

City of Detroit

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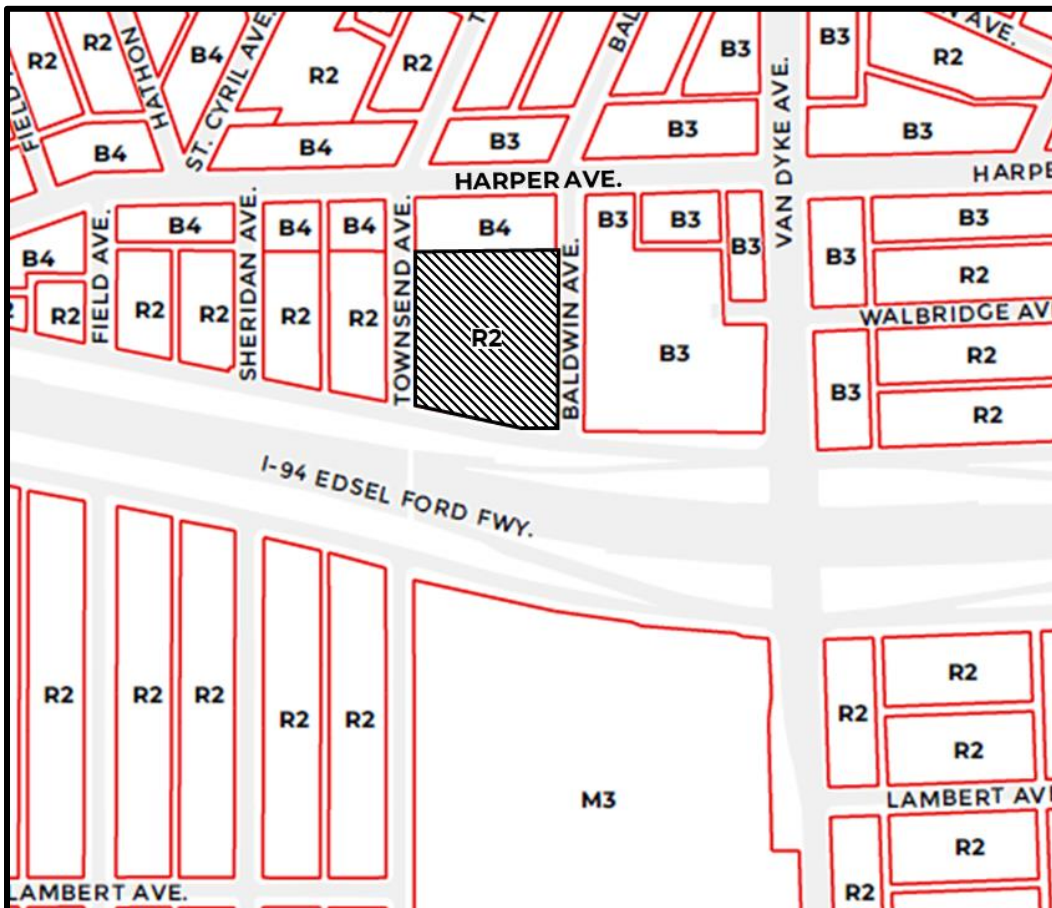
TO: City Planning Commission

FROM: Jamie Murphy, Staff

RE: Request of DTE Energy to rezone one parcel commonly known as 7630 East Edsel Ford Service Drive from the R2 (Two-Family Residential) zoning district classification to the B4 (General Business) zoning district classification.

DATE: November 12, 2021

On November 18, 2021, the City Planning Commission (CPC) will hold a 6:00 PM public hearing on the subject rezoning. Below is the current zoning map with the proposed area hatched.



BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from DTE Energy to amend District Map No. 24 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B4 (General Business) zoning district classification where an R2 (Two-Family Residential) zoning district classification is currently shown for the property located at 7630 East Edsel Ford Service Drive, generally bounded by Harper Avenue to the north, Townsend Avenue to the west, East Edsel Ford Service Drive to the south, and Baldwin Avenue to the east.

The proposed map amendment is being requested to permit the development of an electrical substation to serve the I-94 Industrial Park and surrounding area. The R2 zoning district does not allow the proposed use; the B4 zoning district allows the use conditionally.

The site is located in City Council District 3 and measures almost 3 acres. It was previously the site of Trombly Alternative High School which was demolished about 15 years ago.



Aerial view of proposed rezoning

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

- North: B3 (Shopping) – vacant land
- East: B3 (Shopping) – vacant commercial buildings, vacant land
- South: M3 (General Industrial) – Dakota Integrated Systems auto supplier (previously Kettering High School)
- West: B4/R2 (General Business/Two-Family Residential) – Church, vacant land

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 “CN – Neighborhood Commercial” for the subject property. The Planning and Development Department (PDD) has reviewed this proposed rezoning and determined that it will not change the overall character of the area and is therefore generally consistent with the Master Plan.

Community Input

An in-person community meeting was held on Wednesday, November 10, 2021 at Alkebu-lan Village. There were about 10 people in attendance. Two specific concerns were raised: the beautification of the screen wall around the proposed facility and the routing of construction traffic to avoid the Van Dyke & Harper intersection. DTE will be addressing both.

Conclusion

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

Attachment: Public Hearing Notice
Application
PDD Master Plan Interpretation

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