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TO: City Planning Commission

FROM: Christopher Gulock and Roland Amarteifio, Staff

RE: **The request of God’s Oldschool Ministry and the City Planning Commission to rezone 18602, 18620, and 18632 John R, 28, 36, and 38 East Golden Gate, and 25, 33, and 35 East Hildale Avenues from an M4 (Intensive Industrial) zoning classification to a B4 (General Business) zoning classification**

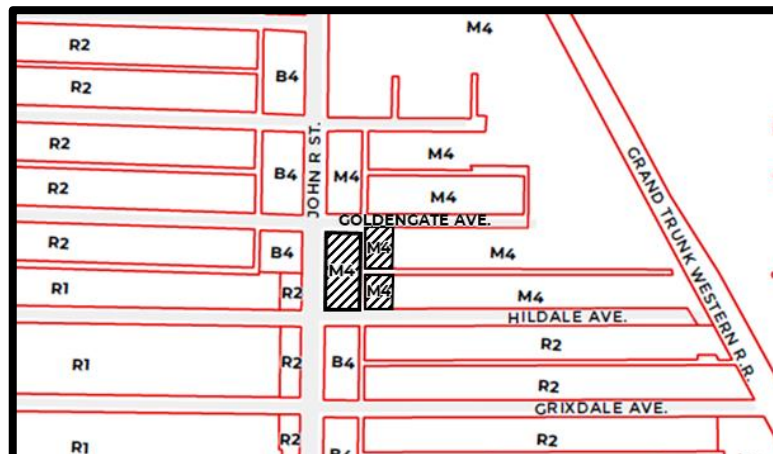
DATE: April 4, 2022

On April 7, 2022, the City Planning Commission (CPC) is scheduled to receive a presentation on God’s Oldschool Ministry’s request to amend Article XVII, Section 50-17-19, District Map No. 17 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business) zoning classification where an M4 (Intensive Industrial) zoning classification is currently shown at 18602, 18620, and 18632 John R, 28, 36, and 38 East Golden Gate, and 25, 33, and 35 East Hildale Avenues. The site is generally located on the east side of John R south of Seven Mile Road. The official hearing was originally planned to be April 7th, but is now scheduled for April 21, 2022.

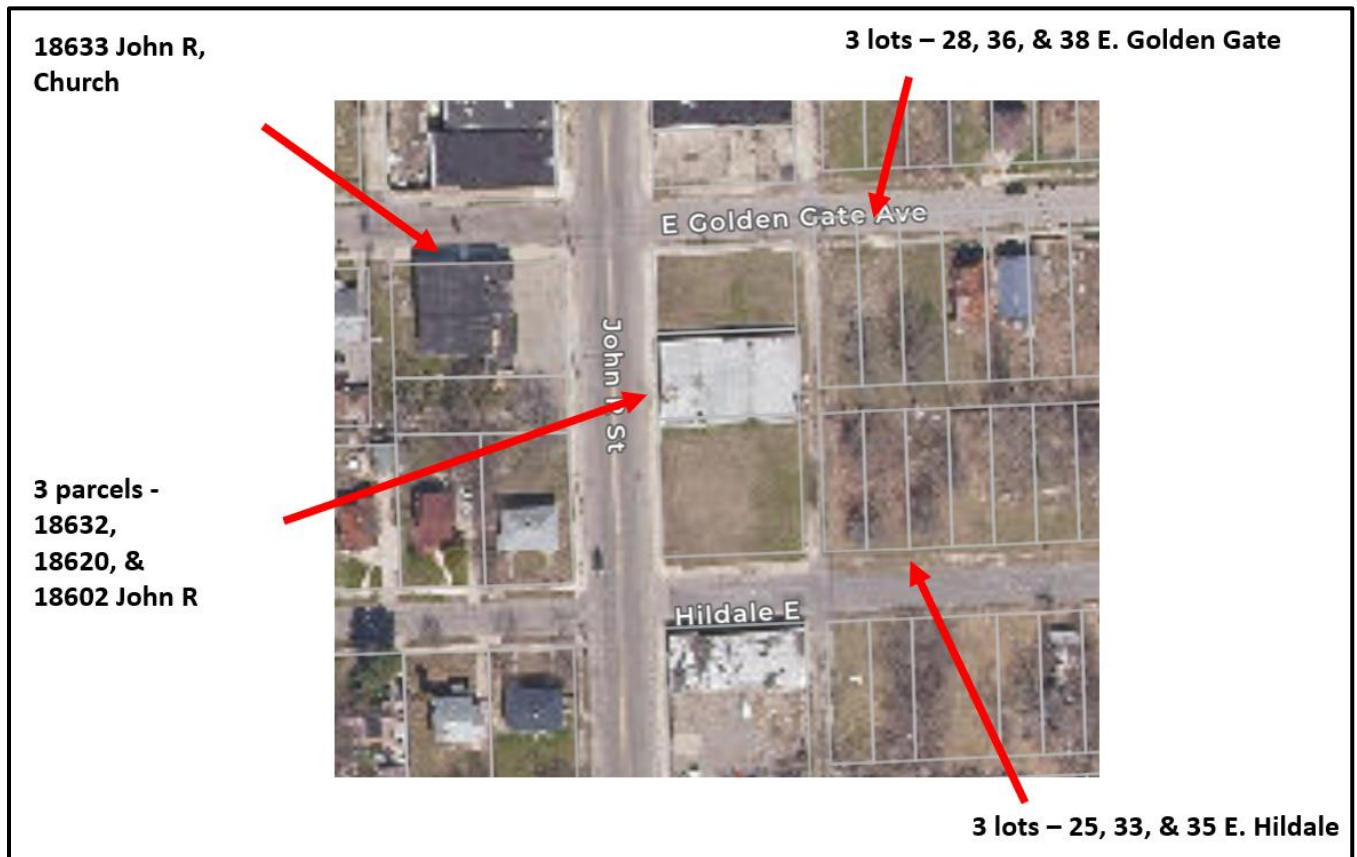
The proposed map amendment is being requested to permit the development of an academic learning center/daycare along John R with gated playground for children ranging from infants to 13 years of age. Land behind the daycare is proposed to include a parking lot and greenspace. The existing M4 district does not permit childcare centers.

BACKGROUND AND REQUEST

The subject request is generally located on the east side of John R Road between East Golden Gate Avenue on the north and East Hildale Avenue on the south. The proposed area to be rezoned is shown on the zoning map below.



The petitioner currently operates a church at 18633 John R across the street at the southwest corner of John R and West Golden Gate and is now proposing to further redevelop the east side of John R. The petitioner presently owns the subject three lots on the east side of John R between E. Golden Gate and E. Hildale Avenues which includes: vacant land at 18632 John R, a 1-story building at 18620 John R, and vacant land at 18602 John R. The petitioner recently purchased three lots on the north side of E. Hildale Avenue just east of the alley and is working to purchase three lots on the south side of E. Golden Gate east of the alley from the Detroit Land Bank Authority (DLBA). The location of the subject addresses are shown below.



At the existing building at 18620 John R, the petitioner presently operates a warehouse which distributes household items to needy families by appointment. The petitioner is proposing to develop a child care center on the vacant land to the south at 18602 John R. The petitioner may expand the distribution center onto the vacant land to the north at 18632 John R. As noted, the petitioner is working to purchase the three vacant lots on the south side at 26, 36, and 38 East Golden Gate from the DLBA. The petitioner owns the land on the north side at 25, 33, and 35 East Hildale Avenue and plans to redevelop the vacant six lots with a parking lot and green space.

PLANNING CONSIDERATIONS

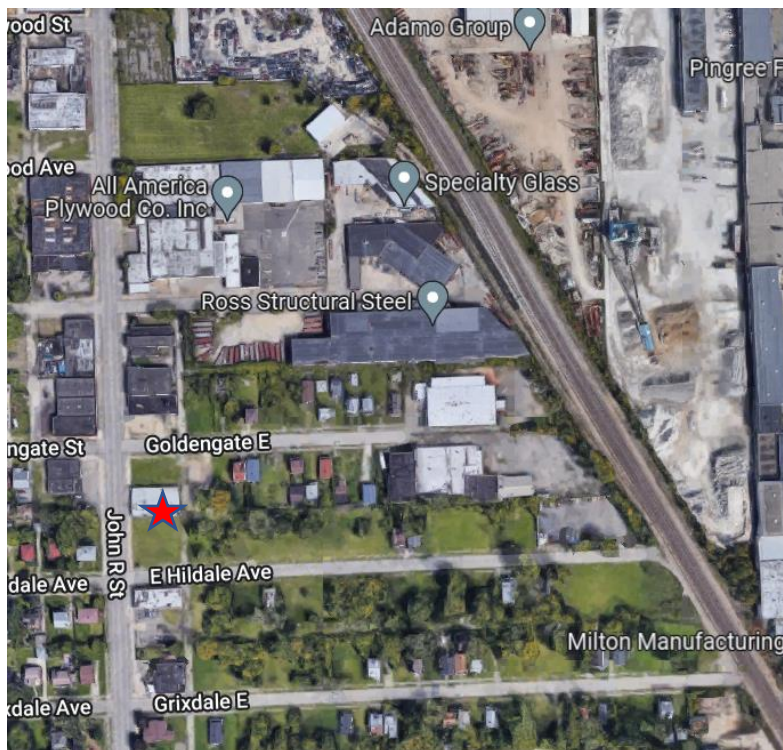
Surrounding Zoning and Land Use

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

North: M4; developed with a warehouse/industrial buildings and vacant land
 East: M4; developed with residential houses and vacant land

- South: B4 and R2; developed with an auto repair facility at southeast corner of John R and E. Hildale and vacant land
- West: B4 and R2; developed with Oldschool Ministry Church and a two-family residential structure also owned by the church

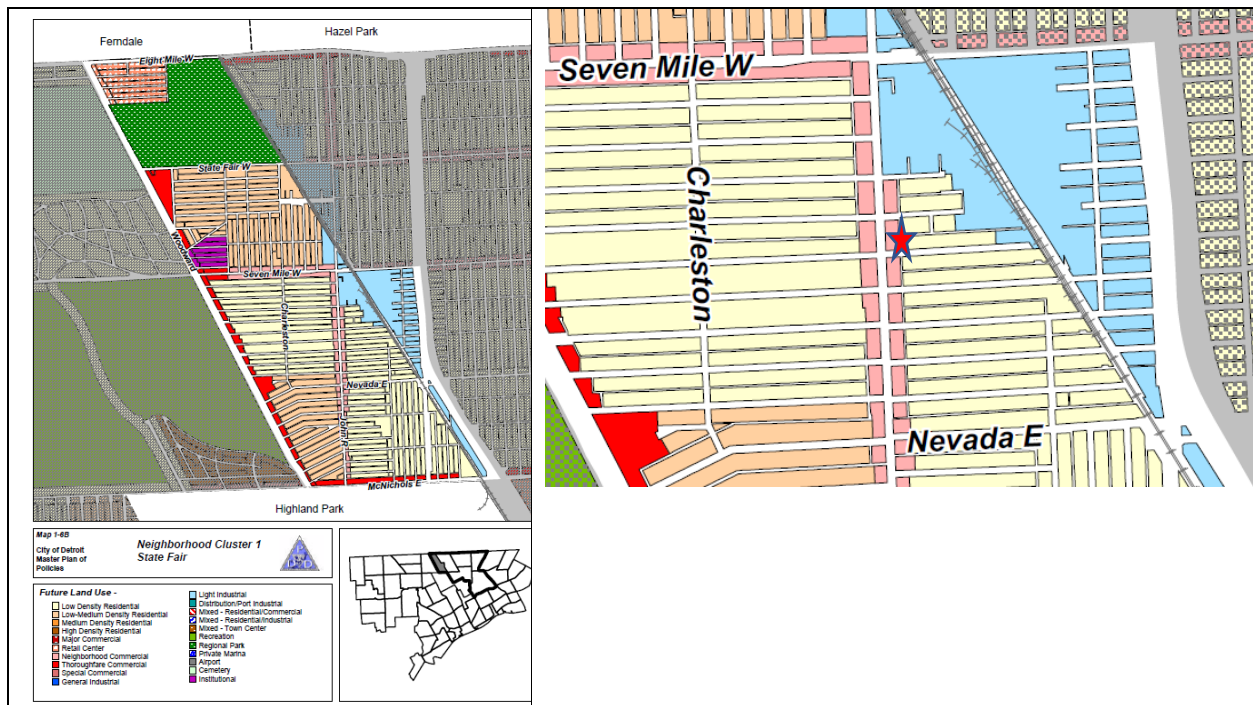
As shown on the above zoning map, all of the blocks in the subject area between John R and the rail line and north of E. Hildale are zoned M4. The M4 classification does not allow new neighborhood uses, such as houses or day care centers. As shown on the map below, there exist several industrial buildings along the rail line. There are also residential blocks that have some houses and vacant lots as well. Along E. Golden Gate Avenue east of John R, there are about ten single family houses. It appears most are owned by the same investment company, Angelina Property Investments or K R Enterprise Properties. Over the years, this company has been buying property in the area and rehabbing both industrial and residential buildings; CPC staff and the petitioner spoke with the representative of this company who indicated they were not opposed to the rezoning but did not want the houses they owned to be rezoned. The representative indicated they would like to buy additional property in the area, but is still uncertain about development plans, particularly along E. Hildale Avenue.



Master Plan Consistency

The subject site is located within the State Fair area of Neighborhood Cluster 1 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Neighborhood Commercial for the land along John R and Low Density Residential for the area just east of John R with Light Industrial beyond. CPC staff will be requesting 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. The petitioner indicates they have reached out to the nearby Grixdale Block Club, as well as the District 3 Department of Neighborhoods. The petitioner held a community meeting on February 11, 2022 and indicate 25 persons were present with the following general comments:

- The community is excited for the development the church is bringing to the area
- They hope these services will attract families and other opportunities
- They think the plan for a quality daycare is great idea.

Attachments: Public hearing notice
Application for zoning change

cc: Antoine Bryant, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
Kim Tandy, District Manager, DON