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**TO:** City Planning Commission

**FROM:** Timarie Szwed, Staff

**RE:** **The request of NP Detroit Commerce Center, LLC and the Detroit City Planning Commission to rezone the parcels at 14250 Plymouth Road from M3 (General Industrial), M4 (Intensive Industrial), R1 (Single-Family Residential), and P1 (Open Parking) to a M2 (Restricted Industrial), and to rezone the properties at 11603, 11701, and 12101 Shirley Street from B4 (General Business), PD (Planned Development), and R1 (Single-Family Residential), respectively, to PR (Parks and Recreation) or R1 (Single-Family Residential)**

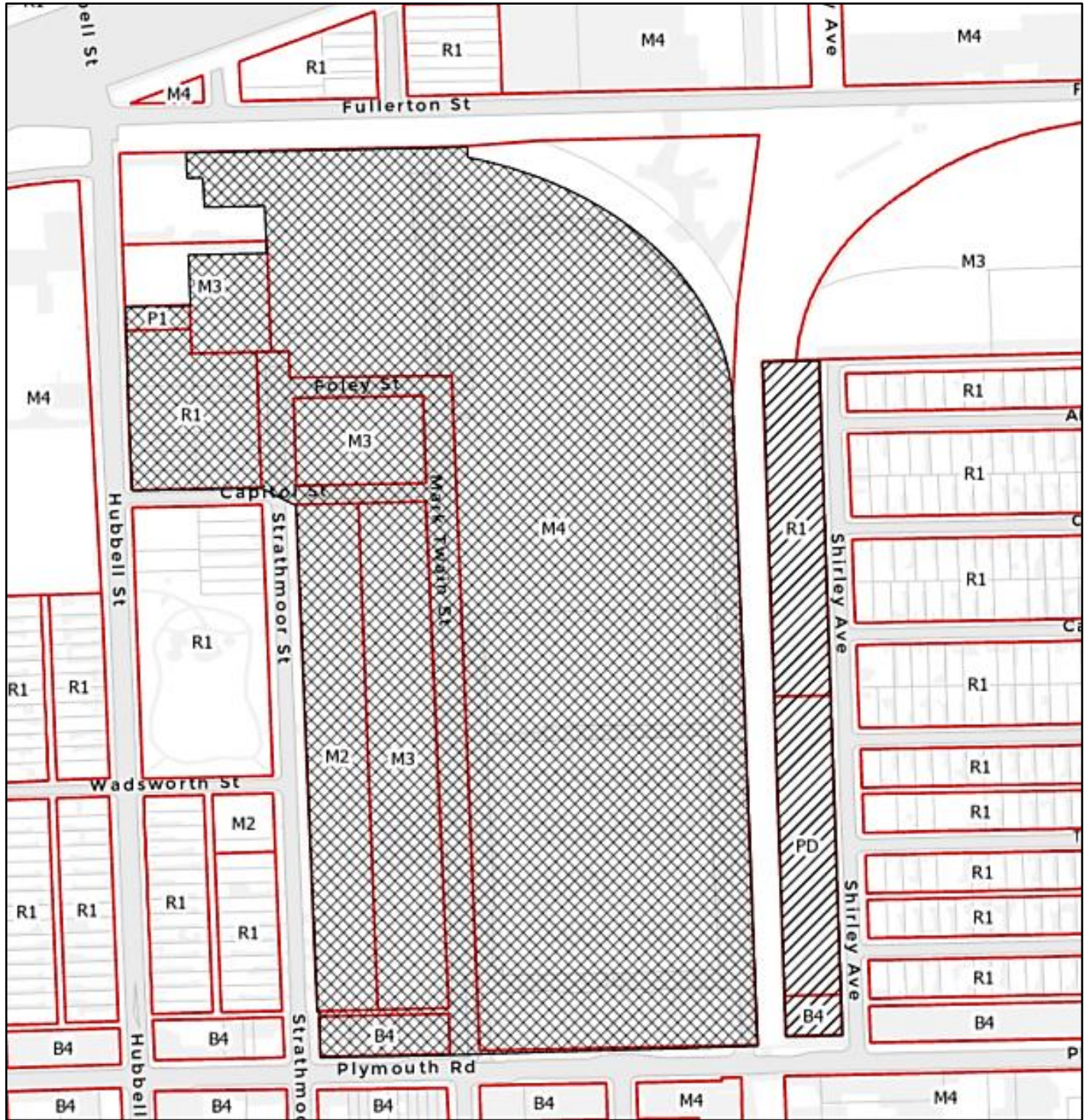
**DATE:** May 17, 2023

On May 18, 2023, the City Planning Commission (CPC) is scheduled to hold a public hearing on the request of NP Detroit Commerce Center, LLC and the Detroit City Planning Commission to amend Article XVII, Section 50-17-72, District Map No. 70 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a M2 (Restricted Industrial) zoning classification at 14250 Plymouth Road, where M3 (General Industrial), M4 (Intensive Industrial), P1 (Open Parking), and R1 (Single-Family Residential) zoning classifications are currently shown, and to show a PR (Parks and Recreation) or R1 (Single-Family Residential) where B4 (General Business), PD (Planned Development), and R1 (Single-Family Residential) zoning classifications are currently shown at 11603, 11701, and 12101 Shirley Street, respectively.

The proposed map amendment is being requested to downzone portions of the parcel at 14250 Plymouth Road, per the city's request. The petitioner has received all of the building permits for their project, completed demolition on site, and has begun construction. The project is allowed by-right, the rezoning is to meet the commitment that the petitioner made to the city to downzone the property. The current R1 (Single-Family Residential) and P1 (Open Parking) zoning classifications on these portions do not allow for commercial uses. Additionally, the proposed downzoning of the city-owned parcels on Shirley Street is proposed to allow the possible development of the parcels into greenway in the future.

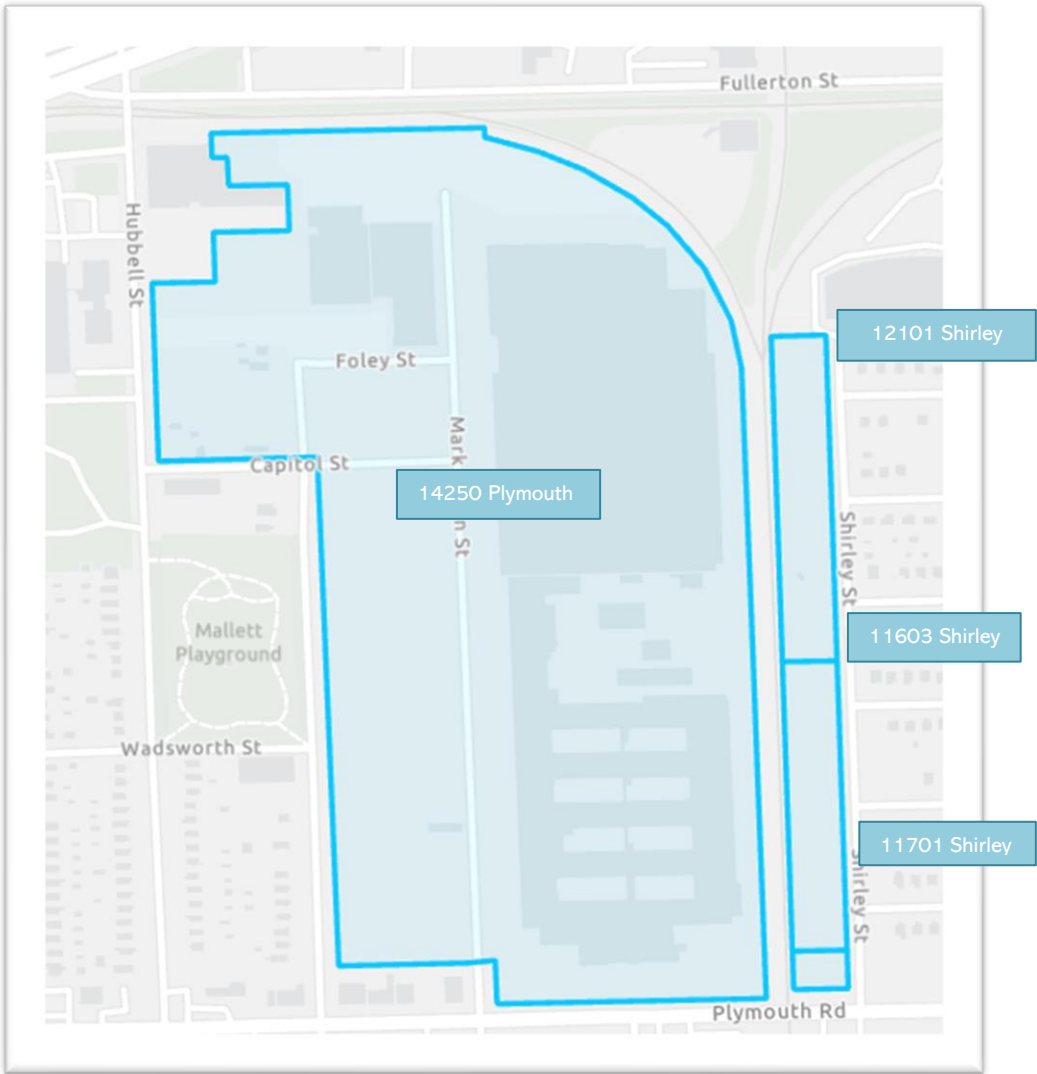
## **BACKGROUND AND REQUEST**

The subject properties are generally located on the north side of Plymouth Road, west of Shirley Street, east of Hubbell Street and Strathmoor Street, and south of Fullerton Street. The location of the proposed rezoning is indicated on the map below, which shows the parcel to be rezoned to M2 with crosshatching, and the parcels to be downzoned to PR (Parks and Recreation) or R1 (Single-Family Residential) with single hatching.



NP Detroit Commerce Center, LLC is the owner of the former AMC Headquarters site at 14250 Plymouth Road and is in the process of developing it for light industrial/warehousing use. Construction is underway, and the petitioners have been granted all necessary permits. The subject parcel at 14250 Plymouth Road was formerly comprised of 27 parcels, which were combined into one parcel in March 2023, see the attached Land Title Survey with original parcel boundaries. The rezoning would create a uniformly zoned parcel at this location.

The subject parcels on Shirley Street are owned by the city, and interest has been expressed in developing the parcels into a greenway in the future. A greenbelt with a small playground was developed by Detroit Parks and Recreation at 12101 Shirley. The parcel located at 11701 Shirley Street was rezoned to a PD (Planned Development) and used as a private parking lot for the Chrysler Corporation when they occupied 14250 Plymouth Road. It has since been abandoned and become dilapidated.





## PLANNING CONSIDERATIONS

### *Surrounding Zoning and Land Use*

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

North: R1 and M4; developed with industrial uses, vacant land, one single-family home

East: R1, B4, M2 and M4; developed with residential, park, and industrial

South: B4 and M4; developed with commercial and industrial

West: R1, B4, and M3; developed with single-family residential, parking, and industrial

As shown on the above zoning map, the zoning of the surrounding parcels vary in type and in industrial intensity, as do the land uses. Both industrial and residential uses are shown surrounding the subject parcels. The majority of the parcels are developed. Dense residential neighborhoods are located to the east, south and west of the subject parcels. The parcels zoned R1 north of the subject properties are primarily vacant, with only one single-family home. Industrial uses are located alongside the residential uses. An active rail line is located between the Shirley Street properties and 14250 Plymouth Road.

### *Master Plan Consistency*

A Master Plan Interpretation will be provided at the continuation of this public hearing on June 1, 2023. The Master Plan's current Future Land Use Map shows the subject properties as Low Density Residential, and Light Industrial.



## ***Community Input***

NP Detroit Commerce Center, LLC has engaged extensively with the community surrounding the subject parcels. They are committed to supporting the community and are currently in the process of working with the community to determine exactly what that support will consist of. One request that was expressed by the community prior to the demolition of the AMC Headquarters building, was that the iconic pendant from the AMC Headquarters building be preserved. The petitioner preserved the pendant, which will be the focus of a monument on site, as requested by the community.

Letters in support of the NP Detroit Commerce Center, LLC project were submitted by:

- Reverend Cynthia Lowe, Paved Way Block Club
- Mike Banks, Longacre Block Club Vice President, on behalf of the Longacre Block Club
- Shirley Rankin, Evergreen Block Club/Garden – President and Executive Director, Warrendale Community Organization – Board Member, Warrendale Worries Radio Patrol – Patroller, Cody Rouge Community Action Alliance – Member
- Sylvia Roland, Greenview (Warren and Sawyer) Block Club, President
- Veronica Armstead, President Brace Street Block Club

An open letter expressing strong support of this development, as well as the demolition of the former AMC Building, was sent to Crain's Detroit Business. It was sent jointly by the following:

Karen Whitsett, State Representative  
Leela Hughes, Paveway Block Club  
Rev. Cynthia Lowe, Paveway Block Club  
Willie Dickerson, Pride Area Community Association  
Police Commissioner William Davis  
Barton McFarland  
Loraine Dixon, Manor Community Association  
Angy Webb, Joy Community Association

Gregory Waller, Cheyenne Mackenzie Littlefield Block Club  
Pastor QuanTez Pressley, Third New Hope Baptist Church  
Marcia George, Rutland Plymouth through Chicago Association  
Shirley Rankin, Evergreen Block Club  
Sylvia Roland, Greenview Block Club  
Veronica Armstead, Brace Street Block Club

The petitioners have presented at both Department of Neighborhood and District 7 community meetings. They have hosted both virtual public meetings, and on-site in-person meetings. Additionally, the petitioners have had conversations with each city council member or members of their staff.

Staff will provide a recommendation incorporating the results of the public hearing at a future meeting. The May 18, 2023, public hearing has been scheduled for continuation on June 1, 2023 due to a problem with the public hearing notice.

Attachments: Public hearing notice  
Application for zoning change  
Letters of support  
Land title survey  
Petition in support  
Letter from the Assessors' Office regarding parcel modifications

cc: Antoine Bryant, 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