

# 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. **(RECOMMEND DENIAL)**

**DATE:** April 3, 2023

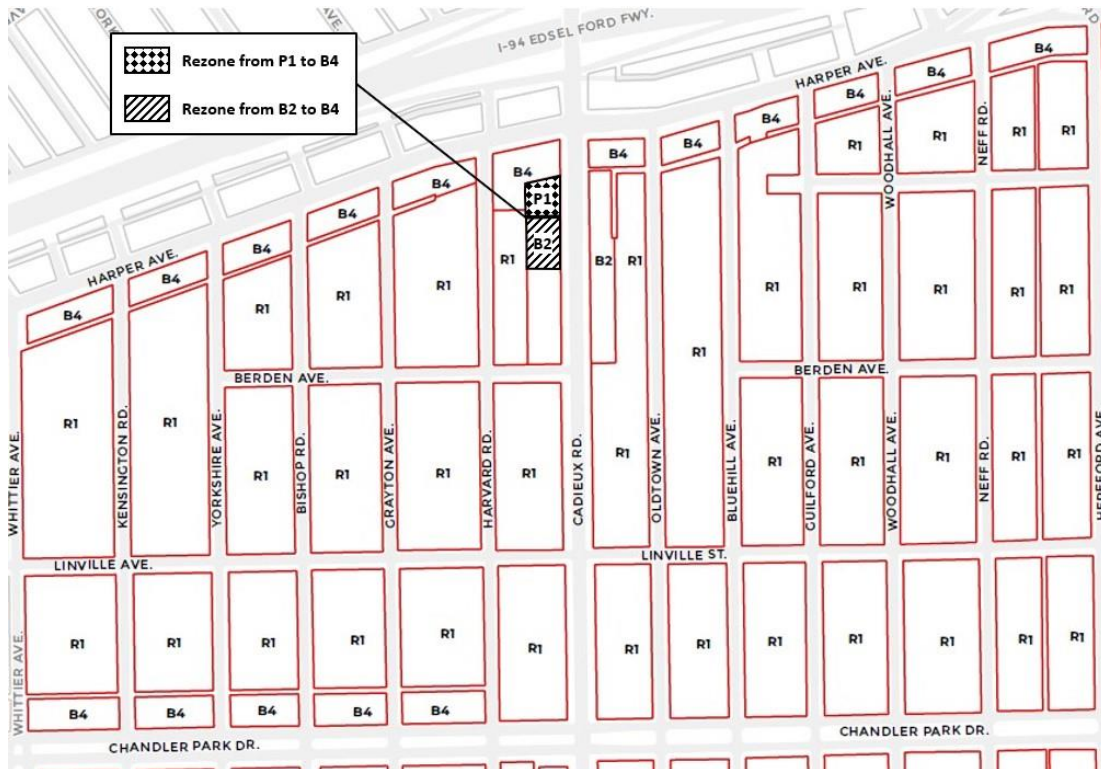
## **RECOMMENDATION**

The City Planning Commission Staff recommends DENIAL of the request of Ibrahim Bazzi to rezone one parcel commonly known as 6181 Cadieux Road from P1 (Open Parking District) and B2 (Local Business and Residential District) zoning classifications to the B4 (General Business District) zoning classification.

## **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. The location of the site was the former site of a Chase Bank which was purchased by Mr. Bazzi. 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 eastside of Detroit.



## PUBLIC HEARING RESULTS & COMMUNITY INPUT

On February 16, 2023, the City Planning Commission held a public hearing on this rezoning request. During the hearing nine members of the public spoke, seven in support, and two with concerns about the proposed rezoning. The nine people who spoke in support mentioned the following:

- Mr. Bazzi's reputation as a great business owner who employs community members and takes good care of his properties.
- The community needs development and the concerns about traffic have been exaggerated by opposers to this project.
- The character of Mr. Bazzi and the way he has supported the east side community, through employment, philanthropy, etc.
- The eastside needs the type of progress that turns vacant and unproductive parcels into businesses that can uplift the community.
- The eastside community network awarded Mr. Bazzi and his business for being a great community partner.
- The development of a Savvy Sliders restaurant would bring more options for residents to choose from.

The two people who spoke about concerns related to the proposed rezoning and development of the Savvy Sliders restaurant mentioned the following:

- Traffic near the site is already an issue and the proposed Savvy Sliders restaurant would add to the issues on Cadieux.
- The dedicated senior medical center (zoned B2) located across the street from the site would be negatively affected by the proposed rezoning.
- A traffic study needs to be done to understand Cadieux Road's current traffic load and how the proposed development would affect it.

- When this proposed rezoning was presented to the East English Village and Cornerstone Village Neighborhood Association meetings, there was a significant number of concerns raised by community members, and not the overwhelming support that was shown during the public hearing.
- How will the owner prohibit this business from becoming a “hangout” for students?

## STAFF ANALYSIS

### *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

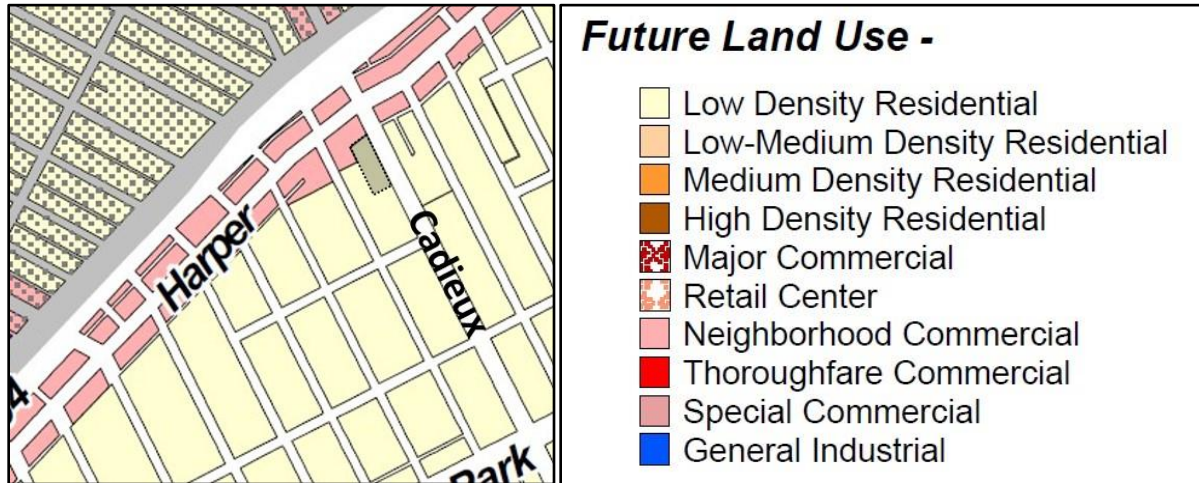
West: R1 (Single-Family Residential District) and B4 (General Business District ) – Single-family residences, fast food restaurant with drive through

### *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 is consistent with the Master Plan and the stated purposes of this chapter. *The Planning and Development Department (PDD) provided a Master Plan Interpretation which found the proposal to be **generally consistent** with the Master Plan due to the small size of the subject site and its former commercial use. However, the document also states that the proposed rezoning significantly increases the intensity of the possible uses and traffic volume.*
- Whether the proposed amendment will protect the health, safety, and general welfare of the public. *The proposed rezoning from B2 (Local Business & Residential District) to B4 (General Business District) would bring thoroughfare-oriented commercial uses closer to residentially zoned land on Cadieux Road. The current proposal of a restaurant with drive-through would be conditionally allowed in the proposed B4 district and would likely add to the traffic volume on Cadieux Road. During peak hours (morning and evening) the line of cars waiting at the Harper and Cadieux intersection has been observed to stretch beyond the subject site. Any additional development on the currently vacant site can be expected to increase traffic volumes and conflicts, however, CPC staff is of the view that a restaurant with drive through component could have a significant negative impact and should be avoided on this site.*
- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *There are four residential homes that directly abut the subject site. CPC staff spoke directly with the residents of those homes, and they expressed support for the proposed rezoning and development of the Savvy Sliders restaurant. During the public hearing the petitioner expressed that an 8ft masonry wall would be erected on the western property line in order to create a buffer between the subject site and the residential homes. As mentioned earlier the proposed rezoning would increase the number of by-right and conditional uses allowed on the site which directly abuts residential homes and the religious institution to the south.*
- The suitability of the subject property for the existing zoning classification and proposed zoning classification. *The Master Plan designates the entire Harper corridor as*

*Neighborhood Commercial (CN). Generally, B1 and B2 zoning classifications are considered to be appropriate in the CN designation. The B4 zoning classification is not considered to be appropriate in the CN designation. Despite this the vast majority of land along Harper Avenue is currently zoned B4. The subject site has a Master Plan designation of Low Density Residential (RL) in which no business district zoning classification is considered to be appropriate. Rezoning the subject site to B4 would cause the business district to further encroach into the neighborhood.*



The location of the proposed rezoning is shaded

### ***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 provided comments in both support and opposition of the proposed rezoning. For additional details refer to the Savvy Sliders CPC Report dated February 15, 2023.

### **CONCLUSION**

Based on the above analysis and due to the inconsistency with the approval criteria of Section 50-3-70 of the Zoning Ordinance, CPC staff recommends **DENIAL** of the rezoning request.

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

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