

# City of Detroit

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## CORRECTED REPORT

**TO:** City Planning Commission

**FROM:** George A. Etheridge, Staff

**RE: Request of the City of Detroit Planning and Development Department to amend Article XVII, District Map No. 45 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification and a B4 (General Business District) zoning classification currently exists on 175 parcels, generally bounded by the McGraw Avenue and W. Warren Avenue to the north, the I-94 Edsel Ford Expressway to the south and east, and 35th Street and Parkdale Avenue extended to the west.**

**DATE:** September 19, 2019

On September 19, 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.

### **PROPOSAL**

The City Planning Commission (CPC) has received a request from the Planning and Development Department to amend Article XVII, District Map No. 45 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification and a B4 (General Business District) zoning classification currently exists on 175 parcels, generally bounded by the McGraw Avenue and W. Warren Avenue to the north, the I-94 Edsel Ford Expressway to the south and east, and 35th Street and Parkdale Avenue extended to the west. **The request has been clarified eliminating the B4 frontage along Warren, reducing the number of parcels to 175.**

### **REVIEW**

The R2 zoning district classification is designed to protect and enhance those areas developed or likely to develop with single or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single and two-family dwellings. Limited additional uses are allowed on a conditional basis

The M3 zoning district classification is typically applied to property so situated as to be suitable for industrial development, but where the modes of operation of the industry may affect any nearby residential uses. The purpose of this district is to permit the normal operation of certain industries, subject only to those regulations needed to control congestion and to protect nearby residential districts. No new residential construction is permitted in this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from undesirable environmental impacts, but also to ensure reservation of adequate areas for industrial development.

The subject property is approximately 27.2 acres and is located in Council District 6. The subject parcels are currently under the ownership of the City of Detroit P&DD, Care of DBA, Detroit Land Bank Authority, McGraw-94 Land, LLC, Detroit Economic Development Corporation, Darnell Jackson, Detroit Parks & Recreation, Alejandro S. Gonzales, Y Do It Yourself Construction, Nelson J Megar & Jocelyn Paredes, Lesily C Bufkin, L & E Page, and the Miles' Family Trust.

The subject property is located in Census Tract 5273. Based on the most recent census data, the total population for the area is 984. The residential vacancy rate is 64%.

### ***Proposed Development***

This rezoning is being requested to allow the industrial redevelopment of a largely City-owned, predominantly vacant underutilized site. Job creation is one of the top goals of the Administration, and with the Mack Avenue and St. Jean Avenue Jefferson North Assembly Plant (JNAP) and Mack Ave Fiat Chrysler Automotive (FCA) facility expansion, multiple auto suppliers are seeking large, contiguous, industrially-zoned sites on which to construct facilities. The Administration believes the subject site is appropriate for a supplier, given its adjacency to existing industry, its location along truck routes, and, its adjacency to the I-94 expressway. Upon the successful completion of the rezoning of this site, the Administration intends to market this location to host another automotive supplier.

## **PLANNING CONSIDERATIONS**

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

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

- North: R2 & B4; Single-family residential and Commercial.
- East: B4; Commercial and the I-94 expressway.
- South: I-94 expressway with R2; Single-family and Two-family residential beyond.
- West: TM; Developed with industrial (Thyssenkrupp Steel).

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

The subject site is located within the Tireman area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows a mixture of "Medium Density Residential," "Thoroughfare Commercial," and "Light Industrial" for the subject properties. CPC staff has submitted a letter to the Planning and Development Department (P&DD) requesting its comments regarding this proposal.

### ***Community Input***

Four-hundred and thirty-one (431) 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.

On Tuesday, September 10, 2019 a community meeting was held at Onasis Coney Island, located at 8001 Livernois Avenue regarding this proposed rezoning and development. A 120-person mailing list was used to inform the community about the meeting and convey details included on the public hearing notice signs. Fifteen members of the public were in attendance. In anticipation of the meeting, the Department of Neighborhoods District 6 Manager, Ms. Eva Torres, canvassed the occupied homes and businesses within the proposed footprint, knocking on 10 doors and speaking with 3 people.

At the community meeting, business owners had questions about whether their businesses would be allowed under the proposed zoning. Residents' questions included potential park replacement; whether or not current residents will have to move, or if private property will be bought by developer or the City of Detroit; who developer is; what review there will be of future development and what input the community will have, in its design; what uses would be allowed under new zoning; and what are the proposed truck routes. Overall, the meeting was perceived as being productive with the majority of the residents' questions being answered. Answer to some questions, of course, will have to wait until a specific development is known and a site plan is presented. There is a desire on the community's behalf to be engaged in the process.

Attachment

cc: Katy Trudeau, Interim Director PDD  
Karen Gage, PDD, Director of Zoning Innovation  
Dave Walker, Western District Design Director, PDD  
Ester Yang, PDD  
David Bell, Director, BSEED