

# City of Detroit

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**TO:** City Planning Commission

**FROM:** Kimani Jeffrey, City Planner  
Dolores Perales-Lara, City Planner

**RE:** Request of the Planning and Development Department to amend the Master Plan of Policies, by amending the Future General Land Use Map from RM (Medium Density Residential) to IL (Light Industrial) and CT (Commercial Thoroughfare) for the area generally bounded by McGraw Avenue, 31st Street, Edsel Ford Freeway and the western line of 35th street and the vacated portion of 35th Street between McGraw Avenue and Edsel Ford Freeway. (Master Plan Change #33)

**DATE:** April 14, 2026

## NATURE OF REQUEST

A public hearing will be held on April 16, 2026, at 5:15 PM to consider the request of the Planning and Development Department (PDD) to amend the Detroit Master Plan of Policies for the area generally bounded by McGraw Avenue, 30th Street, Edsel Ford Freeway and the western line of 35th street and the vacated portion of 35th Street between McGraw Avenue and Edsel Ford Freeway 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 Junction/vacated 35<sup>th</sup> Street. 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 (Restricted 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 light industrial activity to the west. The CT designation is being proposed in anticipation of rezoning the site to B4 (General Business).

## **PROPOSAL**

Junction McGraw LLC is the representative entity for the development group known as Latimer Asheley Development Group, LLC which is a Detroit based joint venture. The development team includes Hiram E. Jackson of Real Times Media, Carla Walker CEO of Walker Miller Energy Services, Sonya S. Mays of Develop Detroit, Dennis Archer Jr. Esq of Sixteen 42 Ventures and Kyle Morton VP of development for Ashley Capital.

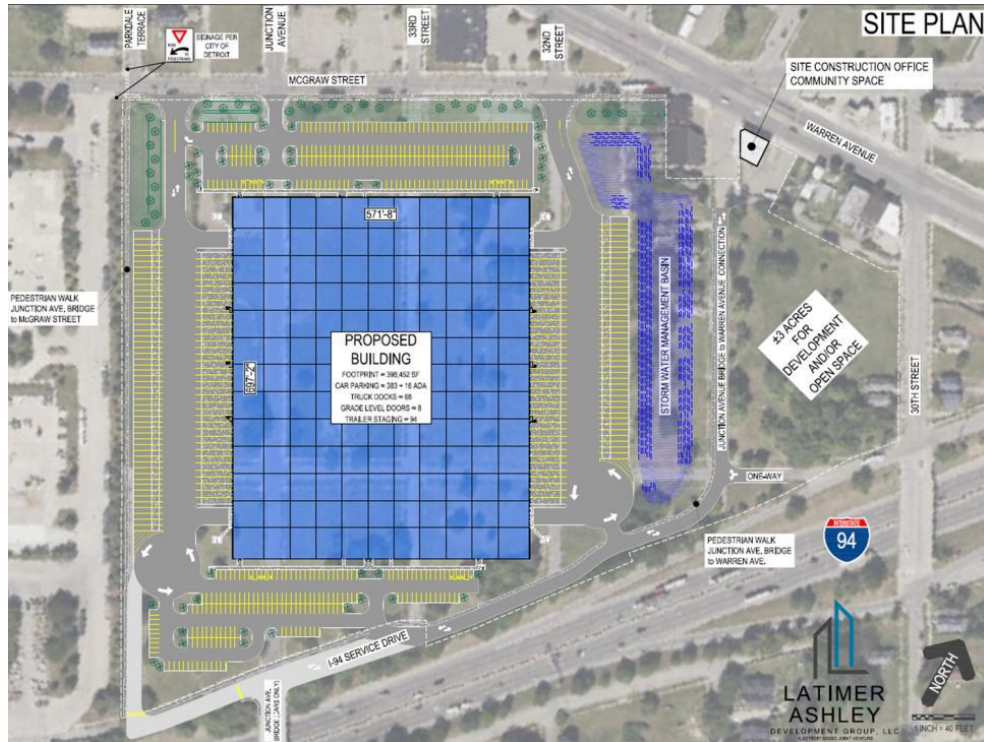
The proposed development is seeking to attract mobility or light industry operators for the roughly 30-acre site that lies between McGraw Avenue, Warren Avenue, I-94 and 35th Street just east of the ThyssenKrupp plant.

The proposal calls for a 400,000 square foot building for speculative construction on a 30-acre site spanning 173 parcels. Speculative construction means the tenant would be identified once the building is underway, as the target market of tenants typically operates on a shorter planning timeline and makes expansion plans based upon the most expedient projects that are under construction.

The proposed light industrial facility is anticipated to generate approximately 450 jobs. Just over an acre of the land is currently owned by the development team and the remainder is owned by the Detroit Brownfield Redevelopment Authority which has a letter of intent with the developer for the project.

The largest portion of the land in question, west of 31st street, is proposed to be rezoned from the R2 zoning classification to the M2 zoning classification in order to allow for the proposed light industrial facility.

Additionally, approximately three acres of land bounded by the east/west alley south of West Warren Avenue, 30th Street, Edsel Ford Freeway and 31st Street are proposed to be rezoned to the B4 zoning classification. This is being proposed as a result of the community engagement feedback in which residents expressed the desire to see more commercial and residential development in the vicinity. In response, the development team and the City pivoted from the originally proposed M2 zoning classification to the proposed B4 zoning classification, in order to allow potential future marketing and development of the three-acre site for commercial and/or residential development. Below is a site plan for the proposed redevelopment.



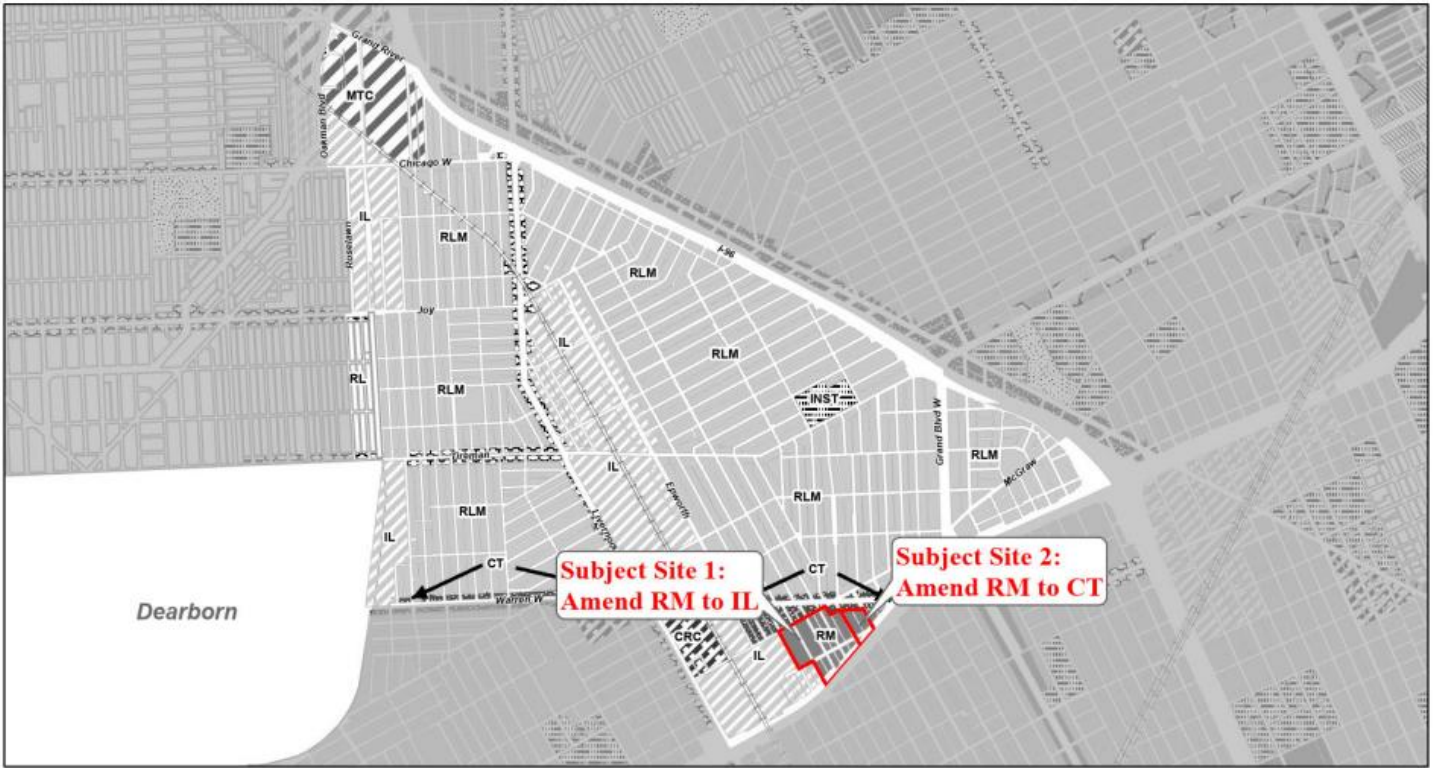
## COMMUNITY INPUT

The vision for the Junction McGraw development was shaped through an extensive community engagement process led by the Administration and developer, including multiple listening sessions that directly engaged residents of the Midwest Tireman neighborhood. A total of six community meetings were held between November 2025 and March 2026.


Representatives from various City of Detroit departments and agencies were present throughout this series of meetings, including staff from the City Planning Commission, the Mayor’s Office Jobs and Economy Team (JETs), the Department of Neighborhoods (DONs) District 6 Manager Eva Torres, the Housing and Revitalization Department (HRD), PDD, and the Detroit Economic Growth Corporation (DEGC).

Throughout this process, the petitioner worked collaboratively with Midwest Tireman residents to refine and reshape the proposal. As a result, substantial modifications were made to the site plan in response to community feedback. No response or letters have been received from surrounding municipalities or the public as it pertains to the proposed Master Plan amendment.

cc: Karen Gage, PDD  
 Greg Moots, PDD  
 Daniel Arking, Law Dept.

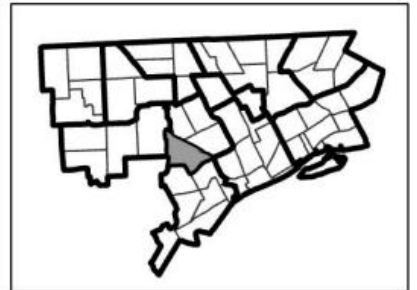


**Map 6-3B**  
**City of Detroit**  
**Master Plan of**  
**Policies**  
**Neighborhood Cluster 6**  
**Tireman**



**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)	



**PROPOSED MAP CHANGES**