



April 27, 2016

City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226

RE: A resolution to amend the Detroit Master Plan of Policies to permit the establishment of small-scale and large-scale agricultural uses in the City of Detroit (Master Plan Change #14)

HONORABLE CITY PLANNING COMMISSION:

Pursuant to the City of Detroit's City Charter (Section 8-102), the Planning and Development Department (P&DD) has submitted for your consideration and action a proposed Amendment to the Detroit Master Plan of Policies. Approval by your body and subsequent adoption by City Council of this resolution would accommodate changes in the Master Plan of Policies that would facilitate a text revision of the Zoning Concepts section of the Citywide Policies to permit the use of urban agriculture in the City of Detroit.

Location

Citywide

The proposed Amendment to the text of the Master Plan of Policies will be applied throughout the City of Detroit.

Text Proposal

Proposed amendment to text: The City of Detroit has experienced growth in urban agricultural activities in recent years. This fact stems in large part from the availability of vacant land located in the City's neighborhoods. Currently, the Master Plan recognizes the need to "Encourage and support urban agriculture" (Environment and Energy, Policy 4.3) and "community gardens to increase the availability of fresh produce" (Heath and Social Services, Policy 2.3). Various policies also "Support and promote the reuse of vacant land for community...and urban gardens" (Parks, Recreation and Open Space, Goal 5). In order to further these policies and goals, the Planning and Development Department is proposing to amend the Zoning Concepts section of the Master Plan's Citywide Policies that provides policies to regulate urban agriculture. The language calls out both large-scale and small-scale agricultural uses as allowable activities and sets guidelines on how these uses are to interact with nearby uses to prevent land use conflicts from occurring. The language is general rather than specific to allow for flexibility in how these matters may be handled as they relate to zoning. Specifically addressing urban agriculture in the Master Plan provides an opportunity for vacant land to be an asset for the City.



City Planning Commission

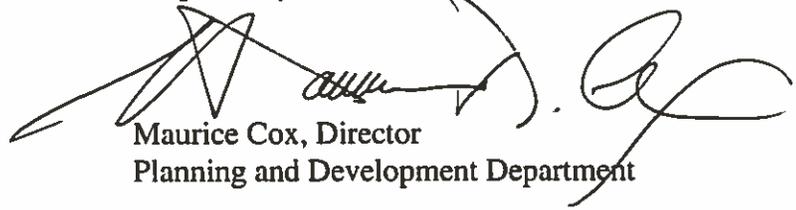
April 27, 2016

Page 2

Recommended Master Plan Amendment

The Planning and Development Department requests this proposed amendment to the Master Plan of Policies to establish urban agriculture as a permitted land use in the City of Detroit. The acknowledgement of urban agriculture in the Master Plan is a nod to its growth throughout the City in recent years. The growth of urban agriculture, along with the need for and availability of vacant land, contributes to Detroit's renewal.

Respectfully submitted,



Maurice Cox, Director
Planning and Development Department

MC/BPE:bpe

Enclosures: Resolution to Amend the Detroit Master Plan of Policies

Amended Zoning Concepts section of Citywide Policies from the Detroit Master Plan of Policies

cc: Aliyah Sabree, Mayor's Office
Marcell Todd, Senior Planner, Legislative Policy Division
John Baran, Executive Manager, P&DD
John Saad, Manager, Housing and Revitalization Department
Valerie Upshaw, Council Liaison, P&DD and Housing and Revitalization Department

DETROIT MASTER PLAN OF POLICIES
MASTER PLAN CHANGE # FOURTEEN

A RESOLUTION TO AMEND THE DETROIT MASTER PLAN OF POLICIES TO PERMIT
THE ESTABLISHMENT OF SMALL-SCALE AND LARGE-SCALE AGRICULTURAL
USES IN THE CITY OF DETROIT

By Council member _____

WHEREAS, The Detroit Master Plan of Policies, adopted July 28, 2009, consists of policies and methods for improving the City of Detroit as a place for people to live and work based upon their needs and desires; and

WHEREAS, The Detroit Master Plan of Policies is approved and adopted as a major reference for evaluating proposed development activities and/or action programs such as neighborhood plans, urban renewal plans, zoning amendments, property acquisition or disposition, and construction of public or private facilities; and

WHEREAS, The Detroit Master Plan of Policies is continuously studied and amended as needed to reflect the desires of residents, businesses, and industries of the City of Detroit; and

WHEREAS, the Planning & Development Department requests that the Zoning Concepts section of the Master Plan of Policies Citywide Policies be amended to provide policies to regulate urban agriculture as a permitted use in the City of Detroit; and

WHEREAS, the proposed text Amendment will set general guidelines on where small-scale and large-scale agricultural uses may be located and how they may be regulated to mitigate conflicts with nearby uses; and

WHEREAS, the proposed Amendment will promote the productive re-use of vacant land;

NOW, THEREFORE, BE IT RESOLVED, The Detroit Master Plan of Policies is amended as follows:

1. For text changes, see attached pages from the Zoning Concepts section of the Citywide Policies in the Master Plan of Policies.

Zoning Concepts

Overview

Zoning regulations are central to achieving desired land use patterns. The regulations provide enforceable means for directing development. Priorities of land use regulation should include reducing conflicts between adjacent land uses while accommodating a diversity of complementary uses. The tools for achieving these goals should not be limited to regulations, but should include incentives for developers willing to innovatively meet these goals.

Issues: Land use conflicts arise when the activities at one location infringe upon the activities at another. These conflicts are usually the result of a lack of enforcement or inadequate zoning requirements and restrictions.

GOAL 1: Alleviate land use conflicts

Policy 1.1: **Develop, S**strengthen and enforce regulations buffering residential areas from commercial, **large scale agricultural** and industrial land uses.

Policy 1.2: Develop and enforce design guidelines to enhance the appearance of commercial areas.

Policy 1.3: **Develop, S**strengthen and enforce regulations protecting residential areas from industrial **and large scale agricultural** land uses especially as relates to truck traffic, **noise, emissions, and pesticides and/or other toxins that may contaminate soil or be airborne and emissions.**

Issues: While the intent of zoning ordinances is to minimize conflicts between uses, it may not allow for complementary uses. Areas that provide mixed uses are crucial to the vitality of a city.

GOAL 2: Provide flexible guidelines to accommodate diverse land uses

Policy 2.1: Encourage mixed-use developments such as residential lofts within light industrial areas or combined live-work environments.

~~**Policy 2.2:** Allow uses (such as agricultural or open space) within residential, commercial and industrial areas containing significant amounts of vacant land.~~

Policy 2.2: In areas containing a significant amount of vacant land, permit large scale agriculture uses in each of the Master Plan Land Use categories.

Policy 2.3: In each of the Master Plan Land Use categories, permit small scale agricultural uses.

Policy 2.34: In high density areas, utilize performance standards to consider aspects such as light, air, noise, traffic, and visual impact.

GOAL 3: Encourage desirable development through incentives

Policy 3.1: Along transit corridors, provide incentives to accommodate high-density development, including apartments, offices, commercial and institutional uses.

Policy 3.2: Provide incentives (such as density bonuses) to encourage the creation of additional greenspace.

Policy 3.3: Utilize development incentives to encourage public art.
