



October 15, 2020

Marcell R. Todd Jr, Director
Detroit City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226

RE: A resolution to amend the Future General Land Use map for the Pembroke neighborhood in Detroit Master Plan of Policies, containing the area generally bounded by James Couzens Freeway, Norfolk Street, Hubbell Street, and Trojan Street (Master Plan Change #29)

Director Todd:

Pursuant to the City of Detroit's City Charter (Section 8-102), the Planning and Development Department has submitted for your consideration and action a proposed amendment to the Detroit Master Plan of Policies. Adoption of this resolution would accommodate changes in the Master Plan of Policies to reflect a change in use in a portion of Comstock Park.

Location

The subject site is located in the Neighborhood Cluster 10, Pembroke Neighborhood Area of the Master Plan of Policies. The proposed map changes are generally bounded by James Couzens Freeway, Norfolk Street, Hubbell Street, and Trojan Street and includes the portion of Comstock Park surrounding the Jalen Rose Leadership Academy.

Existing Site Information

The subject area of the proposed Pembroke map amendment is the portion of Comstock Park surrounding Jalen Rose Academy.

The Master Plan designation of the subject area is currently Recreation (PRC). The current zoning is R1 (Single Family Residential).

Surrounding Site Information

To the north and south of the park is developed with single family homes, zoned R1 and designated as Low Density Residential in the Future General Land Use. To the east, across Hubbell, land is zoned R2 (Two Family Residential) and also developed with single and two-family properties. Immediately surrounding the site is Comstock Park.

Project Proposal

The Jalen Rose Academy is proposing to expand the facility, add parking, and improving circulation around the school. A new play structure and rerouted path is proposed for the park.

Analysis

The proposed expansion of the educational institution and its improved circulation should not negatively impact the surrounding area. Rather, there will be reduced traffic on Trojan Avenue as pick-up and drop-off traffic will move from the street onto the school campus. The overall amount of traffic to the school is not anticipated to significantly increase by the addition of a gym. The park will receive a new play structure. The new parking area for the school will be available for use by the public during non-school hours.

Recommended Master Plan Amendment

The Planning and Development Department requests this proposed amendment to the Master Plan of Policies to accommodate the expansion of the Jalen Rose Academy. The Planning and Development Department therefore requests that the proposed Future Land Use map in the Master Plan of Policies be changed for the area generally bounded by James Couzens Freeway, Norfolk Street, Hubbell Street, and Trojan Street from PRC (Recreation) to Institutional (INST).

Respectfully submitted,



Katharine G. Trudeau, Deputy Director
Planning and Development Department

Attachments

Future General Land Use Map: Map 10-4B, Neighborhood Cluster 10
Resolution

DETROIT MASTER PLAN OF POLICIES
MASTER PLAN CHANGE # TWENTY-NINE

A RESOLUTION TO AMEND THE DETROIT MASTER PLAN OF POLICIES TO CHANGE THE FUTURE GENERAL LAND USE DESIGNATION FOR A PORTION OF COMSTOCK PARK, GENERALLY BOUNDED BY JAMES COUZENS FREEWAY, NORFOLK STREET, HUBBELL STREET, AND TROJAN STREET FROM PR TO INST.

By Council member _____

WHEREAS, The Detroit Master Plan of Policies, adopted July 28, 2009, consists of policies and methods for improving the City of Detroit as a place for people to live and work based upon their needs and desires; and

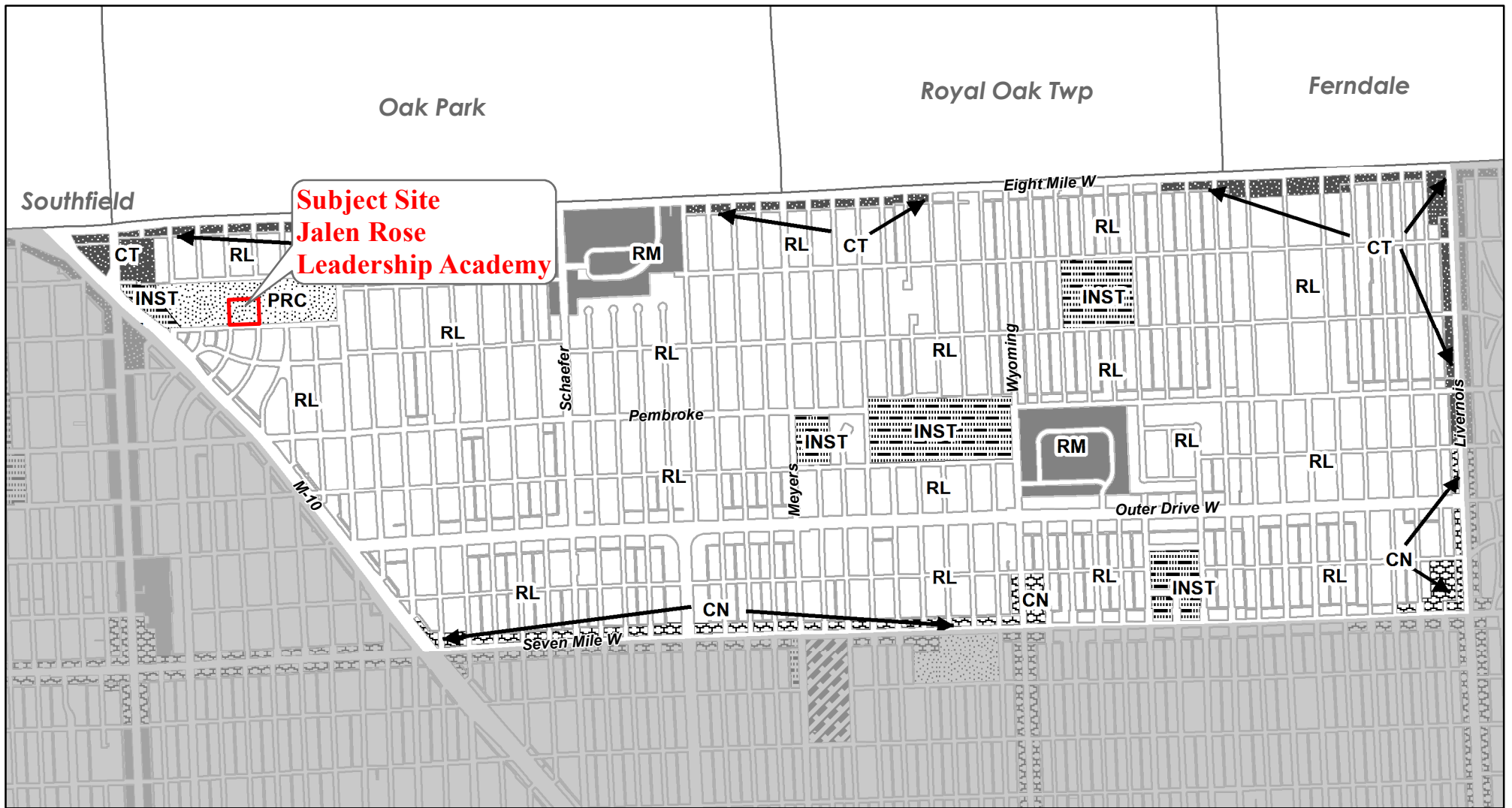
WHEREAS, The Detroit Master Plan of Policies is approved and adopted as a major reference for evaluating proposed development activities and/or action programs such as neighborhood plans, urban renewal plans, zoning amendments, property acquisition or disposition, and construction of public or private facilities; and

WHEREAS, The Detroit Master Plan of Policies is continuously studied and amended as needed to reflect the desires of residents, businesses, and industries of the City of Detroit; and

WHEREAS, the Planning & Development Department requests that the Future Land Use map in the Master Plan of Policies be changed for the area generally bounded by James Couzens Freeway, Norfolk Street, Hubbell Street, and Trojan Street from PR (Regional Park) to INST (Institutional) to allow for the expansion of the Jalen Rose Academy.

NOW, THEREFORE, BE IT RESOLVED, The Detroit Master Plan of Policies is amended as follows:

The only map to be modified is the Neighborhood Cluster 10-4B, Neighborhood Cluster 10, Pembroke to change the Future General Land Use designation from PR to INST for the area generally bounded by the James Couzens Freeway, Norfolk Street, Hubbell Street, and Trojan Street.



Map 10-4B

**City of Detroit
Master Plan of
Policies**

**Neighborhood Cluster 10
Pembroke**



Future Land Use

- | | |
|----------------------------------------|----------------------------------------|
| Low Density Residential (RL) | Distribution / Port Industrial (IDP) |
| Low / Medium Density Residential (RLM) | Mixed - Residential / Commercial (MRC) |
| Medium Density Residential (RM) | Mixed - Residential / Industrial (MRI) |
| High Density Residential (RH) | Mixed - Town Center (MTC) |
| 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) | |

