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TO: City Planning Commission

FROM: Christopher Gulock, AICP, Staff

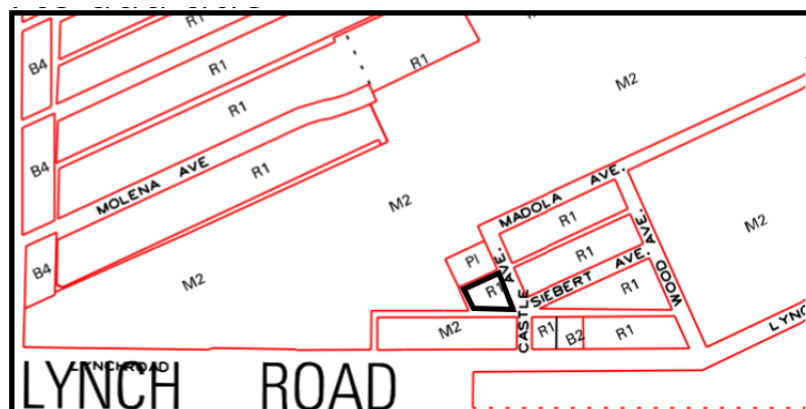
RE: **The request of North Corktown Butternut Inc to rezone 10409, 10411, and 10417 Castle Street generally, located on the west side of Castle Street, north of Lynch Road from a R1 (Single-Family Residential) zoning classification to a M2 (Restricted Industrial) zoning classification**

DATE: October 4, 2021

On October 7, 2021, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of the North Corktown Butternut Inc to amend Article XVII, Section 50-17-24, District Map No. 22 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a M2 (Restricted Industrial District) zoning classification where a R1 (Single-Family Residential District) zoning classification is currently shown at 10409, 10411, and 10417 Castle Street, generally located on the west side of Castle Street, north of Lynch Road near City Airport. The proposed map amendment is being requested so that the petitioner can expand their existing adjacent contractor yard located at 8301 Lynch Road.

BACKGROUND AND REQUEST

The subject request located on the west side of Castle just north of Lynch Road (east of Van Dyke and northwest of City Airport) includes three small vacant lots zoned R1. The existing zoning map for this area is shown below.



The petitioner, North Corktown Butternut Inc (NCB), has an affiliate company Premier Group Associates (PGA) which was founded in 2007 to provide lawn care and snow removal for the

Detroit Public Schools. Over the years, PGA has expanded to serve Detroit, other municipalities, schools, commercial customers, and utility companies. PGA is now a full-service provider of property maintenance, commercial grounds care, snow removal, construction management, site work, and real estate development. Since 2012, PGA has been located on the north side of Lynch Road, just east of Castle. The current PGA location includes two buildings, as well as a parking area, outdoor equipment and material storage. The images below show the present location.



NCB/PGA indicates that since moving into the existing location, it has repaired the buildings, installed a gated fence and fencing, added shipping container storage system, added project green light, installed a storage dome addition, added building lighting, provided snow removal for the area, and cleaned up surrounding properties. The current operation along Castle Street is shown below. One can see from the photo below that PGA is using the west side of Castle for storage of salt and dumpsters, parking and the storage of piles of brush and debris.



The petitioner has an option from March of 2021 to purchase the subject three lots from the DLBA in order for PGA to expand its operation. As part of this rezoning application, the petitioner submitted the following site plan for the rezoning.



The petitioner is proposing the following on subject three parcels:

- Remove all brush and debris
- Vacate adjacent City alleys north and west of the lots
- Install a gravel lot for parking and storage piles
- Install landscaping and a chain-link fence along Castle with faux hedge privacy screening

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

- North: P1 (Open Parking District); undeveloped land as part of the nearby Torch Steel property
- East: R1; across Castle, developed with vacant lots immediately adjacent to rezoning request and Siebert Street which has seven single-family houses, of which two are owned by DLBA, one is open to trespass, and five are privately owned
- South: M2; PGA building and its outdoor operations
- West: M2; developed with Torch Steel

Zoning Classifications

The pertinent zoning district classifications are described as follows:

R1 Single-Family Residential District

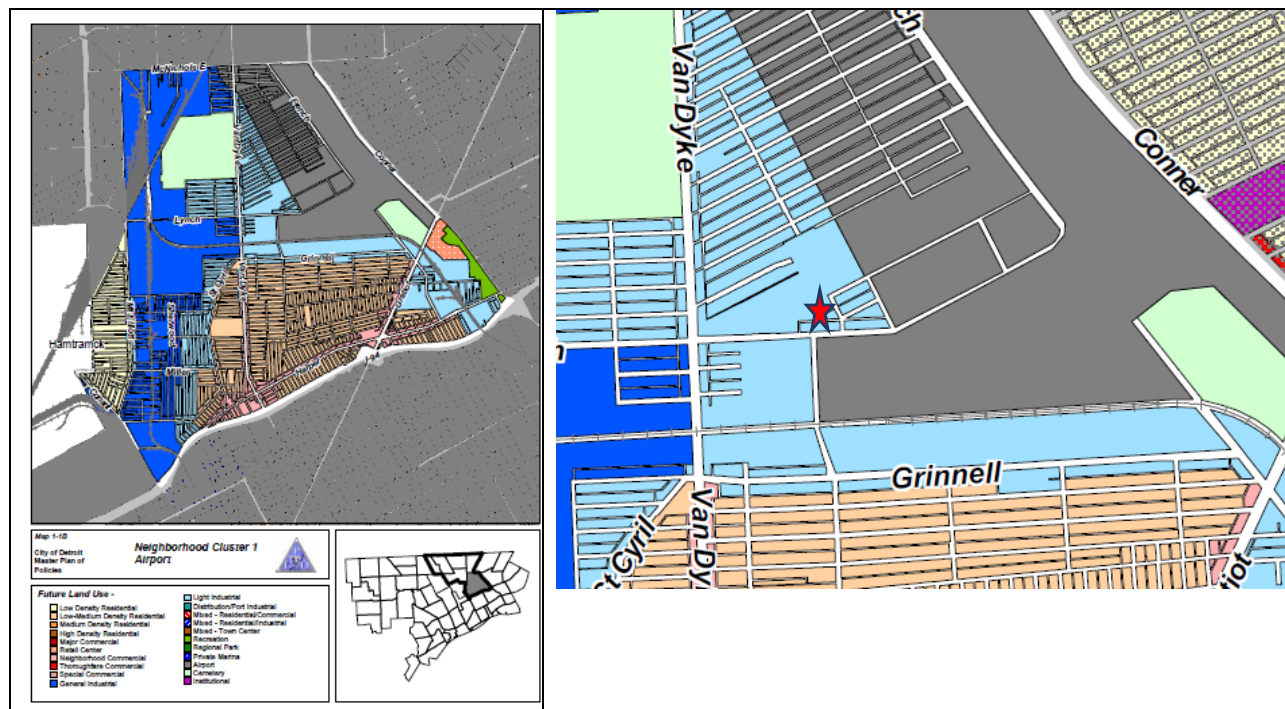
The R1 Single-Family Residential District is designed to protect and preserve quiet, low-density residential areas now primarily developed and those areas which will be developed with single-family detached dwellings and characterized by a high ratio of home ownership. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for activities associated with family life. To these ends, development is limited to a relatively low concentration and uses permitted by right are limited to single-family detached dwellings which provide homes for the residents of the area. Additional residential uses such as religious institutions, neighborhood centers, and utility uses necessary to serve the immediate area may be permitted on a conditional basis.

M2 Restricted Industrial District

This district is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are both to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

Master Plan Consistency

The subject site is located within the Airport Area of Neighborhood Cluster 1 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Light Industrial (IL) for the subject parcels. CPC staff has requested that the Planning and Development Department (P&DD) comment regarding the consistency of this proposal with the City's Master Plan. The subject Master Plan area is shown below.



Community Input

The subject rezoning is located within City Council District 3. CPC staff shared the subject request with both the City Council Member's office for District 3 and the Department of Neighborhoods. The petitioner indicates that its shop manager resides on the south side Lynch Road, about a quarter mile west of the PGA facility which helps to keep NCB tied to the surrounding neighbors.

The CPC received a letter of complaint from a resident on Siebert raising the following concerns:

- The residents don't want to live in an industrial area
- The company's large trucks go up and down Siebert
- The company's employees drink in their cars on the street and throw trash on the ground
- The company needs to do a better job of cleaning up the area

In response, CPC staff spoke with the petitioner/owner. The owner, Andrew Housey, indicated the company has received a large amount of tree limbs/tree stumps from recent storms which it has placed on the back subject lots. The owner indicated his company needs more space, and as a result, recently purchased a large site at 2221 Bellevue (south of E. Vernor and east of Mt. Elliott) in Detroit. As a result, NCB/PGA will be relocating its primary operation to the new location, and the subject site will remain only

Attachments: Public hearing notice
Application for zoning change

cc: Antoine Bryant, Director, P&DD
Katy Trudeau, Deputy Director.
Karen Gage, P&DD
Greg Moots, P&DD
David Bell, Director, BSEED
Lawrence Garcia, Corp Counsel