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# City of Detroit

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June 28, 2024

## HONORABLE CITY COUNCIL

**RE: The request of the Detroit International Bridge Company, LLC and the City Planning Commission to rezone numerous parcels near the Ambassador Bridge Plaza (RECOMMEND APPROVAL)**

The Detroit International Bridge Company, LLC (DIBC) and the City Planning Commission (CPC) are requesting to amend Article XVII, Section 50-17-44, District Map No. 42 of the 2019 Detroit City Code, Chapter 50, Zoning, to rezone numerous properties generally located east of the Ambassador Bridge plaza and north of West Fort Street (St.). A map of the proposed rezoning is located later in this report and on the attached public hearing notice.

### BACKGROUND

The DIBC owns and operates the Ambassador Bridge and bridge plaza area. Over the years, the DIBC has acquired adjacent parcels with the interest of expanding and improving the plaza area.

The Hubbard Richard neighborhood is the residential area located adjacent to the Ambassador Bridge plaza area - the general boundaries of this neighborhood are West Grand Boulevard, Toledo Street, rail line, 16<sup>th</sup> Street, and West Fort Street. The Hubbard Richard neighborhood is represented by the Hubbard Richard Resident Association (HRRA).

The map below shows the current location and zoning of the Ambassador Bridge plaza area. The land within the plaza is mostly owned by the DIBC, but a smaller section is owned by the United States General Services Administration (GSA). Over the years, the plaza has been incrementally expanded and now consists of a variety of zoning districts, including R2 (Two-Family Residential District), R3 (Low-Density Residential District), B4 (General Business District), B6 (General Services District), and M3 (General Industrial District). Most of the plaza is zoned B6, which allows bridge plazas by-right. The bridge plaza area was often expanded onto other non-B6 land via the Board of Zoning Appeals (BZA). Most of the streets and alleys within the plaza have been vacated.

### Map of Existing Zoning within the Bridge Plaza boundary

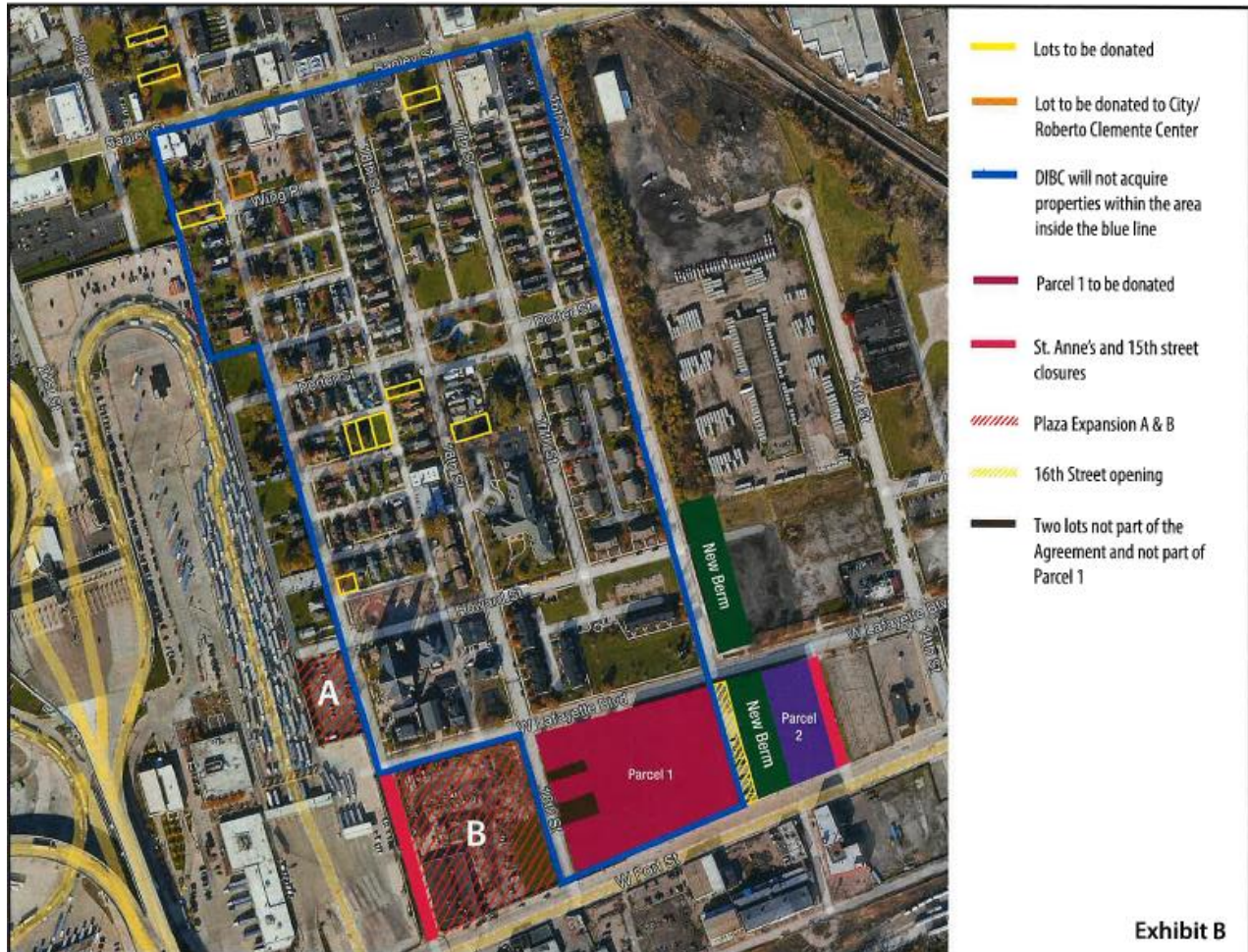


### COMMUNITY AGREEMENT

Since January 2022, representatives of the Mayor’s Office, the HRRRA, and the DIBC have met to negotiate an agreement to allow the DIBC to expand its plaza area in return for protections to the Hubbard Richard neighborhood. Council Members Gabriella Santiago-Romero’s and Mary Waters’ offices also participated in these negotiations. Toward this end, on October 19, 2023, the City (represented by Mayor Duggan and Corporation Counsel Conrad Mallett), the HRRRA (represented by President Sam Butler and Secretary Jessica Trevino), and the DIBC signed a Community Agreement (CA). The CA will be forwarded to the City Council by the Administration for review and approval.

Below is a map from the Community Agreement (Exhibit B in the CA) and summary of several key components of the CA as shown on the map.

## Map of Exhibit B from CA



- The DIBC will donate 10 of its lots to HRRA – shown as yellow boxes.
- The DIBC will donate one of its lots adjacent to Roberto Clemente Center to the City– shown as an orange box.
- The DIBC will not acquire new properties within HRRA – shown as the area inside the blue box.
- The DIBC will demolish the Greyhound bus garage and reopen 16<sup>th</sup> St. between W. Lafayette Blvd. and W. Fort St. This will create **Parcel 1** bounded by W. Lafayette Blvd. on the north, newly created 16<sup>th</sup> St. on the east, W. Fort St. on the south, and 18<sup>th</sup> St. on the west. The DIBC will donate the land it owns within **Parcel 1** to HRRA – shown as solid red rectangle.
- Two lots within **Parcel 1** are privately owned and not part of the **Parcel 1** donation – shown as black boxes.
- The City will close both St. Anne St. and 15<sup>th</sup> St. between W. Lafayette Blvd. and W. Fort Street – shown as pink boxes.
- The DIBC will create **Parcel 2** with added berm area, bounded by W. Lafayette Blvd. on the north, newly closed 15<sup>th</sup> St. on the east, W. Fort St. on the south, and newly created 16<sup>th</sup> St. on the west – shown as the purple box with green berm area.
- The DIBC will expand the bridge plaza onto the block bounded by Howard St. on the north, St. Anne St. on the east, and W. Lafayette Blvd. on the south – shown as Block A with a red cross hatch.

- The DIBC will expand the bridge plaza onto the block bounded W. Lafayette Blvd. on the north, 18<sup>th</sup> St. on the east, W. Fort St. on the south, and newly closed St. Anne St. on the west – shown as Block B with a red cross hatch.

### DIBC REZONING REQUEST

Over the years, the DIBC has acquired all of the land within the three blocks listed and shown below:

- **Block A:** bounded by Howard St. on the north, St. Anne St. on the east, and W. Lafayette Blvd. on the south. This block is directly west across the street from Ste. Anne Church. The DIBC is requesting to rezone this block from R2 to B6 to expand plaza operations.
- **Block B:** bounded by W. Lafayette Blvd. on the north, 18<sup>th</sup> Street on the east, W. Fort St. on the south, and St. Anne St. on the west. The DIBC is requesting to rezone this block from a PD (Planned Development District), M2 (Restricted Industrial District), and M3 to B6 to expand plaza operations, including conceptual plans for a parking lot and new customs building.
- **Block C:** bounded by W. Lafayette Blvd. on the north, St. Anne St. on the east, and W. Fort St. on the south. The DIBC is requesting to rezone this block from R3 and M3 to B6 to reflect existing plaza operations.



**Map of DIBC Requested Rezoning Area**

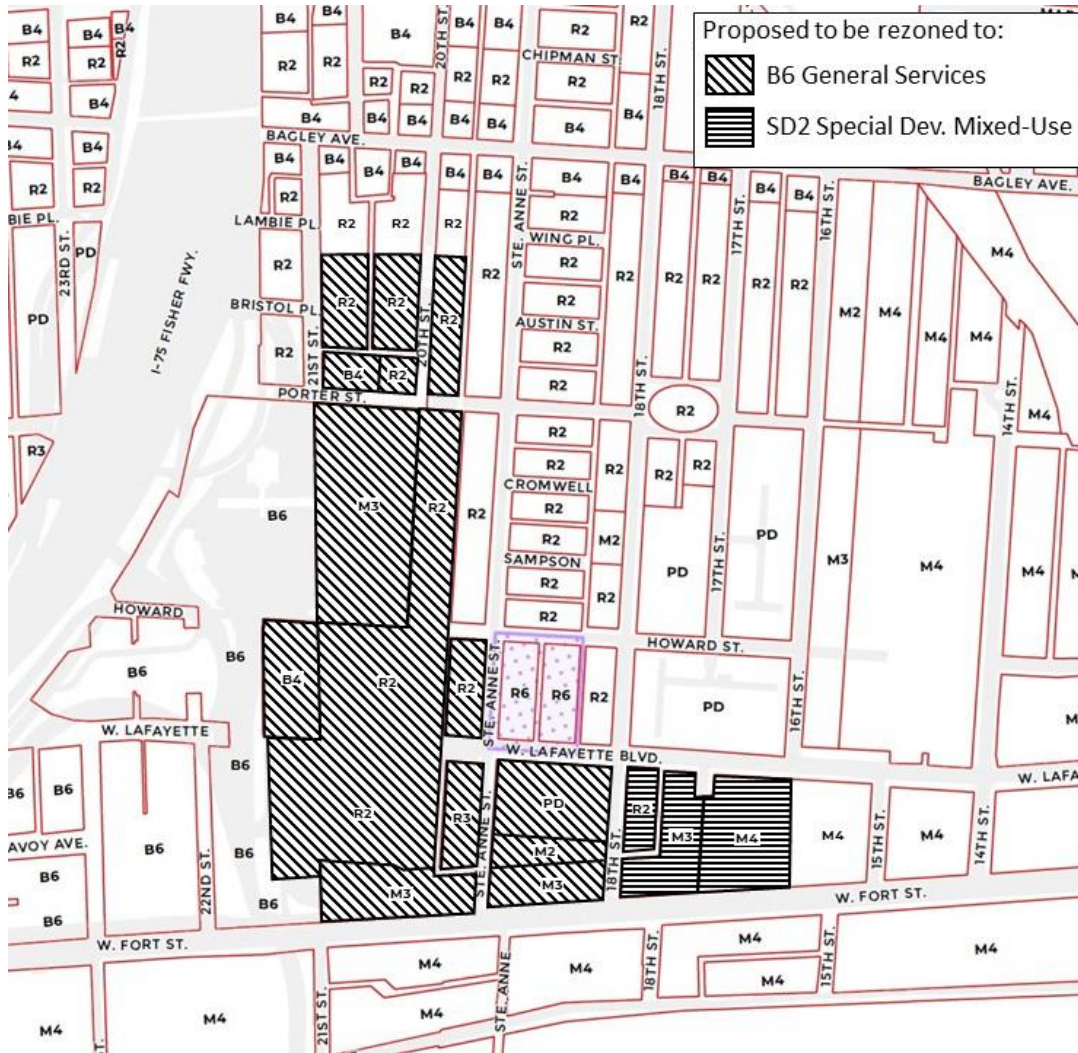
### THE CITY PLANNING COMMISSION EXPANDED REZONING REQUEST

In addition, the CPC is requesting to expand the rezoning request as summarized below:

- **Rezone Land Within Existing Plaza:** the CPC recommends all of the parcels within the existing plaza be rezoned to B6 to reflect existing bridge operations.
- **Rezone Newly Created Parcel 1:** the CA requires the land owned by the DIBC within *Parcel 1* to be transferred to a fiduciary or HRRA. Any future development of *Parcel 1* is limited to residential, commercial, or mixed use – no industrial development will be permitted. As a result, the CPC is recommending *Parcel 1* be rezoned from R2, M3, and M4 (Intensive Industrial District) to SD2 (Special Development District, Mixed-Use) zoning classification.

The DIBC and Administration have not objected to this proposal. A summary of the overall requested rezoning changes is shown on the below map.

### Map of Requested Rezoning Changes



### PUBLIC HEARING AND FOLLOW-UP

On February 15, 2024, the CPC held a public hearing on the rezoning request. Below is a summary of the public hearing and follow-up responses:

- A representative of the HRRRA, Sam Butler, was present to provide background information on the community’s role in signing the CA. HRRRA negotiated and signed the CA, primarily to stop DIBC’s further acquisition of parcels and demolition of buildings and to encourage continued stabilization and development of the neighborhood. Mr. Butler said most residents support the CA, because they recognize this is the most concrete protection against further expansion.
- Luke Polcyn, representing the Mayor’s Office, summarized the negotiations leading up to the signing of the CA. Mr. Polcyn stated a primary goal was to mitigate the impacts of the wall placement and preserve the residential character of the neighborhood, including vegetative buffer, taller trees, and context appropriate wall.
- Ken Dobson, representing the DIBC, said the expansion would allow them to develop two new primary inspection lanes/booths. The DIBC wants to improve getting vehicles through and off

the plaza as quickly as possible. The proposed expansion will limit backups and vehicles stuck idling in the Plaza. The plan would also allow the DIBC to build a new customs and border patrol processing center to improve efficiency and throughput.

- The CPC received one letter of support from the Archdiocese of Detroit (owners of Ste. Anne’s church) that it supported the rezoning.
- One resident who had to leave the hearing early, left a message that they were cautiously excited about the Greyhound lot being rezoned and placed into community hands; there is a basilica, park and school nearby; they were concerned the neighborhood would lose two streets and gain only one street onto W. Fort St; the resident is still concerned about truck traffic and the lack of info. The neighborhood needs better zoning and planning for this area. The DIBC responded that the uses of Blocks A and B have been discussed with the HRRRA and is in the CA.
- One resident stated that the City needed to deliver more housing.
- One resident raised concerns about the materials used to create the new berms (along 16<sup>th</sup> St.) and who will be responsible for monitoring and taking care of the berms? The DIBC stated the berms are an extension of the existing berm to the north on the east side of 16th; the DIBC will follow City requirements and maintain the berms.
- A person who owns a house on Sampson Street in the neighborhood and also submitted an email in opposition, raised concerns that the wall will come directly up to St. Anne Street; in the past, the DIBC has destroyed beautiful houses in the area. They said the DIBC cannot be trusted.
- One resident stated it is sad the wall will take over the area; they are concerned about added trucks and pollution. The DIBC responded that the CA includes the height, placement and aesthetics of the wall and the buffer.
- The City Planning Commission had several questions and comments regarding the proposed rezoning which are summarized in Attachment A.

## **PLANNING CONSIDERATIONS**

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

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

North: R2: vacant land and commercial uses on Bagley  
East: R2: developed with single-family housing and M4: vacant land and a bank along W. Fort  
South: M4: industrial land on the south side of West Fort Street  
West: B6; developed with bridge plaza operations

### ***B6 Zoning Classification***

The Zoning Ordinance presently lists the subject land use as, “tunnel or bridge plaza and terminal, vehicular”. This land use is only allowed in the B6 and PCA (Public Center Adjacent) zoning districts, where it is allowed as by-right.

Additionally, the Zoning Ordinance presently defines “bridge plaza and terminal, vehicular” as follows, “That property immediately contiguous to a vehicular bridge where motor vehicles enter and exit the bridge. Certain uses and activities, if oriented and available exclusively to bridge traffic, shall be considered incidental and accessory to the vehicular bridge plaza and terminal: toll

booths, inspection and weigh stations, customs and immigration facilities, duty-free retail stores, motor vehicle filling stations, and uses similar to the preceding.”

The proposed B6 rezoning for the existing and expanded bridge plaza would bring the bridge plaza and terminal into compliance with the City’s Zoning Ordinance.

***Zoning Ordinance Criteria***

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. The CPC’s analysis of the criteria is as follows:

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

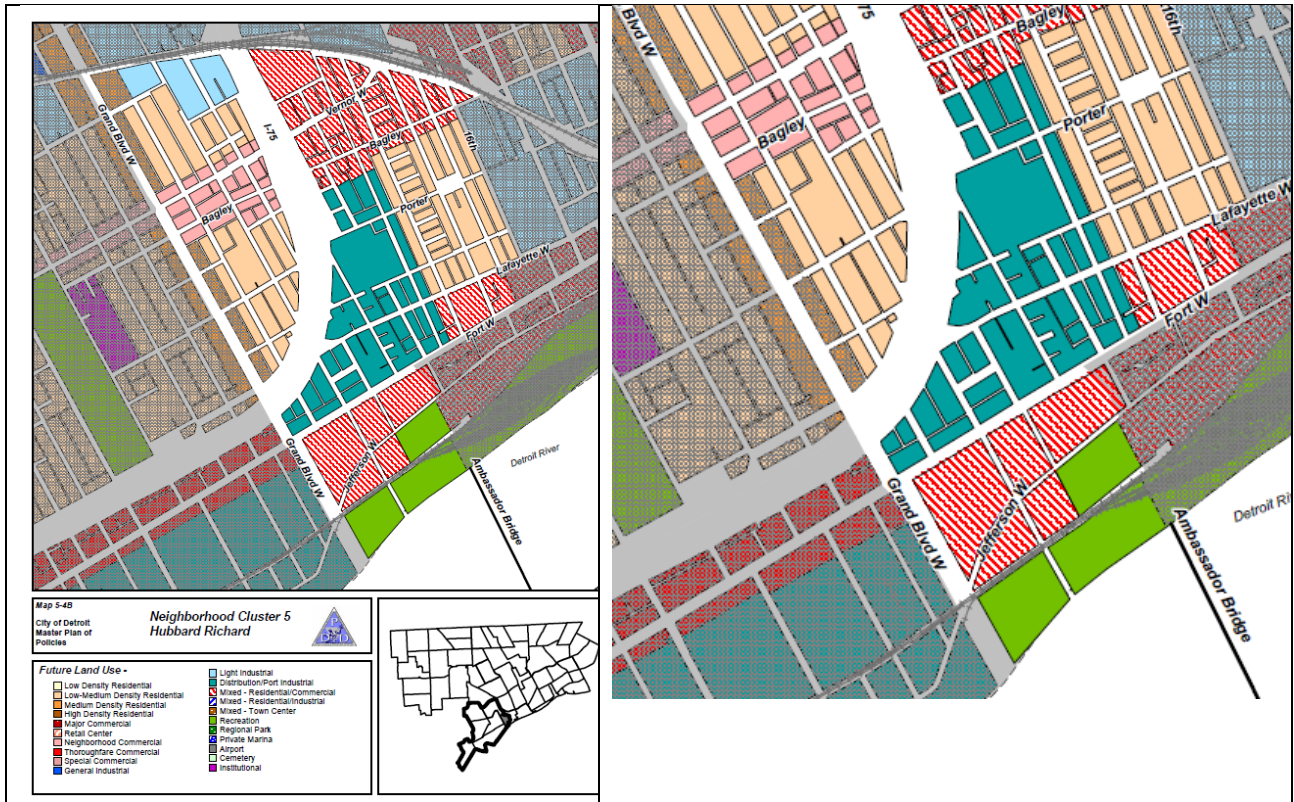
The proposed amendment would not correct an error on the zoning map. The HRRRA indicates it negotiated and signed the CA, primarily to stop DIBC’s further acquisition of parcels and demolition of buildings in the neighborhood and to encourage continued stabilization and development of the neighborhood. The proposed rezoning would be to 1) reflect current bridge plaza operations, and 2) to reflect the plaza expansion as negotiated in the CA.

***2. Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;***

The subject site is primarily located within the Hubbard Richard Area of Neighborhood Cluster 5 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Distribution/Port Industrial (IDP), Low-Medium Density Residential (RLM), and Mixed Residential/Commercial (MRC) for the subject area. A small portion of the proposed rezoning extends onto the Corktown area of Neighborhood Cluster 4. The Future Land Use map for this area shows Mixed Residential/Commercial (MRC) for the subject area.

The Planning and Development Department (P&DD) submitted a memo regarding the consistency of this proposal with the City’s Master Plan. P&DD indicates, “The proposed rezoning to the B6 classification is consistent with the Distribution – Port Industrial (IDP) designation in the Master Plan, which comprises the majority of the proposed area”, and “The small portion of the proposed rezoning east of 17<sup>th</sup> Street in the Corktown neighborhood is designated as Mixed – Residential/Commercial (MRC). The proposed rezoning to the SD2 classification is consistent with the MRC designation in the Master Plan”.

## Master Plan – Future Land Use Map



### 3. Whether the proposed amendment will protect the health, safety, and general welfare of the public;

The Administration, DIBC, and HRRRA negotiated a Community Agreement with the goal of allowing the Bridge to expand its plaza operations in exchange for protections to the neighborhood. The HRRRA indicates the plaza expansion allowed by the CA and rezoning assists the DIBC with meeting its business goals while giving binding commitments to protect and enhance the existing Hubbard Richard neighborhood. The plaza expansions to the east are primarily near the church complex and away from the residential area to the north.



**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;***

It is assumed the City will be able to provide public facilities to service the site. The reopening of 16<sup>th</sup> Street between W. Lafayette and W. Fort will allow access to Hubbard Richard to make up for the closure of St. Anne Street.

**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 appears the proposed project will not have significant adverse impact on the natural environment. One goal of the proposed plaza expansion is to reduce vehicle idling and thus improve air quality. The CA also includes wall type and buffering to reduce impacts on the adjacent neighborhood.

**6. *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;***

The proposed rezoning would expand the plaza further east (closer to Ste. Anne's church) and south of the Ste. Anne Church complex. However, the CA includes a buffer and wall to help reduce impacts on the church and adjacent residential neighborhood.

**7. *The suitability of the subject property for the existing zoning classification and proposed zoning classification; and***

Block A, while previously developed with residential housing, has for a number of years been used as a gravel parking lot. B6 for this block would allow the plaza to expand in order to reduce congestion on the plaza. Block B has been developed with industrial uses over the years and was recently acquired by the DIBC. Part of this block is being downzoned from industrial (M2 & M3) to the General Services B6 to allow services related to the bridge plaza.

**8. *Whether the proposed rezoning will create an illegal "spot zone."***

As shown on the existing zoning map, the proposed rezoning would rezone the entire existing plaza to B6 and expand the B6 zoning further east of the existing plaza. As a result, the proposed rezoning would not create a spot zone.

**CONCLUSION**

In conclusion, based on the public hearing, above analysis, and review of the Section 50-3-70 criteria of the Zoning Ordinance, the CPC voted at its meeting on March 21, 2024, to recommend **APPROVAL** of the rezoning request. The approved-as-to-form Ordinance is attached for Your consideration.

Respectfully submitted,  
DONOVAN SMITH, CHAIRPERSON



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

Attachments: public hearing notice and ordinance

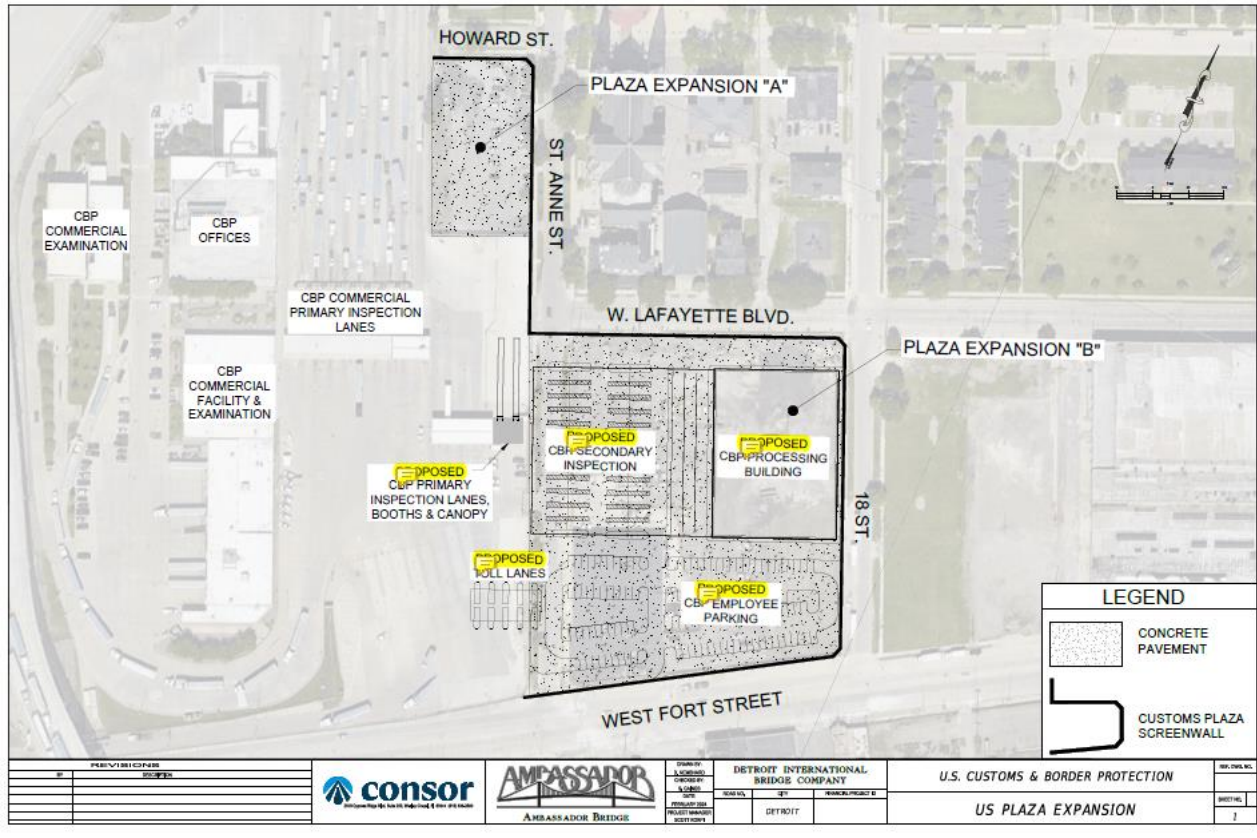
cc: Luke Polcyn, Mayor's Office  
Antoine Bryant, Director, PDD  
Greg Moots, PDD  
Kevin Schronce, PDD  
David Bell, Director, BSEED  
Conrad Mallett, Corporation Counsel  
Bruce Goldman, Law  
Daniel Arking, Law

Below is a summary of the comments and questions from the City Planning Commission at its February 15, 2024, public hearing.

- Regarding the CA map, one Commissioner asked why the blue line did not include/protect land on the west side of St. Anne Street north of Howard Street? *The HRRA responded that this had been a major source of disagreement between the community and DIBC. The HRRA supports this area being in the non-acquisition area, but have agreed to disagree with the DIBC. It was clarified by CPC staff that the area was not part of the current rezoning under consideration; if acquired by the DIBC, it would have to come back for a rezoning.*
- The Commission asked for a copy of DIBC's proposed site plan and the CA. *These items were emailed to the CPC during the hearing. Please see Attachment B for a copy of the DIBC's conceptual site plan.*
- The Commission asked how far does the CA go into the future? *The DIBC responded that the CA is indefinite as long as its requirements are met.*
- The Commission asked the height of the proposed buffer wall - is 20 feet sufficient? *The DIBC stated the wall for the plaza expansion on Block A would be 20 feet, consistent with the current wall, and Block B would be 10 feet because there will be no truck traffic in that location.*
- The Commission asked is there a proposed use of the former Greyhound site? *The DIBC stated it would demolish the building, and the land would be donated as part of the CA to the community for a mixed-use non-industrial development.*
- The Commission asked if there was a summary of the concerns from the community discussions? *Mr. Butler indicated a consolidated report does not exist, but the HRRC would be happy to create a summary of the concerns and engagement.*
- The Commission asked for background information on the existing PD which is part of Block B. *CPC staff suspects this PD was previously an RMA District (Multiple Residential, Approved); between 1947 and 1966, the Zoning Ordinance was amended numerous times to rezone land to what was then labeled an RMA District. These RMA Districts were established in areas that were largely characterized by residential development and required special review and approval by the then City Plan Commission. In 1968, when the Zoning Ordinance underwent its first major rewrite, any land that was identified as RMA was reclassified as PD.*
- The Commission asked for information on the environmental review for Parcel 1 and does SD2 for example allow for phytoremediation? *Mr. Polcyn indicated the DIBC is committed to funding a Phase 1 investigation but not a Phase 2 review. The City is committed to identifying funding for any future environmental investigation and response. CPC staff responded that the SD2 district would allow plantings on the site to draw out contaminants.*
- The Commission asked why the DIBC purchased parcels within the neighborhood and does the DIBC own any other parcels within the blue area? *The DIBC responded that many of these parcels were acquired by the DIBC decades ago. The DIBC stated it owned no other residential parcels in the blue area shown on Attachment A.*

- The Commission stated the \$20,000 per lot (paid by the DIBC to HRRRA) as listed in the CA totaling \$200,000 is not a lot of money. There was a concern about industrial expansion into residential areas and would like to see more info about the DIBC's proposed site plan, height of the wall and vegetative buffer. *Please see Attachment C for a cross section of the buffer and wall from the CA.*
- The Commission asked what is the proposed use of Parcel 2 and the need for closing 15<sup>th</sup> Street as listed in the CA? *The DIBC responded it doesn't have a current plan for Parcel 2, other than incorporating it into the land it owns along 14<sup>th</sup> Street. For 15<sup>th</sup> St., the DIBC owns the land on either side and requests to vacate to benefit the property owner.*
- The Commission asked for a map with an overlay showing all of the surrounding land that the DIBC owns. *Please see Attachment D.*
- The Commission asked questions about the current Bridge Plaza, the capacity of the Ambassador Bridge now and expected crossing rate once the new Gordie Howe bridge opens, the acres of the current Bridge site, and did the Plaza need to be expanded. *The DIBC indicated the current bridge plaza is about 35 acres. CPC staff estimates the proposed rezoning would add to the plaza about 5.2 acres (1 acre on Block A and 4.2 acres on Block B). The DIBC indicated the capacity of the Ambassador Bridge is 6 million vehicles per year. The DIBC indicated the entire customs operation is on the east side of the plaza.*
- The Commission asked are there any plans for improvements to the current wall and then had questions about the new wall location. *The CPC staff indicated there would be no changes to the existing 20-foot-high wall and reviewed the proposed wall extensions. Please see Attachment C for a cross section of the proposed buffer and wall expansions from the CA.*
- The Commission asked if there was any new technology used to assist with efficiency of vehicles crossing - could technology result in the need to not expand the plaza? *The DIBC indicated investments in technology are not part of the CA, but the DIBC looks at investments in technology every day. The DIBC indicated the capacity of the bridge is completely dependent on the Customs policy on each side of the border to protect the public. The DIBC said space is critical to increase throughput. Technology can help, but added space is needed to assist Customs.*

Copy of the DIBC's conceptual site plan.



NO.	REVISIONS



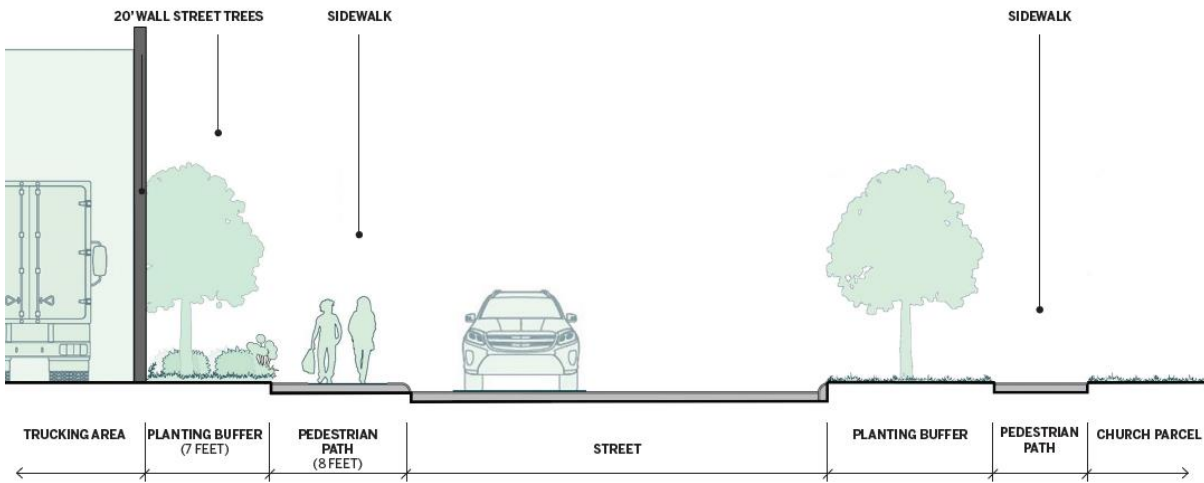
OWNER	DETROIT INTERNATIONAL BRIDGE COMPANY
DESIGNER	DETROIT
PROJECT MANAGER	DETROIT

PROJECT NAME	U.S. CUSTOMS & BORDER PROTECTION
PROJECT NUMBER	US PLAZA EXPANSION
SHEET NO.	1

**Cross section of St. Anne Street between Howard St. and West Lafayette Blvd.**



ENLARGED PLAN OF ST. ANNE STREET



SECTION THROUGH ST. ANNE STREET

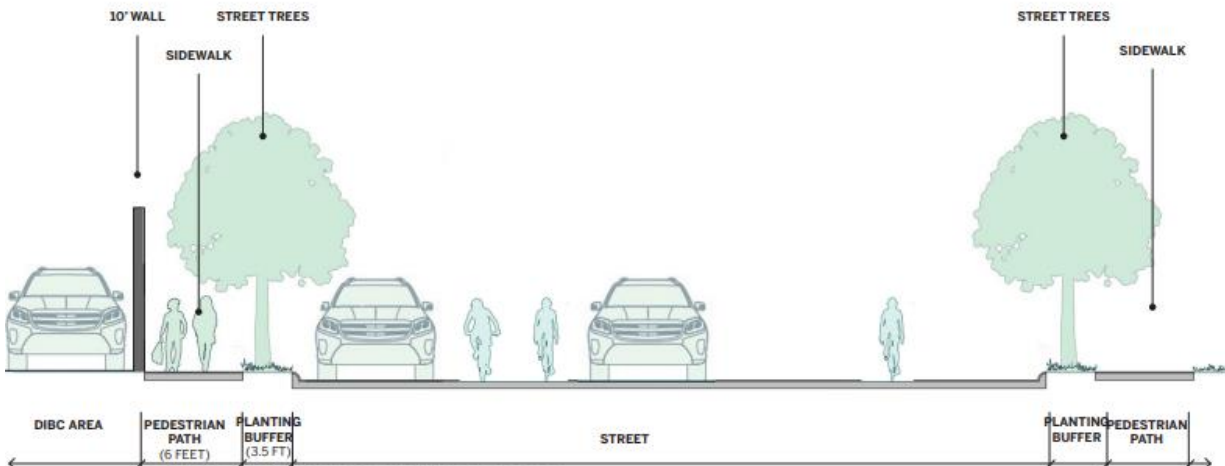


VIEW LOOKING SOUTH ALONG ST. ANNE STREET

# Cross section of West Lafayette between St. Anne and 18<sup>th</sup> Streets



ENLARGED PLAN OF WEST LAFAYETTE STREET

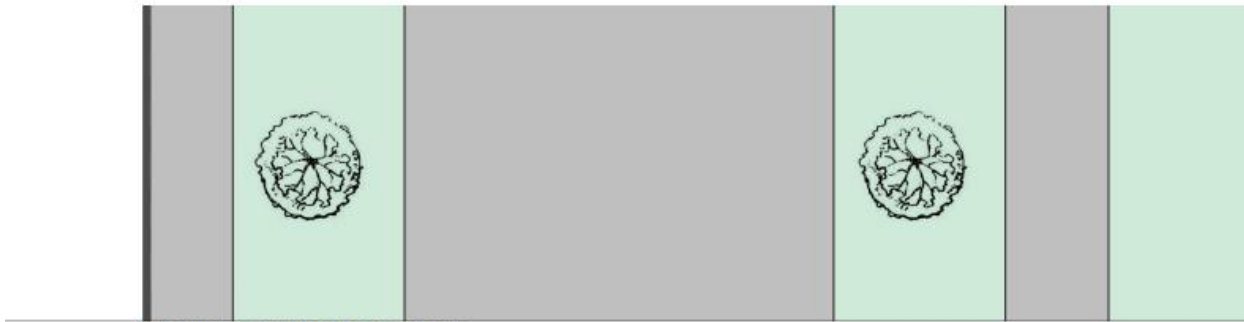


SECTION THROUGH WEST LAFAYETTE STREET



VIEW LOOKING SOUTHWEST AT THE CORNER OF 18TH STREET AND LAFAYETTE STREET

**Cross section of 18<sup>th</sup> Street between West Lafayette and West Fort Streets**



ENLARGED PLAN OF 18TH STREET



SECTION THROUGH 18TH STREET

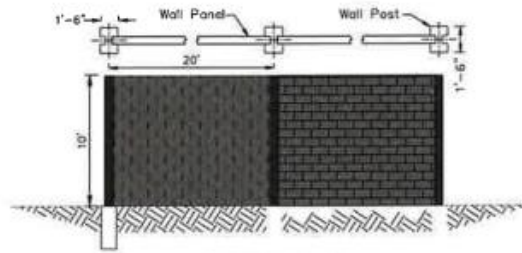


VIEW LOOKING NORTH AT THE CORNER OF 18TH STREET AND FORT STREET





SCREEN WALL RENDERING






SCREEN WALL DETAIL  
RT2

General Notes:

1. Screen wall height of 10ft between W. Lafayette Blvd. and W. Fort Street.

LEGEND

-  10ft SCREEN WALL
-  6' SIDEWALK
-  APPROX. 30 sq ft (10'x10'x14') GREEN SPACE TRIANGLE AREA

Plaza Expansion Area B

N.T.S

## SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-44, *District Map No. 42*, to revise the zoning classifications for certain properties within the area generally bounded by Bagley Avenue, then St. Anne Street, then West Lafayette Boulevard, then 16<sup>th</sup> Street, then West Fort Street, then 22<sup>nd</sup> Street, then Howard Street, and then 21<sup>st</sup> Street to Bagley Avenue, from a combination of the R2 Two-Family Residential District, R3 Low Density Residential District, B4 General Business District, M2 Restricted Industrial District, M3 General Industrial District, M4 Intensive Industrial District, and PD Planned Development District zoning classifications to a combination of the B6 General Services District and SD2 Special Development District, Mixed-Use zoning classifications and to repeal any development regulations for the existing PD Planned Development District zoning district.

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

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by  
3 amending Article XVII, *Zoning District Maps*, Section 50-17-44, *District Map No. 42*, to revise  
4 the zoning classifications for certain properties within the area generally bounded by Bagley  
5 Avenue, then St. Anne Street, then West Lafayette Boulevard, then 16<sup>th</sup> Street, then West Fort  
6 Street, then 22<sup>nd</sup> Street, then Howard Street, and then 21<sup>st</sup> Street to Bagley Avenue, from a  
7 combination of the R2 Two-Family Residential District, R3 Low Density Residential District, B4  
8 General Business District, M2 Restricted Industrial District, M3 General Industrial District, M4  
9 Intensive Industrial District, and PD Planned Development District zoning classifications to a  
10 combination of the B6 General Services District and SD2 Special Development District, Mixed-  
11 Use zoning classifications and to repeal any development regulations for the existing PD Planned  
12 Development District zoning district.

13 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**  
14 **THAT:**

15 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*  
16 *Maps*, Section 50-17-44, *District Map No. 42*, is amended as follows:

17 **CHAPTER 50. ZONING**

18 **ARTICLE XVII. ZONING DISTRICT MAPS**

19 **Sec. 50-17-44. District Map No. 42.**

20 (a) For the property described as the East 21<sup>st</sup> Street lots 35-24 WESSON &  
21 INGERSOLLS SUB L4 P12 PLATS, W C R 12/25 1 KENDALLS SUB L7 P95 PLATS, W C R  
22 12/118, the existing R2 Two-Family Residential District zoning classification is revised to the B6  
23 General Services District zoning classification.

1 (b) For the properties within the area bounded by the northly edge of West 20<sup>th</sup> Street  
2 lot 22 WESSON & INGERSOLLS SUB L4 P12 PLATS, W C R 12/25 (AKA 1495 20<sup>TH</sup> Street),  
3 20<sup>TH</sup> Street, the alley north of and parallel to vacated Porter Street, and the centerline of the vacated  
4 alley west of and parallel to 20<sup>th</sup> Street, the existing R2 Two-Family Residential District zoning  
5 classification is revised to the B6 General Services District zoning classification.

6 (c) For the properties within the area bounded by the northly edge of E 20<sup>th</sup> Street south  
7 25 feet lot 24 BLK 3 WHITWOOD & CARGILLS SUB L56 P269 DEEDS, W C R 10/14 (AKA  
8 1498 20<sup>th</sup> Street), the alley west of parallel to St. Anne Street, the centerline of vacated Porter  
9 Street, and the centerline of 20<sup>th</sup> Street part of which is vacated, the existing R2 Two-Family  
10 Residential District zoning classification is revised to the B6 General Services District zoning  
11 classification.

12 (d) For the property described as the West 20<sup>th</sup> Street North 30 feet lots 7 thru 10  
13 WESSON & INGERSOLLS SUB L4 P12 PLATS, W C R 12/25 (AKA 1419 20<sup>TH</sup>), the existing  
14 R2 Two-Family Residential District zoning classification is revised to the B6 General Services  
15 District zoning classification.

16 (e) For the property described as the West 20<sup>th</sup> Street South 30 feet of North 60 feet  
17 lots 7 thru 10 WESSON & INGERSOLLS SUB L4 P12 PLATS, W C R 12/25 (AKA 1415 20<sup>TH</sup>),  
18 the existing R2 Two-Family Residential District zoning classification is revised to the B6 General  
19 Services District zoning classification.

20 (f) For the property described as the West 20<sup>th</sup> Street North 30 feet of South 59 feet  
21 lots 7 thru 10 WESSON & INGERSOLLS SUB L4 P12 PLATS, W C R 12/25 (AKA 1411 20<sup>TH</sup>),  
22 the existing R2 Two-Family Residential District zoning classification is revised to the B6 General  
23 Services District zoning classification.

1 (g) For the property described as the West 20<sup>th</sup> Street South 29 feet lots 7 thru 10  
2 WESSON & INGERSOLLS SUB L4 P12 PLATS, W C R 12/25 (AKA 1401 20<sup>TH</sup>), the existing  
3 R2 Two-Family Residential District zoning classification is revised to the B6 General Services  
4 District zoning classification.

5 (h) For the properties within the area bounded by the centerline of vacated Porter  
6 Street, the alley west of and parallel to St. Anne Street, the centerline of vacated Howard Street,  
7 and the centerline of vacated 20<sup>th</sup> Street, the existing R2 Two-Family Residential District zoning  
8 classification is revised to the B6 General Services District zoning classification.

9 (i) For the properties within the area bounded by the centerline of vacated Howard  
10 Street, the centerline of vacated 20<sup>th</sup> Street, the centerline of vacated West Lafayette Boulevard,  
11 and the centerline of vacated 21 Street, the existing R2 Two-Family Residential District zoning  
12 classification is revised to the B6 General Services District zoning classification.

13 (j) For the properties within the area bounded by the centerline of vacated Howard  
14 Street, the alley west of and parallel to St. Anne Street, the centerline of vacated West Lafayette  
15 Boulevard, and the centerline of vacated 20<sup>th</sup> Street, the existing R2 Two-Family Residential  
16 District zoning classification is revised to the B6 General Services District zoning classification.

17 (k) For the properties within the area bounded by Howard Street, St. Anne Street, West  
18 Lafayette Boulevard and the alley west of and parallel to St. Anne Street, the existing R2 Two-  
19 Family Residential District zoning classification is revised to the B6 General Services District  
20 zoning classification.

21 (l) For the properties within the area bounded by the centerline of vacated West  
22 Lafayette Boulevard, the centerline of vacated 21<sup>st</sup> Street, the alley north of and parallel to West  
23 Fort Street and the centerline of the vacated alley west of and parallel to vacated 21<sup>st</sup> Street, the

1 existing R2 Two-Family Residential District zoning classification is revised to the B6 General  
2 Services District zoning classification.

3 (m) For the properties within the area bounded by the centerline of vacated West  
4 Lafayette Boulevard, the centerline of vacated 20<sup>th</sup> Street, the alley north of and parallel to West  
5 Fort Street and the centerline of vacated 21<sup>st</sup> Street, the existing R2 Two-Family Residential  
6 District zoning classification is revised to the B6 General Services District zoning classification.

7 (n) For the properties within the area bounded by the centerline of vacated West  
8 Lafayette Boulevard, the centerline of the vacated alley west of and parallel to St. Anne Street, the  
9 centerline of the vacated alley north of and parallel to West Fort Street, and the centerline of  
10 vacated 20<sup>th</sup> Street, the existing R2 Two-Family Residential District zoning classification is  
11 revised to the B6 General Services District zoning classification.

12 (o) For the properties within the area bounded by the centerline of vacated West  
13 Lafayette Boulevard, St. Anne Street, the centerline of the vacated alley north of and parallel to  
14 West Fort Street, and the centerline of the vacated alley west of and parallel to St. Anne Street, the  
15 existing R3 Low Density Residential District zoning classification is revised to the B6 General  
16 Services District zoning classification.

17 (p) For the properties within the area bounded by the alley north and parallel to vacated  
18 Porter Street, the easterly edge of North Porter lot 6 WESSON & INGERSOLLS SUB L4 P12  
19 PLATS, W C R 12/25, the centerline of vacated Porter Street, and 21<sup>st</sup> Street, the existing B4  
20 General Business District zoning classification is revised to the B6 General Services District  
21 zoning classification.

22 (q) For the properties within the area bounded by the centerline of vacated Howard  
23 Street, the centerline of vacated 21<sup>st</sup> Street, the centerline of vacated West Lafayette Boulevard,

1 and the centerline of the vacated alley west of and parallel to vacated 21<sup>st</sup> Street, the existing B4  
2 General Business District zoning classification is revised to the B6 General Services District  
3 zoning classification.

4 (r) For the properties within the area bounded by a line generally 246 feet south of and  
5 parallel to West Lafayette Boulevard, 18th Street, a line generally 131 feet north of and parallel to  
6 West Fort Street and St. Anne Street, the existing M2 Restricted Industrial District zoning  
7 classification is revised to the B6 General Services District zoning classification.

8 (s) For the properties within the area bounded by the centerline of vacated Porter  
9 Street, the centerline of vacated 20<sup>th</sup> Street, the centerline of vacated Howard Street, and the  
10 centerline of vacated 21 Street, the existing M3 General Industrial District zoning classification is  
11 revised to the B6 General Services District zoning classification.

12 (t) For the properties within the area bounded by the centerline of vacated alley north  
13 of and parallel to West Fort Street, the centerline of vacated 20<sup>th</sup> Street, West Fort Street, and the  
14 centerline of vacated 21<sup>st</sup> Street, the existing M3 General Industrial District zoning classification  
15 is revised to the B6 General Services District zoning classification.

16 (u) For the properties within the area bounded by the centerline of the vacated alley  
17 north of and parallel to West Fort Street, St. Anne Street, West Fort Street, and the centerline of  
18 vacated 20<sup>th</sup> Street, the existing M3 General Industrial District zoning classification is revised to  
19 the B6 General Services District zoning classification.

20 (v) For the properties within the area bounded by 18<sup>th</sup> Street, West Fort Street, St. Anne  
21 Street and a line generally 131 feet north of and parallel to West Fort Street, the existing M3  
22 General Industrial District zoning classification is revised to the B6 General Services District  
23 zoning classification.

1 (w) For the properties within the area bounded by St. Anne Street, West Lafayette  
2 Boulevard, 18<sup>th</sup> Street, and a line generally 246 feet south of and parallel to West Lafayette  
3 Boulevard, the existing PD Planned Development District zoning classification is revised to the  
4 B6 General Services District zoning classification and any development regulations for the  
5 existing PD Planned Development District zoning district are repealed.

6 (x) For the properties within the area bounded by West Lafayette Boulevard, the  
7 centerline of the vacated alley parallel and east of 18<sup>th</sup> Street, the centerline of the alley south of  
8 and parallel to West Lafayette Boulevard, and 18<sup>th</sup> Street, the existing R2 Two-Family Residential  
9 District zoning classification is revised to the SD2 Special Development District, Mixed-Use  
10 zoning classification.

11 (y) For the properties within the area bounded by West Lafayette Boulevard, the  
12 centerline of 17<sup>th</sup> Street part of which is vacated, the centerline of the vacated alley south of and  
13 parallel to West Lafayette Boulevard, and the centerline of the vacated alley east of and parallel to  
14 18<sup>th</sup> Street, the existing M3 General Industrial District zoning classification is revised to the SD2  
15 Special Development District, Mixed-Use zoning classification.

16 (z) For the properties within the area bounded by centerline of the alley, part of which  
17 is vacated, north of and parallel to West Fort Street, the centerline of vacated 17<sup>th</sup> Street, West Fort  
18 Street and 18<sup>th</sup> Street, the existing M3 General Industrial District zoning classification is revised  
19 to the SD2 Special Development District, Mixed-Use zoning classification.

20 (aa) For the properties within the area bounded by West Lafayette Boulevard, the  
21 westerly line of 16<sup>th</sup> Street extended, West Fort Street, and the centerline of vacated 17<sup>th</sup> Street,  
22 the existing M4 Intensive Industrial District zoning classification is revised to the SD2 Special  
23 Development District, Mixed-Use zoning classification.




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  
5 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)  
6 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:

  
\_\_\_\_\_  
Conrad L. Mallett  
Corporation Counsel

**Donovan Smith**  
Chairperson  
**Melanie Markowicz**  
Vice Chair/Secretary

**Marcell R. Todd, Jr.**  
Director

**City of Detroit**  
**CITY PLANNING COMMISSION**  
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**Gwen Lewis**  
**Frederick E. Russell, Jr.**  
**Rachel M. Udabe**

### **NOTICE OF PUBLIC HEARING**

The Detroit City Planning Commission will conduct a public hearing on a proposed amendment to the Detroit Zoning Ordinance in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Virtual attendance is encouraged as, pursuant to public health guidelines, the meeting room may be subject to space limitations. To attend the meeting virtually, please use the link toward the end of this notice.

### **THURSDAY, FEBRUARY 15, 2024 AT 5:15 PM**

to consider the request of the Detroit International Bridge Company, LLC (DIBC) and the City of Detroit City Planning Commission (CPC) staff to amend Article XVII, Section 50-17-44, District Map No. 42 of the 2019 Detroit City Code, Chapter 50, Zoning, generally located near the intersection of St. Anne and West Fort Streets. The DIBC is requesting the zoning changes in general to allow for future bridge plaza operations and parking and to make the zoning in the area more consistent with the existing bridge plaza operation land use.

The location of the proposed rezonings is shown on the accompanying map. The requested amendments by the DIBC would:

- Rezone the block between Howard Street and West Lafayette Boulevard on the west side of St. Anne Street from a R2 Two-Family Residential District zoning classification to a B6 General Services District zoning classification to allow for future bridge plaza operations and parking;
- Rezone the block between West Lafayette Boulevard and West Fort Street on the west side of St. Anne from a R3 Low Density Residential District and M3 General Industrial District zoning classification to a B6 zoning classification to reflect current bridge plaza operations; and
- Rezone the block bounded by West Lafayette Boulevard on the north, 18<sup>th</sup> Street on the east, West Fort Street on the south, and St. Anne Street on the west from PD Planned Development District, M2 Restricted Industrial District, and M3 zoning classifications to a B6 zoning classification to allow for future bridge plaza operations and parking.

In addition, the requested amendments by CPC staff would:

- Rezone numerous parcels within the existing bridge plaza generally between south of Bagley Avenue and West Fort Street and west of the north/south alley west of St. Anne, from R2, B4 General Business District, and M3 zoning classifications to a B6 zoning classification to reflect the existing bridge plaza operations and parking.
- Rezone the block bounded by West Lafayette Boulevard on the north, 16<sup>th</sup> Street extended on the east, West Fort Street on the south, and 18<sup>th</sup> Street on the west from R2, M3, and

M4 Intensive Industrial District zoning classifications to a SD2 Special Development District, Mixed-Use zoning classification to allow mixed-use development.

The existing and proposed zoning district classifications are described as follows:

**PD – Planned Development District**

Planned developments shall be substantially in accordance 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.

**R2 – Two-Family Residential District**

This district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

**R3 – Low-Density Residential District**

This district is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

**B4 – General Business District**

This district provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

**B6 – General Services District**

This district provides for wholesaling, transport, food services, and similar activities essential to the commerce and health of the City. Office, retail, service, and other uses normally desiring to locate in this type of district are also permitted.

**M2 – Restricted Industrial District**

This district is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are both to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

### **M3 – General Industrial District**

This district is composed of property so situated as to be suitable for industrial development, but where the modes of operation of the industry may affect any nearby residential uses. The purpose of this district is to permit the normal operation of a majority of industries, subject only to those regulations needed to control congestion and to protect nearby residential districts. No new residential construction is permitted in this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

### **M4 – Intensive Industrial District**

This district will permit uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

### **SD2 – Special Development District, Mixed-Use**

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Divisions 2, 3 and 4 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 via e-mail at [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov), 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. 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>

Pursuant to the Michigan Open Meetings Act, as amended, and in response to the COVID-19 pandemic the Detroit City Planning Commission (CPC) will be meeting virtually using a videoconferencing platform.

The CPC meeting may be viewed in the following manner.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlcZnN3UT09>

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



**The shaded areas on the map are proposed to be rezoned**