

Welcome!

Today's Agenda...

What is Zoning?

Introduction to the Zoning Update

Framework to Implementation

Zoning Update – MKT

Continued Engagement

Questions and Comments

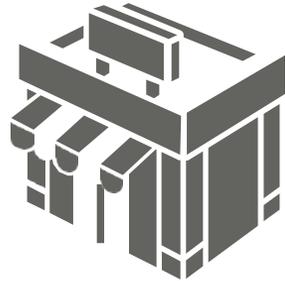
What is Zoning?

ZONING is how cities divide up land by zones to regulate the uses that can take place on a property



Residential

“R” ZONES



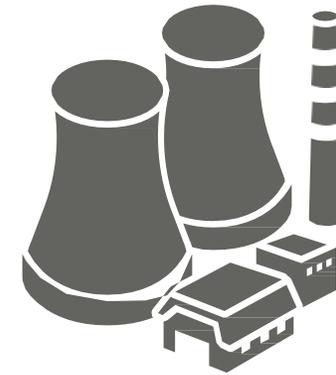
Retail

“B” ZONES



Business

“B” ZONES



Industrial

“M” ZONES

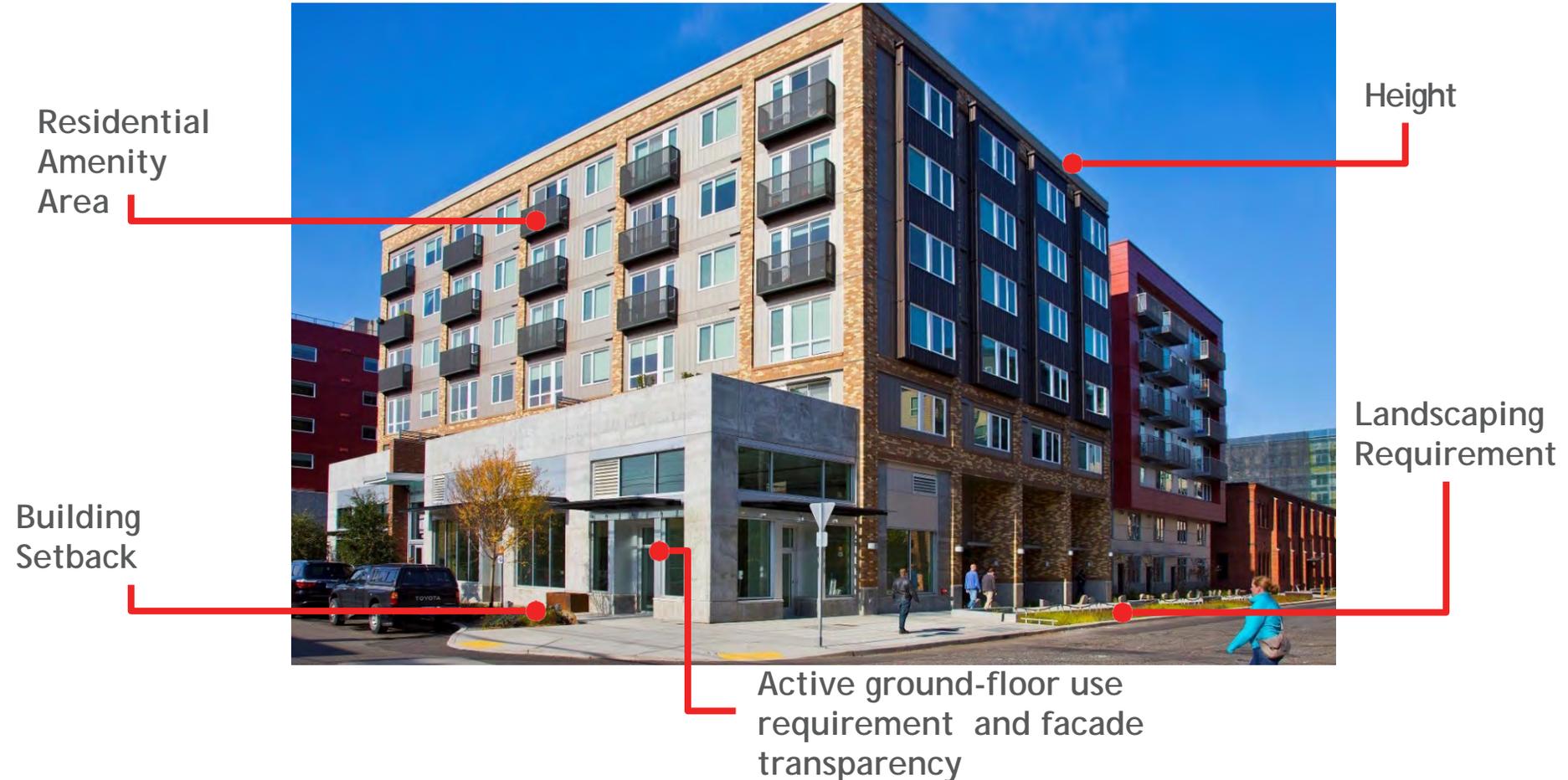
Cities use **ZONES** to designate a type and use of an area of land



On a Zoning Map a residential zone is listed here as R1, for example, this zone specifies a particular area of land where people will live and build their homes

.....MKT would be a new zone created just for the area of Eastern Market that we are here to discuss today

ZONING regulates how buildings look



WHY SHOULD I CARE? (How Zoning can **HELP** me)



Zoning regulates what is and is not permitted on land and it can:

- Preserve your area's unique character to achieve the community's vision for the future
- Delineates parks, recreational and open space
- Prevent incompatible uses in a neighborhood

Use Category	Specific Land Use	Residential						Business						Industrial				
		R1	R2	R3	R4	R5	R6	B1	B2	B3	B4	B5	B6	M1	M2	M3	M4	M5
Sec. 61-12-24. Hospital. (Ord. No. 11-05, §1, 5-28-05; Ord. No. 23-14, §1, 07-24-14)	Hospital or Hospice				C	R	R	R	R									

LAND
USE
PERMISSIBILITY
TERMS



(R) By-right.



(C) Conditional.

Requires a
Public Hearing



(BLANK) Prohibited.



Variations and Adjustments

By Staff



Intensity and dimensional standards can be adjusted up to 10% by Buildings Safety Engineering and Environmental Dept. (BSEED) without need of a public hearing.

By Board of Zoning Appeals (BZA)



Variations of development, intensity, or dimensional standards go to the BZA. All BZA hearings trigger public notification and public hearing.

Detroit Administration Zoning?

City Planning Commission (CPC)

- Zoning text amendments
- Rezoning

Buildings & Safety Engineering Environment Department (BSEED)

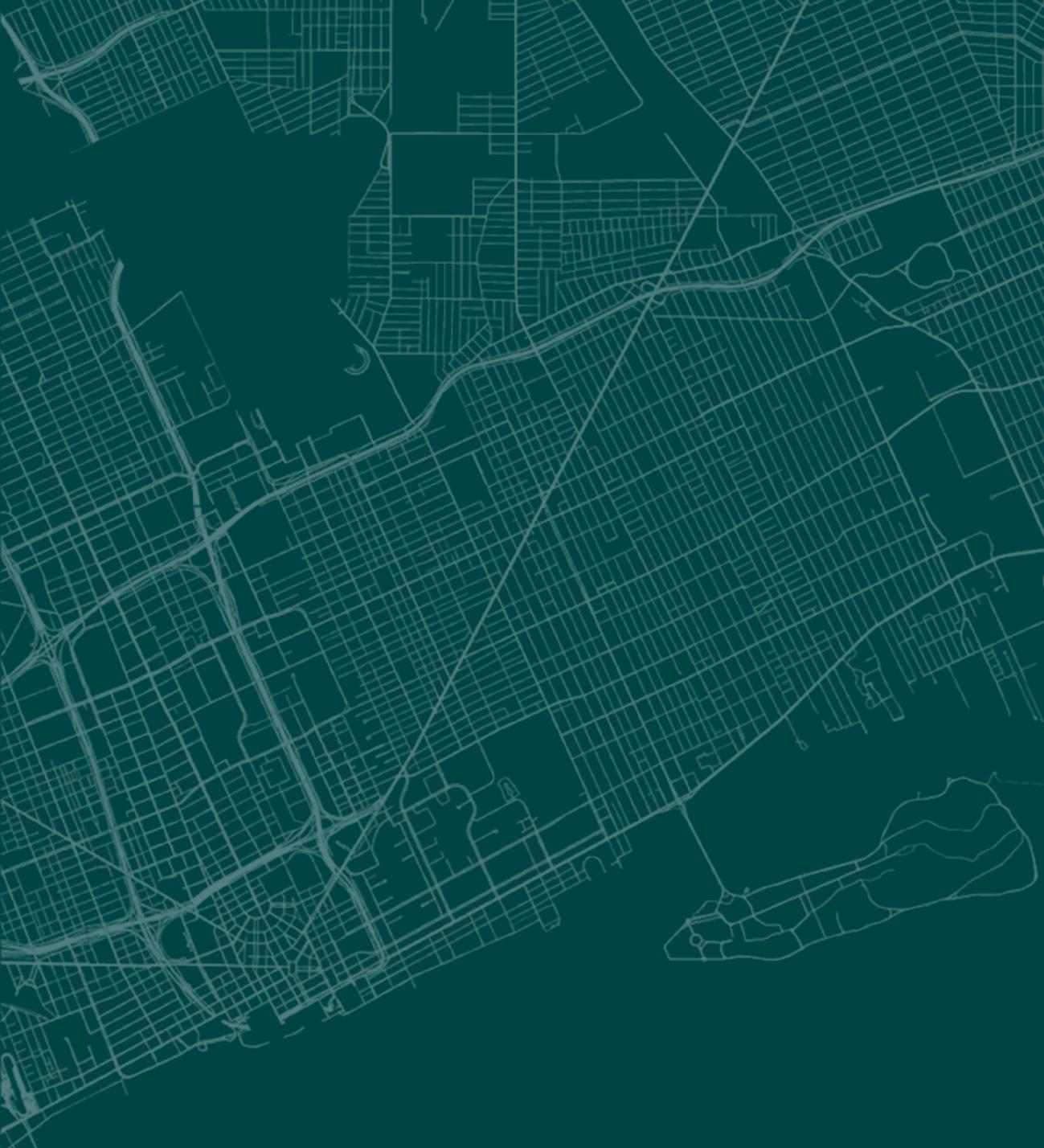
- Conditional land use public hearings
- Permit review and approval
- Code enforcement

Board of Zoning Appeals (BZA)

- Dimensional variance zoning code appeals
- Non-conforming uses
- Hardship relief cases

Planning & Development Department (P&DD)

- Neighborhood plans and Master Plan
- Historic review
- Concept plan review



EASTERN MARKET ZONING UPDATE

**CORE MARKET AND
GREATER EASTERN MARKET (GEM)**

Public Meeting
August 20, 2020



**Why are we proposing
a new MKT zoning
district?**

Eastern Market is unique to the metro region. We are proposing to create a new zoning classification tailored to the Eastern Market area – called MKT for Market and Distribution

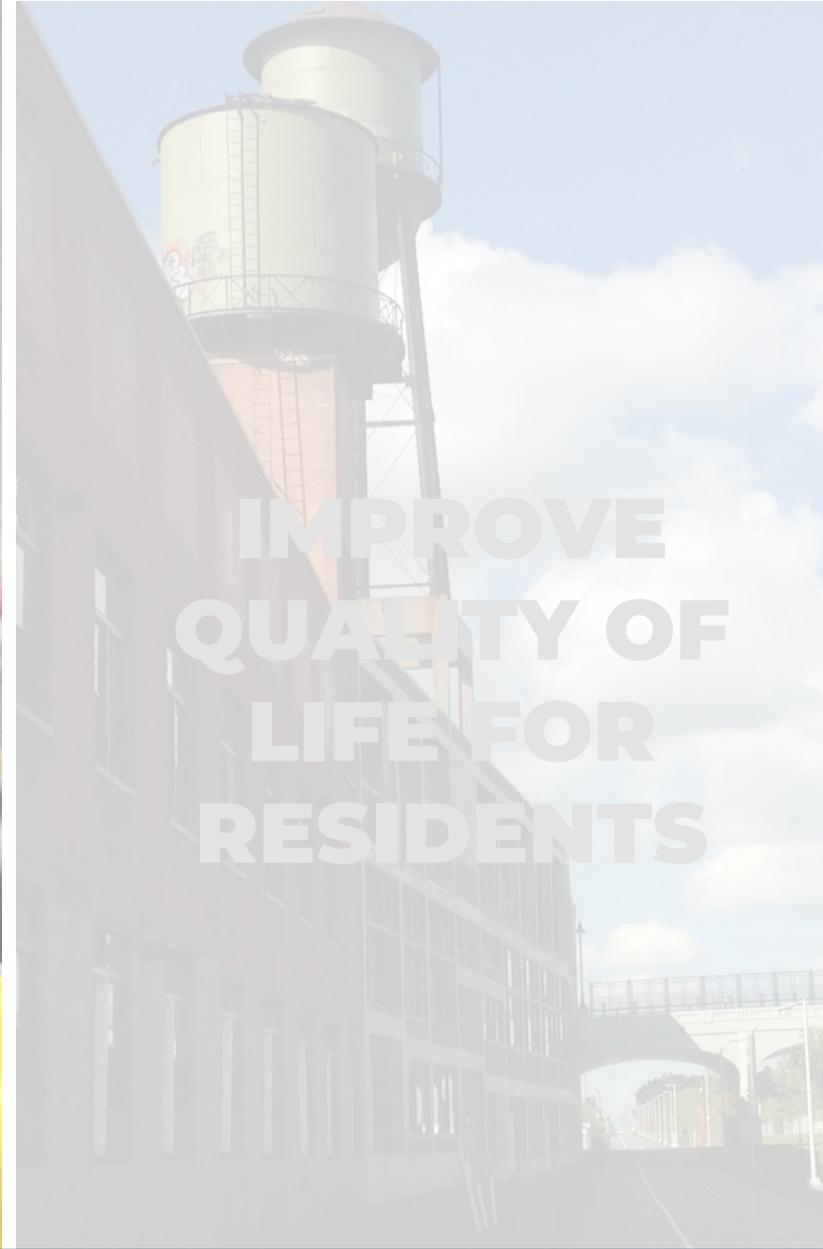
- ❑ MKT will restrict Heavy Industrial Uses from establishing in Eastern Market and the GEM**
- ❑ MKT will prioritize food production over all other non-residential uses**
- ❑ MKT provides for ample setbacks from residential properties in the GEM**
- ❑ MKT will allow more mixed use development, while adding an additional layer of review for some non-food production uses, such as new construction and larger non-food production uses**

EASTERN MARKET FRAMEWORK STUDY AREA





**JOBS FOR
DETROITERS**



**IMPROVE
QUALITY OF
LIFE FOR
RESIDENTS**



**KEEP THE
AUTHENTICITY
& FUNCTION**

GOALS & OBJECTIVES



**JOBS FOR
DETROITERS**



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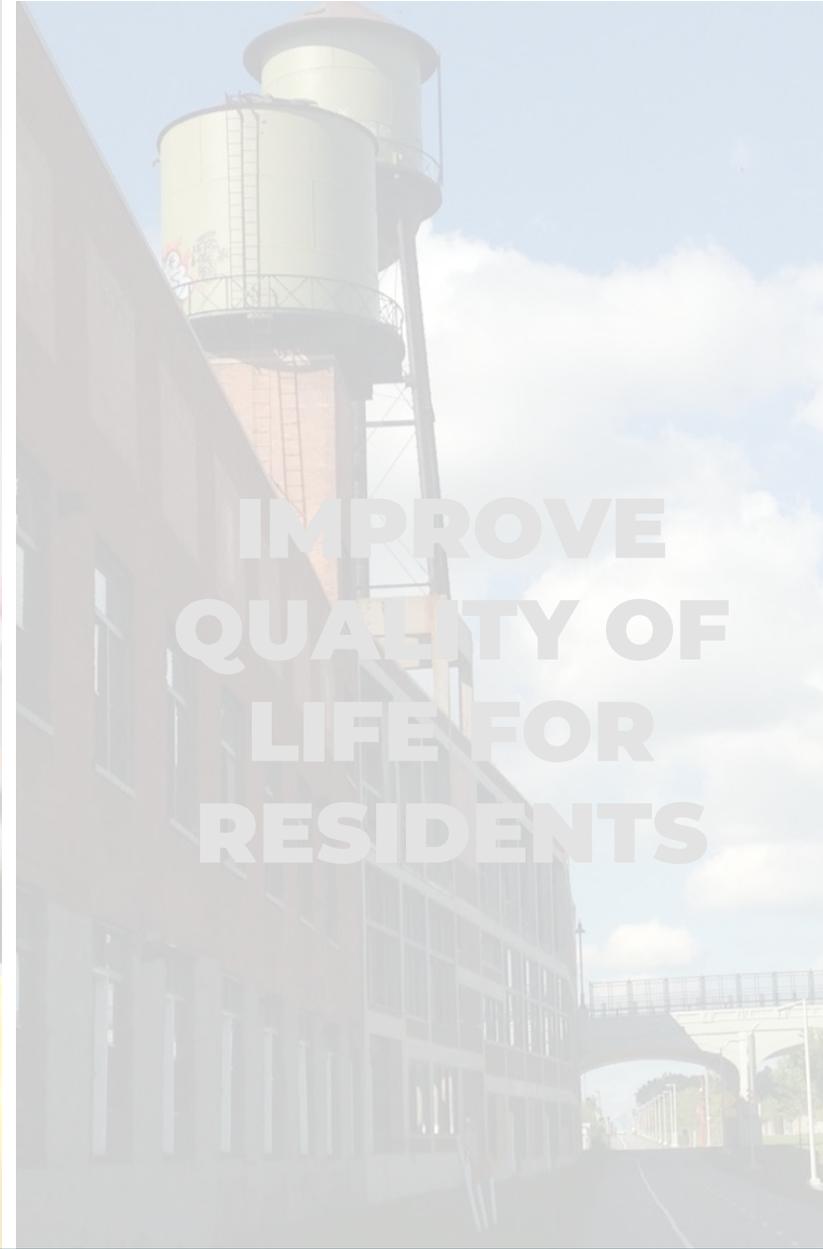


**KEEP THE
AUTHENTICITY
& FUNCTION**

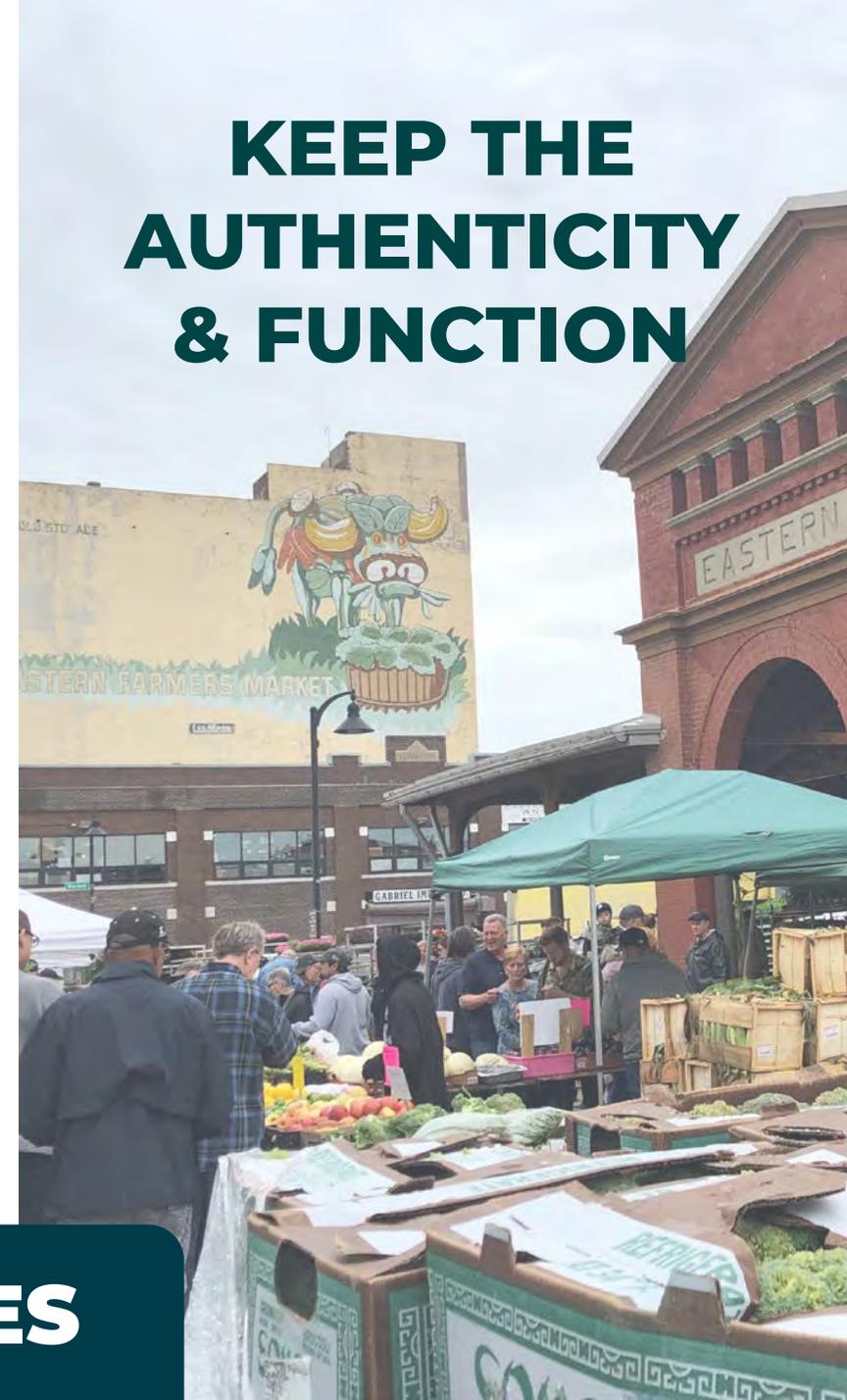
GOALS & OBJECTIVES



**JOBS FOR
DETROITERS**



**IMPROVE
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**KEEP THE
AUTHENTICITY
& FUNCTION**

GOALS & OBJECTIVES

FRAMEWORK COMMUNITY ENGAGEMENT

The Eastern Market Neighborhood Framework And Stormwater Management Network Plan engagement process was led by the Detroit Economic Growth Corporation in partnership with the Department of Neighborhoods, City of Detroit Planning and Development Department, Detroit Water and Sewerage Department, and The Nature Conservancy.

Began with in-person interviews and walk-throughs of businesses in Eastern Market...

7 Rounds of Roundtable Discussions (20-70 Participants each)

5 Public Meetings (collectively over 700 in attendance)

Existing Conditions

Land-Use Planning (Neighborhood Planning and Core Market)

Stormwater Master Plan

Implementation

Numerous community stakeholder meetings as needed, neighborhood bike rides, and canvassing with businesses and neighbors

Project Kick-off~ January 29, 2017 | Framework Completion ~ November 12, 2019

Zoning process is just one of many outcomes of the framework process.



CONTINUED ENGAGEMENT THROUGH IMPLEMENTATION

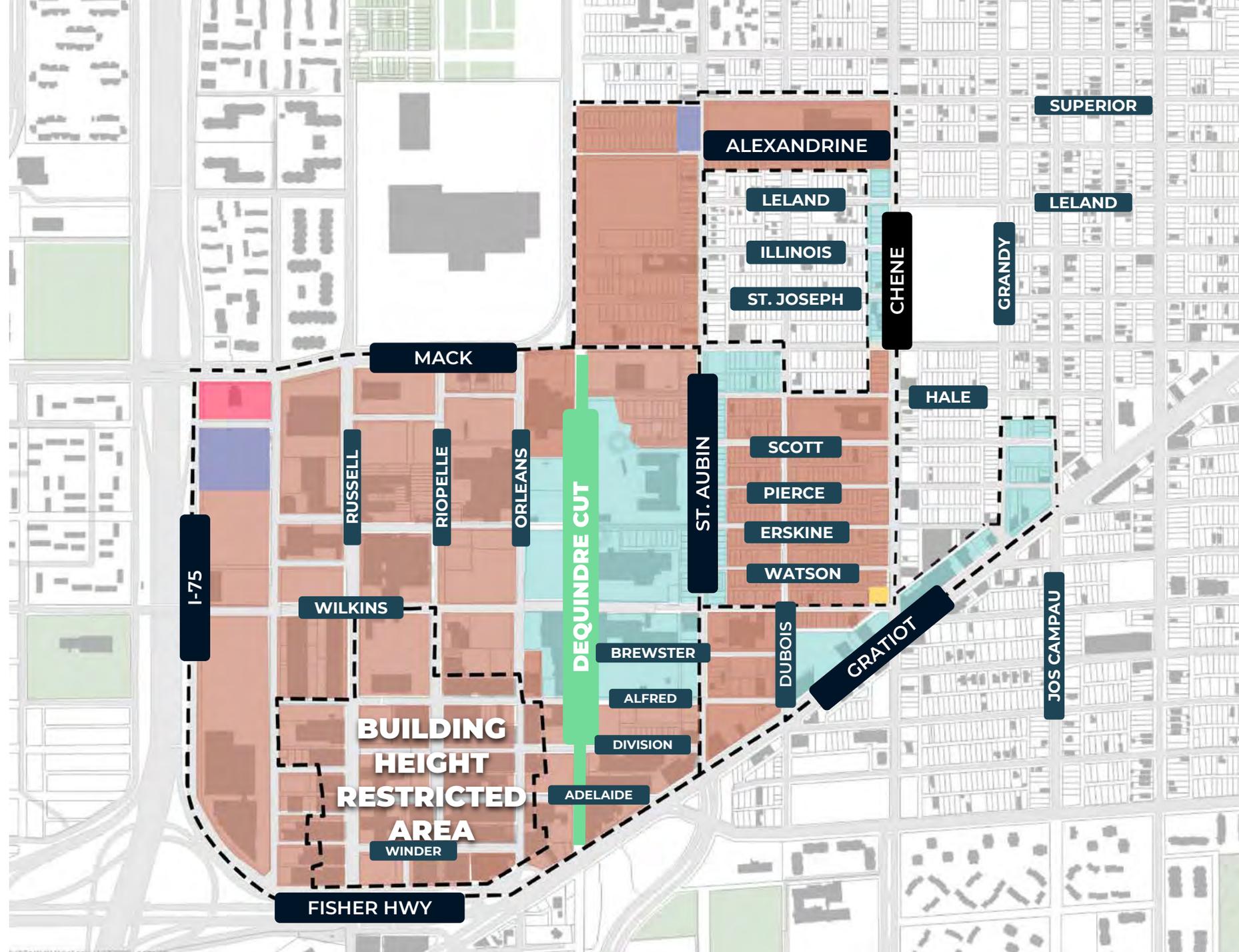
- ✓ **Riopelle streetscape 2018/ 2019 – opened spring 2020**
- ✓ **HDAB Local Historic District – protecting the market sheds with a local historic preservation district – spring/ summer/ fall 2020**
- Dequindre Cut Extension as part of the Joe Louis Greenway**
- Future Food Business Development and release of RFP's for opportunity sites**
- Zoning update – TODAY and ONGOING**



Riopelle Street, Eastern Market, Detroit

GEM, CORE MARKET, GRATIOT CORRIDOR PROPOSED ZONING

-  MKT – Market & Distribution
-  SD2 – Special District
-  PD – Planned Development
-  B4 – General Business



EASTERN MARKET ZONING UPDATES

Changes to support the desired character of Eastern Market

MAP CHANGE

- **Core Market** - Update commercial areas (business and manufacturing) under market specific MKT zone, replacing B6.
- **Core Market** - Designate SD2 for mixed use development along the Dequindre Cut.
- **GEM** - Update residential parcels to MKT zone. Designate SD2 for live/work and workforce housing development.
- **Gratiot Corridor** - Updated to SD2 for mixed use development

TEXT CHANGE

- Incorporate property lot-line build standards
- Promote preservation and adaptive reuse of heritage and existing structures in the proposed height limit area
- Incorporate setback and screening requirements of food businesses from residential areas

TEXT CHANGE

- Define a market specific zoning district, MKT, for market and distribution.
- Existing uses shall be incorporated into the MKT zone from B6
- Use groups will be updated to remove uses no longer applicable or desired

PROPOSED MAP, TEXT, AND USE UPDATES ARE POSTED ON THE PDD WEBSITE

M3 TO MKT LIGHT-INDUSTRIAL USE

Industrial Land Use	M3	MKT
Contractor yard	R	
High-impact manufacturing or processing	C	C*
High/medium-impact manufacturing or processing	R	R*
Low/medium-impact manufacturing	R	R*
Low-impact manufacturing or processing	R	R
Machine shop	C	
Outdoor storage facility	C	
Tank storage of bulk oil or gasoline	R	
Trucking Terminal and transfer building	R	
Trucking Terminal and transfer building for food	R	R
Warehouse for food	R	R
Warehouse for non-food	R	C



MKT eliminates heavy industrial but allow a handful of less-intensive food production uses

R - *BY-RIGHT USE*

C - *CONDITIONAL USE
(Hearing Required)*

***** - *ONLY SELECT LESS INTENSIVE
FOOD-RELATED USES*

COMMERCIAL / INDUSTRIAL LAND USE

Commercial / Industrial Land Use	B6	MKT
Contractor yard	R	
High-impact manufacturing or processing		C*
High/medium-impact manufacturing or processing		R*
Low/medium-impact manufacturing		R*
Low-impact manufacturing or processing (bakery, creamery, bottling, food processing)	R	R
Slaughter house under 15,000 SF	C	C'
Slaughter house over 15,000 SF	C	
Plumbing, HVAC, Furniture Repair, Carpenter shops	R	
Trucking Terminal and transfer building	R	
Trucking Terminal and transfer building for food	R	R
Warehouse for food	R	R
Warehouse for non-food	R	C

MKT will now allow a handful of less-intensive food production uses, most of which operate in the market today

R - BY-RIGHT USE

C - CONDITIONAL USE
(Hearing Required)

***** - ONLY SELECT LESS INTENSIVE
FOOD-RELATED USES

HIGH-MEDIUM-LOW IMPACT USE LIMITATIONS

High-impact manufacturing or processing*
High/medium-impact manufacturing or processing*
Low/medium-impact manufacturing or processing*

* *ONLY SELECT LESS INTENSIVE FOOD-RELATED USES*



Eastern Market Brewery - Detroit

*MKT will ONLY allow the following

- ✓ Carbonic Ice manufacture (Dry Ice)
- ✓ Meat Products Manufacturing or Processing
- ✓ Canning Factories (excluding fish products)
- ✓ Brewing or Distilling of Liquors
- ✓ Brewing of 20,000 or More Barrels of Beer Or Malt Beverage Per Year
- ✓ Coffee Roasting
- ✓ Dog or Cat Food Cannery or Manufacture (excluding rendering or the use of fish)

HIGH-MEDIUM-LOW IMPACT USE LIMITATIONS

High-impact manufacturing or processing*

High/medium-impact manufacturing or processing*

Low/medium-impact manufacturing or processing*

* *ONLY SELECT LESS INTENSIVE FOOD-RELATED USES*



Full List of Uses Not Permitted in MKT [Here](#)

*MKT WILL NOT allow ANY other uses listed under these classifications, including, but not limited to, the following:

- X Starch Manufacturing
- X Glucose Manufacturing
- X Sugar Refining
- X Carbonated Gas Manufacturing
- X Automotive, agricultural or heavy machinery manufacturing
- X Tires, turpentine, engines, glass, and concrete pipe manufacture
- X Concrete Batching Plant
- X Roofing Materials Manufacture
- X Plating or anodizing
- X Die Casting
- X Plastic Products Manufacture
- X Canvas Goods Manufacture
- X Glass Laminating
- X Plastic Products Forming or Molding

HIGH-MEDIUM-LOW IMPACT USE LIMITATIONS

High-impact manufacturing or processing*
High/medium-impact manufacturing or processing*
Low/medium-impact manufacturing or processing*

* *ONLY SELECT LESS INTENSIVE FOOD-RELATED USES*



Full List of Uses Not Permitted in MKT [Here](#)

*MKT WILL NOT allow ANY other uses listed under these classifications, including, but not limited to, the following:

- X Steel Manufacturing
- X Glue Manufacturing
- X Sugar Manufacturing
- X Carbonated Beverage Manufacturing
- X Automotive Manufacturing
- X Agricultural Machinery Manufacturing
- X Tires, turpentine, glass, and concrete pipe manufacture
- X Concrete Batch Plant
- X Roofing Materials Manufacture
- X Plating or anodizing
- X Die Casting
- X Plastic Products Manufacturing
- X Canvas Products Manufacturing
- X Glass Manufacturing
- X Plastic Products Forming or Molding

FOOD PRODUCTION IN MKT

Berry & Sons Islamic Slaughter House – Eastern Market Partnership

BERRY & SONS
HALAL MEATS
2496 ORLEANS
313-259-6925
BEEF · LAMB · SHEEP · GOAT
ISLAMIC SLAUGHTER HOUSE

Small Scale Specialty Slaughter House

- LIMITED IN SIZE TO 15,000 SF MAXIMUM
- CONDITONAL LAND USE HEARING IS REQUIRED
- BUFFERING FROM RESIDENTIAL IS PROVIDED IN THE GEM AREA

RESIDENTIAL AND COMMERCIAL LAND USES

Residential and Commercial Land Uses	B6	MKT
Residential w/ permitted commercial	C	C
Loft	C	R
Bar	C/R	C
Alcohol sales (Party Store)	C	C
Hotel	C/R	C
Office, new construction	R	C
Office, rehab adding <200% 1 st floor area	R	R
Restaurant, without drive-through	R	R
Restaurant, with drive-through	R	
Stores	R	R*
Used auto sales	R	
Used tire sales	C	

MKT allows more mixed uses, while adding an additional layer for some non-food production uses

R - BY-RIGHT USE

C - CONDITIONAL USE
(Hearing Required)

***** - ONLY SELECT LESS INTENSIVE
FOOD-RELATED USES

RESIDENTIAL AND COMMERCIAL LAND USES



Henry the Hatter, Eastern Market, Detroit

*MKT by-right, not limited to

- ✓ Renovation for residential (lofts)
- ✓ Office in a renovated building of any size + expansion of 200% of ground floor area
- ✓ All retail shops up to 5K SF in size
- ✓ Food related maker space of any size
- ✓ Restaurants
- ✓ Art gallery or museum
- ✓ Cooking, dance, art schools or studios

RESIDENTIAL AND COMMERCIAL LAND USES



***MKT conditional, not limited to**

- ✓ Hotel or youth hostel
- ✓ New construction office (not including 200% expansion of ground floor area of existing structures)
- ✓ Non-food retailed services, such as veterinary clinic, fitness club, medical clinic, barber, nail salon
- ✓ Parking structure only with ground floor retail

RESIDENTIAL AND COMMERCIAL LAND USES

Residential and Commercial Land Uses	B4	SD2
Residential w/ permitted commercial	C	R
Loft	C	R
Bar	C	R
Clothing, jewelry and candy manufacturing	C	R*
Hotel	C	C
Low-impact manufacturing or processing		R*
Party store	C	C
Restaurant, carry-out or fast-food without drive-through	R	R
Restaurant, standard, without drive-through	R	R
Plumbing, HVAC, Furniture Repair, Carpenter shops	R	C*
Used auto sales	C	

SD2 Allows easier mixed, residential, and maker uses

R - BY-RIGHT USE

**C - CONDITIONAL USE
(Hearing Required)**

*** - ONLY SELECT LESS INTENSIVE
FOOD-RELATED USES**

SMALL-SCALE LIGHT - INDUSTRIAL IN SD2

**Under 5,000 square feet AND
10% of the area being used as a retail**

- CONFECTION MANUFACTURING
- FOOD CATERING
- LOW/MEDIUM IMPACT MANUFACTURING OR PROCESSING “MAKER” USES
- JEWELRY MANUFACTURE



SMALL-SCALE LIGHT - INDUSTRIAL IN SD2

- Low-impact Manufacturing / Processing
- Lithographing, and sign shops
- Trade services, general, except cabinet making
- Wearing apparel



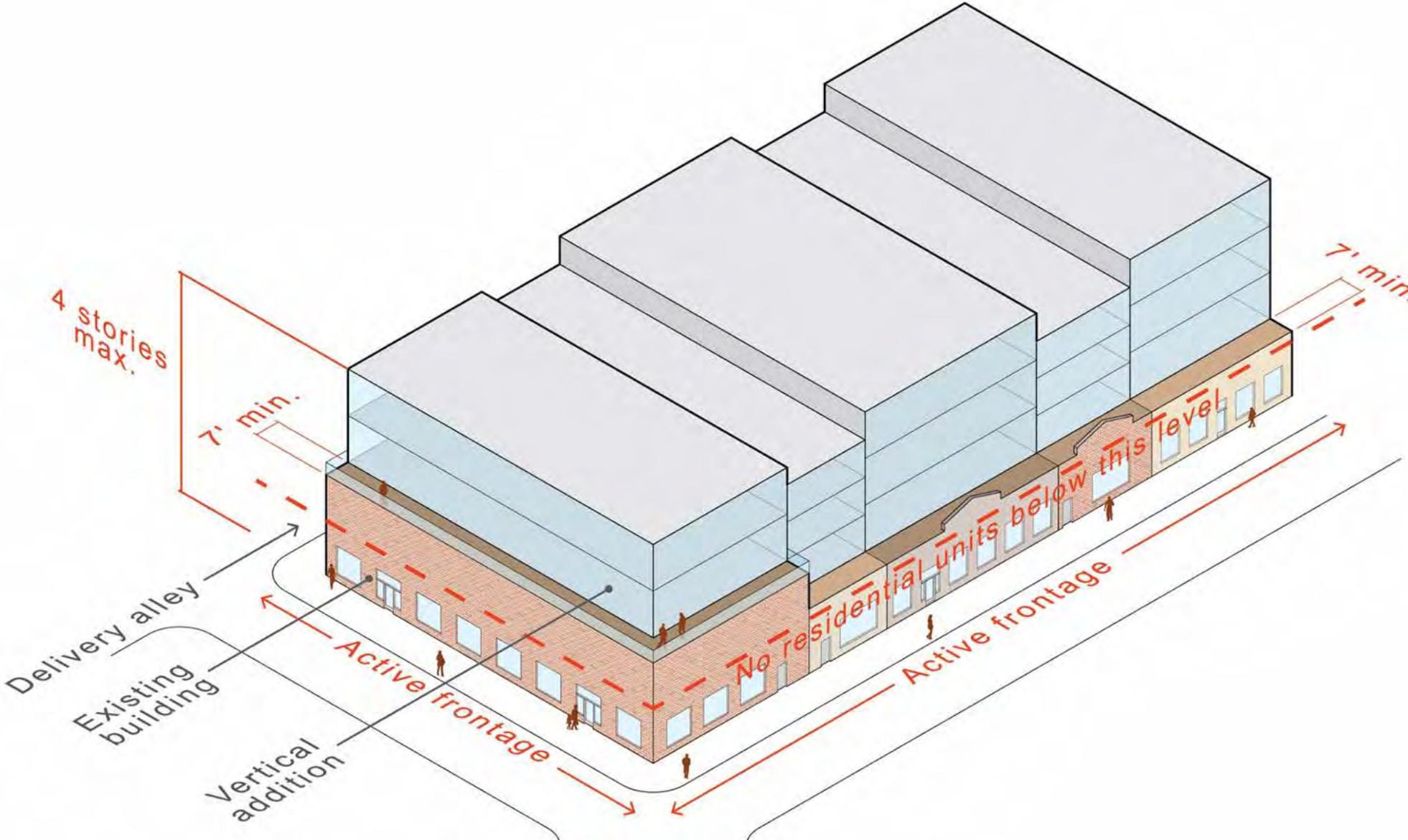
COMPARISON OF CURRENT TO PROPOSED HEIGHTS

- B4: 35', ~ 3 stories
- B6: 80', ~ 7 stories
- M3: 80', ~ 7 stories
- SD2: 60' for mixed use buildings, 50' for single-use buildings, ~5 and 4 stories
- MKT: 80', ~ 7 stories, except for area around sheds.

Height Limit Area - 50' ~ 4 stories

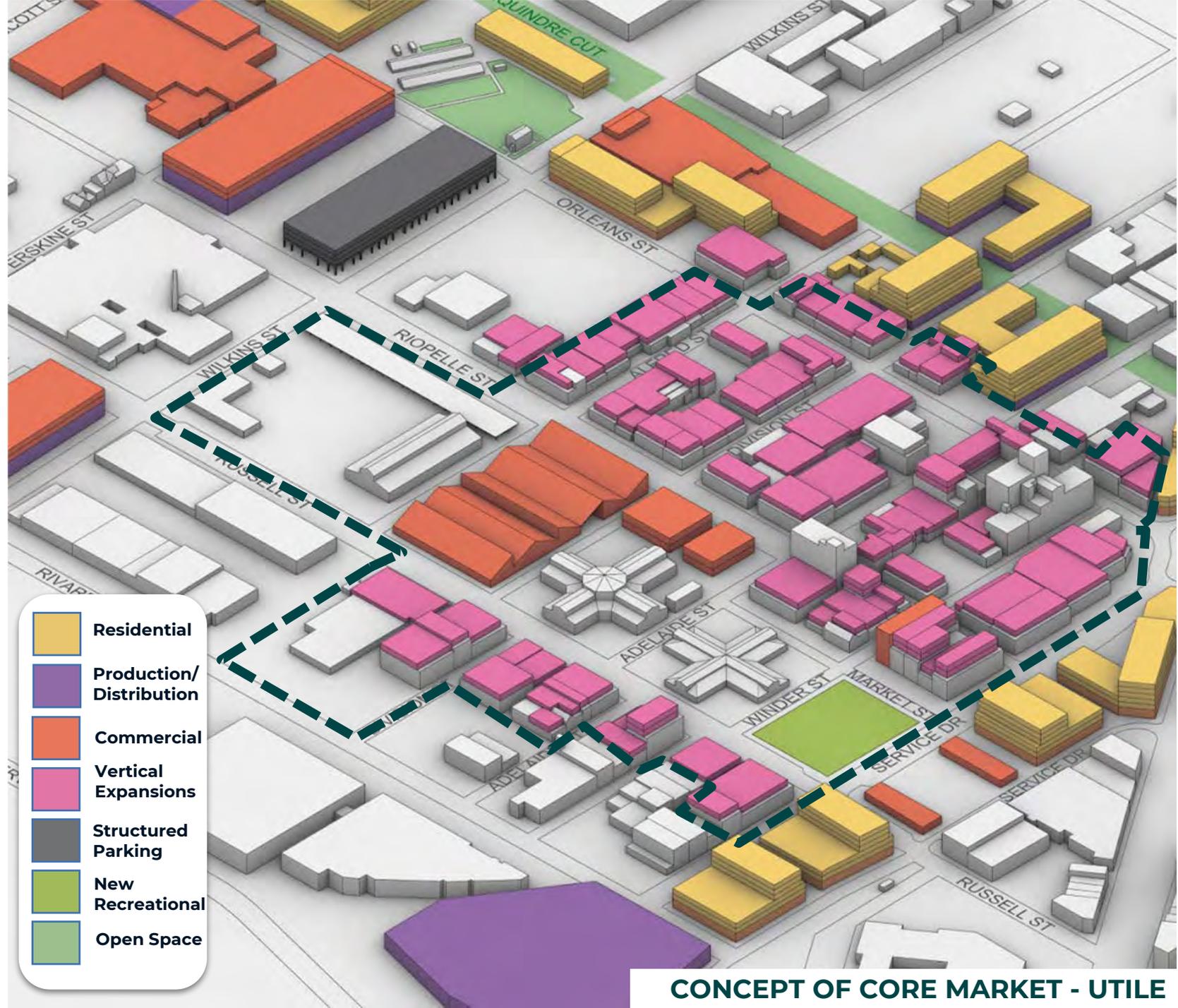


MAXIMUM BUILDING HEIGHTS TO PROTECT SHEDS



PROTOTYPICAL VERTICAL EXPANSION BLOCK IN HEIGHT LIMIT AREA - UTILE

PRESERVE AUTHENTICITY AND PROVIDE SUSTAINABLE DEVELOPMENT



CONCEPT OF CORE MARKET - UTILE

EASTERN MARKET ZONING UPDATES

Changes to support the desired character of Eastern Market

CHECK OUT THE WEBSITE

Proposed map, text, and use updates are posted on [DETROITMI.GOV/PDD](https://detroitmi.gov/pdd)

THE COMPLETE LIST OF ZONING USES comparing MKT to other zoning districts is available on the Eastern Market Framework Page List of Documents

The link to the full list of proposed uses has been provided here:

https://detroitmi.gov/sites/detroitmi.localhost/files/2020-08/2020.17.08_EM_C_B6_Zoning_WEB.PDF

**How will zoning
updates support the
outcomes of the
Framework?**

PROVIDE JOBS AND FOOD BUSINESS DEVELOPMENT



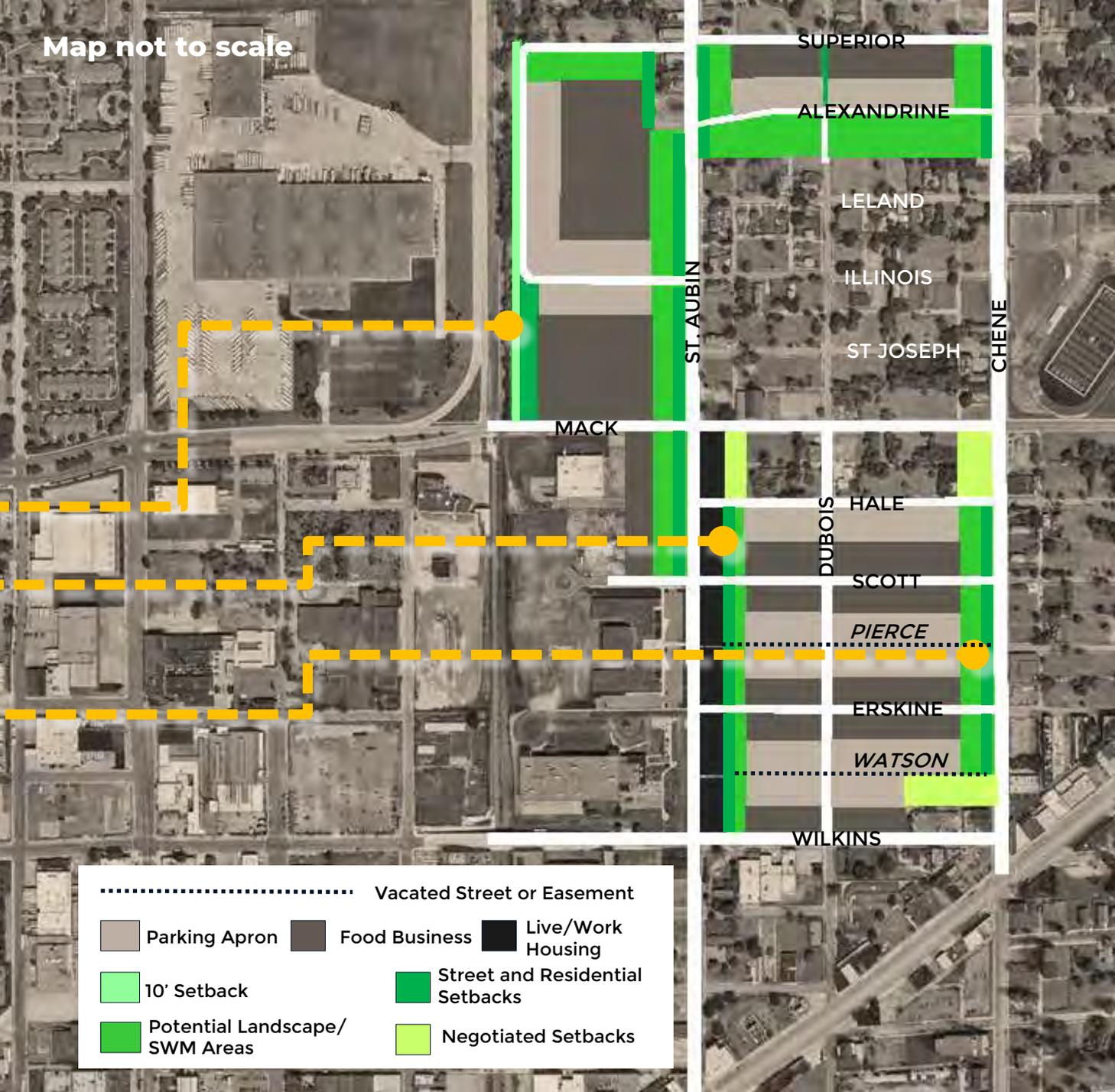
FUTURE GREATER EASTERN MARKET – MVVA/ UTILE

SETBACKS AND SCREENING

In setback area, new developments must have a side setback (shown in dark green) of:

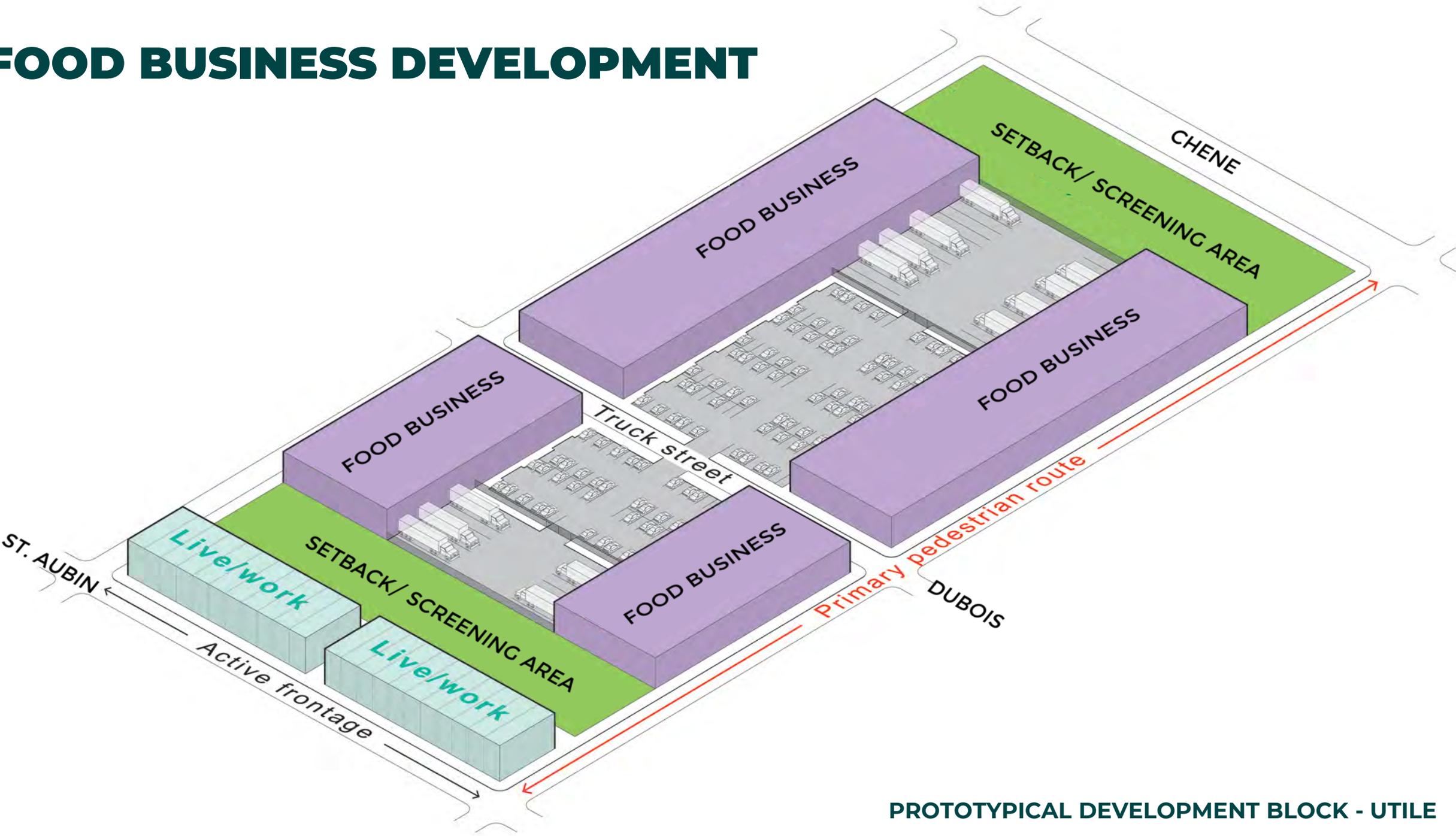
- 10' from the Dequindre Cut
- 50' from residential and SD2 zoning
- 40' from streets

In the setback area, **vegetation** must be planted near the street or R2 and SD2 zoning that will be **10' tall** and **75% opaque**



.....	Vacated Street or Easement	
	Parking Apron	Food Business
	10' Setback	Live/Work Housing
	Potential Landscape/SWM Areas	Street and Residential Setbacks
		Negotiated Setbacks

FOOD BUSINESS DEVELOPMENT

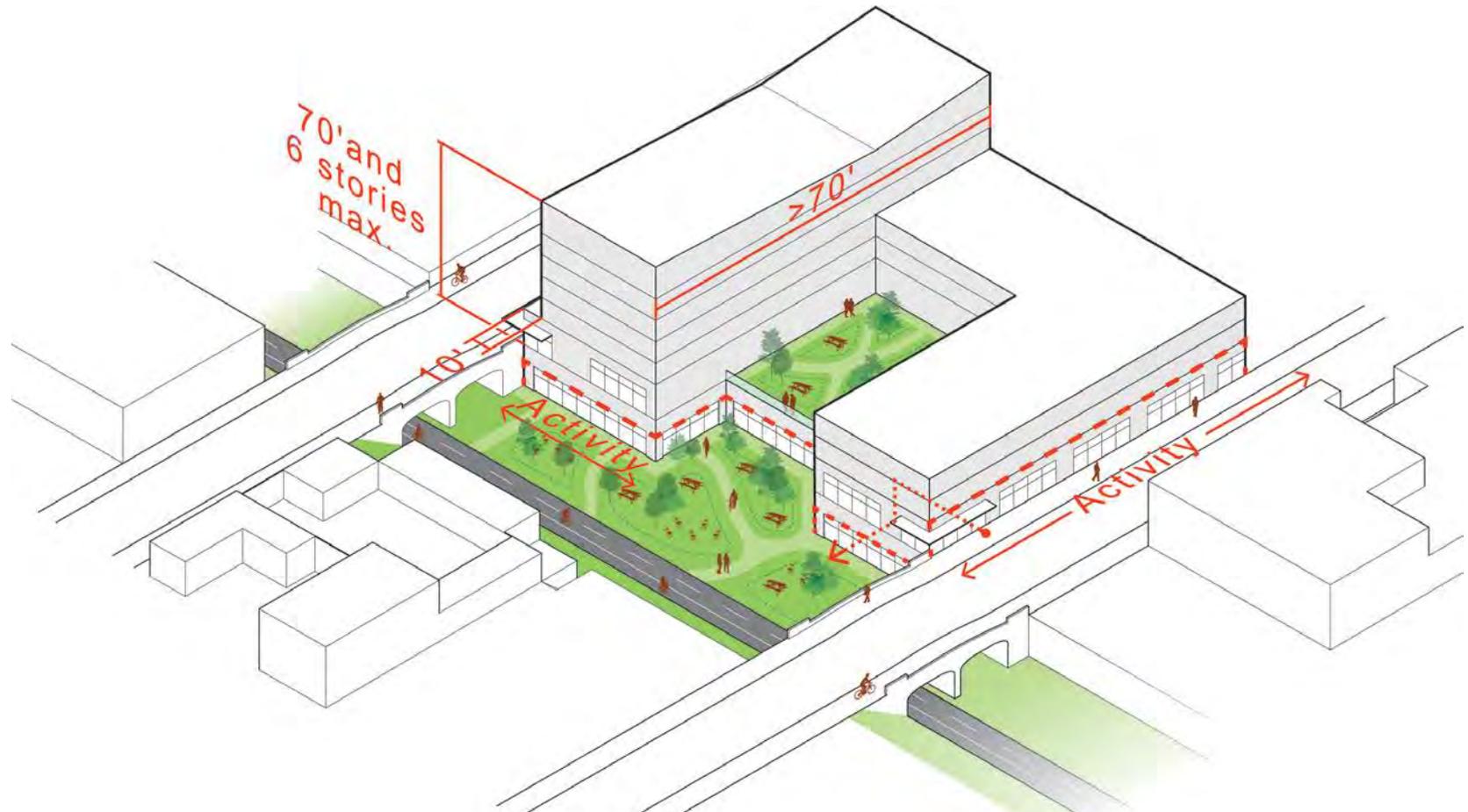


PROTOTYPICAL DEVELOPMENT BLOCK - UTILE

INTEGRATING DEVELOPMENT AND COMMUNITY



DESIGNATED TRUCK ROUTES



PROTOTYPICAL DEQUINDRE CUT EXPANSION BLOCK - UTILE

A Summary of Updates since July 14

- ✓ **Commitment for public engagement for all developments involving public lands by the city, DEGC, and the Eastern Market Partnership**
- ✓ **Requirement that proposed development adhere to recommended setbacks according on the framework and as approved by PDD**
- ✓ **Increase the maximum height of structures within the height limit area to 50' to accommodate 4-story structures**
- ✓ **Allowing office in existing buildings and potential expansion of building on a by-right basis**
- ✓ **Food businesses with extensive truck operations must present a truck traffic analysis as part of the city review process and community engagement process**
- ✓ **Designation of high-impact uses of meat processing and carbonic ice manufacture to conditional uses in MKT**
- ✓ **Limit slaughterhouses to 15k maximum facilities**

WHAT DOES THIS MEAN FOR YOU?

01

Zoning update that allows for sustainable job creating development without displacement.

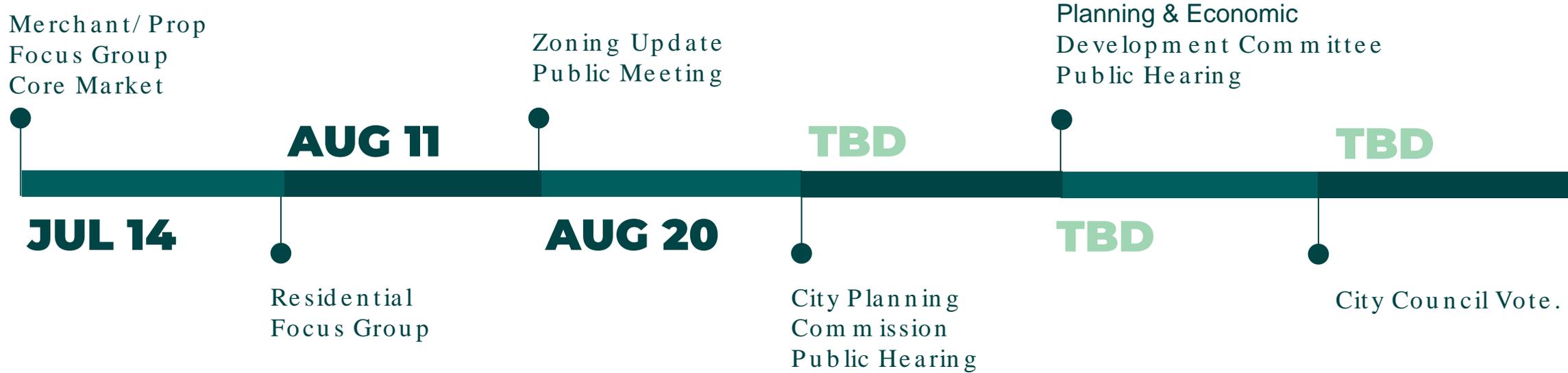
02

A neighborhood that keeps its identity, historic character, and authenticity through height limits.

03

Screening and separation of land uses through setbacks.

PROPOSED SCHEDULE



Future dates are to be determined

FUTURE MAP NOTICE

- The notice with this map will be sent 15 days from the scheduled date of the official CPC zoning public hearing
- This map will be sent to all residents and property owners within the *impacted area and 300'*
- Areas hatched are areas affected. Blank areas - no map changes



CONTINUED ENGAGEMENT



The Detroit Economic Growth Corporation, The Eastern Market Partnership, and The City Of Detroit Is committed to engage the community on developments proposed on public property.

A COMMITMENT TO ENGAGEMENT ON IMPLEMENTATION PROJECTS

CONTINUED ENGAGEMENT

COMMUNITY ENGAGEMENT FOR PROPOSED DEVELOPMENT TO HIGHLIGHT:

- **Development Team**
- **Use The Development**
- **Number Of Jobs To Be Created, Anticipated Pay, Job Application Process**
- **Traffic Plan And Truck Counts**
- **Noise, Smell Mitigation**
- **Construction Timeline**
- **Other Development Specifics, Concerns**

CONTINUED ENGAGEMENT



NEW development will be consistent with the design guidelines put forth in the framework

A COMMITMENT TO ENGAGEMENT ON EACH PROJECT



THANK YOU!

**WE WOULD LIKE TO HAVE YOUR
THOUGHTS ON ZONING UPDATES
IN EASTERN MARKET**

Q&A

**PROPOSED MAP, TEXT, AND USE UPDATES ARE POSTED
ON THE PDD WEBSITE**

**FOR FURTHER DISCUSSION OR
QUESTIONS, CONTACT:**

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