



April 4, 2024

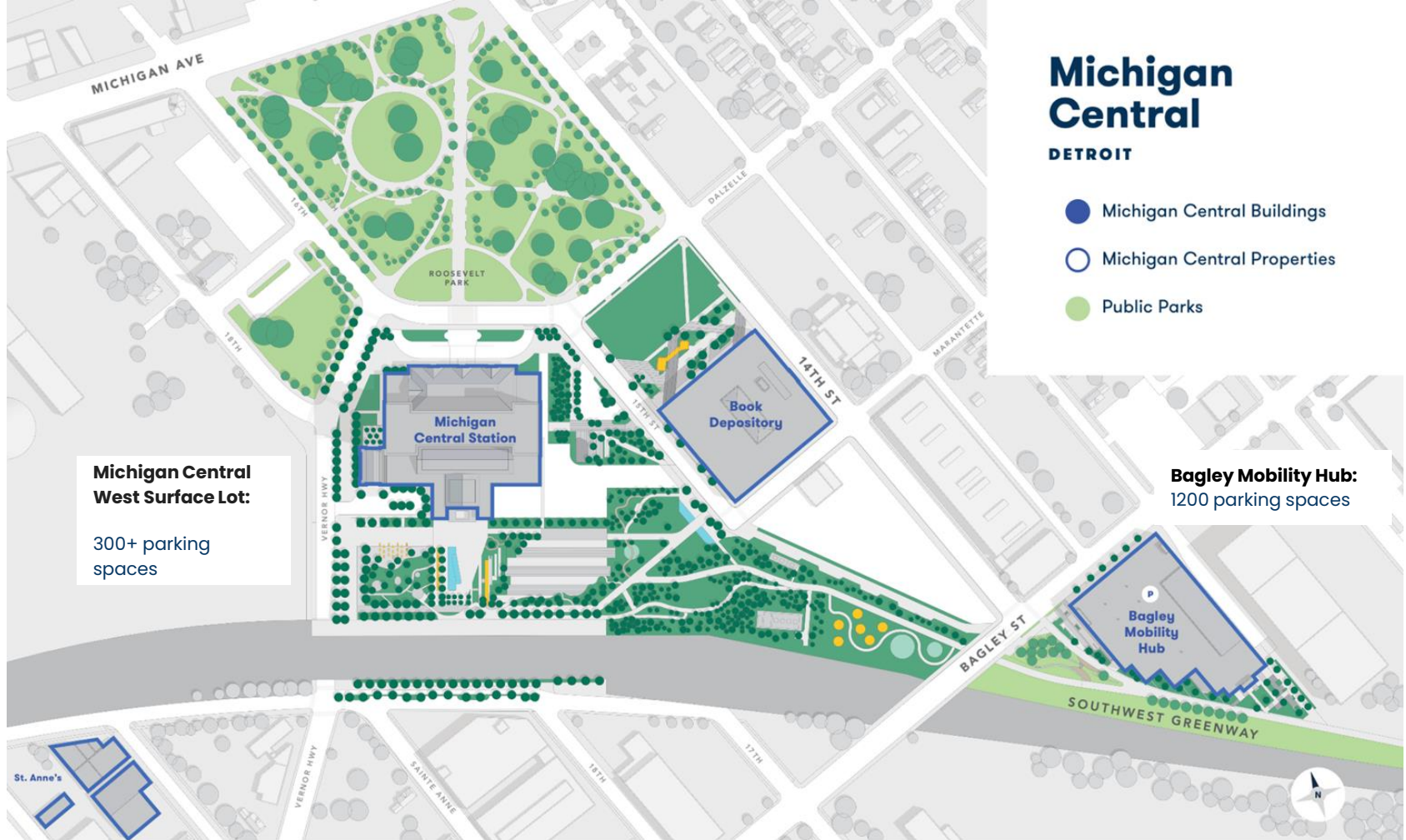
# City Planning Commission

## Rezoning Michigan Central Station Proposal



# Michigan Central Properties





# Michigan Central

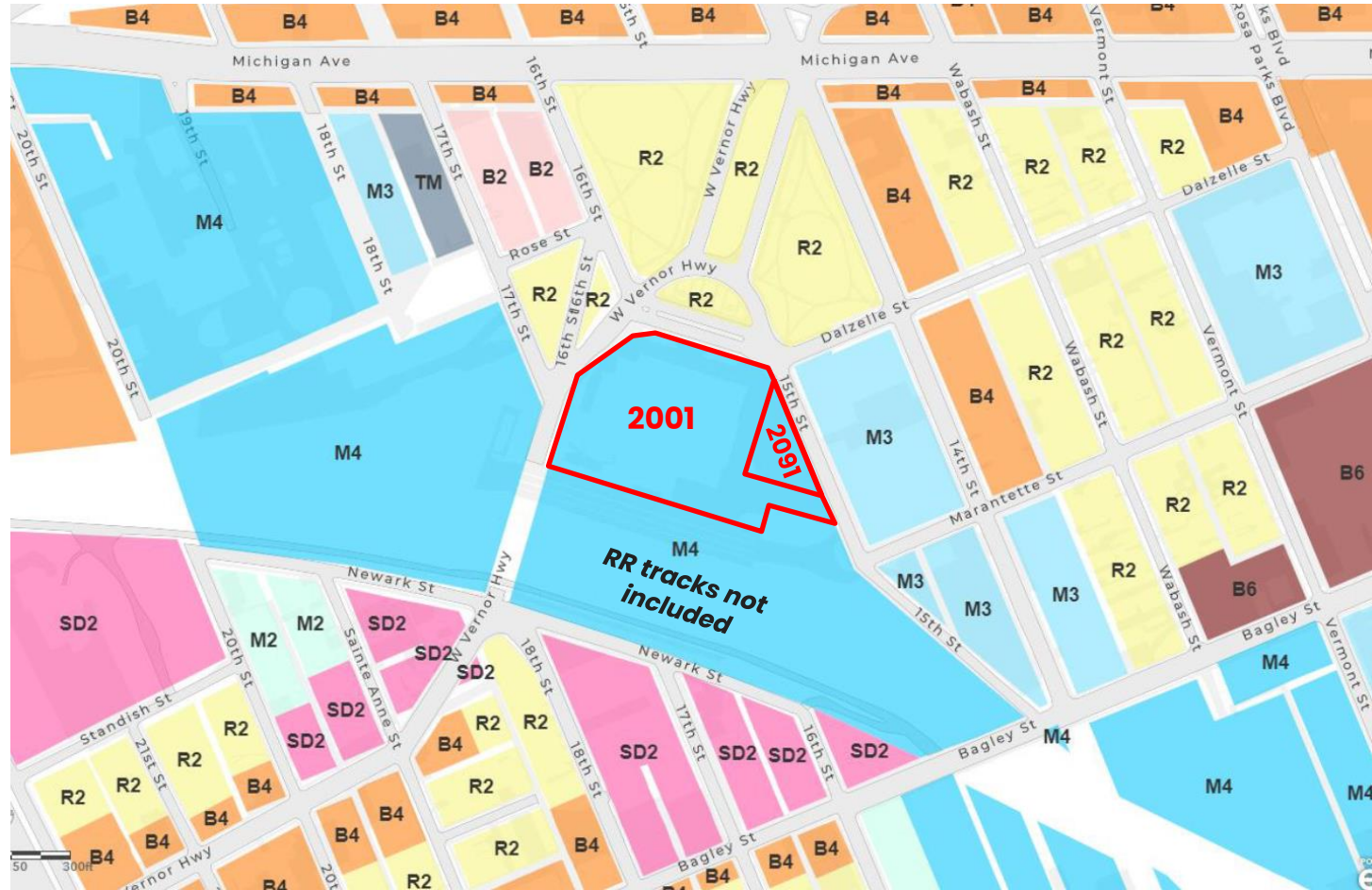
DETROIT

- Michigan Central Buildings
- Michigan Central Properties
- Public Parks

**Michigan Central West Surface Lot:**  
300+ parking spaces

**Bagley Mobility Hub:**  
1200 parking spaces

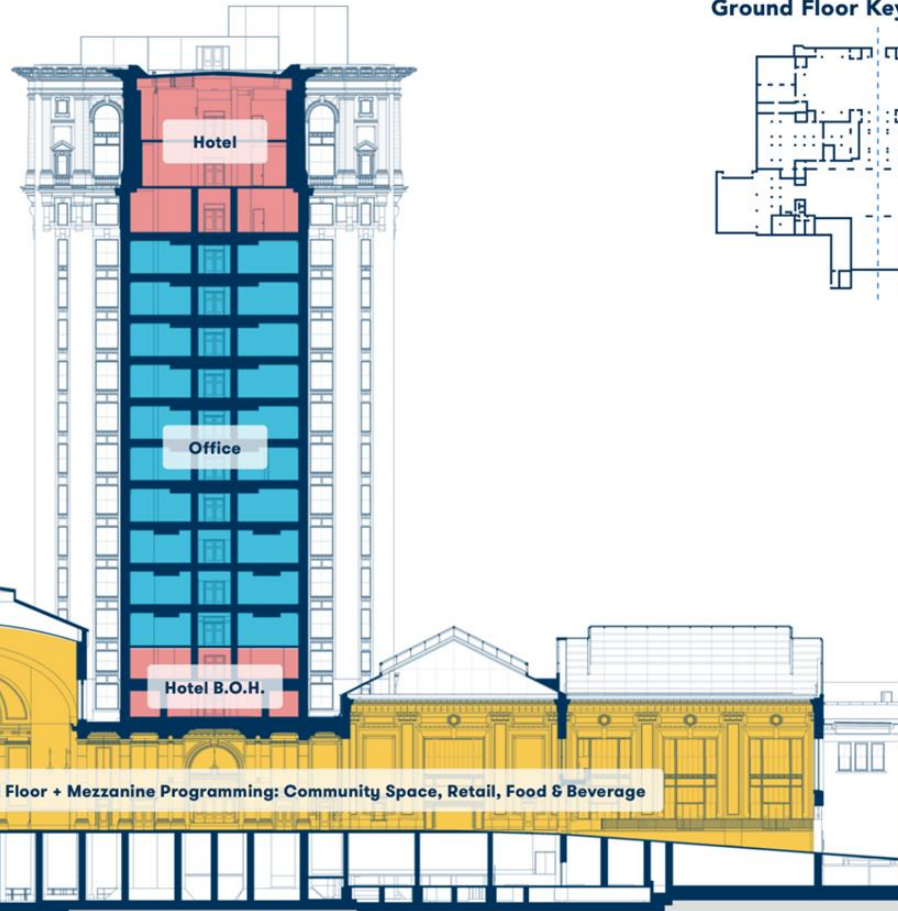
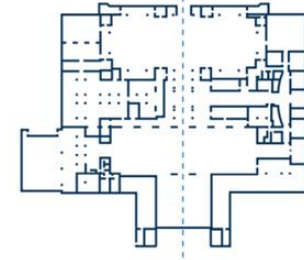
# Current Zoning Map – 2001 & 2091 15<sup>th</sup> Street



# Michigan Central Station

DETROIT

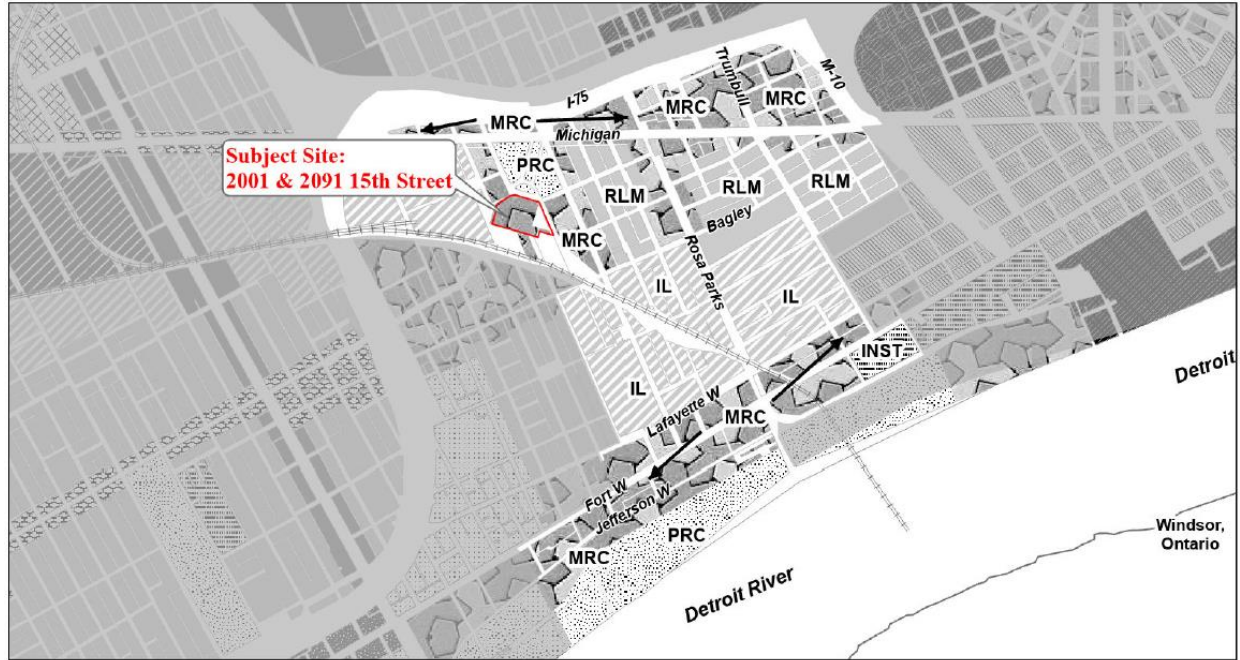
Ground Floor Key Plan




- Proposed Hotel requires rezoning
- Conditional Use approval also required outside of the CBD (includes site plan review)
- Former railroad tracks not included in rezoning

# Planning Considerations (P&DD)

- Neighborhood Cluster 4  
Corktown
- FLU: Mixed Residential  
Commercial (MRC)
- Proposed rezoning to B5 is  
**consistent** with MRC

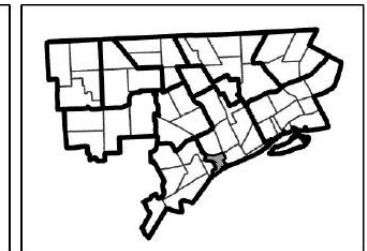


**Map 4-2B**  
**City of Detroit**  
**Master Plan of**  
**Policies**  
**Neighborhood Cluster 4**  
**Corktown**



**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)	



# Conclusion

In light of the various factors, staff's analysis and consideration of the approval criteria, staff finds the requested rezoning appropriate and beneficial to the subject area and recommends **approval**.

## Approval Criteria (staff comments)

- *Ford's investment in the neighborhood and the ongoing development of its Corktown campus signifies a changing condition, trend, or fact.*
- *Downzoning to a Business district would all but eliminate the ability for objectionable industrial uses to locate on the site and will help protect the natural environment.*
- *The subject property is not suitable for M4 zoning based on the current boundaries of M4 zoning and industrial in the area, the vast majority of which exists south of Bagley Street.*
- *The subject property is suitable for B5 zoning due to the trend towards Corktown including a regional office component, and the historic train station being the signature building of the Ford/Michigan Central Corktown campus with a building height of 230 feet.*

**Thank you!**



**MICHIGAN CENTRAL**