

memorandum

DATE: February 13, 2024

TO: Grosse Pointe Woods Planning Commission

FROM: Jill Bahm, Stephanie Osborn, Rose Kim, Giffels Webster

SUBJECT: **Future Land Use Wrap-Up and Working Master Plan Draft**

Introduction

The Grosse Pointe Master Plan process is nearing completion. After several months of discussions about the City's existing conditions and its vision for the next 10-15 years, we have begun to focus on plan preparation which consists of three main parts:

- The Future Land Use Plan & Map
- The Mack Avenue Corridor Plan
- The Action Plan

Our February 20 meeting will focus on finalizing the future land use plan as discussed in our January meeting and discussing the Mack Avenue Corridor Plan. Action strategies may start to be discussed and will continue at future Planning Commission meetings.

Future Land Use

Annotated Future Land Use Map and Descriptions

The Future Land Use Map illustrates the City's vision for the future. Enclosed is a copy of the future land use map with annotations indicating proposed changes from the future land use map in the previous 2006 Master Plan based on feedback from the Planning Commission last month.

The Future Land Use Map is accompanied by text that describes the intent of the proposed future land use categories. The text is general in nature to allow for some flexibility, however, specific enough to not only guide any zoning amendments that may be needed, but also to provide the City support for land use policies and decisions (like a planned unit development (PUD) or a rezoning application).

Updated Future Land Use Descriptions

Below are the future land use descriptions from the 2006 plan, which have been updated to include suggestions from the Planning Commission at the January meeting. Text with ~~red strikethrough~~ indicates suggested omissions while the **blue text** indicates suggested new text.

Single Family Low Density Residential

This category is designed to provide an environment of predominately lower density, single family detached dwellings along with related uses on lots of 7,200 square feet and greater. These lots, **primarily found in the center of the city, south of Vernier and east of Mack,** ~~sizes~~ will generally equate to the City's R-1A, R-1B, and R-1C single family zoning districts.

Single Family Medium Density Residential

This land use classification is designed to allow medium density residential development for single family detached dwellings along with other related facilities on lots of less than 7,200 square feet. These lots **comprise the bulk of the city's residential lots, north of Vernier and west of Mack and** ~~sizes~~ generally equate to the City's R-1D and R-1E single family zoning districts.

Two-Family Low Density Multi-Unit Residential

This residential designation includes **quadplex (four families), triplex (three families),** duplex (two families) and single-family housing units. ~~The two-family style housing is proposed~~ **Lots designated as Low Density Multi-Unit are located** in selected areas of the City primarily along Vernier Road. It is limited to areas where there are existing duplex units along major collector streets. R-2 Two-Family and **R-4 High Density Multiple Dwelling** zoning corresponds to this designation **with an anticipated density of 6-7 dwellings/acre.** [note: this is the current zoning R-2 standard]

Planned Multi-Family

This land use category includes **residences of various styles** ~~attached town house condominiums~~ at a density of approximately six (6) to eighteen (18) units an acre and corresponds to the R-3 and R-4 zoning districts.

Office

~~The office land use classification is designed to provide for uses such as offices for professional and administrative uses, banks, medical and personal service establishments, etc. The district is the least intensive commercial district. It is also intended to provide a transitional area between residential and commercial zoning districts in areas that are lacking adequate separation. The RO-1 Restricted Office zoning district is compatible to this classification.~~

General Business/Mixed Use Corridor Mixed Use

This land use designation includes retail, restaurant, **personal service,** and office establishments which are designed for the day-to-day needs of nearby residents **and are found along the Mack Avenue corridor.** These facilities are intended to be located in close proximity to residential neighborhoods but with adequate buffering. These land uses equate to the City's C Commercial zoning district, P Parking district and some areas zoned RO-1 Restricted Office.

Mack Avenue, for most of its length in the City, was developed in a different era and is no longer compatible with modern commercial needs, particularly with respect to the depth of parcels. Many parcels are often inadequate to support modern site and structure design. The City has addressed this in the past through the "Parking" land use and zoning designations, with publicly owned property being developed and maintained by the City to accommodate the parking needs of nearby businesses.

It is recognized that allowing commercial and mixed use parcels to expand for greater depth means the demolition of existing structures, but this could be done in an appropriate manner that

preserves the character of surrounding areas through limited infringement of residential area integrity.

The Corridor Mixed Use classification is intended to meet the City’s long-term redevelopment potential needs and is envisioned to include a mix of retail, residential and ancillary parking uses that are smaller scale than traditional big box stores and serve community needs.

City-Center/Mixed-Use Regional Business

The ~~city-center/mixed-use-business-commercial-district~~ Regional Business designation includes the City’s most intense commercial uses. These uses are clustered ~~at along~~ Mack Avenue ~~and the city’s southern boundary~~. ~~These areas and~~ include multi story commercial and office facilities. Mixed use complexes involving commercial, office, and/or residential uses can also be considered. The C-2 High Intensity City Center zoning district corresponds to this land use classification.

Institutional

This land use designation is located where existing schools, ~~places of worship churches~~, and public buildings are currently in operation with the City, ~~and fall primarily within residential neighborhoods~~. ~~These uses are often permitted within multiple zoning districts within the City as permitted uses~~ land use designations align with the C-F, Community Facilities zoning designation. ~~Should they no longer serve their original purpose, the city may consider other uses that support community services and fellowship; otherwise, these areas should align with a surrounding land use.~~

Parks and Recreation

The Parks and Recreation classification includes existing public recreation facilities and private clubs within the City of Grosse Pointe Woods. ~~These uses are often permitted within multiple zoning districts within the City as permitted uses.~~

Parking

~~This land use classification includes municipal parking lots located along Mack Avenue. These parking lots primarily service retail, restaurant, and office uses within the corridor and are maintained by the City of Grosse Pointe Woods.~~

FUTURE LAND USE CATEGORIES	
2006	2024
Single Family Low Density Residential	Single Family Low Density Residential
Single Family Medium Density Residential	Single Family Medium Density Residential
Two Family Residential	Low Density Multi-Unit Residential
Planned Multi-Family	Planned Multi-Family
Office	General Business/Mixed Use Corridor Mixed Use
City Center/Mixed Use	City-Center/Mixed-Use Regional Business
General Business/Mixed Use	General Business/Mixed Use Corridor Mixed Use
Institutional	Institutional
Parks and Recreation	Parks and Recreation
Parking	Parking Corridor Mixed Use

Proposed Zoning Plan

A zoning plan is a requirement of a Master Plan and it illustrates how the future land use categories (our guide for land use decisions) align with the Zoning Ordinance (the way land is regulated). The zoning plan also shows what changes to the Zoning Ordinance may be needed to achieve the goals of the Master Plan. Although this information is described in the future land use descriptions above, it is also helpful to have it in tabular format.

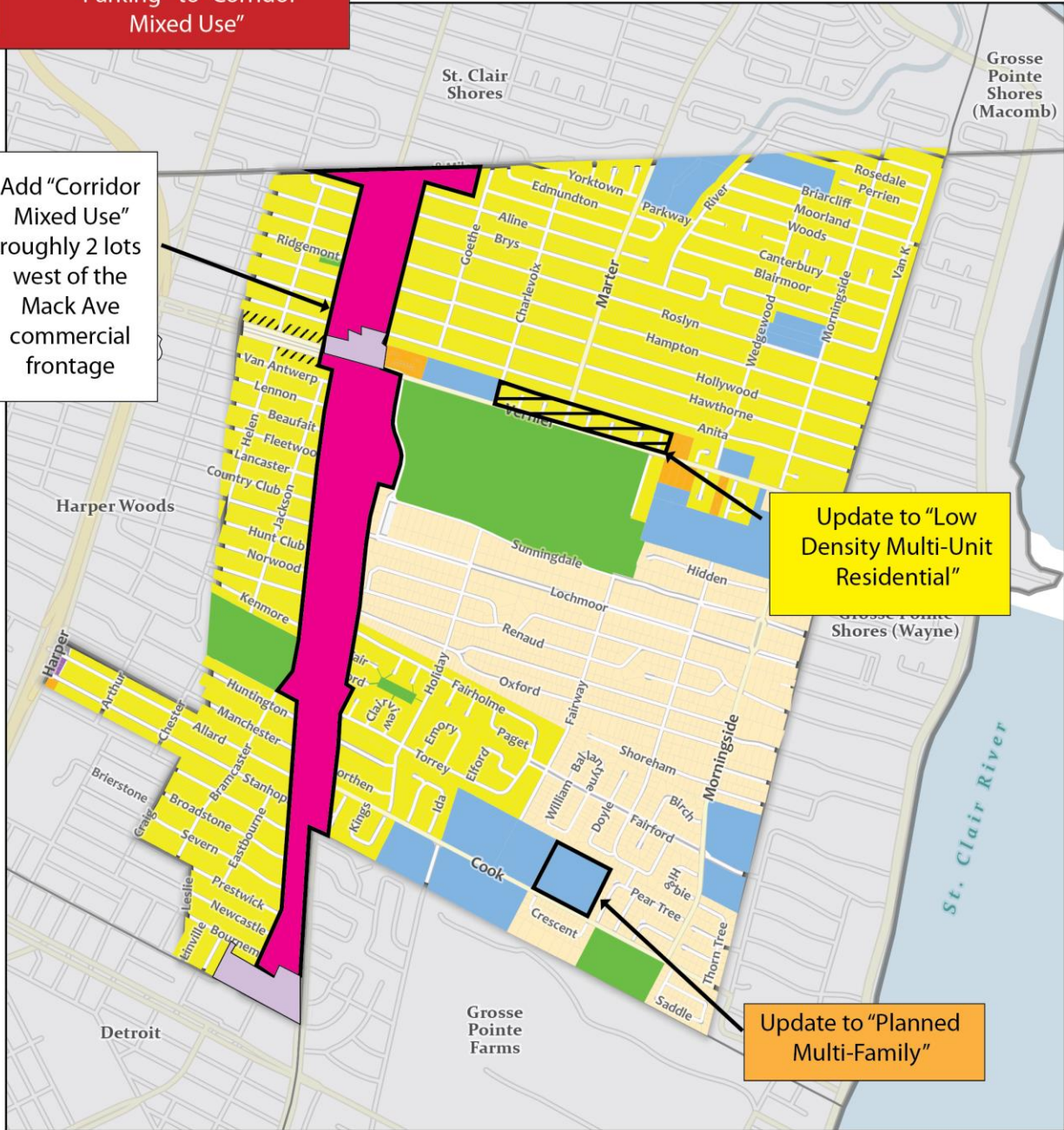
ZONING PLAN	
Future Land Use	Zoning District
Single Family Low Density Residential	R-1A, R-1B, R-1C
Single Family Medium Density Residential	R-1D, R-1E
Low Density Multi-Unit Residential	R-2; Amendment to this district or a new district may be needed to permit 3- and 4-family dwellings (either by right or special land use).
Planned Multi-Family	R-3, R-4
Corridor Mixed Use	C, RO-1, P – Note: a new mixed use zoning district could be created that consolidates the C, RO-1 and P districts
Regional Business	C-2
Institutional	CF
Parks and Recreation	Any district

Update all areas designated as "Office" and "Parking" to "Corridor Mixed Use"

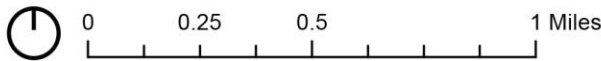
Add "Corridor Mixed Use" roughly 2 lots west of the Mack Ave commercial frontage

Update to "Low Density Multi-Unit Residential"

Update to "Planned Multi-Family"



Data Sources: Future Land Use: Grosse Pointe Woods, Roads: SEMCOG. ©2024 Giffels Webster.



- Single Family Low Density
- Single Family Medium Density
- ~~Two-Family~~ Rename "Low Density Multi-Unit Residential"
- Planned Multi-Family
- ~~Office~~ Replace with "Corridor Mixed Use"
- ~~City Center/Mixed Use~~ Rename "Regional Business"
- ~~General Business/Mixed Use~~ Replace with "Corridor Mixed Use"
- Institutional
- Parks and Recreation
- ~~Parking~~ Replace with "Corridor Mixed Use"



FUTURE LAND USE

GROSSE POINTE WOODS

PROPOSED CHANGES TO 2006 MAP

Working Draft

Included in packet materials for this meeting is a working draft of the master plan. Planning Commissioners may wish to begin looking at this document and providing additional guidance and suggestions about additional content that may be desired in the plan.

Please note a tree canopy map and information about parks and recreation services will be included in the next draft.

Next Steps

Plan Preparation of this phase of the master plan update will consist of 5 meetings:

1. Meeting 1 – January 2024 meeting focused on beginning discussion on the future land use map and descriptions and Mack Avenue Corridor Plan.
2. Meeting 2 – Finalization of the future land use map and descriptions and discussion on the Mack Avenue Corridor Plan.
3. Meeting 3 – Development of action items and consideration of their prioritization.
4. Meeting 4 – Finalization of action items and review of the draft plan.
5. Meeting 5 – Review of the final draft prior to release for public comment.