



February 5, 2026

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

RE: A resolution to amend the Detroit Master Plan of Policies for the 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 (Master Plan Change #32)

HONORABLE CITY COUNCIL:

Pursuant to the City of Detroit's City Charter (Section 8-102), the Planning and Development Department (PDD) has submitted for your consideration and action a proposed amendment to the Detroit Master Plan of Policies (Master Plan). Adoption of this resolution would update the Future General Land Use designations for two related subject areas to support light industrial redevelopment and establish commercial zoning consistent with land use outcomes envisioned through community engagement.

Location

The subject sites are located in the Neighborhood Cluster 6, Tireman Neighborhood Area of the Master Plan. Collectively, the sites are generally bounded by West Warren Avenue and McGraw Street to the north, 30th Street to the east, the I-94 Expressway to the south, and vacated Parkdale Terrace to the west.

Subject Site 1 is generally bounded by McGraw Street, 31st Street, the I-94 Expressway, Junction Avenue, Devereaux Street, and vacated Parkdale Terrace.

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.

Existing Site Information

The subject areas are currently vacant and are both areas are designated RM (Medium Density Residential). **Subject Site 1** is located immediately east of the ThyssenKrupp Steel manufacturing facility and previously contained the Kronk Recreation Center and Atkinson Playfield, as well as former residential lots. **Subject Site 2** is vacant and contains former residential lots.

Surrounding Site Information

Subject Site 1 directly abuts the a Master Plan designation of IL (Light Industrial) and contains ThyssenKrupp Materials NA manufacturing facility, zoned TM (Transitional Industrial). To the south is the I-94 Expressway. The parcels to the north, across McGraw Street, are zoned R2

(Two Family Residential) and B4 (General Commercial), with a Master Plan designation of CT (Thoroughfare Commercial), occupied by a majority of vacant land with some commercial buildings. To the south is the I-94 expressway. To the east is the area designated as “Site 2”, currently designated as RM.

Subject Site 2 is situated along a major corridor (W. Warren Ave) to the north (designated as CT, zoned B4 and commercially developed) and the I-94 Expressway to the south with access to transit and nearby commercial activity. The area is positioned between the proposed industrial development to the west and existing residential neighborhoods to the east (designated RM and zoned R2).

Project Proposal

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 has a proposed Future General Land Use designation to CT (Commercial Thoroughfare) supporting a future, community-informed commercial or open space vision to act a transition area that buffers the adjacent residential from the industrial activity to the west.

Interpretation: Impact on Surrounding Land Use

Subject Site 1 is being proposed for a Light Industrial (IL) designation reflects the site’s adjacency to existing industrial uses and should minimize impacts on adjacent residential uses via designated truck routes to minimize truck traffic passing homes. The expressway to the south, industrial development to the west, and future commercial parcel to the east help to buffer the industrial development. Proper landscaping will also further buffer the use from the surroundings.

Subject Site 2 is proposed for a Commercial Thoroughfare (CT) designation establishes an intentional transition zone, consistent with Master Plan policy, that supports open space or corridor-based development to mitigate potential land use conflicts with nearby residential areas. The commercial development east of 31st Street would be adjacent to the existing commercial development to the north and across the street from the residential uses across 30th Street. Impacts should not be significant.

Impact on Transportation

DDOT and SMART bus routes service the area along W. Warren Ave. and Junction Street (with the closing of Junction Street adjacent to the site, that route would be adjusted). The site’s proximity to major streets should mitigate traffic through adjacent residential neighborhoods. Designated truck routes should also be established to keep trucks out of the neighborhoods north and south of I-94. The City’s closing of Junction Street necessitates detouring to the east to 31st Street.

Recommended Master Plan Amendment

The PDD requests this proposed amendment to the Master Plan to accommodate the reuse of the

area for primarily light industrial use. The site's proximity to industrial zoning to the west and the I-94 expressway makes it a good candidate for future industrial development. We therefore request that:

Subject Site 1: Change from RM (Medium Density Residential) to IL (Light Industrial) for the area generally bounded by McGraw Street, 31st Street, the I-94 Expressway, Junction Avenue, Devereaux Street, and vacated Parkdale Terrace.

Subject Site 2: Change from RM (Medium Density Residential) to CT (Commercial Thoroughfare) for the area generally bounded by 30th Street, the I-94 Expressway, 31st Street, and the alley south of and parallel to West Warren Avenue.

Respectfully submitted,

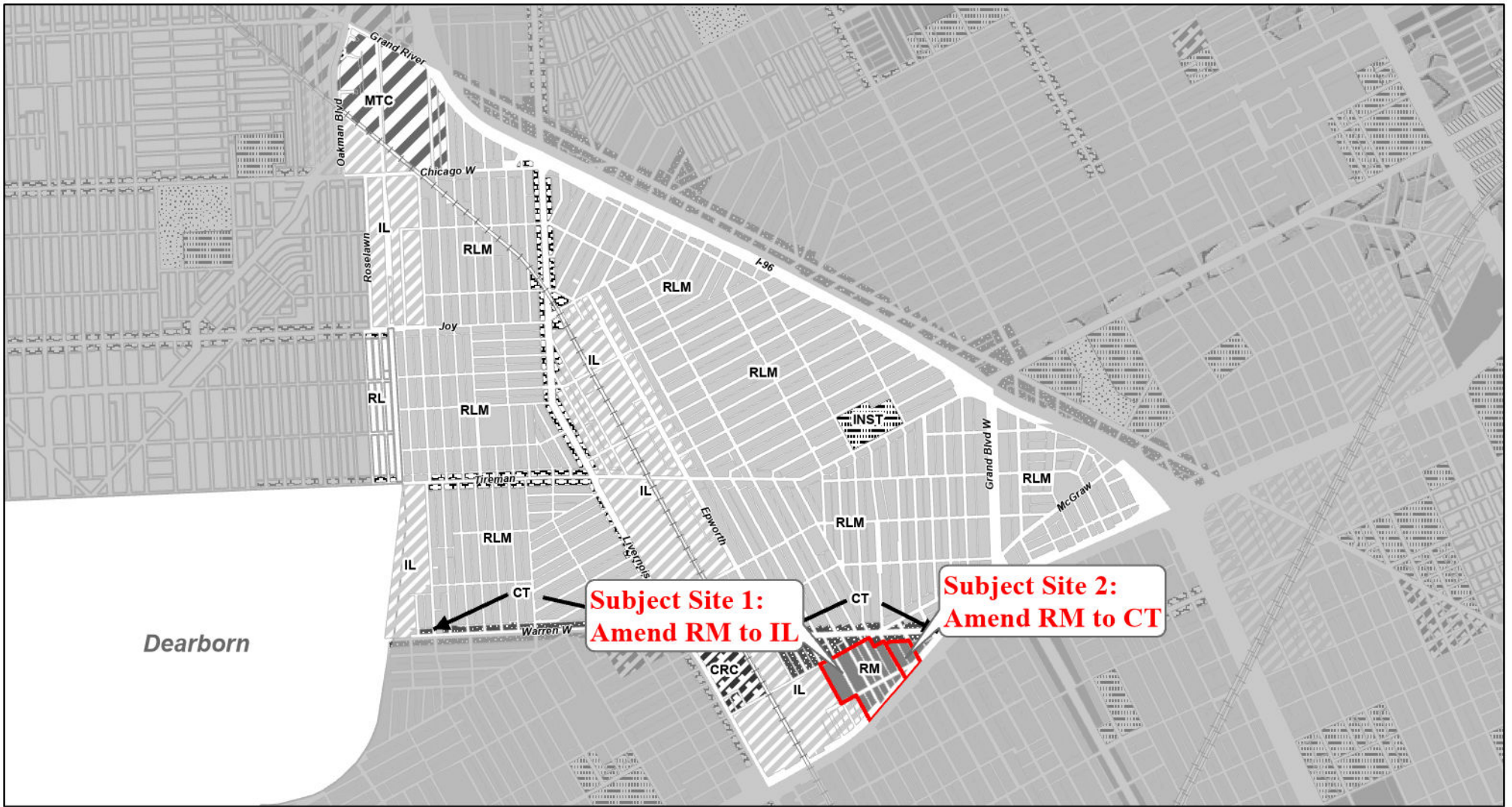


Alexa Bush, Director
Planning and Development Department

CC: Greg Moots, PDD
Karen Gage, Director Office of Zoning Innovation

Attachments

Future General Land Use Map: Map 6-3B, Neighborhood Cluster 6, Tireman Neighborhood



Map 6-3B

**City of Detroit
Master Plan of
Policies**

**Neighborhood Cluster 6
Tireman**



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) | |

