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TO: City Planning Commission

FROM: Timarie Szwed, Staff

RE: Proposed text amendment to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by adding smoking lounges, including hookah lounges and cigar bars, and tobacco stores as specific land uses with spacing regulations, specific use standards, and off-street parking requirements.

DATE: July 6, 2022

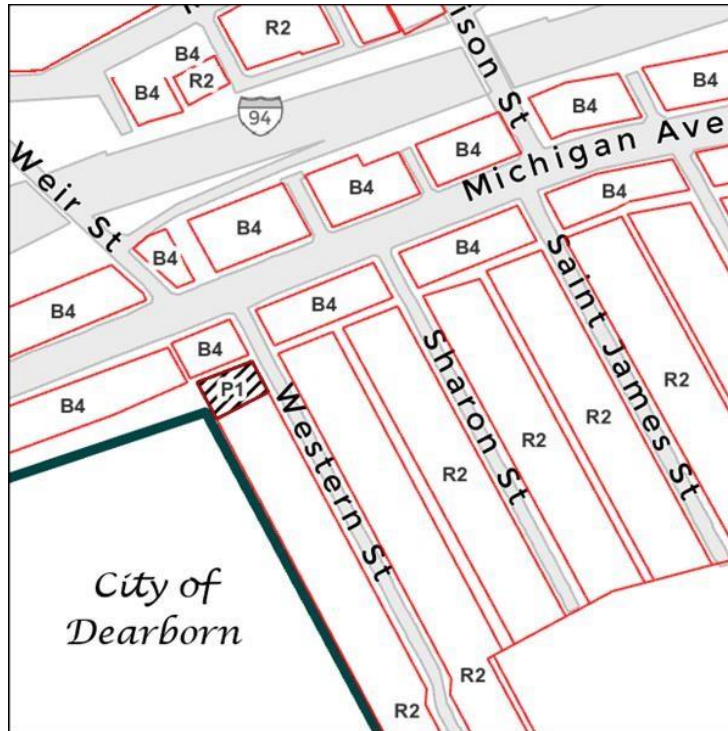
On July 21, 2022 the City Planning Commission (CPC) is scheduled to hold a public hearing on SER Metro-Detroit and The Collaborative's request to amend Article XVII, Section 50-17-56, District Map No. 54 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business) zoning classification where a P1 (Open Parking) zoning classification is currently shown at 4423 Western Street generally located at Western Avenue, bounded by Michigan Avenue to the north and St. Stephens Street to the south.

The proposed map amendment is being requested to permit the development of a lab for construction training of high school students attending the affiliated charter high school, as well as parking in rear of the building. The existing P1 zoning does not permit for the construction of buildings, apart from parking structures.

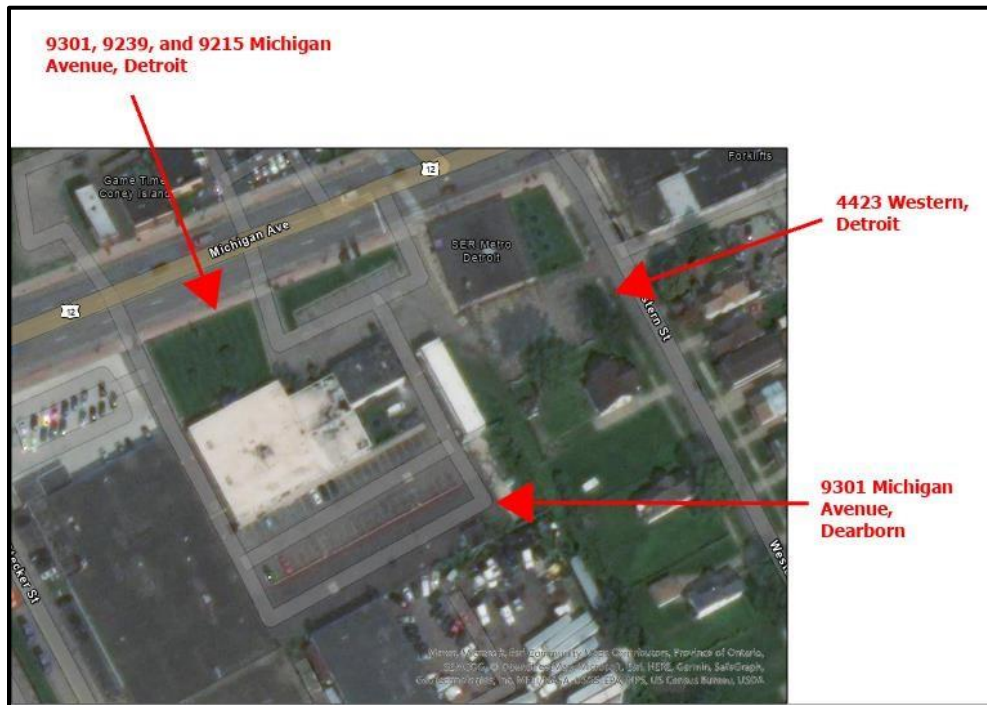
BACKGROUND AND REQUEST

The subject property is generally located on the west side of Western Street south of Michigan Avenue.

The location of the proposed rezoning is indicated on the zoning map below:



The petitioner currently operates a charter school at 9301 Michigan Avenue and is proposing to expand their operations by developing an adjacent lot at 4423 Western Street. Additional development will take place on adjacent parcels located in the City of Dearborn. The petitioner presently owns the subject lot on the west side of Western Street between Michigan Avenue and St. Stephens Street, which is currently an open parking lot. The petitioner also owns adjacent properties on the southside of Michigan Avenue in both the city of Detroit and the city of Dearborn as shown below:



PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

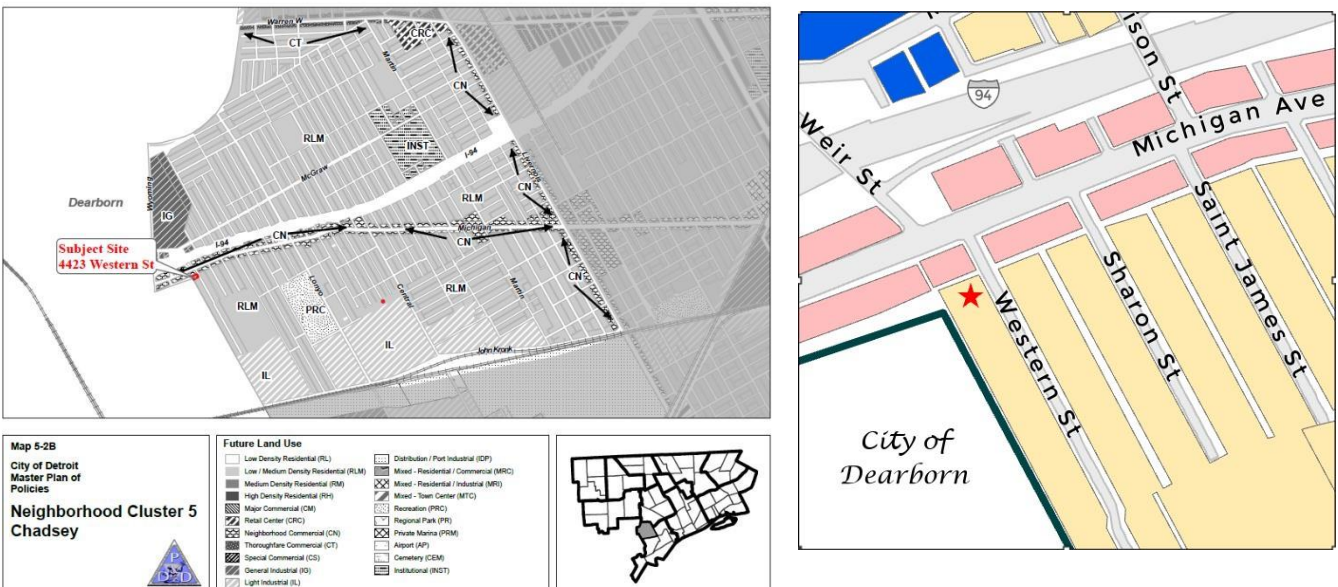
The zoning classification and land uses surrounding the subject area are as follows:

- North: B4; developed with commercial buildings along Michigan Avenue
- East: IC (Intensive Industrial); located in City of Dearborn, developed with industrial uses and semitruck storage
- South: R2; developed with single and two-family residential and vacant lots
- West: B4 and R2; developed with single-family home

As shown on the above zoning map, the parcels north of the subject property are zoned B4, while all other parcels in the subject area are zoned R2. The property located in the City of Dearborn, west of the subject property, is zoned IC (Intensive Industrial). Businesses located on Michigan Avenue are primarily auto related.

Master Plan Consistency

The subject site is located within the Chadsey area of Neighborhood Cluster 5 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Low/Medium Density Residential (RLM) in the Master Plan. The Planning & Development Department (P&DD) provided a Master Plan Interpretation finding the proposed zoning to be generally consistent with the Master Plan. P&DD stated that while the proposed zoning classification is not consistent with the Master Plan's Future Land Use classification, its size is quite small, the rezoning and development are not anticipated to change the overall character of the Chadsey neighborhood.



Community Input

The subject rezoning is located within City Council District 6. The petitioner indicates they have reached out to the District 6 Department of Neighborhoods. The petitioner held two community meetings, one in May, the other on July 13. The petitioners indicated that no community members attended either meeting. A CPC staff member did attend the meeting on July 13. The

petitioner has indicated that they have letters of support from community organizations, which they will be sharing with CPC staff prior to the July 21, 2022, Public Hearing.

Conclusion

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

Attachments: Public hearing notice
Application for zoning change
PDD Master Plan Interpretation

cc: Antoine Bryant, Director, PDD
Karen Gage, PDD
Greg Moots, PDD
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