



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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May 13, 2021

Honorable City Council
2 Woodward Avenue
Detroit, MI 48226

**RE: Consistency with Master Plan designation of the proposed additional Homestead
Neighborhood Enterprise Zones**

Dear Honorable Council Members,

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 147 of 1992 (section 207.773), the Planning and Development Department's (PDD) Planning Division submits the following interpretation for the proposed Homestead Neighborhood Enterprise Zone (NEZ) modifications.

Location and Project Proposal: Detroit City Council is currently reviewing the status and viability of existing NEZ-Homestead areas with the aim of modifying existing areas and creating new areas for the 2021 tax year. Per Your Honorable Body's request, the Department has completed a comprehensive review of the proposed 158 new and modified Homestead Neighborhood Enterprise Zones (NEZs), as submitted to PDD on April 28, 2021, for consistency with the Detroit Master Plan of Policies.

Current Master Plan (MP):	% Total Parcels	% Total Area
Low Density Residential	67.9%	74.0%
Low/ Medium Density Residential	25.6%	21.2%
Mixed - Residential/ Commercial	2.5%	0.9%
Medium Density Residential	1.5%	1.1%
High Density Residential	0.8%	0.5%
Neighborhood Commercial	0.8%	0.9%
Mixed - Town Center	0.3%	0.4%
Thoroughfare Commercial	0.2%	0.3%
Distribution/ Port Industrial	0.1%	0.0%
Recreation	0.1%	0.2%
Institutional	0.1%	0.3%
Mixed - Residential/ Industrial	< 0.0%	< 0.0%
Retail Center	< 0.0%	< 0.0%
Light Industrial	< 0.0%	0.1%

Master Plan Interpretation:

The proposed subject areas sites are substantially consistent with the Master Plan. Almost 98% of the area is designated for residential development. Along larger streets, the edges of some of the districts are commercially designated, both via zoning and Master Plan, as is common in many neighborhoods. It should be noted that some residential development is appropriate in areas designated commercially.

The following Goal of the Citywide Policies describe the following recommendations:

- GOAL 2: Strategically target tax incentives
- Policy 2.1: Research and develop a sound strategy for the use of tax and other incentives for housing, with due regard for the actual benefits and costs citywide.

The proposed modification of the Homestead NEZ District conforms to the Future General Land Use characteristics of the area.

Respectfully Submitted,

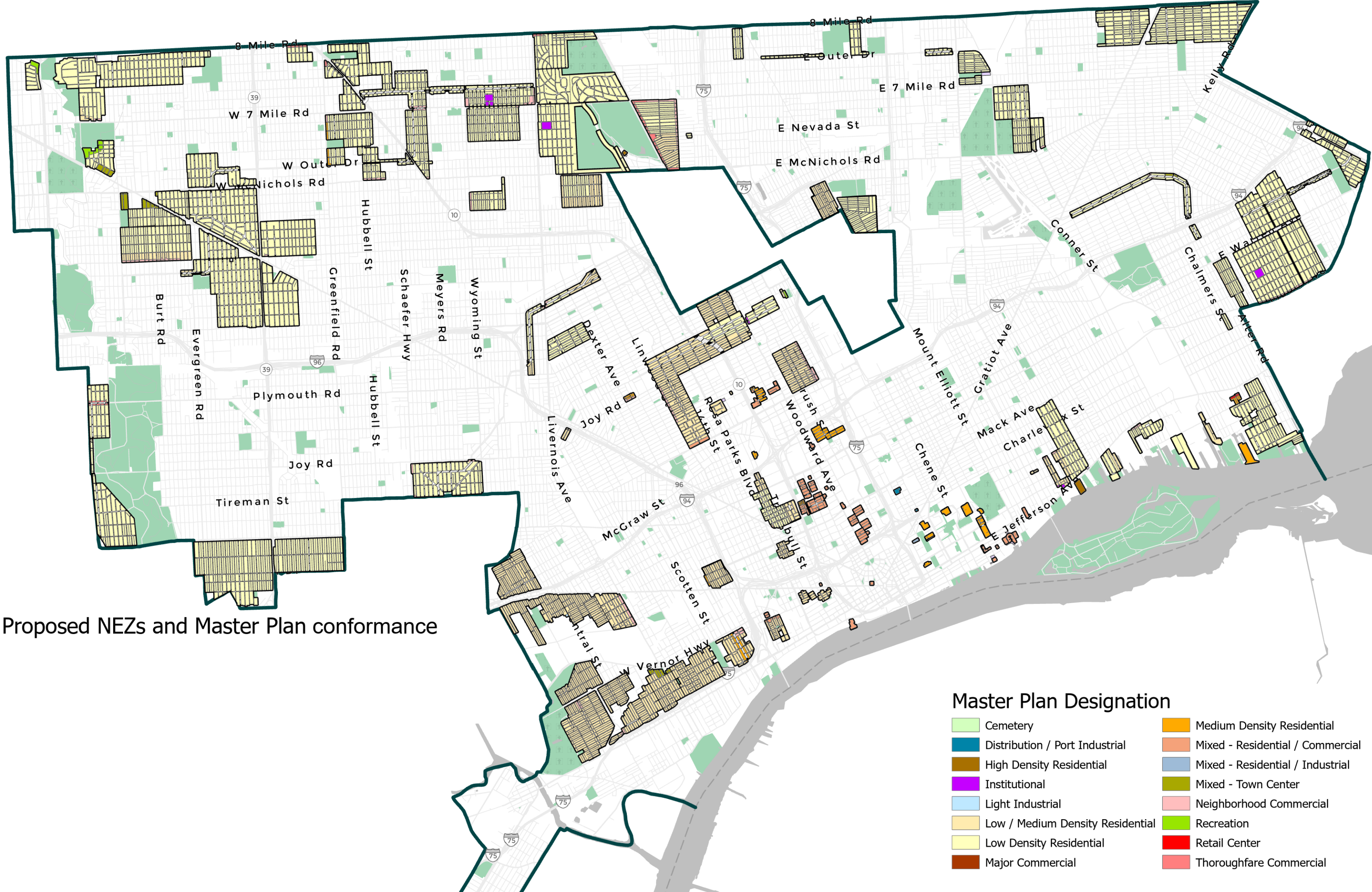


Katy Trudeau, Acting Director

Planning and Development Department

Attachments: Map

cc: Amanda Elias, Mayor's Office
Alexa Bush, PDD
Dave Walker, PDD
Garrick Landsberg, PDD
Kevin Schronce, PDD



Proposed NEZs and Master Plan conformance

Master Plan Designation

- | | |
|---|---|
| Cemetery | Medium Density Residential |
| Distribution / Port Industrial | Mixed - Residential / Commercial |
| High Density Residential | Mixed - Residential / Industrial |
| Institutional | Mixed - Town Center |
| Light Industrial | Neighborhood Commercial |
| Low / Medium Density Residential | Recreation |
| Low Density Residential | Retail Center |
| Major Commercial | Thoroughfare Commercial |