

**Lauren Hood, MCD**  
Chairperson  
**Donovan Smith**  
Vice Chair/Secretary

**Marcell R. Todd, Jr.**  
Director

# City of Detroit

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

**Brenda Goss Andrews**  
**Kenneth R. Daniels**  
**David Esparza, AIA, LEED**  
**Ritchie Harrison**  
**Gwen Lewis**  
**Melanie Markowicz**  
**Frederick E. Russell, Jr.**

**TO:** City Planning Commission

**FROM:** Roland Amarteifio, Staff

**RE:** Request of NP Conner Avenue Industrial, LLC and the City Planning Commission to amend Article XVII, Section 50-17-27, District Map No. 25 of the 2019 Detroit City Code, Chapter 50, Zoning, to show M2 (Restricted Industrial District) and PR (Parks and Recreation District) zoning classifications where M3 (General Industrial District) and M4 (Intensive Industrial District) zoning classifications are currently shown on approximately 63 acres generally bounded by Gratiot Ave. to the northwest, Conner St. to the east, and Harper Ave. to the south, and also known by the addresses, 10600 Gratiot Ave, 9501 Conner St, and 9700 Conner St. (**RECOMMEND APPROVAL**)

**DATE:** October 31, 2022

## **RECOMMENDATION**

The City Planning Commission staff recommends APPROVAL of the request of NP Conner Avenue Industrial, LLC and the City Planning Commission as a co-petitioner to rezone approximately 63 acres commonly known as 10600 Gratiot Ave, 9501 Conner St, and 9700 Conner St from the M3 (General Industrial District) and M4 (Intensive Industrial District) zoning classifications to the M2 (Restricted Industrial District) and PR (Parks and Recreation District) zoning classifications.

## **BACKGROUND AND PROPOSAL**

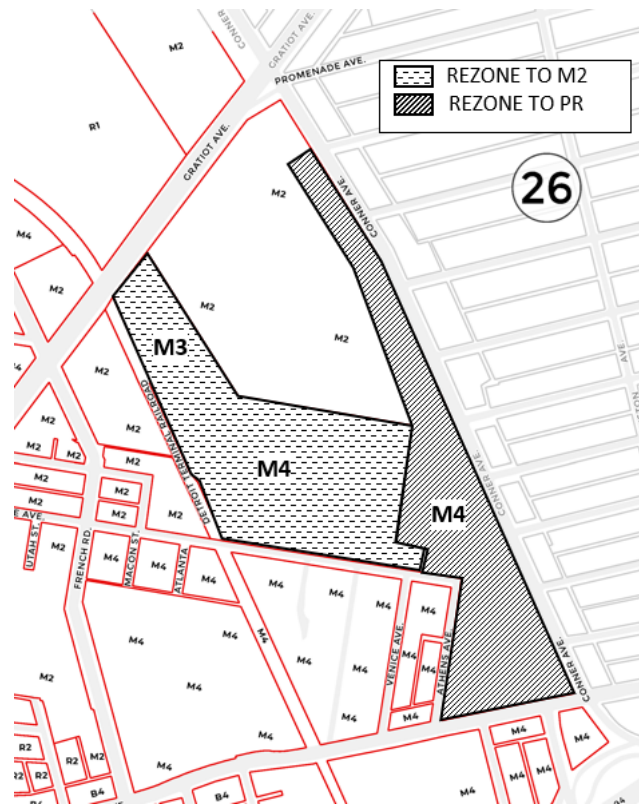
The City Planning Commission (CPC) has received a request from NP Conner Avenue Industrial, LLC to amend Article XVII, Section 50-17-27, District Map No. 25 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a M2 (Restricted Industrial District) and PR (Parks and Recreation District) zoning classifications where M3 (General Industrial District) and M4 (Intensive Industrial District) zoning classifications are currently shown on approximately 63 acres generally bounded by Gratiot Ave. to the northwest, Conner St. to the east, and Harper Ave. to the south. The addresses of the proposed rezoning are 10600 Gratiot Ave, 9501 Conner St, and 9700 Conner St.

The proposed downzoning is being requested to fulfill commitments made by NorthPoint Development, who are in the process of redeveloping the former Cadillac Stamping Plant. The Class A light industrial/warehousing facility will contain about 682,000 sq. ft. of useable space. The total investment for the project is approximately \$48 million and includes \$18 million in city and state brownfield remediation incentives. The site is estimated to have created over 100

construction jobs during the construction phase, which is now complete, and is expected to create 450 permanent jobs after a tenant has been identified.

### ***Conner Creek Greenway***

While exploring the proposed downzoning location, CPC staff identified 9700 Conner Street, a Detroit Parks & Recreation owned parcel with M4 (Intensive Industrial) zoning classification, as a potential opportunity to downzone to PR (Parks & Recreation). This site is the location of the Conner Creek Greenway, a recreational path that runs along Conner Street from Harper Avenue to Gratiot Avenue. CPC staff met with the Parks and Recreation staff to discuss downzoning the parcel from M4 to PR and their office expressed support.



Proposed Zoning map with proposed rezoning shaded

### **PUBLIC HEARING RESULTS**

On October 20, 2022, the City Planning Commission held a public hearing on this downzoning request. During the hearing, two members of the public spoke-one in support of the downzoning of the greenway, and the other with concerns about the downzoning. The member of the public who spoke in support of the downzoning of the greenway stated that the greenway acts as a buffer between the neighborhood across Conner St. and the industrial uses in the area. The legal counsel for PVS Chemicals, the owners of the land adjacent to Conner Creek Greenway spoke about concerns the business has with the greenway parcel being rezoned to the PR zoning classification. They stated that a downzoning and subsequent increase in use of the greenway could be used to challenge the operations of their business, which has existed in the area for over 70 years.

## STAFF ANALYSIS

### *Surrounding Zoning and Land Use*

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

North: R1 and M2 – Cemetery and commercial

East: B4 – Commercial

South: M4 – Industrial

West: M2 and M4 – Industrial and vacant

### *Zoning Ordinance Approval Criteria*

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff's analysis in italics:

- Whether the proposed amendment will protect the health, safety, and general welfare of the public. *The proposed downzoning of these parcels will decrease the number of intensive uses that may be able to establish on these parcels, which will protect the health, safety, and general welfare of the public. In addition, rezoning the Conner Creek Greenway parcel to PR will ensure that the greenway continues to act as a buffer between the industrial uses to the west and the neighborhood across Conner Street.*
- The suitability of the subject property for the existing zoning classification and proposed zoning classification. *The newly redeveloped Class A light industrial/warehousing facility on the site of the former Cadillac Stamping site fits well into the proposed M2 (Restricted Industrial District) zoning classification. The facility's maximum height of 52ft will meet the maximum height requirement under the proposed amendment to increase the maximum height limitation in the M2 (Restricted Industrial District) from 40ft to 55ft.*
- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *PVS Chemicals, the landowner of parcels across Athens Avenue from the Conner Creek Greenway expressed concern with the rezoning of the Conner Creek Greenway parcel. They stated that the downzoning of the parcels could be used, "as a basis for challenging PVS's ability to continue the industrial uses of the PVS Property." The Greenway parcel has been designated and operated as a parkway, defined as, "a broad roadway bordered and often divided with landscaped areas consisting of tree plants, bushes, and/or grass, is so designated, and is under the jurisdiction and control of the Recreation Department" for a number of years. Therefore, CPC staff is of the view that the Conner Creek Greenway parcel acts as a buffer from the industrial uses to the west and the proposed rezoning will simply align the zoning of the parcel with its ownership and current use. This is also consistent with Detroit Future City's encouragement of greenways and urban reforestation in order to reduce our carbon footprint. Additionally, since the proposed rezoning does not change the zoning on PVS's property, they will continue to be able to conduct their business.*

### ***Master Plan Consistency***

The subject site is located within the Airport area of Neighborhood Cluster 1 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Light Industrial (IL) and Recreation (PRC) in the Master Plan. The Planning and Development Department (PDD) has reviewed this request and found proposed zoning classifications are **consistent** with the Master Plan.

### ***Community Input***

Northpoint Development held 4 community meetings on September 1, October 22, and December 15 of 2020 as well as January 6, 2021. In these meetings the developer presented the overview of the project including site plans to the community and received feedback which they followed up on. The developers responded to concerns about truck traffic and which street would be used as an access point. They revised their site plan in response to the comments on traffic and changed the primary entrance/exit to Devine Avenue and reserve the Conner Street access point for emergency vehicles.

### **Conclusion**

Based on the above analysis and consistent with the approval criteria of Section 50-3-70 of the Zoning Ordinance, CPC staff finds the proposed rezoning to be appropriate and beneficial to the community.

Attachment: Public Hearing Notice  
Application for Zoning Change  
Master Plan Interpretation  
PVS Chemicals Letter of Concern

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