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# City of Detroit

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**TO:** City Planning Commission

**FROM:** George A. Etheridge, Staff

**RE:** **Request of Thomas Group Consulting and Parkstone Development Partners to amend Article XVII, District Map No. 63 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a B1 (Restricted Business District) zoning classification and a B4 (General Business District) zoning classification where an R6 (High Density Residential District) zoning classification currently exists on one (1) parcel commonly identified as 18520 West Seven Mile Road, generally bounded by Vassar Avenue to the north, Glastonbury Avenue to the east, W. Seven Mile Road to the south and Greenview Avenue to the west. (RECOMMEND APPROVAL)**

**DATE:** April 8, 2019

## RECOMMENDATION

The City Planning Commission (CPC) staff has completed its review of the above captioned request of Thomas Group Consulting and Parkstone Development Partners to amend District Map No. 63 and recommends approval.

## PROJECT PROPOSAL

The proposed map amendments are being requested to allow for the establishment of a “Store of a generally recognized retail nature whose primary business is the sale of new merchandise” along the W. Seven Mile Road frontage and to allow for the establishment of a “governmental service agency” on the balance of the site located at 18520 W. Seven Mile Road. Pending the passage of the concurrently proposed text amendment, both the general retail and governmental service agency uses would be permitted by-right in the B1 and B4 zoning classifications respectively.

## PUBLIC HEARING, COMMUNITY ENGAGEMENT & OTHER COMMUNITY MEETINGS

On April 4, 2019, the City Planning Commission held a public hearing on this request. There were three members of the public in attendance to address the rezoning request. Those in attendance spoke in support of the proposed rezoning.

The Commission requested that staff follow up with the developer and the O’Hair Park Neighborhood Association and report back the community’s feedback from their scheduled Thursday, April 25, 2019 meeting.

## ANALYSIS

The proposed zoning classification of B1 and B4 would permit the requested uses of general retail and governmental service agency on a by-right basis. The proposed B1 zoning classification would permit 36 by-right residential, public, civic, institutional, retail, service, commercial and other uses. The proposed B4 zoning classification would permit 74 by-right public, civic, institutional, retail, service, commercial, manufacturing, industrial and other uses, compared to the 34 permitted by right uses in the existing R6 zoning classification. The most intensive uses in the B4 zoning classification includes "Motor vehicle services" inclusive of repair and steam cleaning. Again, the B4 zoning classification is directed to the W. Seven Mile Road frontage which is presently developed with several automotive related uses. However, staff will note that many automotive related uses would not be able to achieve licensure, given the Mayor's moratorium which is scheduled to remain in effect until April 1, 2020.

The following analysis details how the proposed rezoning either meets or fails to meet the eight approval criteria of Section 61-3-80 of the Zoning Ordinance, which must be considered in making recommendations and decisions on standard rezoning requests.

- (1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

Several areas of the City of Detroit are undergoing substantial reinvestment, inclusive of W. Seven Mile Road in northwest Detroit. With the demolition of the former Arnold Home site in 2013, the property has sat vacant and unimproved for over a decade. The proposed investment in this property will reinstitute the envisioned institutional use of the property while providing commercial and retail offerings along the W. Seven Mile Road corridor.

- (2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;

The proposed rezoning of B1 and B4 respectively are consistent with the Master Plan of Policies as reflected in Planning and Development's April 2, 2019 report.

- (3) Whether the proposed amendment will protect the health, safety, and general welfare of the public;

The proposed rezonings are designed to keep density levels low in what is a traditionally low-density residential neighborhood. The intended use of governmental service agencies by way of the Department of Health and Human Services which is seeking to relocate their Senior services hub to a community which largely utilizes those services is consistent with zoning and the Master Plan of Policies.

- (4) Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

The physical characteristics of the subject property will change significantly as a result of the proposed rezoning. Preliminary site plans have been presented which show the layout of the proposed development. Given that the subject property is within a traditional street grid, disruption to city services is not anticipated.

- (5) Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding storm water management;

There are no concerns regarding any of these aspects.

- (6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

The vast majority of the uses in the immediate area are either residential or commercial in nature. However, there is a densely populated residential neighborhood to the north of the subject property. Given the spacing, setback, landscaping and screening requirements for the proposed use, staff is of the opinion that no significant adverse impacts will occur as a direct result of the proposed rezoning.

- (7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and

As noted previously, the existing R6 zoning classification is not conducive for the proposed uses which are commercial and institutional in nature. Before making the recommendation to pursue a B1 and B4 zoning classification, respectively, CPC staff evaluated all zoning classifications and determined that the B1 and B4 zoning classification would allow for the proposed use and maintain the character of the neighborhood along the W. Seven Mile Road frontage, Greenview Avenue and Glastonbury Avenue, respectively.

- (8) Whether the proposed rezoning will create an illegal “spot zone.”

Given the commercial nature of the corridor in which this rezoning has been requested along with the proposed rezoning’s consistency with the Master Plan of Policies, staff is of the opinion that the proposed rezoning would not constitute an illegal “spot zone.”

#### ***Master Plan Consistency***

The subject site is located within the Evergreen area of Neighborhood Cluster 8 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Institutional” for the subject property. The Planning and Development Department (P&DD) has submitted a report dated April 2, 2019 which states in part:

*“The proposed development conforms to the Future General Land Use characteristics of the area.”*

#### ***Suitability of the Property***

One of the aforementioned criteria for rezoning states, “The suitability of the subject property for the existing zoning classification and proposed zoning classification.” Zoning Map No. 63 generally shows a mix of R1 and B4 zoning to the north, south, east and west of the subject property. This section of the Evergreen subsector is primarily developed with residential and commercial uses. The existing residential properties along Greenview Avenue and Glastonbury Avenue were primarily built between 1942 and 1948. As previously stated, the B4 zoning classification allows for a variety of commercial offerings and supportive services for traditional residential neighborhoods. The proposed B1 zoning classification would allow for the implementation of institutional and limited commercial uses without introducing deleterious effects into a primarily residential neighborhood.

In general, CPC staff looks favorably on the rezoning of the subject parcel to accommodate the expansion of commercial and retail services.

***Land Use***

CPC staff is of the opinion that a B1 and B4 zoning classification is an appropriate designation consistent with the characteristics of the adjacent properties, which will allow for the establishment of commercial, retail and institutional related uses.

***Significant Impact on Other Property***

CPC staff is of the opinion that the rezoning of this property from a commercial stand-point might add to the sustainability of the surrounding community by allowing the establishment of an economically viable, tax revenue generating development.

**CONCLUSION**

Based on the above analysis and consistent with the approval criteria of Sec. 61-3-80 of the Zoning Ordinance, CPC staff finds this request .

Attachment

cc: Maurice Cox, Director, PDD  
Dave Walker, PDD  
Esther Yang, PDD  
David Bell, Director, BSEED  
Wyatt Banks, BSEED  
Lawrence Garcia, Corporation Counsel  
Kimberly James, Law Department