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TO: City Planning Commission

FROM: George A. Etheridge, Staff

RE: **Request of Mr. Bernard Butris to amend Article XVII, District Map No. 19 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a P1 (Open Parking District) zoning classification where an R1 (Single-family Residential District) zoning classification and B4 (General Business District) zoning classification currently exists on three (3) parcels commonly identified as 5710 E. Eight Mile Road, 20564 and 20576 Syracuse Avenue, generally bounded by E. Eight Mile Road to the north, the north-south alley first east of Syracuse Avenue to the east, Hamlet Street to the south and Syracuse Avenue to the west.**

DATE: April 23, 2019

On April 25, 2019, the City Planning Commission (CPC) will hold a 6:15 P.M. public hearing on the subject rezoning request. Please see the attached copy of the public hearing notice with a map showing the location of the subject property.

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from Mr. Bernard Butris requesting the City of Detroit to amend Article XVII, District Map No. 19 of Chapter 61 of the 1984 Detroit City Code, 'Zoning,' to show a P1 (Open Parking District) zoning classification where an R1 (Single-family Residential District) zoning classification and B4 (General Business District) zoning classification currently exists on three (3) parcels commonly identified as 5710 E. Eight Mile Road, 20564 and 20576 Syracuse Avenue, generally bounded by E. Eight Mile Road to the north, the north-south alley first east of Syracuse Avenue to the east, Hamlet Street to the south and Syracuse Avenue to the west.

The subject properties are located in Council District 3 and measure less than half an acre in area. The subject parcels are under the sole ownership of the petitioner Mr. Butris according to a Quit Claim Deed dated June 20, 2018 in which the petitioner acquired 20576 and 20564 Syracuse from the Detroit Land Bank Authority.

The subject properties are located in Census Tract 5067. Based on the most recent census data the total population for the area is 1,051. There are approximately 384 occupied residential units and 187 vacant residential structures which results in a vacancy rate of 48%.

Proposed Development

The proposed map amendment is being requested to allow for the establishment of an "Open Parking District" at 5710 E. Eight Mile Road, 20564 and 20576 Syracuse Avenue. The proposed use would be

permitted on a by-right per Sec. 61-11-43. This district is designed for off-street parking of private passenger vehicles on property which abuts, or is separated by an alley or easement from, a non-residential district. The regulations permit the establishment of parking facilities to serve the non-residential uses, and at the same time do not permit the non-residential uses themselves to extend into residential areas. The district will assist in reducing traffic congestion caused by non-residential uses and at the same time will protect abutting residential areas from the deleterious effects of adjacent vehicular parking areas.

This use is specifically being sought to allow the petitioner the ability to maximize the utilization of their current Medical Marihuana Caregiver Facility, Flavors Detroit located at 5730 W. Eight Mile Road. State licensure is currently being sought to convert the facility into a Medical Marihuana Provisioning Center, and in order to utilize the maximum square footage of the facility, additional parking must be provided.

The parcels identified as 5710 E. Eight Mile Road and 20576 Syracuse Avenue are presently zoned B4. 5710 E. Eight Mile Road is presently developed as an accessory parking lot for the petitioner's business and could as a matter of right be expended to the south, given the absence of an alley-way or any easements. The parcel identified as 20564 Syracuse is zoned R1 and is adjacent to an occupied single-family residential structure to the south. Should the requested zoning change be granted, there must be strict adherence to the design standards for off-street parking areas as outlined in Secs. 61-14-221 and 61-14-222 for right-of-way screening and residential screening respectively.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classifications and land uses surrounding the subject area are as follows:

- North: General Commercial / Warren, Michigan.
- East: R1 & B4; Single-family residential / Flavors Detroit.
- South: R1; Single-family.
- West: R1 & B4; Single-family Residential / Salvation Army Outlet Store.

Master Plan Consistency

The subject site is located within the Pershing area of Neighborhood Cluster 1 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows "Thoroughfare Commercial" and "Low Density Residential" for the subject properties. The Planning and Development Department (P&DD) has submitted a report dated April 3, 2019 which states in part:

"The proposed development conforms to the Future General Land Use characteristics of the area."

Community Input

Forty-two notices were sent out to residents and property owners within 300 radial feet of the subject site. None have been returned as undeliverable. To date, staff has received no communications via mail or telephone either in opposition or support of the requested rezoning.

Attachment

cc: Maurice Cox, Director PDD
Alexa Bush, Eastern District Design Director, PDD
Ester Yang, PDD
David Bell, Director, BSEED



Subject Site
5710 E. Eight Mile Rd

Map 1-5B

City of Detroit
 Master Plan of
 Policies

Neighborhood Cluster 1 Pershing



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)

