

# City of Detroit

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September 11, 2019

## HONORABLE CITY COUNCIL

**RE: Zoning Ordinance Text Amendment to amend Article XIV, Development Standards, Division 1, Off-Street Parking, Loading and Access, Subdivision B, Off-Street Parking Schedule "A", Sec. 61-14-53 of the 1984 Detroit City Code, Chapter 61, Zoning. (RECOMMEND APPROVAL)**

### RECOMMENDATION

The City Planning Commission (CPC) respectfully recommends approval of the attached proposed text amendment to the Zoning Ordinance, Chapter 61 of the 1984 Detroit City Code, which has been approved as to form by the Corporation Counsel, relative to parking standards for industrial and manufacturing uses.

### BACKGROUND

The proposed zoning text amendment came about as a result of the pending development of the former Kettering High School site for Dakkota Integrated Systems.

At the CPC meeting of Thursday, August 1, 2019, in addition to staff's recommendation of approval for the Detroit Brownfield Redevelopment Authority's rezoning request to go from an R2 (Two-family Residential District) zoning classification to an M3 (General Industrial District) zoning classification, to accommodate the aforementioned development, staff recommended the drafting of a text amendment which would allow the Planning and Development Department to make the ultimate determination on the number of off-street parking spaces required for an industrial or manufacturing development.

Historically, automotive manufacturing related uses necessitated abundant parking for employees. Given the automation of many of the manual positions and the implementation of the third shift, the parking demand for this use and similar uses has drastically declined since the advent of the current parking requirements, circa 1968.

The current parking standards for a Schedule A use would require the greater of either 1 space per every 800 square feet, or 1 per 3 employees. With this current formula, petitioners such as Dakkota Integrated Systems would be required to provide more off-street parking spaces than needed. In the case of Dakkota Integrated Systems, the current formula requires 790 off-street employee parking spaces, although they will only have approximately 200 employees per shift. The current site plans, which show approximately 230 off-street parking spaces will require the petitioner to appeal to the Board of Zoning Appeals for a parking variance.

In order to address the concern and negate the potential for protracted processes, the City Planning Commission has proposed the attached text amendment to allow the Planning and Development Department to make the determination on the number of spaces needed, similar to what was done in 2016 for “Recreation, indoor commercial and health club.” In that situation, much like what is anticipated to occur with Dakkota Integrated Systems, and likely any other automotive supplier looking to break ground in the City of Detroit, the usable floor area is greater than the number of individuals occupying the space at any given time.

**PROPOSED ORDINANCE AMENDMENT**

Provisions of the proposed text amendment are detailed as follows:

That existing language in Sec. 61-14-53 stating “whichever is greater” be stricken, and that language stating “as determined as most appropriate by the Planning and Development Department” be added.

<b>Sec. 61-14-51. Manufacturing and industrial uses.</b>			
Manufacturing and Industrial Uses shall provide off-street parking as follows:			
(Ord. No. 11-05, §1, 5-28-05)			
<b>Sec. 61-14-53.</b>			
Manufacturing and Production (Ord. No. 11-05, §1, 5-28-05)	All uses	1 per 800 square feet or 1 per 3 employees, <del>whichever is greater</del> <u>as determined as most appropriate by the Planning and Development Department</u>	500

**ANALYSIS**

The proposed text amendment would allow the Planning and Development to make the ultimate determination on the appropriate number of off-street parking spaces that is required for either an industrial or manufacturing use, either based on the number of employees or the square footage of the facility.

**CITY PLANNING COMMISSION PUBLIC HEARING & OTHER COMMUNITY MEETINGS**

On September 5, 2019, the City Planning Commission held a public hearing on this proposed text amendment. There were no members of the public present to speak regarding the proposed amendment.

**CONCLUSION**

At its regular meeting of September 5, 2019, the City Planning Commission voted to recommend approval of the attached 3-page text amendment to the Zoning Ordinance.

Respectfully submitted,

ALTON JAMES,  
CHAIRPERSON



Marcell R. Todd, Jr, Director  
George A. Etheridge, Staff

Attachment:  
Ordinance

## SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XIV, Development Standards, Division 1, Off-Street Parking, Loading and Access, Subdivision B, Off-Street Parking Schedule "A", Sec. 61-14-53 to modify off-street parking requirements for manufacturing and industrial uses.

1 BY COUNCIL MEMBER \_\_\_\_\_ :

2 AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,'  
3 commonly known as the Detroit Zoning Ordinance by amending Article XIV, Development  
4 Standards, Division 1, Off-Street Parking, Loading and Access, Subdivision B, Off-Street Parking  
5 Schedule "A", Sec. 61-14-53 to modify off-street parking requirements for manufacturing and  
6 industrial uses.

7 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

8 Section 1. Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the  
9 Detroit Zoning Ordinance, is amended by amending Article XIV, Development Standards,  
10 Division 1, Off-Street Parking, Loading and Access, Subdivision B, Off-Street Parking Schedule  
11 "A", Sec. 61-14-53 as follows:

12 ARTICLE XIV. DEVELOPMENT STANDARDS  
13 DIVISION 1. Off-Street Parking, Loading and Access  
14 Subdivision B, Off-Street Parking – Schedule "A"

<b>Sec. 61-14-51. Manufacturing and industrial uses.</b>			
Manufacturing and Industrial Uses shall provide off-street parking as follows: (Ord. No. 11-05, §1, 5-28-05)			
<b>Sec. 61-14-53.</b>			
Manufacturing and Production  (Ord. No. 11-05, §1, 5-28-05)	All uses	1 per 800 square feet or 1 per 3 employees, <del>whichever is greater</del> <u>as determined as most</u> <u>appropriate by the Planning and</u> <u>Development Department</u>	500

1        **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.


2        **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
3 health, safety, and welfare of the people of the City of Detroit.

4        **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication in  
5 accordance with MCL 125.3401(6) and Section 4-118, paragraph 3, of the 2012 Detroit City  
6 Charter.

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8        Approved as to Form:

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11        Lawrence T. Garcia    by C. Raimi  
12        Corporation Counsel    deputy