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TO: City Planning Commission

FROM: Kimani Jeffrey, Staff

RE: Request of Ballpoint Bagley, LLC to amend Article XVII, Section 50-17-2, District Map No. 1 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD2 (Special Development District, Mixed Use) zoning classification where an R3 (Low Density Residential District) zoning classification is currently shown on the property commonly known as 1451 Bagley Street.

DATE: November 14, 2022

On November 17, 2022, the City Planning Commission (CPC) will hold a 5:10p.m. public hearing on the subject rezoning. A map of the rezoning can be found below.

PROPOSAL
Ballpoint Bagley LLC, is proposing to rezone land at the southeast corner of Bagley and Trumbull, more commonly known as 1451 Bagley Street. The purpose of the proposed rezoning is to allow for a mixed-use development with ground floor retail and second floor office space.

The proposal includes the rehabilitation of the existing 3,300 square foot (sf) building and addition of 2,300 sf of new construction to the building. This is being proposed to allow for a mixed-use development with ground floor retail and second floor office space.

1451 Bagley Street

According to the development team, the office space will consist of 18 private suites ranging from 50-100 sf. The target customers for the suites are 1-2 person businesses and remote workers who live within Corktown that are looking for private workspace outside of their homes. The suites will offer more privacy and permanence than working from a kitchen table or a coffee shop. On-site amenities will include a conference room and phone booth rooms, along with private balconies for at least two of the offices.

The space is intended to be a community amenity for the Corktown neighborhood. For this reason, the developer plans to offer a tiered pricing model to appeal to the nearby citizens, whereby there will be a discounted price for customers who reside in zip codes within a 15 minute walk or bike ride from the office. This is one component of a parking strategy that also includes on-street parking and leased spaces from nearby establishments that have excess parking on off-street lots. More information will be presented on this during the public hearing for this matter.

Current Zoning
R3- LOW DENSITY RESIDENTIAL DISTRICT
The R3 Low Density Residential District is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

Proposed Zoning
SD2- SPECIAL DEVELOPMENT DISTRICT, MIXED-USE
The SD2 Special Development District is designed to encourage a complementary mixture of more intensive pedestrian and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use
The zoning classification and land uses surrounding the subject area are as follows:

North: R3; Alpino Detroit (Standard Restaurant)
East: R3; Residential homes   (Single Family)
South: R3; Residential home
West: SD2; Clement Kern Gardens (Multiple-Family dwellings)

Master Plan Consistency
The subject site is located within the Corktown area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Low/Medium Density

Residential (RLM). The Planning & Development Department (P&DD) has been requested to provide a Master Plan Interpretation for this matter, which staff will provide in a subsequent report.

COMMUNITY INPUT
The petitioner has engaged multiple entities throughout the Corktown Neighborhood through their regularly scheduled community meetings. Those entities include:

- Corktown Business Association
- Corktown Historical Society
- Corktown East End Block Club

During the public engagement that CPC staff attended, there seems to be overwhelming support for the project, with the caveat that some neighbors expressed concerns about where parking will be established for the site. Due to being land locked, the developer does not have site capacity to build any traditional accessory parking without demolishing an historic structure. Since that is not the desire of the developer, community or City staff, the developer has comprised another alternative parking strategy that will be presented during the public hearing. This strategy is also being shared with surrounding neighbors.

Since engagement has begun, the petitioner has submitted 14 letters of support for the proposal that were received from surrounding property owners (see attached).

If there are no outstanding items that result from the upcoming public hearing, this matter will return at the next open regularly scheduled CPC meeting for action.

Attachment: Support letters

cc: Antoine Bryant, Director, PDD
        Greg Moots, PDD
        David Bell, Director, BSEED
        Conrad Mallett, Corporation Counsel
        Daniel Arking, Law
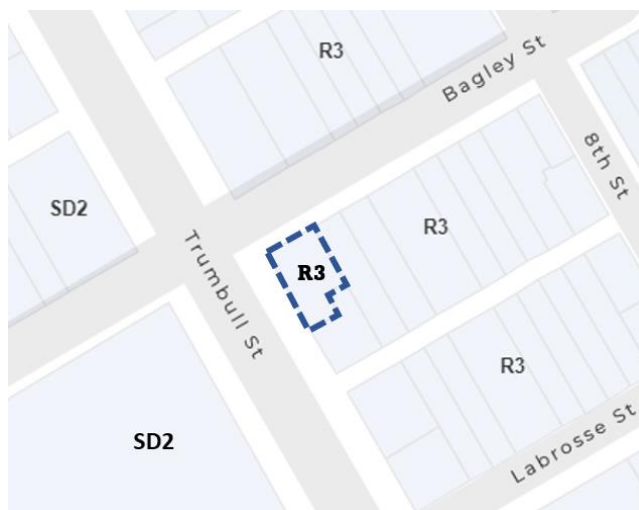
Proposed parcel to be rezoned is identified on the map