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TO: City Planning Commission

FROM: Eric Fazzini, Staff

RE: Request of Shane Overbey to amend Article XVII, Section 50-17-30, District Map No. 28 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where an R2 (Two-Family Residential District) zoning classification is currently shown at 4630 Crane Street, generally located on the east side of Crane Street between East Forest Avenue to the north and Yates Street to the south. **(PUBLIC HEARING)**

DATE: October 4, 2022

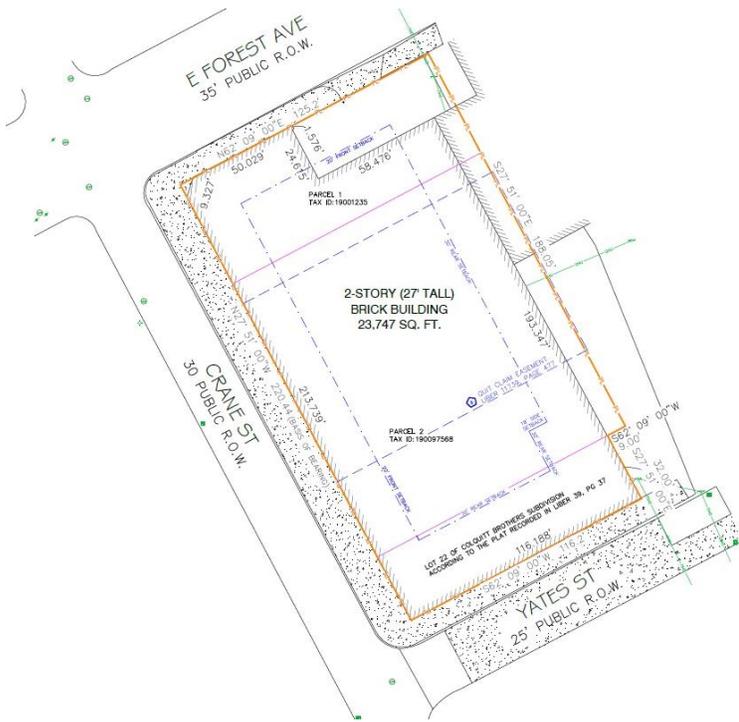
On October 6, 2022, the City Planning Commission (CPC) will hold a 5:15 p.m. public hearing on the subject rezoning. Below is a map indicating the area proposed to be rezoned from R2 to B4.



BACKGROUND AND PROPOSAL

Existing Conditions

The subject site is in the Gratiot Woods neighborhood in City Council District 5. The proposed rezoning is being requested to allow for the redevelopment of an existing vacant industrial building and site that currently has split zoning: B4 on the north half of the site with frontage on East Forest Avenue and Crane Street, and R2 on the south half of the site with frontage on Crane Street and Yates Street. The overall redevelopment site contains an area (0.63 acres) that is larger than the area subject to this rezoning request indicated on the previous page given the split zoning and that rezoning is not required for the current B4 portion of the site intended for redevelopment. Below is a survey indicating the entire area that is intended to be redeveloped. The red dashed line dividing current B4 zoning (orange) along the East Forest Avenue corridor and R2 zoning (yellow) to south runs parallel to the north boundary of the alley and the rear building walls immediately to the east of the site. This split zoning was likely the result of a historic rezoning that occurred along both sides of East Forest Avenue corridor ending at Cadillac Avenue to the east. Where alleys are present, they were typically used as a zoning dividing line from commercial corridors to residential areas, which could be extended through properties and buildings (regardless of actual use) that do not contain alleys as appears to be the case for the subject site.



ALTA Survey



GIS Zoning Map



East Forest Avenue corridor from Crane St to the west and Cadillac Ave to the east

Zoning District Descriptions

Below are the Zoning Ordinance descriptions for the applicable zoning districts.

R2 – Two-Family Residential (Current)

The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by-right are single- and two-family dwellings. Additional uses are conditional.

B4 – General Business (Proposed)

This district is designed to provide for business and commercial uses of a throughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

Proposed Development

The rezoning would allow for the development of the first floor of the existing building for the use of “trade services, general”, which would include a cabinet making shop and other uses. Within the existing second floor, one future office tenant space is indicated and one future living space. Please refer to the plan set dated September 30 for detailed information on the proposed redevelopment of the site that would occur if this rezoning is approved.

It is important to note that in general, rezoning approval does not legally constitute approval of a specific proposed development, site plan, or set of land uses. If approved, the By-right and Conditional uses included in the B4 district would be permissible on the site, subject to the development meeting the full set of permitting requirements included in the Zoning Ordinance and the remaining 2019 Detroit City Code. We have no reason to believe that the applicant would ultimately develop the site differently than what is currently proposed, but we point this out as zoning is a long-term and general regulatory impact on property rights. However, we would like to emphasize that the split zoning that is currently affecting the overall site appears to be an inexact treatment of the property that does not reflect the historic use of the building intended to be redeveloped. Approval of this zoning request would correct this historic zoning map oversight and would eliminate this conflicting messaging that this portion of the site and building were ever used as a two-family dwelling.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Uses

- North: B4 (Commercial)
- East: R2 (Vacant Land)
- South: R2 (Vacant Land)
- West: R2 (Residential – Single Family Dwellings)

Impacts on Surrounding Land Use and Transportation

The site contains the southern portion of an former dry-cleaning establishment. Because the site has contained a commercial use for many years, a significant impact is not anticipated. The site is served by a bus route on East Forest Avenue, which is designated as a “Secondary Thoroughfare”. Traffic generation is not anticipated to be significantly higher than the previous use, and so minimal impact is anticipated.

Lastly, a bike lane is present along East Forest Avenue immediately to the north of the site, which is the eastbound bike lane that is coupled with the westbound bike lane present on East Warren Avenue to the north. These bike lanes provide cycling infrastructure from Cadillac Avenue to the east, which is the end of East Forest Avenue, and Dequindre Street to the west. Dequindre Street in this location is planned to be included as part of the citywide Joe Louis Greenway project.

Master Plan Consistency

The site is designated Low Density Residential (RL) in the Master Plan. The RL areas should have an overall density up to 8 dwelling units per net residential acre. These areas are often characterized by single-family homes with front yard setbacks and driveways with garage or off-street parking.

While the proposed zoning classification is not consistent with the Master Plan's Future General Land Use classification, its size is quite small and the rezoning and proposed use is similar to that which has been on the site for many years. Therefore, the rezoning is not anticipated to change the overall character of the neighborhood. It is therefore **generally consistent** with the Master Plan classification. The mixed-use development will provide needed commercial activity in this area and permit reuse of a long-vacant building.

Neighborhood Input

No community or neighborhood meetings have occurred to date regarding the proposed rezoning and development. The applicant is currently working with the Department of Neighborhoods District 5 Manager to schedule a joint community meeting or individual community meetings that are being targeted to occur in October. The P&DD staff has indicated that the following groups may be active in the Gratiot Woods area: Pingree Park Association, Canfield Consortium, and MACC Development. Staff will provide an update and summary to CPC once a community meeting has occurred.

The applicant has indicated that they have contacted three residential neighbors and one commercial neighbor in the adjacent building to the east. The applicant stated that all feedback was very positive and that neighbors do not like having a vacant building across the street from their homes. Below are the individuals that the applicant stated they have contacted and their address:

1. Roosevelt Hendrix – 8842 East Forest Avenue (commercial building adjacent to the east)
2. Carlton Spencer – 4549 Crane Street (immediately west of the site across Crane Street)
3. Michelle Gowens – 4627 Crane Street (immediately west of the site across Crane Street)
4. Hudson Mckay – 4534 Rohns Street (east of the development site)

CPC staff will provide a full presentation of this request and the related issues as part of the October 6th public hearing.

Attachments: Public Hearing Notice
Petition 2022-219
Sept. 30 Plan Set
P&DD Master Plan Interpretation

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