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TO: City Planning Commission

FROM: Kimani Jeffrey, staff

RE: Request of of Taco Bell America, LLC to amend Article XVII, Section 50-17-41, District Map No. 39 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where a B2 (Local Business and Residential District) zoning classification is currently shown at the property commonly referred to as 18550 E. Warren Avenue.

DATE: September 16, 2021

On September 23, 2021, the City Planning Commission (CPC) will hold a public hearing on the subject rezoning request. Please see the attached map showing the location of the subject property.

BACKGROUND AND PROPOSAL

The CPC has received the request of Taco Bell America, LLC to amend Article XVII, Section 50 17-41, District Map No. 39 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where a B2 (Local Business and Residential District) zoning classification is currently shown at the property commonly referred to as 18550 E. Warren Avenue. The 0.33 acre site is being requested to permit a Taco Bell fast food restaurant, with drive-through facilities. The subject property is located in Council District 4.



Current Zoning

According to Chapter 50 of the 2019 Detroit City Code ‘Zoning’ the existing and proposed zoning classification descriptions are as follows:

B2-Local Business and Residential District

Provides for the day-to-day consumer goods and services required to serve a small residential area. High-traffic generating and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.

B4- General Business District

This district provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

Proposed Development

This map amendment is being requested in order to accommodate a proposed Taco Bell fast-food restaurant. Under the current zoning ordinance, the proposed use is classified as “Restaurant, fast-food, with drive-up or drive-through facilities”. The subject site currently hosts a vacant bank building.

The site is partially zoned B4 and the remainder of the site is zoned B2 which does not permit drive-through restaurants. The rezoning that is being requested plans to unify the entire site under the B4 zoning district which will allow for the fast-food restaurant with drive-up as a conditional use. A conditional use requires that a special land use hearing be held at the Buildings and Safety Engineering, Environmental Department (BSEED) to evaluate the impact of the use on neighboring uses. During this hearing, terms and conditions may be attached as a prerequisite to approval of the use, as a result of staff review or public comment.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

- North: Warren Avenue
- East: Mack Avenue
- South: B4; TMobile store
- West: R1 & R3; Rabaut’s Café; residential homes

Master Plan Consistency

The subject site is located within the Finney area of Neighborhood Cluster 3 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “CN – Neighborhood Commercial” for the subject properties. The Planning and Development Department (P&DD) has been requested to provide an official opinion in regards to the appropriateness of the requested rezoning and its conformance with the Master Plan of Policies.

Community Input

The petitioner has engaged with members of the community to share information about the project. Fliers were distributed for a July 21, 2021 community meeting. Just over a dozen people attended this

virtual Zoom engagement meeting. During the meeting, most attendees made comments that were seemingly supportive of the proposal. Further engagement was held with representatives of the Eastside Community Network to further discuss the plan.

In preparation for the September 23, 2021 public hearing, notice has been posted on-site and provided to adjacent property owners and residents in an effort to inform them of the pending rezoning request. Attached please find the four communications we have received thus far relative to this matter.

Attachment

- cc: Antoine Bryant, Director PDD
- Katy Trudeau, Deputy Director PDD
- Greg Moots, PDD
- Karen Gage, PDD
- David Bell, Director, BSEED
- Lawrence Garcia, Corp. Counsel
- Kim James, ESQ, Law Department
- Donald Rencher, Group Executive for Housing, Planning and Development
- Nicole Sherard-Freeman, Group Executive for Jobs, Economy and Detroit at Work

