

City of Detroit

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TO: City Planning Commission

FROM: Jamie Murphy, Staff

RE: **Request of Fusco Shaffer & Pappas Architects on behalf of the Pope Francis Center to amend Article XVII, District Map 13, of the 1984 Detroit City Code Chapter 61, 'Zoning' by showing a PD (Planned Development) zoning classification where R3 (Low Density Residential) and B6 (General Services) zoning classifications currently exist on one parcel commonly identified as 3769 East Canfield.**

DATE: May 31, 2019

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

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from Fusco Shaffer & Pappas Architects requesting that the City of Detroit amend Article XVII, District Map No. 13 of Chapter 61 of the 1984 Detroit City Code, 'Zoning,' to show a PD (Planned Development) zoning classification where R3 (Low Density Residential) and B6 (General Services) zoning classifications currently exist on one parcel commonly identified as 3769 East Canfield, generally bounded by Garfield Street to the north, Mt. Elliott Street to the east, East Canfield Street to the south and Ellery Street to the west.

The subject property is currently vacant land. Historically, this site was developed with a mixture of uses including a school and housing; however, the buildings were demolished over 20 years ago. The property is located on the east side in City Council District 5.

Proposed Development

The Pope Francis Center proposes to build and operate a bridge housing facility to serve Detroit's homeless community at this site. The purpose of bridge housing is to give people a place to live for 90-120 days to get off the street and transition to permanent housing. The proposed development would include 40 studio apartment units, a cafeteria, gymnasium, library, classrooms and a health clinic. An outdoor secure shelter area will also be included for those who wish to remain outdoors. Certain portions of the building such as the clinic and the gymnasium will be open for community use.

The Pope Francis Center currently operates a facility serving the homeless in downtown Detroit at 438 St. Antoine (southeast corner of Larned). Services provided include meals, laundry facilities and showers, but no overnight shelter. Additionally, people can access medical care, legal advice and housing providers. The new facility will be an expansion of their services and the downtown location will continue to operate.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

- North: B6 (General Services) and R3 (Low Density Residential) – Auto Repair Garage, Food Processing Facility, Single-Family House (at the corner of Mt. Elliott, DLBA-owned)
- East: R3 (Low Density Residential) – Single-Family House, Greater St. Peter’s AME Zion Church, Vacant Land
- South: R2 (Two-Family Residential) and R3 (Low Density Residential) – Vacant Single-Family House, Vacant Land
- West: R2 (Two Family Residential) – Vacant Land (DLBA-owned)

Approval Criteria

Preliminarily, this proposal appears to meet the eight approval criteria for a map amendment listed in Section 61-3-80 of the zoning ordinance, specifically:

- *The amendment will not have adverse impacts on property in the vicinity.* The proposed site plan provides adequate landscape buffering for adjacent property. Access to the medical clinic and the gymnasium will be a benefit to the community.
- *The suitability of the subject property for the existing and proposed zoning classifications.* The existing B6 zoning district allows fairly intense uses by-right such as Minor Auto Repair, Car Wash and Used Auto Sales Lot which would not be appropriate directly adjacent to residentially-zoned property. This rezoning corrects this issue and allows a specific mix of uses that will be compatible with surrounding uses and zoning.
- *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.* It’s unclear why this site was initially zoned B6 as schools and dwellings are not permitted. Rezoning the site for the proposed uses will enable the development of the underutilized site.

As a PD district, this proposal is also subject to the approval criteria in Section 61-3-96, specifically:

- *Whether the subject site covers a minimum of 2 acres and is capable of being planned and developed as one integral unit.* Yes, the site is 5.92 acres and the proposal is a single, cohesive development.
- *That no other zoning district classification would be more appropriate.* The unique mixture of uses included in this proposal, especially the outdoor shelter area, is not allowed in a single zoning district.
- *That the development will result in a recognizable and substantial benefit to the ultimate users of the project and to the City, where such benefits would otherwise be unfeasible or unlikely to be achieved.* The Pope Francis Center did extensive research into the best practices and design of facilities that serve the homeless including tours of facilities in 9 cities. The resulting design is distinctive and merits the flexibility of a PD district.
- *That the proposed type and density of use shall not result in an unreasonable increase in traffic or the use of public services, facilities and utilities, that the natural features of the subject site have the capacity to accommodate the intended development, and that the development shall not place an unreasonable burden upon surrounding land or land owners.* The site is large enough to accommodate the proposed uses and traffic without negative effects on adjacent properties.

Substantial setbacks and landscaping are proposed adjacent to the residentially-zoned areas to the south and west.

Master Plan Consistency

The subject site is located within the Middle East Central area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Institutional” for the subject property. The Planning & Development Department is drafting a formal master plan interpretation.

Community Outreach

Pope Francis has held a stakeholder meeting and two community meetings to inform the community about the project, gather opinions and address concerns. The District 5 Neighborhood Manager assisted the applicant in contacting nearby residents, businesses and churches. Initial contact was made by door-knocking in the neighborhood; follow-up was by postcard, email and door hangers. The final meeting was held on May 20, 2019 at St. Elizabeth Catholic Church which is 3-4 blocks from the proposed project. About 40 area residents attended and asked questions regarding operation of the facility, security and construction timeline. One suggestion was a board of community members to give ongoing suggestions and address any concerns. The applicant was receptive to this idea and offered to appoint a community member to the board of directors.

Attachment: Public Hearing Notice
Application
Site Plan, Floor Plan, Elevations

cc: Maurice Cox, Director PDD
Esther Yang, PDD
Karen Gage, PDD
Matt Walters, Mayor’s Office
David Bell, Director, BSEED
James Foster, BSEED
Lawrence Garcia, Corporation Counsel