

City of Detroit

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TO: City Planning Commission

FROM: Christopher Gulock, AICP, Staff

RE: **Request from Pogoda Companies to rezone 15999 Joy Road and a portion of 15801 Joy Road from an R5 (Medium Density Residential) and an M4 (Intensive Industrial) zoning classification to a B4 (General Business District) zoning classification to develop a self-storage facility/public storage house**

DATE: May 9, 2019

On May 16, 2019, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of Pogoda Companies to amend Article XVII, District Map No. 40 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a B4 (General Business District) zoning classification where an R5 (Medium Density Residential) and an M4 (Intensive Industrial) zoning classification currently exists on property at 15999 Joy Road and a portion of 15801 Joy Road. The change in zoning is being requested to allow for the development of a self-storage facility/public storage house. Please see the attached public hearing notice which includes a map of the subject location.

EXISTING USE AND PROPOSAL

The subject property is generally located at the southeast corner of Joy Road and St. Mary's Avenue (on the south side of Joy Road west of Greenfield Road). The site, which contains 4 acres, is owned by the Episcopal Diocese of Michigan. The site, which is presently vacant with grass and trees, was previously developed with St. Peter Home for Boys which closed in 2010 and was demolished in recent years.

In the past, the Episcopal Diocese of Michigan owned overall about 22 acres in this area, which included St. Martha's Church built in 1954, St. Peter's Home, and a small cemetery. In 2007, due to dwindling membership, St. Martha's ceased holding regular Sunday services. In 2008, Presbyterian Villages of Michigan purchased 2.8 acres (of the 22 acres) and constructed The Village of St. Martha's, a senior independent living facility, just west of the church. In recent years, Triumph Church used the church building and, in 2018, purchased the site now referred to as Triumph Church Central Campus.

Pogoda Companies is proposing to purchase the subject 4 acres and construct a self-storage development with free-standing units including climate controlled and standard units in a drive up configuration. Pogoda Companies, founded in 1987 and based out of Farmington Hills, MI, is one of Michigan's largest self-storage operators and brokers in 35 locations. A preliminary site plan for the proposal is attached for reference.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: B4; developed with a church, party store, vacant land, and apartments
East: R5; developed with a senior independent living facility
South: M4; vacant land
West: B4 and R3; vacant with residential beyond

Master Plan Consistency

The subject site is located within the Brooks area of Neighborhood Cluster 7 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Institutional for the subject area. 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.

History & Zoning

Research shows in the 19th Century, the subject area was farmland belonging to Henry Ford's great Uncle. Adjacent to the former St. Martha's Episcopal Church is a small cemetery which includes the gravesite of Henry Ford and several members of the Ford family.

Zoning Map #40 from 1940 shows the subject area south of Joy Road and west of Greenfield zoned as heavy manufacturing, most likely due to the proximity to the rail corridor to the south. The 1968 zoning map shows the subject area zoned M4.

In 2007, Presbyterian Villages of Michigan and Saint Luke's Health Ministries petitioned the City to rezone the aforementioned 22 acres to R5 (except for two small M4 areas). This request was approved by City Council (Ordinance No 25-07) in order to allow for the development of the Village of St. Martha's, as well as a senior continuum of care retirement community on the south and east edges of the campus including 11 apartment buildings adjacent to the church and home for boys. Only St. Martha's Village was constructed.

The subject site is presently zoned R5 with the smaller M4 section at the northeast corner of the property. The Zoning Ordinance first allows public storage houses as conditional in B4 and B5 and by-right in M1 through M5.

Community Input

The subject site is located within the larger community area referred to as the Cody Rouge Community Action Alliance, which is generally bounded by I-96 on the north, Greenfield Road on the east, Ford Road on the south, and Rouge Park on the west. CPC staff understands the developer has met with representatives of the community in order to present the project.

Attachments: public hearing notice
application for zoning change

cc: Maurice Cox, Director, PDD
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Karen Gage, PDD
David Bell, Director, BSEED
James Foster, BSEED
Lawrence Garcia, Corporation Counsel
Kimberly James, Law Department