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# City of Detroit

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**TO:** City Planning Commission

**FROM:** Christopher Gulock, AICP, Staff

**RE:** Request from Parkstone Development Partners, on behalf of Better Made Snack Foods, Inc., (Petition No. 729) to rezone 6576, 6582, 6598, 6600, 6602, and 6608 Harding Avenue from a R2 (Two-Family Residential District) zoning classification to a M2 (Restricted Industrial District) zoning classification to develop an expanded employee parking lot.

**DATE:** April 8, 2019

On April 11, 2019, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of Parkstone Development Partners, on behalf of Better Made Snack Foods, Inc., to amend Article XVII, District Map No. 25 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a M2 zoning classification where a R2 zoning classification currently exist on property at 6576, 6582, 6598, 6600, 6602, and 6608 Harding Avenue. The change in zoning is being requested in order to allow for Better Made Snack Foods, Inc. to expand its employee parking area. Please see the attached public hearing notice and application for reference.

## **EXISTING USE AND PROPOSAL**

Since 1955, Better Made Snack Foods, Inc. has been located at 10148 Gratiot Avenue, generally located on the east side of Gratiot Avenue north of Harper Avenue. The Better Made facility is presently zoned M2.

South of the Better Made factory is a small residential area zoned R2. CPC staff estimates this residential area, in the past, had about 125 houses. Over the years, many of these houses have been demolished, leaving about 35 houses remaining. Harding Avenue is a north/south street running from I-94 on the south, past Harper Avenue, and to a dead-end at the Better Made property. The east side of Harding Avenue once had about 13 houses; the block is presently vacant except for one house at the south end of the block.

Better Made has purchased most of the lots on the east side of Harding Avenue and is requesting to expand part of its parking lot onto the 6 lots adjacent to its facility. In the past year, Better Made has fenced in the proposed parking area. The petitioner indicates, in the short term, Better Made will access the subject site from its existing facility, with no access from Harding Avenue. Please see the attached aerial photos and site survey for reference.

## **PLANNING CONSIDERATIONS**

### ***Surrounding Zoning and Land Use***

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

North: M2; developed with the Better Made Snack Foods facility  
East: M2 (the west side of French Road): developed with Better Made property  
South: R2: vacant land  
West: R2; housing and vacant land

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

The subject site is located within the Airport area of Neighborhood Cluster 1 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Low/Medium Density Residential (RLM) for the subject block. The Master Plan also shows RLM for the remainder of the neighborhood to the west and the block to the east (facing French Road). The Better Made facility to the north is designated Light Industrial. CPC staff has submitted a letter to the Planning and Development Department (P&DD) requesting its comments regarding the consistency of this proposal with the City's Master Plan.

### ***Area Zoning***

The Better Made facility, as well as land to the north and east (along French Road is an industrial area; this industrial area is adjacent to a rail line that runs from the City airport area to the north. The land to the south of the Better Made facility is a small residential area with commercial zoning along Gratiot and Harper Avenues.

### ***Community Input***

The subject rezoning is located within the Airport neighborhood. To date, CPC staff has not received any feedback regarding the rezoning. The petitioner indicates it went door-door in the adjacent area informing residents of the proposal.

Attachments: public hearing notice, application for zoning change, and aerial photos

cc: Maurice Cox, Director, P&DD  
Karen Gage, P&DD  
Greg Moots, P&DD  
Alexa Bush, P&DD  
Dave Bell, Director, BSEE  
Lawrence Garcia, Corp. Counsel