

City of Detroit

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NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Both in-person and virtual attendance are options to participate. Pursuant to public health guidelines and limited room capacity, if anyone has cold, flu, COVID symptoms or other contagious condition, virtual attendance is strongly encouraged. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, APRIL 16, 2026, AT 5:15 PM

The subject hearing will consider the #33 **proposed amendment to the Detroit Master Plan of Policies** prepared and requested by the Planning and Development Department to amend the Future General Land Use map for two areas generally bounded by Warren Avenue, McGraw Street, 30th Street, the I-94 Expressway, and vacated Parkdale Terrace to accommodate light industrial development uses and support future retail.

The subject sites are located in Neighborhood Cluster 6, Tireman Neighborhood Area, of the Master Plan and summarized as follows:

- Subject Site 1 is generally bounded by McGraw Street, 31st Street, the I-94 Expressway, Junction Avenue, Devereaux Street, and vacated Parkdale Terrace. **The amendment proposes to change the Future General Land Use designation from RM (Medium Density Residential) to IL (Light Industrial).**
- Subject Site 2 is generally bounded by 30th Street, the I-94 Expressway, 31st Street, and the alley south of and parallel to West Warren Avenue. **The amendment proposes to change the Future General Land Use designation from RM (Medium Density Residential) to CT (Commercial Thoroughfare).**

The proposed map amendments are being requested to allow for the following:

- Subject Site 1 is intended to accommodate redevelopment for light industrial uses, currently a proposed warehouse and logistics facility of approximately 400,000 square feet. The IL designation is being proposed in anticipation of rezoning much of the site to M2 (Light Industrial) to accommodate its redevelopment.

- Subject Site 2 is intended to accommodate redevelopment for a future, community-informed commercial or open space to act as a transition area that buffers the adjacent residential from the industrial activity to the west.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at cpc@detroitmi.gov. Public comment/testimony may be given at the appropriate times when called for during the meeting. If you desire to speak and are attending the meeting online, press the “raise your hand” icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at (313) 224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

To participate virtually in the CPC meeting, please use the following options:

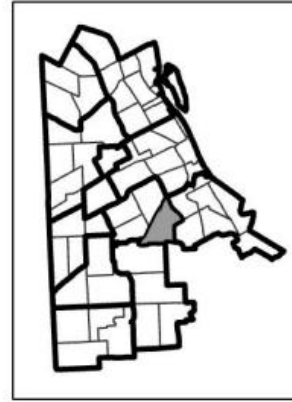
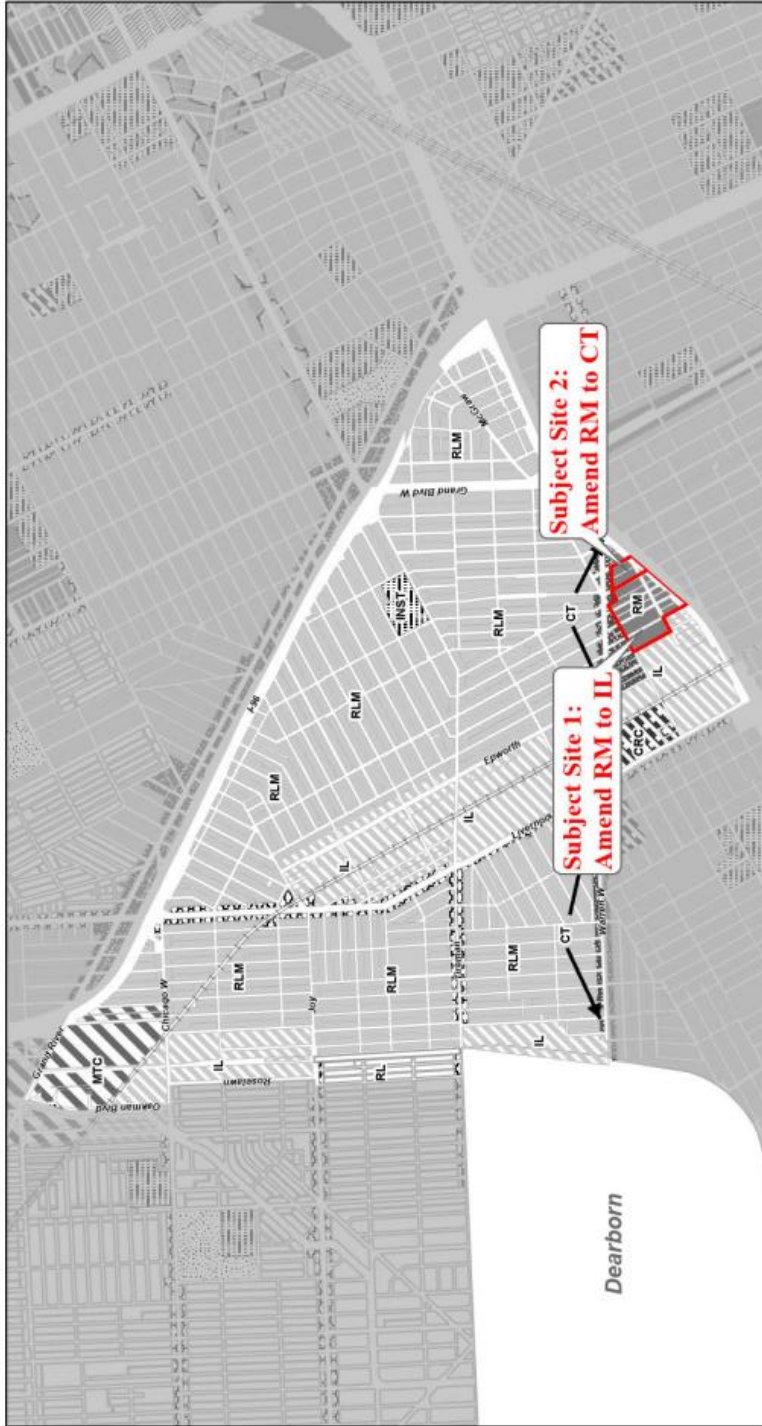
Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlcZn3UT09>

Or iPhone one-tap: US: +12678310333,96355593579# or +13017158592,96355593579#

Or by Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579



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 (CH)		Private Marina (PRM)
	Thoroughfare Commercial (CT)		Airport (AP)
	Special Commercial (CS)		Cemetery (CEM)
	General Industrial (IG)		Institutional (INST)
	Light Industrial (IL)		

Map 6-3B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 6
Tireman

PROPOSED MAP CHANGES