

City of Detroit

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TO: City Planning Commission

FROM: George A. Etheridge, Staff

RE: Request of Paradise Valley Real Estate Holdings II, LLC, and the Detroit City Planning Commission to amend Article XVII, District Map No. 2 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B5 (Major Business District) zoning classification where a B4 (General Business District) zoning classification which currently exists on seven parcels, commonly identified as 300 Madison Avenue, 1400, 1452, 1468, 1480, 1496 and 1502 Randolph Street, generally bounded by Madison Avenue to the north, Brush Street to the east, Gratiot Avenue to the south and Randolph Street to the west. (RECOMMEND APPROVAL)

DATE: November 16, 2020

RECOMMENDATION

The City Planning Commission (CPC) staff has completed its review of the above-captioned request from Paradise Valley Real Estate Holdings II, LLC, and the Detroit City Planning Commission to amend Article XVII, District Map No. 2 and recommends approval.

BACKGROUND AND PROPOSAL

The proposed map amendment is being requested to allow for the establishment of a new multi-story mixed-use residential/commercial development, i.e., "Multiple-family residential" and "Retail sales and personal service in multiple-residential structures", as provided for in Section 50-12-312 of this Code, at 1468, 1480 and 1496 Randolph. Additionally, a small parking structure is planned for this site to provide parking for this and adjacent developments. The proposed mixed-use residential/commercial development would be permitted on a by-right basis in the proposed B5 zoning classification.

300 Madison Avenue, 1400, 1452, and 1502 Randolph Street are being recommended for rezoning by the City Planning Commission to bring the existing properties into conformance with the Master Plan of Policies designation of Mixed Residential/Commercial (MRC) by changing the zoning classification from B4 (General Business District) to B5 (Major Business District).

PUBLIC HEARING & COMMUNITY ENGAGEMENT

On November 5, 2020, the City Planning Commission held a public hearing on the subject rezoning request. Six members of the public who were in attendance expressed a desire to speak to the matter. All six persons spoke in support of the proposed rezoning and the proposed mixed use residential/commercial development. One speaker did ask that the developer take into consideration the proximity of the two-story parking garage in relation to adjacent outdoor patio uses on the subject block.

The Commission did not express any concerns associated with this development, however, did urge that a concerted effort be put forward to promote the development and the revitalization of the subject block. Since that time a detailed article has run in the Michigan Chronicle speaking to the merits of the proposed development.

ANALYSIS

The proposed zoning classification of B5 would permit the requested uses of a "Multiple-family residential" and "Retail sales and personal service in multiple-residential structures" on a by-right basis.

The proposed B5 zoning classification would permit **86 by-right residential, public, civic, institutional, commercial, and other uses**. The most intensive uses in the B5 zoning classification include **“Cabaret, inside the Central Business District,” and “Theater and concert café, excluding drive-in theaters.”**

The following analysis details how the proposed rezoning either meets or fails to meet the eight approval criteria of Section 50-3-70 of the Zoning Ordinance, which must be considered in making recommendations and decisions on standard rezoning requests.

- (1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact;

In this regard, the subject area is trending towards mixed-use developments which is consistent with the mixed-use residential/commercial designation as contemplated by the Master Plan of Policies.

- (2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;

The proposed rezoning of B5 is consistent with the Master Plan of Policies as indicated in PDD's October 15, 2020 staff report.

- (3) Whether the proposed amendment will protect the health, safety, and general welfare of the public;

There are no foreseen adverse effects associated with the requested zoning classification in terms of health, safety, and/or the general welfare of the public. Consideration should be given to the proximity of the two-story parking garage in relation to adjacent outdoor patio uses on the subject block.

- (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;

The physical characteristics of the subject property will significantly change as a result of any future development, however, disruption to city services is not anticipated.

- (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;

There are no anticipated adverse impacts associated with rezoning regarding any of the aforementioned.

- (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 that the proposed amendment will have significant adverse impacts on other properties in the vicinity. It is anticipated that this rezoning will have a synergistic impact on the immediate area.

- (7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and

The B5 zoning classification has been determined to be appropriate for the subject site.

- (8) Whether the proposed rezoning will create an illegal "spot zone."

Given the commercial and mixed-use nature of the corridor in which this rezoning has been requested along with the size and proposed rezoning's consistency with the Master Plan of Policies, the staff is of the opinion that the proposed rezoning would not constitute an illegal "spot zone."

Master Plan Consistency

The subject site is located within the Central Business District area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows "Mixed Residential/Commercial (MRC)" for the subject properties. The Planning and Development Department (P&DD) has provided a report dated October 15, 2020, which speaks to the appropriateness of the requested rezoning.

Land Use

CPC staff believes that a B5 zoning classification is an appropriate designation consistent with the characteristics of the adjacent properties, which will allow for the establishment of mixed-use residential and commercial uses.

CONCLUSION

Based on the above analysis and consistent with the approval criteria of Sec. 50-3-70 of the Zoning Ordinance, CPC staff is supportive of the rezoning request.

Attachment

cc: Katy Trudeau, Interim Director PDD
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