

# City of Detroit

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**TO:** City Planning Commission

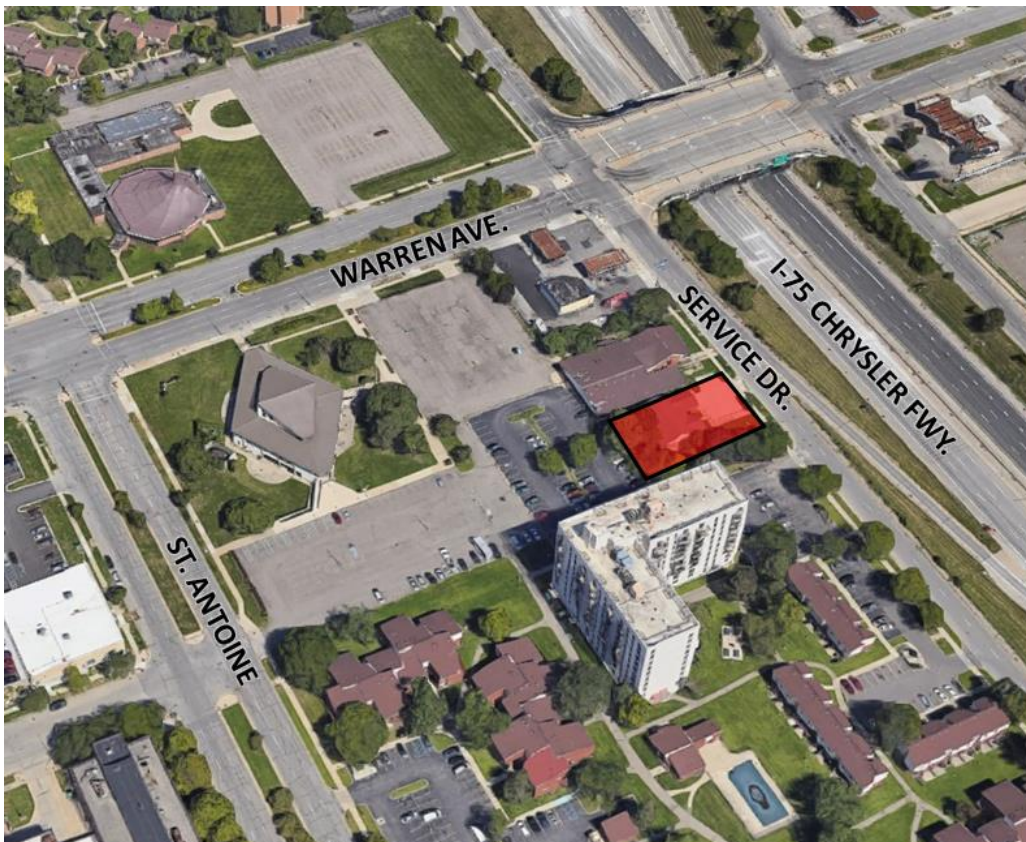
**FROM:** Jamie Murphy, City Planner

**RE:** Minor Modification of an existing PD (Planned Development) District in the Medical Center No. 3 project area at 4801 Chrysler Service Drive.  
**(RECOMMEND APPROVAL, SAME DAY ACTION)**

**DATE:** July 17, 2023

## Nature of Request

The staff of the City Planning Commission (CPC) has received a request through the Buildings, Safety Engineering, and Environmental Department (BSEED) to establish a Child Care Center within an existing structure on PD (Planned Development) zoned land at 4801 Chrysler Service Drive, south of Warren Avenue.



## Background

Ordinance No. 845-G which became effective on September 26, 1973 rezoned the block bounded by Canfield, St. Antoine, E. Warren, and the Chrysler Freeway from the B4 (General Business), R3 (Low Density Residential), and R5 (Medium Density Residential) zoning districts to the PD (Planned Development) zoning district. The PD approval did not include approved development plans for the site as is now customary for PD rezonings.

For PD-zoned areas that do not have approved plans, the urban renewal plan for the area is considered the regulating document for zoning purposes. In this case, Medical Center No. 3 is the appropriate plan and designates this block for *Medium Density Residential* or alternatively *Church*. As the proposed Child Care Center does not correspond with an approved use for the parcel, a minor modification to the PD seems appropriate to ensure the proper procedural authorization of the proposed use.

*Zoning Map of area with subject parcel shaded*

## Review and Recommendation



While the urban renewal plan specifies residential and religious uses on this block, institutional uses such as child care centers would also be compatible with the area. Minimal interior changes are proposed for this change of use, mostly cleaning and painting. No external changes to the building are proposed at this time. While the building is not subject to parking requirements as an existing building under 3,000 square feet, seven parking spaces are provided which meets the requirement for a child care center of this size.

Due to the great need for child care centers in the city and consistent with the above analysis, staff recommends approval of this request for a minor modification of the existing PD district.



*Current view of subject property*

Attachment: Proposed plans

cc: Antoine Bryant, Director, PDD  
Karen Gage, PDD  
Greg Moots, PDD  
David Bell, Director, BSEED  
Jayda Philson  
Conrad Mallett, Corporation Counsel  
Bruce Goldman  
Daniel Arking, Law Department