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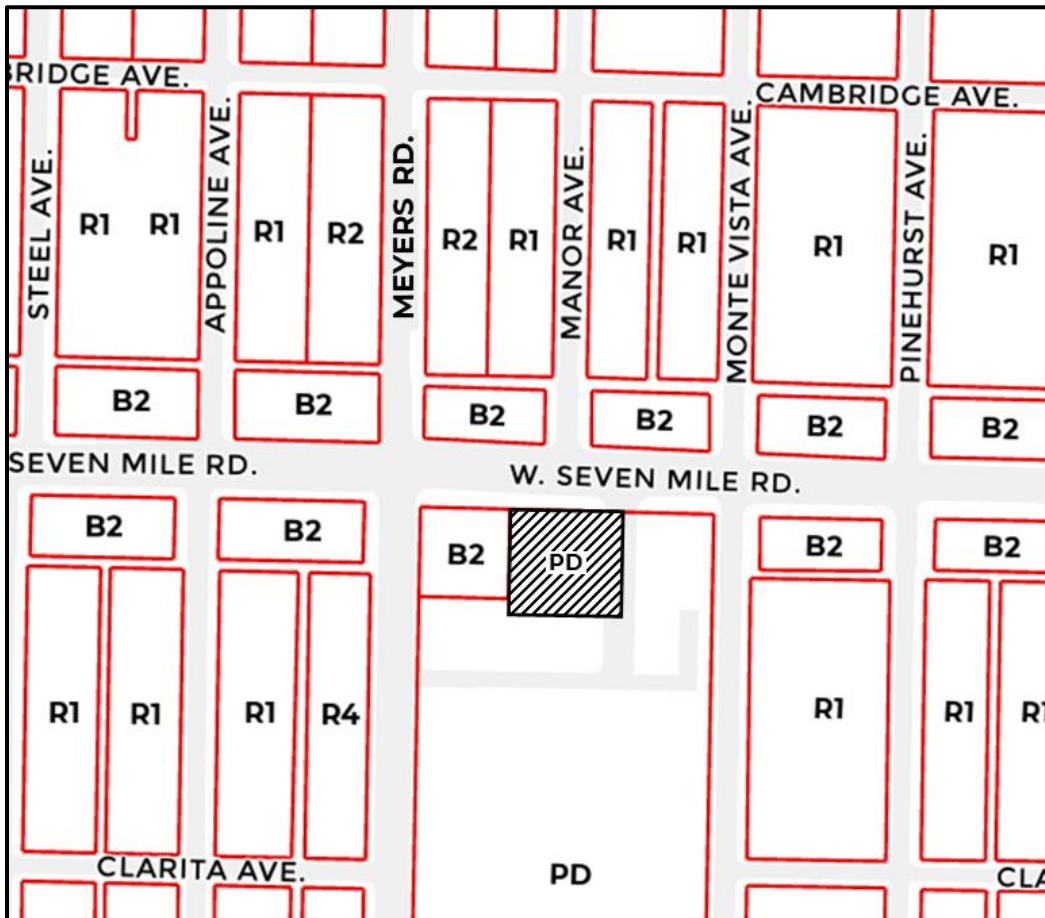
TO: City Planning Commission

FROM: Jamie Murphy, Staff

RE: Request of Bilal Jawad to modify the plans of an existing PD (Planned Development) zoning district at 10755 West Seven Mile Road between Meyers Road and Monte Vista Street.

DATE: February 10, 2023

On February 16, 2023, the City Planning Commission (CPC) will hold a 6:00 PM public hearing on the subject rezoning. Below is the current zoning map with the proposed area hatched.

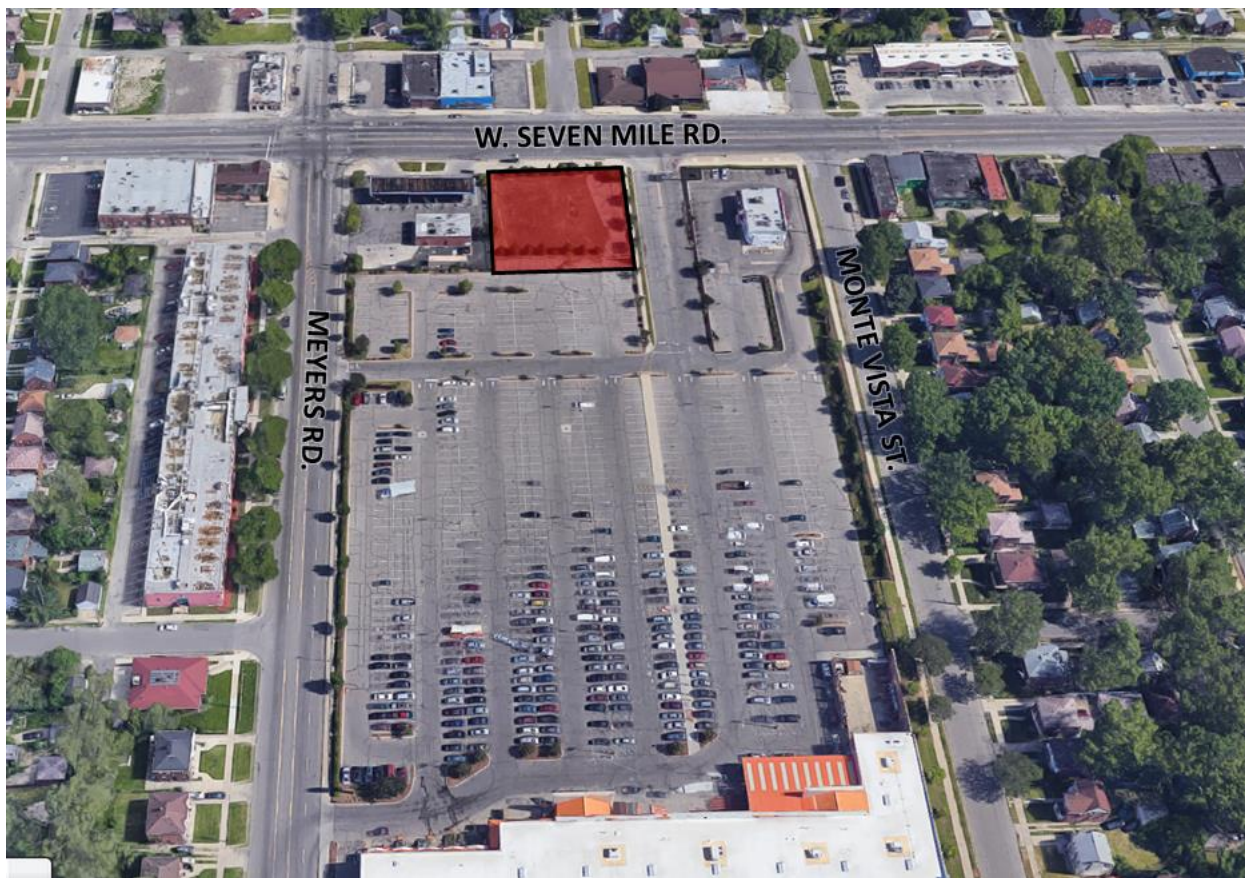


BACKGROUND AND PROPOSAL

The CPC has received a request from Bilal Jawad to amend District Map No. 61 of the 2019 Detroit City Code, Chapter 50, Zoning, by modifying the plans of an existing PD (Planned Development) zoning district for one parcel at 10755 West Seven Mile Road. The property is located on the south side of Seven Mile between a Mobil gas station and a Checkers restaurant. Home Depot is located directly to the south of the site.

The site is located in City Council District 2 and measures slightly more than ½ acre. The block bounded by Seven Mile, Meyers, Margareta, and Monte Vista (except for the northwest corner where the gas station is located) was rezoned from B2 and R6 to PD by Ordinance No. 15-97 in 1997 to allow for the development of a Super Kmart store which was later converted to a Home Depot. Prior to this development, Grace Hospital's northwestern branch was located on the block until it was demolished in the early 1990's.

The applicant also owns the gas station next door to the site and would like to build and operate a car wash. He purchased the property in 2021.



Aerial view of proposed rezoning

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

North: B2 (Local Business and Residential) – Businesses (dentist, office, dry cleaner)

East: PD (Planned Development) – Home Depot driveway and Fast-Food Restaurant with drive-through
South: PD – Home Depot
West: B2 – Gas Station

Proposed Plans

Because this is a PD modification, the design of the development is also under consideration including the site plan, elevations, exterior materials, landscaping, and signage. The proposed plans are attached for reference. Preliminary review by staff (both CPC and other departments) has identified several outstanding issues and concerns:

- The Zoning Ordinance requires a barrier (minimum 18 inches high) along the property line adjacent to the stacking lane to prevent vehicles from driving onto adjacent property. The submitted plans do not include this.
- The applicant has stated that he would like to fence the site, but no fencing is shown on the site plan. Any proposed fencing would need to be shown on the plans including height and material.
- The Zoning Ordinance requires that parking be screened from the right-of-way by vegetation, a berm, or masonry wall that is 30-36 inches in height. This requirement is not met on the submitted site plan.
- There is an existing bus stop in front of the site that is not shown on the site plan. It appears very close to the proposed curb cut which may be unsafe for circulation.
- Seven Mile is under the jurisdiction of Wayne County which would need to approve the new curb cut. The applicant has stated that it has been approved, but has not submitted anything in writing.
- It is unclear whether the site will be subject to stormwater mitigation requirements (whether the total impervious surface will be more than ½ acre). The applicant has not provided this information.
- The proposed signage in the submitted plans does not include adequate information for review (no size or material).
- A rendering of the proposed building has not been submitted. The proposed building materials are labeled on the plans as light & dark gray split-face block, standing seam metal roofing (no color specified), and light gray EFIS. Generally, approved PD plans have more detail about the exterior appearance of the proposed building.
- The turns both entering and exiting the car wash appear very tight. An engineer from DPW suggested that the applicant have a civil engineer run “Auto Turn Simulation” to make sure that the turns work for vehicles.
- The layout of the site with the building to the west and the stacking line to the east creates a potential conflict at the curb cut where the cars exiting the car wash will need to cross the path of the cars entering the lot. Unfortunately, there is a large sewer on the east side of the site that cannot be built over which restricts the potential layout options.

The applicant has been advised of this list and is working to address it.

Master Plan Consistency

The subject site is located within the Bagley area of Neighborhood Cluster 10 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “CRC – Retail Center” for the subject property. The Planning and Development Department (PDD) has reviewed this proposed rezoning and determined that it is generally consistent with the Master Plan.

Community Input

The applicant has consulted with several nearby business owners regarding the proposed development. The Monte Vista block club which was very involved in the development of this block is not currently active. The proposal was also presented at a District 2 Department of Neighborhoods meeting on February 7. There were many questions and comments from residents—most revolved around traffic/congestion, number of employees, panhandlers, how often the area would be cleaned, and safety. Kim Tandy, District 2 Manager, stated that the applicant is a good community partner.

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

Attachment: Public Hearing Notice
Application
PDD Master Plan Interpretation
Proposed Plans

cc: Antoine Bryant, Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Conrad Mallett, Corporation Counsel
Daniel Arking, Law Department