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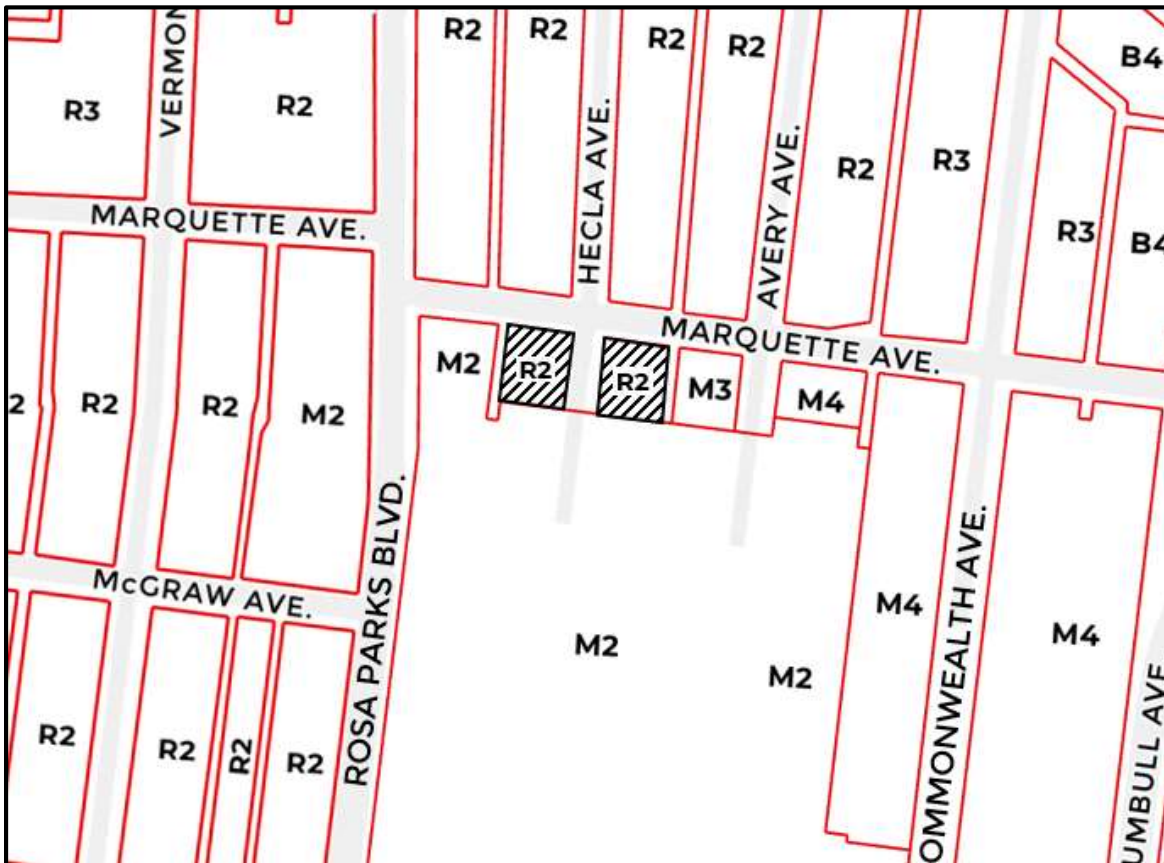
TO: City Planning Commission

FROM: Jamie Murphy, Staff

RE: Request of the Henry Ford Health System to rezone six parcels commonly known as 6063, 6081, 6060, 6068, 6074, and 6080 Hecla Street from the R2 (Two-Family Residential) zoning district classification to the M2 (Restricted Industrial) zoning district classification.

DATE: June 11, 2021

On June 17, 2021, the City Planning Commission (CPC) will hold a 6:30 PM public hearing on the subject rezoning. Below is a map showing the vicinity.



BACKGROUND AND PROPOSAL

The City Planning Commission staff has received a request from the Henry Ford Health System (HFHS) to amend District Map No. 7 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an M2 (Restricted Industrial) zoning district classification where an R2 (Two-Family Residential) zoning district classification is currently shown for the property located at 6063, 6081, 6060, 6068, 6074, and 6080 Hecla Street generally bounded by Marquette Street to the north, Rosa Parks Boulevard to the west, Avery Street to the east, and railroad tracks to the south.

The subject parcels are north of and adjacent to the Cardinal Health warehouse site which was rezoned in two stages in 2012 and 2014. HFHS is partnering with the Steris Corporation to develop an Offsite Reprocessing Center for sterile surgical instrumentation. Please see the attached presentation from HFHS for additional details.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: R2 (Two-Family Residential) – dwellings, vacant land
East: M3 (General Industrial) – vacant land owned by HFHS
South: M2 (Restricted Industrial) – Cardinal Health warehouse
West: M2 (Restricted Industrial) – vacant land



Approval Criteria

Preliminarily, this proposal appears to meet the eight approval criteria for a map amendment listed in Section 50-3-70 of the zoning ordinance, specifically:

- The amendment corrects an error or meets the challenge of some changing condition, trend or fact. Although these lots were historically developed as residential, the expansion and encroachment of industrial uses from the south and east make this property inappropriate for new residential structures today.
- The amendment will not have adverse impacts on property in the vicinity. This is an expansion of the adjacent industrial/distribution use and will be contained within a building to minimize impacts on the neighborhood to the north. Traffic will enter and exit from Rosa Parks to further buffer the residential area.
- The amendment will not create a spot zone. The property is currently surrounded on three sides by industrially-zoned land. This rezoning will make the zoning of the entire block more consistent.

Master Plan Consistency

The subject site is located within the Rosa Parks area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Light Industrial” for the subject property. The Planning & Development Department has reviewed this proposed rezoning and determined it to be consistent with the Master Plan. Their full report is attached.

Community Input

To date, staff has received no feedback on the proposed rezoning. The applicant held a community meeting on June 8, 2021 via Zoom. HFHS notified approximately 120 residents of the meeting by knocking on doors and passing out flyers. Community groups and block clubs were also emailed. Twenty-three people attended the Zoom meeting; about half of those were either City or HFHS staff. No concerns or objections were raised regarding the proposal.

Staff will provide a recommendation incorporating the results of the public hearing at a future meeting.

Attachment: HFHS Presentation
PDD Master Plan Interpretation
Public Hearing Notice
Application

cc: Katy Trudeau, Interim Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Lawrence Garcia, Corporation Counsel
Daniel Arking, Law Department
Donald Rencher, Group Executive for Housing, Planning and Development
Nicole Sherard-Freeman, Group Executive of Job, Economy and Detroit at Work