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HONORABLE CITY COUNCIL

RE: Request from the City of Detroit General Services Department to rezone Historic Fort Wayne from an R1 (Single-Family Residential District) zoning classification to a PD (Planned Development) zoning classification to allow a number of the existing historic buildings at Historic Fort Wayne to be adaptively reused (RECOMMEND APPROVAL)

The City of Detroit General Services Department (GSD) is requesting to amend Zoning Map Nos. 41 and 50 to show a PD (Planned Development District) zoning classification where an R1 zoning classification currently exists at Historic Fort Wayne. The site is generally located on the south side of West Jefferson Avenue between South Cavalry Street (extended) and South Rademacher Street (extended). The proposed amendment is being requested to allow for a number of the existing historic buildings at Historic Fort Wayne to be adaptively reused. Please see the attached rezoning application and public hearing notice which includes a map of the subject location.

In conjunction with this rezoning request, the Planning and Development Department (P&DD) is requesting the Detroit Master Plan of Policies for Historic Fort Wayne be amended, which will be presented to Your Honorable Body as a separate request.

Background

Historic Fort Wayne is a former military facility now owned by the City of Detroit. Historic Fort Wayne contains a number of important features: Native American burial mound (made circa 750-1100 AD), Star Fort (built 1842), and over 40 buildings that formerly served as residential, office, and storage facilities for the Fort (built between 1890-1942).

Regarding zoning, when the City passed its first Zoning Ordinance in 1940, the Fort property along with most of the west riverfront was zoned for heavy manufacturing. It appears sometime in the early 1950's, the Fort property was rezoned to R1. In 2016, Fort Wayne became a local historic district, subject to review and enforcement by the Detroit Historic District Commission.

In 1949 and 1971, as part of the Historic Surplus Property Program, and 1976, as part of the Federal Lands to Parks Program, the federal government transferred various parcels of the Fort to City ownership. As part of this land transfer, a number of deed restrictions were placed on the

land including: “the land shall not be sold, leased, assigned . . . except to another local government agency, parade grounds used exclusively for public park or public recreation purposes in perpetuity, etc.” GSD is in the process of replacing several of these deed restrictions with preservation covenants to assist with the Fort’s redevelopment.

Over the past 45 years, numerous redevelopment plans have been prepared for Historic Fort Wayne. In 1975, the Detroit Historical Museum created a plan to remake the property as an indoor-outdoor living history museum. In 2005, the City adopted the Historic Fort Wayne Master Plan that delineated several concepts for future development including: Fort Wayne Village, Historic Star Fort, the Arsenal of Democracy Museum, a Research/Hospitality Zone, and Expanded Parade Grounds. In 2015, the Michigan Economic Development Corporation drafted a vision document for Fort Wayne as an activity-programmed cultural, recreational, and educational destination. To date, none of these plans have come to fruition, and a majority of the buildings have sat vacant for decades and fallen into varying states of disrepair.

The U.S. Army Corps of Engineers owns property just south of the Star Fort, with several small buildings, a parking lot, and boat dock. This property is operated by the federal government and operates separately from Fort Wayne. This property was included as part of the original rezoning request, but, based on the public hearing described below, has been removed from the subject request.

Proposal

In 2018, the National Park Foundation and Kresge Foundation, in cooperation with the City, initiated a new strategic planning process including the following:

- Renegotiate federal deed restrictions and replace with a preservation covenant,
- Explore new recreational offerings, historical interpretation, and partnerships, and
- Develop a strategy to revitalize vacant buildings.

For this new initiative, in February 2020, GSD released a Request for Information (RFI). The purpose of the RFI was to determine if there was interest from the private sector/3rd parties, under the guidance of GSD, to lease buildings at the site from the City, renovate the buildings in exchange for reduced rent, and adaptively reuse the buildings for select uses. No new structures or demolitions are proposed. GSD indicates it is currently in discussion with four possible tenants. It is anticipated this redevelopment will be done incrementally over at least a ten year period.

As part of this initiative, GSD is requesting to rezone the site to PD to allow the buildings to be adaptively reused, subject to approval by the Director of GSD. Existing buildings, open space, and sensitive archaeological sites will be subject to additional protections via a preservation covenant between the City and the State Historic Preservation Office (SHPO).

Public Hearing Results and Follow-up

On June 18, 2020, the City Planning Commission held a virtual public hearing on the rezoning request. At the hearing, three members of the public spoke in favor of the rezoning. A representative of the U.S. Army Corps of Engineers did not oppose the rezoning, but asked that their property be excluded from the rezoning request. The City Planning Commission proposed that the allowed uses for the subject PD be finalized by GSD and CPC staff, placed within the

proposed PD ordinance, and that the U.S. Army Corps of Engineers property be removed from the subject rezoning request.

Following the hearing, the GSD and CPC staff agreed to a listing of specific uses that would be allowed within Historic Fort Wayne as part of the proposed PD designation. The Fort area has been divided into five areas, Areas A through Area E, and each area includes a listing of specific allowed uses. The listing of allowed land uses for the different areas is summarized as follows:

- Area A includes the existing buildings within the Star Fort. This area is limited to fifteen proposed uses, such as offices, hotels, and museums.
- Area E (which includes the parade grounds) and Area C (which is a small sliver of undeveloped land southeast of the Star Fort) would allow only three uses, including public uses, an outdoor recreation facility, and incidental retail.
- Area B (at the northwest side of the site) and Area D (at the northeast corner of the site) have the most buildings and would allow up to sixty different uses, such as housing, retail, and light industrial. It is anticipated that the variety of existing building forms will help guide the proposed uses.

Analysis

Surrounding Zoning and Land Use

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

- North: M2 (Restricted Industrial), M3 (General Industrial), and M4 (Intensive Industrial); land being cleared to develop the Joe Louis Greenway and Gordie Howe International Bridge
- East: M4; former Revere Copper and Brass site developed with vacant land used for bulk storage
- South: Detroit River
- West: M4; developed with DTE Waterman Substation and Delray public access boat ramp

Community Input

GSD provided a list of numerous community groups it has met with regularly over the past two years through the creation of a Historic Fort Wayne Advisory Council. Some of the stakeholders include the following: the Historic Fort Wayne Coalition, the Southwest Detroit Business Association, the Detroit Riverfront Conservancy, Bridging Neighborhoods, and multiple federally recognized Native American tribes.

Zoning Ordinance Map Amendment Approval Criteria

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. The CPC finds that the present request meets the criteria for the following reasons:

1. *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact:*

The proposed amendment does not correct an error. It does, however, meet the challenge of a changing condition. Historic Fort Wayne includes numerous vacant buildings, all zoned R1, and dating back to the 1800's. The present request is being made to facilitate the redevelopment of the historic buildings at the site, which to date has not been accomplished with the R1 zoning classification.

2. *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance:*
The subject site is located within the West Riverfront area of Neighborhood Cluster 5 of the Detroit Master Plan of Policies. The future general land use designation for this area is “PR” Regional Park. As part of this proposal, P&DD is requesting a Master Plan amendment to change the future general land use designation for the site to “INST”, Institutional. The INST designation is being proposed and is required in order to allow the City to lease buildings within the Fort to private parties.
3. *Whether the proposed amendment will protect the health, safety, and general welfare of the public:*
The proposed amendment would benefit the general welfare by facilitating the renovation of numerous historic buildings at the Fort, while providing the public with inclusive opportunities for recreational, cultural, and educational activities.
4. *Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development:*
As the City does now, it is assumed the City will be able to provide and continue to provide adequate public facilities and services to the subject property.
5. *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management:*
It is not anticipated the proposed rezoning will have significant adverse impacts on the natural environment. The proposed project involves the renovation of existing buildings and no new buildings, surface parking lots, or roads.
6. *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract:*
It is not anticipated the proposed rezoning will have significant adverse impacts on other property that is in the vicinity. The new Gordie Howe International Bridge is currently being developed north of the site, and part of the planning for the new bridge includes improving how the Fort and Bridge can coexist together.
7. *The suitability of the subject property for the existing zoning classification and proposed zoning classification: and*
The subject property is suitable for both the present R1 and PD zoning classifications. The R1 allows, as a conditional use, outdoor recreational facilities. However, the proposed PD zoning classification as structured would provide for the opportunity for existing historic buildings to be adaptively reused for residential, commercial, and light industrial uses by the private sector.
8. *Whether the proposed rezoning will create an illegal “spot zone.”*
The PD is designed as a flexible zoning district that is required to be compatible with its surroundings. It does not constitute an “illegal” spot zone.

Zoning Ordinance PD Map Amendment Approval Criteria

Section 50-3-96 of the Detroit Zoning Ordinance lists eight approval criteria on which PD zoning map amendments must be based. The CPC finds that the present request meets the criteria for the following reasons:

1. *Whether the subject site:*

- a. *Covers a minimum of two acres of contiguous land under the control of one owner or group of owners, except, that upon determining that an adequate development can be accomplished on a parcel of lesser size, the City Planning Commission may waive this requirement; and*
- b. *Is capable of being planned and developed as one integral unit, except in unusual circumstances;*

The existing Historic Fort Wayne site contains over 70 acres. Under the management of GSD, the City is working to redevelop the Fort as one integral unit.

2. *That no other zoning district classification would be more appropriate.*

The PD zoning would allow the City to permit certain residential, commercial, and light industrial uses that would complement the unique history of the site.

3. *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 benefits can be accomplished through a higher quality unified design that would be required by the typical regulations of this chapter. These benefits shall be demonstrated in terms of preservation of natural features, unique architecture, extensive landscaping, special sensitivity to land uses in the immediate vicinity, particularly well-designed access and circulation systems, and/or integration of various site features into a unified development;*

The PD rezoning will encourage redevelopment of the Fort while preserving its unique historic architecture, archaeological resources, and landscaping features.

4. *Whether the location of the proposed Planned Development District is appropriate;*

PD districts are permitted throughout the City and are designed to permit flexibility while encouraging historic preservation.

5. *Whether the proposed planned development substantially responds to the intent of Section 503 of the Michigan Zoning Enabling Act, being MCL 125.3503, to:*

- a. *Permit flexibility in the regulation of land development;*
- b. *Encourage innovation in land use and variety in design, layout, and type of structures constructed;*
- c. *Achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities, encourage useful open space; and*
- d. *Provide better housing, employment, and shopping opportunities that are particularly suited to the needs of the residents;*

The PD district would be an innovative way to allow the private sector to establish various land uses within the historic existing Fort buildings, in order to help preserve the buildings by allowing them to be restored and reutilized. The PD district would also allow outdoor recreation facilities and amenities by right as approved by GSD.

6. *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; Currently, a majority of buildings at the Fort are underutilized and thus neglected. The proposed PD with its proposed use restrictions would not result in an unreasonable increase in traffic or use of utilities. Traffic and utility management will be further guided by the Historic Fort Wayne Strategic Plan overseen by GSD.

7. *That the proposed planned development is consistent with the Master Plan, as determined by the Planning and Development Department;*

See comments listed above.

8. *Whether uses and structures that are planned for the Planned Development District comply with all applicable site design standards and use regulations which are specified in Article XI, Division 2, of this chapter.*

It appears the proposed PD project would comply with standards specified under the PD regulations.

Recommendation

In conclusion, based on its review of the subject request summarized in this report, the City Planning Commission recommends **APPROVAL** of the subject request with the following condition:

1. That final site plans, elevations, landscape, lighting, and signage plans be submitted for City Planning Commission approval prior to making applications for applicable permits.

The ordinance approved as to form is attached for Your consideration.

Respectfully submitted,

ALTON JAMES, CHAIRPERSON



Marcell R. Todd, Jr., Director
Christopher J. Gulock, AICP, CPC Staff
Jennifer Reinhardt, HDAB Staff

Attachments

cc: Katy Trudeau, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
Brad Dick, Director, GSD
Arthur Jemison, Group Executive for Housing, Planning and Development
Bruce Goldman, Law
Lawrence Garcia, Corp. Counsel

1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
3 amending Article XVII, Section 50-17-43, *District Map No. 41*, and Section 50-17-52, *District*
4 *Map No. 50*, to establish a PD (Planned Development District) zoning classification where an R1
5 (Single-Family Residential District) zoning classification currently exists on property commonly
6 identified as 6301 and 6315 West Jefferson Avenue, generally bounded by West Jefferson
7 Avenue, South Cavalry Street (extended), the Detroit River, and South Rademacher Street
8 (extended), excluding the US Army Corps of Engineers property at 6309 West Jefferson Avenue,
9 to facilitate the development of Historic Fort Wayne as a regional park and to allow the adaptive
10 use of historic buildings with uses compatible in a historic park setting.

11 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**
12 **THAT:**

13 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended by amending
14 Article XVII, Section 50-17-43, *District Map No. 41*, and Section 50-17-52, *District Map No.*
15 *50*, to establish a PD (Planned Development District) zoning classification where an R1 (Single-
16 Family Residential District) zoning classification currently exists on property commonly
17 identified as 6301 and 6315 West Jefferson Avenue, generally bounded by West Jefferson
18 Avenue, South Cavalry Street (extended), the Detroit River, and South Rademacher Street
19 (extended), excluding the US Army Corps of Engineers property at 6309 West Jefferson Avenue,
20 to facilitate the development of Historic Fort Wayne as a regional park and to allow the adaptive
21 use of historic buildings with uses compatible in a historic park setting, identified more
22 specifically as:

23 **Area A: 1949 Historic Surplus Property Program Parcel 1**

1 Property situated in the County of Wayne and State of Michigan, to-wit: commencing at
2 the center of a stone fence post marking the most northerly corner of the Fort Wayne
3 Military Reservation, which point is in the southerly line of Jefferson Avenue, West,
4 opposite the end of Cavalry Avenue, thence S 54°-45'-16" W, 40.15 feet, thence S 61°-
5 35'16" W, 206.44 feet to station #25, thence S 14°-34'-47" E, 251.33 feet to station 22,
6 thence S 28°-05'14" E, 59.75 feet to station 23, thence S 42°-44'-11" E, 388.93' to point
7 of beginning which is a cross cut in top of curb on west side of Cram Street, 66.5 feet
8 north of bend in curb and 51.2 feet south from fire plug, thence S 42°-56'-14" E 66.58
9 feet, thence S 38°-56'-11" E, 315.52 feet, thence S 5°-48'-17" E, 45.17 feet to station #4
10 a square spike in black top road in line with curb, thence the following five courses and
11 distances S 60°-11'-36"W, 314.26 feet; S 5°-45'-39" W, 156.62 feet; N 86°-48'-07" W,
12 167.42 feet; S 32°-12'16" W, 193.06 feet; S 61°-07'-49" W, 140.18 feet to station No. 9
13 a square spike in black top in line with curb, thence the following ten courses and
14 distances N 40°-55'-57" W, 185.71 feet; N 39°-52'-26" E, 24.92 feet; N 86°-39'-29" E,
15 80.61 feet; N 25°-41'-27" W, 249.12 feet; N 40°-00'-54" W, 69.37 feet; N 42°-25'-11"
16 W, 91.47 feet; S 49°-08'-13" W, 150.32 feet; N 35°-56'-44" W, 41.47 feet; N 33°-05'-
17 41" W, 106.29 feet; N 28°-20'- 57" W, 160.95 feet to Station No. 19 a square spike in
18 black top road in line with curbs at intersection of Brady and Meige streets, thence N 56°-
19 11'-16" E, 401.67 feet, thence N 43°-39'-39" E, 406.28 feet, thence N 63°-42'-43" E,
20 43.30 feet to Station No. 22 a square spike in black top road in line with curb, thence S
21 28°-05'-14" E, 59.75 feet, thence S 42°-44'-11" E, 388.93 feet to point of beginning.
22 Contains 15.829 acres, more or less. All bearings are true.

23 **Area B: 1971 Historic Surplus Property Program 30 Acre Parcel**

1 Land in the City of Detroit, County of Wayne, State of Michigan, being part of the Fort
2 Wayne Military Reservation, and being more particularly described as follows: beginning
3 at a point on the southerly line of Jefferson Avenue West, 80 feet wide, opposite the end
4 of Livernois Avenue, said point being S. 54° 45' 16" W., 40.15 feet; thence S. 61° 35'
5 16"W., 206.44 feet; thence S. 61° 42' 18" W., 526.95 feet; thence S. 34° 56' 58" W.,
6 405.45 feet from the northeasterly corner of the Fort Wayne Military Reservation, said
7 corner also being the intersection of the southerly line of West Jefferson and the west line
8 of Private Claim 39, also being opposite the end of Cavalry Avenue, 50 feet wide; thence
9 from the point of beginning S. 34° 56' 58" W., along the southerly line of Jefferson
10 Avenue, 1,183.94 feet to a point, said point being the northeasterly corner of the Detroit
11 Edison Company property; thence S. 15° 36' 38" W., along a fence which is located on
12 the easterly line of Detroit Edison property, 87.85 feet to a point; thence S. 28° 12' 08"
13 E., along said fence 1,227.55 feet to a point; thence S. 52° 56' 14" E., along said fence
14 393.70 feet to a point; thence N. 12° 21' 46" E., 468.10 feet to a point; thence N. 36°
15 10' 57" W., along a fence 426.91 feet to a point; thence N 36° 29' 44" E., along a fence
16 158.72 feet to a point; thence N. 26° 49' 03" W. along said fence. 339.26 feet to a point;
17 thence N. 50° 39' 03" E. along said fence, 657.50 to a point; thence S. 40° 53' 57" E.,
18 9.76 feet to a point; thence N. 39° 53' 26" E., 24.92 feet to a point; thence N. 86° 39' 29"
19 E., 80.61 feet to a point; thence N. 25° 41' 27" W., 249.12 feet to a point; thence N. 40°
20 00' 54" W., 69.37 feet to a point; thence N. 42° 25' 11" W., 91.47 feet to a point; thence
21 S. 49° 08' 13" W., 150.32 feet to a point; thence N. 35° 56' 44" W., 41.47 feet to a point;
22 thence N. 33° 05' 41" W., 106.29 feet to a point; thence N. 28° 20' 57" W., 160.95 feet to
23 the point of intersection with the southerly curb line of Meige Street; thence N. 28° 20'

1 27" W., 224.39 feet to the point of beginning, containing 1,328,590 square feet or 30.508
2 acres more or less.

3 **Area C: 1971 Historic Surplus Property Program Cram Street Parcel**

4 All that part of the Fort Wayne Military Reservation known as Cram Street and being
5 more particularly described as follows: commencing at the northeasterly corner of the
6 Fort Wayne Military Reservation, said point also being the intersection of the southerly
7 line of West Jefferson Avenue, 80 feet wide, and the west line of Private Claim 39, said
8 point also opposite the end of Cavalry Avenue, 50 feet wide. thence S. 54° 45' 16" W.. a
9 distance of 40.15 feet to a point; thence S. 28° 13' 27" E.. a distance of 646.89 feet to a
10 point; thence S. 47° 10' 36" W.. a distance of 171.6 feet to a point of beginning; thence S.
11 42° 56' 14" E.. a distance of 57.33 feet to a point; thence S. 38° 55' 47" E.. a distance of
12 315.55 feet to a point; thence S. 5° 48' 09" E.. a distance of 45.18 feet to a point; thence
13 S. 60° 11' 12"W.. a distance of 314.29 feet to a point; thence S. 5° 45' 41" W.. a distance
14 of 156.64 feet to a point; thence S. 86° 48' 07" E.. a distance of 29.54 feet to a point;
15 thence N. 6° 02' 06" E.. a distance of 147.47 feet to a point; thence N. 61° 12' 06" E..
16 252.20 feet to a point; thence on a curve to the left with a 72 foot radius and an arc
17 distance of 92.92 feet with a long chord of 86.60 feet which bears N. 33° 04' 44" E..
18 thence N. 15° 00' 26" W.. a distance of 16.90 feet to a point; thence N. 38° 51' 23" W.. a
19 distance of 446.23 feet to a point; thence S. 47° 10' 35" W.. a distance of 22.64 feet to
20 the point of beginning, containing 21.200 square feet or 0.486 acres, more or less.

21 **Area D: 1976 Federal Lands to Parks Program Tract I**

22 Property situated in the Fort Wayne Military Reservation, City of Detroit, County of
23 Wayne, State of Michigan, and more particularly described as follows: beginning at a

1 point on the southerly line of Jefferson Avenue, West, 80 feet wide, which is S. 54° 45'
2 16" W., a distance of 40.15 feet distant from the northeasterly corner of the Fort Wayne
3 Military Reservation, said point also being the intersection of the southerly line of West
4 Jefferson and the west line of Private Claim 39, said point also opposite the end of
5 Cavalry Avenue, 50 feet wide; (1) thence S. 61° 35' 16" W., along the southerly line of
6 Jefferson Avenue West a distance of 206.44 feet to a point; (2) thence S 61° 42' 18" W.,
7 along said southerly line a distance of 526.95 feet to a point; (3) thence S 34° 56' 58" W.,
8 a distance of 405.45 feet to a point; (4) thence S 28° 20' 57" E., a distance of 224.39 feet
9 to a point of intersection with the southerly curb line of Meige Street and the easterly
10 curb line of Brady Street; (5) thence N 56° 11' 16" E., 401.67 feet to a point; (6) thence N
11 43° 39' 39" E., 406.27 feet to a point; (7) thence N 63° 42' 43" E., 43.30 feet to a point of
12 intersection with the southerly curb line of Meige Street and the westerly curb line of
13 Cram Street; (8) thence S 28° 5' 14" E., 59.75 feet to a point; (9) thence S 42° 44' 11" E.,
14 388.93 feet to a point; (10) thence S 42° 36' 14" E., 9.26 feet to a point; (11) thence N
15 47° 10' 36" E., 171.65 feet to a point; (12) thence N 28° 14' 27" W. 646.70 feet to the
16 point of beginning.

17 **Area E: 1976 Federal Lands to Parks Program Tract II**

18 Beginning at a point of intersection of the westerly line of the Fort Wayne Military
19 Reservation and the U. S. Harbor Line, established by the Secretary of War on September
20 24, 1892; (1) thence N. 52° 56' 14" W., 68.10 feet to a point; (2) thence N. 12° 21' 46"
21 E., 468.10 feet; (3) thence N. 36° 10' 57" W., 426.91 feet along a fence to a point; (4)
22 thence N. 36° 29' 44" E., 158.72 feet along said fence to a point; (5) thence N. 26° 49'
23 03" W., 339.26 feet along said fence to a point; (6) thence N. 50° 39' 03"E., 657.50 feet

1 along said fence and said fence line extended to a point in the north line of Brady Street;
2 (7) thence S. 40° 53' 57" E., 842.73 feet to a point on the U. S. Harbor Line; thence S.
3 55° 36' 10.8" E., 1140.0 feet, more or less, to a point in the International Boundary Line
4 in the Detroit River; thence S. 37° 3' 46" W., along said International Boundary Line,
5 1,319.75 feet, to a point; thence N. 55° 36' 10" W., 1140 feet along the westerly line of
6 Fort Wayne Military Reservation to the point of beginning, containing in all, 65.615 acres
7 more or less, in the County of Wayne, State of Michigan.

8 All development within the PD (Planned Development District) zoning classification for the land
9 described herein shall be in accordance with the site plan dated November 15, 2019 and other
10 components of the development proposal by the City of Detroit General Services Department,
11 subject to the following conditions:

12 1. Permitted uses, as defined in the Zoning Ordinance, are limited to the following:

13 a. Within Area A (1949 Historic Surplus Property Program Parcel 1):

14 Art gallery

15 Educational institution

16 Hotel

17 Library

18 Museum

19 Neighborhood center, non-profit

20 Office, business or professional

21 Other public uses, such as an interpretive center

22 Outdoor recreation facility

23 Restaurant, carry-out or fast-food, without drive-up or drive-through facilities

- 1 Restaurant, standard, without drive-up or drive-through facilities
- 2 School or studio of dance, gymnastics, music, art or cooking
- 3 School, elementary, middle/junior high, or high
- 4 Signs
- 5 Stores of a generally recognized retail nature whose primary business is the sale of new
- 6 merchandise, without drive-up or drive-through facilities
- 7 b. Within Area C (1971 Historic Surplus Property Program Cram Street Parcel) and
- 8 Area E (1976 Federal Lands to Parks Program Tract II):
- 9 Other public uses, such as an interpretive center
- 10 Outdoor recreation facility
- 11 Retail sales clearly incidental and accessory to uses permitted in the subject PD District,
- 12 such as food service concession stands under contract to the General Services Department
- 13 c. Within Area B (1971 Historic Surplus Property Program 30 Acre Parcel) and Area D
- 14 1976 Federal Lands to Parks Program Tract I):
- 15 Adult day care center
- 16 Animal-grooming shop
- 17 Antennas
- 18 Art gallery
- 19 Automated teller without drive-up or drive-through facilities
- 20 Bake shop, retail
- 21 Banks without drive-up or drive-through facilities
- 22 Barber or beauty shop
- 23 Bed and breakfast inn

- 1 Boarding school and dormitory
- 2 Brewpub or microbrewery or small distillery or small winery
- 3 Child care center
- 4 Confection manufacturing
- 5 Educational institution
- 6 Establishment for the sale of beer or alcoholic liquor for consumption on the premises
- 7 Family day care home
- 8 Farmers markets
- 9 Fire or police station, post office and similar public building
- 10 Food catering
- 11 General: Low-impact manufacturing or processing facilities as defined in Section 50-16-
- 12 284 of this Code, and limited to the following: bakeries, bottling of alcoholic products,
- 13 creameries, food products manufacturing or processing, but excluding slaughterhouse or
- 14 rendering, manufacturing of musical instruments, toys, novelties, metal or rubber stamps,
- 15 or other small molded rubber products, and soda water or soft drink manufacturing or
- 16 bottling establishments
- 17 Governmental service agency
- 18 Hotel
- 19 Library
- 20 Lithographing and sign shops
- 21 Loft
- 22 Low/medium impact manufacturing or processing facilities as defined in Section 50-16-
- 23 284 of this Code and limited to the following: art needlework, canvas goods manufacture,

- 1 cigar or cigarette manufacture, clock or watch manufacture, coffee roasting, door, sash,
2 or trim manufacture, draperies manufacture, flag or banner manufacture, glass blowing,
3 knit goods manufacture, and leather goods manufacture or fabrication
4 Medical or dental clinic, physical therapy clinic, or massage facility
5 Mortuary or funeral home
6 Motel
7 Multi-family dwellings where combined in structures with permitted first floor
8 commercial use
9 Multiple-family dwelling
10 Museum
11 Nail salon
12 Neighborhood center, non-profit
13 Office, business or professional
14 Other public uses, such as an interpretive center
15 Outdoor recreation facility
16 Parking lots or parking areas, accessory, for operable private passenger vehicles
17 Pet shop
18 Printing or engraving shops with a minimum of ten percent of the gross floor area being
19 used as a retail store for the sale of the goods produced
20 Radio or tv station
21 Recording studio or photo studio or video studio, no assembly hall
22 Recreation, indoor commercial and health club, excluding golf domes
23 Religious institution

- 1 Residential-area utility facilities, public
- 2 Restaurant, carry-out or fast-food, without drive-up or drive-through facilities
- 3 Retail sales and personal services in business and professional office
- 4 School or studio of dance, gymnastics, music, art or cooking
- 5 School, elementary, middle/junior high, or high
- 6 Shoe repair shop
- 7 Signs
- 8 Single-family detached dwelling
- 9 Stores of a generally recognized retail nature whose primary business is the sale of new
- 10 merchandise, without drive-up or drive-through facilities
- 11 Theater excluding concert café and drive in theater, not exceeding 150 seats
- 12 Townhouse
- 13 Trade services, general
- 14 Two-family dwelling
- 15 Veterinary clinic for small animals
- 16 Wearing apparel manufacturing
- 17 Youth hostels/hostels
- 18 2. All final site plans, lighting, landscaping, signage, and elevations must be submitted
- 19 to the City Planning Commission staff for review for consistency with approved plans
- 20 and historic preservation covenant(s) prior to the developer making application for
- 21 required permits; and
- 22 3. Upon securing site plan approval for development of a given phase of the Historic
- 23 Fort Wayne project area, the City of Detroit General Services Department shall

1 maintain and update a “project area plan” for the entire Historic Fort Wayne project
2 area that identifies the type and location of all proposed uses.

3 4. The authorization for this planned development shall not be subject to the conditions
4 set forth in Section 50-3-98 of this Code.

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

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

9 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
10 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)
11 and Section 4-118, paragraph 3, of the 2012 Detroit City Charter.

Approved as to Form:



Lawrence T. García
Corporation Counsel

ANALYSIS

In early February 2020, CPC staff sent letters, as required by State law, to adjacent cities informing them of the proposed Master Plan change and requesting comments. To date, CPC has not received any comments from adjacent cities.

Historic Fort Wayne is a former military facility now owned by the City of Detroit. Despite numerous redevelopment plans over the past forty years, none of these plans have come to fruition and a majority of the buildings have sat vacant for decades and fallen into varying states of disrepair. The current rezoning initiative and subject Master Plan amendment are among efforts by GSD to facilitate the creation of new partnerships in order to revitalize the subject vacant buildings. Upon initial review, the proposed Master Plan change appears to be appropriate.

While the current PR designation has served the facility well, given the available open spaces and their occasional recreational use, the INST designation is ideal for the historic collection of structures, past, present and projected future uses and activities.

RECOMMENDATION

At its June 18, 2020 meeting, the City Planning Commission took action to recommend that the Master Plan change be approved: P&DD's resolution on the Master Plan amendment should be taken up with the associated rezoning ordinance.

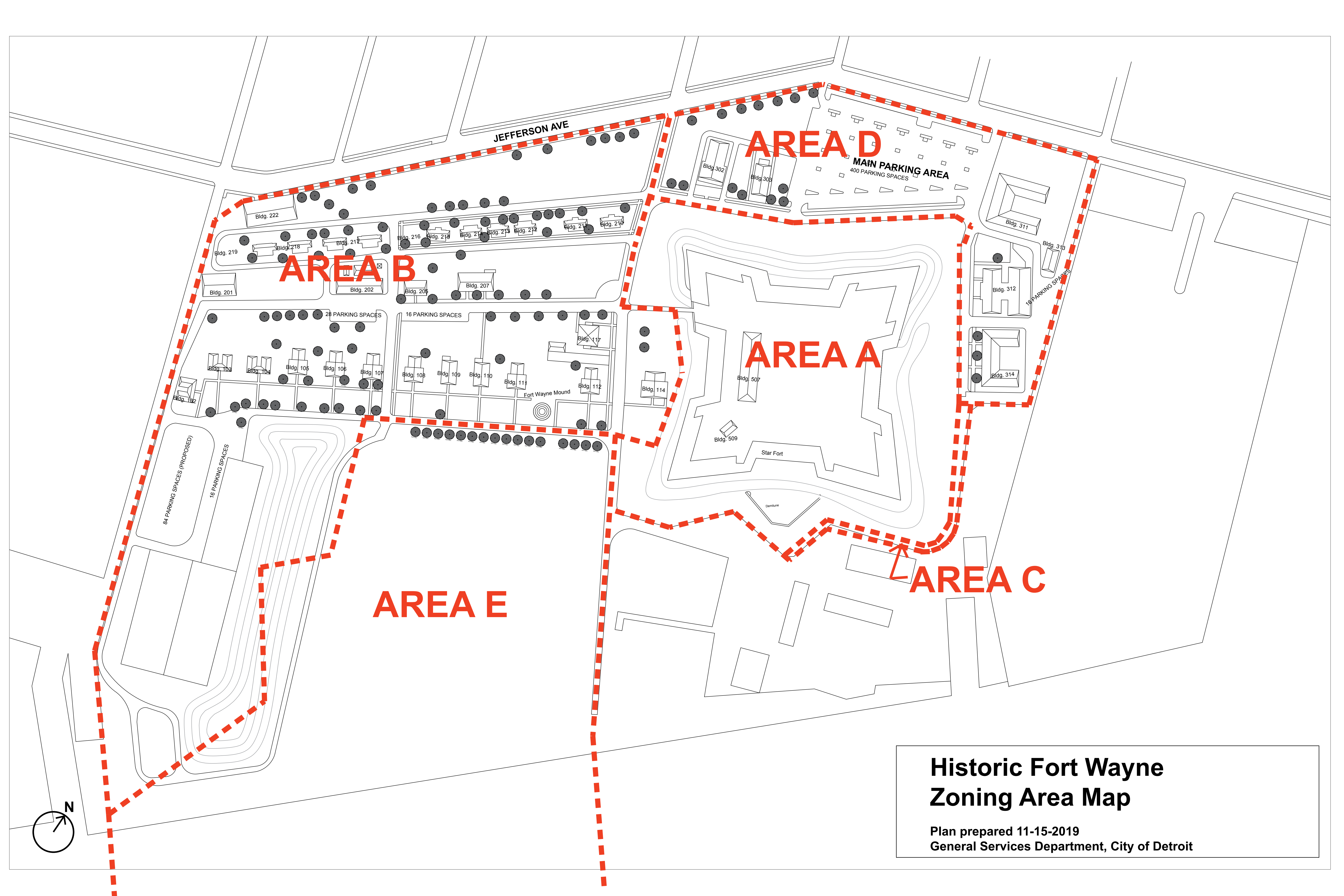
Respectfully submitted,

Alton James, CHAIRPERSON



Marcell R. Todd, Jr., Director
Christopher J. Gulock, AICP, CPC Staff

cc: Katy Trudeau, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
Brad Dick, Director, GSD
Arthur Jemison, Group Executive for Housing, Planning and Development
Bruce Goldman, Law
Lawrence Garcia, Corp. Counsel



AREA B

AREA D

AREA A

AREA C

AREA E

Historic Fort Wayne Zoning Area Map

Plan prepared 11-15-2019
General Services Department, City of Detroit

RECEIVED
MAR 04 2020
BY: _____

CPC File #: _____

Date of Filing: _____

RE: _____

City Planning Commission
202 Coleman A. Young Municipal Center
Detroit, Michigan 48226
(313) 224-6225 (phone)
(313) 224-4336 (fax)

**APPLICATION FOR DEVELOPMENT PROPOSAL APPROVAL IN THE
PD (PLANNED DEVELOPMENT), PC (PUBLIC CENTER) AND
PCA (RESTRICTED CENTRAL BUSINESS DISTRICT) ZONING DISTRICTS**

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on development proposals proposed in PD, PC, and PCA zoning districts. Please provide the following necessary information regarding the proposal so that the Commission may proceed in its review process.

The City Planning Commission may schedule a discussion or public hearing on this matter after all the required information has been received. The applicant (or a representative of the applicant) is generally expected to be present at such discussion or public hearing to present the proposal and to answer any questions.

The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The City Planning Commission may request all necessary information pertaining to any development matters referred to it by the City Council in carrying out its duties as set forth in Section 4-402 and 6-204 of the City Charter.

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.

NOTE: Applicants proposing a rezoning to the PD (Planned Development District) zoning classification must complete this application.

Signature of Applicant: Brad O'Neil

Date: 3-2-2020

ZONING FEE:

Effective January 11, 1995, the applicant will be charged a fee for the processing of a request to rezone property. The fee schedule is as follows:

<u>Size of Property</u>	<u>Fee</u>
One acre or less	\$350.00
Over one acre	\$350.00 for the first acre plus \$25.00 for each additional acre to a maximum of \$1,000.00

Payment of the fee must be in the form of a check or money order payable to the "City of Detroit - Treasurer".

ITEMS 1 - 20 TO BE COMPLETED BY ALL APPLICANTS

(1) Name of Applicant: City of Detroit General Services Department
Address of Applicant: 6325 W. Jefferson Ave. #112B
City, State, Zip Code: Detroit, MI 48209
Telephone Number: 313-628-2490

(2) Name of Property Owner: Same as above
Address of Property Owner: _____
City, State, Zip Code: _____
Telephone Number: _____

(3) Name of Architect (if any): _____
Address of Architect: _____
City, State, Zip Code: _____
Telephone Number: _____

(4) Proposed Manager (if any): _____
Address of Manager: _____
City, State, Zip Code: _____
Telephone Number: _____

(5) Name of Developer: _____
Address of Developer: _____
City, State, Zip Code: _____
Telephone Number: _____

(6) Title of Proposal: Historic Fort Wayne Strategic Plan

(7) General Description of Proposal: _____

Please see attached.

(8) Address of Subject Parcel: 6325 W. Jefferson Ave.

Between S. Cavalry St. and S. Rademacher St.
(Street) (Street)

(9) Legal Description of Subject Parcel: (May be attached)

Please see attached.

(10) General Location of Subject Property:

Entire city-owned property known as Historic Fort Wayne.

(11) Present Zoning of Subject Parcel:

R1: Single Family Residential District

(12) Proposed Zoning of Subject Parcel (if change is being requested):

PD: Planned Development District

(13) Size of Subject Parcel (Dimensions): _____

(Acreage): 77 acres

(14) If rezoning to PD is proposed, state reason why the present zoning classification is not appropriate and why the PD zoning classification is more appropriate.

Please see attached.

(15) Zoning of Adjacent Properties:

To the North - M2, M3, M4

To the South - R1, Detroit River

To the East - M4

To the West -

M4

(16) Development of Adjacent Properties:

To the North - Joe Louis Greenway and Gordie Howe International Bridge

To the South - United States Army Corps of Engineers Detroit District Office

To the East - Waterfront Petroleum Terminal Company bulk materials transfer dock

To the West - DTE Energy public boat launch

Size of Proposed Structure(s) No new structures are proposed.

(17) Ground Coverage Dimensions of Each Structure:

- (A) Please see attached table.
- (B)
- (C)
- (D)
- (E)

(18) Gross Square Footage of Each Total Structure and Each Floor of Each Structure(s):

- (A) Please see attached table. _____
- (B) _____
- (C) _____
- (D) _____
- (E) _____

(19) Height (in stories and feet) of Each Structure(s):

- (A) Please see attached table. _____
- (B) _____
- (C) _____
- (D) _____
- (E) _____

(20) Total Gross Square Footage of All Structures: Please see attached table.

COMPLETE LINES 21 – 25 IF RESIDENTIAL DEVELOPMENT IS PROPOSED

(21) The total number of each type of residential building proposed (townhouse, garden apartments, etc.)

 No residential development is proposed.

(22) Total Number of Dwelling Units: _____ of which

- _____ are efficiency units of _____ sq. ft. each;
- _____ are 1-bedroom units of _____ sq. ft. each;
- _____ are 2-bedroom units of _____ sq. ft. each;
- _____ are 3-bedroom units of _____ sq. ft. each; and
- _____ are other (specify) _____ of _____ sq. ft. each.

(23) Anticipated Rent Structure: _____

(24) Number of Subsidized Units: _____

(25) Special Amenities Provided (swimming pool, community area, outdoor recreation, etc.)

(26) IF NON-RESIDENTIAL DEVELOPMENT IS PROPOSED, STATE IN DETAIL THE INTENDED USE OF THE BUILDING(S):

Existing historic buildings at Historic Fort Wayne will be adaptively used, subject to approval of the Director of the General Services Department, for any or all uses currently permissible on a by-right basis in either the SD1 or SD2 zoning classifications, plus the following: Bed and Breakfast Inn, Hotel, Motel, Youth Hostel/Hostel (Sec. 50-12-65), and excluding the following: all Group Living, Household Living, and Institutional Living use categories (Sec. 50-12-21, 50-12-22, and 50-12-23), Parking Structure (50-12-64), Dry Cleaning, Laundry, and Laundromat (50-12-70), Marinas (50-12-106).

COMPLETE ITEMS 27 - 29 IF THE PROPOSED DEVELOPMENT IS WITHIN A CITIZENS' DISTRICT COUNCIL AREA

(27) Name of Citizens' District Council: Not applicable.

(28) Date of Citizens' District Council Approval: _____

(29) Date of Detroit Housing Commission Approval: _____

REMAINING ITEMS TO BE COMPLETED BY ALL APPLICANTS

(30) Total Number of Off-Street Parking Spaces Proposed: 488 (existing), 84 (proposed) of which 0 will be structure parking and all will be surface parking.

(31) Size of Surface Parking Area (square feet): 156,000 (existing), 32,000 (proposed for footprint of Warehouse 1; no new impervious surfaces will be created.)

(32) Size of Parking Structure Ground Coverage (square feet): Not applicable.

(33) Number of Levels: Not applicable.

(34) Number of off-street parking spaces required by Zoning Ordinance: Not applicable in PD.

(35) Types of Financing/Subsidy Mechanisms: Building rehabilitation will be financed by long term ground leases with tenants. Site improvements will be funded through GSD budget requests and grant funding.

(36) (IF APPLICABLE) Number and type of structure(s) presently existing on site that are to be demolished as part of this development: No demolition is proposed.

(37) (IF APPLICABLE) Legal description of streets and alleys (or portions thereof) to be vacated (a separate sheet must be attached justifying in substantial detail such vacations and stating impact such vacations would have on adjacent properties; in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these vacations, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application) No streets or alleys will be vacated.

(38) (IF APPLICABLE) Legal Description of streets and alleys to be dedicated (may be attached); (in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these dedications, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application):

The General Services Department is interested in exploring the possibility of converting the Historic Fort Wayne street grid to public right-of-way in the future; however, such a conversion is not a necessary prerequisite for this Planned Development.

(39) (IF APPLICABLE) Nature of Necessary Modification to an Adopted Development Plan:

Not applicable.

(40) Describe any energy saving features of this development:

Please see attached.

(41) Community Organizations and/or Block Clubs contacted by applicant:

Group Name/Address

Contact Person/Phone Number

Please see attached list.

(42) Adjacent Property Owners, Businesses or Residents contacted by Applicant:

<u>Name</u>	Indicate: Owner Business <u>Resident</u>	<u>Address</u>	<u>Address of Adjacent Property</u>	<u>Phone</u>
Please see attached list.				
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

(43) Number of new employees anticipated as a result of this proposal:

Temporary: _____

Permanent: This will vary depending on use.

(44) Anticipated Beginning Construction Date: The initial RFP will be issued in January 2020 with construction anticipated in 2021.

(45) Anticipated Construction Completion Date: Partial- The RFP issuance will be an ongoing process managed on a rolling basis by GSD.
Total- _____

(46) Letters of Review and/or comment from Reviewing Agencies attached:

___ D-DOT	Dated: _____	Please see attached.
___ Planning & Development	Dated: _____	
___ Recreation	Dated: _____	
___ Police	Dated: _____	
___ Fire	Dated: _____	
___ Public Lighting	Dated: _____	
___ Aviation	Dated: _____	
___ Air Quality Management	Dated: _____	
___ DPW	Dated: _____	
	Dated: _____	
	Dated: _____	

PLANS AND MAPS:

Submit ten (12) copies of plans and maps of the proposed development at a scale of not less than 1" = 20' if the subject parcel is under 3 acres, and not less than 1" = 100' if the subject parcel is 3 acres or more. Such plans and maps are to be fully dimensional and must include the following details:

- A. Outline of subject parcel with all adjacent and abutting public right-of-way lines.
- B. Layout and configuration of all buildings presently existing on the subject parcel.
- C. Layout and configuration of all proposed buildings and existing buildings to remain on the subject parcel.
- D. Layout and configuration of proposed parking area(s), access road(s), and screening, as well as vehicular and pedestrian circulation patterns within and adjacent to the site.
- E. Sign location(s) and detail(s) (if applicable).
- F. Survey indicating existing on-site utility easement(s) and installation location(s).
- G. Landscaping plan indicating height (existing height or height at time of planting), species and location of such, and indicating which are existing and which are to-be-planted.
- H. All elevations of proposed building(s) with indication of the type of exterior materials to be used.
- I. Location and design of pedestrian and driveway/parking area lighting fixtures (if applicable).
- J. Location of alleys and/or streets to be vacated and/or dedicated (if applicable).
- K. Location of all outside trash or rubbish storage areas.

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Damion W. Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb
Henry Williams

NOTICE OF PUBLIC HEARING

Governor Gretchen Whitmer's "Stay Home, Stay Safe" Executive Order (EO 2020-21) went into effect on March 24, 2020. Therefore, the Detroit City Planning Commission (CPC) will be meeting virtually using video conferencing software in response to the COVID-19 Pandemic. A regular meeting of the CPC is set for Thursday, June 18, 2020 at 5:00 PM. This action is being taken in accordance with Governor Whitmer's Executive Order 2020-15, which allows electronic meetings for public bodies.

The CPC meeting may be viewed in the following manner.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

Or iPhone one-tap:

US: +12678310333,,96355593579# or +13017158592,,96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579

A PUBLIC HEARING WILL BE HELD THURSDAY, JUNE 18, 2020 AT 6:30 PM

The subject hearing is to consider the request of the City of Detroit General Services Department (GSD) to amend Article XVII, District Map Nos. 41 and 50 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a PD (Planned Development District) zoning classification where a R1 (Single-Family Residential District) zoning classification currently shown in and around Historic Fort Wayne which includes the following addresses, 6301, 6309, 6315, and 6325 West Jefferson Avenue, and generally located on the south side of West Jefferson Avenue between South Cavalry Street (extended) and South Rademacher Street (extended). The location of the proposed rezoning is indicated as the highlighted area on the accompanying map.

The proposed map amendment is being requested to allow for a number of the existing historic buildings at Historic Fort Wayne to be adaptively used.

The pertinent zoning district classifications are described as follows:

R1 Single-Family Residential District

This district is designed to protect and preserve quiet, low-density residential areas now primarily developed and those areas which will be developed with single-family detached dwellings and characterized by a high ratio of home ownership. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote

and encourage a suitable environment for activities associated with family life. To these ends, development is limited to a relatively low concentration and uses permitted by right are limited to single-family detached dwellings which provide homes for the residents of the area. Related, additional residential uses such as religious institutions, neighborhood centers, and utility uses necessary to serve the immediate area may be conditional.

PD Planned Development District

This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Retail and Local Services, Industrial, Mixed Use, Parks and Open Space, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 3 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

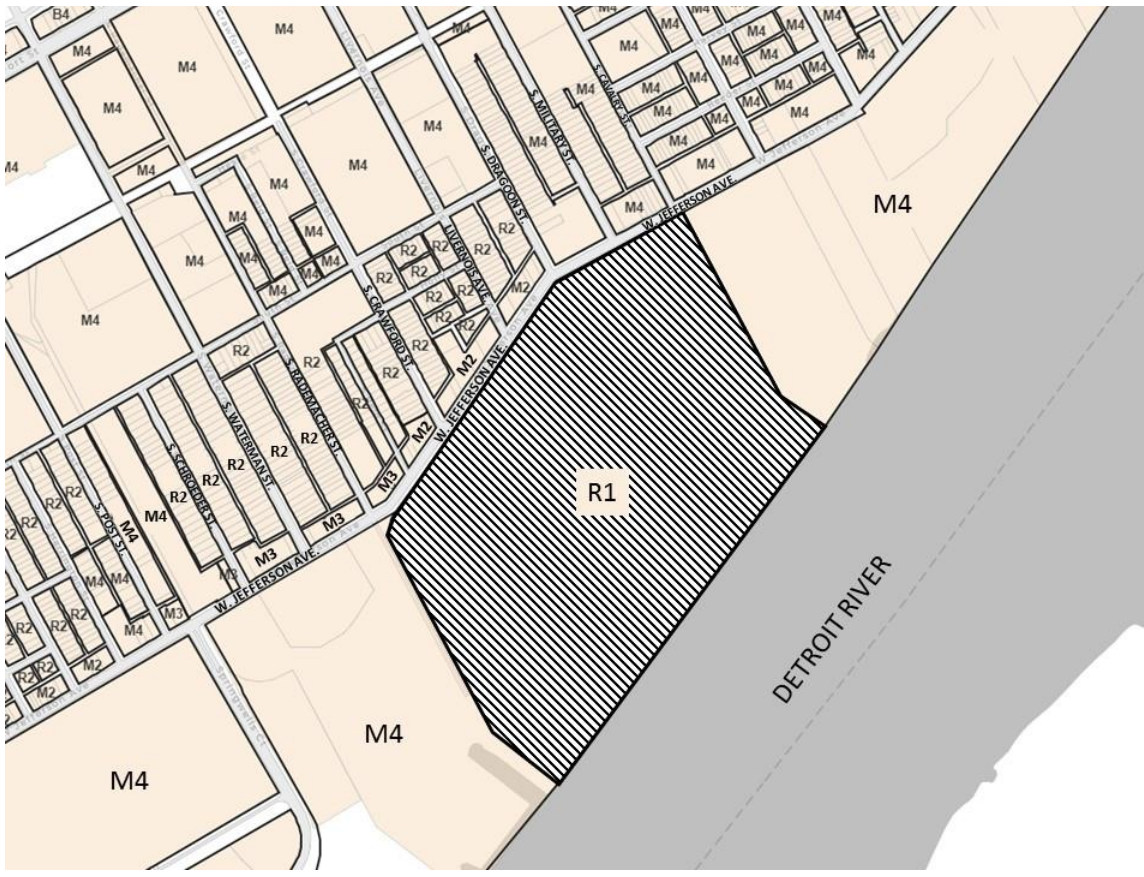
All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the City Planning Commission at cpc@detroitmi.gov via e-mail, for the record.

Public comment/testimony may be given at the appropriate times during the meeting when called for. If you desire to speak and are attending the meeting online press the raise your hand icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at [313-224-4950](tel:313-224-4950).

For further information on this proposal or the public hearing, please call (313) 224-6225.

CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>



Proposed Rezoning from R1 to PD