

ZONING & LAND USE

LAND USE DRAFT!

ABOUT LAND USE & ZONING

LAND USE refers to the underlying categories of uses (*i.e. Residential, Retail & Business, Institutional*) and the specific types of buildings (*i.e. Townhouse, Coffee Shop, Library*) that can be developed on a parcel.

ZONING refers to the regulations that determine which specific land uses are allowed on a given parcel. Zoning can also determine other qualities of development, such as density, maximum height, and setback requirements.

Broad LAND USE categories inform the ZONING regulations, which determine the SPECIFIC TYPES OF BUILDINGS that can get built.

WHY IS THIS IMPORTANT?

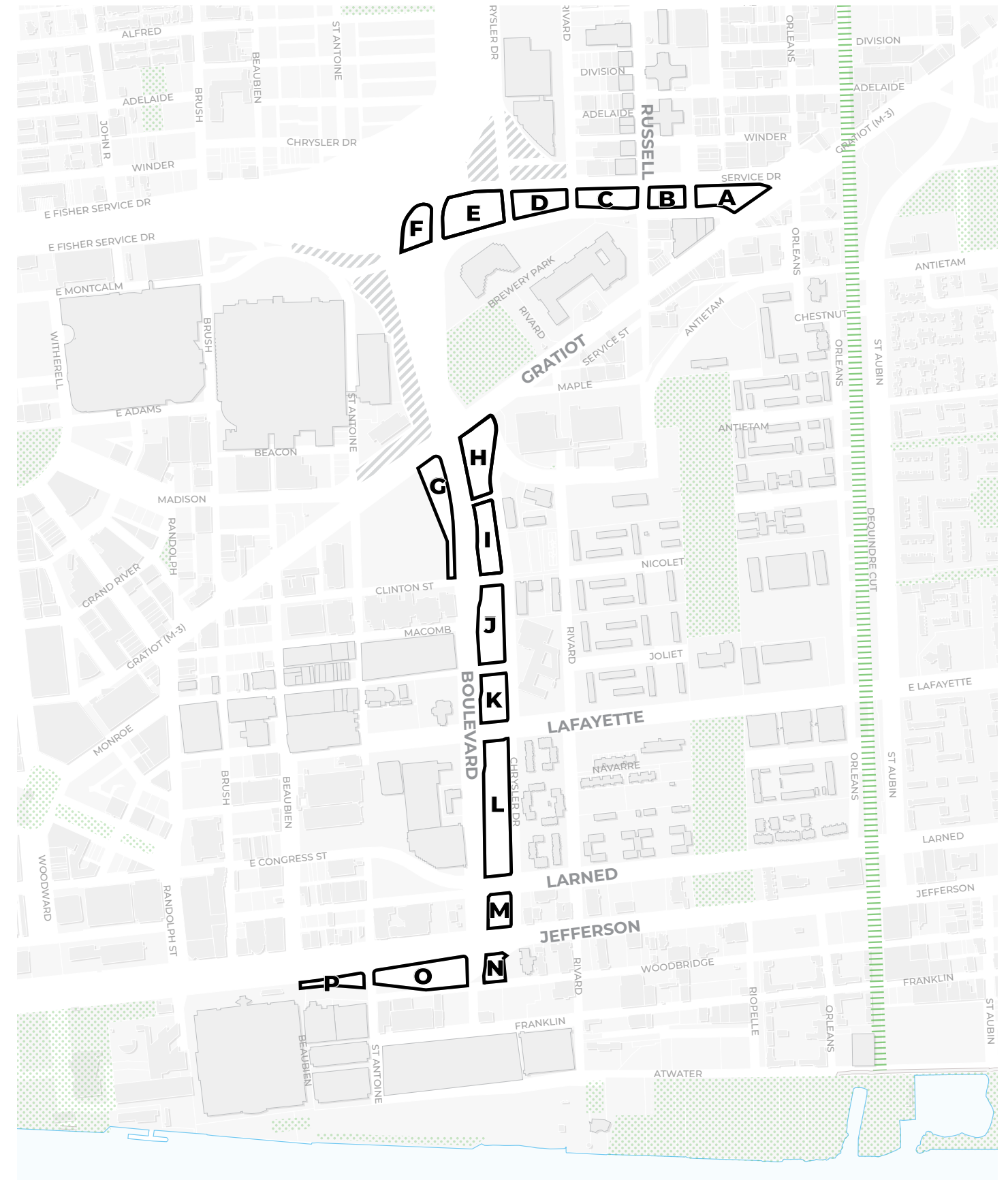
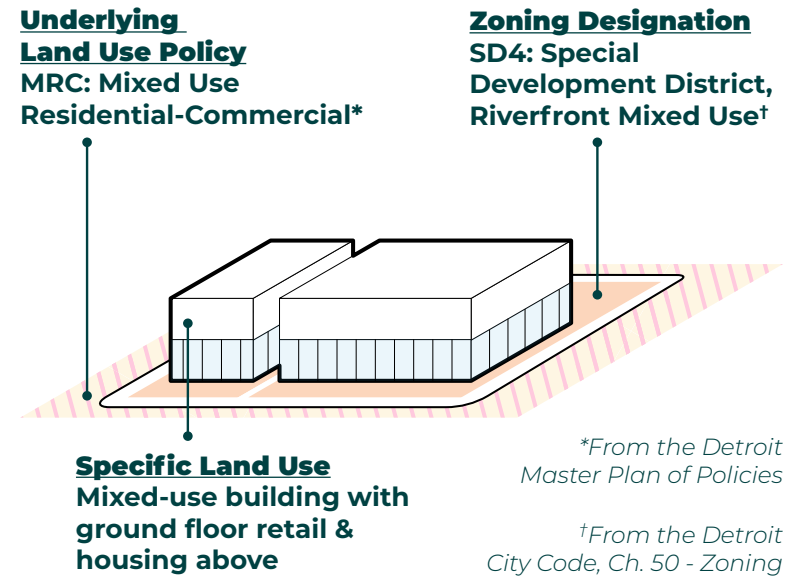
This planning process is and has been focused on the Zoning & Land Use for the new parcels (highlighted on the map) that will be created as a result of the I-375 Boulevard construction.

So far, we have asked questions about the **land uses** that community members would like to see on the excess property. We have also asked about the **qualities and characteristics** that people would like to see in future development.

Based on this feedback, the team is working to determine the **zoning designation(s)** that will allow the development of the land uses that people want, while also promoting the qualities and characteristics of development that people prefer.

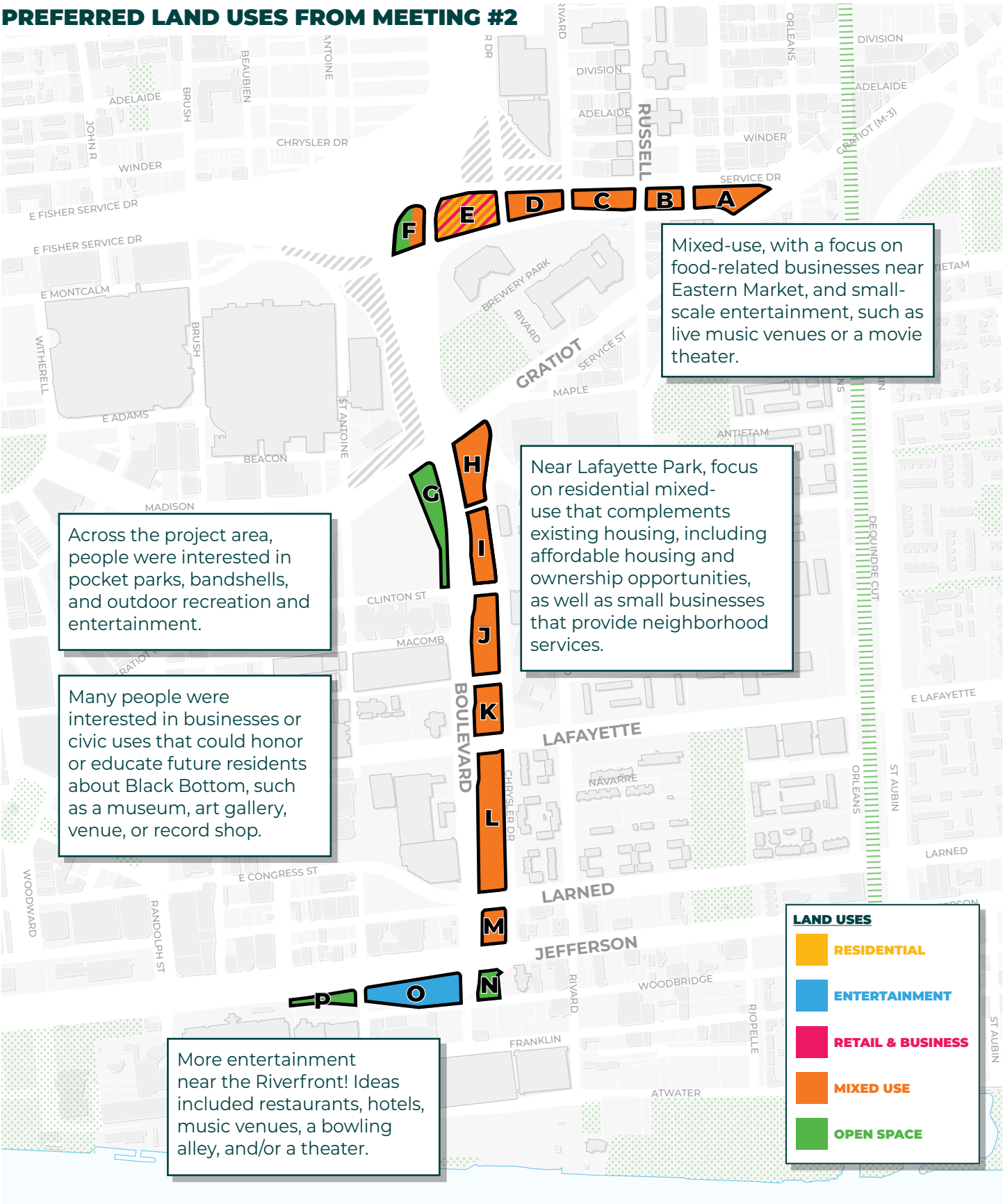
Determining the right zoning will also lay the groundwork for the Urban Design, History, Arts, & Culture component of the Framework.

I-375 NEIGHBORHOOD FRAMEWORK COMMUNITY MEETING #3 | JUNE 26, 2025

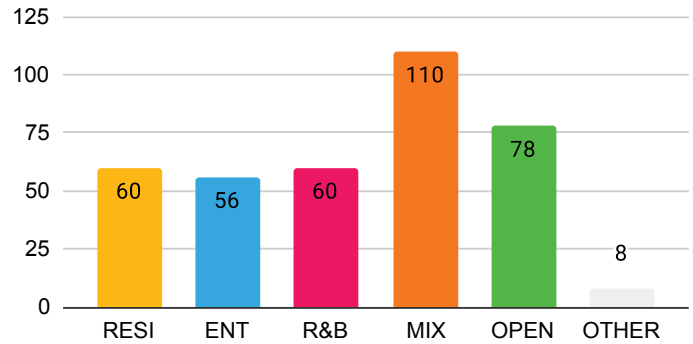


WHAT WE'VE HEARD: LAND USE

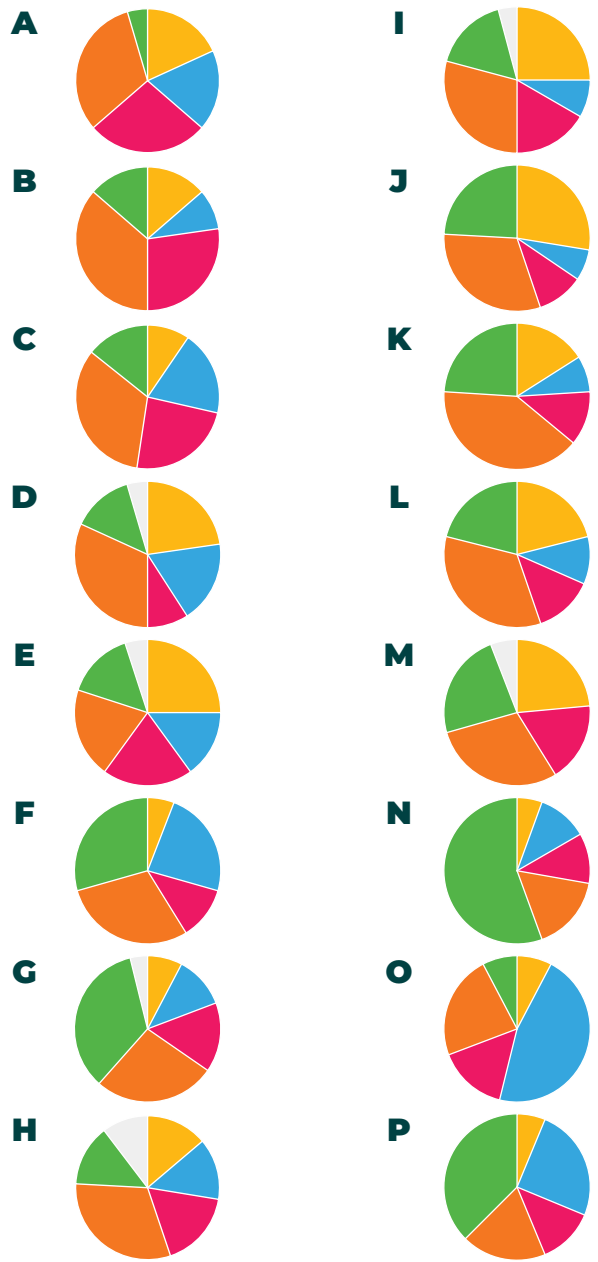
PREFERRED LAND USES FROM MEETING #2



RESPONSES BY LAND USE



PREFERRED LAND USE BY PARCEL



SUMMARY

At Meeting #2, we asked people what land uses they would like to see on the new parcels, labeled A-P. Discussions took place at 28 tables, where participants used sticky dots to indicate the land uses they preferred on each parcel. Participants also shared comments that gave greater insight to their responses.

Overall, mixed use was the most popular response. Open space was also popular, especially on smaller parcels; however, in comments, many people shared an interest in seeing pocket parks or other open spaces included with other uses.

Some of the major trends included:

- Preference for mixed use with ground level retail and housing above.
- Preference for retail that is small/ neighborhood-scale and/or BIPOC-owned, rather than big box. Retail and business should also support adjacent uses:
- Food-related retail near Eastern Market
- Neighborhood services and shops near Lafayette Park
- Interest in neighborhood-scale entertainment (movie theaters, bowling alleys, roller rinks, mini golf, etc.), especially entertainment that honors Black Bottom.
- Interest in civic and cultural uses, such as museums and art galleries.
- Interest in open spaces located throughout, such as pocket parks, playgrounds, and bandshells.






WHAT WE’VE HEARD: LAND USE

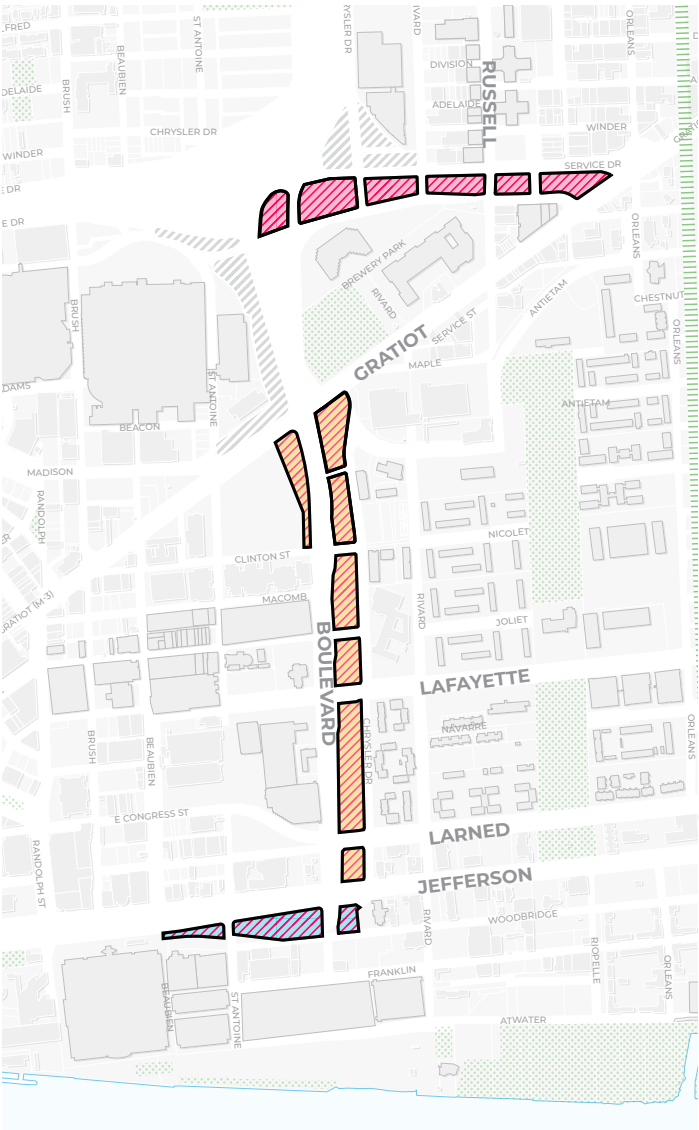
These are some of the more specific land uses and development types that people want to see, in their own words:

Residential	Retail & Business
affordable and multifamily housing	art gallery or studio
studios, apartments, and lofts	food-related businesses (markets, grocery store, bodegas, cafes, bakeries, restaurants, ice cream shop)
condos, co-ops, and ownership opportunities	eateries (restaurants, coffee shops, bakeries, ice cream shops)
townhomes, row houses	retail (bookstore, jewelry store, dispensary, hardware store, record store, shoe store)
low-, medium-, and high-density housing	
senior housing, housing with services	
Entertainment	business incubator
indoor recreation and games (arcade, axe throwing, putt-putt golf, escape room, roller rink, pool hall, etc.)	services (bike shop, car wash, digital printing, dry cleaners, pharmacy and urgent care)
bars, breweries, & wineries	makerspace
venues (live music and comedy, dance venues, clubs)	office with retail space
hotel, hostel, convention center	mixed use retail with housing above, retail/ business plaza
movie theater	business incubator
Open Space	Civic Uses
outdoor recreation (playgrounds, tennis and pickleball court, track)	museum
outdoor entertainment (bandshells)	children’s center or daycare
parks (pocket parks, dog parks, green space)	community center or rec center
	library, literacy center
	school
	shelters with showers

DRAFT LAND USE PLAN & ZONING PRINCIPLES

DRAFT LAND USE PLAN
Based on the feedback, we recommend a Draft Land Use Plan that uses the Mixed Use Designations from the City Master Plan as a starting point and qualifies them to support adjacent areas.

- **Parcels Near Eastern Market:**
MRI: Mixed Use Residential-Industrial
Offers live-work opportunities for artists and trades-people to create a lively mixture of new residential, commercial, light industrial and/or entertainment opportunities.
- **Parcels Along Boulevard:**
MRC: Mixed Use Residential-Commercial
Consists primarily of medium-to-high density housing developed compatibly with commercial and/or institutional uses.
- **Parcels Along Jefferson:**
MTC: Mixed-Use Town Center
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.



DRAFT ZONING PRINCIPLES
Based on the feedback, we also recommend the following Draft Zoning Principles to inform the selection of the future zoning designation(s) for the new parcels:

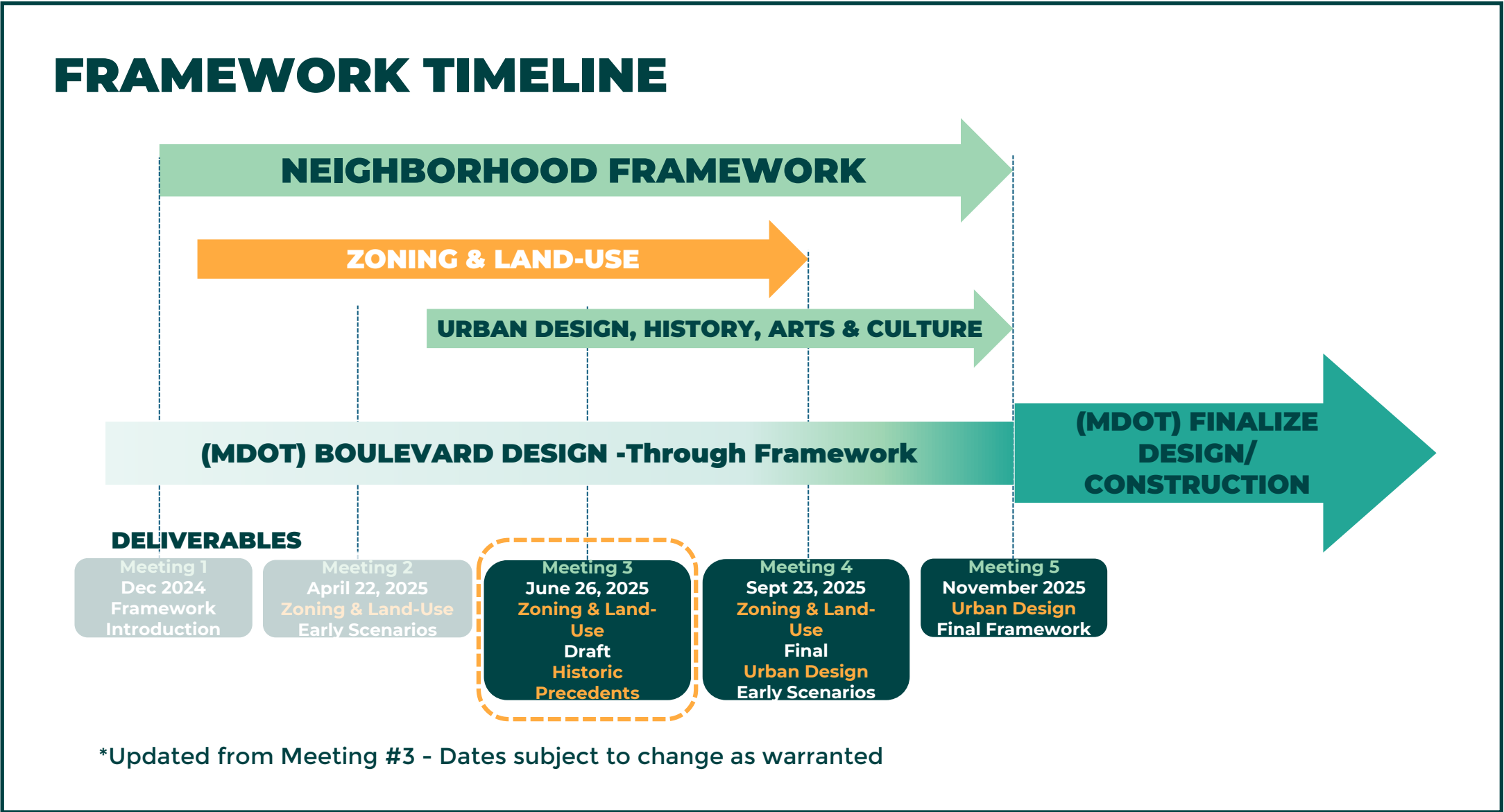
1. The zoning should allow for a **flexibility** of land uses.
2. The zoning should encourage **density** to ensure a range of uses and support economic development.
3. The zoning should encourage **street-level activity** and quality urban environments.

Click here or scan the code to access the survey and share your feedback.



WHAT’S NEXT?

We appreciate your feedback and hope to see you again at the next meeting!



To receive updates on the I-375 Neighborhood Framework, visit: <http://detroitmi.gov/i375> and click “Subscribe for Updates.”

To submit additional questions or comments, email: i-375@detroitmi.gov

