

Lauren Hood, MCD
Chairperson
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Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Kenneth R. Daniels
Damion W. Ellis
David Esparza, AIA, LEED
Gwen Lewis
Frederick E. Russell, Jr.

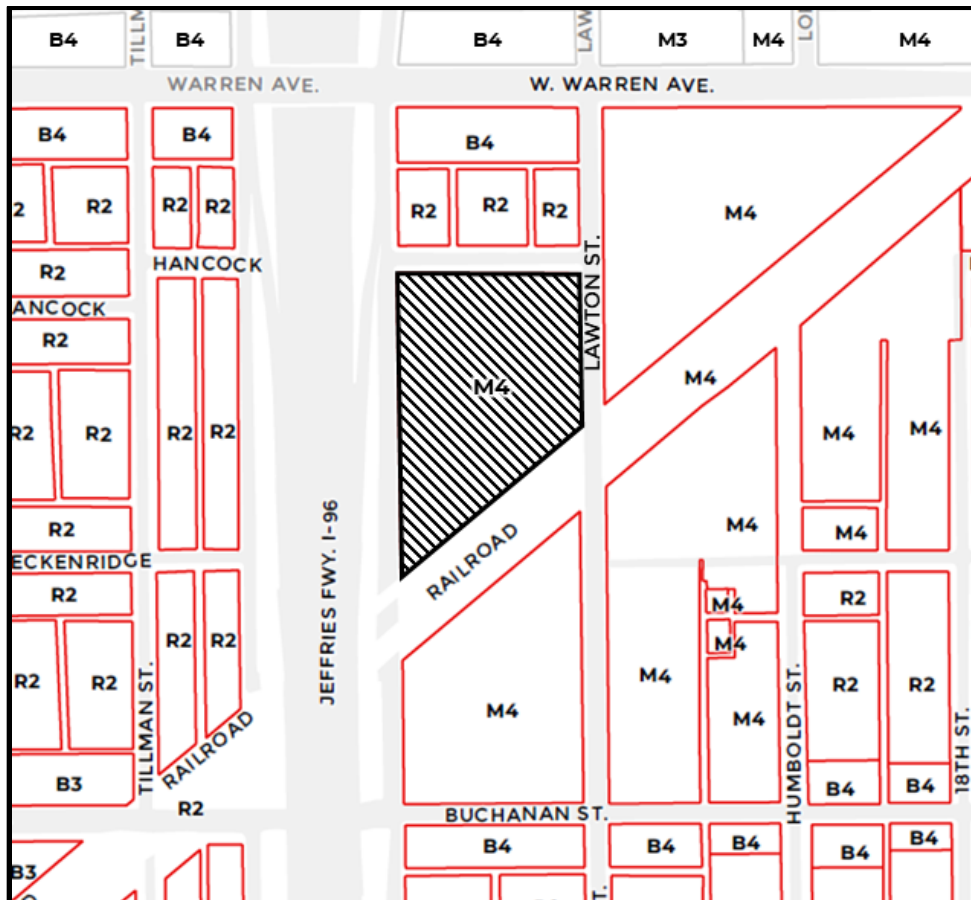
TO: City Planning Commission

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.

DATE: September 3, 2021

On September 9, 2021, the City Planning Commission (CPC) will hold a 5:15 PM public hearing on the subject rezoning. Below is a map showing the vicinity.



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 However, the request was ultimately withdrawn due to community opposition.



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) – 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

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.

Community Input & Design Review

To date, staff has received no feedback on the proposed rezoning. The applicant has held several small meetings with various community stakeholders. Several changes have been made to the preliminary plans as a result of feedback received. No concerns or objections have been raised regarding the proposal.

Because the land is currently City-owned, the development is required to undergo design review with the Planning & Development Department (PDD). An initial meeting was held with the development team; PDD followed up with written comments; and, an additional meeting was held to discuss changes to the proposed plans. PDD staff was pleased with the improvements to the design and will remain involved as the development proceeds.

Conclusion

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

Attachment: PDD Master Plan Interpretation
Public Hearing Notice
Application & preliminary plans

cc: Antoine Bryant, Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Lawrence Garcia, Corporation Counsel
Daniel Arking, Law Department