

THE CITY OF DETROIT

MASTER PLAN OF POLICIES 101

A BRIEF INTRODUCTION

October 15, 2020

PRESENTATION OVERVIEW

- ➔ Purpose of the Master Plan of Policies (MP)
- ➔ City of Detroit Separation of Authorities: Master Plan vs Zoning
- ➔ Structure of the Master Plan Document
- ➔ Explanation of how Zoning and the Master Plan work together
- ➔ Amendment Process

MASTER PLAN – WHAT IS IT?

Sets forth a
COMPREHENSIVE LONG-RANGE STRATEGY
for the City of Detroit

The document is intended to be both
LONG-RANGE & VISIONARY
that provides guidance for actions

The plan is
DESIGNED TO CHANGE
in response to new information and changing
circumstances

MASTER PLAN – WHAT PURPOSE DOES IT SERVE?

PROVIDES GREATER PREDICTABILITY AND CERTAINTY IN THE CITY'S FUTURE

Developers, citizens and City agencies alike will benefit from greater clarity in land-use regulatory policies and easier access to information. The plan will support those seeking grants to carry out its purposes, provide protection of and encouragement for private investment and give greater predictability and certainty to the city's future. The administration, City Council and appointed boards, commissions and committees, as well as the general public, and other City agencies will give and receive guidance from this document and recommend amendments as needed.

(Master Plan Introduction – PDF Page 3)

MP FUTURE GENERAL LAND USE (FGLU) VS. ZONING

MASTER PLAN – Future General Land Use Map

VISION

In general, the Future Land Use map does not address small-scale situations **less than 10 acres**, the specific characteristics of residential development, or the specific types of commercial and other nonresidential uses. A one-to-one correspondence between designations on the map and development decisions is not contemplated.

*The use categories used on all the maps are **generalized**. Boundaries are not meant to be precise as to blocks or property lines. Categories are descriptive of general development recognizing that some **intermixtures** are permissible or desirable.*

ZONING DISTRICTS

PERMISSIBLE LAND-USE

Sec. 50-1-5. - Purpose and intent; **specific.**

The regulations are specifically intended to:

- (1) Classify **all land** in such manner as to reflect its peculiar suitability for **particular** uses;

MASTER PLAN FUTURE GENERAL LAND USE DEFINITIONS

MIXED-TOWN CENTER

ZONING DISTRICTS APPROPRIATE FOR THIS MP CLASSIFICATION

Residential – R2, R3, R4, R5

Business – B1, B2

Industrial – Industrial

Special Purpose – PD, P1, SD1, SD2



Mixed - Town Center

Mixed - Town Centers are activity centers for a Cluster. They are often located at the intersection of two major thoroughfares. Land uses include a commercial, entertainment and / or institutional anchor with a mix of support uses including or in close proximity to residential land uses. Town Centers are distinguished from other activity centers by an emphasis on pedestrian orientation with wide sidewalks, building facades built up to the lot line, street-front access to buildings and landscaping and street furniture (i.e. benches and planters). Town Centers require strict design guidelines to maintain and enhance their streetscapes, pedestrian orientation and overall character.



*ZONING ABBREVIATIONS – Please see Slide #

MASTER PLAN FUTURE GENERAL LAND USE DEFINITIONS

MIXED-RESIDENTIAL COMMERCIAL

ZONING DISTRICTS
APPROPRIATE FOR THIS MP
CLASSIFICATION

Residential – R5, R6

Business – B5

Industrial – None

Special Purpose – PD, P1, PC, PCA



Mixed - Residential /
Commercial

Mixed - Residential / Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity major thoroughfares, transportation nodes or gateways into the City.



*ZONING ABBREVIATIONS – Please see Slide #

MP CLASSIFICATIONS

RL - Low - Density Residential
RLM - Low / Medium - Density Residential
RM - Medium - Density Residential
RH - High - Density Residential
CM - Major Commercial
CRC - Retail Centers
CN - Neighborhood Commercial
CT - Thoroughfare Commercial
CS - Special Commercial
IG - General Industrial
IL - Light Industrial
IDP - Distribution / Port Industrial
MRC - Mixed Residential-Commercial
MRI - Mixed Residential-Industrial
MTC - Mixed - Town Center
PR - Regional Parks
PRC – Recreation
PMR - Private Marinas
AP – Airport
CEM – Cemetery
INST -Institutional

ZONING DISTRICTS

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WHY 2 PLANNING AGENCIES?

The City Charter of 1918 created the **Plan Commission**, as single agency housing a public body appointed by the City Council and a staff with director appointed by the Mayor. The City Charter of 1972 established two separate agencies with activities and functions divided along Executive and Legislative branch lines, newly creating a **Planning Department** and renaming the Plan Commission as the **City Planning Commission**. Their detailed responsibilities being assigned according to state law and City ordinance and resolution.



MASTER PLAN – WHO IS RESPONSIBLE?

THE PLANNING DEPT. **PROPOSES**

Michigan planning enabling act (MPEA) 125.3849 Sec. 49. (1) This act does not alter the authority of a planning department of a city or village created by charter to submit a proposed master plan, or a proposed extension, addition, revision, or other amendment to a master plan, to the planning commission, whether directly or indirectly as provided by charter.

THE PLANNING COMMISSION HOLDS HEARING,
RECOMMENDS

125.3843 Sec. 43. (1) Before approving a proposed master plan, a planning commission shall hold not less than 1 public hearing on the proposed master plan.

THE CITY COUNCIL **APPROVES**

Detroit City Code Sec. 8-101 The Mayor shall propose and the City Council shall approve, with the modifications it deems necessary, a Master Plan of policies for the social, economic and physical development and conservation of the City, and the full range of transportation, access and mobility options ("Plan" or "Master Plan").



MASTER PLAN – WHAT DOES IT PROVIDE GUIDANCE FOR?

17 CITYWIDE
POLICIES

Outlines policies for the social, economic and physical development and conservation of the City

10 CLUSTERS

Delineates the City of Detroit into 10 geographical regions

57 MASTER PLAN
NEIGHBORHOODS

Within the 10 Clusters, the City of Detroit is further delineated into 57 Master Plan Neighborhoods

MASTER PLAN – CITYWIDE POLICIES

17 CITYWIDE POLICIES

Outlines policies for the social, economic and physical development and conservation of the City

Arts and Culture

City Design

Community Organizations

Economy

Education and Libraries

Environment and Energy

Health and Social Services

History, Legacies and Preservation

Industrial Centers

Infrastructure

Intergovernmental Relations

Neighborhoods and Housing

Parks, Recreation and Open Space

Public Safety

Retail and Local Services

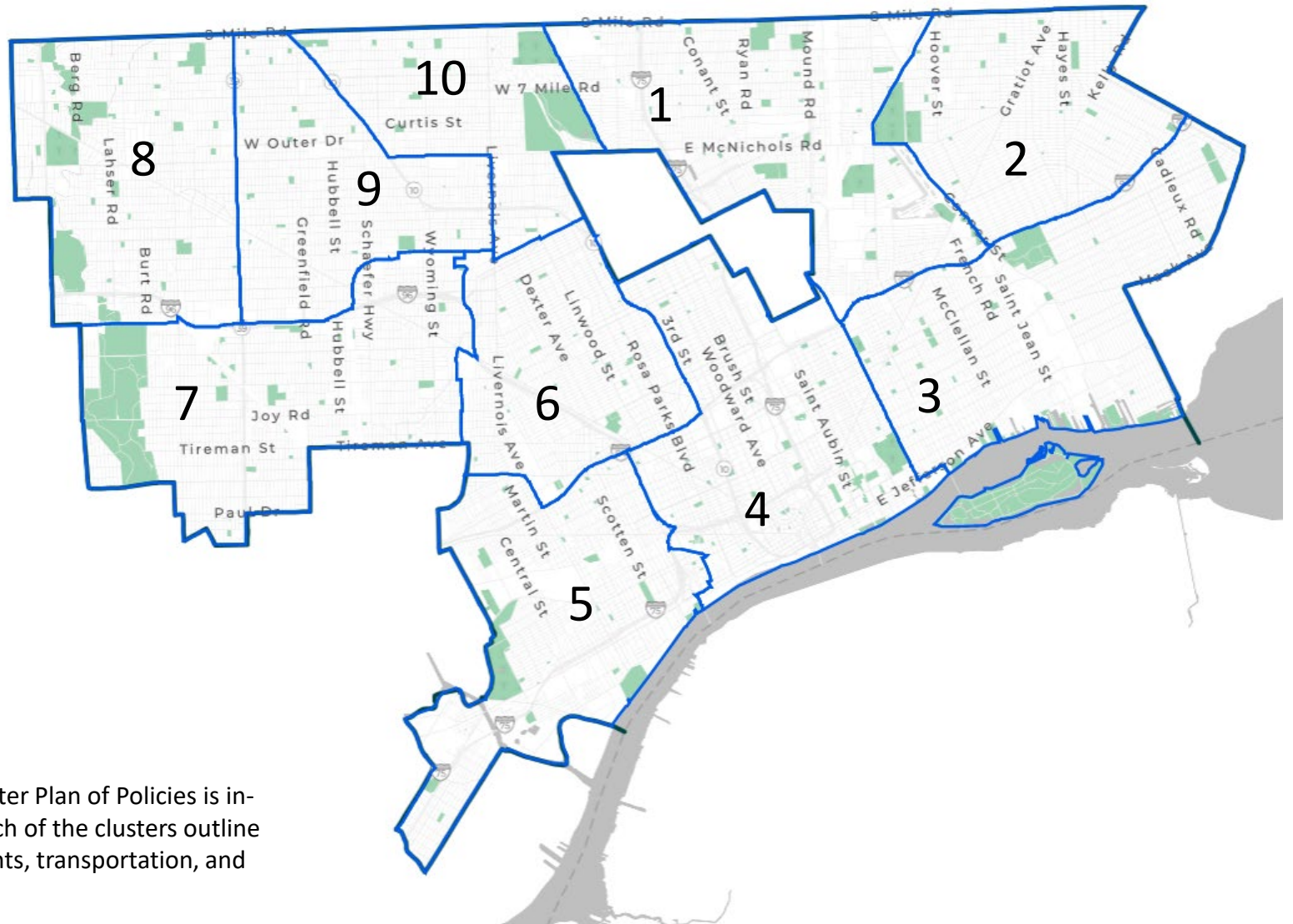
Transportation and Mobility

Zoning Concepts

MASTER PLAN – GEOGRAPHIC CLUSTERS

10 CLUSTERS

Delineates the City of Detroit into 10 geographical regions



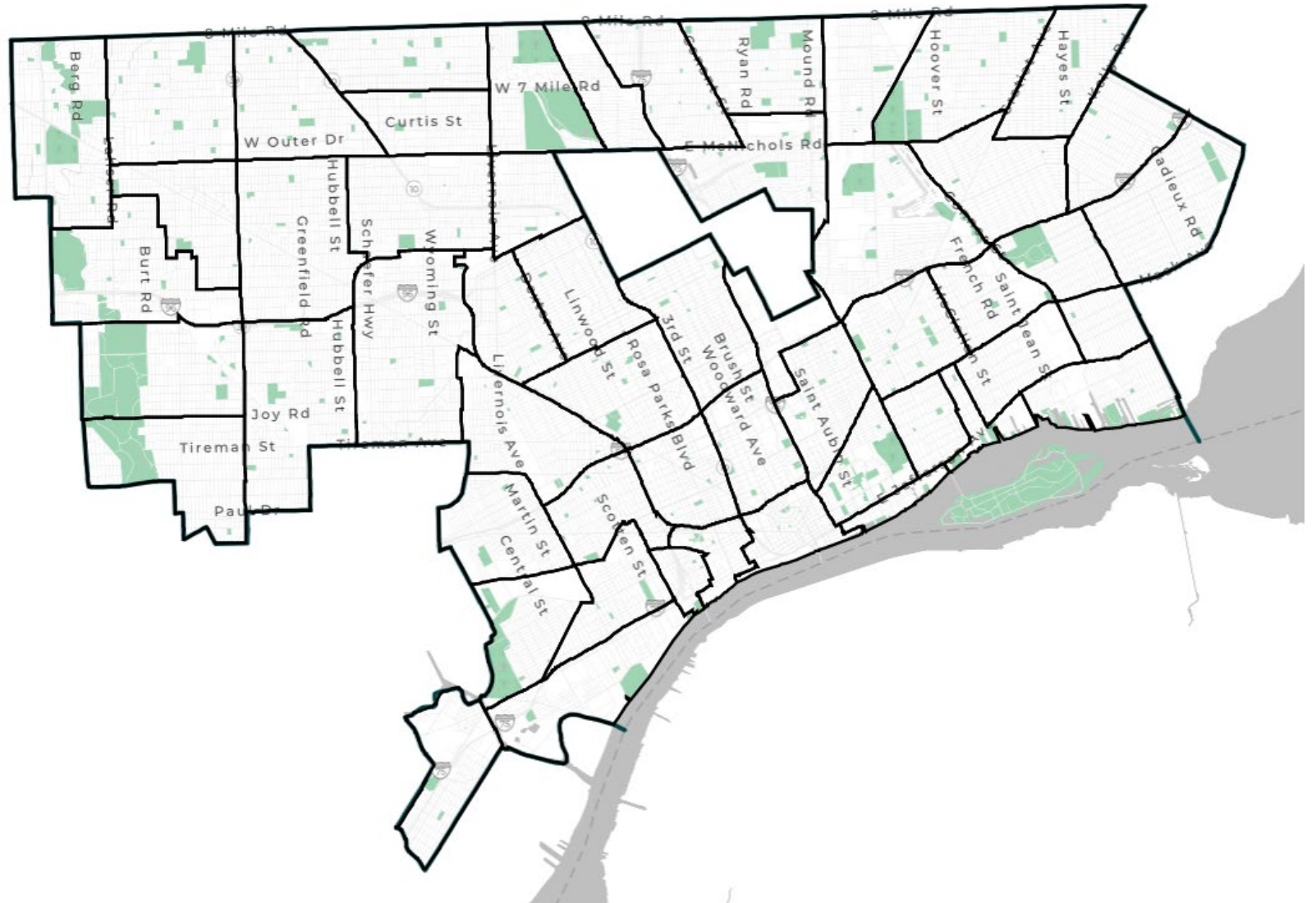
*NOTE – The geographic organization of the revised Master Plan of Policies is in-part based on the City’s 1990 population of 1 million. Each of the clusters outline policies focused on providing retail, housing improvements, transportation, and other services to a population of 100,000 residents.

MASTER PLAN – NEIGHBORHOODS

57

MASTER PLAN NEIGHBORHOODS

Within the 10 Clusters,
the City of Detroit is
further delineated into
57 Master Plan
Neighborhoods



MASTER PLAN – HOW THE DOCUMENT IS STRUCTURED

MP DOCUMENTS

**MASTER PLAN
MAPS**

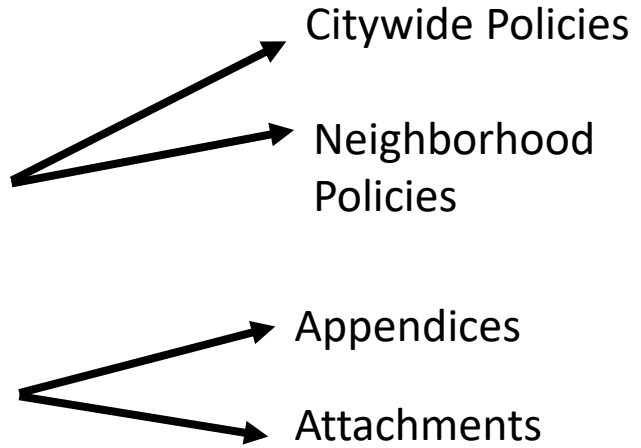
Details Master Plan (MP) classifications for each of the 57 neighborhoods; The official Master Plan maps are in black and white however there is also a colored version of the map as well for supplemental reference

**MASTER PLAN
TEXT**



**PRIMARY
SECTIONS**

**ADD'L
SECTIONS**



MASTER PLAN – HOW THE TEXT IS STRUCTURED

COMPONENTS of MP TEXT

Citywide Policy or MP Neighborhood **Name**

Introductory Statement about Policy or Neighborhood

Issues to describe existing conditions and challenges

Goals to describe desired outcome to address issues

Policies to describe provide specific actions and/or direction to accomplish goals

MASTER PLAN OF POLICIES

Cluster 1 *Airport*

Airport

Airport is generally bounded by McNichols to the north, the Ford Freeway (I-94) to the south, Conner to the east and Mt. Elliott and the Hamtramck city limits to the west. The Detroit City Airport dominates the economic and physical landscape of this community.

Over the past decade, disinvestment and speculation surrounding the Detroit City Airport has hurt this area. Compared with other communities within the City, the Airport area experienced one of the highest rates of population loss between 1990 and 2000. During this same period, the community lost almost a quarter of its housing units. The proximity to Detroit City Airport and the amount of vacant land creates considerable opportunity for reinvestment.

Almost a quarter of the households earn less than \$10,000 per year. Over three quarters of existing housing units are valued at less than \$50,000. Thirty-five percent of Airport residents are under the age of 19.

□ **Neighborhoods and Housing**

Issues: Speculation surrounding Detroit City Airport has hindered the rehabilitation of existing housing and the development of new residences.

GOAL 1: Revitalize neighborhoods with poor housing conditions

Policy 1.1: Demolish vacant and/or dangerous structures and promote targeted rehabilitation and infill development in the area south of City Airport.

□ **Retail and Local Services**

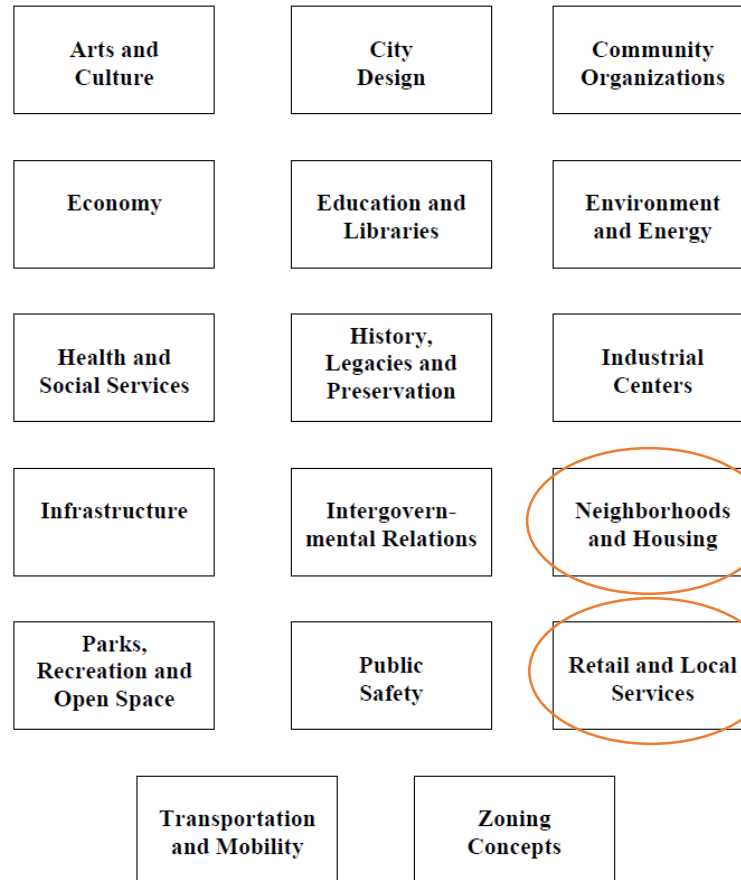
Issues: There are many vacant lots and abandoned commercial structures along the Gratiot, Harper and Van Dyke corridors. Bounded by City Airport, Ford Freeway and heavy industry, the residential areas are physically severed from commercial areas.

GOAL 2: Increase the vitality of commercial thoroughfares

March 2004 - DRAFT 1-2

MASTER PLAN – HOW THE TEXT IS STRUCTURED

Consider citywide policies as a “menu” of categories neighborhood policies can choose from



As applicable, each neighborhood policy will then select categories to identify specific policy recommendations most pertinent to this neighborhood’s challenges and goals

M A S T E R • P L A N • O F • P O L I C I E S

Cluster 1 *Airport*

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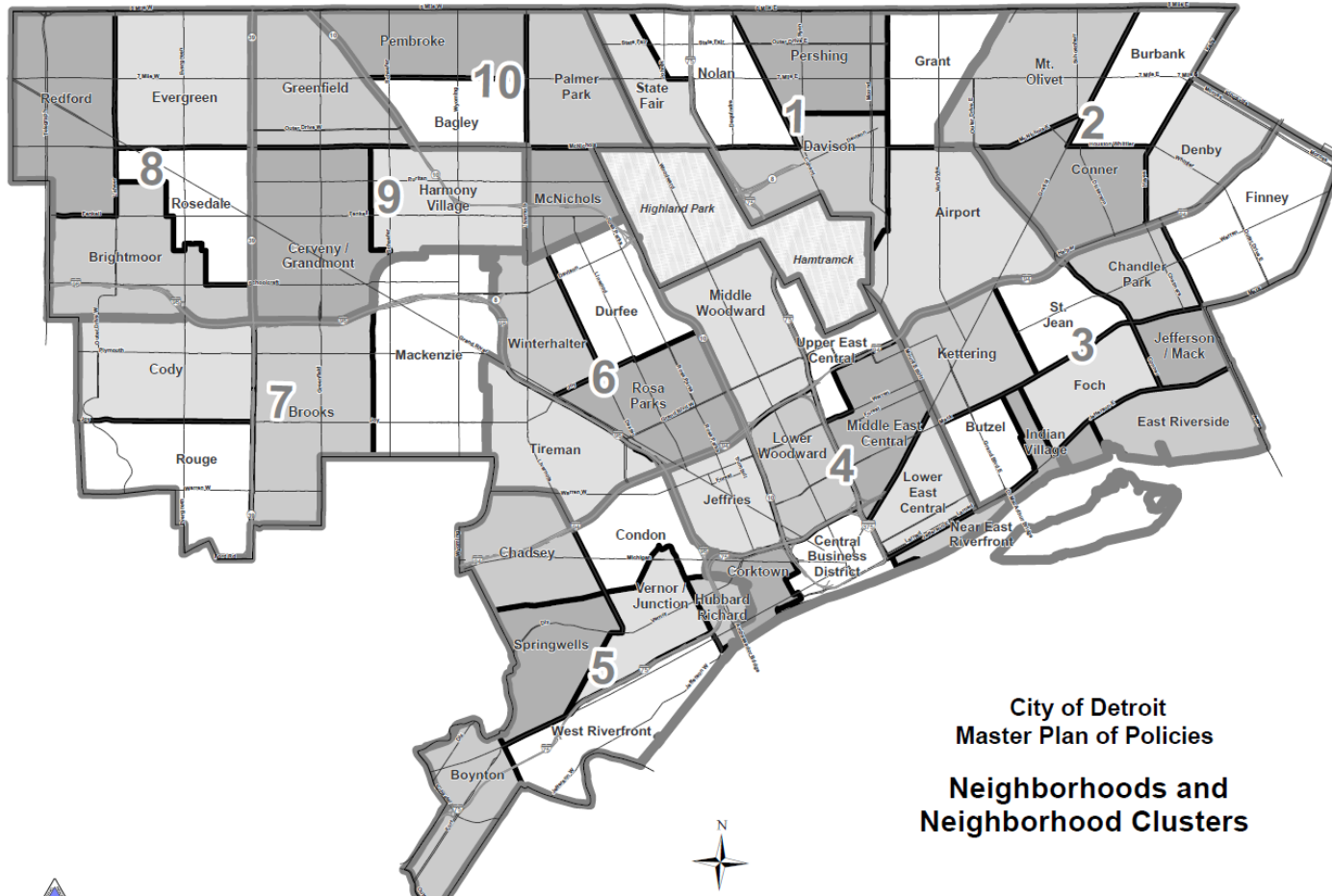
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March 2004 - DRAFT 1-2

MASTER PLAN – HOW THE MAPS ARE SET UP



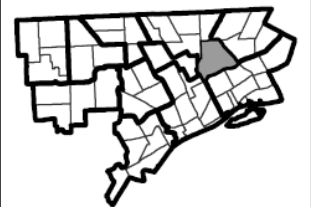
Map 1-1B
City of Detroit
Master Plan of
Policies

**Neighborhood Cluster 1
Airport**



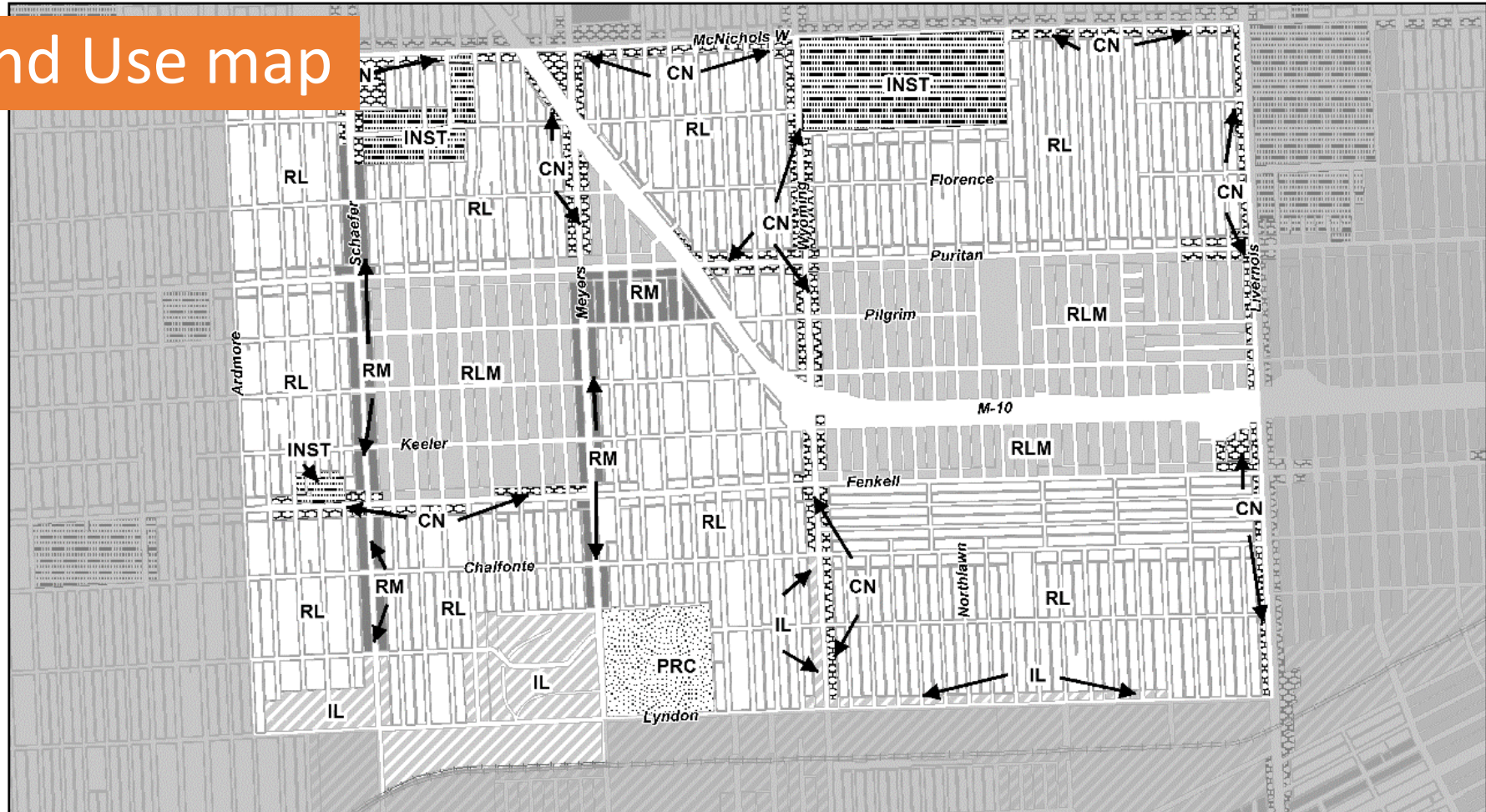
Future Land Use

Low Density Residential (RL)	Special Commercial (CS)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	General Industrial (IG)	Recreation (PRC)
Medium Density Residential (RM)	Light Industrial (IL)	Regional Park (PR)
High Density Residential (RH)	Distribution / Port Industrial (DPI)	Private Marina (PM)
Major Commercial (CM)	Mixed - Residential / Commercial (MRC)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Industrial (MRI)	Cemetery (CEM)
Neighborhood Commercial (CN)	Institutional (INST)	




Each Master Plan Neighborhood Map will detail its boundaries and use patterns to identify Master Plan Classifications. Legend is in the lower left hand corner; Definitions can be found in the Master Plan Appendix

Future General Land Use map

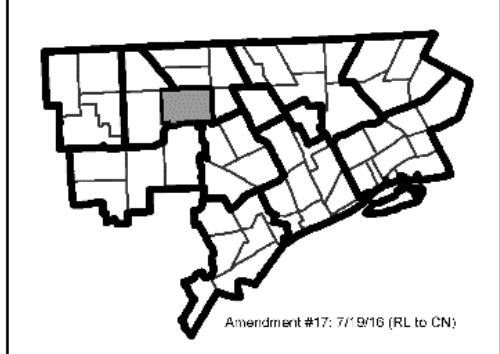


Map 9-3B
City of Detroit
Master Plan of
Policies
Neighborhood Cluster 9
Harmony Village

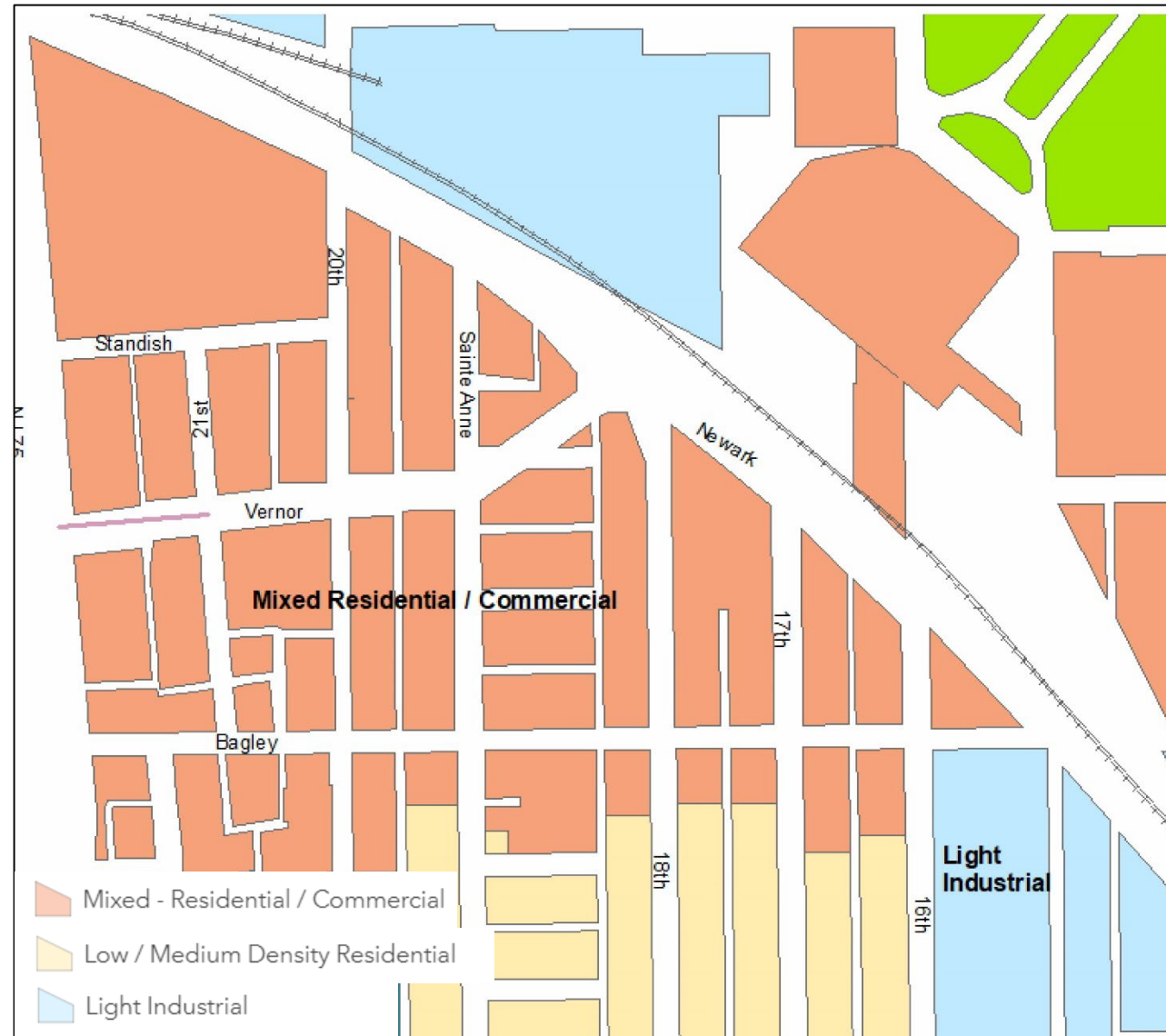


Future Land Use

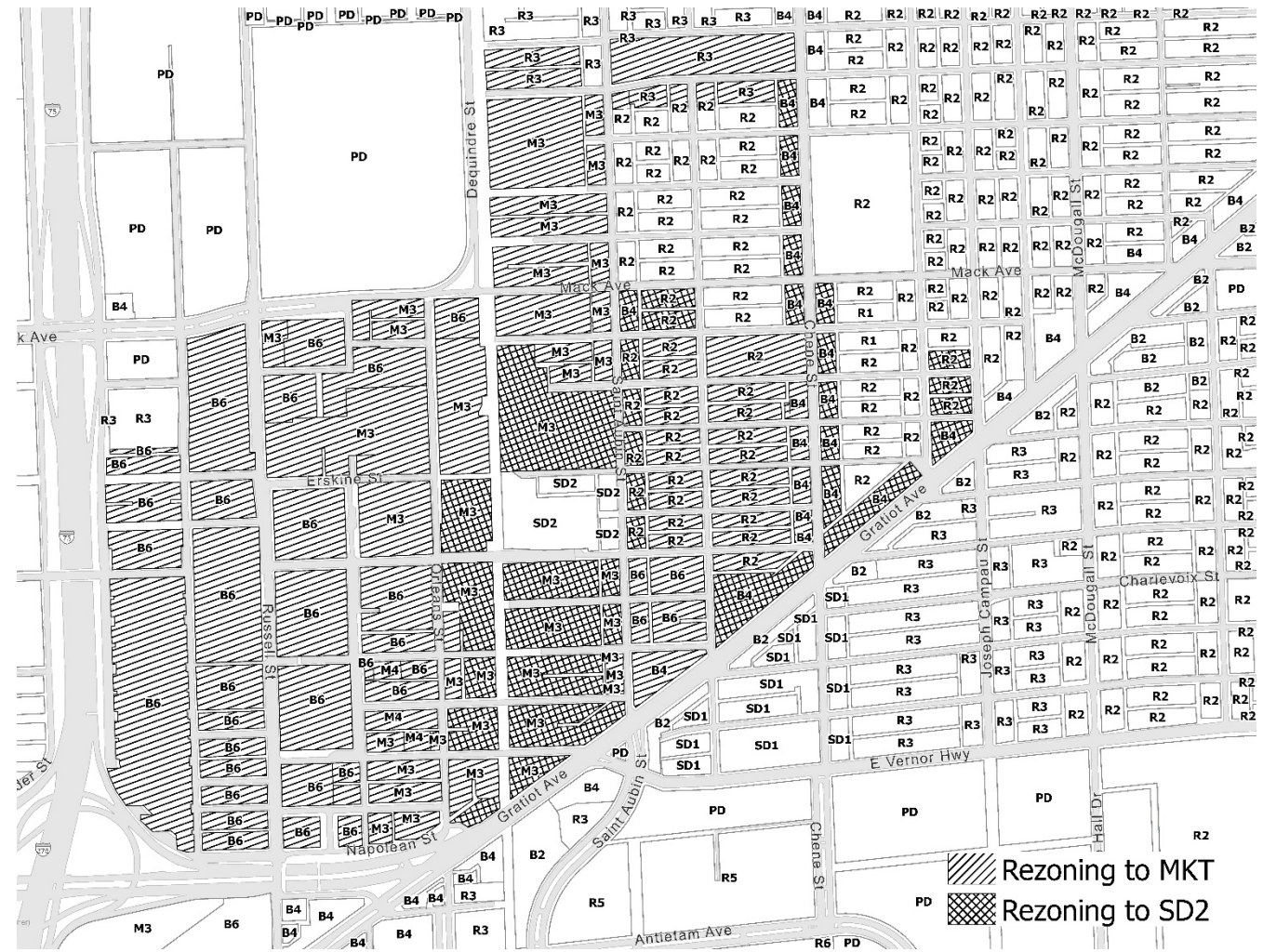
Low Density Residential (RL)	Distribution / Port Industrial (IDP)
Low / Medium Density Residential (RLM)	Mixed - Residential / Commercial (MRC)
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Major Commercial (CM)	Recreation (PRC)
Retail Center (CRC)	Regional Park (PR)
Neighborhood Commercial (CN)	Private Marina (PRM)
Thoroughfare Commercial (CT)	Airport (AP)
Special Commercial (CS)	Cemetery (CEM)
General Industrial (IG)	Institutional (INST)
Light Industrial (IL)	



Zoning Amendments made consistent with Master Plan



Concurrent Master Plan and Zoning Amendments

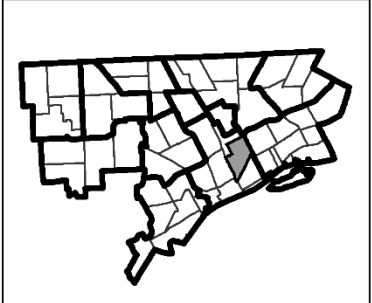


Map 4-6B
City of Detroit
Master Plan of
Policies

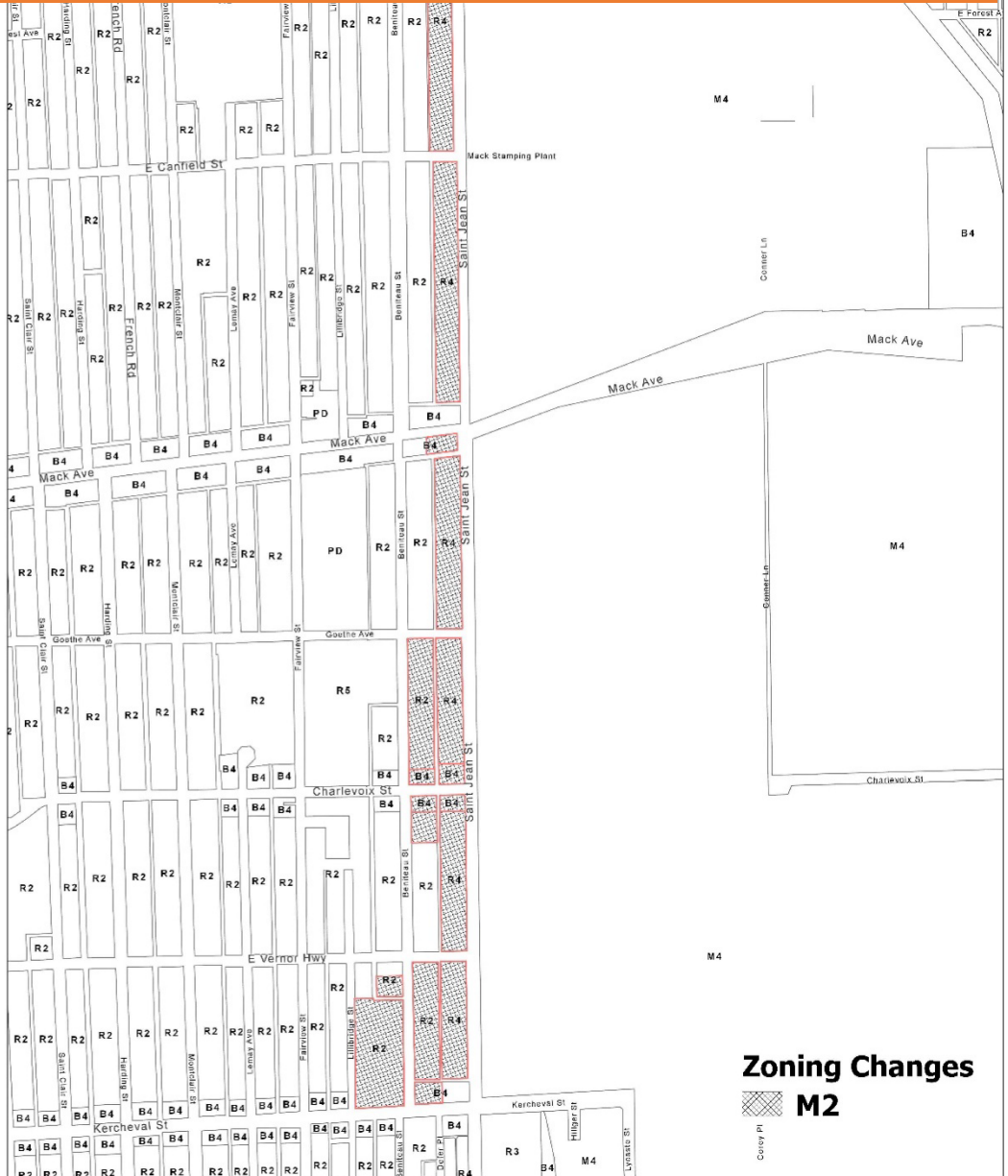
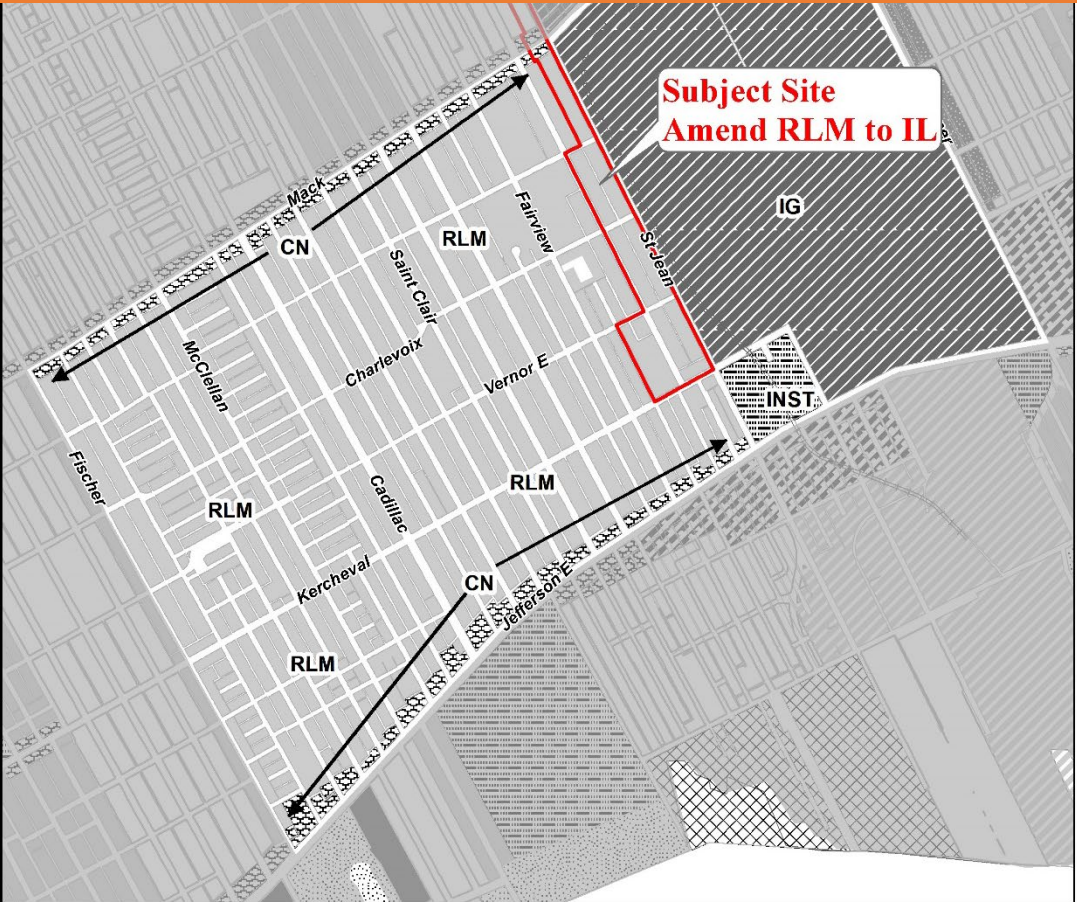
Neighborhood Cluster 4
Middle East Central

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)




Master Plan Amendments follows Zoning



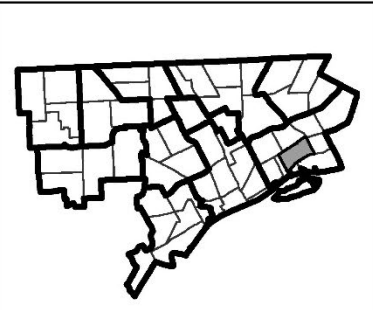
Map 3-5B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3
Foch



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)
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Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)



Zoning Changes
M2

MASTER PLAN – HOW IS IT AMENDED

- The Master Plan of Policies is intended to set forth the City's long term (~10 year) vision for land use planning and development in Detroit.
- The Master Plan of Policies does not replace other land use documents, such as the City's zoning ordinance or its recreation master plan. Rather, it serves to provide general overarching guidelines for those other documents.
- In certain circumstances, it may be necessary to amend the Master Plan of Policies in order to allow the redevelopment of particular properties.
- Amending the Master Plan of Policies is subject to procedural requirements in the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3801 et seq.) and the City Charter. The process to amend the Master Plan of Policies is coordinated by the City Planning Commission and requires:
 - 42-day notice and comment period for certain local stakeholders;
 - CPC public hearing and approval by 2/3 supermajority; and
 - City Council approval by resolution.

MASTER PLAN – AMENDMENT PROCESS

