

City of Detroit

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TO: City Planning Commission

FROM: Timarie DeBruhl, City Planner

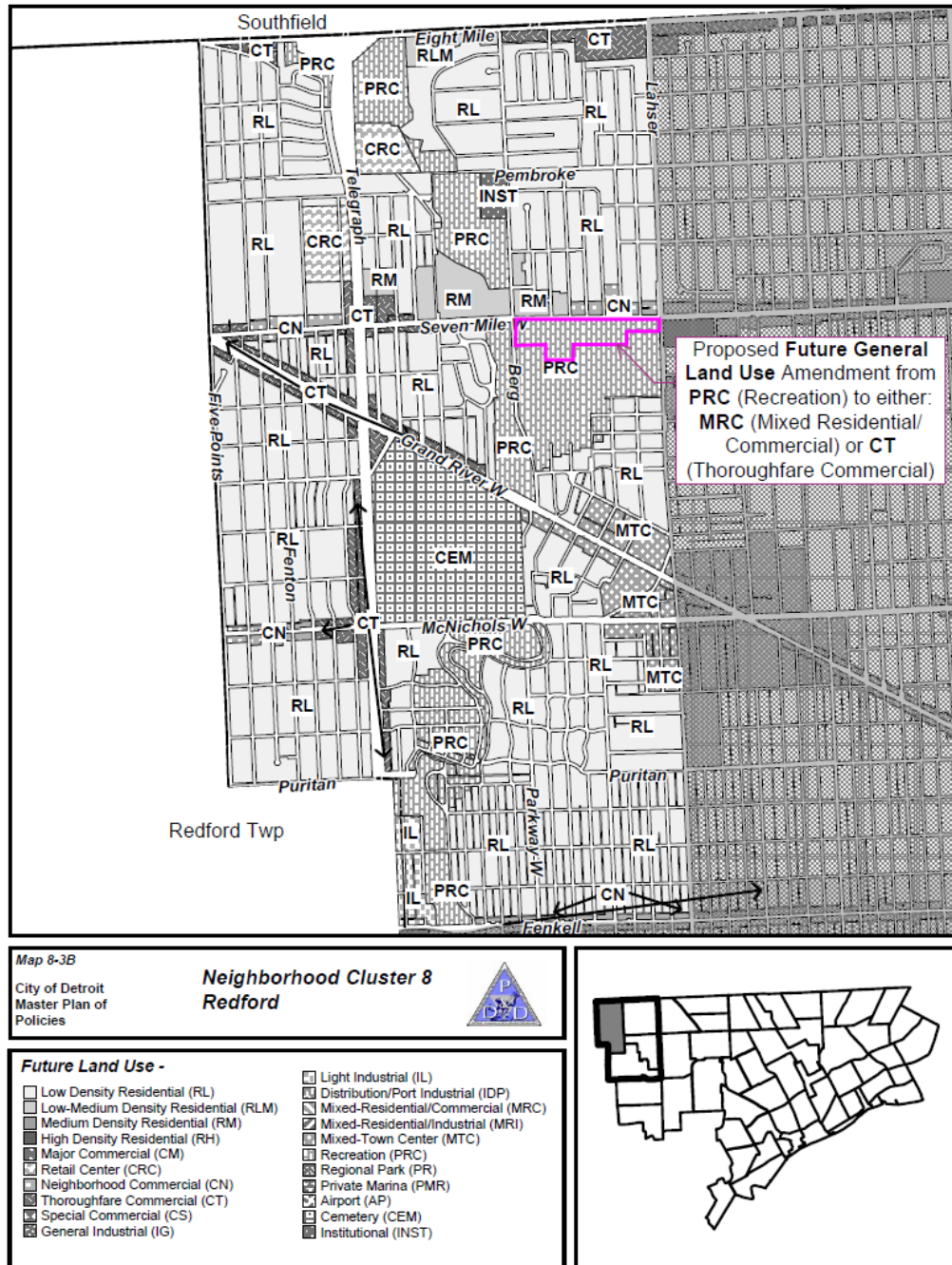
RE: **Request of the Planning and Development Department (P&DD) to amend the Detroit Master Plan of Policies for the Northerly 22-Acre portion of the former Rogell Golf Course from PRC (Recreation) to MRC (Mixed Residential/Commercial) – MP Change #32 (RECOMMEND APPROVAL)**

DATE: September 3, 2026

On June 18, 2026, the City Planning Commission (CPC) held a public hearing at the request of the Planning and Development Department (P&DD) to amend the Detroit Master Plan of Policies for the northerly 22-acre portion of the former Rogell Golf Course to show an MRC (Mixed Residential/Commercial) classification where a PRC (Recreation) classification is currently shown. The subject property is commonly known as 22333 West Seven Mile Road. The site is generally bounded by West Seven Mile Rd. to the north, Lahser Road and McIntyre Street to the east, the remainder of the former Rogell Golf Course (18600 Berg Rd.) to the south, and Berg Road to the west. Later in this report is a map showing the proposed changes.

This amendment is being requested with, and will move forward along with, the proposed rezoning for the site from the B4 (General Business) and R1 (Single-family Residential) zoning classification to the SD1 (Special District, Small-scale, Mixed-use) zoning classification. The proposed amendment in conjunction with the proposed rezoning would allow for uses such as mixed-use residential with retail, office uses, small-scale commercial, and institutional uses.

The requested amendment is in alignment with the Rogell Park Master Plan and P&DD Grand River Northwest Neighborhood Framework Plan. The proposed amendment would support redevelopment for residential, commercial and/or institutional uses on the northern 22-acre portion of the former golf course. The remainder of the former golf course will be improved as a regional park, serving both recreational and stormwater management purposes.



RECOMMENDATION AND CONCLUSION

Amendments to the Master Plan of Policies should be based on generally recognized shifts in circumstances in Detroit for which the plan no longer provides appropriate direction or vision, or where an unanticipated need surfaces. The proposed Master Plan amendment would respond to a shift in circumstances following the closure of the former golf course, as there are no plans for the site to return to that use. The amendment would also align with the future vision for the site which was developed through community engagement and included in both the P&DD Grand River/NorthWest Strategic Framework Plan and the Rogell Park Master Plan. Further, the

amendment would create consistency with Future Land Use designations along W. Seven Mile, which includes both CT – Thoroughfare Commercial and CN – Neighborhood Commercial designations.

Based on the results of the public hearing and staff analysis CPC staff **recommends approval** of the proposed amendment of the request of P&DD to amend the Detroit Master Plan of Policies for the northerly 22-acre portion of the former Rogell Golf Course to show a MRC (Mixed Residential/Commercial) classification where a PRC (Recreation) classification is currently shown.