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TO: City Planning Commission

FROM: Kimani Jeffrey and Timarie Szwed, Staff

RE: **Request of Gaugi Properties Group, Inc. to amend Article XVII, Section 50-17-56, District Map No. 54 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business) zoning classification where a R2 (Two-Family Residential) zoning classification is currently shown at 8836 and 8800 McGraw Avenue, 5614 and 5308 Addison, and 5609 Cabot Avenue generally located on McGraw Avenue between Wyoming and Lonyo Avenues.**

DATE: June 10, 2022

Before the City Planning Commission (CPC) is the request of Gaugi Properties Group, Inc. to amend Article XVII, Section 50-17-56, District Map No. 54 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business) zoning classification where a R2 (Two-Family Residential) zoning classification is currently shown at 8836 and 8800 McGraw Avenue, 5614 and 5308 Addison, and 5609 Cabot Avenue generally located on McGraw Avenue between Wyoming and Lonyo Avenues. The location of the proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to permit the development of a party store (a Specially Designated Merchant (SDM) and Specially Designated Distributor (SDD) establishment) and to include an adjacent cellular and retail store. Additionally, the petitioner proposes to provide more parking for the establishment on the at the southwest corner of McGraw and Addison.

The petitioner is making this request because the R2 zoning largely only permits single or two-family dwellings. The proposed B4 zoning allows for business uses, such as the ones being proposed.

PROPOSAL

The petitioner currently owns a party store (with SDM and SDD) and restaurant building at the northwest corner of McGraw and Addison Avenues. The developer is proposing to demolish the existing restaurant building at 8900 McGraw Ave and redevelop the site as a motor vehicle filling station. This proposal has received a Board of Zoning Appeals grant to permit for the redevelopment of the site.



Proposed Rezoning Parcels

1. 5614 Addison
2. 8836 McGraw
3. 5609 Cabot
4. 8800 McGraw
5. 5308 Addison

The request for rezoning before this Honorable Body involves the vacant parcels across the street from the proposed motor vehicle filling station (highlighted in yellow in the above map) which are under the same ownership. The site, proposed to be rezoned, would be developed as an SDM, SDD, cellular and retail store

The Specially Designated Merchant (SDM) generally allows a convenience store or grocery store to sell beer and wine to consumers for consumption off the premises. An on-premises retailer may also hold an SDM license to allow customers to purchase beer, wine, and mixed spirits drink products for takeout. This license may only be issued as a quota license with a number of exemptions from the quota requirements. No local legislative approval is required for licensure.

The Specially Designated Distributor (SDD) allows a convenience store or grocery store to sell spirits/liquor to consumers for consumption off the premises. An SDD license is almost always held in conjunction with an SDM license. The only on premises retailers that may hold an SDD license are Class C and B Hotel licensees and it may be issued as a quota or resort license. No

local legislative approval is required for licensure, meaning the City of Detroit doesn't license or regulate these uses, but only the state does.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: R2; Residential houses

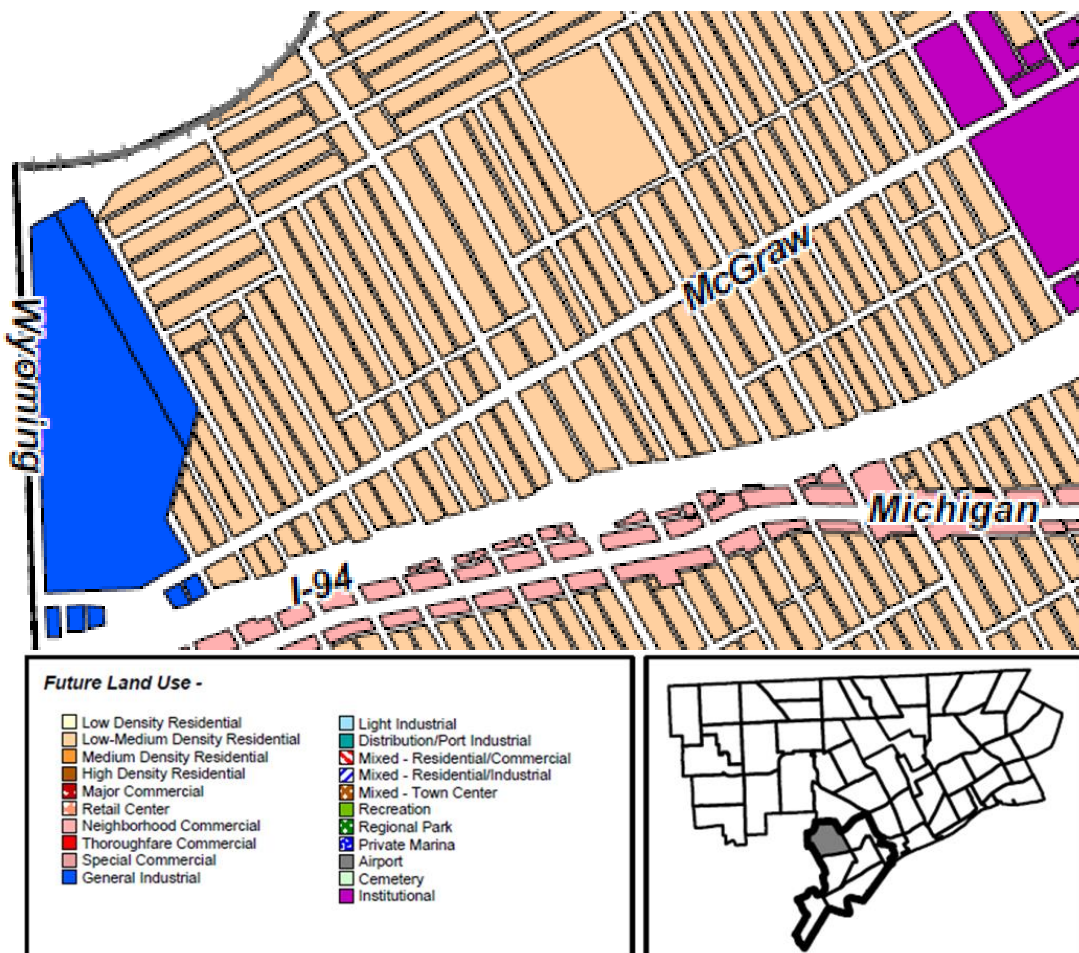
South: R2; Residential houses

East: R2; Vacant lots, residential houses

West: B4; Existing restaurant, convenience store

Master Plan Consistency

The subject site is located within the Chadsey area of Neighborhood Cluster 5 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows *Low-Medium Density Residential (RLM)*. According to the MP, RLM areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking or garages with alley access.



COMMUNITY OUTREACH

The petitioner has submitted the following meetings as points of engagement with the surrounding community which they have stated began in 2020. CPC staff has not participated in any of the engagement to substantiate, because we have received no invitations to attend. For the subject rezoning, a mailing was sent to everyone within the vicinity of the rezoning. To-date, CPC staff has received feedback from one neighbor after sending the notice for this proposal. That neighbor has requested to also have their property rezoned to allow for a “fruit store” on McGraw Ave. Below please see the list of engagement activities that the petitioner has submitted to staff.

- Came before the BZA for public hearing in 2018 regarding the proposal to move the store and build 2 additional store fronts, and continued discussions with neighbors through this time.
- Began talking to Bridging Communities in September 2020 regarding the project.
- Received a letter of support from Bridging Communities on December 18, 2020.
- Reached out to the community and the city to develop across the street.
- Circulated a petition to surrounding neighbors (March thru July of 2021).
- Submitted to the City Planning Commission for rezoning in 2021 with discussions on the path forward.
- Met with The Department of Neighborhoods, Mayor’s Office.
- Met with citizens of the area to discuss the rezoning project at the 4th Precinct in May 2022.
- Met with Council Member Gabriela Santiago-Romero and presented the project to the citizens of the district with Q &A in May 2022.
- Sent flyers to the residents within a 500 feet radius around the project site to inform people of the rezoning and held Q & A over the phone with the residents.
- Posted notice on the subject sites per regulations to inform the community of the rezoning public hearing

Attachment:
Plans

Cc: Antoine Bryant, Director, PDD
Greg Moots, PDD
David Bell, Director, BSEED
Conrad Mallett, Corporation Counsel
Kimberly James, Law
Daniel Arking, Law



Proposed R2 to B4 Rezoning Site