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TO: City Planning Commission

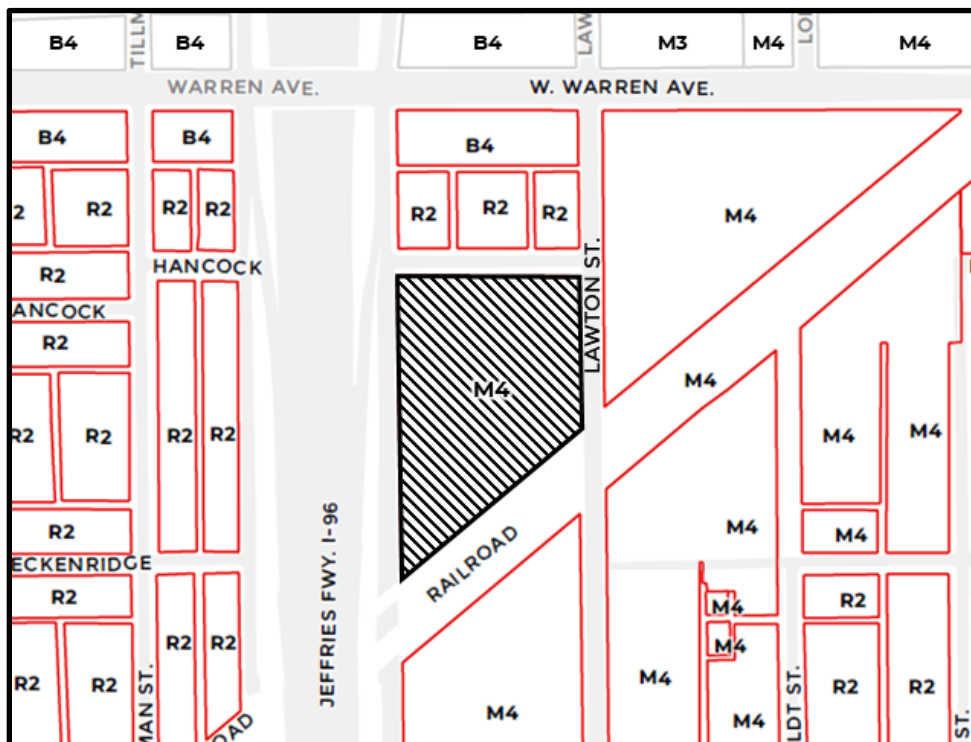
FROM: Jamie Murphy, Staff

RE: Request of Fusco, Shaffer, & Pappas, Inc. on behalf of the Pope Francis Center to rezone three parcels commonly known as 2915 West Hancock and 4520-50 Jeffries Service Drive from the M4 (Intensive Industrial) zoning district classification to the B4 (General Business) zoning district classification. (RECOMMEND APPROVAL)

DATE: September 15, 2021

RECOMMENDATION

The City Planning Commission staff recommends APPROVAL of the request of Fusco, Shaffer, & Pappas, Inc. on behalf of the Pope Francis Center to rezone three parcels commonly known as 2915 West Hancock and 4520-50 Jeffries Service Drive from the M4 (Intensive Industrial) zoning district classification to the B4 (General Business) zoning district classification.

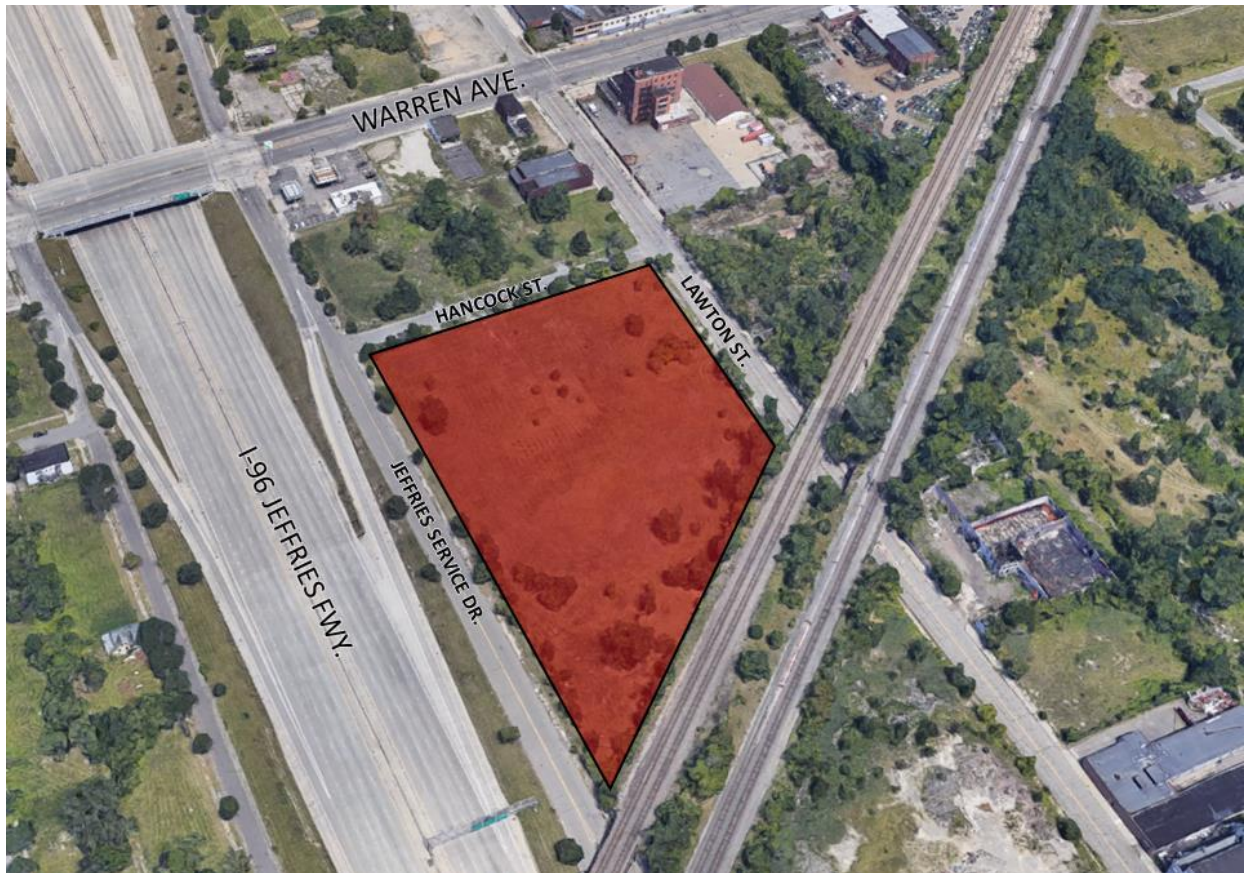


BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from Fusco, Shaffer, & Pappas, Inc. on behalf of the Pope Francis Center to amend District Map No. 44 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B4 (General Business) zoning district classification where an M4 (Intensive Industrial) zoning district classification is currently shown for the property located at 2915 West Hancock and 4520-50 Jeffries Service Drive, generally bounded by Hancock Street to the north, the Jeffries Service Drive to the west, Lawton Street to the east, and railroad tracks to the south.

The proposed map amendment is being requested to allow the currently vacant property to be developed with a Bridge Housing Facility serving Detroit's homeless community, including forty residential units, cafeteria, gymnasium, library, classrooms, health clinic, and outdoor warming plaza.

This project was previously proposed at 3769 East Canfield and the City Planning Commission recommended approval of the rezoning on June 20, 2019. However, the request was ultimately withdrawn due to community opposition.



Aerial view of proposed rezoning

PUBLIC HEARING RESULTS

On September 9, 2021, the City Planning Commission held a public hearing on this rezoning request. At the hearing, four members of the public spoke—two in support and two with general questions about community engagement and accommodation of individuals with disabilities. The City Planning Commissioners had several questions including:

- Is the site plan under consideration at this time? No, because proposed district is not PD, site plan review will be handled in the next phase by BSEED & PDD.
- Are there restrictions on metal siding in the Zoning Ordinance? No, not generally.
- How active is the rail line? At the hearing, no one could recall ever seeing a train pass the site, but further investigation revealed that the rail line is active for both freight and passenger traffic. Anecdotally, it seems to be a train every hour or two. There aren't any grade crossings in the area (the tracks are elevated above the streets) so trains wouldn't be required to use their horns.
- What are the plans for the deteriorating retaining walls along the sidewalk? The development team agreed that repair was needed but wasn't sure whether the City or developer would be responsible.
- Is the infrastructure in the area adequate for the proposed development? Yes, generally.

Ten letters in support of the project were received and are attached to this report. Support from the immediate area includes:

- Core City Neighborhood Association, 3301 23rd St. – Lillie Skinner
- Core City Development, LLC – Jamie Shea
- Redeemer Presbyterian Church, 4800 Grand River – Rev. Daniel Millward
- Alternatives for Girls, 903 W. Grand Blvd. – Amanda L. Good
- Two residents of the Woodbridge Neighborhood

STAFF ANALYSIS

Surrounding Zoning and Land Use

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

North: R2 (Two-Family Residential) – vacant land
East: M4 (Intensive Industrial) – vacant City-owned land, Fire Department Training Facility
South: M4 (Intensive Industrial) – railroad tracks, vacant privately-owned land
West: I-96 Jeffries Freeway

Zoning Ordinance Approval Criteria

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff's analysis in italics:

- Whether the proposed amendment will protect the health, safety, and general welfare of the public. *There is a definite need for the services that will be provided by the proposed development. It will have a tremendously positive effect on the health, safety, and general welfare of those served.*
- 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. *The proposed*

development provides a substantial amount of open space and landscaping. The rezoning will permit less intense uses than are currently allowed by the industrial zoning. Stormwater will be managed on site.

- Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity. *The unique location of the subject property adjacent to the freeway and rail line buffers it from its neighbors to the west and south. The properties to the east and north have been vacant for 20+ years. Illegal dumping is a problem along Hancock Street. This proposed development represents an investment in the neighborhood and will bring activity to the site which will naturally discourage dumping.*
- Whether the proposed rezoning will create a spot zone. *Although none of the adjacent properties are currently zoned B4, the Warren corridor one block to the north is zoned B4. The current M4 zoning immediately adjacent to R2 is inappropriate.*



Preliminary Site Plan

Master Plan Consistency

The subject site is located within the Jeffries area of Neighborhood Cluster 4 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 generally consistent with the Master Plan with the note that a future amendment may be appropriate as part of an examination of the broader area. Their full report is attached.

CONCLUSION

Based on the above analysis and consistent with the approval criteria of Section 50-3-70 of the Zoning Ordinance, CPC staff recommends **APPROVAL** of the rezoning request.

Attachment: Letters of support

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