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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 (**RECOMMEND APPROVAL**)

DATE: April 7, 2021

RECOMMENDATION

CPC staff has completed its review of this request and recommends approval of the Master Plan amendment before this Honorable Body.

REQUEST

A public discussion will be held on April 15th at 6:00 pm 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. A public hearing was held on November 19, 2020.

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.

A letter was submitted by PDD detailing the recommended map and policy changes to the Master Plan of Policies.

BACKGROUND

In 2011, the ¹Food Security and Modernization Act was enacted. Due to this act, many existing

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

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.

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 by the framework study 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 remains 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 is advancing concurrently with the Master Plan recommendations.

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

1. Create jobs for Detroiters
2. Improve the quality of life for residents
3. Keep the authenticity and function of Eastern Market

PUBLIC HEARING RESULTS

On November 19, 2020, a public hearing was held on this matter. There were 19 speakers. Three people spoke in support, most others spoke to ask questions and raise concerns. At least 1-2 people seemingly spoke in opposition. A summary of concerns expressed can be found below under community outreach.

COMMUNITY OUTREACH

Before the November 19, 2020 public hearing, a series of meetings were held for the Eastern Market Framework Study that engaged citizens in the area and presented the overall goals and objectives of the project. Two virtual public meetings were held to present the proposed Master Plan and Zoning Ordinance recommendations. Many individual meetings were also held to engage stakeholders. The engagement was held separately as staff separated concerns into two categories: those of property owners and residents in the GEM; and, those of property owners in the core market.

After the November 19th CPC public hearing, the City, EMP, Detroit Economic Growth Corporation and Detroit Landbank Authority did more engagement with community stakeholders. That targeted engagement includes:

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

Engagement with residents of the GEM

Over ten meetings were held with the Grassroots Detroit and Kenyetta Block Club neighborhood groups, and three resident meetings with the East Canfield community.

Engagement with Core Market property owners

Three business developer stakeholder meetings and numerous one-on-one discussions were held with individual businesses and stakeholders.

Response to residents of the GEM

During these recent meetings and past engagement, resident stakeholders expressed that they want the City to provide more opportunities for retail and residential development, limit industrial uses and protect existing residential areas, provide access to jobs for residents and returning citizens, allow the sale of side lot parcels, and, to create a partnership to help grow the neighborhood.

To address these issues, the City, DEGC, EMP have:

- added more areas to the map amendment to allow for housing and retail opportunities,
- limited the industrial uses allowed in M3 to only seven food production and distribution uses in MKT, required special land use hearings for certain uses that need additional review,
- created alternative truck routes based on community feedback,
- created height limits to protect residents.

This process is also the impetus for Memorandum of Understanding (MOU) agreements that have been initiated between EMP and the various neighborhood groups. The MOUs outline numerous items such as funding for a home repair program, technical assistance, organizational capacity building, access to event space, representation on the EMP board, etc. Lastly, the City has been working with the Land Bank and residents to help initiate the process of residents obtaining side lots and land in the area for neighborhood initiatives.

MASTER PLAN AMENDMENT CONCLUSION

CPC staff believes that the overarching goals of this Master Plan amendment are appropriate. The changes will allow for the zoning recommendations that are being proposed concurrently with this request and the subsequent activities and developments. Based on the information described in this report and all of the engagement that has taken place during this period, CPC staff recommends **APPROVAL** of the proposed Master Plan amendment that is before this Honorable Body.

Respectfully submitted,



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Kimani Jeffrey, City Planner

Attachment:

Cc: Katie Trudeau, Acting Director, P&DD
Karen Gage, P&DD
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Lawrence Garcia, Corp. Counsel
Donald Rencher, Group Executive for Housing Planning and Development
David Bell, Director, BSEED