include any # of units

8 letters of support sent to CPC



September 5, 2019



August 29, 2019

Detroit City Planning Commission
2 Woodward Avenue, Suite 208
Detroit, MI 48226

RE: Support for the Proposed Traditional Mainstreet Overlay Text Amendment

Dear Commissioners,

I am writing on behalf of Invest Detroit to express our strong support for the Planning & Development Department's proposed changes to the Traditional Mainstreet Overlay.

Invest Detroit is a mission-driven lender, investor, and partner that supports business and real estate projects that ignite economic growth in Detroit. Our goal is to increase density and job opportunities in a way that is strategic and inclusive. We finance and support business development, commercial and multi-family real estate, entrepreneurs, and high-tech companies in Detroit and the region.

Current development processes in Detroit hinder revitalization of neighborhoods outside the Greater Downtown. However, this amendment will streamline processes and timelines for neighborhood improvements while still honoring resident desires and allowing their voices to be heard. The changes will foster new investment and support more walkable, creative, and vibrant neighborhood retail districts by encouraging mixed-use development that allows all Detroiters, existing and new and across the income spectrum, to live, work, and play together.



School of Architecture
Dean's Office
Letter of Support for the
Proposed Traditional Mainstreet Overlay



August 28, 2019

Detroit City Planning Commission
2 Woodward Avenue, Suite 208
Detroit, MI 48226

RE: Letter of Support for the Proposed Traditional Mainstreet Overlay Text Amendment

Dear Commissioners,

My name is Ronald Bartell Jr. and I am Owner/Operator of Kuzzo's LLC and R&J Development, LLC. I am writing this letter of to support the Planning & Development