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# City of Detroit

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**TO:** City Planning Commission

**FROM:** Roland Amarteifio, Staff

**RE:** Request of Ibrahim Bazzi to amend Article XVII, Section 50-17-41, District Map No. 39 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where P1 (Open Parking District) and B2 (Local Business and Residential District) zoning classifications are currently shown on one parcel commonly known as 6181 Cadieux Rd. and generally bounded by Harper Ave. to the north, Cadieux Rd. to the east, Berden St. to the south, and Harvard Rd. to the west.

**DATE:** February 15, 2023

On February 16, 2023, the City Planning Commission (CPC) will hold a 6:45 p.m. public hearing on the subject rezoning. A map showing the vicinity and zoning is located below:



## BACKGROUND AND PROPOSAL

CPC staff has received a request from Ibrahim Bazzi to amend Article XVII, Section 50-17-41, District Map No. 39 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business

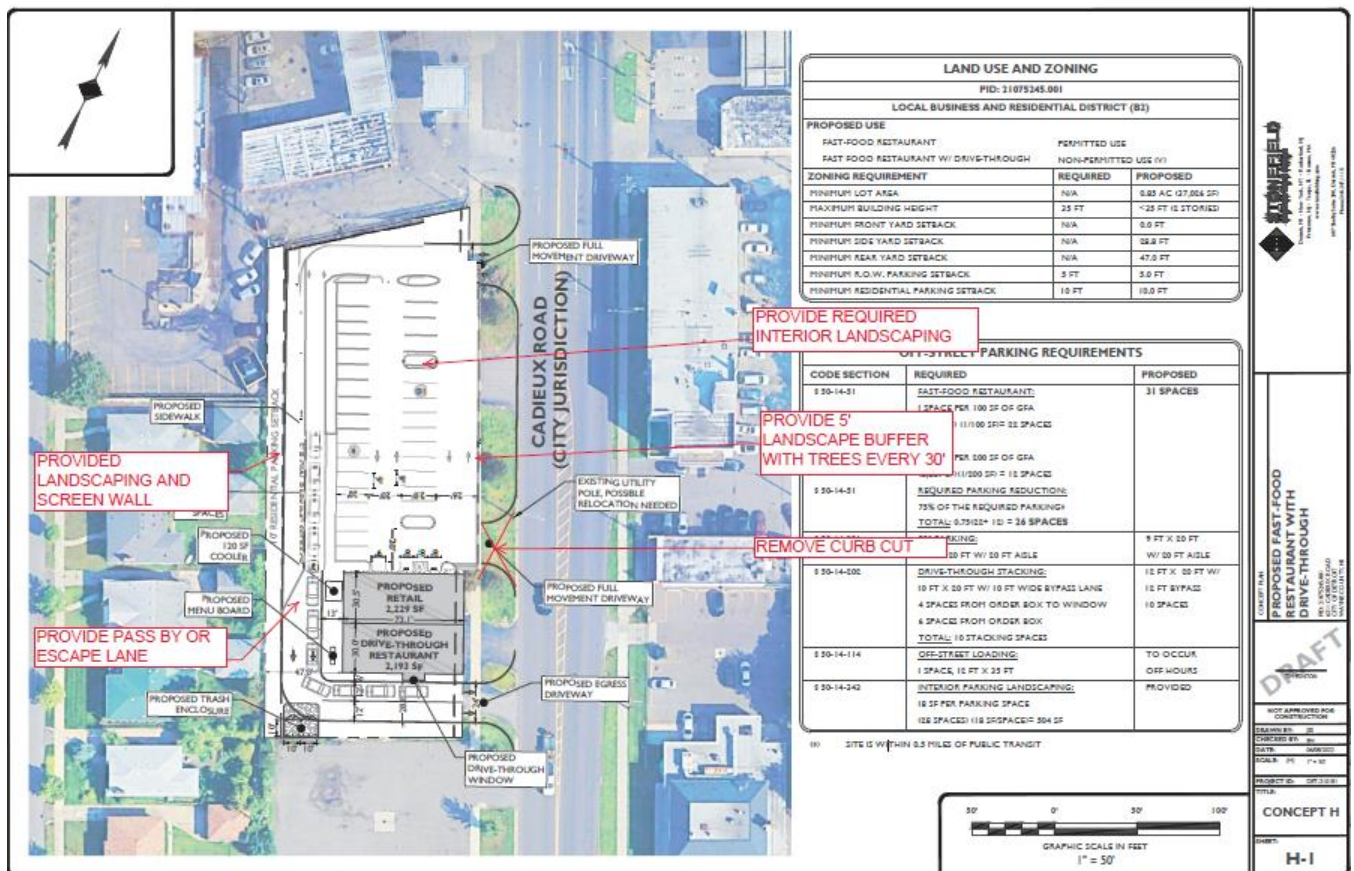
District) zoning classification where P1 (Open Parking District) and B2 (Local Business and Residential District) zoning classifications are currently shown on one parcel commonly known as 6181 Cadieux Rd. and generally bounded by Harper Ave. to the north, Cadieux Rd. to the east, Berden St. to the south, and Harvard Rd. to the west.

The proposed rezoning is being requested to allow for the development of a restaurant with drive through and retail store. This site was previously occupied by Chase Bank and was purchased by Mr. Bazzi after the bank left the location. The building was demolished in 2020 after years of vacancy and vandalism. The petitioner currently owns and operates the BP Motor Filling Station on Outer Drive and Harper on the east-side of Detroit.

**Development Details**

The proposed restaurant that the petitioner hopes to bring to the site is Savvy Sliders, a drive-through fast food establishment that specializes in slider burgers. The restaurant chain currently has three locations within the City of Detroit located on Woodward Ave, Livernois Ave, and Greenfield Road. In addition, the restaurant has other locations spread throughout Metro Detroit.

The proposed building would include the 2,193 square feet Savvy Sliders drive-through restaurant and a 2,229 square feet retail store at the southeastern portion of the site. 31 parking spaces are proposed for use by the restaurant and retail store and would be located on the northern portion of the site.



Site Plan for the Subject Site | PDD comments in red

**PLANNING CONSIDERATIONS**

**Current Zoning**

**P1 – Open Parking District**

The P1 Open Parking District is designed for off-street parking of private passenger vehicles on property

which abuts, or is separated by an alley or easement from, a non-residential district. The regulations permit the establishment of parking facilities to serve the non-residential uses, and at the same time do not permit the non-residential uses themselves to extend into residential areas. The district will assist in reducing traffic congestion caused by non-residential uses and at the same time will protect abutting residential areas from the deleterious effects of adjacent vehicular parking areas.

#### B2 – Local Business and Residential District

The B2 Local Business and Residential District provides for the day-to-day consumer goods and services required to serve a small residential area. High-traffic generating, and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.

#### ***Proposed Zoning***

##### B4 – General Business District

The B4 General Business District provides for business and commercial uses of a thoroughfare-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.

#### ***Surrounding Zoning and Land Use***

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

North: B4 (General Business District) – Motor vehicle filling station

East: B2 (Local Residential and Business District) – Vacant multi-family residential, medical clinic

South: B2 (Local Residential and Business District) – Religious institution

West: R1 (Single-Family Residential District) and B4 (General Business District ) – Single-family residences, fast food restaurant with drive through

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

The subject site is located within the Finney area of Neighborhood Cluster 3 of the Detroit Master Plan of Policies. The Master Plan Future General Land Use map for this area shows Low Density Residential (RL) The Planning & Development Department (PDD) provided a Master Plan Interpretation and found the proposal to be generally consistent due to the small size of the subject area.

#### ***Traffic Analysis***

Due to concerns expressed by residents during community meetings CPC staff contacted the Department of Public Works Traffic Engineering Division regarding the proposed development's impact on traffic along Cadieux Road. DPW provided a preliminary review of the traffic impact of the proposed development and determined that they do not expect substantial traffic generation by the proposed development. They added that depending on traffic volume during peak hours a "no left turn" sign for exiting vehicles may be warranted at this location.

#### ***Community Input***

The petitioner presented their intention and plans to rezone the subject site to the Cornerstone Village (CSV) and East English Village (EEV) Neighborhood Associations. The meetings were held on January 21, 2023 (CSV) and February 8, 2023 (EEV). CPC staff attended both meetings and provided an overview of the rezoning request and the timeline of the process. Community members were encouraged to express their opinions during these meetings as well as via email, phone call, and at the public hearing. Community feedback from both meetings is listed below:

Cornerstone Village Neighborhood Association

- Excitement for a new food establishment and potential retail on the site of the former bank
- Concern about over-proliferation of fast-food restaurants with drive-through in the community
- Concerns related to lack of healthy food establishments in the community
- Question related to how this business would affect traffic on Cadieux Road

#### East English Village Neighborhood Association

- Support of Savvy Sliders restaurant on Woodward Ave and excitement for a location on the east side
- Concerns about hours of operation (Petitioner mentioned that 10am-10pm would be the approximate hours)
- Concerns about the drive-through restaurant being located across from the Dedicated Senior Medical Center on Cadieux Road
- Concerns about security for the new business and its potential as a gathering location for local high school students
- Concerns about the drive-through queue being located adjacent to the western property line abutting residential homes.

#### Other Comments

- Raj Srinivasan of Dedicated Senior Medical Center located at 6150 Cadieux Road expressed opposition to the rezoning stating that a fast-food restaurant with drive-through would increase traffic issues on Cadieux Road.
- Calvin East Presbyterian Church located at 6125 Cadieux Road has concerns about the drive-through's location on the southern portion of their site near their northern property line
- Jim Grenwick of Cornerstone Village Neighborhood Association expressed support for the rezoning, stating that the rezoning would bring a viable business to what is currently a vacant lot.

#### **CONCLUSION**

Staff will provide a recommendation including feedback from the public hearing at a future meeting.

Attachment: Public Hearing Notice  
 Application for Zoning Change  
 Master Plan Interpretation  
 Letter of Support  
 Feedback from Residents

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