

City of Detroit

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TO: City Planning Commission

FROM: Kimani Jeffrey, Staff

RE: Request of the Planning and Development Department to amend the Master Plan of Policies, by amending the Future General Land Use Map of the Middle East Central Neighborhood area of Cluster 4. The proposed map changes are for the area generally bounded by Superior Street, Jos. Campau Street, Gratiot Avenue, and Orleans Street; and, to amend the goals and policies of the subject neighborhood to support the proposed map changes.

DATE: November 15, 2020

NATURE OF REQUEST

A public hearing will be held on November 19, 2020 at 6:00PM to consider the request of the Planning and Development Department (PDD) to amend the Detroit Master Plan of Policies for the area generally bounded by Superior Street, Jos Campau Street, Gratiot Avenue, and Orleans Street.

The subject site is located in Neighborhood Cluster 4, the Middle East Central Neighborhood Area of the Master Plan of Policies. The current future general land use designations are Low/Medium Density Residential (RLM), Light Commercial (CN), and Industrial Port/Distribution (IDP). The proposed future general land use designation is Mixed-Residential/Industrial (MRI). The MRI designation will accommodate new mixed use development, food-related production facilities, and housing opportunities in the Eastern Market and the Greater Eastern Market (GEM) area, as well as to implement the Eastern Market Neighborhood Framework and the Stormwater Management Network Plan. Attached, you will find the PDD letter detailing the recommended map and policy changes to the Master Plan of Policies.

PROPOSAL

In 2011, the ¹Food Security and Modernization Act was enacted. Due to this act, many existing Eastern Market businesses are now out of compliance with food safety and production standards and many existing businesses are unable to modernize or expand at existing sites.

¹ The Food Safety Modernization Act (FSMA) was signed into law by President Barack Obama on January 4, 2011. The FSMA has given the Food and Drug Administration (FDA) new authorities to regulate the way foods are grown, harvested and processed. The law grants the FDA a number of new powers, including mandatory recall authority, which the agency has sought for many years. The FSMA requires the FDA to undertake more than a

A 2019 Eastern Market Framework Study was conducted through a partnership of the Planning and Development Department, Detroit Economic Growth Corporation, Nature Conservancy, and Eastern Market Partnership. The framework plan put forth recommendations regarding land use, storm water management, design guidelines, and historic preservation for the study area.

Additionally, as a result of the framework study, the area just east of Eastern Market has been identified as a location in which these food production businesses can expand or relocate. The study team identified this area because of its proximity to Eastern Market, easy access, and established freight routes. The goal is to accommodate food related businesses to help ensure Detroit's historical role as a center of the food industry in the region and preserve a source of significant employment within the city.

For these reasons, PDD has proposed the Master Plan be revised to facilitate the land use changes required to accommodate the expansion of food related industries and to support the development of mixed-use housing and workforce housing in the area. The proposed amendment to the Future General Land Use map will designate the area east of the Eastern Market to Mixed Residential – Industrial (MRI) to support new residential development and the expansion of food related production, storage, and distribution uses. A proposal for rezoning of the same area will be advancing concurrently with the Master Plan recommendations.

These land use changes will support existing and relocated food related businesses and encourage the attraction of new food related industries, while supporting new policies to attract new housing and preserving existing residential. The neighborhood framework plan for the Eastern Market produced a vision with three goals for the area and are as follows:

- A. Create jobs for Detroiters
- B. Improve the quality of life for residents
- C. Keep the authenticity and function of Eastern Market

COMMUNITY ENGAGEMENT

A series of meetings were held for the Eastern Market Framework Study that presented the overall goals and objectives of the project and engaged citizens in the area. Since the study concluded, two virtual public meetings have been held specifically to present the proposed Master Plan and Zoning Ordinance recommendations. The proposed amendments were also sent to adjacent municipalities several months ago as required by the Planning Enabling Act.

Many individual meetings have been held to engage stakeholders for input. Due to public input, there have been several changes to the proposed zoning recommendations; and, some of these changes may require additional amendments to the Master Plan. The original proposed Master Plan amendments were sent to surrounding municipalities several months ago as a requirement of the Planning Enabling Act.

With regard to the meetings that CPC staff has attended, most objections from residents and business owners have been addressed and generally accommodated. However, during a November 11th virtual public meeting, there were objections to the proposal raised by certain community members that had not previously been aware of the project. CPC staff has a meeting with some of these residents this week and will be able to report out to the Commission on their

dozen rulemakings and issue at least 10 guidance documents, as well as a host of reports, plans, strategies, standards, notices, and other tasks.

issues at the public hearing. CPC staff anticipates that more engagement will take place to respond to these issues.

It should also be noted that the public hearings for this initiative have been widely publicized through several means including a mailing that was sent to over 1,200 stakeholders in the subject area, email blasts to multiple citywide lists, physical signs posted throughout the subject area, and a press release distributed to media outlets to inform a broad constituency of the public hearings.

Attachment:

PDD Master Plan Letter and Amendments

cc: Katy Trudeau, Interim Director PDD
Karen Gage, PDD
Greg Moots, PDD
Ester Yang, PDD
David Bell, Director, BSEED
Arthur Jemison, Group Executive for Housing Planning and Development
Lawrence Garcia, Corporation Counsel