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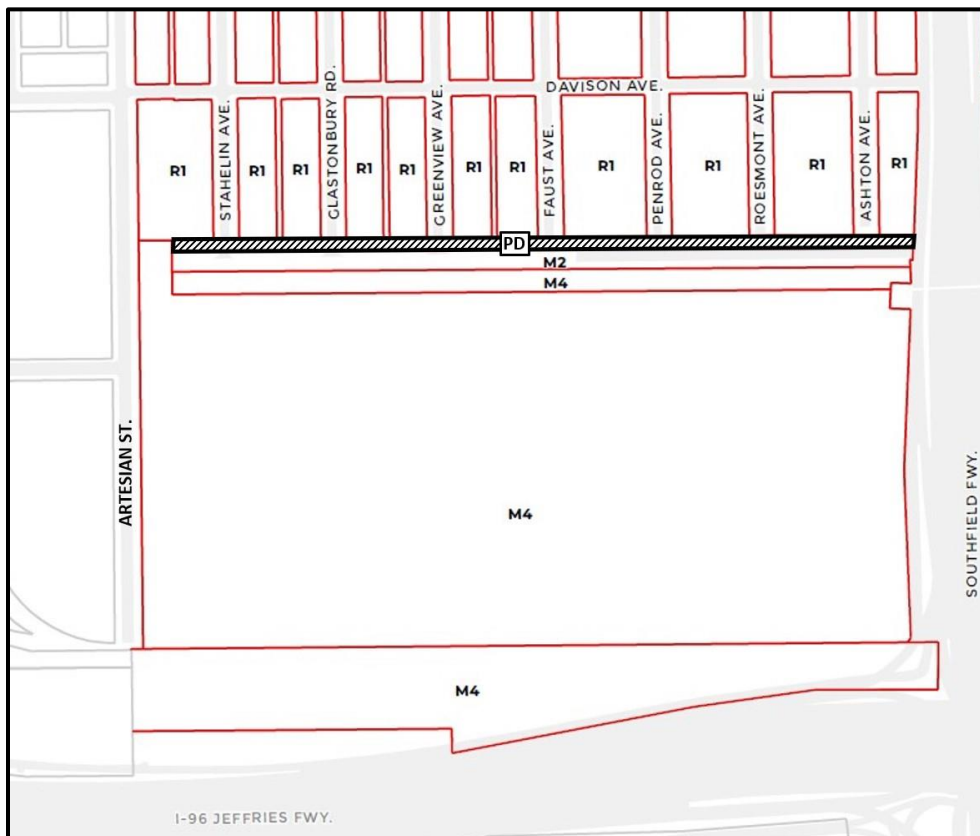
TO: City Planning Commission

FROM: Roland Amarteifio, Staff

RE: Request of INNOVO to amend Article XVII, Section 50-12-69, District Map No. 67 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a M2 (Restricted Industrial District) zoning classification or modify the provisions of an existing PD (Planned Development District) zoning classification currently shown on two parcels commonly known as 12701 and 12601 Southfield Road generally bounded by the residential area south of W. Davison Street to the north, Southfield Freeway to the east, Marquette Railroad to the south, and Artesian Street to the west.

DATE: April 5, 2023

On April 6, 2023, the City Planning Commission (CPC) will hold a 5:15 p.m. public hearing on the subject rezoning. A map showing the vicinity is located below:



BACKGROUND AND PROPOSAL

CPC staff has received a request from INNOVO to amend Article XVII, Section 50-12-69, District Map No. 67 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a M2 (Restricted Industrial District) zoning classification or modify the provisions of an existing PD (Planned Development District) zoning classification currently shown on two parcels commonly known as 12701 and 12601 Southfield Road generally bounded by the residential area south of W. Davison Street to the north, Southfield Freeway to the east, Marquette Railroad to the south, and Artesian Street to the west.

The proposed map amendment is being requested to allow for an employee overflow parking lot and modified buffer and fencing at 12701 Southfield Road and to allow modified buffer and fencing at 12601 Southfield Road. The existing PD zoning classification was established on April 11, 1990, by Ordinance 6-90, to maintain a 35-foot heavily landscaped buffer area between the residential community to the north and the industrial facility to the south. The landscaped area was initiated in 1976 via a Board of Zoning Appeals (BZA) variance.

1976 Board of Zoning Appeals Variance

On April 28, 1976, the Board of Zoning Appeals (BZA) received a request to use vacant land on 12601 and 12701 Southfield Road for employee parking and storage of truck/trailer and finished agricultural tractors, as per lot plot, in an M4/R1 district. The application for permit was denied by the Department of Buildings and Safety Engineering because the proposed use would be considered an M4 use in an R1 district. On June 2, 1976, a public hearing was held to hear the request of Massey-Ferguson Inc. to use vacant land for employee parking and storage of truck/trailers and finished agricultural tractors.

The Board voted to support the petition and allow the vacant land to be used for employee parking. Other conditions of the decision include, the appellant maintain the existing fence, a minimum of seven (7) feet in height, the appellant shall install and properly maintain a continuous triple row of upright Arbor-vitae or other approved species, each a minimum of seven (7) feet in height, planted a maximum of four (4) feet on center along the entire length of the north edge of the parking/storage area. Additionally, the unpaved area along the north property line shall have a minimum dimension of thirty-five (35) feet.

Ordinance 6-90

On February 15, 1990, the City Planning Commission (CPC) held a public hearing to hear the request of G.V. Detroit Corp. (#97) to rezone the subject site from R1 (Single-Family Residential District) to the PD (Planned Development District), M2 (Restricted Industrial District), and M4 (Intensive Industrial District). The PD zoned portion of the site was requested to ensure the continuation of a sufficient landscaped and screened buffer area between the residential community to the north and the remainder of the industrial site to the south. The M2 zoned portion of the site would allow light industrial uses as permitted and maintain an additional buffer between the residential community and heavy industrial uses. The M4 zoned portion of the site would increase the amount of available land for heavy industrial uses for the continuation/expansion of the G.V. Detroit Corp.

The site plan for the proposed PD area included the addition of a row of 469 arbor vitae shrubs which would range from 3 feet 4 inches to 4 feet high upon planting and 20 feet high at maturity,

to be placed 4 feet on center between the existing chain link fence and the northern property line. These additional shrubs would cover approximately 1,642 feet of the 2,250 width of the site. On March 1, 1990, the City Planning Commission voted to recommend that the northerly-most 170 feet of the property generally bounded by the Southfield Freeway, Artesian, the Flint Pere Marquette Railroad and the residential area south of Davison be rezoned as requested to PD for the most northerly 35 feet, M2 for the next 65 feet, and M4 for the remaining 100 feet.

CPC Staff Correspondence with Applicants

In May and July of 2021, CPC staff met with INNOVO representatives at the direction of the Mayor's Office to discuss the redevelopment of the industrial facility at 12601 Southfield Road. CPC staff explained the history of the PD zoned land at the northern portion of the site and directed the representatives not to encroach into the 35-foot-wide buffer. The representatives agreed not to encroach and stated that they planned to put in new landscaping in the PD zoned land. Later when a permit was pulled for new construction; the Buildings, Safety Engineering, and Environmental Department (BSEED) failed to notice that a portion of the site is zoned PD and did not send the plans to CPC staff for review. Following the provisions of their BSEED approved permit, INNOVO removed the heavily landscaped buffer along their north property line and installed a 10ft chain link fence with barbed wire. CPC staff did not receive complaints from residents or neighborhood groups regarding the landscaped buffer being removed or new fencing being installed.

12701 Southfield Road is also owned by INNOVO and leased to Detroit Manufacturing Systems (DMS) a large scale, value-add assembly supplier. DMS contacted CPC staff in summer 2022 to discuss parking issues they were experiencing. CPC staff explained the history of the PD zoned land on their northern property line and its role as a physical buffer to the residential community located north of the site. Representatives from DMS expressed that they needed to encroach into the PD buffer for more parking. CPC staff explained that the PD zoning would need to be amended or rezoned with approval from City Council in order to use the land for employee parking.

Development Details and Proposal

Detroit Manufacturing Systems (DMS) is the current tenant of the Industrial Facility owned by the applicant INNOVO at 12701 Southfield Road. The 482,000 square foot facility manufactures parts and systems for the Automotive, Aerospace, Defense, and Healthcare industries to name a few. DMS currently maintains a slag parking lot on the northwestern portion of their site through a temporary permit issued by the Buildings, Safety Engineering, and Environmental Department (BSEED). DMS is proposing to extend the parking lot into the PD zoned land and provide landscaping along the 10ft chain link fence that was installed via BSEED permit.

INNOVO, the property owner of 12601 and 12701 Southfield Road is redeveloping 12601 Southfield Road. The new development will include a 421,000 square foot facility with over 60 truck dock doors. The facility also boasts high capacity electric & natural gas services, up to 36' minimum clear height, capacity for 70 trailers, and 340 automobile parking spaces. The applicant is also proposing a robust and comprehensive stormwater management strategy. The strategy includes a bio-swale area that acts as a "First Flush" cleaning which will remove a significant number of solids and debris before entering the storm system. There are sedimentation outlet structures located at the base of each swale that act as a filter before allowing the stormwater to

enter piping network. The water will travel through the underground detention where it can be held during a large rain event and discharged at a fixed rate into the city's storm water system. The applicants site plan includes landscaping along the entire 10ft chain link fence that was installed via BSEED permit.

PLANNING CONSIDERATIONS

Current Zoning

PD – Planned Development District

This district permits planned developments throughout the City and will be particularly useful in district areas established in accordance with Section 74 of the Michigan Blighted Area Rehabilitation Act, being MCL 125.74, for urban renewal. Such planned developments shall be substantially in accordance with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are residential, retail, and local services, industrial, mixed use, parks and open space and other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation. Developers are advised to confer with the Planning and Development Department or the City Planning Commission to ensure compliance with this Code before investing large amounts of time and energy in preparing plans and proposals.

Proposed Zoning

M2 – Restricted Industrial District

The M2 Restricted Industrial District is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are both to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

Surrounding Zoning and Land Use

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

North: R1 (Single-Family Residential District) – Residential

East: Right of Way - Southfield Freeway

South: M2 (Restricted Industrial District) – Parking

West: M4 (Intensive Industrial District) – Automotive Manufacturing, Warehousing

Master Plan Consistency

The subject site is located within the Cerveney-Grandmont Area of Neighborhood Cluster 9 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Light Industrial

(IL) in the Master Plan. The Planning & Development Department (PDD) will provide a Master Plan Interpretation that will be submitted at a future meeting.

Community Input

After acquiring the subject site in 2019, INNOVO removed approximately 40 dumpsters of trash and debris from the PD zoned portion of the site. The trash and debris that was removed included that of the neighbors to the north of the subject site. The INNOVO representatives attended the District 1 monthly meeting hosted by Council President Pro Tem James Tate on January 28, 2023. They have also been engaged with the Grandmont Rosedale Improvement Association, who toured the Gateway Industrial facility on Friday March 3, 2023. On Tuesday, March 14, 2023 INNOVO representatives attended and presented their plans for the new facility to the Grandmont 1 Neighborhood Improvement Association. Approximately 12 members of the public were in attendance and Mr. George Etheridge of Activate Detroit, representative of INNOVO, spoke to the need to modify the PD or rezone the subject site to a less intensive industrial zoning classification. On March 16, 2023 a similar presentation was given to the Schoolcraft Improvement Association, where approximately 30 residents were in attendance, including Council President Pro Tem James Tate.

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

cc: Antoine Bryant, Director, PDD
Greg Moots, PDD
Dave Bell, Director, BSEED
Dan Arking, Law

Attachments: Public Hearing Notice
Application for Zoning Change
1976 BZA Variance
1990 Ordinance No. 6-90
INNOVO Community Engagement Narrative
Email of Concern from Resident