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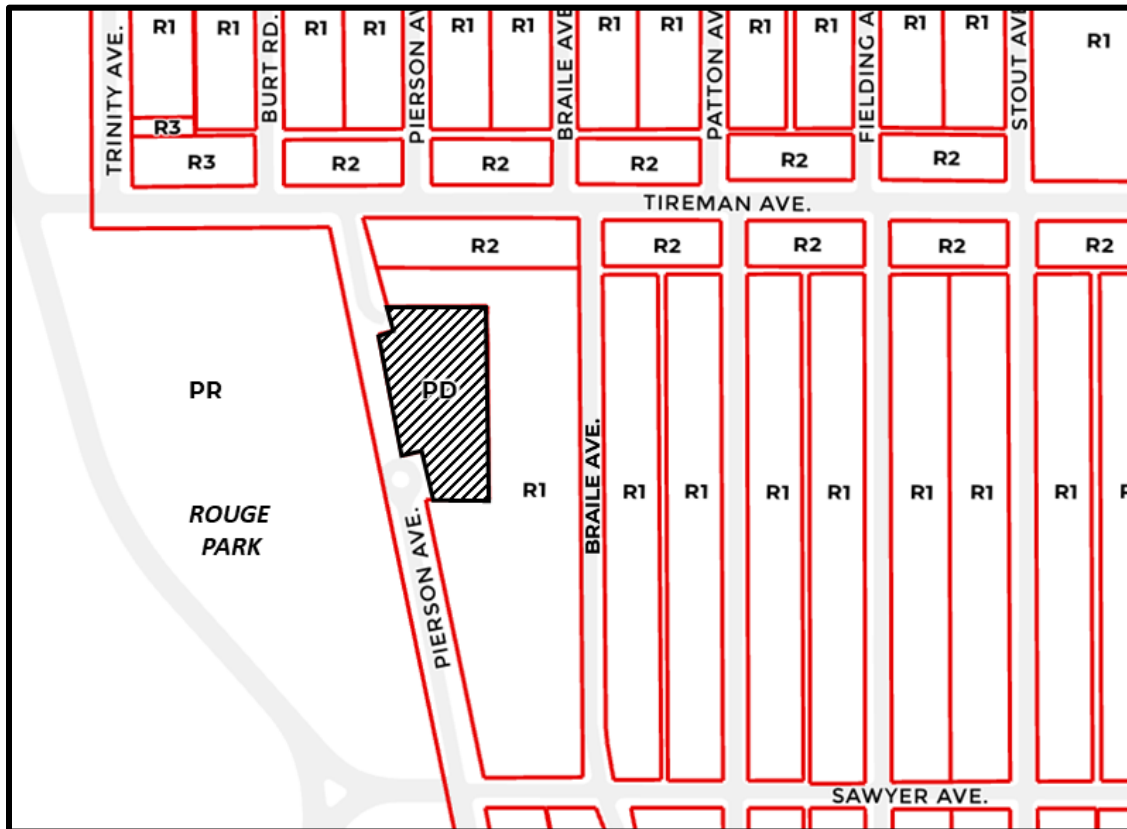
TO: City Planning Commission

FROM: Jamie Murphy, Staff

RE: Request of DTE Energy to either modify the provisions of an existing PD (Planned Development) zoning district or to show an R5 (Medium Density Residential) zoning district where that existing PD zoning district is currently shown for one parcel commonly known at 7800 Pierson Street generally bounded by Tireman Avenue to the north, Braile Street to the east, Sawyer Street to the south, and Pierson Street to the west.

DATE: March 1, 2022

On March 3, 2022, 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 CPC has received a request from DTE Energy to amend District Map No. 78 of the 2019 Detroit City Code, Chapter 50, Zoning, by either modifying the provisions of an existing PD (Planned Development) zoning district or showing an R5 (Medium Density Residential) zoning district where that existing PD zoning district is currently shown for the property located at 7800 Pierson Street generally bounded by Tireman Avenue to the north, Braile Street to the east, Sawyer Street to the south, and Pierson Street to the west.

The site is located in City Council District 7 and measures 1.85 acres. It was previously the site of an apartment building which was demolished in approximately 2014.

DTE has been working to increase the reliability of electrical service by increasing its tree trimming program. When tree branches grow around and over the power lines, there is a greater chance that they will fall on the lines and interrupt service. By regularly pruning back vegetation, these outages can be prevented. DTE employs properly trained, journeyman tree trimmers to perform this service. Due to a shortage of candidates to fill these jobs, DTE partnered with the City of Detroit, Focus HOPE and the International Brotherhood of Electrical Workers (IBEW) to create a tree trimming academy. The training program is six weeks long and the jobs initially pay \$16 per hour with the possibility of \$30 per hour in 2½ years.



Aerial view of proposed rezoning

This particular site was selected largely due to its location at the edge of Rouge Park. An extensive clean-up was needed as the site had been used for illegal dumping for several years. The facility was permitted on a temporary basis and opened in Summer 2021. The proposed map amendment is being requested to permit the existing training facility for tree trimmers on a more permanent basis. The existing PD district permits only the multiple-family dwelling that previously occupied the site; the

proposed R5 zoning district allows the trade school use by-right subject to development standards such as parking and screening. Alternately, the PD ordinance for the site could be modified to permit the tree trimming academy with more specifically tailored development standards.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: R1 (Single Family Residential) – Single Family Houses
East: R1 – Single Family Houses
South: R1 – Single Family Houses
West: PR (Parks and Recreation) – Rouge Park

Although the facility trains people to trim trees, the noise generated is minimal. Most of the onsite instruction is indoor classroom work and learning to climb using safety equipment. The noisiest portion of the instruction is the tree chipper training which occurs approximately ½ day per month.

Master Plan Consistency

The subject site is located within the Rouge area of Neighborhood Cluster 7 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “RL – Low Density Residential” for the subject property. The Planning and Development Department (PDD) is currently reviewing this proposed rezoning to determine whether it is consistent with the Master Plan.

Community Input

DTE has been engaging with the community over the past several years beginning with the potential selection of the site and continuing through the present, now that the facility is operating. The Friends of Rouge Park and Warrendale Community Organization have been particularly supportive.

Conclusion

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

Attachment: Public Hearing Notice
Application

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