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HONORABLE CITY COUNCIL

RE: Grand Trunk Crossing PD/Ord. No. 27-14 (Authorization of Extension)

Henry Ford Health System 2014, 2016—Grand Trunk Crossing

As Council members may recall, the Henry Ford Health System (HFHS) came before the City Planning Commission (CPC) in 2014 to seek rezoning of 13.27 acres of land on the south side of West Grand Boulevard just west of the John C Lodge freeway. HFHS proposed rezoning 9.99 acres (79 of the lots in that area) from R1 (Single-Family Residential District), R2 (Two-Family Residential District), R5 (Medium-Density Residential District), and B4 (General Business District) to B5 (Major Business District). This is the land where the soon-to-be-opened Henry Ford Cancer Hospital and adjacent parking structure are located.

It also sought rezoning of 3.28 acres of land (consisting of 26 lots) from R1, R2, and B4 to a Planned Development (PD) zoning district classification. The PD portion of the rezoning, called **Grand Trunk Crossing**, involved two phases of mixed-income, mixed-use commercial/residential development. The project, as delineated by HFHS's partner, The Community Builders (TCB), was originally slated to develop approximately 154 units across 8 buildings—both rehab and new construction. TCB's plans were subsequently tailored and reduced in 2016 with CPC and Council approval.

Six years after Ord. No. 27-14 went into effect establishing this PD, Grand Trunk Crossing has not materialized. Tom Habitz from HFHS returned to the City Planning Commission at its November 5, 2020 regular meeting to provide an update on the status of the planned development.

RESULTS OF CPC MEETING

The update from Mr. Habitz of HFHS on November 5, 2020 pointed out that HFHS has demolished certain properties, per the PD development plan, and has cleared and maintained land as had been authorized. Its partner, The Community Builders, however, was unsuccessful in obtaining low income tax credits from the State of Michigan in three different funding rounds and has withdrawn from the Grand Trunk Crossing project. HFHS is hoping to engage a different partner in the near future to carry out a similar, meaningful development of the 3.28 acres of PD land. Alternate conceptual plans were shown to the Commission in anticipation of returning with a modification to their PD development plan.

Unlike projects permitted by right in other zoning districts, PD approval comes with a “shelf life” as indicated in Sec. 50-3-98 of the Zoning Ordinance:

Sec. 50-3-98. - Lapse of approval.

The authorization for a planned development shall lapse and be of no further effect:

- (1) Upon the abandonment of a particular project that is approved under this division; or
- (2) Three years from the effective date of approval of a planned development where the planned development has not been completed; or
- (3) Upon the expiration of any extension of time that is granted by the City Planning Commission.

Where one of these conditions exists, the City Council shall act to rezone the property to the zoning district classification which existed immediately prior to the time of rezoning to planned development, or to another zoning district classification as deemed appropriate.

Options for Lapsed PDs

Where PD approval has lapsed, as in the case of Grand Trunk Crossing, the CPC and City Council effectively have three options:

- The City can extend the lifespan of the PD authorization for a time-specific, where appropriate;
- The City can undo the PD and rezone the land to the pre-existing R1, R2, and B4 zoning classifications; or
- The City can consider rezoning the PD to a zoning district classification that is appropriate given current circumstances.

After due discussion and deliberation, and in light of the extraordinary circumstances brought by the Covid-19 pandemic, the CPC voted to recommend extension of the PD authorization for a period of four years, until November 5, 2024. In addition to recommending the four-year extension, the CPC urged prompt demolition of the remaining derelict, multi-story building (within two years), per the original PD plan and that the open space beautification efforts outlined by Mr. Habitz be initiated as soon as seasonally appropriate.

At such time that HFHS returns to the CPC with an alternate development plan, the CPC will weigh the alternatives of modifying the PD versus rezoning the land to another appropriate zoning district classification, such as SD2 (Special Development District, Mixed-Use).

A resolution, consistent with the November 5, 2020 vote of the City Planning Commission is attached for Your Honorable Body’s consideration.

Respectfully submitted,

ALTON C. JAMES, Chairperson



Marcell R. Todd, Jr., Director
M. Rory Bolger, Staff

A RESOLUTION BY COUNCIL MEMBER_____:

WHEREAS, in 2014, the Henry Ford Health System requested the rezoning of 3.28 acres of land in the vicinity of Holden, Trumbull, and Sterling Avenues on Zoning District Map No. 7 in the City of Detroit to establish a mixed-income, mixed-use Planned Development (PD) known as Grand Trunk Crossing; and

WHEREAS, HFHS has been unsuccessful in realizing the development with its original development partner; and

WHEREAS, the Detroit Zoning Ordinance specifies in Sec. 50-3-98 that a PD authorization is deemed to have lapsed if it is not completed within three years; and

WHEREAS, the City can choose to return the land in a lapsed PD to its earlier zoning status or rezone the land to a different appropriate zoning classification or to extend the original PD authorization; and

WHEREAS, HFHS has presented information sufficient to anticipate future, similar development of its 3.28-acre site to the satisfaction of the City Planning Commission; and

WHEREAS, HFHS has affirmed its commitment to complete its demolition of a remaining blighted structure and the beautification of the site's open space; and

WHEREAS, the City Planning voted on November 5, 2020 to recommend a four-year extension of the PD authorization; NOW THEREFORE BE IT

RESOLVED, the Detroit City Council authorizes the extension of the Grand Trunk Crossing PD (Ord. No. 27-14) for a period of four years until November 5, 2024 so that an alternate and appropriate development plan be prepared and presented for consideration.