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City Planning Commission 313.224.6225
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Wayne County Planning 313.224.5018
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Building Safety and Engineering Department
Permit Information Center 313.224.3235
313.224.0737
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Planning Division
Planning & Development Department
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The mission of the Planning & Development Department is to strengthen and revitalize the City of Detroit's neighborhoods and communities and to stabilize and transform our physical, social and economic environment.

DENNIS W. ARCHER, Mayor

DETROIT CITY COUNCIL Gil Hill, President ▲ Maryann Mahaffey, President Pro Tem ▲ Clyde Cleveland ▲ Kenneth V. Cockrel, Jr.
Sheila M. Cockrel ▲ Kay Everett ▲ Nicholas Hood III ▲ Brenda M. Scott ▲ Alberta Tinsley-Talabi ▲ Jackie L. Currie, City Clerk



CITY OF DETROIT Planning & Development Department ▲ 65 Cadillac Square, Suite 2300 ▲ Detroit, MI 48226

Planning & Development Department

Planning



The Planning Division assists developers, community organizations, private citizens and government agencies with the following professional services:

ADVANCE PLANNING

The Advance Planning unit performs functions associated with long-term planning, including:

- ▲ interpretation and administration of the City of Detroit Master Plan of Policies
- ▲ marketing and information services
- ▲ project management for the Decennial Census of Population and Housing
- ▲ coordination and preparation of large-scale grants such as the Renaissance and Empowerment Zone projects
- ▲ comprehensive planning
- ▲ transportation coordination



COMMUNITY PLANNING

The Community Planning unit offers services for short-term planning projects, including:

- ▲ preparation of conceptual development plans
- ▲ urban design services
- ▲ area/site-specific planning services
- ▲ assistance with project site selection and evaluation

REGULATORY COMPLIANCE

The Regulatory Compliance unit oversees historic compliance and zoning and land use controls for the City.

HISTORIC COMPLIANCE

Detroit's historic resources are protected through the federally required Section 106 review process and the Detroit Historic District Commission. The unit staff:

- ▲ provides staff support to Historic District Commission
- ▲ reviews all HUD funded projects in the City
- ▲ surveys and identifies historic properties
- ▲ reviews applications for building permits in locally designated historic districts
- ▲ finds and follows up on violations of the historic ordinance
- ▲ encourages historic property maintenance by preventing demolition by neglect
- ▲ reviews all City land sales
- ▲ participates in the site plan review process
- ▲ reviews City Council banner requests
- ▲ participates in the local historic designation process

ZONING AND LAND USE CONTROLS

The unit staff guides development and redevelopment in the City through the application of the Official Zoning Ordinance 390-G, the Master Plan of Policies, Planning and Development Department Guidelines and other land use related City codes and policies. Activities include:

- ▲ review of all Conditional Land Use cases, property rezonings and zoning ordinance changes
- ▲ processing of Division of Platted Property and subdivision platting cases
- ▲ site plan review
- ▲ permit review
- ▲ zoning review of all City-owned real estate sales
- ▲ chairmanship of the Industrial Review Committee
- ▲ representation of the Planning and Development Department at the Board of Zoning Appeals



INFORMATION RESOURCES

REFERENCE MATERIALS

The Planning Division maintains a library of development-related information for the City of Detroit, including:

- ▲ an extensive collection of current and historic Sanborn maps
- ▲ the City of Detroit Master Plan of Policies
- ▲ U.S. Census Bureau demographic information, including the Census of Population and Housing, American Community Survey, Economic Census and Statistical Abstract of the United States
- ▲ community demographic profiles
- ▲ Renaissance Zone Guide
- ▲ aerial photographs

GEOGRAPHIC INFORMATION SYSTEM (GIS)

The Planning Division provides GIS services such as:

- ▲ development and administration of specific database layers
- ▲ participation in the City-wide GIS program
- ▲ development and maintenance of a series of land use maps
- ▲ development of GIS applications for a variety of land use projects
- ▲ preparation of computer-based map products

AVAILABLE MAPS

- ▲ communities by census tract and subcommunity
- ▲ Empowerment and Renaissance Zones
- ▲ community housing development organizations
- ▲ Urban Renewal Districts, Community Reinvestment Strategy clusters
- ▲ police precincts, zip codes, hospitals, libraries and schools

To request these products, please call 313.224.1331.