

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit
CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss-Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

TO: City Planning Commission

FROM: Kimani Jeffrey, Staff

RE: Request of Parkstone Development Partners on behalf of Wilbur Block, LLC to amend District Map No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use) zoning classification where an M4 (Intensive Industrial District) zoning classification is currently shown for the properties generally bounded by Baltimore Avenue on the north, the Lodge Expressway on the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street.

DATE: April 28, 2019

On May 2, 2019, the City Planning Commission (CPC) is scheduled to hold a public hearing regarding the request of Parkstone Development Partners on behalf of Wilbur Block, LLC to amend District Map No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use) zoning classification where an M4 (Intensive Industrial District) zoning classification is currently shown for the properties generally bounded by Baltimore Avenue on the north, the Lodge Expressway on the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street.

The petitioner is proposing a mixed-use development including approximately 43 apartments and over 5,000 square feet of retail space.



Proposed Wilbur and Lincoln mixed-use development

NATURE OF REQUEST

The proposed rezoning is planned for the properties east of Lincoln Street and between Wilbur Street on the south and the public alley between Wilbur Street and Baltimore Avenue on the north.

The development proposes a five (5) story, 55 foot tall, 46,475 square foot square feet, mixed-use building. The development would encompass 43 apartment units on upper floors. The residential unit mix includes 15 studio, 23 one-bedroom and four (4) two-bedroom units.

The proposal also plans for 5,605 sf of retail space on the ground floor which would utilize the public alley for loading access. Parking is planned to be adjacent to the building totaling 44 spaces.

PLANNING CONSIDERATIONS AND ANALYSIS

Surrounding Zoning and Land Use

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

North: PD; Industrial building, parking lot
South: PD; Commercial auto-related use building
East: PD; underutilized lot
West: PD; surface parking lot, vacant building

Zoning

The request that is being considered is for a zoning map amendment to show a SD2 Special Development District, Mixed-Use zoning classification, where an M4 Intensive Industrial District currently exists.

The M4 zoning district primarily allows for industrial natured uses which are usually objectionable and not appropriate next to residential uses. New residences are prohibited in this district with the exception of very minimal residential use such as loft conversions of existing buildings. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

The petitioner is seeking to replace this zoning classification with the SD2 zoning district, which in general is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. This district generally allows for parking requirement reductions to encourage non-motorized transportation and lessen demand for off-street parking

Master Plan Consistency

The subject site is located within the Rosa Parks area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Light Industrial (IL) for the subject property. This land use designation is described as *consisting of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Small-scale industrial uses may include machine shops, small scale assembly or packaging, warehousing or technology parks.* P&DD has been requested to provide a determination regarding the consistency of this proposal with the Master Plan of Policies.

COMMUNITY ENGAGEMENT

The development team has listed the West Grand Boulevard Collaborative (which consists of a number of community organizations in the Northwest Goldberg community) as an entity that they've shared this proposal with. Midtown Detroit Inc. and Henry Ford Health Systems have also been named as entities that have been engaged regarding this proposal.

Attachment

Cc: Maurice Cox, Director, PDD
Arthur Jemison, Director, HRD
David Bell, Director, BSEED
Melvin Hollowell, Corp. Counsel
Detroit Housing Commission

