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# City of Detroit

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**TO:** City Planning Commission

**FROM:** Christopher Gulock, AICP, Staff

**RE:** **Request from Parkstone Development Partners, on behalf of Better Made Snack Foods, Inc., (Petition No. 729) to rezone 6570, 6576, 6582, 6598, 6600, 6602, and 6608 Harding Avenue from a R2 (Two-Family Residential District) zoning classification to a M2 (Restricted Industrial District) zoning classification to develop an expanded employee parking lot**

**DATE:** November 4, 2019

On November 7, 2019, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of Parkstone Development Partners, on behalf of Better Made Snack Foods, Inc., to amend Article XVII, District Map No. 25 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a M2 zoning classification where a R2 zoning classification currently exist on property at 6570, 6576, 6582, 6598, 6600, 6602, and 6608 Harding Avenue. The change in zoning is being requested in order to allow for Better Made Snack Foods, Inc. to expand its employee parking area. Please see the attached public hearing notice for reference.

On April 11, 2019, an initial public hearing was held at the CPC on the subject request. The November 7, 2019 hearing continues the review and includes an additional address that was mistakenly not included in the April 2019 public hearing.

## **EXISTING USE AND PROPOSAL**

Since 1955, Better Made Snack Foods, Inc. has been located at 10148 Gratiot Avenue, generally located on the east side of Gratiot Avenue north of Harper Avenue. The Better Made facility is presently zoned M2.

South of the Better Made factory is a small residential neighborhood zoned R2. CPC staff estimates that in the past this residential area had about 125 houses. Over the years, many of these houses have been demolished, leaving about 35 houses remaining. Harding Avenue is a north/south street running from I-94 on the south, past Harper Avenue, and to a dead-end at the Better Made property. The east side of Harding Avenue once had about 13 houses. The block is presently vacant except for one house (6350 Harding Avenue) at the south end of the block.

Better Made has purchased seven of the lots on the east side of Harding Avenue and is requesting to expand part of its parking lot onto the seven lots adjacent to its facility. In the past year, Better Made secured a temporary permit and developed a fenced-in gravel parking lot. Better Made indicates it will access the subject site from within its existing facility, with no access from Harding Avenue. Please see the attached aerial photos and site survey for reference.

## **PLANNING CONSIDERATIONS**

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

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

North: M2: developed with the Better Made Snack Foods facility  
East: M2: (the west side of French Road): developed with Better Made property  
South: R2: vacant land  
West: R2: housing and vacant land

There are five vacant lots owned by DS Development which operates Denn Co Construction located to the southeast of the subject site at Harper and French Roads. South of the five lots owned by DS Development are three lots developed with a single-family house at 6530 Harding Avenue.

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

The subject site is located within the Airport area of Neighborhood Cluster 1 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Low/Medium Density Residential (RLM) for the subject block. The Master Plan also shows RLM for the remainder of the neighborhood to the west and the block to the east (facing French Road). The Better Made facility to the north is designated Light Industrial. P&DD submitted a letter indicating the proposed development does not change the Future General Land Use characteristics of the area and conforms to the policies of the City's Master Plan.

### ***Area Zoning and Development***

The Better Made facility, as well as land to the north and east (along French Road) is an industrial area. This industrial area is adjacent to a rail line that runs from the City airport area to the north. The land to the south of the Better Made facility is a small residential area with commercial zoning along Gratiot and Harper Avenues.

### ***Community Input***

No members of the public spoke for or against the proposal at the initial April 2019 hearing. However, a letter of opposition was submitted from the homeowner of 6530 Harding Street. For the upcoming hearing, CPC staff received four letters of support from the DEGC, State Representative Joe Tate, State Senator Adam Hollier, and Wayne County Commissioner Jewel Ware. The petitioner submitted a community engagement summary which is attached for reference. Parkstone Development Partners indicates it met with the homeowner at 6530 Harding Street to discuss their concerns. Parkstone said it knocked on 20 doors and spoke with nine residents about the proposal. Parkstone hosted a community meeting on August 20, 2019 and indicates the main concerns and feedback included:

- Air quality/pollution from PVS Chemicals
- Storm water management/drainage

- The future expansion of Better Made
- Surrounding businesses wanting parking lots in residential areas
- No objections to barbed wire on fence

#### Attachments

cc: Katy Trudeau, Deputy Director, P&DD  
Karen Gage, P&DD  
Greg Moots, P&DD  
Alexa Bush, P&DD  
Dave Bell, Director, BSEED  
Arthur Jemison, Chief of Infrastructure and Services  
Lawrence Garcia, Corp. Counsel  
Kimberly James, Law Dept.