



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

TO: Mr. Marcell Todd, Director, City Planning Commission
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: November 28, 2023

RE: **Master Plan of Policies review of the request to show a B5 (Major Commercial) zoning classification where B4, M4, PD, RI, R2, R5 and SD2 zoning classifications are currently shown, generally bounded by West Grand Blvd., the John C. Lodge Freeway, Holden Street, and by Sterling Avenue.**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department (P&DD) submits the following review of the proposed rezoning. The proposed map amendment is at the request of Henry Ford Hospital and this department.

Location

The subject property is generally bounded on the north by West Grand Blvd., on the east by the John C. Lodge Freeway, Holden Street on the south and by Sterling Avenue on the west. A large portion of the area is currently zoned B5.

Existing Site Information

The area of the rezoning is approximately 12.5 acres in size and contains vacant land and vacant commercial buildings, parking lots, and a hospital facility.

Surrounding Site Information

North: R6 - hospital

East: R2 – John C. Lodge freeway

South: B4 – Commercial buildings

West: PD, B5, and B4 – vacant land and commercial buildings

Project Proposal

The proposed rezoning is being requested to permit the expansion of the existing Henry Ford Hospital to include:

1. 995,000 square foot hospital, 21 story tower with 360 patient beds, together with inpatient and outpatient procedure services, diagnostic and treatment spaces, an emergency department, and a sterile processing department;
2. Shared service building (SSB) to support the logistical operations of the hospital tower. The SSB will house supporting mechanical, electrical, plumbing and building infrastructure, dining and kitchen spaces, diagnostic laboratories, associate staff offices and biomedical waste collection facilities;
3. Parking garage with approximately 1,200 spaces and skywalk;
4. Central utility plant to contain the mechanical and electrical operations that support the hospital tower; and,
5. Community space, including walkways, landscaping, artistic elements, areas for rest and contemplation and other streetscape enhancements.

Interpretation

Impact on Surrounding Land Use

The B5 zoning classification permits many high intensity uses, such as those seen along West Grand Boulevard to the east and in the adjacent B5-zoned area. There are no parking requirements, therefore parking is provided at the discretion of the property owner. A wide range of uses are permitted, including those proposed by the applicant. The upzoning to match the majority of the adjacent properties will allow more uses and increased height. Conversely, the downzoning from the current M4 at the south-eastern portion of the site will not permit future industrial uses and reduce many potential negative impacts from industrial truck traffic and pollution. As much of the site is vacant, any new development will increase traffic to the site.

Impact on Transportation

The change in zoning will likely increase traffic in the area. West Grand Blvd. is designated as a "Major Thoroughfare". Bus routes run on it as well as on Holden St. to the south. The Lodge Freeway is located to the east, so traffic will be able to easily enter and exit the freeway. So long as traffic does not primarily access the area from Holden Street, the street network should have capacity to handle increased traffic.

Master Plan Interpretation

A portion of the site is designated as Mixed Residential/Commercial (MRC), while much of the industrially zoned area to the south is designated as Light Industrial (IL) in the Master Plan's Rosa Parks neighborhood. MRC "areas consist predominantly of medium-to-high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city." IL "areas should generally

consist of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses.”. The proposed rezoning is **consistent** with the MRC designation, and **generally consistent** with Master Plan’s IL designation , as it is not anticipated to change the character of the much larger IL-designated surrounding area.

Respectfully Submitted,



Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Map: Map 6-2B, Neighborhood Cluster 6, Rosa Parks

CC: Karen Gage
Antoine Bryant, Director



Map 6-2B

**City of Detroit
Master Plan of
Policies**

**Neighborhood Cluster 6
Rosa Parks**



Future Land Use

- | | |
|--|--|
| Low Density Residential (RL) | Distribution / Port Industrial (IDP) |
| Low / Medium Density Residential (RLM) | Mixed - Residential / Commercial (MRC) |
| Medium Density Residential (RM) | Mixed - Residential / Industrial (MRI) |
| High Density Residential (RH) | Mixed - Town Center (MTC) |
| Major Commercial (CM) | Recreation (PRC) |
| Retail Center (CRC) | Regional Park (PR) |
| Neighborhood Commercial (CN) | Private Marina (PRM) |
| Thoroughfare Commercial (CT) | Airport (AP) |
| Special Commercial (CS) | Cemetery (CEM) |
| General Industrial (IG) | Institutional (INST) |
| Light Industrial (IL) | |

