



August 10, 2020

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

RE: A request to amend the Detroit Master Plan of Policies for a portion of the area containing the former State Fairgrounds, generally bounded by West Eight Mile Road, the Grand Trunk Railroad right-of-way, West State Fair Street, Woodward Avenue, vacated Winchester Street, and Ralston Street to accommodate the sale and reuse of the site (Master Plan Change #27)

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 to change the Future General Land Use designation for the above-described area from PR (Regional Park) to IL (Light Industrial). Adoption of this resolution would permit the sale of this property and allow for the potential of a rezoning of the site for future commercial and/or industrial uses.

Location

The subject site is located in the Neighborhood Cluster 1, State Fair Neighborhood Area of the Master Plan of Policies. The site is generally bounded by Woodward Avenue, West Eight Mile Road, the Grand Trunk Railroad right-of-way, and West State Fair St.

Existing Site Information

The subject site contains the majority of the former site of the Michigan State Fair. Excluded from the proposed change is the shopping center, the pocket park and building at the south-west corner of the site, and an existing parking lot on Woodward. The current Master Plan of Policies Future General Land Use designation for the site is PR (Regional Park), and its zoning is B4 (General Commercial District).

Surrounding Site Information

The cemetery to the west, across Woodward Avenue, is zoned R1 (Single Family Residential District) and has a Future General Land Use (FGLU) designation of CEM (Cemetery). The shopping center to the north-west is zoned B3 (Shopping District) and has a FGLU designation of CRC (Retail Center). To the north is the City of Ferndale. To the south, across West State Fair Avenue is mostly vacant residential land zoned R2 (Two Family Residential District) and designated RLM (Low – Medium / Density Residential). To the northeast, across the railroad tracks, is mostly vacant residential land zoned R1 and designated RL (Low Density Residential). To the southeast across the railroad tracks is industrial land, both vacant and occupied zoned M4 (Intensive Industrial District) and designated as IL (Light Industrial).

Project Proposal

The Master Plan designation is being revised to allow for the sale of the City-owned property and

its redevelopment for commercial and/or industrial uses.

Interpretation

Impact on Surrounding Land Use

The likely future commercial uses would be buffered from the mostly vacant residential land to the south and east by W. State Fair Road and the railroad tracks respectively. For the past several years, an intermodal yard has been operating at the northeast corner of the site, and a storage lot for cars awaiting shipment on the southern portion. The anticipated truck traffic could access the site from existing curb cuts on the major streets of Woodward Avenue and Eight Mile.

Impact on Transportation

DDoT routes runs along Woodward, W. State Fair Street, and Eight Mile Road. Additionally, SMART has routes on Woodward and Eight Mile, which are designated as a “Major Street” in the Master Plan, as is W. State Fair Street. Again, truck traffic would have to be appropriately directed.

Recommended Master Plan Amendment

The Planning and Development Department requests this proposed amendment to the Master Plan of Policies to accommodate the sale and reuse of the former State Fairgrounds. This amendment will permit the sale of the land, which is prohibited by the Recreation designation, and the possible future rezoning of the property. 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 West Eight Mile Road, the Grand Trunk Railroad right-of-way, West State Fair Street, Woodward Avenue, vacated Winchester Street, and Ralston Street from PR (Regional Park) to IL (Light Industrial).

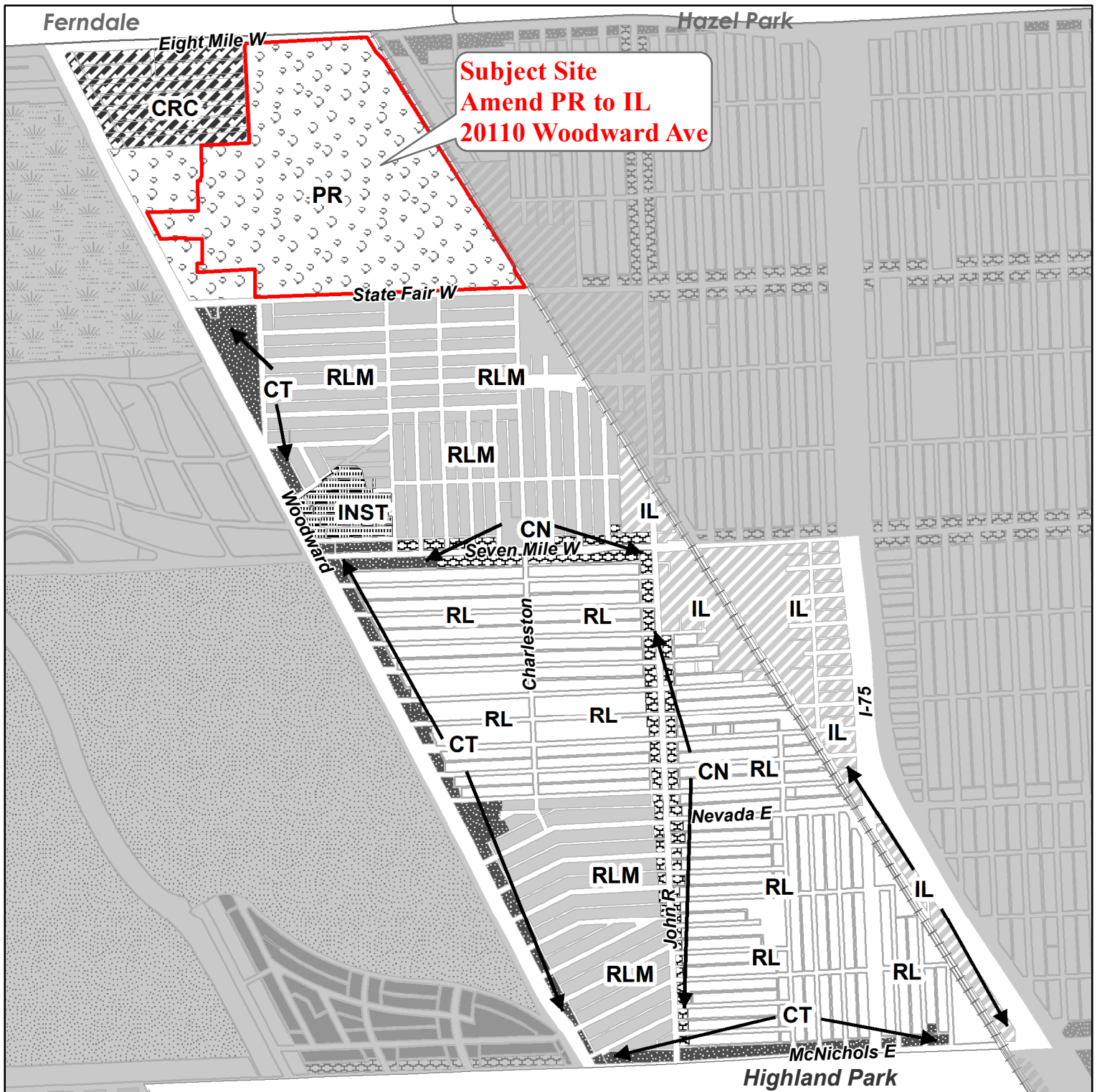
Respectfully submitted,



Karen Gage, Director
Design and Development Innovation
Planning and Development Department

Attachments

Future General Land Use Map: Map 1-6B, Neighborhood Cluster 1, State Fair.



Map 1-6B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 1 State Fair



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)

