











City of Grosse Pointe Master Plan Update - 2012



- Strategic Issues
- Community Profile
- Goals and Objectives
- Future Land Use
 - Mack Avenue**
 - Fisher Road**
 - The Village**
 - Transition**
- Community Facilities
 - Beaumont Hospital**
- Transportation and Circulation
 - Bike Routes**
 - Complete Streets**
- Environmental
- Planning and Development
- Implementation



Existing Land Use

- | | |
|---|--|
|  Single Family |  Commercial |
|  Duplex |  Office |
|  Townhouse |  Mixed Use |
|  Public |  Parking |
|  Semi-Public |  Vacant |



Future Land Use

- Municipal_Boundaries
- Estate Residential
- Medium Low Density
- Medium Density
- Terrace
- Neighborhood Business District
- General Business District
- Transitional Mixed Use
- Healthcare District
- Public
- Semi-Public
- Parking
- Village Core





Expand General Business District and Parking District to Encourage Development



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**Introduce Neighborhood
Business District to reflect
low intensity commercial uses
adjacent to residential uses**



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Map 5
Village Future Land Use

City of Grosse Pointe, Michigan

Zone 1	Zone 2	Zone 3
<ul style="list-style-type: none"> Office, Professional, and Institutional Use Minimum 100,000 sq. ft. Maximum 100,000 sq. ft. 	<ul style="list-style-type: none"> Office, Professional, and Institutional Use Minimum 100,000 sq. ft. Maximum 100,000 sq. ft. 	<ul style="list-style-type: none"> Community Development Use Minimum 100,000 sq. ft. Maximum 100,000 sq. ft.
Zone 4	Zone 5	Zone 6
<ul style="list-style-type: none"> Community Development Use Minimum 100,000 sq. ft. Maximum 100,000 sq. ft. 	<ul style="list-style-type: none"> Office, Professional, and Institutional Use Minimum 100,000 sq. ft. Maximum 100,000 sq. ft. 	<ul style="list-style-type: none"> Community Development Use Minimum 100,000 sq. ft. Maximum 100,000 sq. ft.



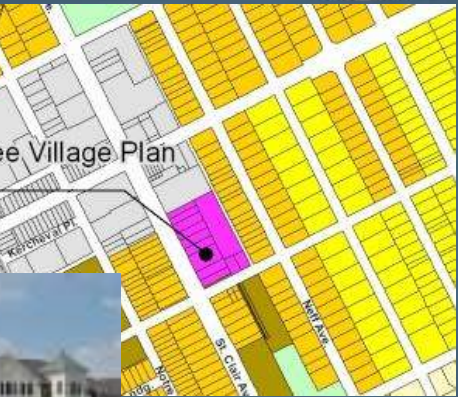


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- 35 feet
- 48 feet
- 54 feet
- Public

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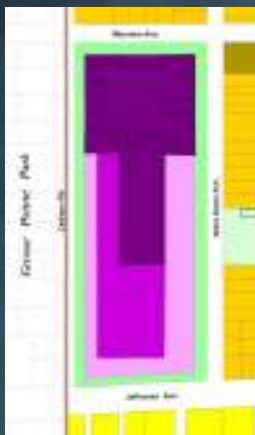


Changed from
Medium Density &
Terrace Residential to
Transitional Mixed Use
District

See Village Plan



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Healthcare Districts	City Future Land Use
Surface Park	Medium Low Density
Parking Deck	Medium Density
Hospital Facilities	Terrace
Landscape Buffer	Public
	Semi-Public



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Next Steps



- City Council reviews plan for distribution
- Plan circulates for 63 days
- City Council reviews comments
- Public Hearing (October 29th)
- Plan revisions
- Plan adoption

Plan Distribution



Required distribution:

- Wayne County
- SEMCOG
- Utility Co.s
- Grosse Pointe Park
- Grosse Pointe Farms
- Detroit

Other options:

- Chamber of Commerce
- Michigan Suburbs Alliance
- Historic Society
- Grosse Pointe School District
- Merchants Association
- Landlords (Mack, Fisher, Village)
- Clinton River Watershed