



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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**TO:** Mr. Marcell Todd, Director, City Planning Commission  
**FROM:** Greg Moots, Planning and Development  
**RE:** Master Plan Interpretation for **Rezoning**  
**DATE:** June 27, 2023

**RE:** Master Plan of Policies review of the request to show a PD (Planned Development District) zoning classification where an R2 (Two-family residential District) is currently shown on four parcels commonly known as 2099, 2087, 2081, and 2075 Vermont Street

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department (P&DD) submits the following review of the proposed rezoning. The proposed map amendment is at the request of the Detroit City Planning Commission.

**Location**

The four subject parcels (2099, 2087, 2081, and 2075 Vermont Street) are located south of Dalzelle Street and west of Rosa Parks Boulevard.

**Existing Site Information**

The area is approximately 0.4 acres in size and contains three historic homes—a five-unit multiple-family dwelling and two single-family dwellings.

**Surrounding Site Information**

North: R2 – mixed residential  
East: M3 – vacant, under construction  
South: R2 – Two-family home  
West: R2 – Commercial and residential

**Project Proposal**

The rezoning is being requested to permit the development of a multiple-family residential building that would consist of five townhouse units and three stacked apartment units along the alley property line. The street side of the site contains three historic homes—a five-unit multiple-family dwelling and two single-family dwellings. The total development as proposed would include 15 units. The total development as proposed would include 15 units.

## **Interpretation**

### Impact on Surrounding Land Use

The rezoning of the site to permit eight additional units should not have a significant impact on the adjacent residential developments. With access to the new residential building from the alley, it should not add significant traffic or other problems to the area. The building proposed in the PD fit with the scale of the area.

### Impact on Transportation

Under the R2 zoning, a maximum of eight units could be developed. The additional units should not add a significant amount of traffic to the area, as the surrounding streets have the capacity for the few potential cars. Bus routes run to the south on Bagley Street and to the north on Michigan Avenue.

## **Master Plan Interpretation**

The site is designated Low - Medium Density Residential (RLM) in the Master Plan's Corktown neighborhood. These areas "... should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking or garages with alley access.". The proposed rezoning is generally **consistent** with the Master Plan designation, as the overall density of the larger area would not increase significantly and the overall character would not change.

Respectfully Submitted,



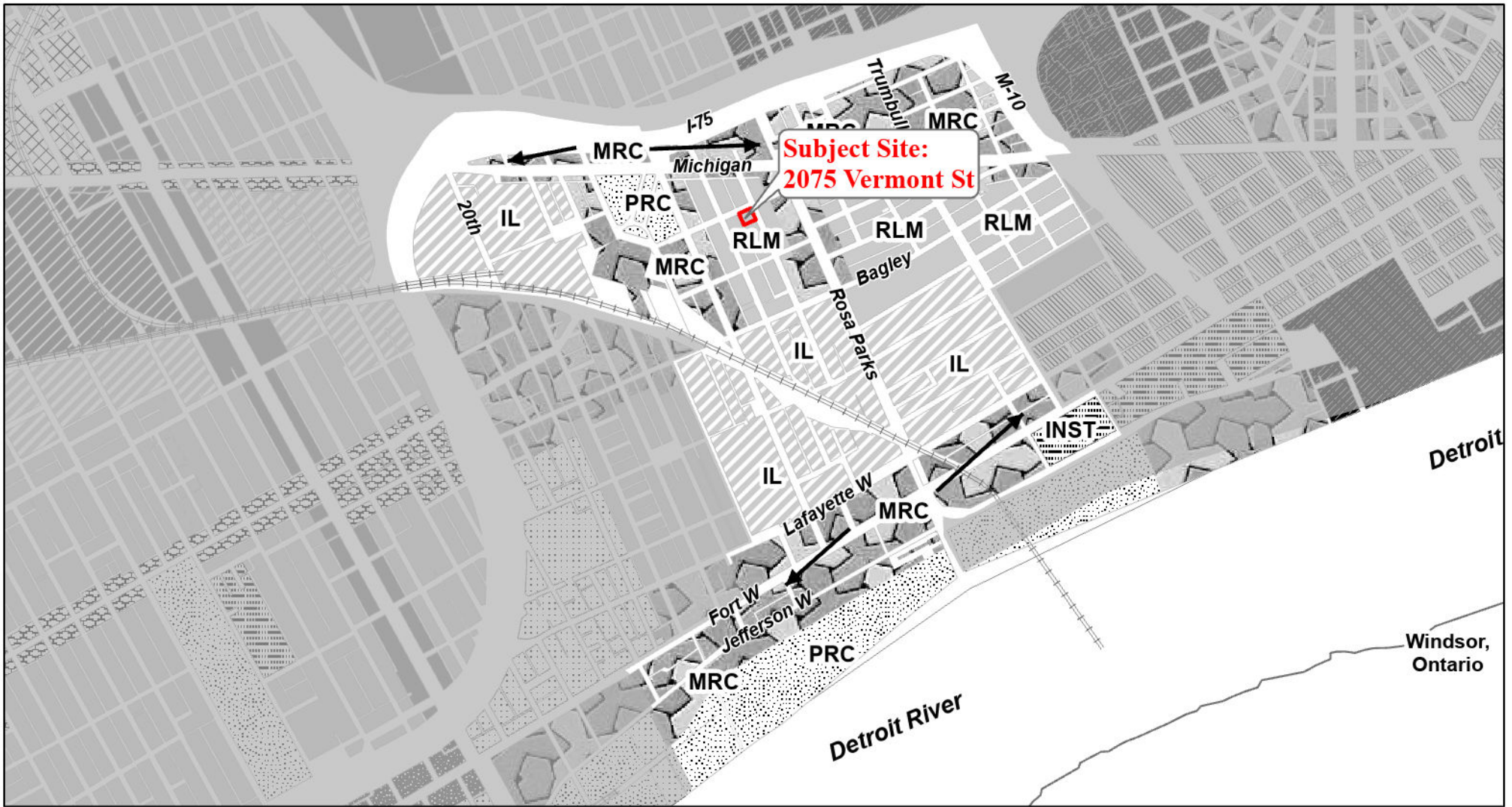
Gregory Moots

Planning and Development Department

## **Attachments**

**Future General Land Use Map:** Map 4-2B, Neighborhood Cluster 4, Corktown

CC: Karen Gage  
Antoine Bryant, Director



Map 4-2B

**City of Detroit  
Master Plan of  
Policies**

**Neighborhood Cluster 4  
Corktown**



**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)                  |  |

