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TO: City Planning Commission

FROM: Kimani Jeffrey, Staff

RE: The request of the City Planning Commission staff, the Greenway Heritage Conservancy and the Midwest Civic Council of Block Clubs Association to amend Chapter 50 of the 2019 Detroit City Code, Zoning by amending Article XVII, *Zoning District Map*, Section 50-17-57, *District Map 55* of the Detroit Zoning Ordinance to show R3 (Low Density Residential District), B2 (Local Business and Residential District), B4 (General Business District), M1 (Limited Industrial District) and PR (Parks and Recreation) zoning classifications where the B4 (General Business District), M3 (General Industrial District), and M4 (Intensive Industrial District) zoning classifications currently exist.

DATE: May 4, 2021

NATURE OF REQUEST

The City Planning Commission (CPC) is being presented with the above captioned requested as a result of dialogue entered into by CPC staff in response to a community request and corresponding initiatives of the office of City Council Member Raquel Castaneda-Lopez. This request is intended to address land use incompatibilities, improper zoning, Master Plan implementation and neighborhood living conditions as described in this report. The location of the proposed rezonings is shown on the accompanying map. The proposed zoning map amendments are described as follows:

- Rezone land adjacent to Tireman Avenue between Greenlawn Street and Livernois Avenue from an M3 and B4 to a B2 zoning classification;
- Rezone land generally bounded by Tireman Avenue, the north/south alley first east of Bryden Street, Warren Avenue and Central Avenue from an M3 to a R3 zoning classification;
- Rezone land bounded by Majestic Street, McDonald Street, Central Avenue and the alley first north of Warren Avenue from an M3 to an R3 zoning classification;
- Rezone land north of Warren Avenue between American Street and McDonald Street from an M3 to the B4 zoning classification;
- Rezone land bounded by Tireman Avenue on the north, Majestic Street, McDonald Street, Central Street on the east, Warren Avenue on the south and Dearborn City Limits on the west from M4 to an M1 and PR zoning classification.

BACKGROUND

The Midwest Civic Council of Block Clubs Association (Midwest) and the Greenway Heritage Conservancy (GHC) approached the City and Detroit Land Bank Authority (DLBA) regarding purchasing the side lots next to their homes in 2020. During this process, Midwest was informed that the land on which their homes are located is zoned M3 (General Industrial District).

Upon learning of this, Midwest contacted the City Planning Commission staff to find out how to rezone their properties to a residential zoning classification. Midwest also raised awareness with staff concerning the current commercial and industrial activity in their neighborhood. Additionally, concerns were raised regarding what they perceived as illegitimate activities of some of the intensive uses in the area that are negatively impacting the quality of life for residents.

After meeting with Midwest, the Office of Council Member Castañeda-López (OCMCL) and the Department of Neighborhoods, and hearing the community members' concerns, CPC staff began to study the various options for rezoning for the area. Staff then worked with Midwest to determine which zoning classification might be most appropriate for their blocks in light of City practices and policy as well as the desires of the residents.

After reviewing the City's Master Plan of Policies (MP), CPC staff found numerous opportunities to update the neighborhood's zoning to align with the MP. The current MP was adopted in 2009 and was the result of many meetings across the city. The MP is the visionary document establishing what land use should transition to across the City now and in the future. Zoning, the detailed regulation that governs more particularly how land can be utilized, implements the vision

Due to the amount of engagement and study it can take to implement the Master Plan in some instances, CPC staff looks for opportunities to bring about the vision and realize the goals of the MP when possible. In this case, there was strong community support to do so in an effort to improve the quality of life of the neighborhood by prohibiting future intensive industrial uses as well as certain commercial uses that may have a negative impact on residential areas. CPC staff is also supportive of implementing the zoning scheme of the MP to enhance living conditions for residents in this area by phasing out certain abrasive uses over time. The proposed R3 (Low Density Residential District), B2 (Local Business and Residential District), B4 (General Business District), M1 (Limited Industrial District) and PR (Parks and Recreation) zoning classifications are lower zoning classifications than currently exist on the subject properties today (see map below).

Midwest, GHC and the OCMCL have also been working with the Buildings Safety Engineering and Environmental Department (BSEED) to canvas the neighborhood resulting in enforcement action on the businesses in the area that are out of compliance with the City Code. This effort resulted in finding dozens of code violations which include dumped vehicles, on-street vehicle storage (including semi-trucks), illegal fencing, illegal storage, and other violations. Based on feedback from the community, these existing conditions contribute heavily to the desire to rezone property in the area in order to prevent future users from adding to blighting influence that are hampering the quality of life for this community.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: R2; Residential homes

South: R2 & B4; Welding shop, auto repair shops and residential homes

East: R2; Residential homes

West: the City of Dearborn; steel processing businesses

Zoning Impacts

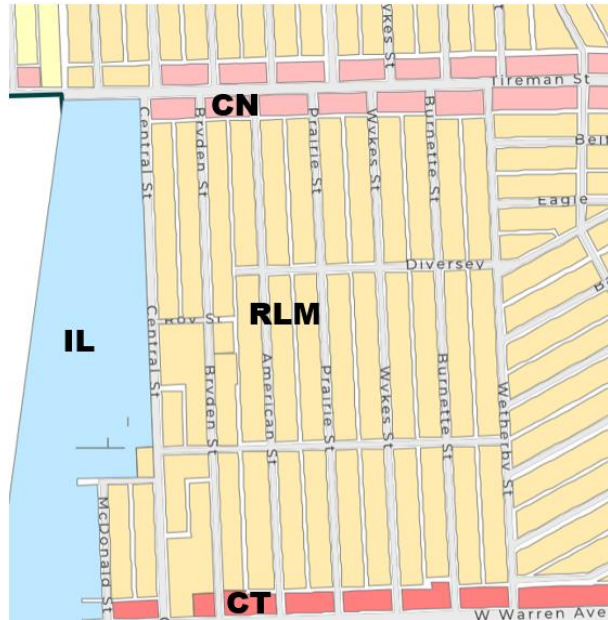
In general, the impact of the proposed rezoning will be to eliminate some of the more intensive industrial uses that are currently permitted. will affect future proposed uses that will be allowed, and, many of the current establishments would be grand-fathered in and permitted to remain in perpetuity.

- **Impact of M4 to M1 land-** M4 allows for approximately 62 industrial uses, some of which are very intense such as junkyards, hazardous waste facilities, sewage disposal plant, and outdoor storage yards.. The proposed M1 Limited Industrial District on the land west of Central Avenue would bring the permitted uses down to 28 less intensive industrial uses which will curtail the impact to the surrounding area..
- **Impact of M3 to R3 land-** M3 permits approximately 47 industrial uses such as chemical materials blending or compounding, containerized freight yard, contractor, yard, landscape or construction, tank storage of bulk oil or gasoline. Rezoning the M3 area between Central Avenue and the alley just east of Bryden that currently has residential homes or is adjacent to residential homes to R3 will only permit residential or institutional uses. R3 allows for multiple-family dwellings, lofts, town-homes and single family dwellings as a matter-of-right. This would protect residents from any future abrasive uses coming into their community by eliminating the possibility of industrial uses in this boundary.
- **Impact of M3 to B4-** The rezoning of M3 to B4 on parcels abutting Warren Avenue would change the permitted uses from largely industrial uses to permitted commercial uses, while still permitting low scale industrial uses, typically on a conditional basis.
- **Impact of B4 to B2-** The proposed rezoning of B4 to B2 along Tireman Avenue, primarily eliminates auto-centric uses. Major auto repair and some of the small industrial uses allowed in B4 would no longer be permitted. Drive-through uses such as fast food restaurants would no longer be permitted, but the district would instead allow restaurants without drive through facilities such as walk-up and sit-down restaurants. The goal of the district is to create a walkable area that serves the day-to-day needs of the community and encourages pedestrian activity.
- **Impact of M4 to PR-** The rezoning of M4 to PR would disallow all industrial or commercial activity and only permit recreational uses. PR zoned areas are intended to be preserved as open space. The restrictions of this classification are intended to encourage preservation of these lands and to permit development in keeping with the natural amenities of the area.

Master Plan Consistency

The subject site is located in the Tireman Neighborhood Area of Neighborhood Cluster 6, of the Master Plan. The current future general land use designations are Low/Medium Density Residential (RLM), Neighborhood Commercial (CN), Thoroughfare Commercial (CT), Light Industrial (IL), and Parks and Recreation (PR). In general, the MP indicates that the subject area should transition to less intensive zoning classifications. The triangular portion of the M4 zoned land to the west that is owned by the City of Detroit is being proposed to transition to PR due to it being a designated

portion of the Joe Louis Greenway. The PR designation is proposed in order to protect this portion of the greenway over time. A response to the question of Master Plan consistency has been requested from the Planning and Development Department and will be provided in a subsequent report.



COMMUNITY OUTREACH

Three community meetings and a focus group meeting for businesses were organized by the OCMCL to discuss the rezoning recommendations. CPC staff along with the Council Member's office presented at all of these meetings and answered questions, concerns, and received input. The meetings that were held are as follows:

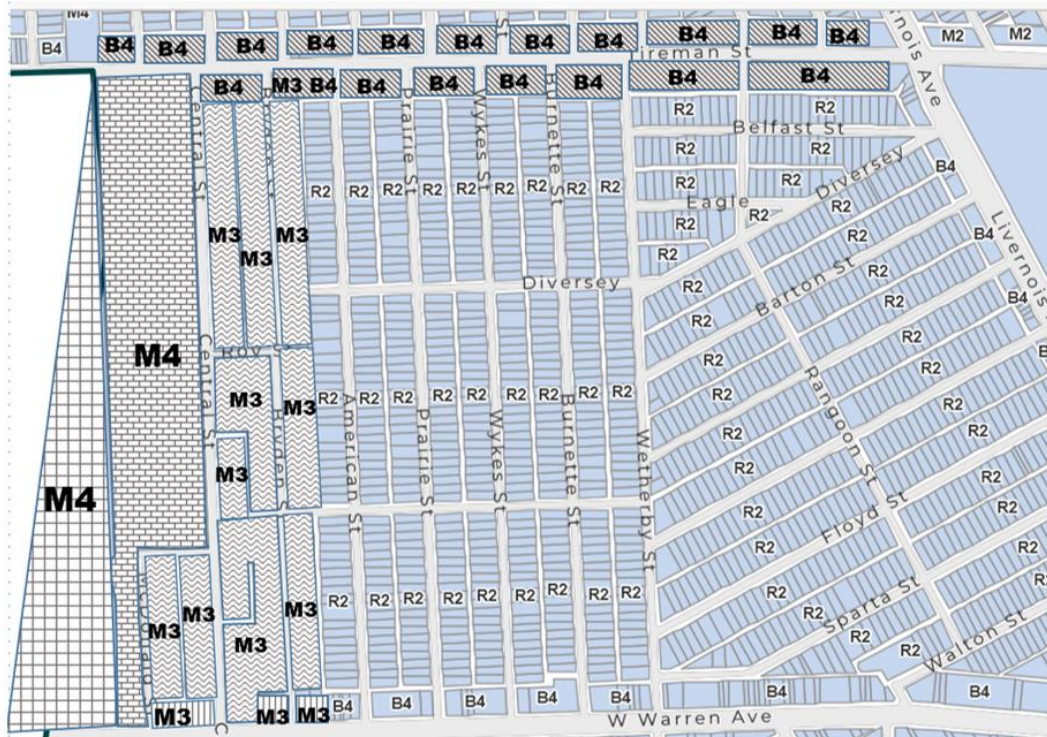
- November 20, 2020- Community Meeting
- February 18, 2021- Community Meeting
- March 25, 2021- Business Owners Meeting
- April 22, 2021- Community Meeting

The proposed rezoning was presented at each of these meetings, receiving feedback from participants. The overwhelming majority of community members in attendance at these meetings supported the rezoning. A few business owners expressed some concerns and or raised questions, which staff has answered and offered one-on-one consultation to address further.

A full presentation of this request will be provided at the Thursday, May 6, 2021, 5:15 PM public hearing during the Commissions next meeting.

Attachments

cc: Katie Trudeau, Acting Director P&DD
Karen Gage, Design and Development Innovation Director, P&DD
Greg Moots, P&DD
Lawrence Garcia, Corp. Counsel
Donald Rencher, Group Executive for Planning Housing and Development



PROPOSED REZONING

Rezone from M3 to R3



Rezone from M3/ B4 to B2



Rezone from M3 to B4



Rezone from M4 to M1



Rezone from M4 to PR or M1



SUBJECT MAP AMENDMENT AREA